

**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 236
Email: ls Spencer@westgrey.com
Fax: 519 369 5962

For Office Use Only

Date Accepted: Mar 1 / 2021
File Number: _____
Roll Number(s): 220-3-05409
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): Colleen Johnson

Address 614466 Hamilton Lane

Postal Code N0C 1H0 Email [REDACTED]@gmail.com

Phone [REDACTED] Work _____ Ext. _____

Fax _____ Cell [REDACTED]

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

Address _____

Postal Code _____ Email _____

Phone _____ Work _____ Ext. _____

Fax _____ Cell _____

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

☒

Applicant

☐

Agent

Part B Property Information

2. Subject Land:

Municipal Address 614466 Hamilton Lane, Markdale, Ontario N0C 1H0

Former Municipality Glenelg

Legal Description: Lot 25 Concession 9

Registered Plan 16R-6202 Part(s) 2

Date lands were acquired by current owner(s) May 14, 2003

3. Description:

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

Lot Frontage 167.64 Lot Depth 406.05 Lot Area 6.53 hectares

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

Lot Frontage 99.41 Lot Depth 180.66 Lot Area 8494.07m

4. Current Planning Status of Subject Lands:

(a) Zoning: Property includes A2, NE and NE2. Proposed building is on A2 zone.

(b) Official Plan Designation:

The garage is being built on Rural Land (A2)

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

The front setback for the house is 16.42m. The front setback for the garage is 14.33m. This is 2.09m closer to the road than allowed by the by-laws.

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

We want to keep our playing field intact along with the location of the septic system. Additionally, we are trying to minimize disturbing the existing grade by keeping the garage on level ground. In order to do that we need the garage to be in the proposed location.

Please note that the playing field sits on the weeping tiles which lie to the west of the garage and is situated at a lower elevation than the proposed garage.

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

Residential use since 1999.

8. Indicate the proposed uses of the subject land:

Garage for vehicle and other storage.

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	1999			2021		
Ground Floor Area (m ²)	148.7m ²			93.65m ²		
Gross Floor Area (m ²)	148.7m ²			93.65m ²		

Number of Stories	1			1		
Width (m)	13.41m			8.53m		
Length (m)	12.83m			10.97m		
Height (m)	6.10m			5.25m		
Use	residential		Storage			
Setback from front lot line (m)			East	14.33m		
Setback from rear lot line (m)			West	365.94m		
Setback from side lot lines (m)			North South	97.64m 50.34m		

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): n/a

Consent – File/Status (s.53): n/a

Previous Minor Variance - File (s.45): n/a

14. Please provide a sketch showing the following:

Refer to "Site Plan" provided with the permit request and the Zoning & Aerial Maps provided by the county.

- (a) The boundaries and dimensions of the subject land;
Refer to Section B: Question 3 and the Zoning and Aerial map provided by the county.
- (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 form the front yard lot line, rear yard lot line and the side yard lot line;

Refer to the Site plan (page 2) of the design documents provided with the permit submission

- (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;

Refer to Zoning and Aerial map for details. A permit was applied for and received from the Saugeen Valley Conservation Authority (Permit No. 21-045)

- (d) The current uses on the land that is adjacent to the subject land;
Residential

- (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;

Refer to the Zoning & Aerial Map

- (f) The location and nature of any easement affecting the subject land.

None

(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) _____ not applicable _____
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) _____ Colleen Johnson _____
Name of Owner(s)

of the _____ town _____ of _____ Markdale _____ in the _____ county _____ of _____ Glenelg _____
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 _____ 1 _____ day of _____ MARCH _____, 2021

Signatures of Owner(s)

KERRI JEAN MIGHTON,
DIRECTOR OF FINANCE/TREASURER
A COMMISSIONER FOR TAKING AFFIDAVITS
IN THE MUNICIPALITY OF WEST GREY

Signature of Commissioner

Date

3/1/21
Date

3/1/21

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.