

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 Department 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.
- The fee for a **minor** zoning amendment (within the same zone or in conjunction with another application) is **\$875.00**. For a **major** zoning application (from one zone to another, multiple changes to multiple zones) the fee is **\$1,360.00**

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:

- a) that I am the authorized agent of the owners of the lands hereinafter described (as per written verification attached),
- b) 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,
- c) it is understood and agreed that it will be my responsibility to reimburse the Township of Georgian Bluffs for any further costs, above \$875.00 (or \$1360.00) already paid, incurred and charged to the Municipality in connection with the application, (i.e. O.M.B. hearing, Legal or Engineering fees).
- d) 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 13 day of FEB., 2015.

A Commissioner of Oath

SHANNON ROSE McNABB, a Commissioner, etc.,
County of Grey, for Andrew E. Drury,
Barrister and Solicitor.

AUTHORIZATION 2015.

Signature of Agent

I, Tony Solecki, having signing authority for Sokima Limited c/o Caframo Limited, being the owner of the subject property, hereby authorize Ron Davidson to file this application on my behalf.

Date: 2015-02-10

Signed:

The following additional fees are payable at the time of filing your application, unless notified by the agency, or subject to other applications already in progress:

Make cheque payable to the **Township of Georgian Bluffs** \$125.00, \$187.50 if comments are for a combined zoning and consent application.

Make cheque payable to the **Grey Sauble Conservation Authority** \$230.00 for the initial application and \$115.00 for each additional application submitted.

ZONING BY-LAW AMENDMENT APPLICATION

1. Date Application Received: _____ Date Application Complete: _____
2. Registered Owner's Name(s): Solkima Limited c/o Caframo Limited
Address: 501273 Grey Road 1 *Georgian Bluffs, ON*
Phone Number: 519 534-1080 Postal Code: N0H 2T0
Email Address: DSchnurr@caframo.com

3. Applicant (if different from Owner): Ron Davidson Land Use Planning Consultant Inc.
Address: 265 Beattie Street, Owen Sound, ON
Phone Number: 519 371-6829 Postal Code N4K 6X2
Email: ronaldavidson@rogers.com

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: Meridian Credit Union, 1594 16th Ave E, Owen Sound, ON N4K 5N3

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

Part Lot 3, Jones Range, Geographic Township of Keppel

Municipal Address: 501273 Grey Road 1

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

5. Present Official Plan Designation 'Escarpment Recreational Area'

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
☐ add a use to the Residential policies

6. Current Zoning of Subject Property: 'PD'

Proposed Zoning of Subject Property: 'M1-special' to permit expansion of existing industry, as explained in detail in the Planning Report.

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

Allow for additions to existing building as required to expand operations of the existing industry, as explained in detail in the Planning Report.

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

* An application to amend the Niagara Escarpment Plan has been filed with the NEC. Following approval of the amendment, the rezoning will conform with the Niagara Escarpment Plan.

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.

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: 27.46 m (along lot line)
Depth of Side Lot Lines: Irregular
Lot Area: 2.85 ha
Width of Rear Lot Line: Irregular
Topographic or Special Features: See site plan and/or topographical survey

- 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: Caframco has been operating since 1955. The previous use (cement plant) was established in 1901.

- 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

See attached drawing.

- 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: 9.4%

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

North Georgian Bay South Residential and Airport
East Vacant West Residential

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

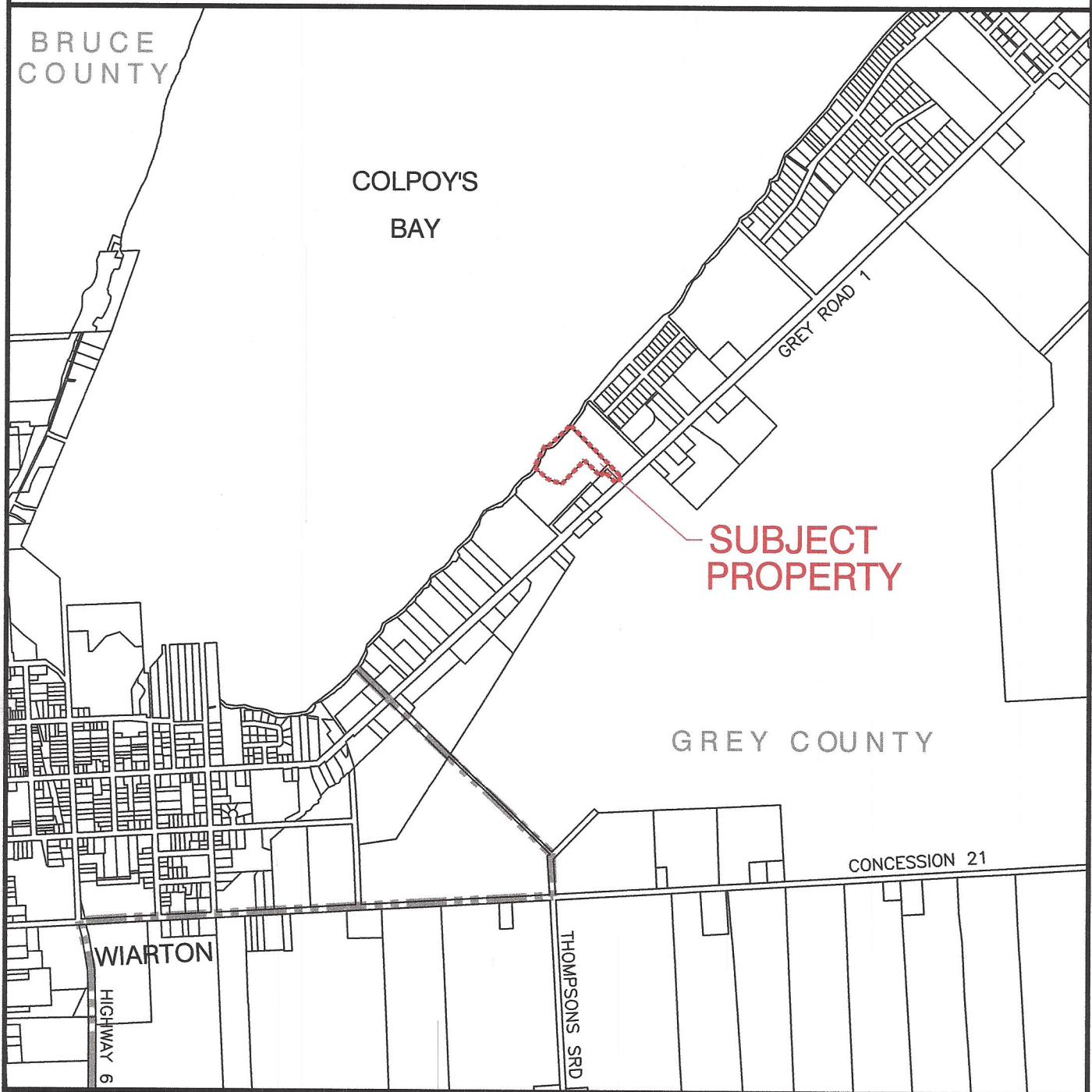
17. The Applicant is required to attach a **sketch** to each copy of the application, and/or in the Justification Report, which will include the following information:
- True dimensions, boundaries and shape of property, drawn to scale, of the subject lands.
 - Full extent of other lands owned by the 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 _____

Figure 1: Location Map



Caframo Limited
Part Lot 3, Jones Range
Geographic Township of Keppel
Township of Georgian Bluffs

RD **RON DAVIDSON**
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO

SCALE 1:20 000