



**Corporation of the
Municipality of West Grey**

402813 Grey Road 4

RR2 Durham, ON N0G 1R0

519-369-2200

For office use only

File # B26.2021

Date Received: August 18, 2021

Date considered complete: Oct. 8/21

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

Receipt number: 387308

Roll number: 4205.0200.0011.4800.0000

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: ls Spencer@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://saugreenconservation.com/downloads/Reg_Fee_List_2020 - Authority Approved.pdf](http://saugreenconservation.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 information

1. Registered owner's name(s) _____
Mailing address _____ City _____
Province _____ Postal code _____ Email _____
Phone _____ Work _____ Ext. _____
2. Authorized applicant's/agent's name (If different than above)
GROVE-McCLEMENT, Tammy (Ross Firm Professional Corporation)
Mailing address 11 Durham Street East City Walkerton
Province ON Postal code N0G 2V0 Email _____
Phone _____ Work 519.881.3230 Ext. 237
3. Send all correspondence to:
☐ Applicant ☐ Agent ☐ Both
4. Name, address, phone of all persons having any mortgage charges or encumbrance on the property:
Transfer easement (Hydro - Electric power commission of Ontario)
Instrument No. N015721 and N015722 - PIN 37303-0478

Part B Property information

1. Subject land: 238 Forler Street &
Municipal address 110 William Street Former municipality Neustadt
Part Lots 4 & 5 Pt. 3 17R1861, Pt 1 17R1008 and Pt 1 16R6065
Legal description: Lot 2-3 & Concession 13 Registered plan _____ Part(s) _____
Date lands were acquired by current owner(s) 1980/01/28

2. Description:

Dimensions of the entire property (in metric units)

Lot frontage	Lot depth	Lot area
1411m (4630 ft.)	640m (2100 ft.)	75.2 ha. (185.7 acres)

3. Current planning status of subject lands:

- a. Zoning: FD, FL, R1B, NE, R3
- b. Grey County Official plan designation: Primary settlement area
- c. West Grey Official plan designation (if applicable): Residential, future development . EP
- d. Existing use: Residential / agricultural - (Farm with residence)

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. see attached

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): _____

3. Description of the proposed lots:

		Lot to be severed	Lot to be retained
Frontage (m)		798m (2620 ft)* irregular	613m (2010 ft)
Depth (m)		640m (2100 ft)	488m (1600 ft)
Area (ha) or (m)		46.5 ha. (114.9 acres)	28.7 ha. (70.8 acres)
Use of subject land	Existing use	Farm with residence	Agricultural - vacant land
	Proposed use	Undetermined	Agricultural / residential

		Lot to be severed	Lot to be retained
Existing buildings and structures	Use	House - residence	Barn B - Farm equipment
		Barn A - farm equipment	Shed E - Farm equipment
		Sheds A, B, C, D - Farm E	
	Ground floor area	House - 2600 SF	Barn B - 3200 SF
		Barn A - 6776 SF	Shed E - 2400 SF
		Shed A - 320 SF, B 640 SF C-1392 SF, D-2400 SF	
	Total floor area	House 4800 SF	Barn B - 6000 SF
		Barn A - 12000 SF	Shed E - 2400 SF
		Shed A - 320 SF, B 640 SF C-1392 SF, D-2400 SF	
	# of storeys	House - 3	Barn B - 2
		Barn A - 2	Shed E - 1
		Sheds A, B, C, D - 1	
	Height	House - 28 ft.	Barn B - 45 ft.
		Barn A - 50 ft.	Shed E - 30 ft.
		Shed A - 20 ft., B - 15 ft. C - 18 ft., D - 25ft.	
Proposed Buildings and structures	Use	Undetermined	House with accessory
	Ground floor area	Undetermined	

		Lot to be severed	Lot to be retained
Proposed Buildings and structures	Total floor area		
	# of storeys		
	Height		
Servicing	Water servicing	<input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Communal <input type="checkbox"/> Private well	<input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Communal <input 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): WEBER, Howard / WEBER, Jeffrey or purchaser to be determined.

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: _____

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.)

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:

2. How long have you owned the farm? _____

3. 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? _____

4. Total area of farm holding: (acres) _____

5. Tillable area: (acres) _____

6. Capacity of barns on your property in terms of livestock units: _____

7. Using the table below specify the manure facilities on your property: _____

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)

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. _____
2. _____
3. _____
4. _____

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

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

1. _____
2. _____
3. _____
4. _____

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

1. _____
2. _____
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	Information not required
	Turkey breeder layers	
	Breeder toms	
	Broilers	
	Hens	
	Toms (day olds to over 10.8kg to 20kg)	
	Turkeys at any other weight	
Horses	Large-framed, mature; greater than 681kg	Information not required
	Medium-framed, mature; 227kg - 680kg	
	Small-framed, mature; less than 227kg	
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 type="checkbox"/> No
Zoning bylaw amendment	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Minor variance	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Severance	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Plan of subdivision	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Site plan control	<input type="checkbox"/> Yes	<input 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

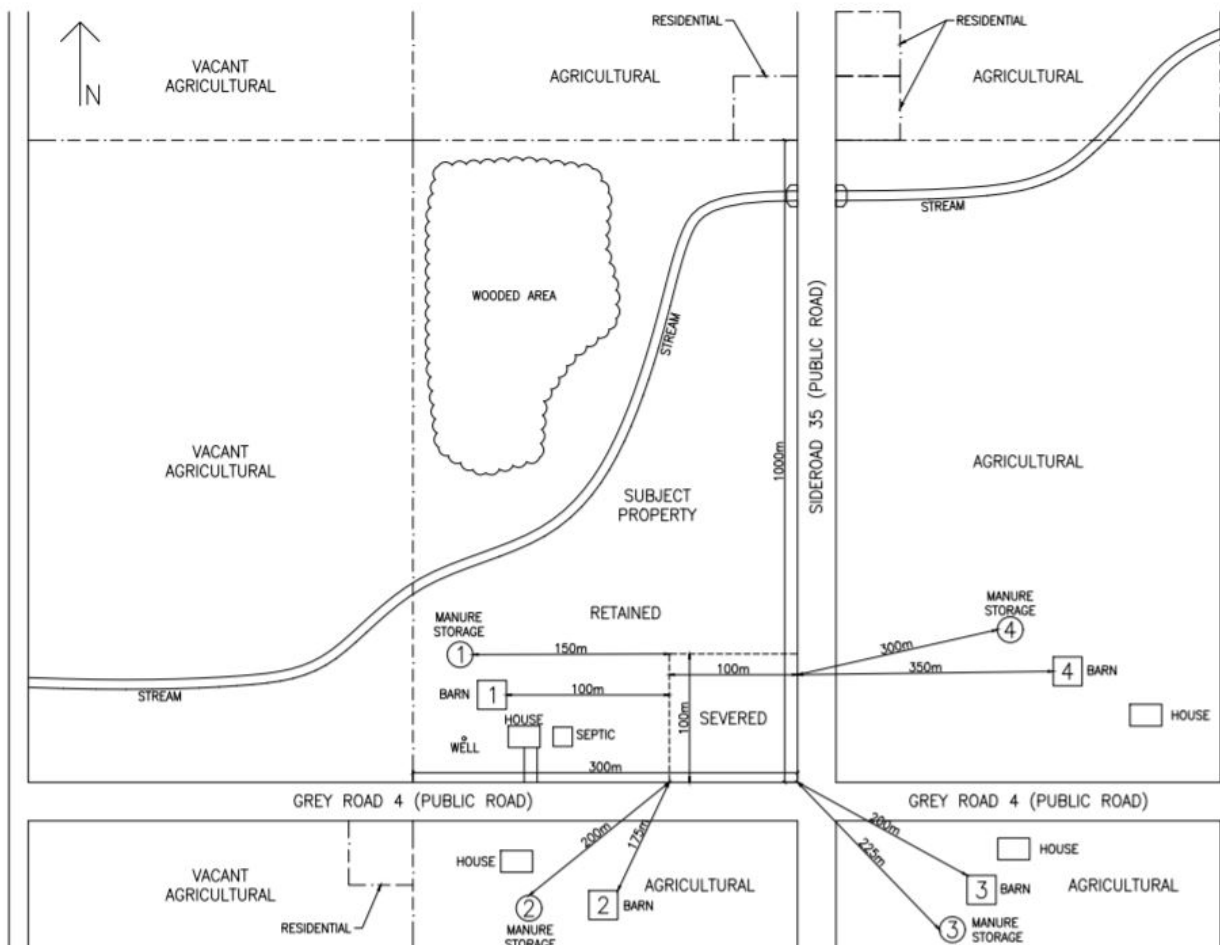
1. The application shall be accompanied by a clear, legible sketch showing the following information on the blank sheet provided. Failure to provide the following information can result in a delay of processing the application.

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

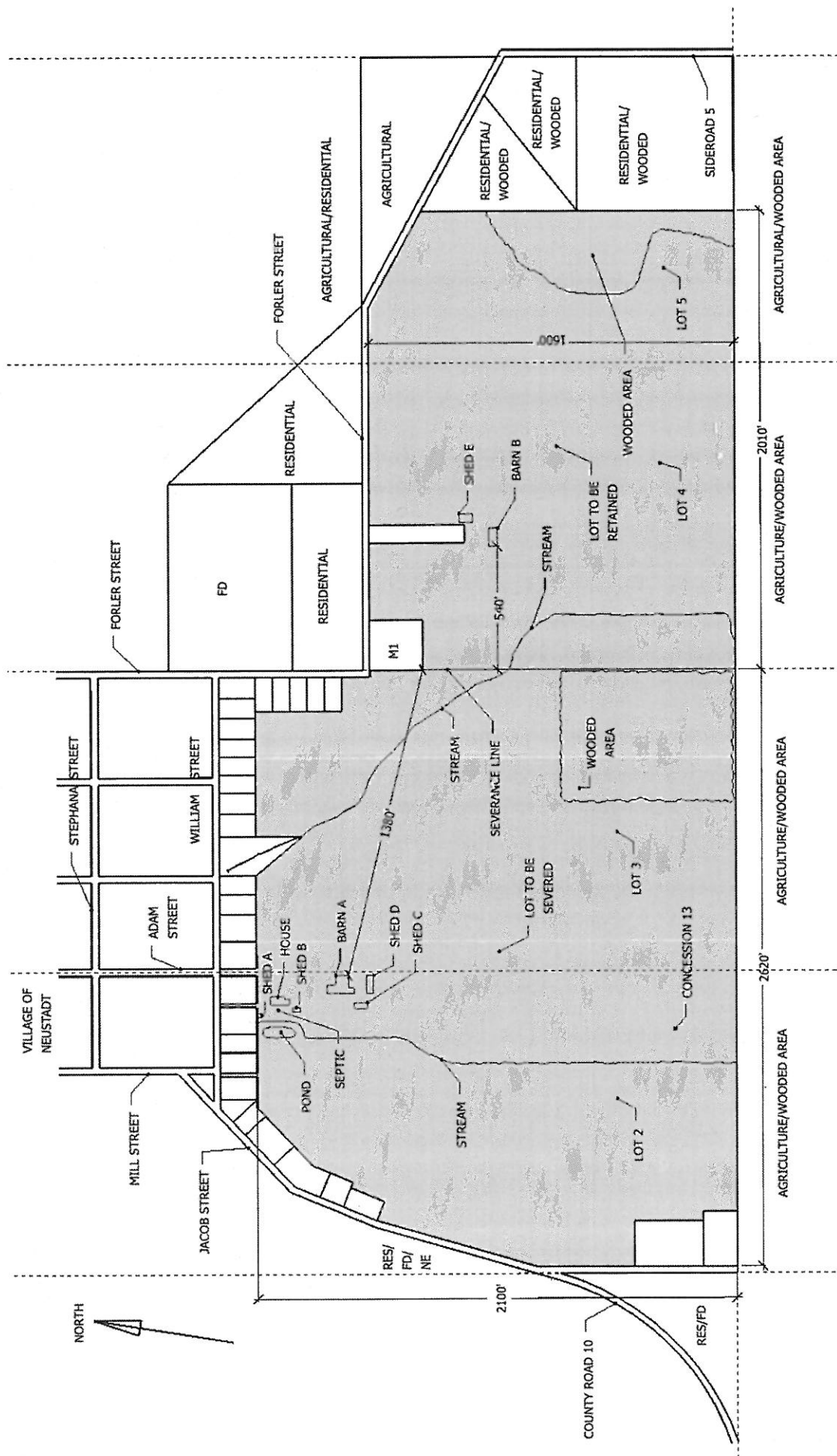
- a. A north arrow;
- b. The boundaries and dimension of the subject land;
- c. The location, size and type of all existing and proposed buildings and structures on the subject land, indicating their distance from lot lines;
- d. The location of all barns and manure storage facilities within 500 metres 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



See attached



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, Howard Weber am/are the owner(s) of the land that is subject of this application for consent.

I/We authorize Tammy Grove-McClement - The Ross Firm Professional Corporation to make this application on my/our behalf as my/our agent.

Howard Weber
Signature of owner(s) Howard Weber

August 23, 2021
Date

Tammy Grove-McClement
Signature of witness

August 23, 2021
Date

2. Declaration of owner/applicant:

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

I/We Howard Weber of the Town of Neustadt
(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 County of Grey Bruce
(region/county/district)

in the Municipality of Bracklin

This 23rd day of August, 2021
(day) (month) (year)

Howard Weber
Signature of owner/agent

August 23, 2021
Date

Tammy Grove-McClement
Signature of commissioner

August 23, 2021
Date

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, Howard Weber, 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.

Howard Weber
Signature

August 23, 2021
Date