



Corporation of the Municipality of West Grey
402813 Grey Rd. 4, R.R. #2,
Durham, Ontario, N0G 1R0
Phone 519-369-2200
1-800-538-9647

010.0060.7050

Severance Application Form

Application Accepted (date) _____ Severance File No: B 05 2021 / ~~2016~~

Note: Questions 2, 3, 6, 7, 8, 9, 10, 11, 12 a & b, 14 a, b, c, d, & f, 15, 16, and 17 are minimum mandatory requirements as prescribed in the schedule to Ontario Regulation 41/95, Planning Act, and **must be completed**. The remaining questions are there to assist the Committee and Agencies in evaluating your application. You can help ensure a thorough evaluation is completed by answering all questions. Failure to provide adequate, correct information may result in your application being refused.

1. Approval Authority:	Municipality of West Grey Committee of Adjustment		
2. Owner:	<u>GRANT + DENISE WYNIA</u>		
Address:	<u>211805 BASELINE ROAD</u>		
Telephone Number:	<u>[REDACTED]</u>	<u>[REDACTED]</u>	<u>[REDACTED]</u> e <u>N0G1C0</u>
3. Applicant:	_____		
(if different from owner)	_____		
Address:	_____		
Telephone Number:	_____	Postal Code	_____
4. Agent/Solicitor:	<u>Denise Wynia</u>		
Address:	_____		
Telephone Number:	_____	Postal Code	_____
5. Communications should be sent to:			
Owner	<u>X</u>	Applicant/Authorized Agent	_____ Solicitor _____

Note: In this form "Subject Land" means the parcel to be severed and the parcel to be retained.

6. Subject Land (Legal Description):

Lot No. 45 and 46 Plan/Concession CONC 3 WGR
Municipality NORMANBY Civic Addressing No. 211805
Part _____ Reference Plan No. _____ Name of Street BASELINE ROAD

7. Description of Subject Land:

a) Existing use of the subject Land:

Agricultural ☒ Residential ☒ Rural _____
Commercial/Industrial _____ Other (explain) _____

b) Existing Buildings: NEW HOME BUILT 2017

c) Is the "subject land" presently subject to any of the following:

Easement _____ Restrictive Covenants _____
Right of Way _____ NO

Describe: _____

Note: All existing easements and right of ways must be shown on the sketch.

8. Proposal

Dimensions of land intended
to be **Severed**

Frontage 60.10 m

Depth 205.24 m

Area 5.24 ACRES

Dimensions of land intended
to be **Retained**

Frontage _____

Depth _____

Area 41.86 ACRES

These dimensions must be accurate.

9. Proposed Use of Land to be Severed

(a) i) New Lot ☒

Non-farm residential ☒

Agricultural ☐

Hobby Farm ☐

Surplus farm dwelling ☐

Agricultural related
Commercial/Industrial ☐

Commercial/Industrial ☐

Other ☐ Specify

ii) Lot Addition ☐

iii) Lease/Charge ☐

**iv) Easement/
Right of Way** ☐

Bell Canada ☐

Hydro ☐

Water ☐

Gas ☐

Access ☐

**v) Correction
of Title** ☐

(b) Name of person/s, if known, to whom land or interest in land is to be transferred, leased or charged:

Address:

(c) Buildings Proposed:

10. Proposed Use of Land to be Retained

Buildings Proposed HOUSE

Non-farm residential	<u>✓</u>	Surplus Farm Dwelling	<u> </u>
Agricultural	<u> </u>	Agricultural related	<u> </u>
Commercial/Industrial	<u> </u>	Hobby Farm	<u> </u>
Other (specify)	<u> </u>	Commercial/Industrial	<u> </u>

11. Road Access**Severed Parcel****Retained Parcel**

Provincial Highway	<u> </u>	<u> </u>
County Road (Provide Road Number)	<u> </u>	<u> </u>
Municipality Road	<u> </u>	<u> </u>
Non-maintained/seasonally maintained Municipal road allowance	<u> </u>	<u> </u>

If access is from a non-maintained or seasonally maintained road allowance has an agreement been reached with the Municipality regarding upgrading of the road?

Yes No

Private Right-of-Way	<u> </u>	<u> </u>
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12. Servicing**a) What type of water supply is proposed?****Type****Severed Parcel****Retained Parcel**

Municipally owned and
operated pipe water
supply

Lake/River

Well

✓

If proposed water supply is by well, are the surrounding water well records attached?

Yes No

b) What type of sewage disposal is proposed?**Type****Severed Parcel****Retained Parcel**

Municipally owned and
operated sanitary sewers

Septic Tank

✓✓

Other - Specify

 c) Other Services (check if any of these services are available to the "subject land")

Electricity ✓

School Bus

Telephone

Garbage Collection ✓

13. Agricultural Property History

i) What type of farming has been or is currently being conducted?

(Please indicate the type of farming on the form on the proceeding page by circling the Animal Type, a description, and a Barn Type. Please label each barn with a number on the sketch and the form.)

ii) a) How long have you owned the farm? _____

b) Are you actively farming the land (or - do you have the land farmed under your supervision)?

yes - for how long? _____

no - when did you stop farming? _____

For what reason did you stop farming? _____

iii) a) Area of total farm holding: Hectares _____ Acres _____

b) Number of tillable hectares (acres) _____

c) Do you **own** any other farm properties? Yes ____ No ____

If yes indicate: Lot _____ Concession _____
Township _____ Acres _____

d) Do you **rent** any other land? Yes ____ No ____

If yes indicate: Lot _____ Concession _____
Township _____ Acres _____

iv) a) Is there a **barn** on the parcel to be **severed**?

Yes ____ No ____ Condition of barn _____

Present Use _____ Capacity of barn in terms of livestock _____

b) Is there a **barn** on the parcel to be **retained**?

Yes ____ No ____ Condition of barn _____

Present Use _____ Capacity of barn in terms of livestock _____

c) **Manure storage** facilities on subject lands (check appropriate type):

Type:

Solid, inside, bedded pack (V1) _____ Liquid, inside, Underneath Slatted Floor (V5) _____

Solid, outside, Covered (V2) _____ Liquid, outside, with a tight fitting cover (V6) _____

Solid, outside, no cover (V3) _____ Liquid, outside, no cover, anaerobic digester (V7) _____
(greater than or equal to 30% dry matter) Liquid, Outside, Permanent Floating Cover (L2) _____

Solid, outside, no cover (V4) _____ Liquid, Outside, No Cover, Straight-wall(M1) _____
(18 to 30% dry matter with covered liquid runoff storage) Liquid, Outside, Roof, Open sides (M2) _____

Solid, outside, no cover (L1) _____ Liquid, outside, no cover, sloped-sided (H1) _____
(18 to 30% dry matter with uncovered liquid runoff storage)

v) a) Are there any **barns** on **other** properties **within 450 metres (1,500 feet)** of the proposed lot? Yes ____ No ____

If the answer is yes, these barns and distances to the subject property must be shown on the sketch as well as the following details. Please show the locations of the manure storage facilities on the sketch as well.

b) What type of farming has been or is currently being conducted?

(Please indicate the type of farming on the form on the proceeding page by circling the Animal Type, a description, and a Barn Type. Please label each barn with a number on the sketch and the form.)

c) Number of tillable hectares (acres) on other property: Hectares _____ Acres _____
NOTE: Please indicate each farm with a number to distinguish between the various farms if there is more than one than one

d) Capacity of barn on other property in terms of livestock units _____
NOTE: Please indicate each farm with a number to distinguish between the various farms if there is more than one

e) Manure storage facilities on other property _____
NOTE: Please indicate each farm with a number to distinguish between the various farms if there is more than one

Type:

Solid, inside, bedded pack (V1) _____

Liquid, inside, Underneath Slatted Floor (V5) _____

Solid, outside, Covered (V2) _____

Liquid, outside, with a tight fitting cover (V6) _____

Solid, outside, no cover (V3) _____
(greater than or equal to 30% dry matter)

Liquid, outside, no cover, anaerobic digester (V7) _____
Liquid, Outside, Permanent Floating Cover (L2) _____

Solid, outside, no cover (V4) _____
(18 to 30% dry matter with covered liquid runoff storage)

Liquid, Outside, No Cover, Straight-wall(M1) _____

Liquid, Outside, Roof, Open sides (M2) _____

Solid, outside, no cover (L1) _____
(18 to 30% dry matter with uncovered liquid runoff storage)

Liquid, outside, no cover, sloped-sided (H1) _____

vi) Are there municipal drains on the subject property?

Yes _____ No _____

(if the answer is yes, please enclose a sketch detailing layout of municipal drainage system)

Circle most appropriate type from each column (Information required based on new MDS):

****Note:** Please indicate each farm with a number to distinguish between the various farms if there are more than one**

Animal Type	Description	Barn Type
Beef	Cows, including calves to weaning (all breeds) Feeders (7 -16 months) Backgrounders (7-12.5 months) Shortkeepers (12.5 - 17.5 months)	Confinement Yard/Barn Confinement Total Slats Confinement Bedded Pack
Dairy Cattle	Milking Age Cows (dry or milking) Large-framed; 545kg - 636kg (e.g. Holsteins) Medium-framed; 455kg - 545kg (e.g. Guernseys) Small- framed; 364kg - 455 kg (e.g.. Jerseys) Heifers (5 months to freshening) Large-framed; 182kg - 545kg (e.g. Holsteins) Medium-framed; 39kg - 148kg (e.g. Guernseys) Small- framed; 364kg - 455 kg (e.g.. Jerseys) Calves (0 to 5 months) Large-framed; 45kg - 182kg (e.g. Holsteins) Medium-framed; 39kg - 148kg (e.g. Guernseys) Small- framed; 30kg - 125 kg (e.g.. Jerseys)	Deep Bedded Free Stall Manure Pack Outside Access Pack Scrape 1 Side Pack Scrape 2 Sides 3 Row Free Stall 4 Row Free Stall (Head to Head) 4 Row Free Stall (Tail to Tail) 6 Row Free Stall Sand Tie Stall
Swine	Sows with litter, Segregated Early Weaning Sows with litter, Non-Segregated Early Weaning Breeder Gilts (Entire barn designed for this) Weaners (7kg - 27kg) Feeders (27kg - 105kg)	Deep Bedded Full Slats Partial Slats Solid Scrape Non-Segregated Early Weaning Segregated Early Weaning
Sheep	Ewes & Rams (for meat) Ewes & Rams (dairy operation) Lambs (Dairy or Feeder lambs)	Confinement Outside Access
Chickens	Layer Hens (for eating eggs) Layer pullets Broiler breeder growers (transferred to layer barn) Broiler breeder layers (transferred from grower barn) Broilers on an 8 week cycle Broilers on an 9 week cycle Broilers on an 10 week cycle Broilers on an 12 week cycle Broilers on any other cycle	Cages Litter with Slats Litter
Turkeys	Turkey Pullets Turkey Breeder Layers Breeder Toms Broilers Hens Toms (day olds to over 10.8kg to 20kg) Turkeys at any other weights	Information not required
Horses	Large-Framed, mature; greater than 681kg Medium-framed, mature; 227kg - 680kg Small-framed, mature; less than 227kg	Information not required
Other: (e.g. Goats, Ostriches, etc.)		

14. Parcel Data

a) Please indicate the existing Official Plan designation of the subject land:

Agricultural	_____	Wetlands	_____	Special Agriculture	_____
Rural	_____	Urban	_____	Mineral Resource Extraction	_____
Urban Fringe	_____	Hamlet	_____	Space Extensive Commercial	_____
Hazard Lands	_____	Recreation	_____	Space Extensive Industrial	_____
NEC Area	_____	Inland Lakes & Shoreline	_____		

i) Does the application conform to the local Official Plan? Yes _____ No _____ N/A _____

b) Please indicate whether any of the following environmental constraints apply to the subject land:

Primary Aggregate	_____	Special Policy	_____	Warm Water Streams	_____
Life ANSI	_____	Existing Land Fill Sites	_____	Cool/Warm Water Streams	_____
Earth ANSI	_____	Abandoned Land Fill Sites	_____	Cold Water Lake	_____
Earth Life ANSI	_____	Cold Water Streams	_____	Warm Water Lake	_____
Cool/Warm Water Lake	_____				

c) Has any land been severed from the parcel originally acquired by the owner of the subject land? Yes _____ No _____

If yes, and if known, provide for each parcel severed, the Grey County file number.

d) Has the parcel intended to be severed ever been, or is it now, the subject of an **application for a plan of subdivision** under the Planning Act?

Yes _____ No _____ Unknown _____

If yes, and if known, provide for each parcel severed, the Ministry and/or Grey County file number.

e) Is the application being submitted in conjunction with a proposed **Official Plan Amendment**?

Yes _____ No _____

If yes, and if known, specify the Ministry file number and status of the application.

f) Has an application for a **Development Control Permit** been submitted to/approved by, the Niagara Escarpment Commission?

Yes _____ No _____

If yes, and if known, specify the Ministry file number and status of the application.

g) Has an application for a **zoning by-law amendment, or minor variance**, been submitted to/approved by the local municipality?

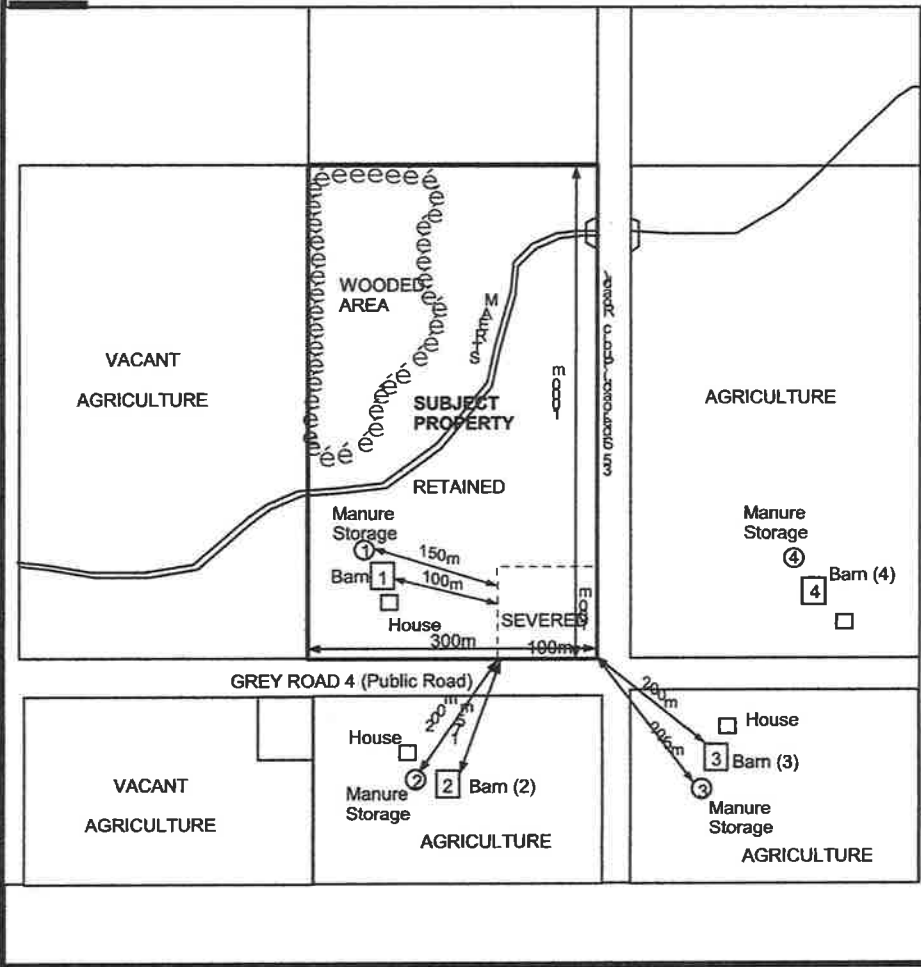
No _____ Submitted _____ Approved _____

15. Sketch – You Must Show All of the Required Information

The sketch must be submitted with the application on paper no larger than 8 1/2" x 14".

- a) OUTLINE THE **Severed parcel in red** and the **retained parcel in green**
- b) Clearly label which is the severed parcel and which is the retained parcel
- c) "North Arrow"
- d) "Subject Land" - all land owned by the applicant - boundaries and dimensions
- e) The **distance** between the applicant's land and the **nearest township lot line** or appropriate landmark (eg. bridge, railway crossing, etc.)
- f) The parcel of land that is the subject of the application, its boundaries and dimensions, the **part** of the parcel that is **to be severed**, the **part** that is **to be retained** and the **location of all land previously severed**
- g) The **approximate location** of all natural and artificial features on the subject land (eg. **buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells, septic tanks**) and the location of any of these features on adjacent lands which may affect the application
- h) The **use of adjoining land** (eg. residential, agricultural, cottage, commercial, etc.)
- i) The **location, width and names of all road allowances, rights-of-way, streets, or highways** within or abutting the property, indicating whether they are publicly travelled roads, private roads, rights-of-way or unopened road allowances.
- j) The **location and nature of any easement** affecting the subject land
- k) All barns and manure storage facilities on the subject property as well as on the adjacent lands. Please indicate the distance from the barns and the manure storage facilities to the proposed severance boundary. Please be sure to indicate the corresponding barn number and manure storage.

SAMPLE SKETCH



16. Use This Page For Your Sketch. Show All Required Information.
(see # 15)

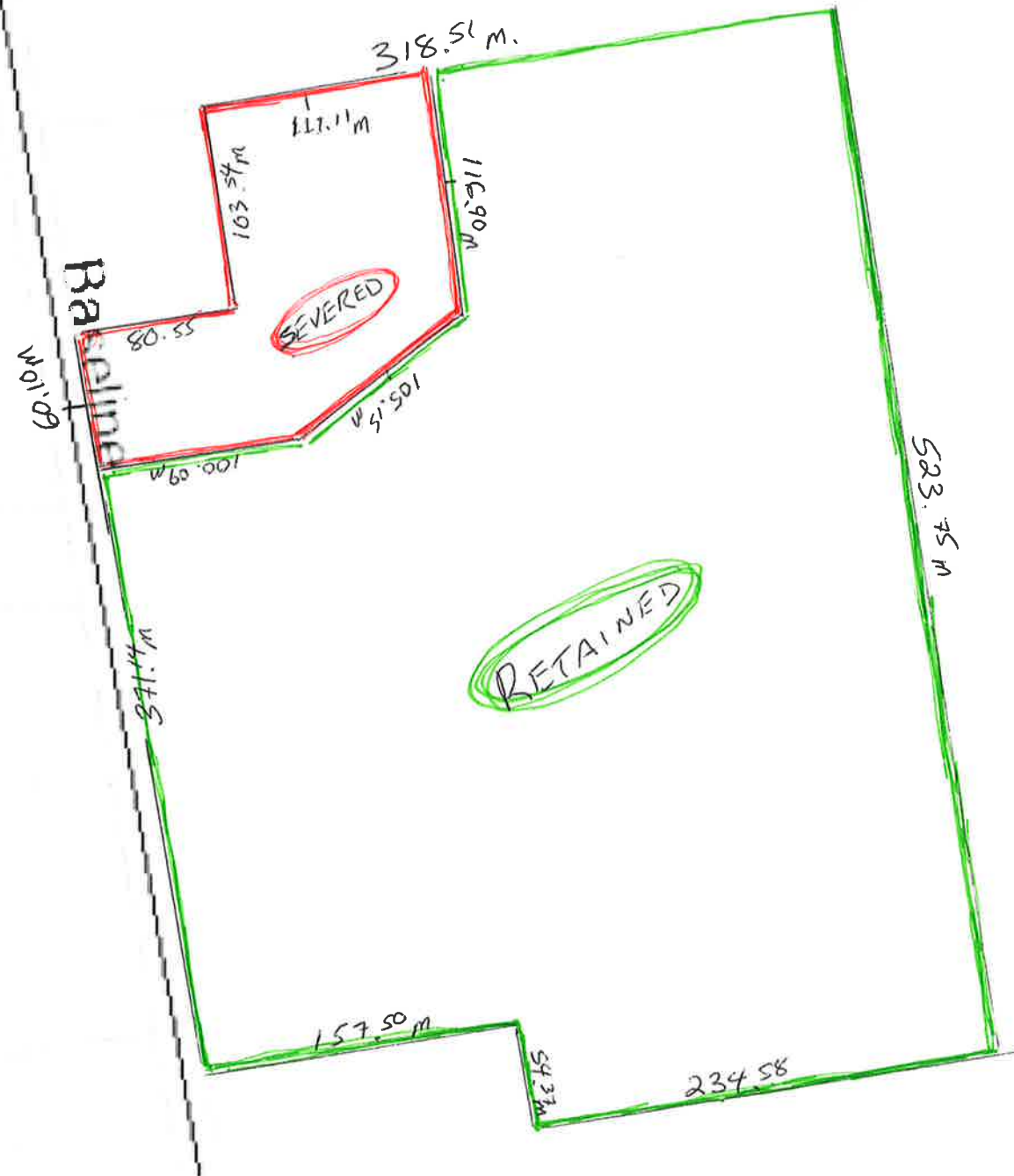
ROLL # 420501000607050

NORMANBY CONCESSION 3 WGRPT LOTS 45 AND 46

47,1063 BY TERANET
ACRES

APPLICATION TO SEVER 5.24 ACRES
WITH HOME FROM
ABOVE ROLL #.

GRANT + DENISE WYNIA

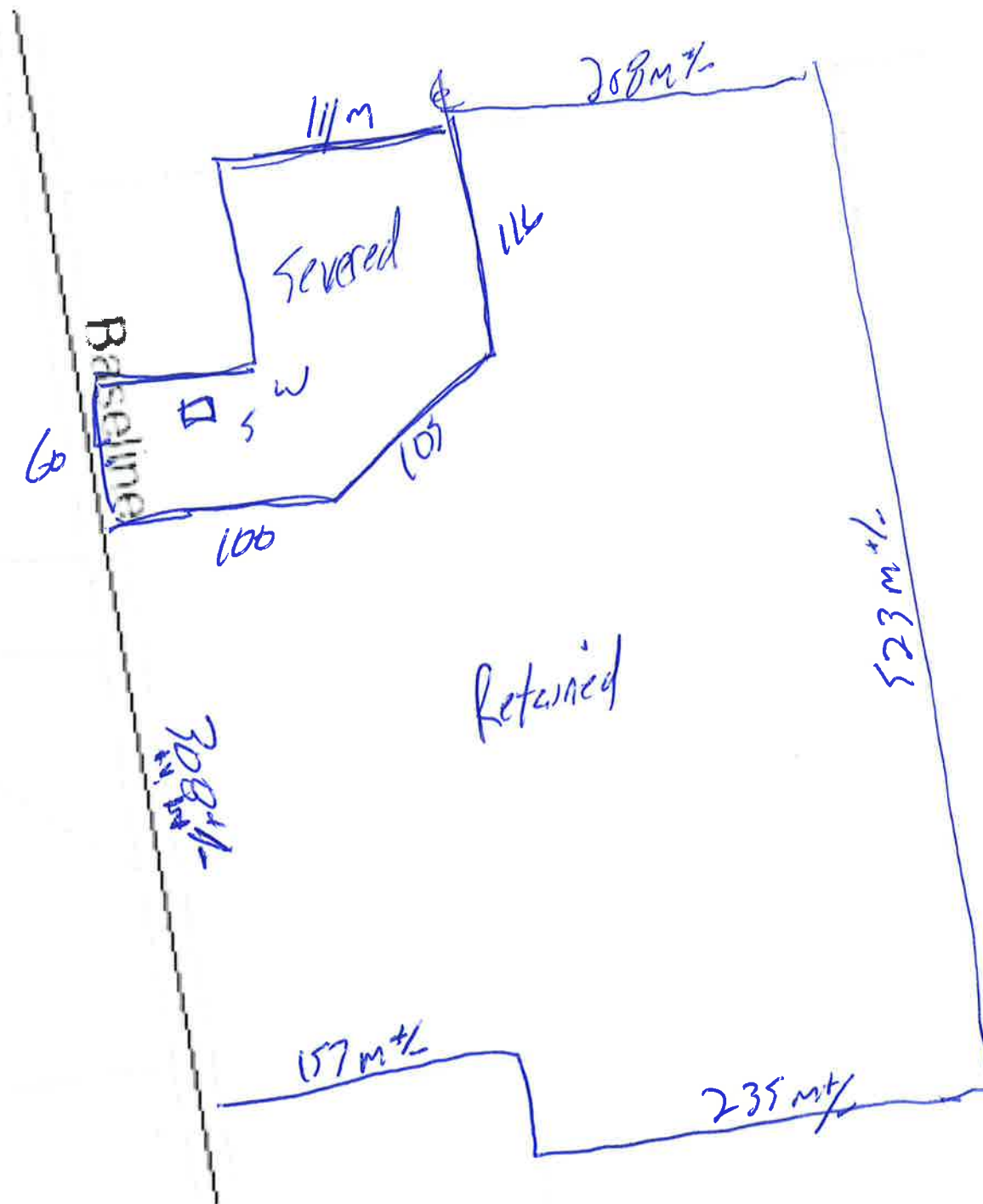


GRANT + DENISE WYNIA



ROUGH COPY.

211805 BASELINE RD
ROLL # 420501000607050
NORMANBY CONC 3 WGR
PT LOTS 45 AND 46
47.1063 ACRES



Width

GRANT + DENISE WYNIA 211805 BASELINE RD. ROLL # 420501000607050



17. Affidavit or Sworn Declaration

I/WE GRANT B. WYNIA

(Applicants names/s)

of the Municipality of West Grey

(City/Municipality)

In the County / District / Regional Municipality of County Grey

make oath and say (or solemnly declare) that the information contained in this application is true and that the information contained in the documents that accompany this application in respect of this application is true.

Sworn (or declared) before me at the

Municipality of West Grey.

in the County of Grey

this 17 day of March 2021

Laura Katherine Wilson

Signature - Commissioner of Oaths

Grant B. Wynia

Signature of Applicant(s)

Laura Wilson

Name in print

Applicant(s) - Name in print

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

Signature of Applicant(s)

Applicant(s) - Name in print

RETURN THIS COMPLETE FORM TO:

Attention: Committee of Adjustment
Municipality of West Grey
402813 Grey Rd. 4, R.R. #2,
Durham, Ontario
N0G 1R0