

**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: _____
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): DANIEL BRODERICK
Address 100 HIGHLAND DRIVE PO BOX 242 Markdale
Postal Code N0C 1H0 Email danstapin and drywall@gmail.com
Phone _____ Work 705 446 6055 Ext. _____
Fax _____ Cell _____

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

JOHANNA NOBLE o/a NOBLECRAFT INC
Address 587238 SIDEROAD 10D RRI CLARKSBURG
Postal Code N0H 1J0 Email johanna@noblecraft.ca
Phone 705 351 1152 Work / Ext. /
Fax / Cell /

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

☐ Applicant

☒ Agent

Part B Property Information

2. Subject Land:

Municipal Address 100 HIGHLAND DRIVE

Former Municipality WEST GREY

Legal Description: Lot 83 PT Concession BLK 71

Registered Plan 110R10151 Part(s) 1

Date lands were acquired by current owner(s) _____

3. Description:

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

Lot Frontage +/- 41.84 Lot Depth +/- 108.66 Lot Area 4443.77 sm

(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-298 and NE

(b) Official Plan Designation: _____

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

To allow a 1,200 sqft (111.48 sm) accessory building
in the front yard with a building height to
match the existing single family dwelling.

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

*1 - Rear yard has significant grade drop from house and existing septic is already there

*2 - Accessory building to match architecture of existing house and rooflines. Proposed accessory building to have usable storage space in loft.

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

Existing is a single family dwelling and to remain as such. Dwelling constructed by current owner in 2018.

8. Indicate the proposed uses of the subject land:

TO REMAIN THE SAME AS A SINGLE FAMILY DWELLING WITH PROPOSE DETACHED 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 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:	<i>Small family dwelling</i>		<i>Accessory building</i>			
	Existing	Proposed	Existing	Proposed	Existing	Proposed
Date of Construction	2018	2021				
Ground Floor Area (m ²)	128.76	111.48				
Gross Floor Area (m ²)						
Number of Stories	2	2				
Width (m)	11.43	10.36				

- (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) Daniel Brøggerik Melissa Hogg
Name of Owner(s)

of the Municipality of West Grey in the County of Grey
city/town/municipality county/region

registered owner of _____
property description

do hereby authorize JOHANNA NOBLE of NOBLECRAFT INC
Name(s) of Authorized Agent(s)

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

Daniel Brøggerik Melissa Hogg March 1, 2021
Signature of Owner(s) Date

Jenna Wilson March 1, 2021
Signature of Witness Date

Length (m)	15.28	11.28				
Height (m)	10.5	10.5				
Use	Single family dwelling	accessory building				
Setback from front lot line (m)	53.59	9				
Setback from rear lot line (m)	42.36	No CHANGE				
Setback from side lot lines (m)	13.45 (N) 13.08 (S)	7.76 (N) 22.71 (S)				

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:

- The boundaries and dimensions of the subject land;
- 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;
- 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;
- The current uses on the land that is adjacent to the subject land;

16. Declaration of Owner/Applicant:

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

I/ (We) Daniel Broderick Melissa Hogg
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 1 day of March, 2021.

Daniel Broderick Melissa Hogg March 1 / 2021
Signatures of Owner(s) Date

Laura Katherine Wilson March 1 / 2021
Signature of Commissioner Date

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

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.

Exhibit January 31, 2024
Ministry of West Coast
Province of Ontario, for the Corporation of
Lorne Johnson, Wilson's Corporation and