



**Corporation of the
Municipality of West Grey**

402813 Grey Road 4
RR2 Durham, ON N0G 1R0
519-369-2200

For office use only

File # B12.2022

Date Received: August 17th, 2022

Date considered complete: September 13th, 2022

Fees; \$ 1,360.00 (\$1,100.00 SEV + \$260.00 SVCA)

Receipt number: 2022090901

Roll number: 4205-260-004-04000

Committee of Adjustment
Application for Consent

Prior to completing this application form, a pre consultation meeting with West Grey planning staff is required. To arrange a meeting or for more information please contact:

Lorelie Spencer
Manager, planning and development
Phone: 519-369-2200 x 236
Email: lspencer@westgrey.com

The undersigned hereby applies to the committee of adjustment for the Municipality of West Grey under section 53 of the Planning Act R.S.O 1990, as amended.

The application will only be accepted if: the application has been completed properly; a proper drawing has been submitted; the applicable fees have been submitted; and, the necessary background information in support of the proposed development, where deemed necessary by the municipality, has been filed. The submission requirements will be outlined during the pre-submission discussions.

Your submission must include the appropriate fees (cash, cheque, debit only) to cover the consent application and the applicable Saugeen Valley Conservation Authority review fee. Please contact the municipality to determine the exact amount to be paid. The applicable Saugeen Valley Conservation Authority fee can be found on [http://saugeenconservation.com/downloads/Reg_Fee_List_2020 - Authority Approved.pdf](http://saugeenconservation.com/downloads/Reg_Fee_List_2020_-_Authority_Approved.pdf) or by calling 519-367-3040.

The application must be signed by the applicant before a commissioner of oaths. Municipal staff members have been appointed this position. If the applicant is not the owner of the subject property, the applicant must have authorization from the owner to submit the application (see Part H of this application.) If two or more persons collectively own the property, all owners must sign the application form. Upon completion of the application the required signage provided by the municipality must be posted by the property owner on the subject property.

Part A Applicant information

1. Registered owner's name(s) Candue Homes 2020 Ltd
- Mailing address PO Box 656 City Durham
- Province ON Postal code N0G1R0 Email finance@canduehomes.com
- Phone 519-369-5051 ~~Work~~ ~~Ext.~~

- ~~2. Authorized applicant's/agent's name (If different than above)~~

Mailing address _____ City _____
Province _____ Postal code _____ Email _____
Phone _____ Work _____ Ext. _____

3. Send all correspondence to:

☒ Applicant ☐ Agent ☐ Both

4. Name, address, phone of all persons having any mortgage charges or encumbrance on the property:

Northern Credit Union - 118 Queen Street South, Durham

Part B Property information

1. Subject land:

Municipal address 270 Queen Street South Former municipality Durham
 Legal description: Lot 1 & 2 ~~Concession~~ Registered plan 500 Part(s) PT Lot 1&2
 (parts)
 Date lands were acquired by current owner(s) June 2022

2. Description:

Dimensions of the entire property (in metric units)

Lot frontage	Lot depth	Lot area
35.53m +/-	101.94m +/-	0.5 ha. +/-

3. Current planning status of subject lands:

- a. Zoning: R1B (Low density residential) and FL (Flood Way)
- b. Grey County Official plan designation: Primary Settlement Area
- c. West Grey Official plan designation (if applicable): Residential / Environmental Protection
- d. Existing use: Multi-Residential

4. Is there an easement(s) or restrictive covenant(s) that currently applies to the property?

This information must be indicated on the required sketch. No

Part C Purpose of application

1. What is the purpose of the consent application?

- ☒ New lot
- ☐ Lot addition
- ☐ Lease/charge
- ☐ Easement/right of way
- ☐ Other (specify)

2. Explain the consent proposal and include the intended use of the subject lands (both parcels if applicable): Sever the vacant land from the triplex

3. Description of the proposed lots:

		Lot to be severed	Lot to be retained
Frontage (m)		24.93m +/-	7.50m +/-
Depth (m)		36.79m +/-	101.94 m +/-
Area (ha) or (m)		0.09 ha. +/-	0.43 ha. +/-
Use of subject land	Existing use	Triplex	Vacant Land
	Proposed use	Triplex	Bungalow Townhouse

		Lot to be severed	Lot to be retained
		Triplex	Vacant Land
Existing buildings and structures	Use		
	Ground floor area	208 m2 +/-	
	Total floor area	416 m2 +/-	
	# of storeys	2	
	Height	9.144 m +/-	
Proposed Buildings and structures	Use	No change	Bungalow Townhouses
	Ground floor area		

		Lot to be severed	Lot to be retained
Proposed Buildings and structures	Total floor area	To be determined	T
	# of storeys		
	Height		
Servicing	Water servicing	<input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Communal <input type="checkbox"/> Private well	<input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Communal <input type="checkbox"/> Private well
	Sanitary servicing	<input type="checkbox"/> Communal <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Private septic	<input type="checkbox"/> Communal <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Private septic
	Storm servicing	<input checked="" type="checkbox"/> Storm sewers <input type="checkbox"/> Ditches <input type="checkbox"/> Swales	<input checked="" type="checkbox"/> Storm sewers <input type="checkbox"/> Ditches <input type="checkbox"/> Swales
Road access		<input type="checkbox"/> Provincial highway <input type="checkbox"/> County road <input checked="" type="checkbox"/> Municipal road, open year-round <input type="checkbox"/> Municipal road, not maintained year- round <input type="checkbox"/> Private right of way	<input type="checkbox"/> Provincial highway <input type="checkbox"/> County road <input checked="" type="checkbox"/> Municipal road, open year-round <input type="checkbox"/> Municipal road, not maintained year- round <input type="checkbox"/> Private right of way

4. If applicable, state the name of the person to whom the land is to be transferred, charged or leased:

Name(s): _____

Address _____ City _____

Phone _____ Work _____ Cell _____

Email _____

5. Is the consent application consistent with the provincial policy statements?

Yes ☒ No ☐

6. List all the public agencies to which you discussed this consent application prior to submitting this application: Municipality of West Grey - Lorelie Spencer, Manager of Planning and Development

7. List the titles of any supporting documents submitted with this application (e.g. planning report, environmental impact study, traffic study, storm water management report etc.)

Part D Agricultural property history (if applicable)

The following questions are in regards to the farming on your property.

1. Using the table on page 9 and 10 specify the type of farming on your property by indicating animal type, description and barn type:

2. How long have you owned the farm? _____

3. Are you actively farming the land (or do you have the land farmed under your supervision)?

Yes - for how long? _____

No - when did you stop farming? _____

For what reason did you stop farming? _____

4. Total area of farm holding: (acres) _____

5. Tillable area: (acres) _____

6. Capacity of barns on your property in terms of livestock units: _____

7. Using the table below specify the manure facilities on your property: _____

Solid	Liquid
Solid, inside , bedded pack (V1)	Liquid, inside, underneath slatted floor (V5)
Solid, outside, covered (V2)	Liquid, outside, with a tight fitting cover (V6)
Solid, outside, no cover (V3)	Liquid, outside, no cover, anaerobic digester (V7)
(greater than or equal to 30% dry matter)	Liquid, outside, permanent floating cover (L2)
Solid, outside, no cover (V4)	Liquid, outside, no cover, straight-wall (M1)
(18 to 30% dry matter with covered liquid runoff storage)	Liquid, outside, roof, open sides (M2)
Solid, outside, no cover (L1)	Liquid, outside, no cover, sloped-sided (H1)
18 to 30% dry matter with uncovered liquid runoff storage)	

Part E Agricultural property history of nearby properties (if applicable)

1. Are there any barns on nearby properties within 450m (1500 feet) of the proposed lot?

Yes ☐ No ☐

If the answer is yes, these barns and distances to the subject property must be shown on the sketch.

If the answer is no, proceed to Part F.

***(please indicate each farm with a number to distinguish between the various farms if there is more than one.)**

2. Using the table on page 9 and 10 specify the type of farming on the nearby properties by indicating animal type, description and barn type:

1. _____
2. _____
3. _____
4. _____

3. Tillable area: (acres) 1. _____ 2. _____ 3. _____ 4. _____

4. Capacity of barns on nearby properties in terms of livestock units:

1. _____
2. _____
3. _____
4. _____

5. Using the table below specify the manure facilities on nearby properties:

1. _____
2. _____
3. _____
4. _____

Solid	Liquid
Solid, inside , bedded pack (V1)	Liquid, inside, underneath slatted floor (V5)
Solid, outside, covered (V2)	Liquid, outside, with a tight fitting cover (V6)
Solid, outside, no cover (V3) (greater than or equal to 30% dry matter)	Liquid, outside, no cover, anaerobic digester (V7)
	Liquid, outside, permanent floating cover (L2)
Solid, outside, no cover (V4) (18 to 30% dry matter with covered liquid runoff storage)	Liquid, outside, no cover, straight-wall (M1)
	Liquid, outside, roof, open sides (M2)
Solid, outside, no cover (L1) 18 to 30% dry matter with uncovered liquid runoff storage)	Liquid, outside, no cover, sloped-sided (H1)

Animal type	Description	Barn type
Beef	Cows, including calves to weaning (all breeds) Feeders (7-16 months) Backgrounds (7-12.5 months) Shorkeepers (12.5-17.5 months)	Confinement Yard/barn Confinement total slats Confinement bedded pack
Dairy Cattle	Milking Age Cows (dry or milking) Large-framed: 545kg – 636kg (e.g. holsteins) Medium-framed: 455kg (e.g. guernseys) Small-framed: 364kg – 455kg (e.g. jerseys) Heifers (5 months to freshening) Large framed: 182kg – 545kg (e.g. holsteins) Medium-framed: 39kg – 148kg (e.g. guerneys) Small-framed: 364kg – 455kg (e.g. jerseys) Calves (0 to 5 months) Large-framed; 45kg - 182kg (e.g. holsteins) Medium-framed; 39kg - 148kg (e.g. guernseys) Small-framed; 30kg - 125kg (e.g. jerseys)	Deep bedded Free stall Manure pack outside access pack Scrape 1 side Pack scrape 2 sides 3 row free stall 4 row free stall (head to head) 4 row free stall (tail to tail) 6 row free stall sand tie stall
Swine	Sows with litter, segregated early weaning Sows with litter, non-segregated early weaning Breeder gilts (entire barn designed for this) Weaners (7kg - 27kg) Feeders (27kg - 105kg)	Deep bedded Full slats Partial slats Solid scrape Non-segregated early weaning Segregated early weaning
Sheep	Ewes & rams (for meat) Ewes & rams (dairy operation) Lambs (dairy or feeder lambs)	Confinement Outside access
Chickens	Layer hens (for eating eggs) Layer pullets Broiler breeder growers (transferred to layer barn) Broiler breeder layers (transferred from grower barn) Broilers on an 8 week cycle Broilers on an 9 week cycle Broilers on an 10 week cycle Broilers on an 12 week cycle Broilers on any other cycle	Cages Litter with slats Litter

Turkeys	Turkey pullets	Information not required
	Turkey breeder layers	
	Breeder toms	
	Broilers	
	Hens	
	Toms (day olds to over 10.8kg to 20kg)	
	Turkeys at any other weight	
Horses	Large-framed, mature; greater than 681kg	Information not required
	Medium-framed, mature; 227kg - 680kg	
	Small-framed, mature; less than 227kg	
Other (e.g. goats, ostriches, etc.)		

Part F Status of other planning applications

1. Has the applicant or owner made an application for any of the following, either on or within 120m of the subject land?

Official plan amendment	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Zoning bylaw amendment	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Filed concurrently ZA17.2022
Minor variance	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Severance	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Plan of subdivision	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Site plan control	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	

If any answer to any of the above is yes please provide the following information

File No. of application ZA17.2022

Approval authority Municipality of West Grey

Purpose of application To change the zoning of the subject lands from R1B to R3 to permit the existing triplex and proposed condo units.

Status of application Pending

Effect on the current application for severance To implement a condition of consent to permit higher density residential units.

Part G Sketch

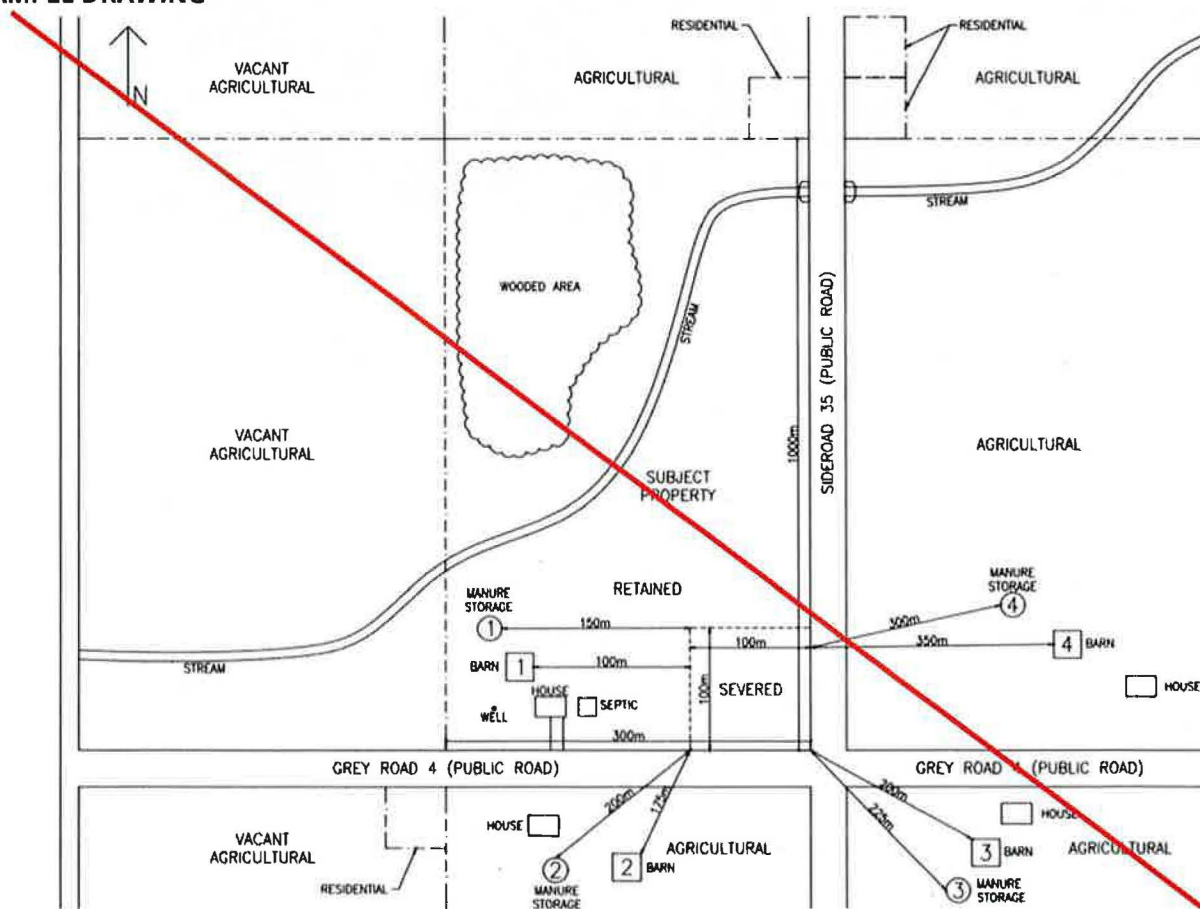
1. The application shall be accompanied by a clear, legible sketch showing the following information on the blank sheet provided. Failure to provide the following information can result in a delay of processing the application.

The sketch must be accurate, to scale and include the following:

- A north arrow;
- The boundaries and dimension of the subject land;
- The location, size and type of all existing and proposed buildings and structures on the subject land, indicating their distance from lot lines;
- The location of all barns and manure storage facilities within 500 metres of the subject property;
- The appropriate location of all features on the subject and adjacent properties including wooded areas, railways, rivers and streams, etc.;
- The location of septic system and well (if applicable);
- The current uses of the lands adjacent to the subject land;
- The location of driveways and parking areas on the subject property;
- The location, width and name of all open and unopened roads that abut the property; and
- The location and nature of any easement affecting the subject land.

(The committee may also request the applicant to provide a photograph and/or survey of the lands or location for which this application is made.)

SAMPLE DRAWING





Part H Authorization/declaration and affidavit

1. Authorization for agent/solicitor to act for owner:

(If the solemn declaration is to be completed by other than the registered owner of the subject lands, the owner's written authorization below (or letter of authorization) **must** be completed.)

I/We, _____ am/are the owner(s) of the land that is subject of this application for consent.

I/We authorize _____ to make this application on my/our behalf as my/our agent.

Signature of owner(s) Date

Signature of witness Date

2. Declaration of owner/applicant:

Note: This affidavit must be signed in the presence of a commissioner of oaths.

I/We CANDUE HOMES 2020 Ltd. of the Municipality of West Grey
(Print name of applicant) (name of town, township, etc)

In the County of Grey
(region/county/district)

solemnly declare that all of the statements contained in this application and supporting documentation are true and complete. I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effects as if made under oath and by virtue of the "Canada Evidence Act."

Declared before me at the County of Grey
(region/county/district)

in the Municipality of West Grey

This 09 day of Sept, 2022
(day) (month) (year)

Berly Wright
Signature of owner/agent

Sept 13/22
Date

Laura Katherine Wilson
Signature of commissioner

Sept 13, 22
Date

Laura Katherine Wilson, a Commissioner, etc.,
County of Grey, for the Corporation of the
Municipality of West Grey.
Expires January 31, 2025

3. Owner/Applicant's Consent Declaration:

In accordance with the provisions of the Planning Act, it is the policy of the Municipality of West Grey Planning Department to provide the public access to all development applications and supporting documentation.

In submitting this development application and supporting documentation, I, CANDUE HOMES 2020 Ltd., the owner/the authorized applicant, hereby acknowledge the above-noted policy and provide my consent, in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act, that the information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

I hereby authorize the Municipal staff and members of the decision making authority to access to the subject site for purposes of evaluation of the subject application.

Berky Welfy
Signature

Sept 13/22
Date

THE INFORMATION IS PROVIDED AS IS
AND THE USER AGREES TO HOLD
THE MUNICIPALITY OF WEST GREY
HARMLESS FROM ALL CLAIMS
AND DAMAGES OF ANY KIND
ARISING OUT OF THE USE OF
THIS INFORMATION