



**Corporation of the
Municipality of West Grey**

402813 Grey Road 4

RR2 Durham, ON N0G 1R0

519-369-2200

For office use only	RECEIVED
File #	A08-2021
Date Received:	April 21, 2021
Date considered complete:	April 26/21
Fees; \$	780.00 + 15.00 commission
Receipt number:	373524
Roll number:	4205.22000100821

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) STEVEN & JANET OVENS

Mailing address 156 MARSHALL HEIGHTS RD

City DURHAMProvince ONPostal code N0G 1R0

Email [REDACTED]

Phone [REDACTED]

Work _____

Ext. _____

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

Mailing address _____

City _____

Province _____

Postal code _____

Email _____

Phone _____

Work _____

Ext. _____

3. Send all correspondence to:

☒ Applicant ☐ Agent ☐ Both

Part B Property information

1. Subject land:

Municipal address 156 Marshall Heights Rd Former municipality _____

Legal description: Lot 11 Concession _____ Registered plan 16M29 Part(s) _____

Date lands were acquired by current owner(s) 2020

2. Description:

Dimensions of the entire property (in metric units)

Lot frontage depth	Lot depth frontage	Lot area
118.254	39.398	5211.137 m2/1.2877acr

3. Current planning status of subject lands:

a. Zoning: R1A

b. Official Plan Designation: ~~10M29~~ Rural

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			
Date of construction	2020			
Ground floor area (m ²)	183.86 m ²			
Gross floor area (m ²)	183.86 m ²			
Number of storeys	1			
Width	24.99 m			
Length	12.98 m			
Height	8.08 m			
Use	Residential			
Setback from front lot line	9.45 m	See attached sketch		
Setback from rear lot line	18.9 m	See attached sketch		
Setback from side lot lines	34.7m/58.5m	See attached sketch		

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 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"/>

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 checked="" type="checkbox"/>	<input checked="" 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
	Det Garage			
Date of construction	2021/2022			
Ground floor area (m ²)	104.05 m ²			
Gross floor area (m ²)	104.05 m ²			
Number of storeys	1			
Width	8.5 m			
Length	12.19 m			
Height	8.08 m			
Use	Veh Parking			
Setback from front lot line	19.05 m			
Setback from rear lot line	7.6 m			
Setback from side lot lines	20.1m/89.6m			

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

Construct detached garage that is 120 sq ft/11.15 m² larger than zoning limit (1,000 sq ft / 104.05 m²).

3. Provide the reasons why the proposed use cannot comply with the provisions of the bylaw:
Planned use is for storage of collector cars, tractor, passenger vehicle, lanscape trailer
and equipment. Property owners' size needs have been calculated and the zoning size
limit will not satisfy planned use. Property owners' aim is to keep posessions stored indoors
and maintain a tidy property in keeping with other Marshall Heights sudivision properties.

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

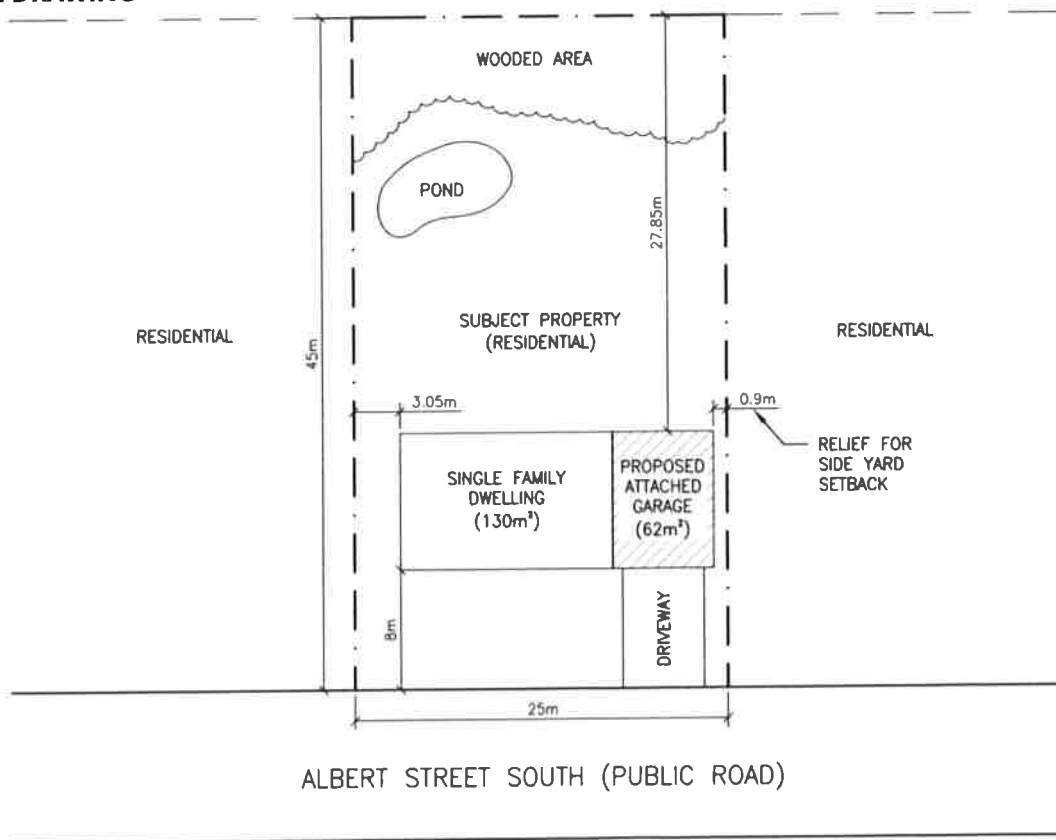
1. The application shall be accompanied by a clear, legible sketch showing the following information on the blank sheet provided. Failure to provide the following information can result in a delay of processing the application

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

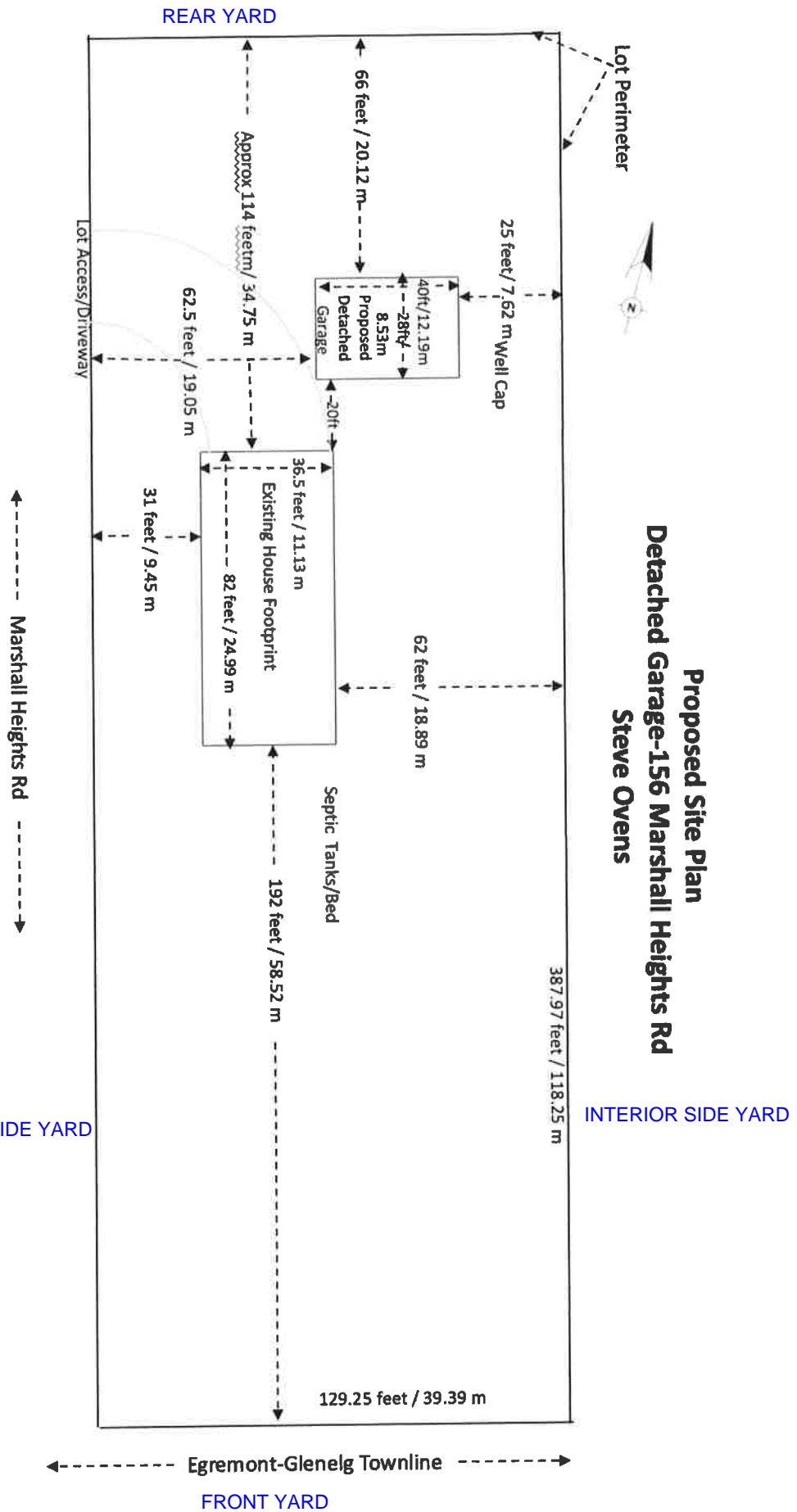
- a. The boundaries and dimensions of the subject land;
- b. The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot line;
- c. 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.)

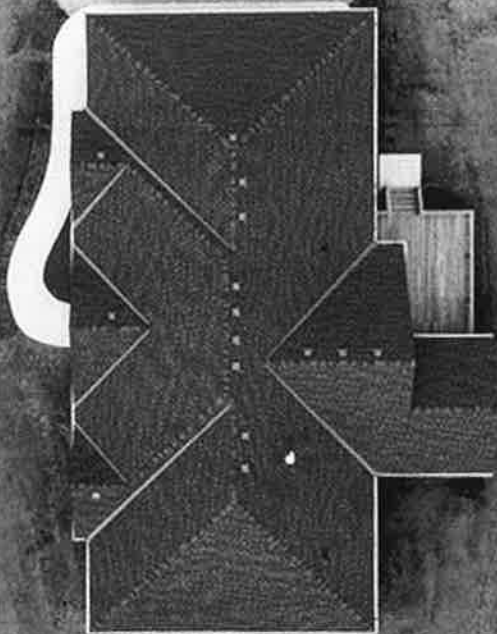
SAMPLE DRAWING



Proposed Site Plan
Detached Garage-156 Marshall Heights Rd
Steve Ovens



Approx
Location
of Proposed
Detached
Garage



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, STEVEN & JANET OVENS am/ are the owner(s) of the land that is subject of this application for a minor variance.

I/We authorize _____ to make this application on my/our behalf as my/our agent.

[Signature]
Signature of owner(s)

21 APR 2021
Date

[Signature]
Signature of witness

April 21, 2021
Date

2. Declaration of owner/applicant:

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

I/We STEVEN & JANET OVENS of the DURHAM
(print name of applicant) (name of town, township, etc)

In the GREY COUNTY 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 County of Grey
(region/county/district)

In the Municipality of Municipality of West Grey

This 21 day of April, 2021
(day) (month) (year)

[Signature]
Signature of owner/agent

21 APR 2021
Date

[Signature]
Signature of commissioner

April 21, 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, STEVEN & JANE OVENS, 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.


Signature



21 APR 2021
Date