



Township of Georgian Bluffs Committee of Adjustment

Severance #1

Severance Application

Date Accepted: _____ File No: B 1 Roll #: PIN # 37028-0195 LT

Note: Questions 2, 3, 6, 7, 8, 9, 10, 11, 12 a & b, & 14 are **minimum mandatory requirements** as prescribed in the schedule to Ontario Regulation 41/95, Planning Act, and **must be completed**. The remaining questions assist the Committee and Agencies in evaluating your application. You can help ensure a thorough evaluation is completed by answering all questions. Failure to provide adequate, correct information may result in your application being refused.

1. Approval Authority: The Township of Georgian Bluffs Committee of Adjustment

2. Owner: Ron Taylor

Address: 156 Mountain Lake Dr Georgian Bluffs ON

Phone Number: [REDACTED] Postal Code: N0H 2T0

Email: [REDACTED]

3. Applicant (if different from Owner): _____

Address: _____

Phone Number: _____ Postal Code: _____

Email: _____

4. Agent/Solicitor: _____

Address: _____

Phone Number: _____ Postal Code: _____

Email: _____

5. Communications should be sent to:

Owner Applicant/Authorized Agent Solicitor Other: _____

Authorization:

I/We, Ron Taylor (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: 26 Nov 2024 Signed: [REDACTED]

Date: _____ Signed: _____

Witness to signature: _____

Note: In this form, "Subject Land" means the parcel to be severed and the parcel to be retained

6. Subject Land:

Legal Description: Part Lot 20 Conc 18 Keppel Parts 9-15
Plan 16R-11429 Georgian Bluffs

Former Municipality: Keppel

Civic Addressing Number: 156 Mountain Lake Drive

7. Description of Subject Land:

a) **Existing** use of Subject Land: Rural

b) **Existing** Buildings: House, Shop

c) Is the Subject Land presently subject to **any** of the following:

- Easement Restrictive Covenants Right of Way
Hydro

Note: All existing easements and right of ways must be shown on the sketch.

8. Proposal: (Dimensions must be accurate)

Dimensions of land intended
* to be **severed** (this is for severing of)
2 two acre lots
Frontage 58 meters
Depth: Side Lot Line 136 meters
Width: Rear Lot Line 70 meters
Area +2 acres

Dimensions of land intended
to be **retained**
Frontage 291 meters
Depth: Side Lot Line 729 + 309 meters
Width: Rear Lot Line +410 meters
Area +40 acres

9. Use of Subject Land to be **severed**:

- New Lot
 Lot Addition
 Lease/Charge
 Easement/Right of Way
 Correction of Title

Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged:

Address: _____

Buildings Proposed: _____

10. Use of Lands to be **retained**:

Buildings Proposed: House, Shop

Specify Use: Residential

11. Road Access **Severed Parcel** **Retained Parcel**

Provincial Highway	<input type="checkbox"/>	<input type="checkbox"/>
County Road (Provide Road Number)	<input type="checkbox"/>	<input type="checkbox"/>
Township Road	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Non-maintained/seasonally maintained	<input type="checkbox"/>	<input type="checkbox"/>
Municipal road allowance	<input type="checkbox"/>	<input type="checkbox"/>
Private Right-of-Way	<input type="checkbox"/>	<input type="checkbox"/>

Note: If access is from a non-maintained or seasonally maintained road allowance, has an agreement been reached with the Municipality regarding upgrading of the road?

Yes No

12. Servicing

a) What type of **water supply** is proposed?

	Severed Parcel	Retained Parcel
Municipally owned/operated	<input type="checkbox"/>	<input type="checkbox"/>
Lake/River	<input type="checkbox"/>	<input type="checkbox"/>
Well	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

If proposed water supply is by well, are the surrounding water well records attached?

Yes No

b) What type of **sewage disposal** is proposed?

	Severed Parcel	Retained Parcel
Municipally owned/operated	<input type="checkbox"/>	<input type="checkbox"/>
Septic	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>

c) Other Services (check if **any** of these services are **available** to the Subject Lands)

Electricity School Bus Telephone Garbage Collection Other _____

13. Agricultural Property History

- a) What type of farming has been or is currently being conducted? Indicate this on the proceeding page by circling the Animal Type, Description, and Barn Type. Label each barn with a number on the sketch and the form.
- b) How long have you owned the farm? 2002
- c) Area of total farm holding: Hectares _____ Acres 45
- d) Number of tillable: Hectares _____ Acres 15
- e) Is there a barn on the parcel to be severed? Yes No
Condition of Barn _____ Present Use _____
Capacity of barn in terms of livestock _____
- f) Is there a barn on the parcel to be retained? Yes No
Condition of Barn _____ Present Use _____
Capacity of barn in terms of livestock _____
- g) Are there any barns, on other properties, within 1 kilometre (1,000 metres) of the proposed lot?
 Yes No

14. Property History

- a) Has any land been severed from the parcel originally acquired by the owner of the Subject Land?
 Yes No

If yes, and if known, provide for each parcel severed, the Grey County or Georgian Bluffs file number:

Reference File : B20/19 Sept 17/20

15. Sketch

1. You must show **all** of the **required information**.
2. The sketch must be submitted with the application on paper **no larger** than 8 1/2" x 14".
3. Outline the **severed** parcel in **red** and the **retained** parcel in **green**
4. Clearly **label** which is the **severed** parcel and which is the **retained** parcel
5. See page 8 for Sample Sketch.

Required Information:

- a) North Arrow
- b) Subject Land (land owned by the applicant) boundaries and dimensions
- c) Distance between the applicant's land and the nearest township lot line or appropriate landmark (eg. bridge, railway crossing, etc.)
- d) Parcel of land that is the Subject of the application, its boundaries and dimensions, the **part** of the parcel that is to be **severed**, the **part** that is to be **retained** and the location of all land **previously severed**.
- e) The **approximate location** of all natural and artificial features on the Subject Land (eg. buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells, septic tanks) and the location of any of these features on adjacent lands which may affect the application.
- f) The **use of adjoining lands** (eg. residential, agricultural, cottage, commercial, etc.)
- g) The location, width and names of **all** road allowances, rights-of-way, streets, or highways within or abutting the property, indicating whether they are publicly travelled roads, private roads, rights-of-way or unopened road allowances.
- h) The location and nature of **any** easement affecting the subject land.
- i) All barns and manure storage facilities on the subject property as well as on the adjacent lands. Please indicate the distance from the barns and the manure storage facilities to the proposed severance boundary. Please be sure to indicate the corresponding barn number and manure storage.

Please ensure your sketch is legible and reproducible.

16. Affidavit or Sworn Declaration

I/We Ron Taylor
(Applicant(s) Name(s))

Of the Township of Georgia Bluffs
(City/Township)

In the County of Grey
(County)

Make oath and say (or solemnly declare) that the information contained in this application is true and that the information contained in the documents that accompany this application in respect of this application is true.

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.

Sworn (or declared) before me at the

_____ of _____

In the _____ of _____

This 26 day of November 2024

Signature – Commissioner of Oaths

Signature of Applicant's Agent

Name in Print

Applicant(s) Agent Name in Print



Signature of Applicant(s)

Signature of Applicant(s)



Applicant(s) name in Print

Applicant(s) name in Print

Office Use Only

a) Please indicate the existing Official Plan designation of the subject land:

Agricultural	_____	Wetlands	_____
Rural	_____	Urban	_____
Urban Fringe	_____	Hamlet	_____
Hazard Lands	_____	Recreation	_____
NEC Area	_____	Inland Lakes & Shoreline	_____
Special Agriculture	_____	Mineral Resource Extraction	_____
Space Extensive Commercial	_____	Space Extensive Industrial	_____

b) Please indicate the current Zoning on the Subject Property:

c) Please indicate whether any of the following environmental constraints apply to the subject land:

Primary Aggregate	_____	Special Policy	_____
Life ANSI	_____	Existing Land Fill Sites	_____
Earth ANSI	_____	Abandoned Land Fill Sites	_____
Earth Life ANSI	_____	Cold Water Streams	_____
Cool/Warm Water Lake	_____	Cool/Warm Water Stream	_____
Warm Water Streams	_____	Cold Water Lake	_____
Warm Water Lake	_____		

Is the application being submitted in conjunction with a proposed **Official Plan Amendment**?

Yes _____ No _____

If yes, and if known, specify the Ministry file number and status of the application.

d) Has the parcel intended to be severed ever been, or is it now, the subject of an **application for a Plan of Subdivision** under the Planning Act?

Yes _____ No _____ Unknown _____

If yes, and if known, provide for each parcel to be severed, the Ministry and/or Grey County file number: _____

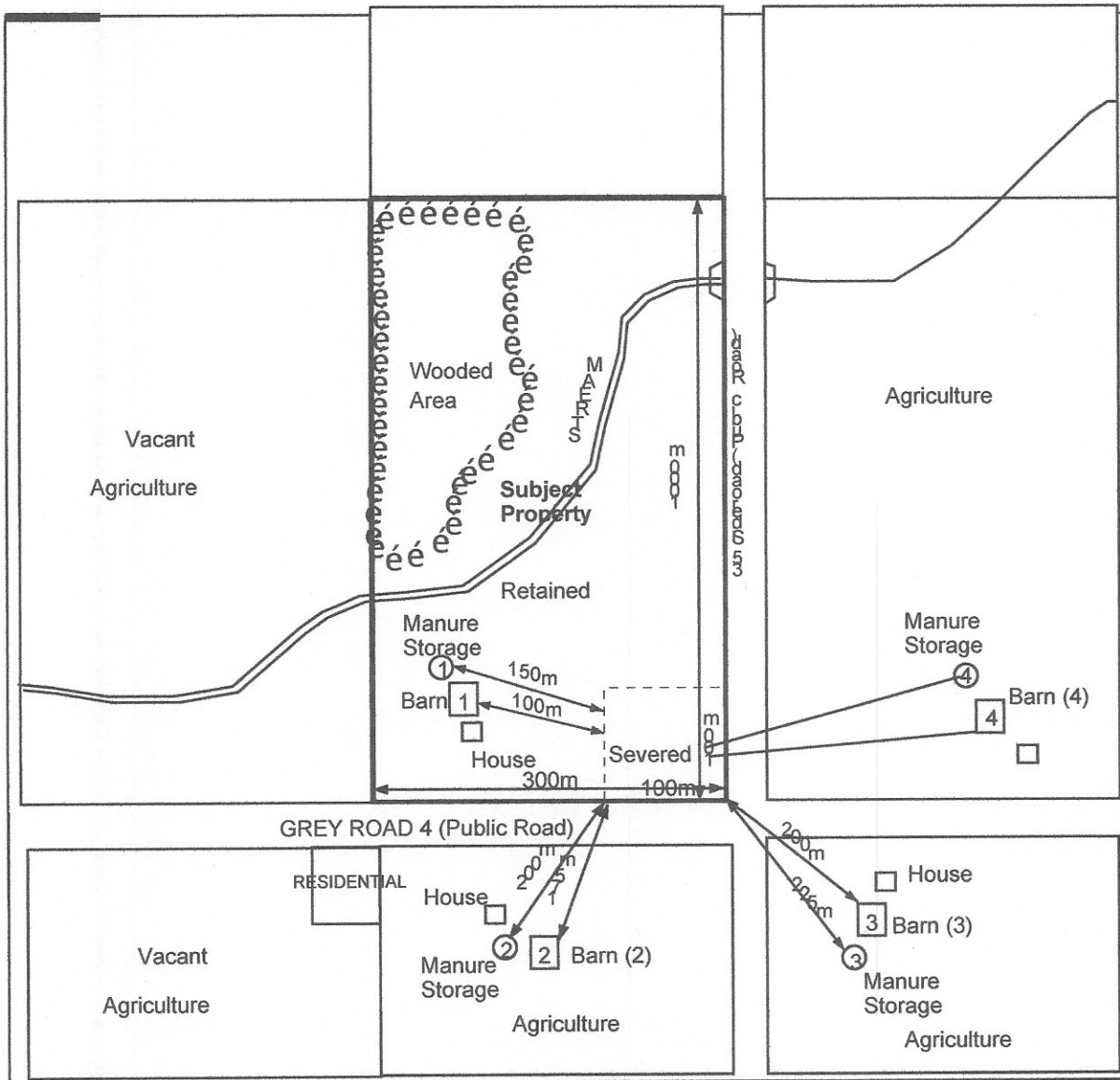
e) Has an application for a **Development Control Permit** been submitted to/approved by the Niagara Escarpment Commission?

Yes _____ No _____ Submitted _____ Approved _____

Please return this completed form to:
 Attention: Committee of Adjustment
 Township of Georgian Bluffs
 177964 Grey County Road 18
 Owen Sound, Ontario N4K 5N5



Sample Sketch





Township of Georgian Bluffs Committee of Adjustment

Severance #2

Severance Application

Date Accepted: _____ File No: B 1 Roll #: PIN #37028-0195 LT

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* Dimensions of land intended to be **severed** (this is for severing of 2 two acre lots)
Frontage 60 meters
Depth: Side Lot Line 136 meters
Width: Rear Lot Line 60 meters
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Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged:

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This 26 day of November 2024

Signature – Commissioner of Oaths

Signature of Applicant's Agent

Name in Print

Applicant(s) Agent Name in Print


Signature of Applicant(s)

Signature of Applicant(s)

Ron Taylor
Applicant(s) name in Print

Applicant(s) name in Print

Office Use Only

a) Please indicate the existing Official Plan designation of the subject land:

Agricultural	_____	Wetlands	_____
Rural	_____	Urban	_____
Urban Fringe	_____	Hamlet	_____
Hazard Lands	_____	Recreation	_____
NEC Area	_____	Inland Lakes & Shoreline	_____
Special Agriculture	_____	Mineral Resource Extraction	_____
Space Extensive Commercial	_____	Space Extensive Industrial	_____

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Warm Water Streams	_____	Cold Water Lake	_____
Warm Water Lake	_____		

Is the application being submitted in conjunction with a proposed **Official Plan Amendment**?

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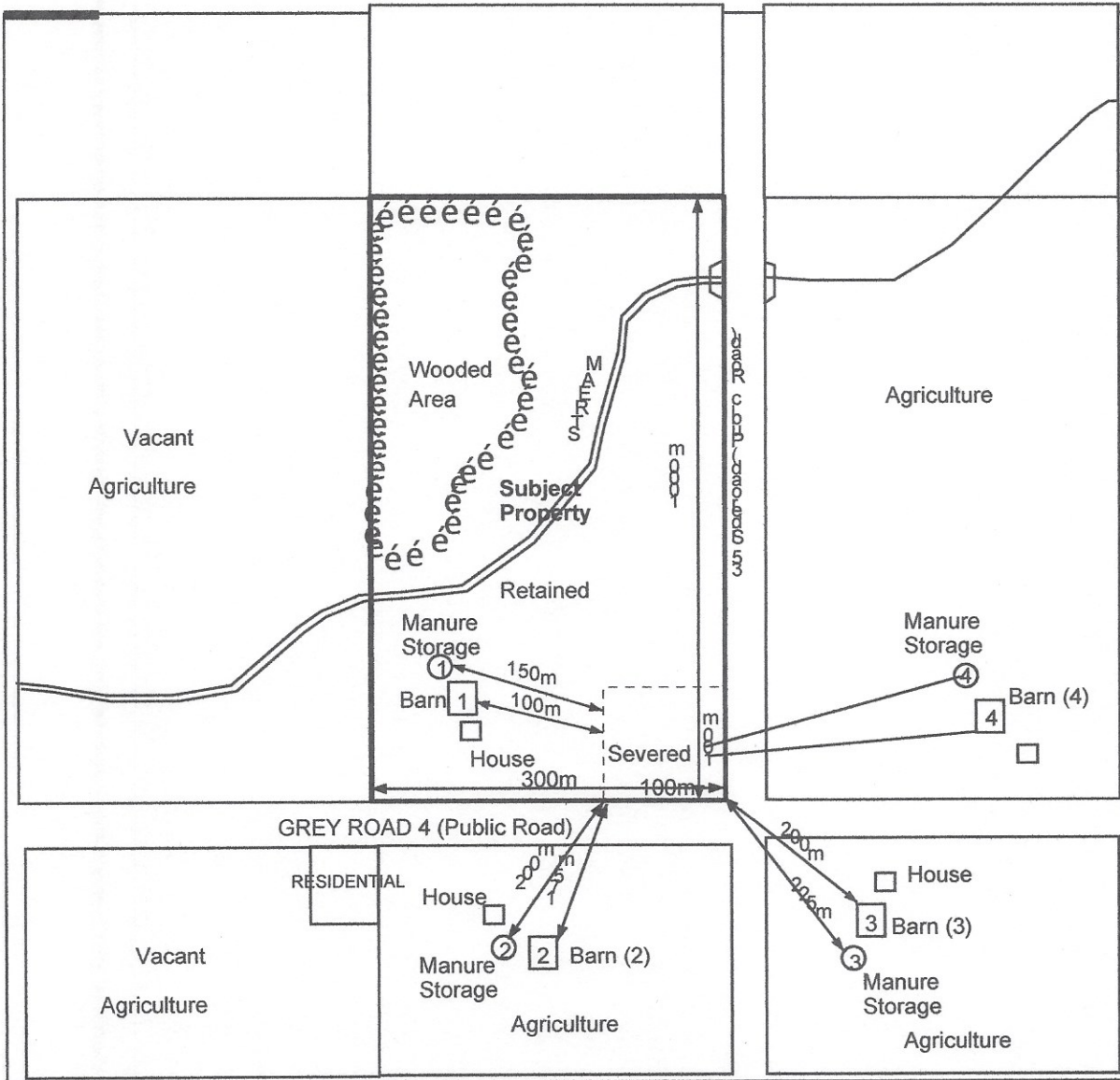
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Yes _____ No _____ Submitted _____ Approved _____

Please return this completed form to:
Attention: Committee of Adjustment
Township of Georgian Bluffs
177964 Grey County Road 18
Owen Sound, Ontario N4K 5N5



Sample Sketch



Severance of 2 lots from 156 Mountain Lake Drive, Con 18 Part Lot 20 Keppel Parts 9-15 16R11429

100 acre/44 hectare parcel but with lake actually 45 acres and a second lot across the lake that would be counted in the southwest corner of the original township lot. Creation of two 2 acre lots would be supportable. Retained is 40 Acres.

Both lots approximately 60m frontage by 136m - 1:3 Ratio no problem

Rural, farm field

Creek on border of west lot

Lots have room for Building Sites – house, shop, septic

Driveways – no concerns

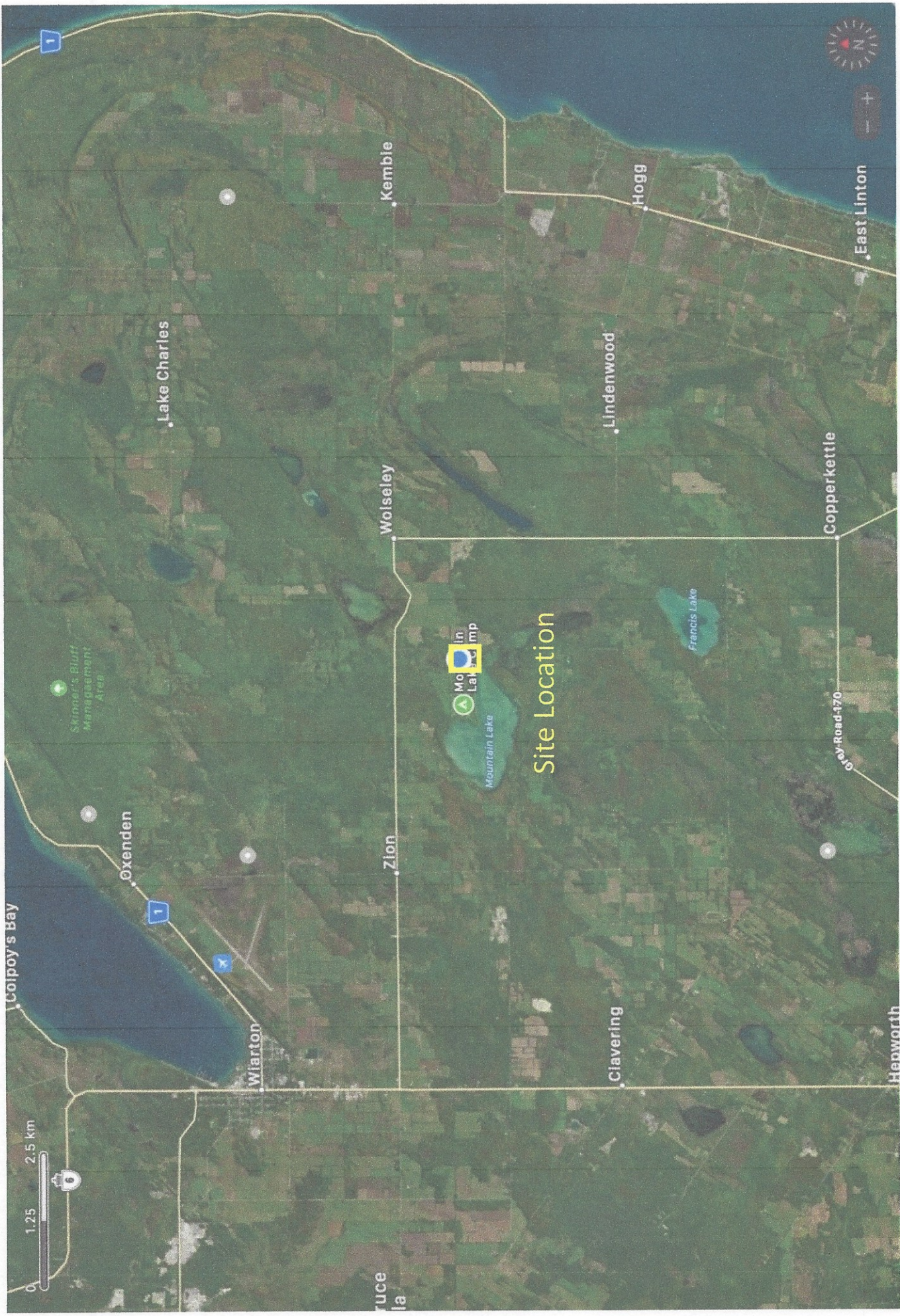
No Natural Heritage

Karst Study completed, no concerns – waiting on report

Letter of Opinion for Bedrock completed, no concerns – waiting on report

Will need to contact GSCA

AWS Study completed 2019 - you already have but can resend.



1



Lake Charles

Kemble

Hogg

East Linton

Lindenwood

Waiseley

Copperkettle

Skinner's Bluff Management Area

Site Location



Mountain Lake

Francis Lake

Oxley Road 470

Colpoy's Bay

Oxenden

1

Waiartton

Zion

Clavering

Heaworth

0 1.25 2.5 km



ruce
la



Actual
Property Line

Con 18
Part Lot 20
Keppel
Parts 9-15
16R11429

100 acre Parcel
but with lake actually
45 Acres

Retained
+40 Acres

409 meters

729 meters

309 meters

0 50 100 150 m

PATTERSON PKY

PATTERSON PKY

58m x 136m 2 acres
60m x 136m 2 acres

0 12 24 36 m

Proposed
driveway

House
65'x100'

Building Site

shop
25'x50'

60mx136m
+2 acres

Proposed
driveway

House
65'x100'

Building Site

shop
25'x50'

58mx136m
irregular
+2 acres

Hydro

Hydro easement





2018 Schedule A

Land Use



Legend

Future Secondary Plan Area

Land use

- Primary Settlement Area
- Secondary Settlement Area
- Agricultural
- Escarpment Recreation Area
- Hazard Lands
- Inland Lakes & Shoreline
- Niagara Escarpment Plan Area
- Rural
- Space Extensive Industrial and Commercial
- Sunset Strip Area
- Industrial Business Park
- Special Agriculture
- Provincially Significant Wetlands
- Recreation Resort Area

Parcels

Parcels

Large Scale Roads

- Provincial Highway
- County Road
- Township Road
- Seasonal Road

Notes

This map is a user generated static output from an internet mapping site and is for reference only.
 Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

0.28 Kilometers

0.14

0

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THIS MAP IS NOT TO BE USED FOR NAVIGATION



2018 App B Constraints

Natural Heritage



Legend

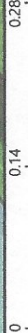
- ANSI
- ANSI, Earth Life Science
- ANSI, Earth Science
- ANSI, Life Science
- Streams
- Lakes and Rivers
- Other Wetlands
- Significant Valleylands
- Significant Woodlands
- Parcels
- Large Scale Roads
- Provincial Highway
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- Township Road
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Notes

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0.28 Kilometers



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 © County of Grey



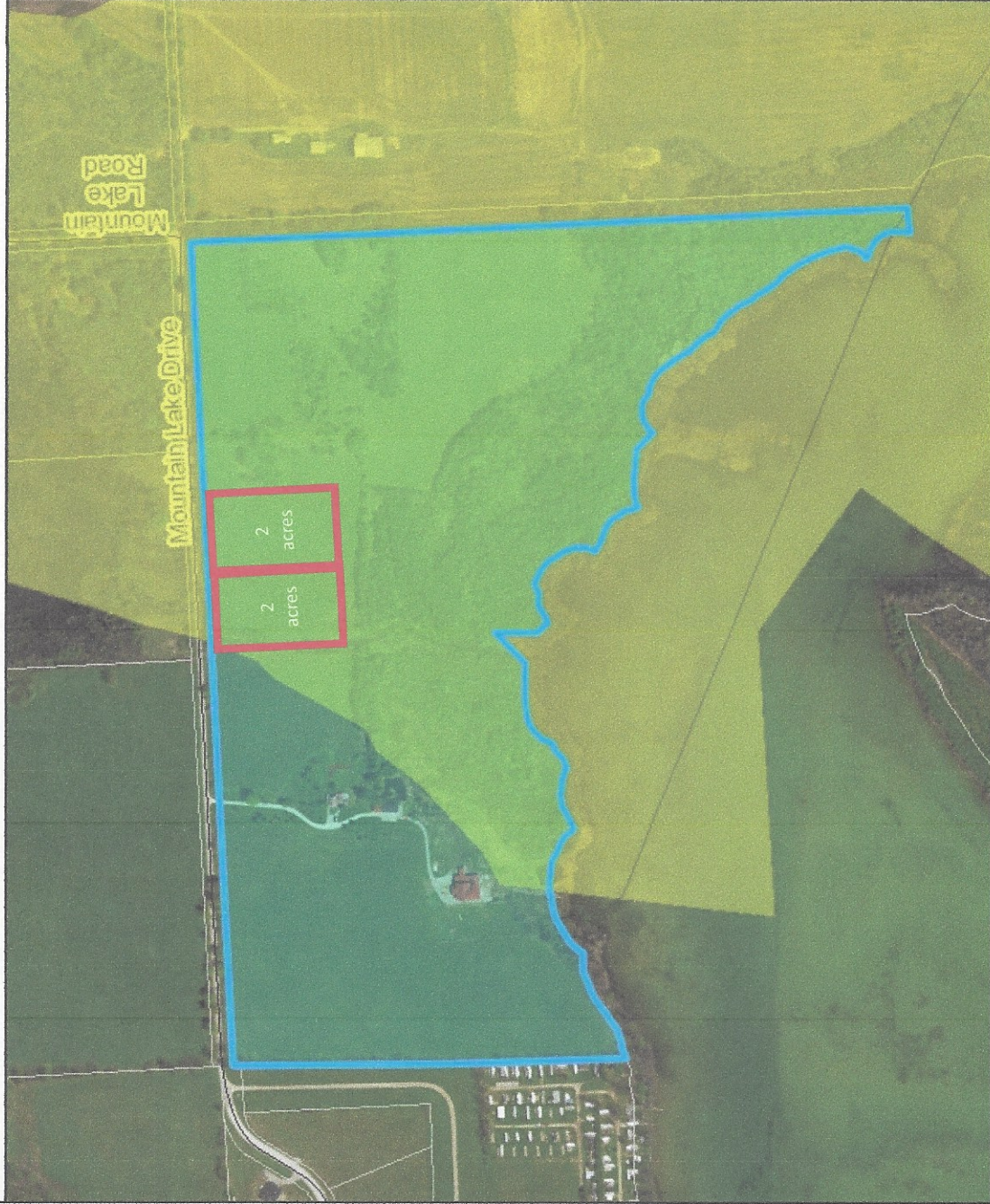
2018 App A Karst

Karst

Legend

Hazardous Forest Types for Wildfire

- Extreme
- High
- Karst Area
- Parcels
- Large Scale Roads
 - Provincial Highway
 - County Road
 - Township Road
 - Seasonal Road



Notes

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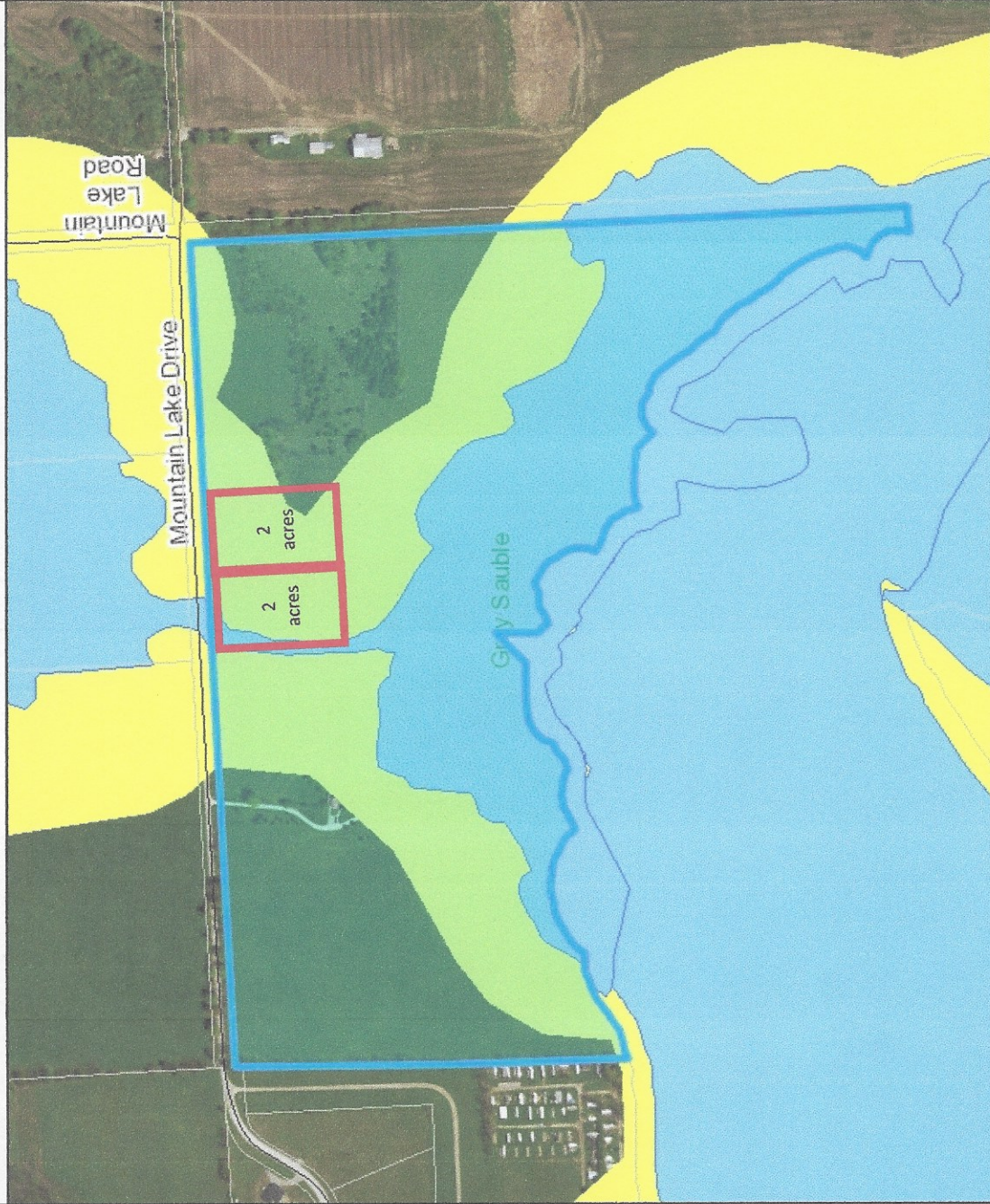


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© County of Grey



CA

GSCA



Legend

- Parcels
- Large Scale Roads**
 - Provincial Highway
 - County Road
 - Township Road
 - Seasonal Road
- CA Boundaries**
 - CA Boundaries
- Wet Areas - GSCA**
 - Wet Areas - GSCA
- Water Features**
 - Water Features
- Watercourses**
 - Watercourses
- Regulations - GSCA**
 - Regulations - GSCA

Notes

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0.14

0

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