



**Corporation of the  
Municipality of West Grey**

402813 Grey Road 4

RR2 Durham, ON N0G 1R0

519-369-2200

For office use only

File # A14.2021

Date Received: May 13, 2021

Date considered complete: May 21<sup>st</sup>, 21

Fees; \$ 780.00

Receipt number: 375259

Roll number: 430501000810501

**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](mailto: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) Rob & Kim Piercey  
Mailing address 741 Arthur St. City Ayton  
Province Ontario Postal code N0G1C0 Email [REDACTED]  
Phone [REDACTED] Work [REDACTED] Ext. [REDACTED]

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 143 Helena St. Former municipality West Grey  
Legal description: Lot 2 Concession \_\_\_\_\_ Registered plan \_\_\_\_\_ Part(s) 2  
Date lands were acquired by current owner(s) April 29/21

2. Description:

Dimensions of the entire property (in metric units)

Lot frontage	Lot depth	Lot area
39.809	69.862	39.373

3. Current planning status of subject lands:

- a. Zoning: Residential (R1A)  
b. Official Plan Designation: Secondary Settlement Area

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

*No buildings (to be determined)*

Type of <b>existing</b> building/structure	Structure #1	Structure #2	Structure #3	Structure #4
Date of construction				
Ground floor area (m <sup>2</sup> )				
Gross floor area (m <sup>2</sup> )				
Number of storeys				
Width				
Length				
Height				
USE				
Setback from front lot line				
Setback from rear lot line				
Setback from side lot lines				

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 type="checkbox"/>	<input checked="" type="checkbox"/>
Municipal sewers	<input type="checkbox"/>	<input type="checkbox"/>
Communal sewers	<input type="checkbox"/>	<input type="checkbox"/>
Private septic	<input type="checkbox"/>	<input checked="" type="checkbox"/>

7. 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 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) *To be determined.*

Type of <b>proposed</b> building/structure	Building #1	Building #2	Building #3	Building #4
Date of construction				
Ground floor area (m <sup>2</sup> )				
Gross floor area (m <sup>2</sup> )				
Number of storeys				
Width				
Length				
Height				
Setback from front lot line				
Setback from rear lot line				
Setback from side lot lines				

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

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Provision 6.10 of the zoning by-law requires development to front upon and have direct access to an improved public street maintained on a year round basis. A variance is required to enter into a non-service agreement to vary this provision.

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

In order to obtain a building permit it is required that we enter into a non-service agreement to be registered on title at our expense.

**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

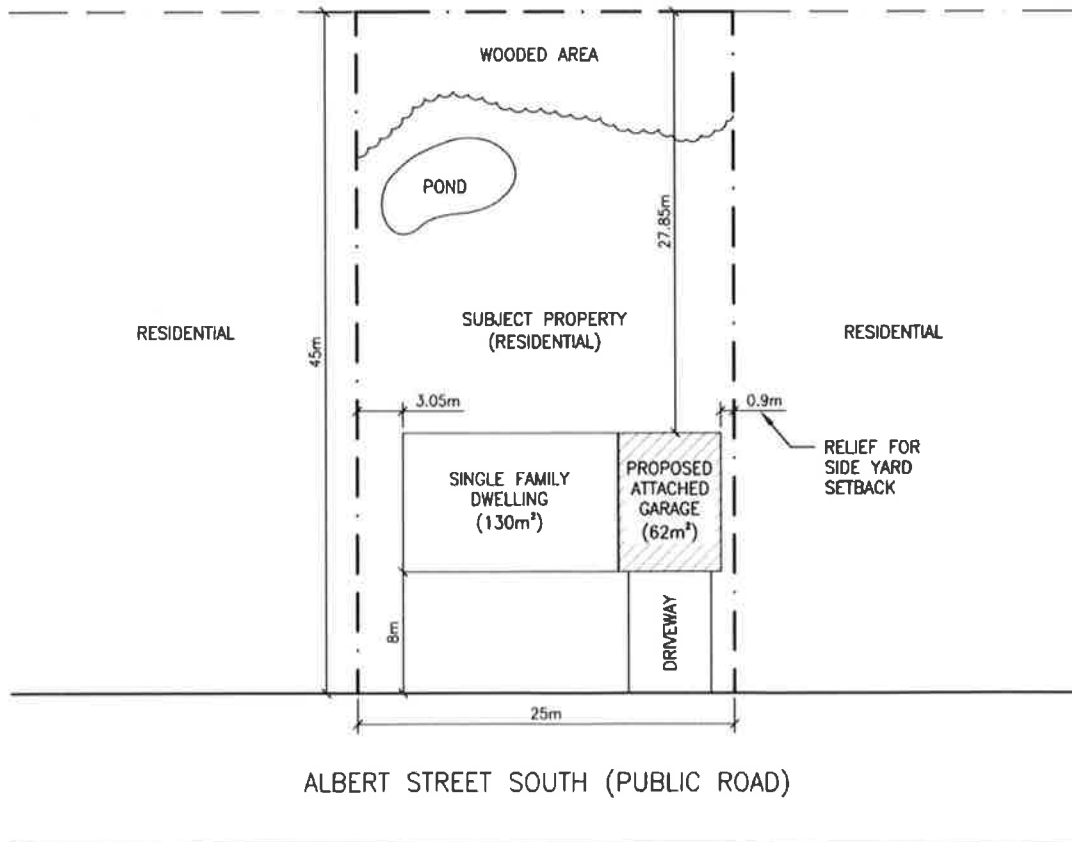
1. The application shall be accompanied by a clear, legible sketch showing the following information on the blank sheet provided. Failure to provide the following information can result in a delay of processing the application

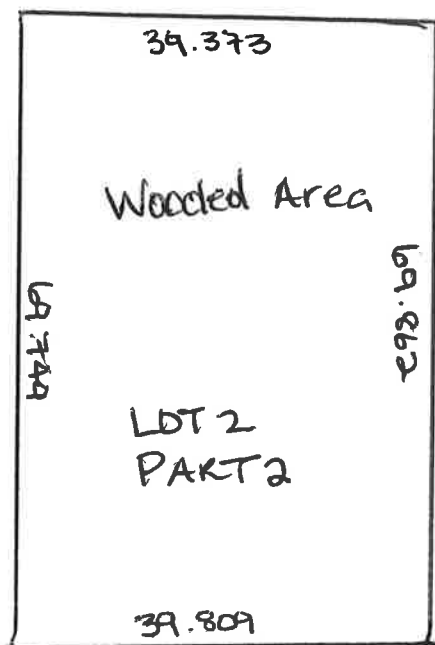
The sketch must be accurate, to scale and include the following:

- 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





143 HELENA ST.

**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, Rod & Kim Piercey am/ are the owner(s) of the land that is subject of this application for a minor variance.

I/We authorize Rod & Kim Piercey to make this application on my/our behalf as my/our agent.

Rodney Piercey Kim Piercey  
Signature of owner(s)

May 12/21  
Date

\_\_\_\_\_  
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 Rod & Kim Piercey 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 402813 Grey Road 4,  
(region/county/district)

In the Municipality of West Grey

This 13th day of May, 2021  
(day) (month) (year)

Rodney Piercey Kim Piercey  
Signature of owner/agent

May 13, 2021  
Date

Heather Janette Webb  
Signature of commissioner

May 13, 2021  
Date

Heather Janette Webb, a Commissioner, etc.,  
County of Grey, for the Corporation of the  
Municipality of West Grey. Expires April 20, 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, Rod/Kim Pierrey, 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.

Rod/Kim Pierrey  
Signature

[Signature]

May 6/21  
Date