



**RON DAVIDSON  
LAND USE PLANNING CONSULTANT INC.**

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July 2, 2024

Township of Georgian Bluffs  
177964 Grey Road 18  
R.R. #3  
Owen Sound, ON  
N4K 5N5

Attention: Michael Benner, Director of Planning

Dear Michael:

**Re: Application for Zoning By-law Amendment  
Part Lot 11, Jones Range, Geographic Township of Keppel  
Township of Georgian Bluffs  
Owner: Perminder Chattha and Colleen Newell**

Enclosed please find a completed Zoning By-law Amendment application.

Also included is correspondence between the applicant's Civil Engineer and the Manager of Environmental Planning at the Grey Sauble Conservation Authority (GSCA).

As you will recall, the applicant hand-delivered the application fee directly to your office in late April.

This Zoning By-law Amendment will fulfill a condition of consent that was imposed recently by the Committee of Adjustment regarding Consent Application Nos. B01/2024, B02/024, and B03/2024.

The purpose of the Amendment is threefold:

1. To rezone the area of the subject property that lies below the 177.9 metre ASL elevation mark from RS to EP;
2. To reduce the minimum building setback between the habitable portion of a building and the 100-year lake flood level from 15.0 metres to 4.0 metres for Lots 1 and 2; and,

3. To apply an “h” (holding) symbol to the RS and RS-special zoning on the balance of the property to ensure that the future landowners of the four vacant parcels each enter into a Site Plan Agreement with the Township.

In support of this submission, I offer the following:

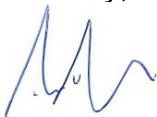
- At the present time, no portion of the subject property is zoned EP. The GSCA’s hazard mapping, however, suggests that some of the lands along the westerly limit of the site should, in fact, be zoned EP. The new zoning is illustrated on the schedule attached to this letter.
- Section 5.6.1 *Setback From Georgian Bay Shoreline* prohibits the habitable area of a building from being erected within 15 metres of the 100-year lake flood level of the Georgian Bay Shoreline. This provision would significantly impact the development capability of Lot 1 and, to a slightly lesser extent, Lot 2. The applicant’s Engineer (an expert in coasting engineering), however, has demonstrated to the satisfaction of the GSCA that a 4.0-metre setback would be appropriate in this particular situation. Their correspondence is also attached.
- Applying the “h” (holding) symbol to this property will ensure that individual Site Plan Agreements are registered for each of the four lots and take into account the recommendations of the studies prepared in support of the proposed lots. Once a Site Plan Agreement has been registered on title, the owner of that property will apply to the Township to have the “h” (holding) symbol removed.

The Planning Justification Report previously prepared in support of the Consent applications filed in November, 2023 provided significant detail with regard to the development proposed on the property. You may wish to refer to that Report if additional information is required.

I trust this information is satisfactory. Should you have any questions, please do not hesitate to contact the undersigned.

Lastly, please advise us of the potential Public Meeting date before actually scheduling the meeting in order to ensure our availability.


Sincerely,

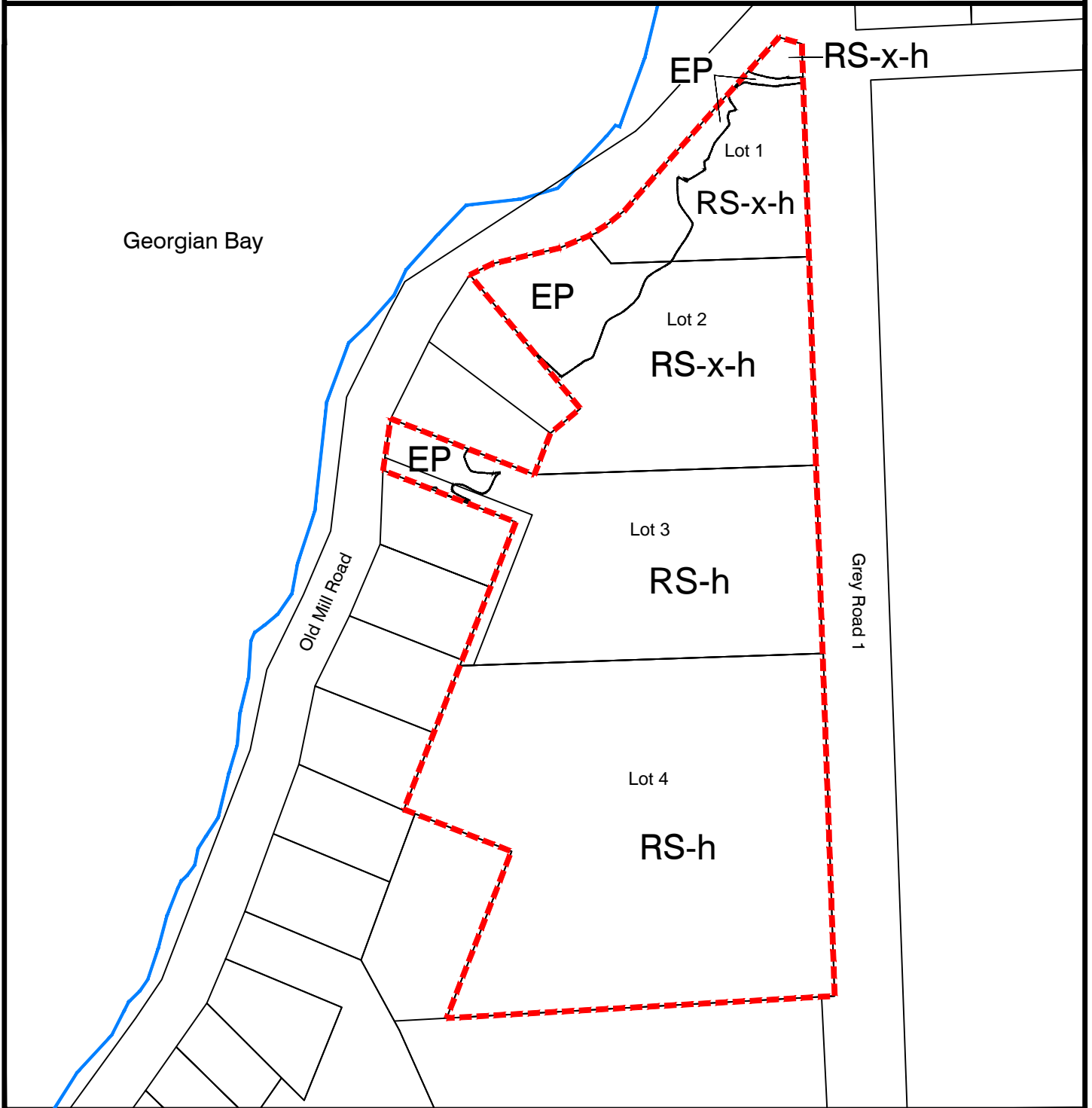


Ron Davidson, BES, RPP, MCIP

c.c. Perminder Chattha and Colleen Newell

# Proposed Zoning

 Subject Lands



Part Lot 11, Jones Range  
Geographic Township of Keppel  
Township of Georgian Bluffs

**RD** RON DAVIDSON  
LAND USE PLANNING CONSULTANT INC  
OWEN SOUND, ONTARIO  
SCALE 1:2250