



# Township of Georgian Bluffs

## Application for Amendment to the Zoning By-Law

- **Pre-consultation** is required **prior** to the submission of applications for a Zoning By-law Amendment or Re-zoning.
- The Amendment process will not commence until a complete application is received.
- Incomplete applications will be returned to the Applicant.
- The Application will be filed with the Planning Office of the Township of Georgian Bluffs. A copy may be returned to the Applicant for their records.
- An accurate sketch or map is required. All measurements must be shown in metric units. **Hard and Digital Copy Must be Provided.**
- Please type or print the information clearly on this legal document. For assistance in filling out this application, contact the Township Planning Department. A Commissioner is usually available at the Municipal Office, please call ahead.
- A complete application must include a Justification Report, the complexity of the report will depend upon the proposal, it is not intended to replace detailed engineering or environmental reports. Reports must be provided in digital format.
- Planning application fees are required when the application is submitted.
- Grey Sauble Conservation Authority review fees are required when the application is submitted.

I/We hereby submit this application for an Amendment to the Township of Georgian Bluffs Zoning By-law, in respect of the lands hereinafter described.

### Declaration:

I/We, 982454 Ontario Inc of the Township of Georgian Bluffs  
in the County of Grey do solemnly declare:

- a) that I/We am/are the registered owner(s)/the authorized agent of the registered owner(s) of the lands hereinafter described (as per written verification attached).
- b) that, to the best of my/our knowledge and belief, all the information and statements given in this application and in all the exhibits transmitted herewith are true and accurate.
- c) it is understood and agreed that it will be my/our responsibility to reimburse the Township of Georgian Bluffs for any further costs, above any applicable fees already paid, incurred and charged to the Municipality in connection with the application (i.e. LPAT hearing, Legal or Engineering fees).
- d) that I/We hereby authorize municipal planning staff and the municipality's agents to enter the property for the purposes of performing inspections and gathering information, without further notice, related to the processing of this application.

Declared before me at the \_\_\_\_\_ of \_\_\_\_\_ in  
the \_\_\_\_\_ this \_\_\_\_\_ day of  
\_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
A Commissioner of Oaths

\_\_\_\_\_  
Signature of Owner(s)

\_\_\_\_\_  
Signature of Owner(s) or Agent

### Authorization:

I/We, 982454 Ontario Inc (please print) am/are the registered  
owner(s) of the lands subject to this application and I/we authorize \_\_\_\_\_ to  
make this application on my/our behalf.

Date: March 26/24 Signed: Rob Ulysh

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Witness to signature: \_\_\_\_\_

Updated: March 2020

1. Name of Approval Authority: Township of Georgian Bluffs Council

2. Registered Owner's Name: 982454 Ontario Inc

Address: \_\_\_\_\_

Postal Code: \_\_\_\_\_

Email Address: \_\_\_\_\_

Phone Number: (Bus.) \_\_\_\_\_

(Res.) \_\_\_\_\_

3. Authorized Agent's Name: Rob Weppler + Erin Weppler

Address: \_\_\_\_\_

Postal Code: \_\_\_\_\_

Email Address: \_\_\_\_\_

Phone Number: (Bus.) \_\_\_\_\_

(Res.) \_\_\_\_\_

All correspondence should be sent to:  Owner  Agent  Both

4. Name and address of holders of any mortgage, charges or other encumbrances in respect of the Subject Lands: \_\_\_\_\_

5. Legal Description of Subject Lands: i.e. Lot/Concession/Registered Plan/Part/Reference Plan/Geographic Twp. (Keppel, Derby, Sarawak, Shallow Lake)

Part Lot 2, Conc 9 Derby - Pt 1+2 16R-4393 Georgian Bluffs

Municipal Address (911#): 117064 Grey Rd 3

Assessment Roll No: 420354 000303501

**The following information must be complete. Details may be provided in the attached 'Justification Report'.**

6. Present Official Plan Designation: \_\_\_\_\_

7. Current Zoning of Subject Lands: M1-1 (Industrial)

8. Briefly describe the nature and extent of relief from the Zoning By-law for the proposed Amendment: (i.e. relief for lot frontage, density, height, area, setbacks, etc.).

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

9. Reasons why Zoning By-law Amendment is necessary:

New purpose for existing structure

10. Dimensions of Subject Lands (entire property):

Lot Frontage: 160' Depth of Side Lot Line: 272' Lot Area: 1.08 acres  
Width of Rear Lot Line: 160' Depth of Side Lot Line: 272'

11. Present Use of Subject Lands:

- Residential       Farmland       Seasonal Residential
- Industrial       Commercial       Institutional
- Other (specify) \_\_\_\_\_

Date of acquisition by current owner: Nov 28, 2003

Length of time existing uses have continued: 21 years

12. List any existing Buildings or Structures on the Land:

Type/Use	Date Constructed	Indicate All Yard Setbacks				Building Dimensions W x D x H
		Front	Rear	Side	Side	
<u>Commercial</u>	<u>2003</u>	<u>35'</u>	<u>72'</u>	<u>30'</u>	<u>30'</u>	<u>80 x 50 x 17</u>
_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____

13. Proposed Use of Subject Lands:

- Residential       Farmland       Seasonal Residential
- Industrial       Commercial       Institutional
- Other (specify) \_\_\_\_\_

14. List Proposed Buildings or Structures:

Type/Use	Indicate All Yard Setbacks				Building Dimensions W x D x H
	Front	Rear	Side	Side	
<u>None</u>	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

Municipal Requirement: \_\_\_\_\_

15. % of Lot Coverage: Present: same Proposed: same

Municipal Requirement: \_\_\_\_\_

16. Existing Uses of Abutting Lands: (including properties on opposite side of road allowance)

North AG \_\_\_\_\_ South AG \_\_\_\_\_  
 East AG \_\_\_\_\_ West AG \_\_\_\_\_



17. Types of Servicing: (Check all that apply)

Water

- Publicly Owned and Operated Potable Water System
- Private Well/Source, Type
- Other (e.g. Lake), please specify

Sewage

- Publicly Owned and Operated Sanitary Sewage System
- Septic Tank and Tile Field
- Other (e.g. Lake), please specify \_\_\_\_\_

Access

- Public Road Owned and Maintained by the Local Municipality
- Public Road Owned and Maintained by the County
- Public Road Owned and Maintained by the Province
- Private Road
- Water Access Only - Information must be provided on parking and docking facilities.
- Other, please specify \_\_\_\_\_

Drainage

- Existing Storm Drainage System
- New On-Site Storm Drainage System
- New Area Storm Drainage System

18. The Applicant is required to attach a sketch to each copy of the application, and/or in the Justification Report, which will include the following information:

- True dimensions, boundaries and shape of property, drawn to scale, of the Subject Lands.
- Full extent of other lands owned by the Applicant if abutting the Subject Lands, or in the Applicants opinion may affect the application.
- Approximate location, size and distance of existing and proposed buildings and structures from the front, rear and side yard lot lines.
- Location of any entrances, right-of-ways and easements affecting the lands.
- Location of all natural and artificial features (i.e. railways, highways, steep slopes, wetlands, watercourses, drainage, well, septic fields, hydro lines etc.)
- The use of adjoining lands.
- The location, name and status of roads (opened, unopened, private, seasonal)

19. A complete application may be required to include one or more of the following:

Planning Justification Report

This is required for all applications. Depending upon the complexity of the proposal, these shall be prepared by the property owner or a qualified professional addressing the principles and objectives of the Official Plan and the Provincial Policy Statement, how the proposal meets the intent of the Zoning By-law and the details of the proposal clearly compared to existing provisions and proposed amendments. A summary of information on environmental issues and an engineer's reports may also be included or other matters depending on the proposal. (2 copies to be submitted)