

**ZONING BY-LAW AMENDMENT**

PT LT 5 CON 5 DERBY AS IN R203437; S/T DY9536; GEORGIAN BLUFFS

**177280 CONCESSION 5 (PIN: 370820116)  
TOWNSHIP OF GEORGIAN BLUFFS**

Prepared for:

**TOWNSHIP OF GEORGIAN BLUFFS**  
177964 Grey Road 18, R.R. #3,  
Owen Sound, ON N4K 5N5

December 2022

**J. L. RICHARDS & ASSOCIATES LIMITED**  
Consulting Engineers, Architects & Planners  
450 Speedvale Ave W Suite 107  
Guelph, ON N1H 7Y6

JLR 32134(03)

## **EXPLANATORY NOTE**

This Zoning By-law amendment is requested to re-zone the property from Agricultural (AG) to AG-XX to account for a reduction to the minimum lot area from 40 hectares to 39.2 hectares, a reduction to the minimum lot frontage from 200 metres to 145 metres, and to prohibit the construction of a dwelling following the effective date of the enclosed Zoning By-law amendment.

**THE CORPORATION OF  
THE TOWNSHIP OF GEORGIAN BLUFFS**  
**BY-LAW NO. 2023-XXX**

PT LT 5 CON 5 DERBY AS IN R203437; S/T DY9536; GEORGIAN BLUFFS.  
The subject property is municipally addressed as 177280 Concession 5.

**WHEREAS** By-law No. 2020-020 regulates the use of land and the use and erection of buildings and structures within the Township of Georgian Bluffs;

**AND WHEREAS** the Council of the Corporation of the Township of Georgian Bluffs deems it advisable to amend By-law No. 2020-020 as hereinafter set forth;

**AND WHEREAS** authority to pass such a by-law is provided by Section 34 of the *Planning Act*, R.S.O. 1990, Chapter P.13 and amendments thereto;

**NOW THEREFORE** the Council of the Corporation of the Township of Georgian Bluffs enacts as follows:

**1.0 THAT ZONING BY-LAW NO. 2020-020 IS AMENDED AS FOLLOWS:**

1.1 Schedule 'A' (Map 21) to Zoning By-law 2020-020, is hereby further amended, by rezoning the lands legally described as PT LT 5 CON 5 DERBY AS IN R203437; S/T DY9536; GEORGIAN BLUFFS (municipally addressed as 177280 Concession 5) to **AG-XX** as shown on Schedule 'A' attached hereto and forming a part of this By-law.

1.2 Table 8.3 Agricultural (AG) Zone Exceptions is further amended, by adding the following paragraph at the end of the section **(AG-XX)**:

"Notwithstanding the requirements of this By-law, on lands located at PT LT 5 CON 5 DERBY AS IN R203437; S/T DY9536; GEORGIAN BLUFFS, 177280 Concession 5 as identified on Schedule 'A' attached hereto, the requirements of the Agricultural (AG) Zone shall apply, except:

- a) The minimum lot area shall be 39.2 hectares.
- b) The minimum lot frontage shall be 145 metres.
- c) Following the effective date of this By-law, the construction of a dwelling is prohibited.

2.0 Schedule 'A' attached hereto is hereby made part of this By-law.

3.0 This By-law shall come into force and effect pursuant to the provisions of and Regulations made under the *Planning Act*, R.S.O. 1990.

Read and finally passed this **xth day of** January, 2023.

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Sue Carlton, Mayor

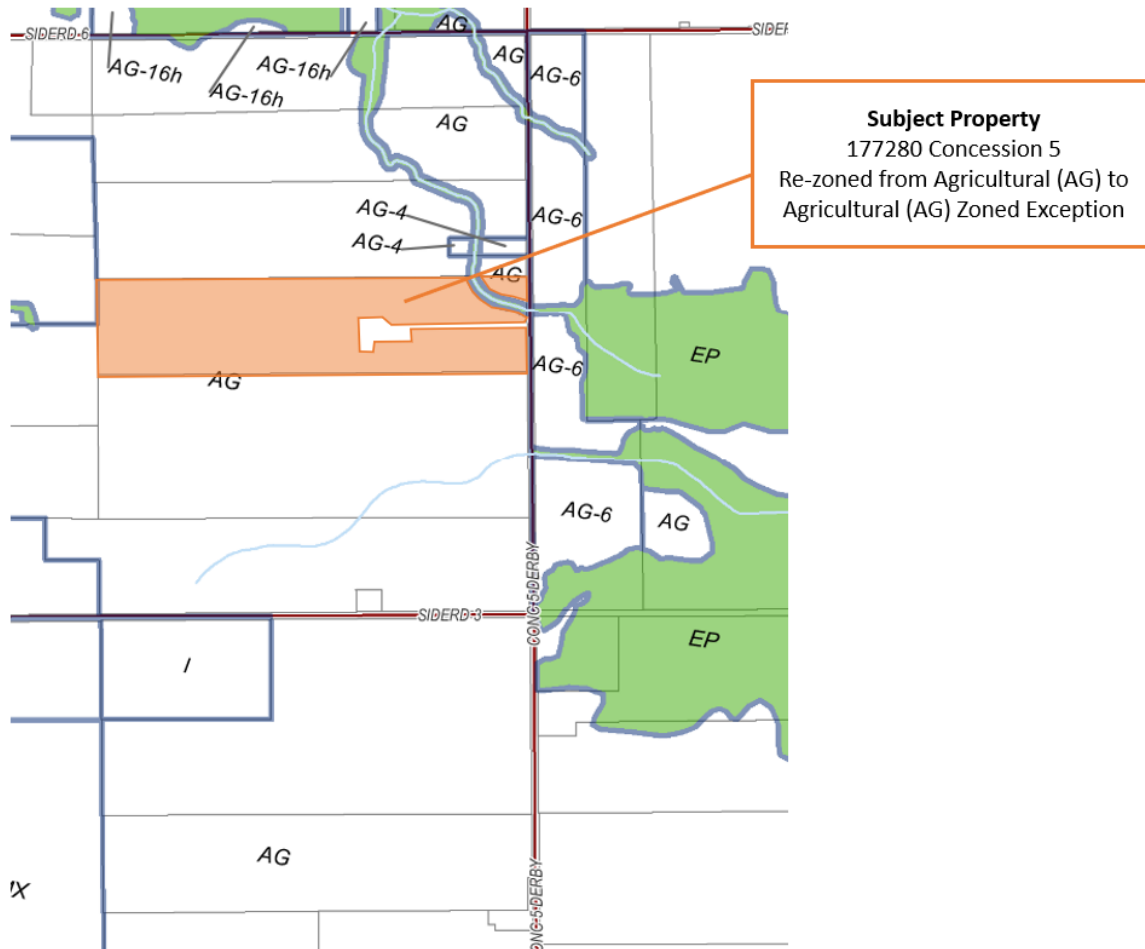
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Carly Craig, Acting Clerk

SEAL

**THE CORPORATION OF  
THE TOWNSHIP OF GEORGIAN BLUFFS  
BY-LAW NO. 2023-0XX**

**SCHEDULE 'A'**

- 1.0 This is Schedule 'A' to By-law 2023-XXX, being a portion of 'Schedule A' (Map No. 21) to Zoning By-law 2020-020, passed this x<sup>th</sup> day of January, 2023.



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SUE CARLTON, MAYOR

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CARLY CRAIG, ACTING CLERK