



Township of Georgian Bluffs Committee of Adjustment

Severance Application

No. 2

Date Accepted: _____ File No: B _____ / _____ Roll #: _____

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: Estate of Muriel McCrabb c/o Erma Speer

Address: c/o Erma Speer 018053 BRUCE ROAD 10, RR 5 Owen Sound, ON

Phone Number: (519) 934-2422

Postal Code: N4K 7N7

Address: c/o Gary Aiken 197674 Grey Road 7, Meaford, ON

Phone Number: (519) 934-2422

Postal Code: N4I 1W7

3. Applicant: _____

Address: _____

Phone Number: _____ Postal Code: _____

Email: _____

4. Agent/Solicitor: Ron Davidson Land Use Planning Consultant Inc.

Address: 265 Beattie Street, Owen Sound, ON

Phone Number: (519) 371-6829

Postal Code: N4K 6X2

Email: ronalddavidson@rogers.com

5. Communications should be sent to:

☒ Owner ☒ Applicant/Authorized Agent ☐ Solicitor ☐ Other: _____

Authorization:

I, Erna Speer, have signing authority for the registered owner of the lands subject to this application and I authorize Ron Davidson to make this application on my behalf.

Date: See attached letter Signed: See attached letter

Witness to signature: See attached letter

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

6. Subject Land:

Legal Description: Part Lots 23 and 24, Concession 14, and Part Lot 24, Concession 15

Former Municipality: Keppel Township

Civic Addressing Number: None assigned

7. Description of Subject Land:

a) **Existing** use of Subject Land: Vacant (forested)

b) **Existing** Buildings: None

c) Is the Subject Land presently subject to **any** of the following: No

☐ 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 141 m+/- plus 72 m+/-

Depth: Side Lot Line Irregular

Width: Rear Lot Line 645 m+/-

Area 6.78 ha

Dimensions of land intended
to be **retained**

Frontage 404 m+/-

Depth: Side Lot Line 1022 m+/-

Width: Rear Lot Line 404 m+/-

Area 40.94 ha

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: To be determined

Address: To be determined

Buildings Proposed: Detached dwelling

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

Buildings Proposed: To be determined

Specify Use: To be determined

11. Road Access

	Severed Parcel	Retained Parcel
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Provincial Highway	<input type="checkbox"/>	<input type="checkbox"/>
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County Road (Provide Road Number)	<input type="checkbox"/>	<input type="checkbox"/>
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Township Road	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
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Non-maintained/seasonally maintained	<input type="checkbox"/>	<input type="checkbox"/>
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Municipal road allowance	<input type="checkbox"/>	<input type="checkbox"/>
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Private Right-of-Way	<input type="checkbox"/>	<input type="checkbox"/>
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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? _____
- c) Area of total farm holding: Hectares _____ Acres _____
- d) Number of tillable: Hectares _____ Acres _____
- 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:

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, Ron Davidson
(Applicant(s) Name(s))

Of the City _____ of Owen Sound
(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

City _____ of Owen Sound

In the County _____ of Grey

This 29 day of August 2022



Signature – Commissioner of Oaths

Heather Ann Waite, a Commissioner, etc,
Province of Ontario, for Andrew Drury
Law Professional Corporation.
Expires February 4, 2025.

Heather Waite

Name in Print



Signature of Applicant's Agent

Ron Davidson

Applicant(s) Agent 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 _____

Authorization:

I, Gary Aiken, have signing authority for the registered owner of the lands subject to these applications and I authorize Ron Davidson to make these Consent, Zoning By-law Amendment and Site Plan applications on my behalf.

I, also hereby authorize Municipal staff to access our property and conduct a site visit. I understand that an Agreement may be required, at the sole discretion of the Township and I acknowledge that the costs of registration of this agreement shall be borne by me and that no development may proceed until notice of this registration is received by the Township. I agree to compensate the Township for the costs of any third party review of this proposal, legal, engineering or other costs, as applicable, in advance, or for the costs associated with an Ontario Land Tribunal hearing resulting from this application.

Date:

Sept 11/22

Signed:

Gary Aiken

Witness to signature:

A

Authorization:

I, Erma Speer, have signing authority for the registered owner of the lands subject to these applications and I authorize Ron Davidson to make these Consent, Zoning By-law Amendment and Site Plan applications on my behalf.

I, also hereby authorize Municipal staff to access our property and conduct a site visit. I understand that an Agreement may be required, at the sole discretion of the Township and I acknowledge that the costs of registration of this agreement shall be borne by me and that no development may proceed until notice of this registration is received by the Township. I agree to compensate the Township for the costs of any third party review of this proposal, legal, engineering or other costs, as applicable, in advance, or for the costs associated with an Ontario Land Tribunal hearing resulting from this application.

Date:

Aug 30, 2022

Signed:

Erma Speer

Witness to signature:

[Signature]

Erma Speer
R.R. 5

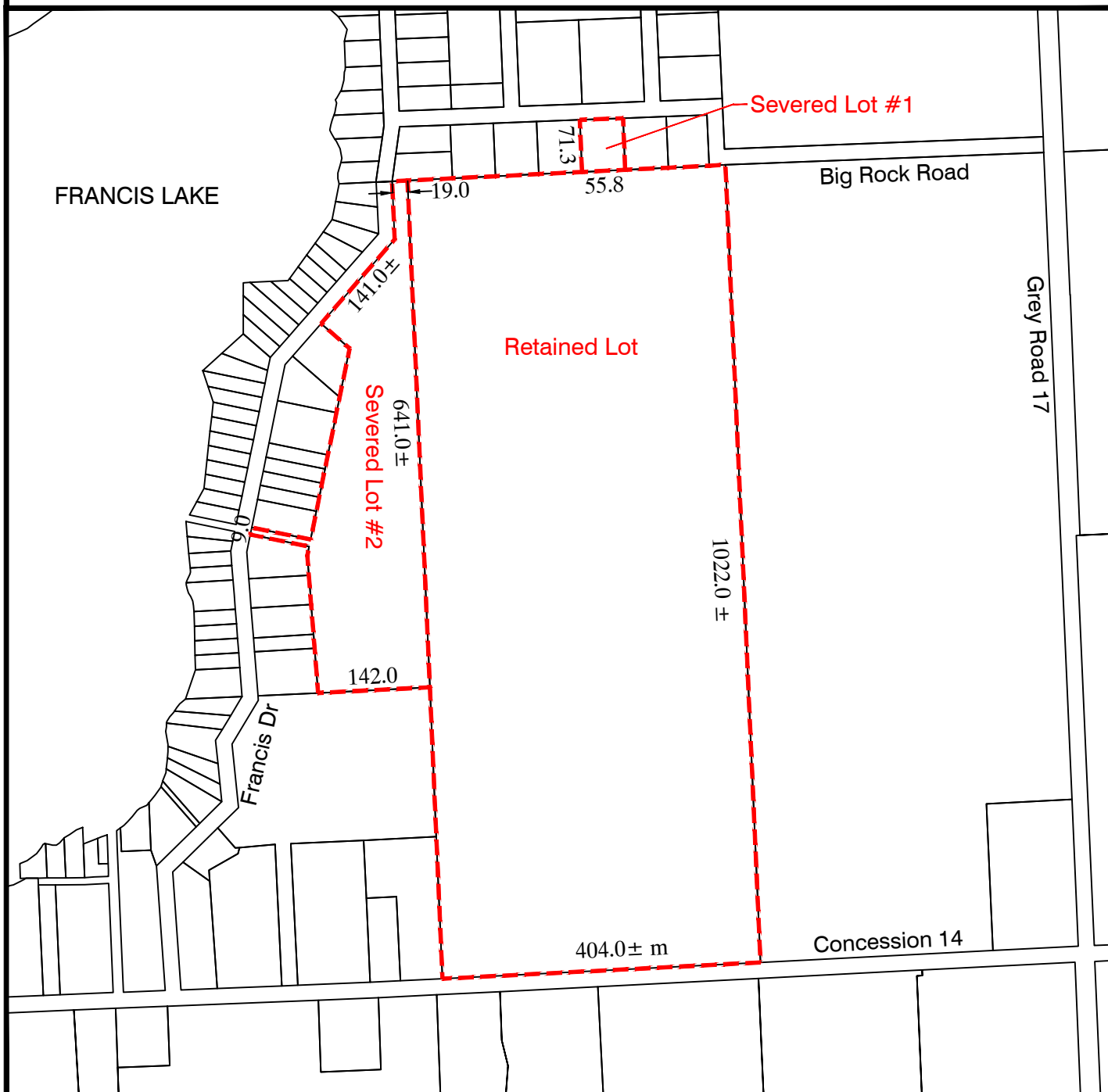
Owen Sound
Ont.

018053

N4K5N7

Figure 01: Proposed Severances

 Subject Lands



Re-creation of Original Lots
Estate of Muriel McCrabb

RD **RON DAVIDSON**
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO
SCALE 1:7500