



THE TOWNSHIP OF GEORGIAN BLUFFS

OFFICIAL PLAN AND/OR ZONING BY-LAW AMENDMENT APPLICATION INFORMATION PACKAGE

TOWNSHIP OF GEORGIAN BLUFFS APPLICATION FOR AMENDMENT TO THE ZONING BY-LAW

NOTE

- **PRECONSULTATION IS NOW REQUIRED PRIOR TO FORMAL SUBMISSION OF APPLICATIONS FOR A COMPREHENSIVE ZONING BY-LAW AMENDMENT AND/OR SITE PLAN APPROVAL.**
- The amendment process will not commence until a 'complete' application is received. Incomplete applications will be returned to the Applicant.
- The Application should 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 (imperial may also be given). **HARD COPY 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 or Township Clerk. 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 hereby submit this application for an amendment to the Zoning By-law of the Township of Georgian Bluffs, in respect of the lands hereinafter described.

DECLARATION:

I, Ron Davidson of the City of Owen Sound in the County of Grey, do solemnly declare:

- that I am the authorized agent of the owners of the lands hereinafter described (as per written verification attached),
- that, to the best of my knowledge and belief, all the information and statements given in this application and in all the exhibits transmitted herewith are true and accurate,

Declared before me at the City of Owen Sound in the County of Grey this 17 day of January, 2020.



A Commissioner of Oath

Lacey Christina St-Amour, a Commissioner, et al
Province of Ontario, for Andrew E. Drury,
Barrister and Solicitor. Expires August 4, 2021.


Signature of Ron Davidson

AUTHORIZATION

I, Ryan Wall, have signing authority for 660341 Ontario Inc., being the registered owner(s) of the lands subject to this application, and I authorize Ron Davidson to make this application on my behalf.

Date: Jan 16/20 Signed: 
Signature of Ryan Wall

- it is understood and agreed that it will be my responsibility to reimburse the Township of Georgian Bluffs for any further costs, above the fee already paid, incurred and charged to the Municipality in connection

ZONING BY-LAW AMENDMENT APPLICATION

1. Date Application Received: _____ Date Application Complete: _____

2. Registered Owner's Name: 660341 Ontario Inc. o/a Harold Sutherland Construction Ltd.
Address: 323545 East Linton Side Road West, Kemble, ON
Postal Code: N0H 1S0
Email address: dmunro@walkderind.com
Phone Number: (519) 376-5698

3. Authorized agent's Name: Ron Davidson Land Use Planning Consultant Inc.
Address: 265 Beattie Street, Owen Sound, ON
Postal Code: N4K 6X2
Email Address: ronalddavidson@rogers.com
Phone Number: (519) 371-6829

Applicant's Name: _____
Address: _____
Postal Code: _____
Email Address: _____
Phone Number: _____

All correspondence should be sent to: **Owner** **Agent** **Both**

Name and Address of holders of any Mortgage, charges or other encumbrances in respect of the subject lands: No mortgage

4. Legal Description of Subject Property: i.e Lot/Concession/Registered Plan/Part/Reference Plan/Geographic Twp. (Keppel, Derby, Sarawak, Shallow Lake)

Part Lot 36, Concession 2, Geographic Township of Sarawak

Municipal Address (911#) 319660 Grey Road 1

The following information must be complete and details may be provided in the attached 'Justification Report'.

5. Present Official Plan Designation: 'Agricultural'

Explain how the Application conforms to the Official Plan in the Justification Report.

Is the Property subject to an Official Plan Amendment? ☒ Yes ☐ No

If Yes, please include details/explanation in the Justification Report

Does the Application ☐ alter the boundaries of a Settlement Area
 ☐ remove land from an area of employment
 ☐ amend the 'Agricultural' consent policies

6. Current Zoning of Subject Property 'A1'

Proposed Zoning of Subject Property 'M2'

Briefly describe the nature, extent and reasons for the Proposed Amendment (i.e. relief for lot frontage, density, height, area, setbacks, etc.).

To permit the expansion of an existing aggregate extraction operation.

7. Has the subject property ever been subject to a previous zoning application?

☐ Yes ☒ No ☐ Unknown

If Yes, please briefly explain _____

8. Is the Zoning By-law Amendment consistent with the Provincial Policy Statement? ☒ Yes ☐ No
Explain in the Justification Report.

Are the Subject Lands within an area of land designated under any provincial plan or plans?
☐ Yes ☒ No Explain in the Justification Report.

Does the Proposed Amendment conform? ☐ Yes ☐ No

9. If the Proposal is for a **Temporary Use** (pursuant to Section 39 of the *Planning Act, R.S.O. 1990* as amended), how long is the temporary use requested for? (Maximum three years). Provide details in Justification Report.

Not applicable

If the Proposal will result in a **Holding By-law** affecting Use, provide details of anticipated criteria for the removal of the holding in the Justification Report.

If the Proposal will result in an **Interim Control By-law**, provide details in the Justification Report.

10. Is this rezoning implementing a **consent** to sever? ☐ Yes ☒ No
OR **plan of subdivision** ☐ Yes ☒ No
If Yes, please explain briefly here and in detail in the Justification Report (include application number if known)

11. Dimensions of Subject Lands (entire property):

Lot Frontage: 267 m+/- Depth of Side Lot Line: 835 m+/- Lot Area: 32.5 ha

Width of Rear Lot Line: 400 m+/- Depth of Side Lot Line: 132 m and 768 m+/-

Topographic or Special Features: Wetland, forested area and scrub land on rear portion of the site.

- 12a. Present Use of Subject Property

☐ Residential ☒ Farmland ☐ Seasonal Residential
☐ Industrial ☐ Commercial ☐ Institutional
☐ Other (specify)

Date of acquisition by current owner: 2008

Length of time existing uses have continued: Lands have been in agricultural production for decades.

- 12b. List any existing Buildings or Structures on the Land

Type/Use of Buildings/Structures	Indicate All Yard Setbacks				Building Dimensions	Date Constructed
	Front	Rear	Side	Side	W x D x H	

No buildings exist on the lands subject to the ZBA.

- 13a. Proposed Use of Subject Property

☐ Residential ☐ Farmland ☐ Seasonal Residential
☒ Industrial ☐ Commercial ☐ Institutional
☐ Other (specify)

- 13b. List Proposed Buildings or Structures

Type/Use of Buildings/Structures	Indicate All Yard Setbacks				Building Dimensions	Municipal Req't
	Front	Rear	Side	Side	W x D x H	

See site plan

14. % of Lot Coverage: Present: N/A Proposed: N/A

15. Existing Uses of Abutting Properties (including properties on opposite side of road allowance)

North	South
<u>Quarry</u>	<u>Agriculture</u>
<u>Residential and agriculture</u>	<u>Agriculture</u>

16. Types of Servicing – the property will be serviced by, please check appropriate box and provide details in Justification Report.

☐ Publicly Owned and Operated Potable Water System
☐ Private Well/Source, Type _____
☐ Other (e.g. Lake), please specify _____

- ☐ Publicly Owned and Operated Sanitary Sewage System
- ☐ Septic Tank and Tile Field
- ☐ Other (e.g. Lake), please specify _____

If the Application would permit development on privately owned and operated individual or communal septic systems, and more than 4500 litres of effluent would be produced per day as a result of the development being completed a Servicing Options Report and a Hydrogeological Report are required, these matters must be included in the Justification Report.

- ☐ A Public Road Owned and Maintained by the Local Municipality
- ☒ A Public Road Owned and Maintained by the County
- ☐ A Public Road Owned and Maintained by the Province
- ☐ Private Road
- ☐ Water Access Only - Information must be provided on parking and docking facilities to be used and the approximate distance of these facilities from the subject lands and the nearest public road.
- ☐ Other, please specify _____

Storm Drainage (details should be addressed in the Justification Report and/or sketch)

- ☐ Existing System
- ☐ New On-Site System
- ☐ New Area System

17. 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)

Application Complete

Township Planner _____

Date Complete _____