



# Township of Georgian Bluffs Committee of Adjustment

Severance #1

## Severance Application

Date Accepted: \_\_\_\_\_ File No: B 1 Roll #: PIN # 37028-0195 LT

**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: Ron Taylor

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

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

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

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  Other: \_\_\_\_\_

### Authorization:

I/We, Ron Taylor (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: 26 Nov 2024 Signed: [Signature]

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

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

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

6. Subject Land:

Legal Description: Part Lot 20 Conc 18 Keppel Parts 9-15  
Plan 16R-11429 Georgian Bluffs

Former Municipality: Keppel

Civic Addressing Number: 156 Mountain Lake Drive

7. Description of Subject Land:

a) **Existing** use of Subject Land: Rural

b) **Existing** Buildings: House, Shop

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

- Easement  Restrictive Covenants  Right of Way  
Hydro

**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** (this is for severing of)  
2 two acre lots  
Frontage 58 meters  
Depth: Side Lot Line 136 meters  
Width: Rear Lot Line 70 meters  
Area +2 acres

Dimensions of land intended  
to be **retained**  
Frontage 291 meters  
Depth: Side Lot Line 729 + 309 meters  
Width: Rear Lot Line + 410 meters  
Area + 40 acres

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:

\_\_\_\_\_

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

Buildings Proposed: \_\_\_\_\_

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

Buildings Proposed: House, Shop

Specify Use: Residential

11. Road Access **Severed Parcel** **Retained Parcel**

Provincial Highway	<input type="checkbox"/>	<input type="checkbox"/>
County Road (Provide Road Number)	<input type="checkbox"/>	<input type="checkbox"/>
Township Road	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Non-maintained/seasonally maintained	<input type="checkbox"/>	<input type="checkbox"/>
Municipal road allowance	<input type="checkbox"/>	<input type="checkbox"/>
Private Right-of-Way	<input type="checkbox"/>	<input type="checkbox"/>

**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?

	<b>Severed Parcel</b>	<b>Retained Parcel</b>
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?

	<b>Severed Parcel</b>	<b>Retained Parcel</b>
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? 2002
- c) Area of total farm holding: Hectares \_\_\_\_\_ Acres 45
- d) Number of tillable: Hectares \_\_\_\_\_ Acres 15
- 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:

Reference File : B20/19 Sept 17/20

## 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/We Ron Taylor  
(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

\_\_\_\_\_ of \_\_\_\_\_

In the \_\_\_\_\_ of \_\_\_\_\_

This 26 day of November 2024

\_\_\_\_\_  
Signature – Commissioner of Oaths

\_\_\_\_\_  
Signature of Applicant's Agent

\_\_\_\_\_  
Name in Print

\_\_\_\_\_  
Applicant(s) Agent Name in Print

Ron Taylor  
Signature of Applicant(s)

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

Ron Taylor  
Applicant(s) name in Print

\_\_\_\_\_  
Applicant(s) 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: \_\_\_\_\_

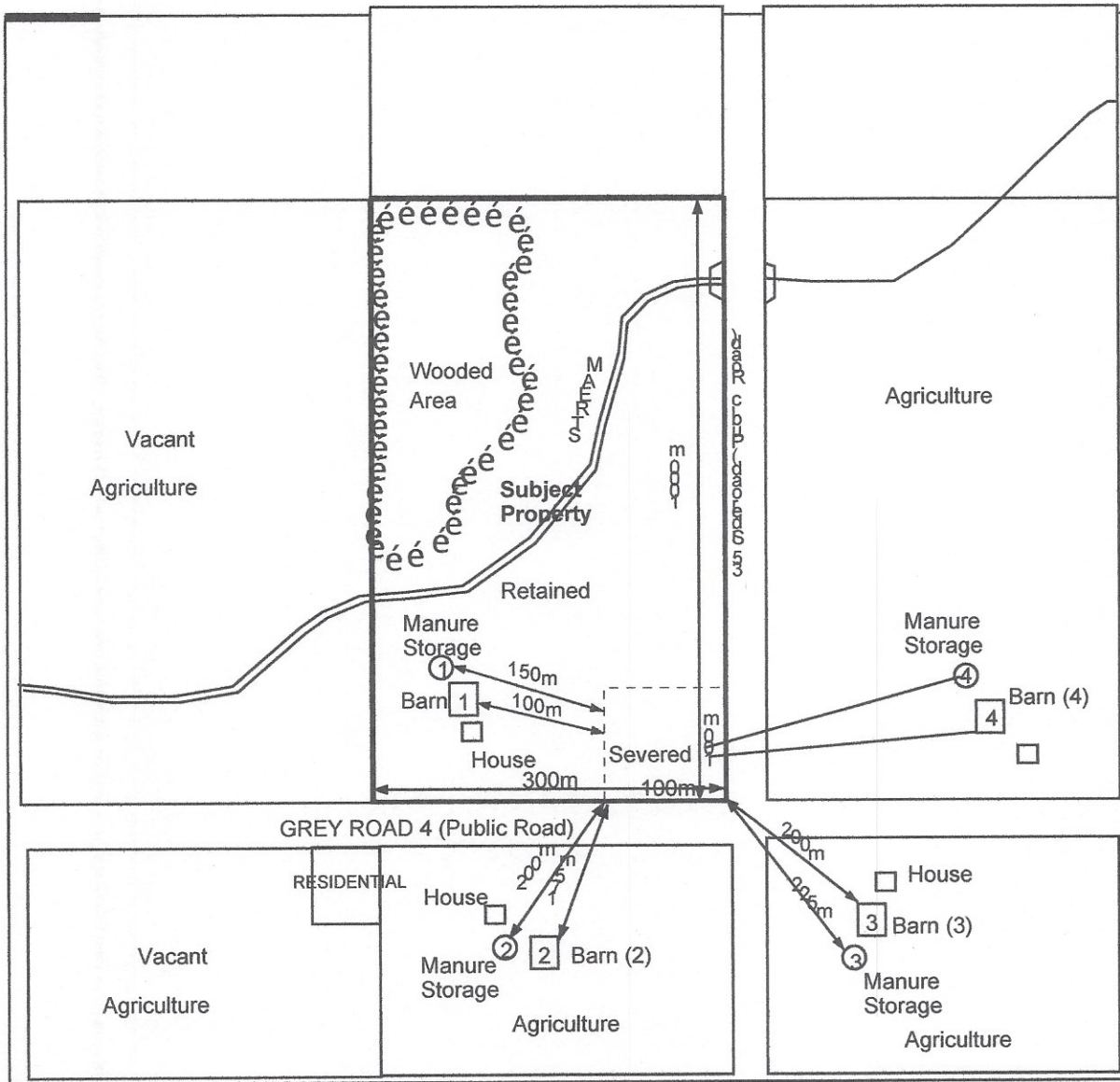
e) Has an application for a **Development Control Permit** been submitted to/approved by the Niagara Escarpment Commission?

Yes \_\_\_\_\_ No \_\_\_\_\_ Submitted \_\_\_\_\_ Approved \_\_\_\_\_

Please return this completed form to:  
 Attention: Committee of Adjustment  
 Township of Georgian Bluffs  
 177964 Grey County Road 18  
 Owen Sound, Ontario N4K 5N5



Sample Sketch







# Township of Georgian Bluffs Committee of Adjustment

## Severance Application

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1. Approval Authority: The Township of Georgian Bluffs Committee of Adjustment

2. Owner: Ron Taylor

Address: 156 Mountain Lake Dr Georgian Bluffs ON

Phone Number: 519-353-8778 Postal Code: N0H 2T0

Email: rtaylor@bmts.com

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

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

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

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

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

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\* Dimensions of land intended to be **severed** (this is for severing of 2 two acre lots)  
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Width: Rear Lot Line 60 meters  
Area + 2 acres

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I/We Ron Taylor  
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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.

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Sworn (or declared) before me at the

\_\_\_\_\_ of \_\_\_\_\_

In the \_\_\_\_\_ of \_\_\_\_\_

This 26 day of November 2024

\_\_\_\_\_  
Signature – Commissioner of Oaths

\_\_\_\_\_  
Signature of Applicant's Agent

\_\_\_\_\_  
Name in Print

\_\_\_\_\_  
Applicant(s) Agent Name in Print

Ron Taylor  
Signature of Applicant(s)

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

Ron Taylor  
Applicant(s) name in Print

\_\_\_\_\_  
Applicant(s) 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 \_\_\_\_\_

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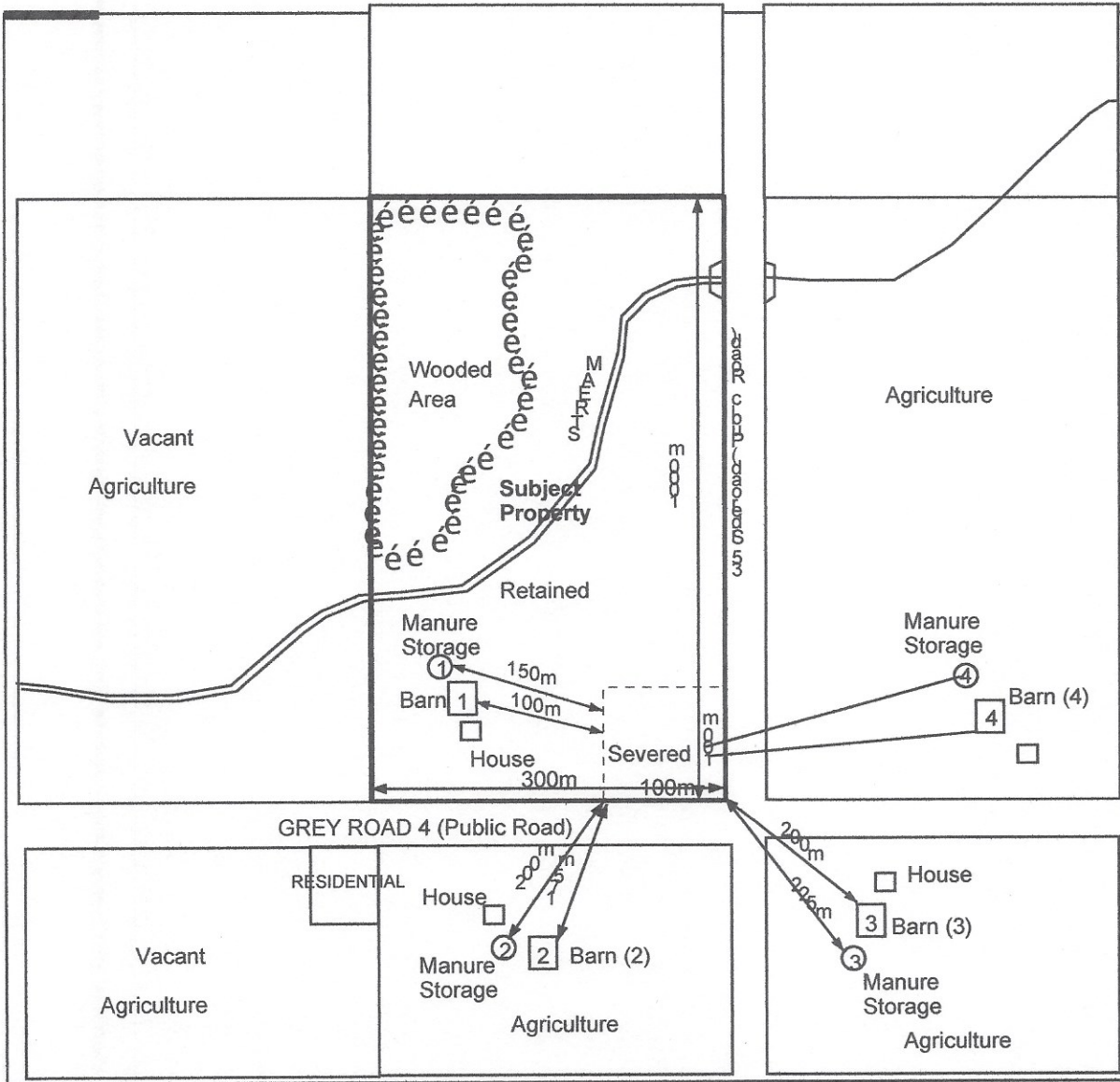
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Yes \_\_\_\_\_ No \_\_\_\_\_ Submitted \_\_\_\_\_ Approved \_\_\_\_\_

Please return this completed form to:  
Attention: Committee of Adjustment  
Township of Georgian Bluffs  
177964 Grey County Road 18  
Owen Sound, Ontario N4K 5N5



Sample Sketch





Severance of 2 lots from 156 Mountain Lake Drive, Con 18 Part Lot 20 Keppel Parts 9-15 16R11429

100 acre/44 hectare parcel but with lake actually 45 acres and a second lot across the lake that would be counted in the southwest corner of the original township lot. Creation of two 2 acre lots would be supportable. Retained is 40 Acres.

Both lots approximately 60m frontage by 136m - 1:3 Ratio no problem

Rural, farm field

Creek on border of west lot

Lots have room for Building Sites – house, shop, septic

Driveways – no concerns

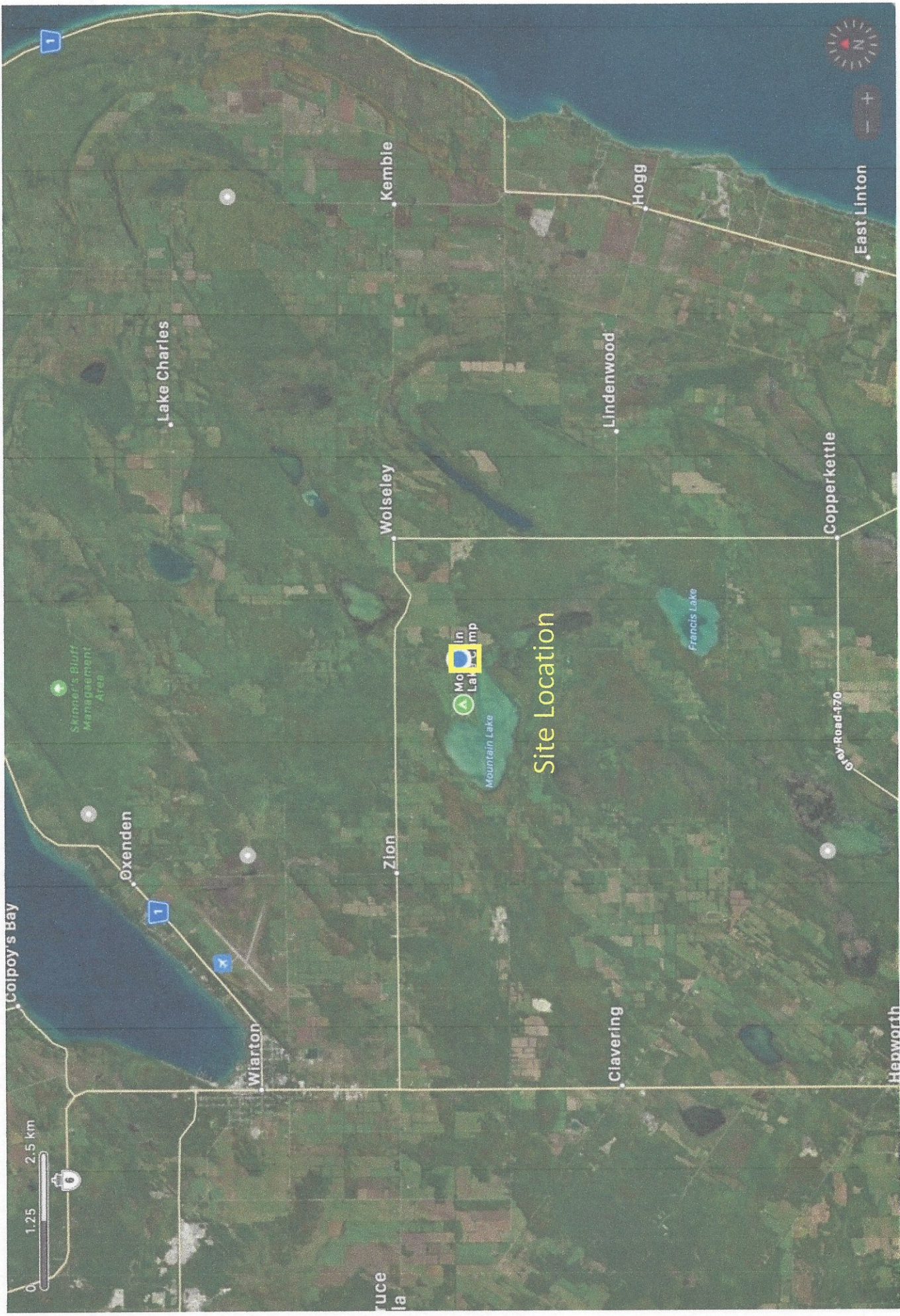
No Natural Heritage

Karst Study completed, no concerns – waiting on report

Letter of Opinion for Bedrock completed, no concerns – waiting on report

Will need to contact GSCA

AWS Study completed 2019 - you already have but can resend.



0 1.25 2.5 km



Site Location

Skinner's Bluff Management Area



Mountain Lake

Francis Lake

Colpoys Bay

Oxenden

Wiarton

Zion

Woiseley

Clavering

Lindenwood

Hogg

Kemble

Lake Charles

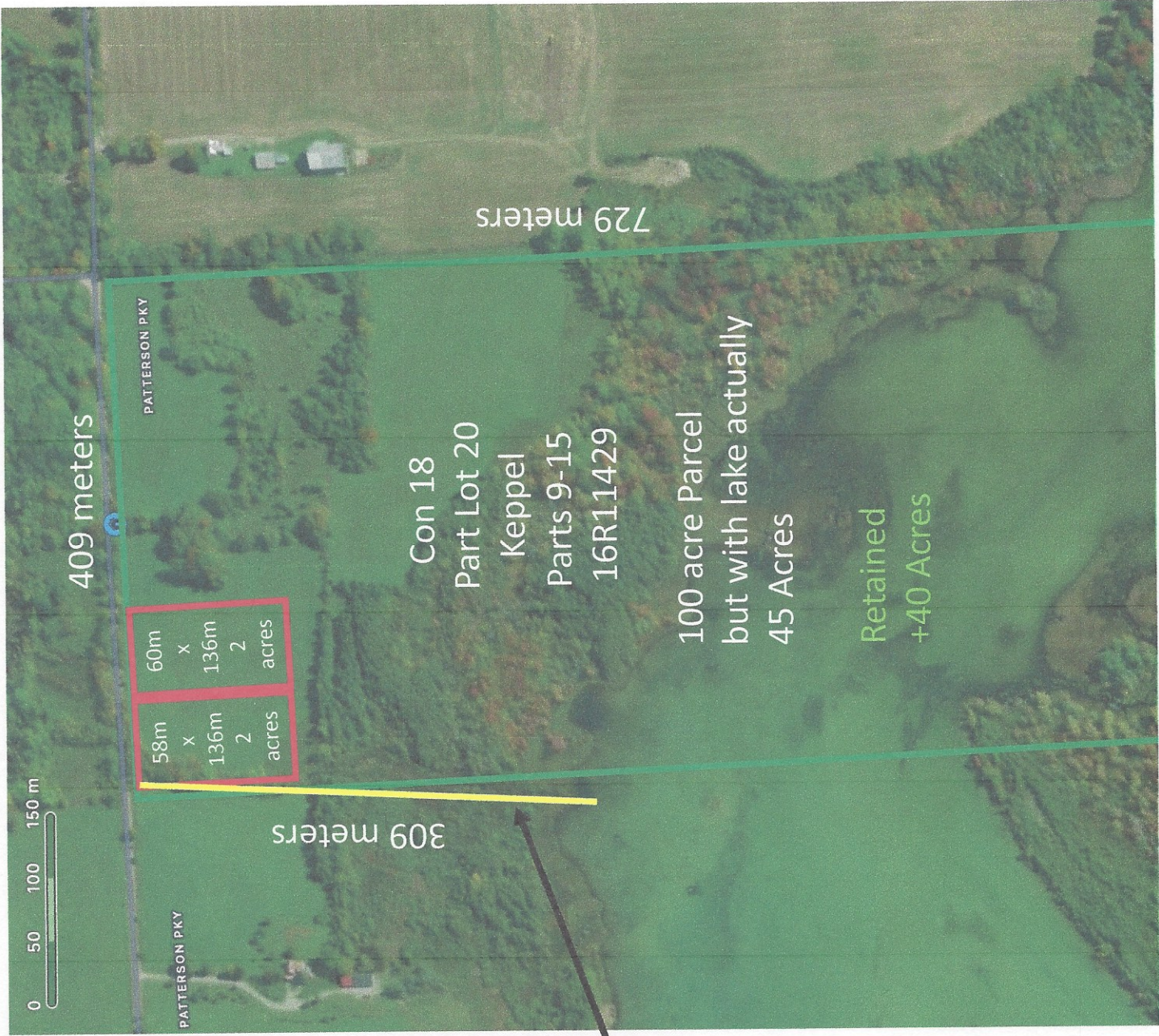
East Linton

Copperkettle

County Road 470

Heworth





409 meters

729 meters

PATTERSON PKY

Con 18  
Part Lot 20  
Keppel  
Parts 9-15  
16R11429

100 acre Parcel  
but with lake actually  
45 Acres

Retained  
+40 Acres

58m x 136m 2 acres  
60m x 136m 2 acres

0 50 100 150 m

PATTERSON PKY

309 meters

Actual  
Property Line

0 12 24 36 m

Proposed  
driveway

House  
65'x100'

Building Site

shop  
25'x50'

60mx136m  
+2 acres

Proposed  
driveway

House  
65'x100'

Building Site

shop  
25'x50'

58mx136m  
irregular  
+2 acres

Hydro

Hydro easement





2018 Schedule A

# Land Use



## Legend

Future Secondary Plan Area

### Land use

- Primary Settlement Area
- Secondary Settlement Area
- Agricultural
- Escarpment Recreation Area
- Hazard Lands
- Inland Lakes & Shoreline
- Niagara Escarpment Plan Area
- Rural
- Space Extensive Industrial and Commercial
- Sunset Strip Area
- Industrial Business Park
- Special Agriculture
- Provincially Significant Wetlands
- Recreation Resort Area

### Parcels

- Large Scale Roads
- Provincial Highway
- County Road
- Township Road
- Seasonal Road

## Notes

This map is a user generated static output from an internet mapping site and is for reference only.  
 Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

0.28 Kilometers

0.14

0



WGS, 1984, Web\_Mercator\_Auxiliary\_Sphere  
 © County of Grey

Printed: December 21, 2018 THIS MAP IS NOT TO BE USED FOR NAVIGATION



2018 App B Constraints

Natural Heritage



**Legend**

- ANSI
- ANSI, Earth Life Science
- ANSI, Earth Science
- ANSI, Life Science
- Streams
- Lakes and Rivers
- Other Wetlands
- Significant Valleylands
- Significant Woodlands
- Parcels
- Large Scale Roads
  - Provincial Highway
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 © County of Grey



2018 App A Karst

# Karst

## Legend

Hazardous Forest Types for Wildfire

Extreme

High

Karst Area

Parcels

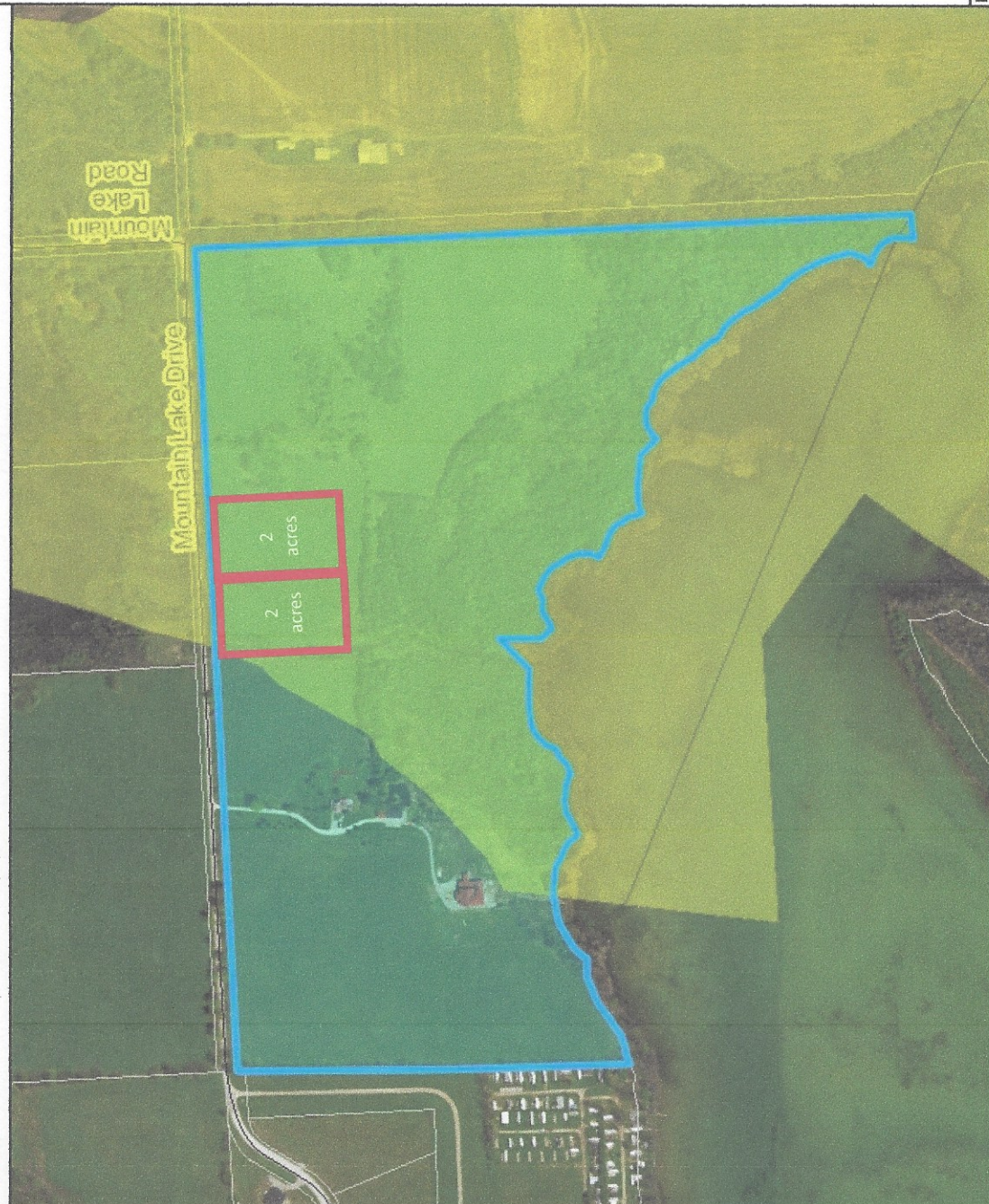
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County Road

Township Road

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0.28 Kilometers

0.14

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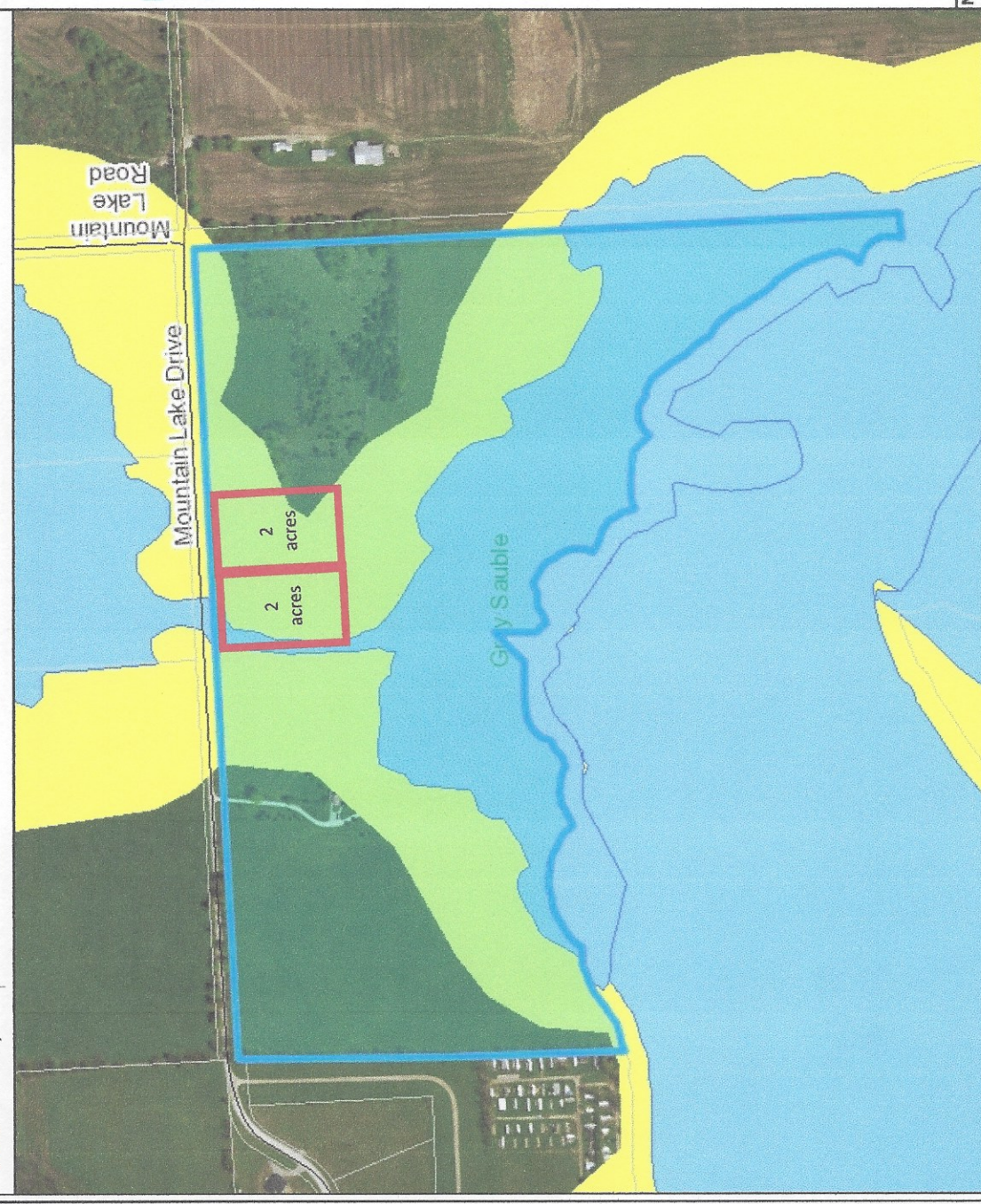
© County of Grey





CA

GSCA



**Legend**

- Parcels
- Large Scale Roads**
  - Provincial Highway
  - County Road
  - Township Road
  - Seasonal Road
- CA Boundaries**
- Wet Areas - GSCA**
- Water Features**
- Watercourses**
- Regulations - GSCA**

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