



**Corporation of the
Municipality of West Grey**

402813 Grey Road 4

RR2 Durham, ON N0G 1R0

519-369-2200

For office use only

File # B22.2021

Date Received: July 15th, 2021

Date considered complete: Aug. 4/21

Fees; \$ 1,340.00 (\$1,100.00 SEV + \$240.00 SVCA)

Receipt number: 382098

Roll number: 4205.280.0020.6700.000

Committee of Adjustment

Application for Consent

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 53 of the Planning Act R.S.O 1990, as amended.

The application will only be accepted if: the application has been completed properly; a proper drawing has been submitted; the applicable fees have been submitted; and, the necessary background information in support of the proposed development, where deemed necessary by the municipality, has been filed. The submission requirements will be outlined during the pre-submission discussions.

Your submission must include the appropriate fees (cash, cheque, debit only) to cover the consent 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 H 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 information1. Registered owner's name(s) REAY, Delores and REAY, RebeccaMailing address 214461 Baseline Road, R.R. # 1City ElmwoodProvince ONPostal code N0G 1R0Email [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

4. Name, address, phone of all persons having any mortgage charges or encumbrance on the property:

Northern Credit Union, 118 Queen Street South, Durham, ON (519.369.2931)**Part B Property information**

1. Subject land:

Municipal address 214461 Baseline RoadFormer municipality BentinckLegal description: Lot W 1/2 25 Concession 3 WGR Registered plan _____Part(s)Date lands were acquired by current owner(s) October 1, 1974

2. Description:

Dimensions of the entire property (in metric units)

Lot frontage	Lot depth	Lot area
<u>+/- 251.46m</u>	<u>+/- 804.67m</u>	<u>20 ha.</u>

3. Current planning status of subject lands:

- a. Zoning: A2 (rural) and NE (natural environment)
- b. Grey County Official plan designation: Rural and Hazard
- c. West Grey Official plan designation (if applicable): _____
- d. Existing use: Agricultural and Residential

4. Is there an ~~easement(s)~~ or restrictive covenant(s) that currently applies to the property?

This information must be indicated on the required sketch. _____

Part C Purpose of application

1. What is the purpose of the consent application?

- ☒ New lot
- ☐ Lot addition
- ☐ Lease/charge
- ☐ Easement/right of way
- ☐ Other (specify)

2. Explain the consent proposal and include the intended use of the subject lands (both parcels if applicable): Purpose of the application is to sever one (1) 0.8 ha. (2.0 acre) parcel and retain one (1) 19 ha. (48 acre)
rural parcel.

3. Description of the proposed lots:

		Lot to be severed	Lot to be retained
Frontage (m)		+/- 38.10m	+/- 213.96m
Depth (m)		+/- 2266.70m	+/- 539.5m (North) +/-804.7m (South)
Area (ha) or (m)		1.0 ha.	19 ha.
Use of subject land	Existing use	Agricultural	Residential and agricultural
	Proposed use	Residential	Residential and agricultural

		Lot to be severed	Lot to be retained
Existing buildings and structures	Use	Agricultural	Agricultural and residential
	Ground floor area	Not applicable	111.5m2
	Total floor area		111.5m2
	# of storeys		One
	Height		+/- 7.62m
Proposed Buildings and structures	Use	Residential	No change
	Ground floor area	To be determined	No change

		Lot to be severed	Lot to be retained
Proposed Buildings and structures	Total floor area	To be determined	No change
	# of storeys		
	Height		
Servicing	Water servicing	<input type="checkbox"/> Municipal <input type="checkbox"/> Communal <input checked="" type="checkbox"/> Private well	<input type="checkbox"/> Municipal <input type="checkbox"/> Communal <input checked="" type="checkbox"/> Private well
	Sanitary servicing	<input type="checkbox"/> Communal <input checked="" type="checkbox"/> Private septic	<input type="checkbox"/> Communal <input checked="" type="checkbox"/> Private septic
	Storm servicing	<input type="checkbox"/> Storm sewers <input checked="" type="checkbox"/> Ditches <input type="checkbox"/> Swales	<input type="checkbox"/> Storm sewers <input checked="" type="checkbox"/> Ditches <input type="checkbox"/> Swales
Road access		<input type="checkbox"/> Provincial highway <input type="checkbox"/> County road <input checked="" type="checkbox"/> Municipal road, open year-round <input type="checkbox"/> Municipal road, not maintained year- round <input type="checkbox"/> Private right of way	<input type="checkbox"/> Provincial highway <input type="checkbox"/> County road <input checked="" type="checkbox"/> Municipal road, open year-round <input type="checkbox"/> Municipal road, not maintained year- round <input type="checkbox"/> Private right of way

4. If applicable, state the name of the person to whom the land is to be transferred, charged or leased:

Name(s): _____

Address _____ City _____

Phone _____ Work _____ Cell _____

Email _____

5. Is the consent application consistent with the provincial policy statements?

Yes ☒ No ☐

6. List all the public agencies to which you discussed this consent application prior to submitting this application: SVCA

7. List the titles of any supporting documents submitted with this application (e.g. planning report, environmental impact study, traffic study, storm water management report etc.)

Not applicable

Part D Agricultural property history (if applicable)

The following questions are in regards to the farming on your property.

1. Using the table on page 9 and 10 specify the type of farming on your property by indicating animal type, description and barn type:

Beef farming

2. How long have you owned the farm? 47 years

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

Yes - for how long? 47 years

No - when did you stop farming? 4 years

For what reason did you stop farming? After the loss of Mr. Reay - farm is now rented to adjacent landowners.

4. Total area of farm holding: (acres) 20 ha. (50 acres)
5. Tillable area: (acres) 14 ha. (35 acres)
6. Capacity of barns on your property in terms of livestock units: _____
15 beef cattle (east) and 15 veal calves (west)
7. Using the table below specify the manure facilities on your property: _____
Solid inside, bedded pack (vi); solid outside (no cover)

Solid	Liquid
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)	

Part E Agricultural property history of nearby properties (if applicable)

1. Are there any barns on nearby properties within 450m (1500 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.

If the answer is no, proceed to Part F.

***(please indicate each farm with a number to distinguish between the various farms if there is more than one.)**

2. Using the table on page 9 and 10 specify the type of farming on the nearby properties by indicating animal type, description and barn type:

1. Cash crops

2. Cow / calf operation; confined to barn / yard

3. _____

4. _____

3. Tillable area: (acres) 1. 28 ha. (70 acres) 2. _____ 3. _____ 4. _____

4. Capacity of barns on nearby properties in terms of livestock units:

1. 35 beef cows with calves to fall weaning and sale

2. _____

3. _____

4. _____

5. Using the table below specify the manure facilities on nearby properties:

1. Solid, inside, bedded pack (vi)

2. Solid, outside, no cover (v3)

3. _____

4. _____

Solid	Liquid
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)

Animal type	Description	Barn type
Beef	Cows, including calves to weaning (all breeds) Feeders (7-16 months) Backgrounds (7-12.5 months) Shorkeepers (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 (e.g. guernseys) Small-framed: 364kg – 455kg (e.g. jersey) Heifers (5 months to freshening) Large framed: 182kg – 545kg (e.g. holsteins) Medium-framed: 39kg – 148kg (e.g. guernseys) Small-framed: 364kg – 455kg (e.g. jersey) Calves (0 to 5 months) Large-framed; 45kg - 182kg (e.g. holsteins) Medium-framed; 39kg - 148kg (e.g. guernseys) Small-framed; 30kg - 125kg (e.g. jersey)	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 weight	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.)		

Part F Status of other planning applications

1. Has the applicant or owner made an application for any of the following, either on or within 120m of the subject land?

Official plan amendment	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Zoning bylaw amendment	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Minor variance	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Severance	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Plan of subdivision	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Site plan control	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

If any answer to any of the above is yes please provide the following information

File No. of application _____

Approval authority _____

Purpose of application _____

Status of application _____

Effect on the current application for severance _____

Part G Sketch

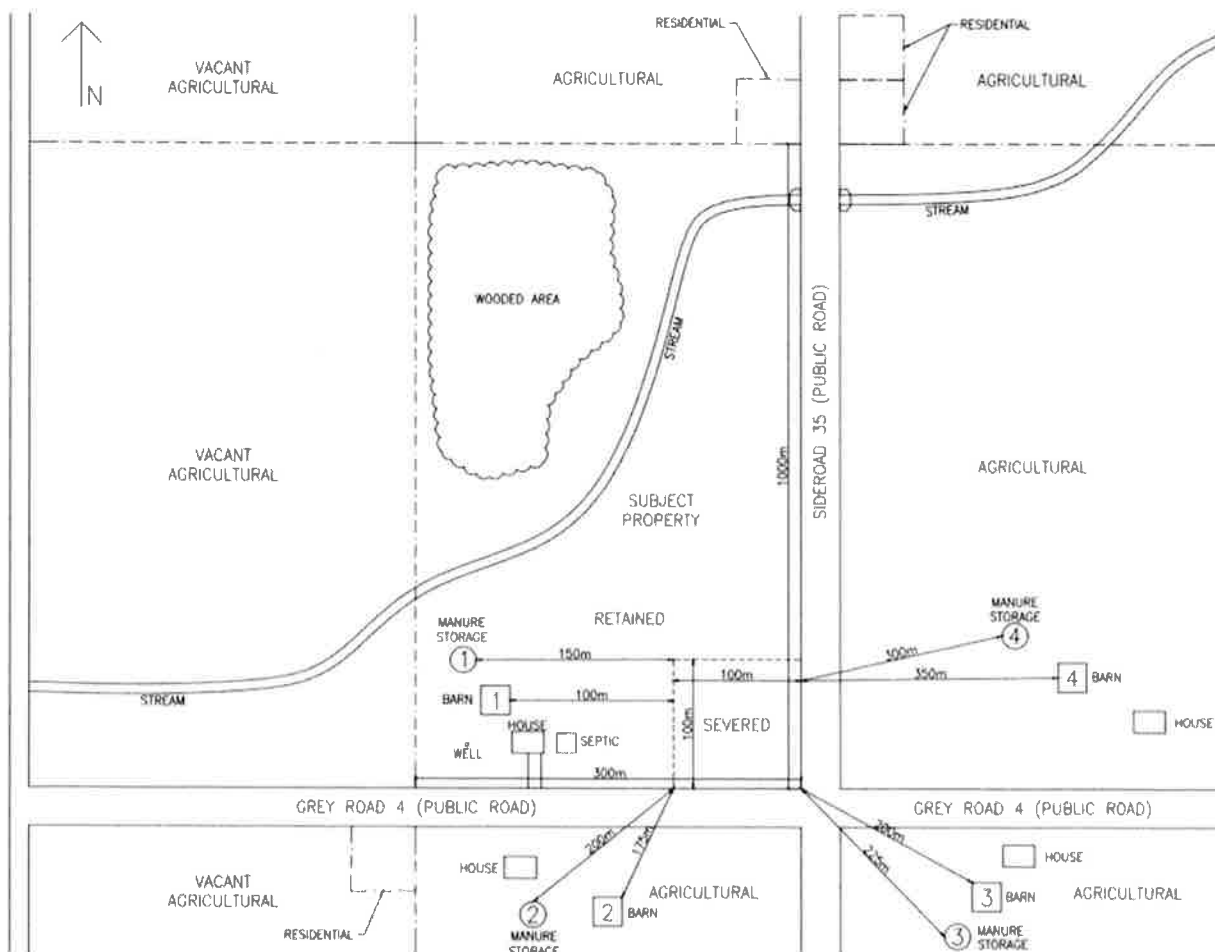
1. The application shall be accompanied by a clear, legible sketch showing the following information on the blank sheet provided. Failure to provide the following information can result in a delay of processing the application.

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

- a. A north arrow;
- b. The boundaries and dimension of the subject land;
- c. The location, size and type of all existing and proposed buildings and structures on the subject land, indicating their distance from lot lines;
- d. The location of all barns and manure storage facilities within 500 metres of the subject property;
- e. The appropriate location of all features on the subject and adjacent properties including wooded areas, railways, rivers and streams, etc.;
- f. The location of septic system and well (if applicable);
- g. The current uses of the lands adjacent to the subject land;
- h. The location of driveways and parking areas on the subject property;
- i. The location, width and name of all open and unopened roads that abut the property; and
- j. 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.)

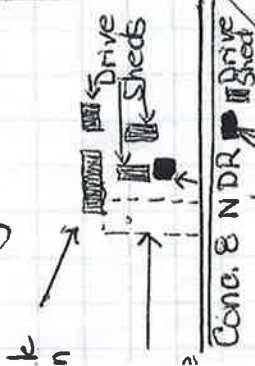
SAMPLE DRAWING





Note: Residences #214541 and #214551 to the North.

Agriculture



Conc. 8 NDR

Agriculture

Residences

Vacant land / Bush

870'

1770'

WEST HALF LOT 25
CONC. 3 WGR (BENTINCK)

Field

Field

Bush

825'

Creek (dry in hot summer)

Barns

Driving Shed / Storage

2640'

Bush

410' ±

← Baseline Road



Note: Numerous residences to the South, to Conc. 6 NDR, East and West sides of Baseline.



B22.2021 - REAY Consent Application



444

222

444 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 July 30, 2021 THIS MAP IS NOT TO BE USED FOR NAVIGATION

Legend

Land use

- Primary Settlement Area
- Secondary Settlement Area
- Agricultural
- Escarpment Recreation Area
- Hazard Lands
- Escarpment Natural Area
- Inland Lakes & Shoreline
- Niagara Escarpment Plan Area
- Rural
- Space Extensive Industrial and Commercial
- Sunset Strip Area
- Industrial Business Park
- Special Agriculture
- Provincially Significant Wetlands
- Recreation Resort Area

Parcels - Current

Large Scale Roads

- Provincial Highway
- County Road
- Township Road
- Seasonal Road

Grey County Boundary

Notes

Roll Number: 420528000206700
Primary Address: 214461 BASELINE
Legal description: 214461 BASELINE CON 3 WGR
W/PT LOT 25
Property use: Farm with residence - with or

Part H 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 of the subject lands, the owner's written authorization below (or letter of authorization) **must** be completed.)

I/We, _____ am/are the owner(s) of the land that is subject of this application for consent.

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

Signature of owner(s)

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 Delores Elizabeth Reay and Rebecca Jayne Reay of the Municipality of West Grey
(Print name of applicant) (name of town, township, etc)

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

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

in the Municipality of West Grey

This 3 day of August, 2021
(day) (month) (year)

Delores Reay, Rebecca Reay
Signature of owner/agent

Aug 3/21
Date

Susan Spielmacher
Signature of commissioner

Aug 3/21
Date

Susan Deanna Spielmacher
Tax Collector/Deputy Treasurer
A Commissioner etc., Province of Ontario
For the Corporation of the Municipality of West Grey

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, Delores and Rebecca Reay, 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.

Delores Reay, Rebecca Reay
Signature

August 3, 2021
Date

redacted by request of owner
for and on behalf of the
applicant to ensure that the information
is not made available to the public