



**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>A12 2021</u>
Date Received: <u>May 11<sup>th</sup>, 2021</u>
Date considered complete: <u>June 8/21</u>
Fees; \$ <u>780.00</u>
Receipt number: <u>379173</u>
Roll number: <u>22000309404</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](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 Nc. 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) KRISTIAN KOVACS  
Mailing address 554644 BELL'S LAKE RD City MARKDALE  
Province ON Postal code NOC1H0 Email [REDACTED]  
Phone 416 [REDACTED] Work \_\_\_\_\_ Fxt. \_\_\_\_\_

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 \_\_\_\_\_ Former municipality \_\_\_\_\_  
Legal description: Lot 16 Concession 11 Registered plan 17R2740 Part(s) 2  
Date lands were acquired by current owner(s) November 5, 2017

2. Description:

Dimensions of the entire property (in metric units)

Lot frontage	Lot depth	Lot area
<u>100.6 m</u>	<u>189.6 m</u>	<u>19,077 m<sup>2</sup></u>

3. Current planning status of subject lands:

a. Zoning: West Grey A2  
b. Official Plan Designation: \_\_\_\_\_

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

Type of <b>existing</b> building/structure	Structure #1	Structure #2	Structure #3	Structure #4
	single family			
Date of construction	2009			
Ground floor area (m <sup>2</sup> )	93 m <sup>2</sup>			
Gross floor area (m <sup>2</sup> )	186 m <sup>2</sup>			
Number of storeys	2			
Width	9.64 m			
Length	9.64 m			
Height	6.2 m			
Use	family home			
Setback from front lot line	36.95 m			
Setback from rear lot line	134.89 m			
Setback from side lot lines	28.92 / 62			

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 type="checkbox"/>	<input 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 <b>proposed</b> building/structure	Building #1	Building #2	Building #3	Building #4
Date of construction	Garage			
Ground floor area (m <sup>2</sup> )	unknown			
Gross floor area (m <sup>2</sup> )	111.4 m <sup>2</sup>			
Number of storeys	1			
Width	9.1 m			
Length	12.1 m			
Height	4.2 m			
Use	storage			
Setback from front lot line	29.63 m			
Setback from rear lot line	150.8 m			
Setback from side lot lines	29.21 m			

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

Relief for front yard setback.

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

The proposed use cannot comply with the provisions of the bylaw because of the septic location.

**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**

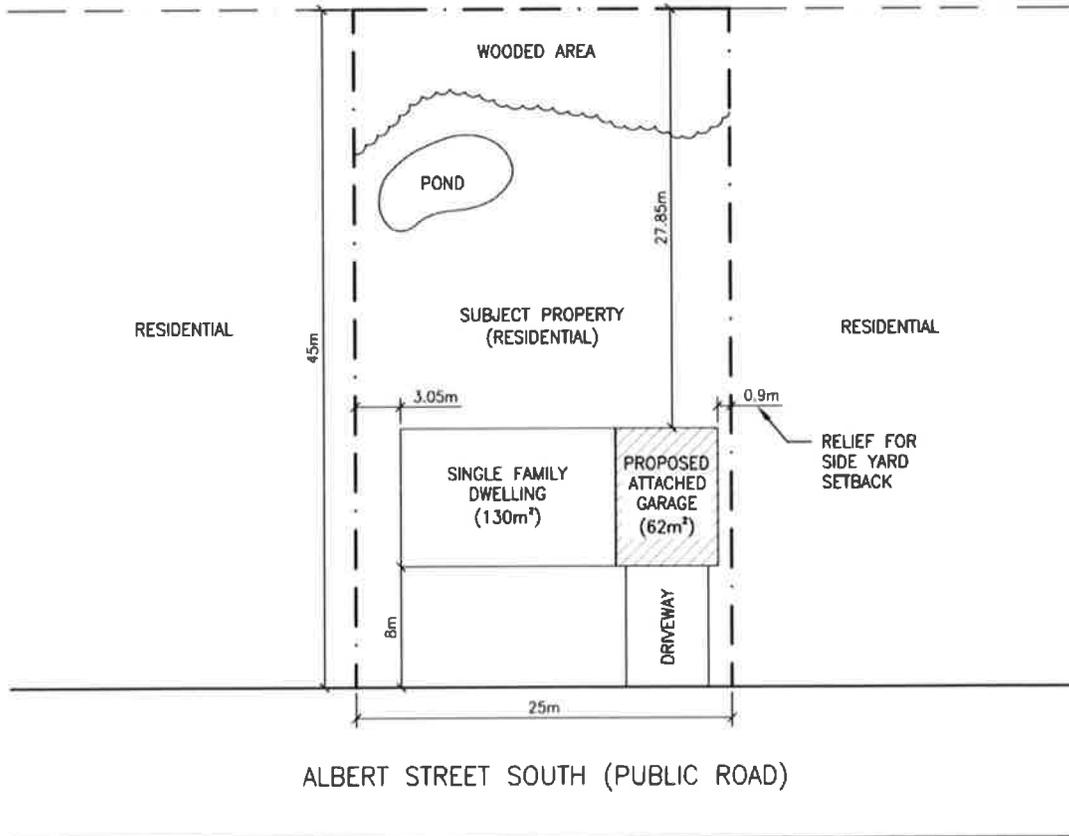
1. The application shall be accompanied by a clear, legible sketch showing the following information on the blank sheet provided. Failure to provide the following information can result in a delay of processing the application

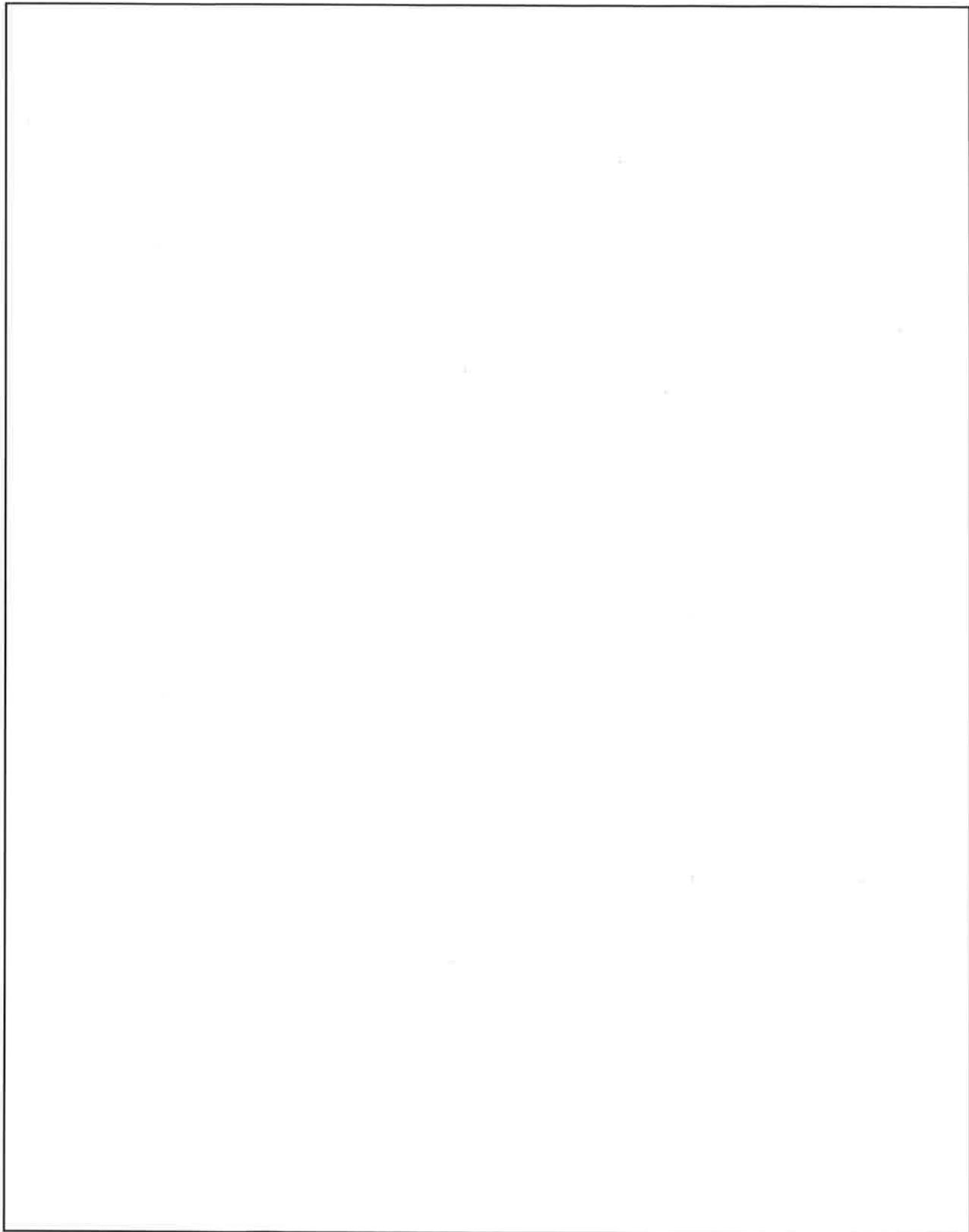
The sketch must be accurate, to scale and include the following:

- 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 form 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**







Map Title

**Legend**

- Parcels - Current
- Large Scale Roads
  - Provincial Highway
  - County Road
  - Township Road
  - Seasonal Road
- Grey County Boundary



56 0 28 56 Meters

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© County of Grey

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Printed May 9, 2021

**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

**Notes**

VACANT RESIDENTIAL LAND

TREE LINE

WELL



SINGLE  
FAMILY  
DETACHED  
93m<sup>2</sup>

PAVED

DRIVEWAY

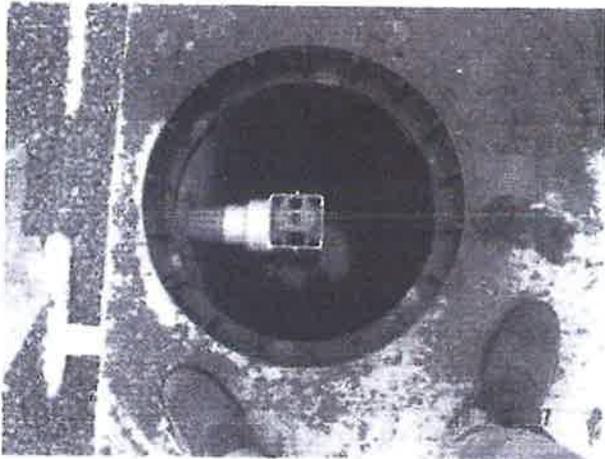
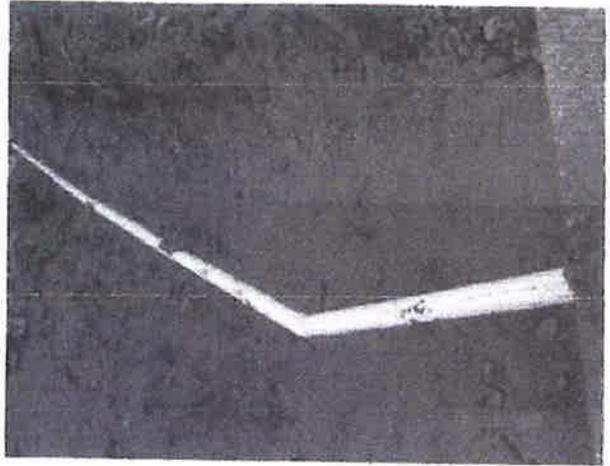
SEPTIC

PROPOSED  
BUILDING  
GARAGE

111.4m<sup>2</sup>

BELL'S LAKE ROAD

RESIDENTIAL



**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, KRISZTIAN KOVACS 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)

June 3, 2021  
Date

[Signature]  
Signature of witness

June 3, 2021  
Date

2. Declaration of owner/applicant:

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

I/We KRISZTIAN KOVACS 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 County Grey  
(region/county/district)

In the Municipality of West Grey

This 03 day of June, 2021  
(day) (month) (year)

[Signature]  
Signature of owner/agent

June 3, 2021  
Date

[Signature]  
Signature of commissioner

June 3, 2021  
Date

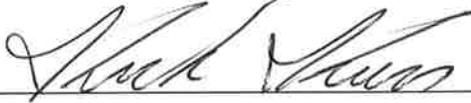
Laura Katherine Wilson, a Commissioner, etc.,  
Province of Ontario, for the Corporation of the  
Municipality of West Grey.  
Expires January 31, 2022

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, KRISTIAN KOVACS, 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

Date