

**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: June 22, 2020
File Number: A01/2020
Roll Number(s): 4205 280 007 1464
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): Jako Developments Inc

Address 521398 CON 12 NDR, Elmwood, ON

Postal Code NOG 1S0 Email _____

Phone _____ Work _____ Ext. _____

Fax _____ Cell _____

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

Karl Schipprack

Address 344058 Northline Priceville, ON

Postal Code N0C 1K0 Email [REDACTED]

Phone [REDACTED] Work [REDACTED] Ext. _____

Fax _____ Cell _____

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

☒ Applicant ☐ Agent

Part B Property Information

2. Subject Land:

Municipal Address Lot 22 Louise Creek Crescent, Forest Creek Estate

Former Municipality Bentinck

Legal Description: Lot _____ Concession _____

Registered Plan 1097 Part(s) Lot 22

Date lands were acquired by current owner(s) 2018

3. Description:

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

Lot Frontage 125' Lot Depth 350' Lot Area 1 acre

(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 _____ Lot Depth _____ Lot Area _____

4. Current Planning Status of Subject Lands:

(a) Zoning: ER

(b) Official Plan Designation: _____

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

1. Reduce side yard setback on the east side to 3 meters

2. Allow accessory garage in front yard

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

1. Move SFD closer to property line to allow room for driveways, parking and septic

2. Due to the site conditions there is no location in the side or rear yard for an accessory garage

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

Land is vacant

8. Indicate the proposed uses of the subject land:

Residential

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 type="checkbox"/>	<input checked="" type="checkbox"/>
Municipal Sewers	<input type="checkbox"/>	<input type="checkbox"/>
Communal Sewers	<input type="checkbox"/>	<input type="checkbox"/>
Private Septic	<input type="checkbox"/>	<input checked="" 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 checked="" 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:	Dwelling		Garage	
	Existing	Proposed	Existing	Proposed
Date of Construction		Aug 2020		2021
Ground Floor Area (m ²)		2000 ft sq 185 m sq		600 ft sq 55 m sq
Gross Floor Area (m ²)		185 m sq		64 m sq
Number of Stories		1		1
Width (m)		22 m		8 m
Length (m)		11 m		8 m
Height (m)		7 m		5 m
Use		Dwelling		Accessory Garage
Setback from front lot line (m)	9 m	27 m		23 m
Setback from rear lot line (m)	9 m	60 m		65 m
Setback from side lot lines (m)	6 m	3 m east side	1 m	1.5 m

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) _____
Name of Owner(s)

of the _____ of _____ in the _____ of _____
city/town/municipality county/region

registered owner of _____
property description

do hereby authorize _____
Name(s) of Authorized Agent(s)

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

Signature of Owner(s)

Date

Signature of Witness

Date

16. Declaration of Owner/Applicant:

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

I/ (We) KARL SCHAPPRACK
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 19 day of June, 2020.

Karl Schapprack
Signatures of Owner(s)

JUNE 19/20
Date

[Signature]
Signature of Commissioner

JUNE 19, 2020
Date

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.

From: koelenfarms@hsfx.ca,

To: [REDACTED]

Cc: [REDACTED]

Subject: Permission statement

Date: Thu, Jun 18, 2020 7:48 pm

Good evening Mr. Schipprack,

JAKO Development gives you permission to pursue the minor variance with the municipality of west Grey for lot 22, Louise Creek Crescent in Forest Creek Estates.

Regards,

Harry Koelen

Sent from my iPhone



Legend

-  Parcels - Current
- Large Scale Roads**
 -  Provincial Highway
 -  County Road
 -  Township Road
 -  Seasonal Road
-  Grey County Boundary

Notes

56 0 28 56 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere
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Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Printed June 18, 2020

THIS MAP IS NOT TO BE USED FOR NAVIGATION



Legend

Zoning - West Grey

- | | | |
|--|-----|----------------------------|
| | A1 | Agricultural |
| | A2 | Rural |
| | A3 | Restricted Rural |
| | C1 | General Commercial |
| | C2 | Highway Commercial |
| | C3 | Neighbourhood Commercial |
| | C4 | Shopping Centre Commercial |
| | C5 | Hamlet Commercial |
| | C6 | Rural Commercial |
| | FD | Future Development |
| | FL | Flood Way |
| | I | Institutional |
| | M1 | Industrial |
| | M2 | Restricted Industrial |
| | M3 | Rural Industrial |
| | M4 | Extractive Industrial |
| | MH | Mobile Home Park |
| | MU1 | Mixed Use |
| | ND | No Development |
| | NE | Natural Environment |
| | NE2 | Natural Environment 2 |
| | OS | Open Space |
| | ER | Estate Residential |
| | R1A | Unserviced Residential |
| | R1B | Low Density Residential |
| | R2 | Medium Density Residential |
| | R3 | High Density Residential |

Parcels - Current

Large Scale Roads

- Provincial Highway
- County Road
- Township Road
- Seasonal Road

Grey County Boundary

Notes

Roll Number: 420528000701464
 Lot 22, Plan 1097
 Geographic Township of Bentinck
 Municipality of West Grey
 County of Grey

111 0 56 111 Meters

WGS 1984 Web Mercator_Auxiliary_Sphere
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