

## APPENDIX B

### Completed Zoning By-law Amendment Application form



## Township of Georgian Bluffs

### Application for Amendment to the Zoning By-Law

- **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:

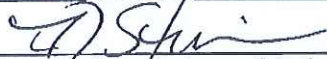
I/We, Jani Bruwer of the City of Owen Sound,  
in the County of Grey do solemnly declare:

- 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 City of Owen Sound

in the County of Grey this 6th day of

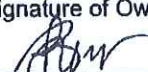
November, 2023.



A Commissioner of Oaths

Lynda Joy Stashecker, a Commissioner, etc.,  
Province of Ontario, for Cuesta Planning  
Consultants Inc. Expires May 25, 2026.

Signature of Owner(s)



Signature of Owner(s) or Agent

#### Authorization:

I/We, \_\_\_\_\_ (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: \_\_\_\_\_ Signed: \_\_\_\_\_

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Witness to signature: \_\_\_\_\_

Updated: March 2020

1. Name of Approval Authority: Township of Georgian Bluffs Council
2. Registered Owner's Name: \_\_Judith & Thomas Nagel\_\_\_\_\_  
 Address: \_\_719409, Highway 6, Shallow Lake\_\_\_\_\_  
 Postal Code: \_\_N0H 2K0\_\_\_\_\_  
 Email Address: \_\_\_\_\_
3. Phone Number: (Bus.) \_\_\_\_\_  
 (Res.) \_-\_\_\_\_\_

3. Authorized Agent's Name: \_\_Cuesta Planning Consultants Inc.\_\_\_\_\_  
 Address: \_\_978, 1st Ave West, Owen Sound\_\_\_\_\_  
 Postal Code: \_\_N4K 4K5\_\_\_\_\_  
 Email Address: \_\_jani@cuestaplanningcom / cuesta@cuestaplanning.com\_\_\_\_\_  
 Phone Number: (Bus.) \_\_519 372 9790\_\_\_\_\_  
 (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: \_\_N/A\_\_\_\_\_
5. Legal Description of Subject Lands: i.e. Lot/Concession/Registered Plan/Part/Reference Plan/Geographic Twp. (Keppel, Derby, Sarawak, Shallow Lake) \_\_CON 2SCD LOT 25 W PT LOT 2, Shallow Lake\_\_\_\_\_ Municipal Address (911#): 719409, Highway 6, Shallow Lake, N0H 2K0 \_\_\_\_\_ Assessment Roll No: 420362000212600 \_\_\_\_\_

**The following information must be complete. Details may be provided in the attached 'Justification Report'.**

6. Present Official Plan Designation: \_\_Agricultural\_\_\_\_\_
7. Current Zoning of Subject Lands: \_\_Agricultural\_\_\_\_\_
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.).

The zoning by-law amendment is required in order to prohibit future residential development on the proposed Retainer and also to recognize relief that is required, see details below:

- Relief from the required Lot Frontage for AG Agricultural Uses, from 200m to 187. 7m.
- Relief from the required Rear Yard of AG Residential and Non-Agricultural Uses, from 10m to 1m.
- Relief from the required Interior Side Yard of AG Residential and Non-Agricultural Uses, from 10m to 1m.
- Relief from the required Building Height of AG Residential and Non-Agricultural Uses, from 10m to 22.86m to accommodate the existing farm structures that will be included in the Severance Area.

9. Reasons why Zoning By-law Amendment is necessary:  
 The zoning by-law amendment is required in order to prohibit future residential development on the proposed Retainer and also to recognize relief that is required in terms of the zoning provisions of both the agricultural uses (Retained area) and the non-agricultural uses (Severance Area)

10. Dimensions of Subject Lands (entire property):

Lot Frontage: approx. 465m Depth of Side Lot Line: (south) approx. 910m Lot Area: 56.17ha

Width of Rear Lot Line: approx. 600m Depth of Side Lot Line: approx. 894.m

11. Present Use of Subject Lands:

Residential       Farmland       Seasonal Residential

Industrial       Commercial       Institutional

Other (specify) \_\_\_\_\_

Date of acquisition by current owner: September 2021

Length of time existing uses have continued: The farm was used for farming before the current owners

12. List any existing Buildings or Structures on the Land: purchased it, the exact length of this use is unknown

Type/Use	Date Constructed	Indicate all yard setbacks				Building Dimensions W x D x H
		Front	Rear	Side	Side	
<u>Residence (north)</u>	<u>unknown</u>	<u>See sketches attached</u>				<u>See sketches attached</u>
<u>Residence (south)</u>	<u>unknown</u>	<u>See sketches attached</u>				<u>See sketches attached</u>
<u>Agricultural structures</u>	<u>unknown</u>	<u>See sketches attached</u>				<u>See sketches attached</u>

13. Proposed Use of Subject Lands:

Residential       Farmland       Seasonal Residential

Industrial       Commercial       Institutional

Other (specify) The uses will remain unchanged

14. List Proposed Buildings or Structures: A replacement residence may be constructed at a later stage, with regard to the southern existing residence (to be demolished)

Type/Use	Indicate All Yard Setbacks				Building Dimensions W x D x H
	Front	Rear	Side	Side	
<u>Residence</u>	<u>See sketches attached</u>				<u>See sketches attached</u>
_____	_____				_____
_____	_____				_____

Municipal Requirement:

15. % of Lot Coverage: Present: approximately 0.28% Proposed: approximately 7.2%  
(before severance) after severance & after the southern residence is demolished and replaced  
 Municipal Requirement: 5%

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

North Farming      South Farming  
 East Farming      West Farming

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)



- Conceptual Site Plan Layout  
Showing all proposed building envelopes, driveways, parking, landscaping, existing structures, sewage system, water supply and unique site features and any other permanent features, including a legend or key showing how the site plan meets the Bylaw or amendment proposed. (2 copies to be submitted)
- Storm Water Report  
Required for all applications abutting environmental areas, in Brooke, lands within the former Township of Sarawak and may also be required on other lands within the Township. It shall be a Report and Functional Drawing indicating on-site and off-site, pre and post development impact and including a plan for the control of water in the 100 year storm event, or other matters determined necessary by the Township (2 copies may be submitted)
- Water and Wastewater Service Report  
Required for all applications in a water or waste water service area and including a plan for the proposed municipal service connection.
- Hydrology Study  
Required for all applications for development requiring a Permit to Take Water under the Ontario Water Resources Act.
- Traffic/Transportation Impact Study  
Required for all applications that propose a new or intensified land use with required access to a provincial, municipal or county road.
- Agricultural Impact Assessment  
Required for all applications within or adjacent to an agricultural designation, including a Minimum Distance Separation compliance review.
- Market Impact Study  
Required for all commercial applications proposing 50,000 sq. m of new commercial floor space, or the expansion of the existing commercial land use designation.
- Conservation Authority Regulated Areas  
A report is required for all applications in cases where the property contains identified stream, shoreline or slope, located within a regulated area under Regulation 151/06 and a letter from the Conservation Authority that they support the proposal.
- Environmental Impact Statement  
An EIS is required in all cases where an environmental feature is identified by the Official Plan or preliminary site survey.
- Noise and Vibration Study  
A Study is required for any use that is expected to produce noise or vibration in association with its normal operation, these are generally associated with industrial operations, or where a Ministry of the Environment certificate of approval is required.
- Environmental Site Assessment  
An assessment is required where previous uses may have contaminated the site with chemicals or products considered hazardous to the occupant of the propose use. Generally associated with industrial operations, or where a Ministry of the Environment certificate of approval is required.
- Archeological Report  
A Report is required for all applications in or near areas of archeological potential.
- Draft Zoning Schedule  
To be provided when a qualified professional has been retained to prepare application.

**Digital copies** of all plans, proposed schedules and reports are **required**.

## Justification Report

Example Report for a Minor Variance (e.g. garage)

### Purpose:

A garage is a usual and recognized accessory structure in a residential area. The By-law will need to be amended as the location of the proposed garage cannot meet the minimum 23 m setback required from the centerline of Grey Road 1.

### Property Description and Background

The property is located at Pt Lot X, Concession X, Pt 2 of Plan 16R-1111 in the geographic Township of Keppel. Fire Number 111127 ABC Road

The location of the house dictates the location of the garage. Without a minor variance to the required setback, a garage could not be built because to meet the 23 m from the centerline of the road as it would be too close to the dwelling. Also, the topography of the lot makes this location the only logical area on the lot. If the garage was constructed any further back it would:

- be too close to the house and the existing deck
- be located in an area of the lot where the gentle slope of the lot drops off more steeply
- result in a number of trees having to be removed and maybe causing erosion;
- be located over buried utilities lines.

The proposed garage will have access to Grey Road 1 from the existing entrance.

### Compliance with Policy

#### Official Plan

The Official Plan designation is Inland Lake and Shoreline Residential. The OP permits low density residential development in this area and that will not change with this application. A garage is a normal and permitted accessory use in a residential area.

#### Zoning

Section 4.9.3 of the By-law requires a 7.5 m setback and the proposed garage can comply with this setback. However, Section 4.17.3 requires a 23m setback from the centerline of the County road. A minor variance is required as the garage will only have a setback of 15 m from the centerline of the road.

Minimum Distance Separation requirement is 1000 feet and there are no barns within 1000 feet of the proposed development.

There is a wetland at the rear of the property but this Environmental Feature is not in close proximity to the building.

#### Stormwater/Drainage Plan

There would not appear to be any drainage issues on the lands as the existing culverts and drains will accommodate the proposal.

#### Servicing

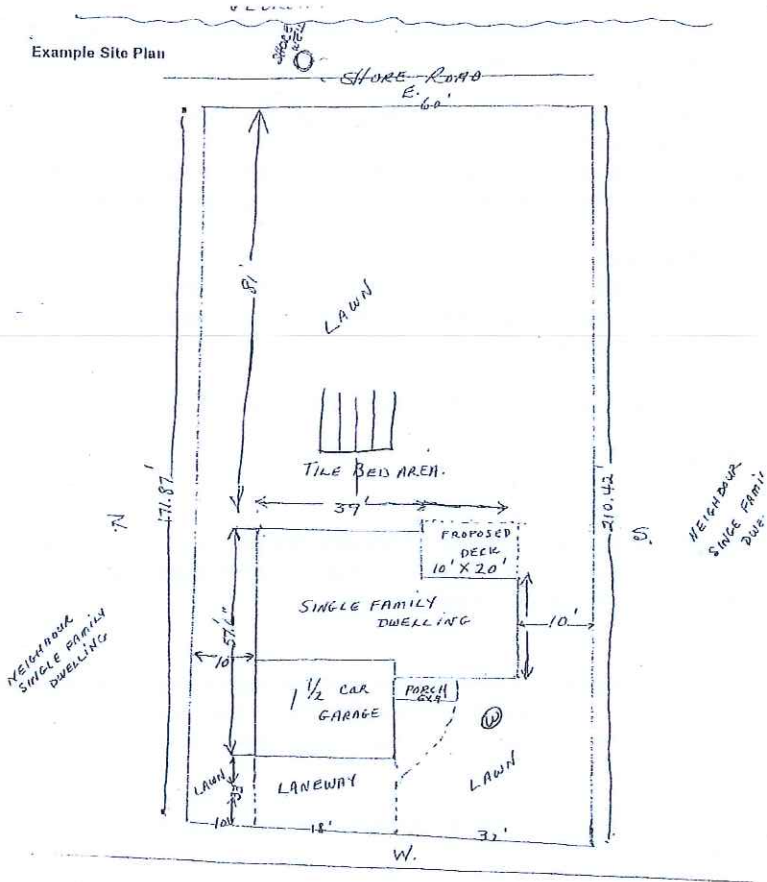
The garage does not require water or hydro. The septic system was new in 2000 and the garage is 25 feet from the tile bed. The lands can accommodate the development with the servicing proposed.

### Summary

In summary the proposal would appear to be consistent with the policies of the Official Plan and generally meets the intent of the Zoning Bylaw. No negative impact would be experienced by abutting properties as a result of the development proposed.

The detailed site plan attached to the application shows that all other provisions of the By-law are met.

Site Plan  
Applicant's Name  
Municipal Address  
Assessment Role Number



Sketch must be reproducible. Please do not use pencil.