



Township of Georgian Bluffs

Application for Amendment to the Zoning By-Law

TOWNSHIP OF
GEORGIAN BLUFFS

JAN 10 2022

Received _____

A copy _____

- **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 Amanda Older & Eli Vermilyea of the Town of South Bruce Peninsula
in the County of Bruce 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 Township of Georgian Bluffs in
the County of Grey this 10th day of
January, 2022.

A Commissioner of Oaths
SAMANTHA BUCHANAN, a Commissioner, etc.,
County of Grey, Treasurer of the
Corporation of the Township of Georgian Bluffs

Signature of Owner(s)

Signature of Owner(s) or Agent

Authorization:

I/We, Amanda Older, Eli Vermilyea (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: Jan 10th 2022 Signed: _____

Date: Jan 10th 2022 Signed: _____

Witness to signature: _____

Updated: March 2020

1. Name of Approval Authority: Township of Georgian Bluffs Council
2. Registered Owner's Name: Amanda Olden, Eli Vermilyea.
Address: [REDACTED] South Bruce peninsula.
Postal Code: N0H 2T0.
Email Address: [REDACTED]
Phone Number: (Bus.) [REDACTED] (Amanda).
(Res.) [REDACTED] (Eli).

3. Authorized Agent's Name: _____
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: None applicable.
5. Legal Description of Subject Lands: i.e. Lot/Concession/Registered Plan/Part/Reference Plan/Geographic Twp. (Keppel, Derby, Sarawak, Shallow Lake)

Municipal Address (911#): Part of lot 3, Concession 20 greynd 17.
Assessment Roll No: 42-03-620-005-106-01

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: AG, and EP.
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.).
Relief from setbacks on EP + Side
Yard, As Building envelope is too close
3m to EP + 3m to Sideyard
9. Reasons why Zoning By-law Amendment is necessary:
For us to construct a house on the
lot.

10. Dimensions of Subject Lands (entire property):

Lot Frontage: 100m Depth of Side Lot Line: 100m Lot Area: 10,000m².
 Width of Rear Lot Line: 100 Depth of Side Lot Line: 100.

11. Present Use of Subject Lands:

- ☐ Residential ☐ Farmland ☐ Seasonal Residential
☐ Industrial ☐ Commercial ☐ Institutional
☒ Other (specify) not usable currently without fill.

Date of acquisition by current owner: January 7th / 2021

Length of time existing uses have continued: _____

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>Shed</u>	<u>07/07/21</u>	<u>20m</u>	<u>20m</u>	<u>60m</u>	<u>60m</u>	<u>6x8x8</u> - moveable shed. for site storage TEMP.
_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____

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>House</u>	<u>25.8</u>	<u>60</u>	<u>3m</u>	<u>60?</u>	<u>64'x45'x9'</u>
_____	_____	_____	_____	_____	_____

Municipal Requirement: _____

15. % of Lot Coverage: Present: 0 Proposed: 3%

Municipal Requirement: _____

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

North Agricultural South Agricultural / Residential
 East Residential West Residential

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)