



Corporation of the Municipality of West Grey
Application for Official Plan and/or Zoning Amendment

Z10. / 2020

A. The Amendment

1.* Type of Amendment

Official Plan* [] ☒ Zoning By-law No. [☒] Both []

2.* What is the purpose of and reasons for the proposed amendment(s)?

To ensure zoning is appropriate for severance application

B. General Information

3. Applicant Information

(a) Registered Owner's Name(s): 1993934 Ontario Inc.
Address: [REDACTED] Durham Rd E RR#1 Durham, ON NOG1R0
Phone: Home [REDACTED] Work () Fax ()

(b)* Applicant (Agent) Name(s): N/A
Address: _____
Phone: Home () Work () Fax ()

(c) Name, Address, Phone # of all persons having any mortgage, charge or encumbrance on the property:
Northern Credit Union PO Box 708
118 Queen St. S Durham, ON NOG1R0

(d) Send Correspondence To? Owner [☒] Agent [] Other []

4. What area does the amendment cover?

- (a) [] the "entire" property or
(b) [☒] just a "portion" of the property

5.* Provide a description of the "entire" property:

Municipal Address: 502413 Concession 10 NDR Elmwood, ON
Concession: 11 NDR Lot: Part Lot 30 Registered Plan No. 16R11234
Area: 40 hectares / 100 acres Depth: 1000 metres / 3281 feet Frontage: 427 metres / 1400 feet

6.* Provide a description of the area to be amended if only a "portion" of the property:

[illegible]

7.* What is the current planning status?

Official Plan Designation: _____

Zoning: A2

8. **List land uses that are permitted by current official plan designation:**

C. Existing and Proposed Land Uses and Buildings

9. **What is the “existing” use of the land?**

Agriculture

10. **What is the “proposed” use of the land?**

Agriculture

11. **Provide the following detail for all buildings:** (Use a separate page if necessary)

	Existing	Proposed
a) Type of Building(s)	_____	_____
b) Main Building Height	_____ (m.) _____ (ft.)	_____ (m.) _____ (ft.)
c) % Lot Coverage	_____	_____
d) # of Parking Spaces	_____	_____
e) # of Loading Spaces	_____	_____
f) Number of Floors	_____	_____
g) Total Floor Area	_____ (sq. m.) _____ (sq. ft.)	_____ (sq. m.) _____ (sq. ft.)
h) Ground Floor Area (exclude basement)	_____ (sq. m.) _____ (sq. ft.)	_____ (sq. m.) _____ (sq. ft.)

D. Existing and Proposed Services

12. Indicate the applicable water supply and sewage disposal:

	<u>Municipal Water</u>	<u>Communal Water</u>	<u>Private Well</u>	<u>Municipal Sewers</u>	<u>Communal Sewers</u>	<u>Private Septic</u>
a) Existing	[]	[]	[✓]	[]	[]	[✓]
b) Proposed	[]	[]	[✓]	[]	[]	[✓]

13. **Are stormwater sewers present?** ☐ Yes ☒ No

14. What is the name of the road providing access? Concession 10 NDR

E. Official Plan Amendment (Proceed to No.18 (Drawing) if an Official Plan Amendment is not proposed)

15.* Does the proposed official plan amendment do the following?

Change a policy in the Official Plan	Yes []	No []	Unknown []
Replace a policy in the Official Plan	Yes []	No []	Unknown []
Delete a policy in the Official Plan	Yes []	No []	Unknown []
Add a policy in the Official Plan	Yes []	No []	Unknown []
Add or Change a designation in Official Plan	Yes []	No []	Unknown []

16.* If applicable and known at time of application, provide the following:

- a) Section Number(s) of Policy to be Changed _____
- b) Text of the proposed new policy attached on a separate page? Yes [] No []
- c) New designation name: _____
- d) Map of proposed new Schedule attached on a separate page? Yes [] No []

17. List land uses that would be permitted by the proposed amendment:

18. Agricultural Property History

- i) What type of farming has been or is currently being conducted?

(Please indicate the type of farming on the form on the proceeding page by circling the Animal Type, a description, and a Barn Type. Please label each barn with a number on the sketch and the form.)

- ii) a) How long have you owned the farm? 4 months

- b) 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? In process of fixing land

- iii) a) Area of total farm holding: Hectares 40 Acres 100

- b) Number of tillable hectares (acres) 75

Type:

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)_____

- v) a) Are there any **barns** on **other** properties **within 450 metres (1,500 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 as well as details outlined on page 6.

- b) What type of farming has been or is currently being conducted? Cash cropping
(Please indicate the type of farming on the form on the page 5 by circling the Animal Type, a description, and a Barn Type. Please label each barn with a number on the sketch and the form.)

- c) Number of tillable hectares (acres) on other property: Hectares _____
Acres 60

****NOTE:** Please indicate each farm with a number to distinguish between the various farms if there is more than one than one**

- d) Capacity of barn on other property in terms of livestock units 12 beef cattle

****NOTE:** Please indicate each farm with a number to distinguish between the various farms if there is more than one**

- e) Manure storage facilities on other property No liquid manure storage facilities

****NOTE:** Please indicate each farm with a number to distinguish between the various farms if there is more than one**

Type:

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)_____

- vi) Are there municipal drains on the subject property? Yes _____ No ☒

(if the answer is yes, please indicate on sketch detailing layout of municipal drainage system)

Circle most appropriate type from each column (Information required based on new MDS): ***Note: Please indicate each farm with a number to distinguish between the various farms if there are more than one***

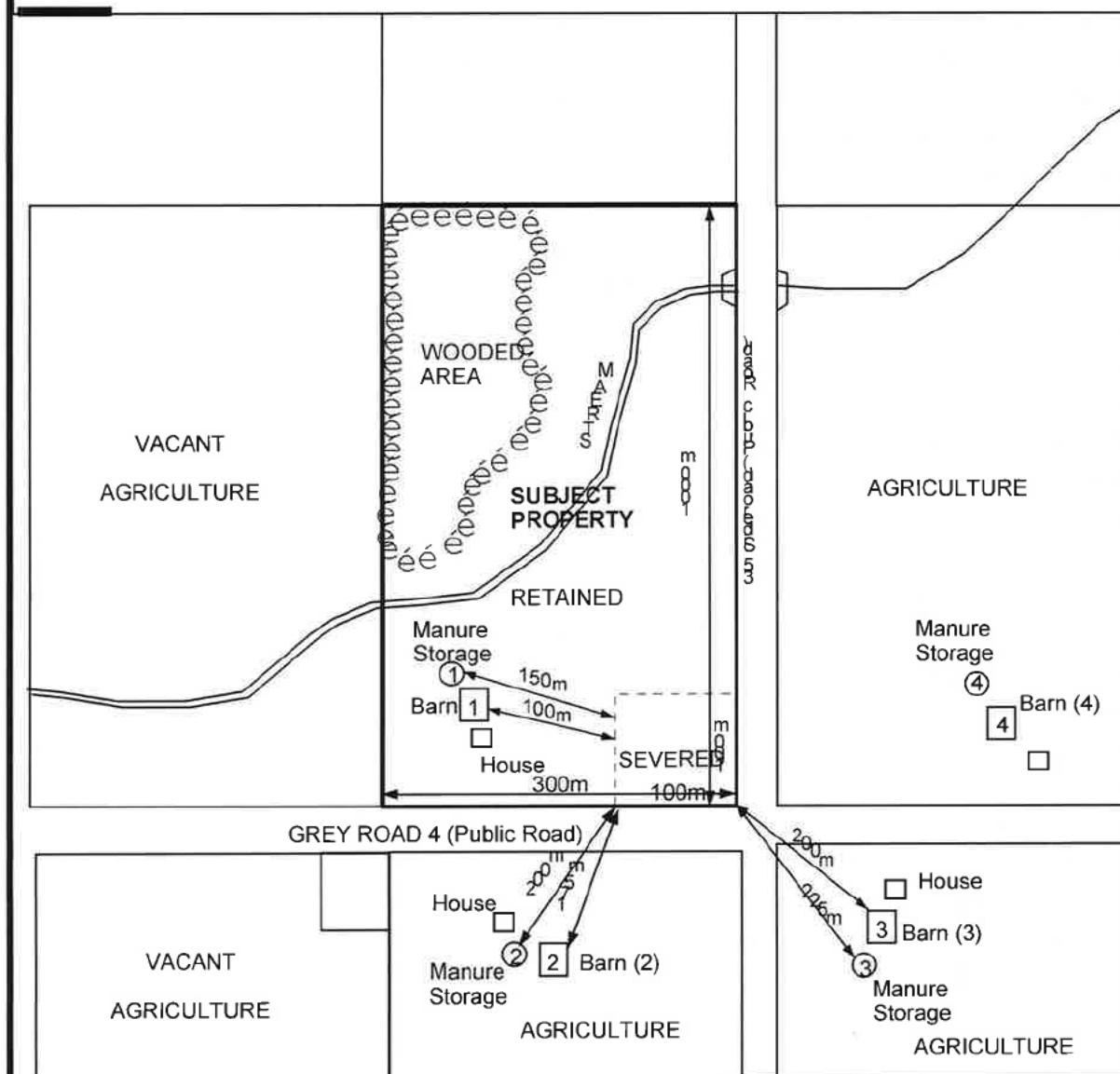
Animal Type	Description	Barn Type
Beef	Cows, including calves to weaning (all breeds) Feeders (7 -16 months) Backgrounders (7-12.5 months) Shortkeepers (12.5 - 17.5 months)	Confinement Yard/Barn Confinement Total Slats Confinement Bedded Pack
Dairy Cattle	Milking Age Cows (dry or milking) Large-framed; 545kg - 636kg (e.g. Holsteins) Medium-framed; 455kg - 545kg (e.g. Guernseys) Small- framed; 364kg - 455 kg (e.g.. Jerseys) Heifers (5 months to freshening) Large-framed; 182kg - 545kg (e.g. Holsteins) Medium-framed; 39kg - 148kg (e.g. Guernseys) Small- framed; 364kg - 455 kg (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 - 125 kg (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 Turkey Breeder Layers Breeder Toms Broilers Hens Toms (day olds to over 10.8kg to 20kg) Turkeys at any other weights	Information not required
Horses	Large-Framed, mature; greater than 681kg Medium-framed, mature; 227kg - 680kg Small-framed, mature; less than 227kg	Information not required
Other: (e.g. Goats, Ostriches, etc.)		

19. Sketch - You must show all of the required information

The sketch must be submitted with the application on paper no larger than 8 1/2" x 14".

- Outline the **severed parcel in red**, and the **retained parcel in green**.
- Clearly label which is the severed parcel and which is the retained parcel.
- "North Arrow"
- "**Subject Land**" - all land owned by the applicant - boundaries and dimensions.
- The distance between the applicant's land and the nearest township lot line or appropriate landmark (eg. bridge, railway crossing, etc.).
- The 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.
- 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.
- The use of adjoining land (eg. residential, agricultural, cottage, commercial, etc.).
- 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.
- The location and nature of any easement affecting the subject land.
- 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.

Sample Sketch



20. Use this page for your sketch. Show all required information (see # 19)

Laurel K. Johnson, Wilson's Commission, etc.
I have read this for the Corporation of the
Municipality of West Grey.
Signed January 31, 2015

G. Other Related Planning Applications

21.* **Has the applicant or owner made application for any of the following, either on or within 120 metres of the subject land?**

Official Plan Amendment	Yes	[]	No	[<input checked="" type="checkbox"/>]
Zoning By-law Amendment	Yes	[]	No	[<input checked="" type="checkbox"/>]
Minor Variance	Yes	[]	No	[<input checked="" type="checkbox"/>]
Plan of Subdivision	Yes	[]	No	[<input checked="" type="checkbox"/>]
Consent (Severance)	Yes	[<input checked="" type="checkbox"/>]	No	[]
Site Plan Control	Yes	[]	No	[<input checked="" type="checkbox"/>]

22.* **If the answer to question 19 is yes, please provide the following information:**

File No. Of Application B03/2020

Approval Authority _____

Lands Subject to Application _____

Purpose of Application _____

Status of Application _____

Effect on the Current Application for Amendment _____

H. Other Supporting Information

23. **Please list the titles of any lease list the titles of any supporting documents:** (e.g. Environmental Impacts Study, Hydrogeological Report, Traffic Study, Market Area Study, Aggregate License Report, Stormwater Management Report, etc.)

N/A

I. AUTHORIZATION FOR AGENT/SOLICITOR TO ACT FOR OWNER:

(If affidavit (J) is signed by an Agent/Solicitor on Owner's behalf, the Owner's written authorization below **must** be completed.)

I (we) _____ of the _____ of _____, in the County/Region of _____ do hereby authorize _____ to act as my agent in this application.

Signature of Owner _____

Date _____

J. Affidavit: (This affidavit **must** be signed in the presence of a Commissioner)

I (we) Kevin Tremble of the municipality of West Grey in the County/Region of Grey solemnly declare that all the statements contained in this application are true, and I(we), make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the **Canada Evidence Act**.

Declared before me at the Municipality of West Grey, in the County/Region of Grey this 14 day of October, 2020.

[Signature]

Signature of Owner or Authorized Solicitor or Authorized Agent

Oct 14/20

Date

[Signature]
Signature of Commissioner

Laura Katherine Wilson, a Commissioner, etc.,
Province of Ontario, for the Corporation of the
Municipality of West Grey.
Expires January 31, 2022

Oct 14, 2020
Date

Application and fee of \$ _____ received by the municipality:

Signature of Municipal Employee _____

Date _____

Corporation of the Municipality of West Grey

January, 2015



Corporation of the Municipality of West Grey **Application for Official Plan and/or Zoning Amendment**

Guidelines

Introduction: The submission of an application to the municipality to amend the Official Plan or Zoning By-law is provided for in the Ontario Planning Act. As such, this form must be completed and accompanied with the required fee prior to consideration by Council or a Committee of Council. The purpose of these guidelines is to assist persons in completing the application to amend the Official Plan or Zoning By-law. Should you require clarification on any matter covered by this application, please contact the Municipal Office at the address at the bottom of the page.

Application Fees: Each application must be accompanied by the application fee in the form of a cheque payable to the Municipality of West Grey. This fee shall be considered a deposit which is used to pay all legal, planning and other associated costs with respect to processing of the subject application. If the total costs incurred by the municipality should exceed the amount of the application fee, the applicant may be requested to pay the outstanding balance.

Authorization: If the applicant (agent or solicitor) is not the owner of the subject land, a written statement by the owner must accompany the application which authorizes the applicant to act on behalf of the owner as it relates to the subject application (see Section I, page 4).

Drawing: All applications for Official Plan or Zone change must include an accurate to scale drawing. See Question 19) for drawing detail requirements.

Supporting Documentation: Please bear in mind that additional information may be required by the municipality, county, local and provincial agencies in order to evaluate the proposed amendment. This information is often a requirement of the local Official Plan, the County Official Plan, Provincial policies and/or applicable regulations. The required information may include studies or reports to deal with such matters as environmental impacts, traffic, water supply, sewage disposal and storm water management.

In addition the applicant may be required to submit a more detailed site plan, under **site plan control**, prepared by a qualified professional, showing the proposed development including all new buildings and structures, parking areas, landscaping and other site information as required by the Municipality. Section 6 of Provincial Regulation 42/95 outlines "prescribed" information, this is identified in the following application with an asterix* beside the question number

Approval Process: Upon receipt of an **application**, the required **fee**, and **other information** as may be required by Council will determine whether there is sufficient merit in processing the application further (i.e. the circulation of notice and the holding of at least one public meeting as required by the Ontario Planning Act). The applicant will be requested to attend the various meetings, including a public meeting, to present the proposal. The applicant will be provided notice of any decision made by Council. Local Official Plan Amendments are adopted by Council and then forwarded to the County of Grey for approval, which involves circulation to various agencies for their comments. These agencies may require additional information to evaluate the proposal.

Further Information:

Mark Turner, Clerk
Municipality of West Grey
402813 Grey Road #4, R.R. #2, Durham, Ontario, N0G 1R0.
Phone: (519) 369-2200 or (800) 538-9647;
Fax: (519) 369-5962;
Email: mturner@westgrey.com

Fees:

Zoning By-law Amendment (consent related) - \$900.00;
Zoning By-law Amendment (minor) - \$1,000.00;
Zoning By-law Amendment (major*) - \$1,000.00 + \$5,000 contingency fee;
By-law to Remove Holding (H) Symbol - \$500.00;
* Major Zoning By-law Amendments include applications for gravel pits, plans of subdivision, plans of condominium;
Official Plan Amendment - \$1,000.00;
Combined Zoning By-law (minor) & Official Plan Amendment - \$1,800.00;
Combined Zoning By-law (major) & Official Plan Amendment - \$1,800.00 + \$5,000 contingency fee.

Note: The Municipality also collects an additional \$220.00 per Application on behalf of the Saugeen Valley Conservation Authority

16. Use This Page For Your Sketch. Show All Required Information.
(see # 15)

