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**Ronald J. Nightingale, B.A., LL.B.**

Email: [RNight@sorbaralaw.com](mailto:RNight@sorbaralaw.com) • Tel: (519) 741-8010 ext. 236 • Fax: (519) 576-3234 • 31 Union Street East, Waterloo N2J 1B8

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Waterloo  
File No. 89547

July 23, 2021

**VIA PUROLATOR COURIER**

Jenn Burnett, Secretary-Treasurer  
Committee of Adjustment  
Township of Georgian Bluffs  
177964 Grey Road 18  
Owen Sound, ON.  
N4K 5N5

Dear Jenn:

Re: Bell Canada of Easement from 1512179 Ontario Ltd. o/a Top Notch Motel  
Consent Application  
Part Lot 1, Concession 21, Keppel, Georgian Bluffs  
10171 Hwy No. 6, Wiarton

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We are solicitors for Bell Canada with respect to the granting of the subject easement. The Transferors have appointed our firm as applicants and agents for the purposes of obtaining the required consent. Accordingly, we have prepared and enclose herewith the completed Application for Consent together with:

1. Owners' Authorization and Consent for our firm to act;
2. Sketch; and
3. our firm cheques payable to the Township and Conservation authority in payment of the applicable fees.

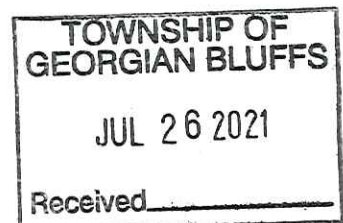
We trust the above is satisfactory and if anything further is required, please advise.

Yours truly,

Sorbara Schumacher McCann LLP.

Per:

Ron Nightingale





## Township of Georgian Bluffs Committee of Adjustment

### Severance Application

Date Accepted: July 26/21 File No: B \_\_\_\_\_ / \_\_\_\_\_ Roll #: 620 006 00300

**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: 1512179 Ontario Ltd.

Address: 10171 Hwy no.6, Warton

Phone Number: 519-534-1310

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

Email: asuwala2000@yahoo.ca

3. Applicant (if different from Owner): Bell Canada

Address: 725 Colborne Street, Floor 3, London ON

Phone Number: 519-850-5988

Postal Code: N0H 2T0

Email: sarah.gowland@bell.ca

4. Agent/Solicitor: Sorbara Law / R. Nightingale

Address: 31 Union Street East, Waterloo ON

Phone Number: 519-576-0460 ext. 236

Postal Code: N2J 1B8

Email: rnight@sorbaralaw.com

5. Communications should be sent to:

☐ Owner ☐ Applicant/Authorized Agent ☒ Solicitor ☐ Other: \_\_\_\_\_

**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 1, Concession 21, Keppel being Part 1 on 16R-1879 s/t R295214, R421405, R421670,  
Georgian Bluffs

Former Municipality: \_\_\_\_\_

Civic Addressing Number: 10171 Hwy no. 6, Warton

TOWNSHIP OF  
GEORGIAN BLUFFS

JUL 26 2021

Received \_\_\_\_\_

1 | Page

Updated: March 2020

7. Description of Subject Land:

a) Existing use of Subject Land: motel

b) Existing Buildings: motel

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

☒ Easement ☒ Restrictive Covenants ☐ Right of Way

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**

Frontage 155 m

Depth: Side Lot Line 114 m / 5.0 m

Width: Rear Lot Line 155 m

Area ~~1,700 m<sup>2</sup>~~ 1,299 m<sup>2</sup>

Dimensions of land intended  
to be **retained**

Frontage 215 m

Depth: Side Lot Line 286 m

Width: Rear Lot Line 215 m

Area 47,665 m<sup>2</sup>

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:

Bell Canada

Address: 140 Bayfield Street Floor 2, Barrie ON

Buildings Proposed: none

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

Buildings Proposed: none

Specify Use: \_\_\_\_\_

11. Road Access	Severed Parcel	Retained Parcel
Provincial Highway	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
County Road (Provide Road Number)	<input type="checkbox"/>	<input type="checkbox"/>
Township Road	<input type="checkbox"/>	<input 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

- 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.
- How long have you owned the farm? \_\_\_\_\_
- Area of total farm holding: Hectares \_\_\_\_\_ Acres \_\_\_\_\_
- Number of tillable: Hectares \_\_\_\_\_ Acres \_\_\_\_\_
- 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:

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## 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

### 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 Bell Canada by its solicitor Ron Nightingale  
(Applicant(s) Name(s))

Of the City of Kitchener  
(City/Township)

In the Region of Waterloo  
(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

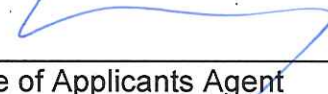
City of Waterloo

In the Region of Waterloo

This 24 day of June 20 21

  
Signature – Commissioner of Oaths

Susan Liu  
Name in Print

  
Signature of Applicant's Agent

Ron Nightingale  
Applicant(s) Agent Name in Print

\_\_\_\_\_  
Signature of Applicant(s)

\_\_\_\_\_  
Applicant(s) name in Print

\_\_\_\_\_  
Signature of Applicant(s)

\_\_\_\_\_  
Applicant(s) name in Print

AUTHORIZATION AND DIRECTION

TO: Township of Georgian Bluffs  
Committee of Adjustment

Date: May 20, 2021

RE: Consent Application No.  
Grant of Easement by 1512179 ONTARIO LTD. (the "Owner") to  
BELL CANADA (the "Applicant")  
Sorbara Schumacher & McCann LLP/Ron Nightingale (the  
"Agent")  
Part Lot 1, Concession 21, Keppel being Part 1 on 16R-1879,  
Georgian Bluffs (the "Property")

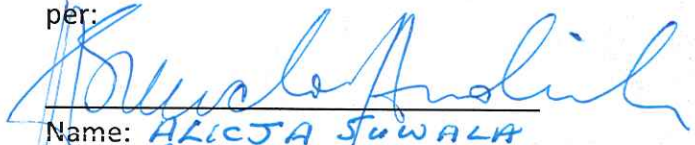
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The Owner does hereby appoint and authorizes Bell Canada and its solicitors, Sorbara Schumacher & McCann LLP/Ron Nightingale, to act as its agent for the purposes of applying for a consent pursuant to the subdivision control provisions of the *Planning Act* authorizing the granting of the subject easement.

DATED at Wiarton, this 22 day of June 15, 2021.

1512179 Ontario Ltd.

per:



Name: ALICIA SUWALA

Title: President

I have authority to bind the Corporation



PLAN AND FIELD NOTES OF SURVEY  
OF A PART OF

**LOT 1**  
**CONCESSION 21**  
TOWNSHIP OF KEPPEL  
COUNTY OF GREY

SCALE 1 : 1250 METRES  
10 0 10 30 50 METRES

**GORDON W. HARWOOD LTD.**  
**1980**

SCHEDULE	PART	LOT	CON.	INST. NO.
	1	1	21	151214

SUBJECT TO EASEMENT-REG.  
INST. NO. 14052

I REQUIRE THIS PLAN TO BE  
DEPOSITED UNDER  
THE REGISTRY ACT

**PLAN 16R 1879**  
RECEIVED AND DEPOSITED

**16 FEBRUARY 1981**  
DATE

**February 16, 1981**  
DATE

*Harry R. Hendry*  
SIGNATURE

*Lois Ward*  
SIGNATURE

**HARRY R. HENDRY**  
NAME IN PRINT

**Lois Ward**  
LAND REGISTRAR FOR  
THE REGISTRY DIVISION OF GREY  
NORTH (NO. 16)

**CAUTION:** THIS PLAN IS NOT A PLAN OF SUBDIVISION WITH  
IN THE MEANING OF THE PLANNING ACT.

**METRIC:** DISTANCES SHOWN ON THIS PLAN ARE IN  
METRIC AND CAN BE CONVERTED TO FEET BY DIVIDING  
BY 0.3048

**NOTES**

- BEARINGS SHOWN HEREON ARE ASTROMONIC, DERIVED  
FROM THE SOUTHERLY 665.747 METRES OF THE  
CENTRE LINE OF CONSTRUCTION OF THE KING'S HIGHWAY NO. 6  
CROSSING LOT 1, CONCESSION 21, SHOWN AS HAVING A  
BEARING N2°34'30"W ON DEPOSITED PLAN NO. 375
- S.S.I.B. DENOTES SHORT STANDARD IRON BAR
  - S.I.B. DENOTES STANDARD IRON BAR
  - I.B. DENOTES IRON BAR
  - M.T.C. DENOTES MINISTRY OF TRANSPORTATION & COMMUNICATION
  - D.H.M. DENOTES DEPARTMENT OF HIGHWAYS MONUMENT
  - F.D. DENOTES FOUND
  - H.O.T. DENOTES HUB ON TANGENT
  - P.I. DENOTES POINT OF INTERSECTION
  - I102 DENOTES GORDON W. HARWOOD O.L.S. (I102)

*Commercial*

TOWNSHIP OF KEPPEL

**PART 1**

NUMBER

*Registered owner  
1512179 Ontario Ltd.*

*Easement  
of Second Lands*

THE KING'S HIGHWAY NO. 6

BETWEEN GREY & BRUCE COUNTIES

ORIG. ROAD ALLOWANCE

COUNTY

CONCESSION 21

CONCESSION 20

*Commercial*

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:  
(1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE  
SURVEY'S ACT AND THE REGISTRY ACT AND THE REGULATIONS  
MADE THEREUNDER.  
(2) THE SURVEY WAS COMPLETED ON THE 21ST DAY OF NOVEMBER, 1980.

WIARTON, ONTARIO  
NOVEMBER 21, 1980.

*Gordon W. Harwood*  
GORDON W. HARWOOD LTD.  
ONTARIO LAND SURVEYOR  
572 FRANK STREET, WIARTON  
ONTARIO, N0H 2T0, 534-1150

*Residential/Commercial Township of Keppel*