

**Corporation of the
Municipality of West Grey**



**Committee of Adjustment
Application for Minor Variance**

**Application is hereby made
to the approval authority:**

The Municipality of West Grey
Committee of Adjustment
402813 Grey Road 4, RR 2
Durham, ON N0G 1R0

Phone: 519 369 2200 x 229
Email: mturner@westgrey.com
Fax: 519 369 5962

For Office Use Only

Date Accepted: _____
File Number: _____
Roll Number(s): _____
Municipal Fee Paid: _____
Receipt Number: _____

**Minor Variance Application Fee - \$780.00 (includes fee payable
to the Saugeen Valley Conservation Authority)**

Part A Applicant Information

1. (a) Registered Owner's Name(s): GARY COVER
Address [REDACTED] BAPTIST CHURCH ROAD, PRILEVILLE, ONT.
Postal Code N0C 1K0 Email [REDACTED]
Phone N/A Work N/A Ext.
Fax N/A Cell [REDACTED]

(b) Authorized Applicant's/Agent's Name (If different than above)

CDN BUILDINGS
Address 1-523 JAMES ST. DELHI, ONT
Postal Code N4B 2C2 Email [REDACTED]
Phone [REDACTED] Work Ext.
Fax Cell

(c) Send all correspondence to (choose one):

☐ Applicant ☒ Agent

Part B Property Information

2. Subject Land:

Municipal Address 493815 BAPTIST CHURCH ROAD
Former Municipality
Legal Description: Lot Concession
Registered Plan Part(s)
Date lands were acquired by current owner(s) OCTOBER 2010

3. Description:

(a) Description of the Entire Property (in metric units)

Lot Frontage 76.2m Lot Depth 45.72m Lot Area 3483.86739 m.

(b) Description of the area affected if only a portion of the entire property is the subject of this application (in metric units)

Lot Frontage 7.315m Lot Depth 7.315m Lot Area 53.509 sq m.

4. Current Planning Status of Subject Lands:

(a) Zoning: _____

(b) Official Plan Designation: _____

5. Describe the nature and extent of relief from the zoning by-law:

WOULD LIKE A GARAGE

6. Reasons why the proposed use cannot comply with the provisions of the by-Law:

BIG TREE IN WAY.

7. Indicate the existing uses of the subject land and how long the existing use has continued:

RESIDENTIAL FOR AS LONG AS I KNOW

8. Indicate the proposed uses of the subject land:

RESIDENTIAL - JUST NEEDED A GARAGE

9. Indicate the Type of Road Access:

- ☐ Open and Maintained Municipal Road Allowance
☒ County Road
☐ Provincial Highway Access
☐ Non-maintained/Seasonally Maintained Municipal Road Allowance
☐ Private Right-of-Way

10. Indicate the Applicable Water Supply and Sewage Disposal:

	Existing	Proposed
Municipal Water	<input type="checkbox"/>	<input type="checkbox"/>
Communal Water	<input type="checkbox"/>	<input type="checkbox"/>
Private Well	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Municipal Sewers	<input type="checkbox"/>	<input type="checkbox"/>
Communal Sewers	<input type="checkbox"/>	<input type="checkbox"/>
Private Septic	<input checked="" type="checkbox"/>	<input type="checkbox"/>

11. Indicate the Storm Drainage:

	Existing	Proposed
Sewers	<input type="checkbox"/>	<input type="checkbox"/>
Ditches	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Swales	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify)	<input type="checkbox"/>	<input type="checkbox"/>

12. Provide the following details for all buildings, both existing and proposed. (Use separate page if necessary):

Building Type:	HOUSE		GARAGE			
	Existing	Proposed	Existing	Proposed	Existing	Proposed
Date of Construction	1978			2020		
Ground Floor Area (m ²)	100.8			53.509		
Gross Floor Area (m ²)	100.8			53.509		
Number of Stories	1			1		
Width (m)	7.518			7.315		
Length (m)	13.41			7.315		
Height (m)	3.657			3.657		
Use	HOUSE			GARAGE		
Setback from front lot line (m)	29.560			22.255		
Setback from rear lot line (m)	2.74			16.15		
Setback from side lot lines (m)	7.315 / 61.38			33.121 / 35.76		

13. Other Applications (if known, indicate if the subject land is the subject of an application under the Planning Act for):

Plan of Subdivision – File/Status (s.51): _____

Consent – File/Status (s.53): _____

Previous Minor Variance - File (s.45): _____

14. Please provide a sketch showing the following:

- (a) The boundaries and dimensions of the subject land;
- (b) The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot line;
- (c) The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks;
- (d) The current uses on the land that is adjacent to the subject land;
- (e) The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or a right of way;
- (f) 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.)

Part C Authorization/Declaration and Affidavit

15. 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) LARRY COVER
Name of Owner(s)

of the MUNICIPALITY of WEST GREY in the COUNTY of GREY
city/town/municipality county/region

registered owner of 493815 BAPTIST CHURCH ROAD
property description

do hereby authorize CDN BUILDINGS - MICHELE HANNON
Name(s) of Authorized Agent(s)

to act as my (our) agent for the purposes of this application.

Signature of Owner(s)

Date

Sept 22/20

Signature of Witness

Date

Sept 22/2020

16. Declaration of Owner/Applicant:

Note: This Affidavit must be signed in the presence of a Commissioner of Oaths.

I/ (We) GARY COVER
Name of Owner(s)

of the MUNICIPALITY of WEST GREY in the COUNTY of GREY
city/town/municipality county/region

Declared before me at the Town of Durham
city/town/municipality

in the County of Grey
county/region

this 22nd day of September, 2020.

Signatures of Owner(s)

Date

Sept 22/20

Signature of Commissioner

Date

Sept 22/20

Mary Frances Heffernan
a Commissioner, etc.
Province of Ontario,
for Fallis Fallis & McMillan
Barristers and Solicitors
Expires September 11, 2021

In accordance with the provision of the Planning Act, it is the policy of the Municipality to provide public access to all development applications and supporting documentation. In submitting this application and supporting documentation, the Owner/Applicant/Agent hereby acknowledge the above-noted and consents, 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, as well as commenting letters of reports issued by the municipality and other review agencies will be part of the public record and will also be available to the general public.