



**Corporation of the
Municipality of West Grey**

402813 Grey Road 4
RR2 Durham, ON N0G 1R0
519-369-2200

For office use only
File # <u>A07.2021</u>
Date Received: <u>April 19. 2021</u>
Date considered complete: <u>April 26/21</u>
Fees; \$ <u>780.00 + 15.00 commission</u>
Receipt number: _____
Roll number: ⁽⁴²⁰⁵⁾ <u>260.002.02405</u>

Committee of Adjustment
Application for Minor Variance

Prior to completing this application form, a pre consultation meeting with West Grey planning staff is required. To arrange a meeting or for more information please contact:

Lorelie Spencer
Manager, planning and development
Phone: 519 369 2200 x 236
Email: lspencer@westgrey.com

The undersigned hereby applies to the committee of adjustment for the Municipality of West Grey under section 45 of the Planning Act R.S.O 1990, as amended for relief as described in this application from bylaw No. 2006-37, as amended.

Your submission must include the appropriate fees (cash, cheque, debit only) to cover the minor variance application and the applicable Saugeen Valley Conservation Authority review fee. Please contact the municipality to determine the exact amount to be paid. The applicable Saugeen Valley Conservation Authority fee can be found on [http://saugeenconservation.com/downloads/Reg_Fee_List_2020 - Authority Approved.pdf](http://saugeenconservation.com/downloads/Reg_Fee_List_2020_-_Authority_Approved.pdf) or by calling 519-367-3040.

The application must be signed by the applicant before a commissioner of oaths. Municipal staff members have been appointed this position. If the applicant is not the owner of the subject property, the applicant must have authorization from the owner to submit the application (see Part F of this application.) If two or more persons collectively own the property, all owners must sign the application form. Upon completion of the application the required signage provided by the municipality must be posted by the property owner on the subject property.

Part A Applicant information

1. Registered owner's name(s) Josh & Lisa Farlow

Mailing address 525 Durham Road East City Durham
Province ON Postal code N0G 1R0 Email [REDACTED]
Phone [REDACTED] Work Ext.

2. Authorized applicant's/agent's name (If different than above)

Candue Homes 2020 Ltd

Mailing address PO Box 656 City Durham
Province ON Postal code N0G 1R0 Email homes@canduehomes.com
Phone 519-369-5051 Work Ext.

3. Send all correspondence to:

☐ Applicant ☒ Agent ☐ Both

Part B Property information

1. Subject land:

Municipal address 525 Durham Road East Former municipality Glenelg
Legal description: Lot Concession Registered plan 17R2784 Part(s) 2
Date lands were acquired by current owner(s) 2008

2. Description:

Dimensions of the entire property (in metric units)

Lot frontage	Lot depth	Lot area
22.86	51.20	1170

3. Current planning status of subject lands:

- a. Zoning: R1^B
b. Official Plan Designation: Primary Settlement Area

4. Provide the following details for all existing buildings. **This information must be indicated on the required sketch.** (metric units)

Type of existing building/structure	Structure #1	Structure #2	Structure #3	Structure #4
	House	Shop		
Date of construction	1980	1995		
Ground floor area (m ²)	96.5	55.8		
Gross floor area (m ²)	96.5			
Number of storeys	2	1		
Width	15.24	5.18		
Length	12.80	10.06		
Height	4.87	3.04		
Use	Primary Res	Accessory		
Setback from front lot line	21	21		
Setback from rear lot line	29	22		
Setback from side lot lines	2.43	1.21		

5. 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

6. Indicate the applicable water supply and sewage disposal:

	Existing	Proposed
Municipal water	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Communal water	<input type="checkbox"/>	<input type="checkbox"/>
Private well	<input type="checkbox"/>	<input type="checkbox"/>
Municipal sewers	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Communal sewers	<input type="checkbox"/>	<input type="checkbox"/>
Private septic	<input checked="" type="checkbox"/>	<input type="checkbox"/>

7. Indicate the storm drainage:

	Existing	Proposed
Sewers	<input type="checkbox"/>	<input type="checkbox"/>
Ditches	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Swales	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify)	<input type="checkbox"/>	<input type="checkbox"/>

Part C Purpose of application

1. Provide the following details for all proposed buildings. **This information must be indicated on the required sketch.** (metric units)

Type of proposed building/structure	Building #1	Building #2	Building #3	Building #4
	Addition			
Date of construction	2021			
Ground floor area (m ²)	42.82			
Gross floor area (m ²)	137.40			
Number of storeys	2			
Width	17.98			
Length	10.36			
Height	8.84			
Use	Primary			
Setback from front lot line	22.86			
Setback from rear lot line	22			
Setback from side lot lines	2.43 / 1.21			

2. Describe the nature and extent of relief from the zoning bylaw:

Would like to build an addition to their existing single family dwelling and accessory building as per the site plan and house plans.

3. Provide the reasons why the proposed use cannot comply with the provisions of the bylaw:

The side yard setback for a two story needs to be a minimum of 1.8m

Part D Status of other planning applications

1. Other applications (if known, indicate if the subject land is the subject of an application under the Ontario Planning Legislation for):

Plan of subdivision – file/status (s.51): _____

Consent – file/status (s.53): _____

Zoning bylaw amendment (s.34): _____

Previous minor variance - File (s.45): _____

Part E Sketch

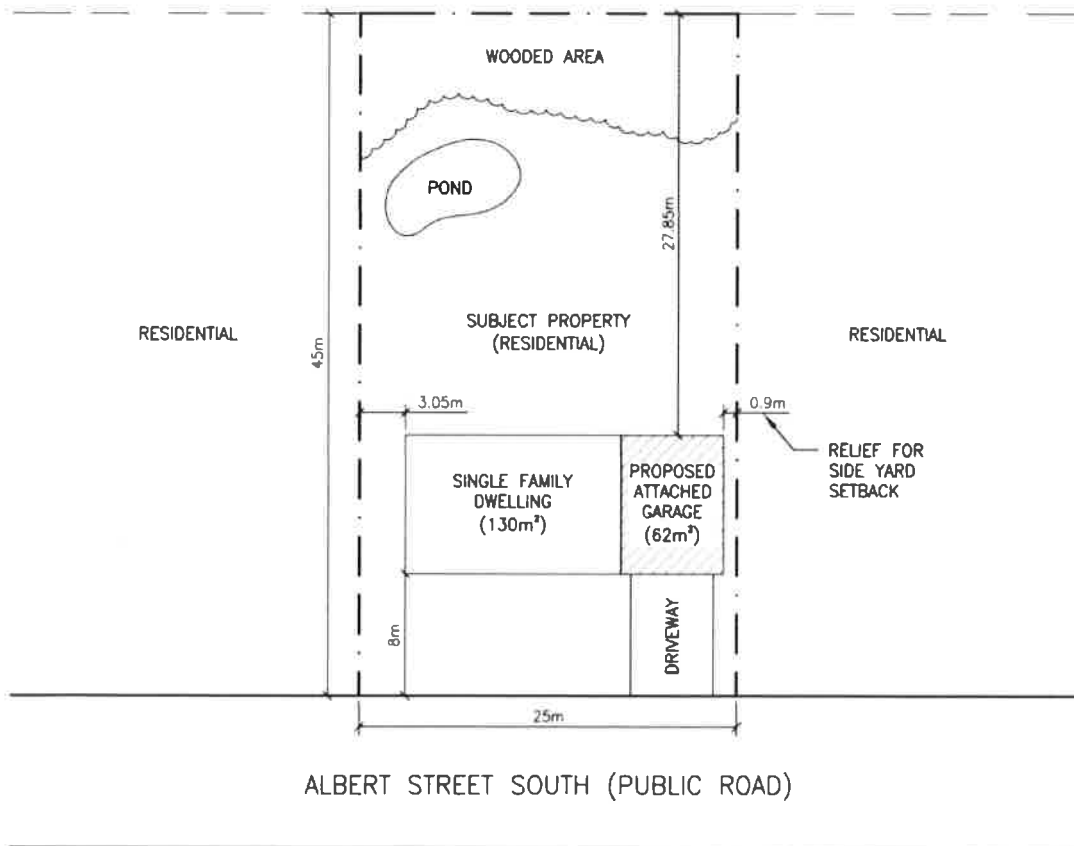
1. The application shall be accompanied by a clear, legible sketch showing the following information on the blank sheet provided. Failure to provide the following information can result in a delay of processing the application

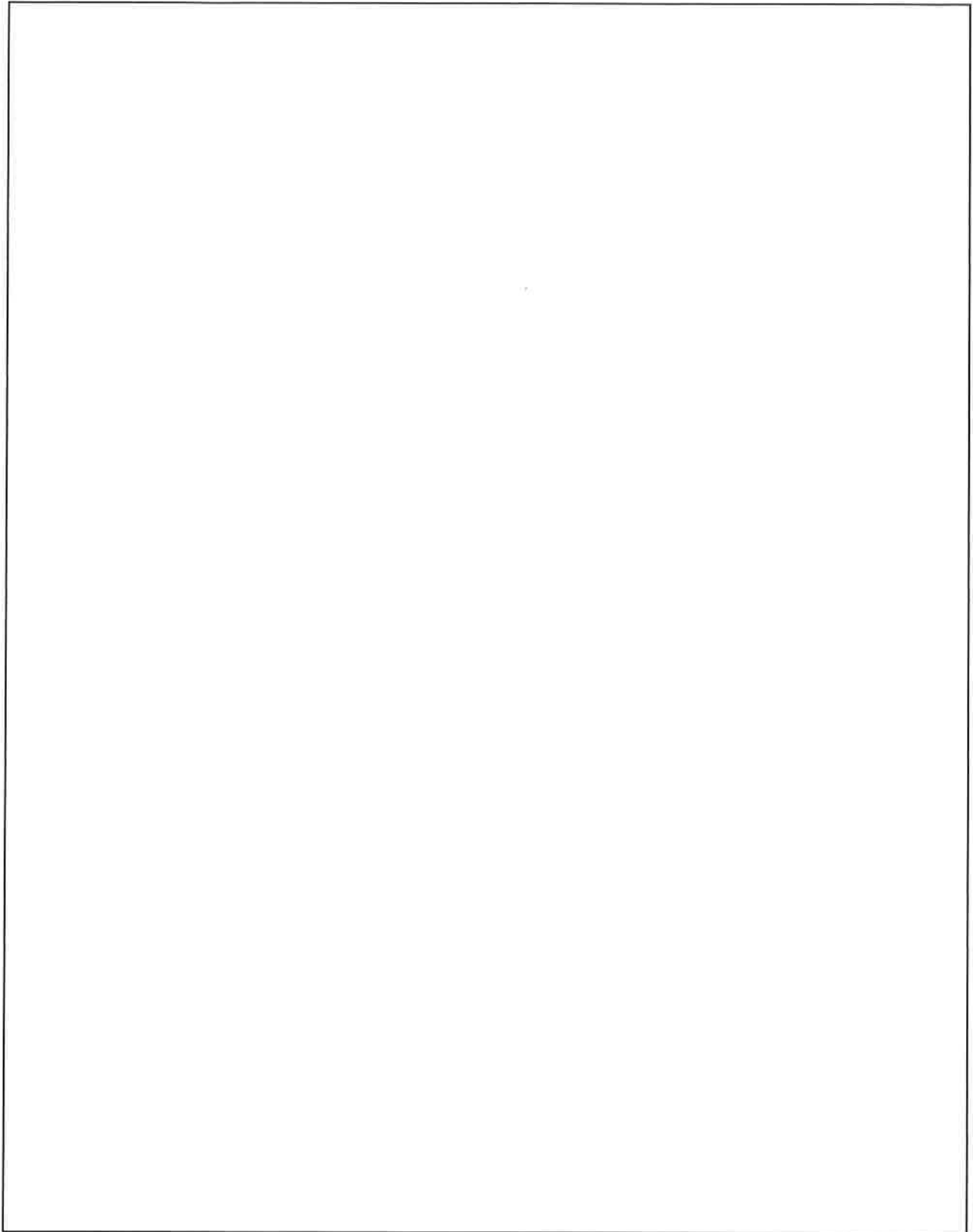
The sketch must be accurate, to scale and include the following:

- 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.

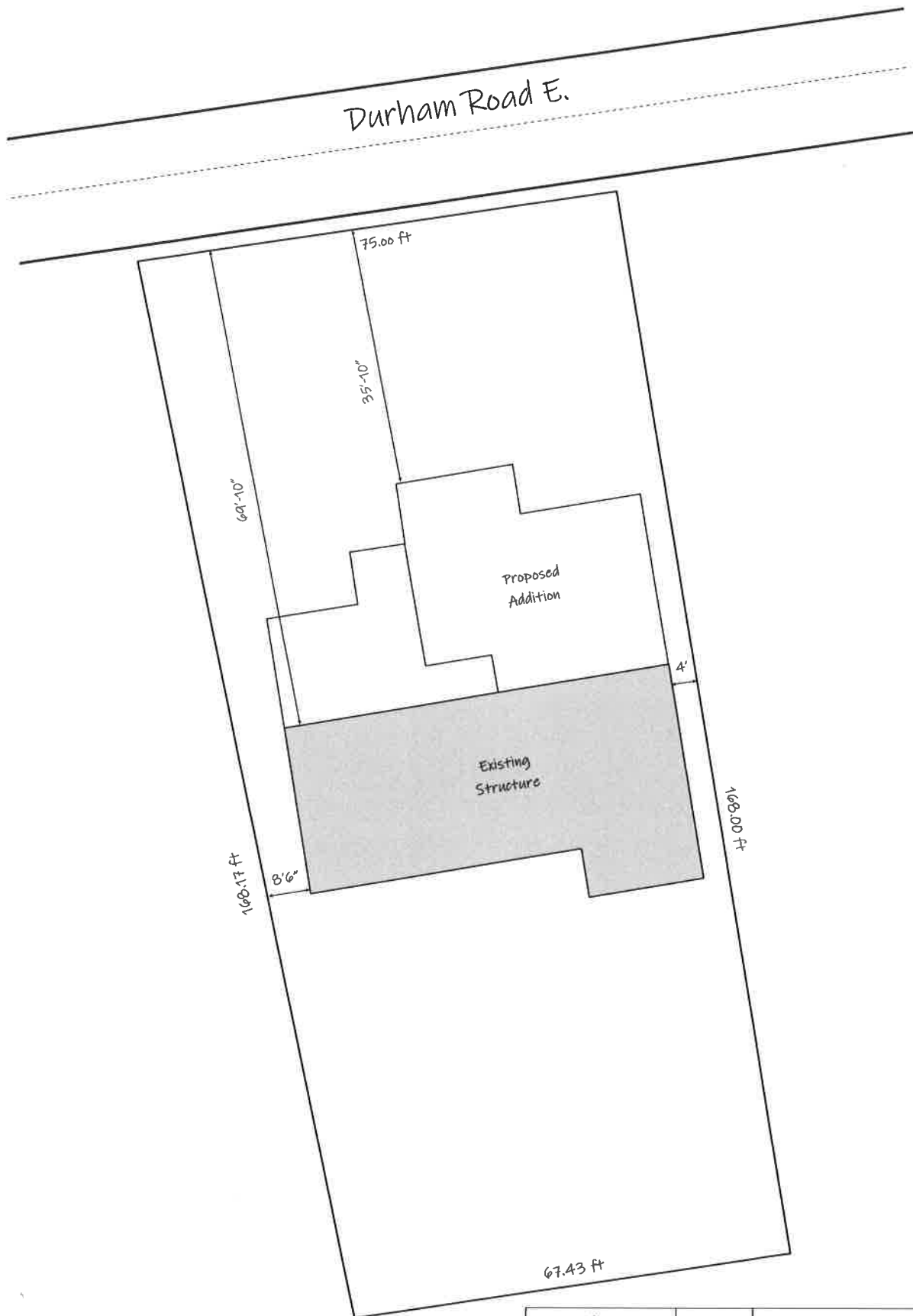
(The committee may also request the applicant to provide a photograph and/or survey of the lands or location for which this application is made.)

SAMPLE DRAWING





SITE PLAN FOR BUILDING PERMIT APPLICATION



**CANDUE
HOMES**

Project:	FARLOW RESIDENCE
Location:	525 Durham Rd. E
Date:	March 22, 2021
Scale:	Not to scale

Part F Authorization/declaration and affidavit

1. Authorization for agent/solicitor to act for owner:

(If the solemn declaration is to be completed by other than the registered owner(s) of the subject lands, the owner's written authorization below (or letter of authorization) **must** be completed.)

I/We, Josh & Lisa Farlow am/ are the owner(s) of the land that is subject of this application for a minor variance.

I/We authorize Candue Homes 2020 to make this application on my/our behalf as my/our agent.

Lisa Farlow
Signature of owner(s)

04/19/21
Date

[Signature]
Signature of witness

Date

2. Declaration of owner/applicant:

Note: This affidavit must be signed in the presence of a commissioner of oaths.

I/We Candue Homes 2020 Ltd of the Municipality of West Grey
(print name of applicant) (name of town, township, etc)

In the County of Grey solemnly declare that all of the statements
(region/county/district)

contained in this application and supporting documentation are true and complete. I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effects as if made under oath and by virtue of the "Canada Evidence Act."

Declared before me at Grey County
(region/county/district)

In the Municipality of West Grey

This 19 day of April, 2021
(day) (month) (year)

Bonky Wells
Signature of owner/agent

Apr. 19/21
Date

Laura Wilson
Signature of commissioner

April 19, 2021
Date

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

3. Owner/Applicant's Consent Declaration:

In accordance with the provisions of the Planning Act, it is the policy of the Municipality of West Grey Planning Department to provide the public access to all development applications and supporting documentation.

In submitting this development application and supporting documentation, I, Condre Homes 2020 Ltd, the owner/the authorized applicant, hereby acknowledge the above-noted policy and provide my consent, 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, will be part of the public record and will also be available to the general public.

I hereby authorize the Municipal staff and members of the decision making authority to access to the subject site for purposes of evaluation of the subject application.

Bucky Wells
Signature

Apr 19/21
Date