



Township of Georgian Bluffs  
Committee of Adjustment

Entrance Permit  
2023-19  
May 12th 2023  
to potential  
severance!  
lot addition

Severance Application Form

APPLICATION ACCEPTED (date) Aug 22/24 SEVERANCE FILE NO: B 22 /2024

Roll # 42-03-620-004-09903-000

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 are there to 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: Township of Georgian Bluffs Committee of Adjustment

2. Owner: Barbara and Kim Osborne

Address: [REDACTED]

Phone Number: [REDACTED] Postal Code [REDACTED]

Email: [REDACTED]

3. Applicant (if different from Owner): \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Postal Code \_\_\_\_\_

Email: \_\_\_\_\_

4. Agent/Solicitor: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Postal Code \_\_\_\_\_

Email: \_\_\_\_\_

5. Communications should be sent to:

Owner:  Applicant/Authorized Agent \_\_\_\_\_ Solicitor \_\_\_\_\_

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

6. SUBJECT LAND: (LEGAL DESCRIPTION)

Legal Description Con 13 PT Lot 20 RP 16R4418

Former Municipality Keppel

Civic Addressing No. 342400 Concession 14 Shallow Lake N0H2K0

7. DESCRIPTION OF SUBJECT LAND:

a) Existing use of the Subject Land: Agricultural \_\_\_\_\_ Residential   
Non-farm Residential  ? Commercial/Industrial \_\_\_\_\_

Other (explain) \_\_\_\_\_

b) Existing Buildings House / Detached Garage

c) Is the "Subject Land" presently subject to any of the following:

Easement No Restrictive Covenants No Right of Way No

**NOTE: All existing easements and right of ways must be shown on the sketch.**

**8. PROPOSAL (THESE DIMENSIONS MUST BE ACCURATE)**

Dimensions of land intended to be **SEVERED**

Frontage 25'

Depth of Side Lot Line 660.0

Width of Rear Lot Line 25'

Area 16,500 sq ft.

Dimensions of land intended to be **RETAINED**

Frontage 650.90'

Depth of Side Lot Line 660.00'

Width of Rear Lot Line 644.77'

Area 425,548.7 sq ft.  
9.76 (acres)

**9. PROPOSED USE OF LAND TO BE SEVERED**

(a) i) **NEW LOT**

Specify Use Access to land locked acreage

ii) **LOT ADDITION** ✓

iii) **LEASE/CHARGE**

iv) **EASEMENT/  
RIGHT OF WAY**

Bell Canada	<u>✓</u>
Hydro	<u>✓</u>
Water	<u>      </u>
Gas	<u>      </u>
Access	<u>✓</u>

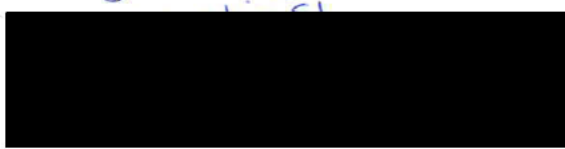
v) **CORRECTION  
OF TITLE** \_\_\_\_\_

(10 acres -  
Keppel Con 13 PTLot 20  
RP  
16R4418 Part 2.)

\*

(b) Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged:

Address: Lindsay & Cody Osborne ← son



(c) Buildings Proposed None

10. PROPOSED USE OF LANDS TO BE RETAINED

Buildings Proposed No Change.

Specify Use \_\_\_\_\_

11. ROAD ACCESS SEVERED PARCEL RETAINED PARCEL

Provincial Highway	_____	_____
County Road (Provide Road Number)	_____	_____
Township Road	<u>Conc. 14</u>	<u>Conc 14</u>
Non-maintained/seasonally maintained Municipal road allowance	_____	_____

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 \_\_\_\_\_

Private Right-of-Way \_\_\_\_\_

12. SERVICING (N/A)

a) What type of water supply is proposed?

TYPE	SEVERED PARCEL	RETAINED PARCEL
Municipally owned and operated pipe water supply	_____	_____
Lake/River	_____	_____
Well	_____	_____

If proposed water supply is by well, are the surrounding water well records attached?

YES \_\_\_\_\_ NO \_\_\_\_\_

b) What type of sewage disposal is proposed? (N/A)

TYPE	SEVERED PARCEL	RETAINED PARCEL
Municipally owned and operated sanitary sewers	<u>none</u>	<u>septic</u>

Septic System \_\_\_\_\_  \_\_\_\_\_  
Other – Specify \_\_\_\_\_ \_\_\_\_\_

**c) Other Services** (check if any of these services are available to the "Subject Lands)

Electricity \_\_\_\_\_ School Bus \_\_\_\_\_ Telephone \_\_\_\_\_ Garbage Collection \_\_\_\_\_

**13. AGRICULTURAL PROPERTY HISTORY** (N/A)

i) What type of farming has been or is currently being conducted?  
Please indicate the type of farming on the form on the proceeding page by circling the Animal Type, a description, and a Barn Type. Please label each barn with a number on the sketch and the form.

ii) a) How long have you owned the farm? \_\_\_\_\_

iii) a) Area of total farm holding: Hectares \_\_\_\_\_ Acres \_\_\_\_\_

b) Number of tillable hectares (acres) \_\_\_\_\_

iv) a) Is there a barn on the parcel to be severed?

Yes \_\_\_\_\_ No \_\_\_\_\_ Condition of Barn \_\_\_\_\_

Present Use \_\_\_\_\_ Capacity of barn in terms of livestock \_\_\_\_\_

b) Is there a barn on the parcel to be retained?

Yes \_\_\_\_\_ No \_\_\_\_\_ Condition of Barn \_\_\_\_\_

Present Use \_\_\_\_\_ Capacity of barn in terms of livestock \_\_\_\_\_

v) a) Are there any barns on other properties within 1 kilometre (1,000 metres) of the proposed lot?

Yes \_\_\_\_\_ No \_\_\_\_\_

**14. 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. \_\_\_\_\_

**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 indicated 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 \_\_\_\_\_

## 15. SKETCH - YOU MUST SHOW ALL OF THE REQUIRED INFORMATION

The sketch must be submitted with the application on paper no larger than 8 1/2" x 14".

- a) OUTLINE THE **SEVERED PARCEL IN RED** AND THE **RETAINED PARCEL IN GREEN**.
- b) Clearly label which is the severed parcel and which is the retained parcel.
- c) "**NORTH ARROW**"
- d) "**Subject Land**" - **all land owned** by the applicant - **boundaries and dimensions**
- e) The **distance** between the applicant's land and the **nearest township lot line** or appropriate landmark (eg. bridge, railway crossing, etc.).
- f) The 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** .
- g) 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.
- h) The **use of adjoining land** (eg. residential, agricultural, cottage, commercial, etc.)
- i) 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.
- j) The **location and nature of any easement** affecting the subject land.
- k) 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/We Barbara and Kim Osborne  
(Applicant(s) Name(s))

Of the Township of Georgian Bluffs  
(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

Township of Georgian Bluffs

In the county of Grey

This 23rd day of August 2024

Rayburn Murray  
Signature of Commissioner of Oaths

[Signature]  
Signature of Applicants/Agent

Rayburn Murray  
Name in Print

Barbara Osborn / Kim Osborne  
Applicant(s)/Agent Name in Print

RAYBURN MURRAY, a Commissioner, etc.,  
County of Grey, Deputy Clerk of the Corporation  
of the Township of Georgian Bluffs

\_\_\_\_\_  
Signature of Applicant(s)

\_\_\_\_\_  
Applicant(s) name in Print

Please return this completed form to:  
Attention: Committee of Adjustment  
Township of Georgian Bluffs,  
RR # 3  
Owen Sound, Ontario. N4K 5N5