

**Corporation of the
Municipality of West Grey**

E-MAILED
Feb 4 2021



**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 236

Email: ispencer@westgrey.com

Fax: 519 369 5962

For Office Use Only

Date Accepted: MARCH 8 / 21
File Number: A01.2021
Roll Number(s): 220.0010.5701
Municipal Fee Paid: YES
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): Jeff Hopkins

Address 393608 Con 2 WGR RR#1

Postal Code N0G 1R0 Email _____

Phone 519 [REDACTED] Work 519 [REDACTED] Ext. _____

Fax _____ Cell _____

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

Jay Tremble
Address 615 Aspen St PO Box 665

Postal Code N0G 1R0 Email admin@jtexcavatingltd.com

Phone 519 270 8888 Work _____ Ext. _____

Fax 226 432 4006 Cell 519 369 7608

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

☐ Applicant

☒ Agent

Part B Property Information

2. Subject Land:

Municipal Address 393608 Con 2 WGR RRI

Former Municipality Glenelg

Legal Description: Lot 54 (part) Concession 2

Registered Plan 17R.809 Part(s) 2

Date lands were acquired by current owner(s) Nov 2012

3. Description:

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

Lot Frontage 45.7m Lot Depth 91.4m Lot Area 4177 m²

(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 ± 46m Lot Depth 65m Lot Area 121 m²

4. Current Planning Status of Subject Lands:

(a) Zoning: A1 - AGRICULTURAL

(b) Official Plan Designation: AGRICULTURAL

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

add more area

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

More space required for
storage + to clean up yard

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

48' van trailer-storage 2013 to present
to be removed upon
completion of building

8. Indicate the proposed uses of the subject land:

work/storage building

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 type="checkbox"/>	<input type="checkbox"/>
Swales	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify)	<input checked="" type="checkbox"/>	<input type="checkbox"/> grading

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

Building Type:	house		van trailer		shed	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
Date of Construction	2015		2013		pre 2012	
Ground Floor Area (m ²)	140		35		12	
Gross Floor Area (m ²)	180		35		12	
Number of Stories	1		1		1	
Width (m)	17		2.5		4	

Length (m)	11		14		3	
Height (m)	5		3		4	
Use	home		storage		storage	
Setback from front lot line (m)	25		67		56	
Setback from rear lot line (m)	55		10		31	
Setback from side lot lines (m)	17 11		8 34.5		13 27	

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): _____

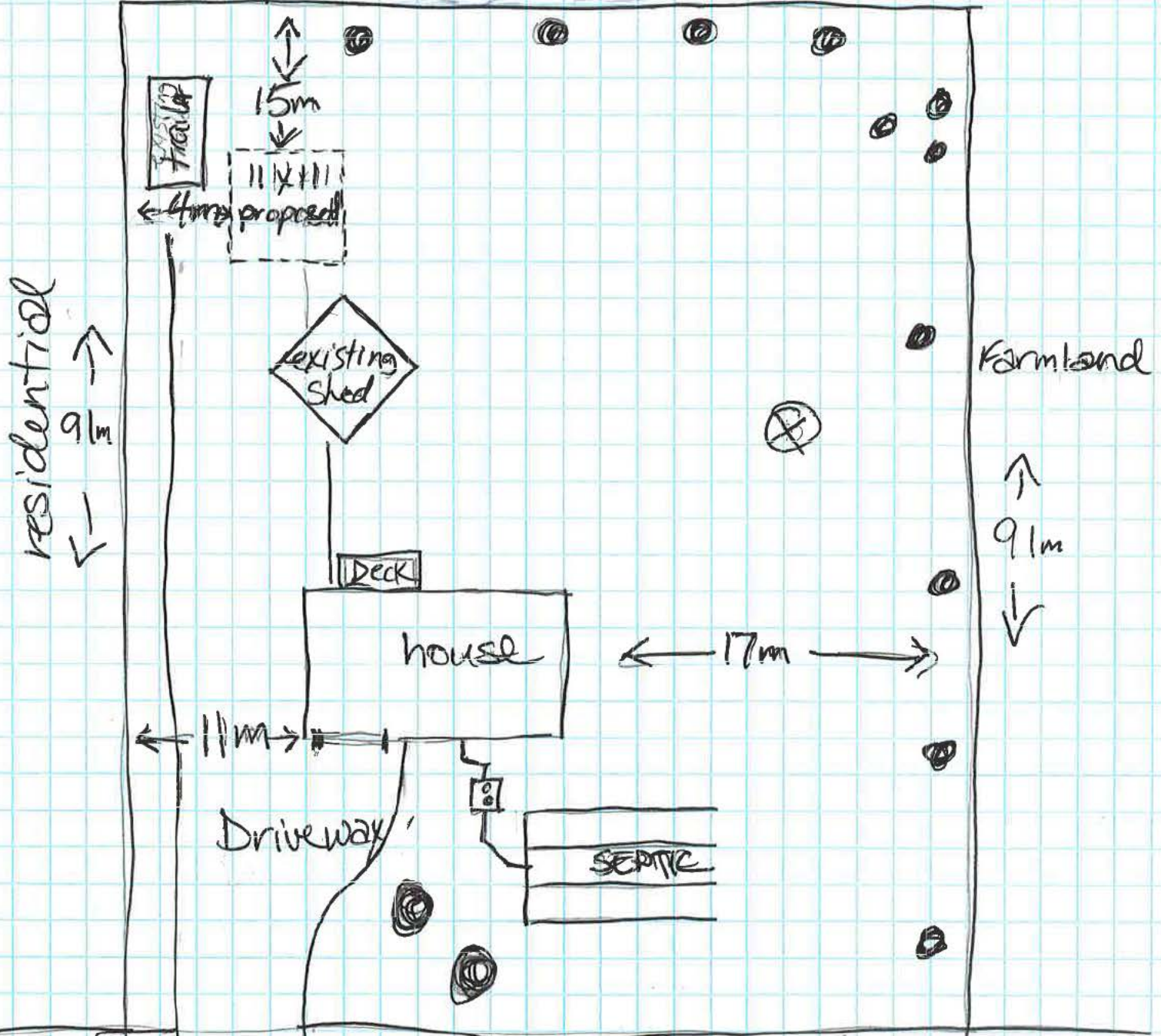
14. Please provide a sketch showing the following:

- (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;

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⊙ trees
⊗ Drilled well

45m Farmland



Concession 2

Building type	shop
Date of construction	2021
Ground floor area	121 m2
Number of stories	1
Width	11 m
Length	11 m
Height	6m
Use	storage/workshop
Setbacks	front
	Rear
	Side
	60m
	20m
	10m

- (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) Jeff Hopkins
Name of Owner(s)

of the Durham of West Grey in the Grey of Grey
city/town/municipality county/region

registered owner of 393608 Con 2 WGR
property description

do hereby authorize Jay Tremble
Name(s) of Authorized Agent(s)

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

[Signature] March 2/21
Signature of Owner(s) Date

Sheryl Arnold March 2/21
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) Jason Tremble
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 Municipality of West Grey
city/town/municipality

in the County of Grey
county/region

this 8 day of March, 2021
Susan Deanna Spielmacher
Tax Collector/Deputy Treasurer
A Commissioner etc., Province of Ontario
For the Corporation of the Municipality of West Grey

[Signature]
Signatures of Owner(s)
Spielmacher
Signature of Commissioner

March 8 2021
Date
March 8, 2021
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.