



**Corporation of the
Municipality of West Grey**

402813 Grey Road 4
RR2 Durham, ON N0G 1R0
519-369-2200

For office use only	
File #	ZA22.2021 ZA21.2021
Date Received:	September 17/2021
Date considered complete:	September 20/2021
Fees;	\$ \$1,440.00 (\$1,200.00 ZONEA + \$240.00 SVCA)
Receipt number:	388093
Roll number:	4205 220.0210 0801.000

Zoning Bylaw & Official Plan Amendment Application

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

The application will only be accepted if: it 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 pre-consultation discussion.

Your submission must include the appropriate fees (cash, cheque debit only) to cover the zoning bylaw amendment and/or the official plan amendment application fee 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 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 L 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 Amendment

1. Type of amendment:



Official plan amendment



Zoning bylaw amendment



Both

2. What is the purpose of and reasons for the proposed amendment(s)?

To fulfill a condition of consent:

~~PROPERTY SEVERANCE~~

Part B Applicant information

1. Registered owner's name(s) LEN VAN DEN BOSCH

Mailing address 41 WALLACE ST.

City ALLISTON

Province ON

Postal code L9R 2G5

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

4. Name, address, phone of all persons having any mortgage charge or encumbrance on the subject lands:

?

Part C Property information

1. What area does the amendment cover?



the "entire" property



a "portion" of the property

2. Subject Land:

Not assigned

Municipal address ~~Lot 54 Con 1 NOR~~

Former municipality WEST GREY

Legal description: Lot ~~54~~

Concession /

NDR

Registered plan 816

Part(s) [REDACTED]

Date lands were acquired by current owner(s) FEB 2019

3. Description:

Dimensions of the entire property (in metric units)

Lot frontage	Lot depth	Lot area
526.7m	291m	154,484

4. Description:

Dimensions of the area to be amended if only a "portion" of the property is affected (in metric units)

Lot frontage	Lot depth	Lot area

5. Current planning status of subject lands:

- a. Zoning: A3 (Restricted Rural) and NE (Natural Environment) and A2 (Rural)
b. Grey County Official plan designation: Secondary Settlement Area and Hazard Lands
c. West Grey Official plan designation (if applicable): Not applicable

6. List the uses that are permitted by the current official plan designation:

RESTRICTED RURAL

Residential uses, bed and breakfast establishments, home/rural occupations, commercial and dry industrial uses, public recreational and institutional uses intended to support the agricultural community (Secondary Settlement Areas).
Forestry and uses connected with the conservation of water, soil, wildlife, and other natural resources (Hazard).

Part D Existing and proposed land uses and buildings

1. What is the "existing" use of the land?

AGRICULTURE

2. How long have the existing uses continued on the subject land?

50 years

3. What is the "proposed" use of the land?

RURAL RESIDENTIAL Restricted Rural

4. Provide the following detail for all buildings:

	Existing Structure #1	Existing Structure #2	Proposed Structure #1	Proposed Structure #2
Type of Structure(s)				
Main building height				
% of lot coverage				
# of parking spaces				
# of loading spaces				
Number of storeys				
Total floor area				
Ground floor area (excluding basement)				

5. Provide the following detail for existing and proposed services:

		Existing	Proposed
Servicing	Water servicing	<input type="checkbox"/> Municipal <input type="checkbox"/> Communal <input 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 type="checkbox"/> Private septic	<input type="checkbox"/> Communal <input checked="" type="checkbox"/> Private septic
	Storm servicing	<input type="checkbox"/> Storm sewers <input type="checkbox"/> Ditches <input type="checkbox"/> Swales	<input type="checkbox"/> Storm sewers <input checked="" type="checkbox"/> Ditches <input checked="" 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
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Part E Official plan amendment

(Proceed to section F if an official plan amendment is not proposed)

1. What is the purpose of the official plan amendment?

ALLOW SEVERANCE

2. If applicable and known at time of application, provide the following:

Section number(s) of policy to be changed: _____

Text of the proposed new policy attached on a separate page? Yes ☐ No ☐

New designation name: _____

Map of proposed new schedule attached on a separate page? Yes ☐ No ☐

3. List the purpose of the amendment and land uses that would be permitted by the proposed amendment:

4. Does the requested amendment remove the subject land from any area of employment?

Yes ☐ No ☒

If yes, attach the current official plan policies, if any, dealing with the removal of land from an area of employment

5. Is the requested amendment consistent with the provincial policy statement issued under section 3 (5) of the planning act? Yes ☒ No ☐ Unknown ☐

Part F Zoning bylaw amendment

1. What is the purpose of the proposed zoning bylaw amendment?

SEVERENCE
To fulfill a condition of provisional consent for files B11.2020 thru B14.2020.

2. If applicable and known at time of application, provide the following:

Section number(s) of provision(s) to be changed: See draft by-law

Text of the proposed new provision attached on a separate page? Yes ☐ No ☒

New zone name: See draft by-law

Map of proposed new key map attached on a separate page? Yes ☐ No ☐
(see draft by-law)

Part G 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:

NA

2. How long have you owned the farm? N/A
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)	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 H Agricultural property history of nearby properties (if applicable)

1. Are there any barns on nearby properties within 450 metres (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 I.

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)	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)	

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's) Heifers (9 months to freshening) Large framed: 182kg – 545kg (e.g. holsteins) Medium-framed: 29kg – 148kg (e.g. guernseys) Small-framed: 364kg – 455kg (e.g. jersey's) 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's)	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 681 kg	Information not required
	Medium-framed, mature; 227kg - 680kg	
	Small-framed, mature; less than 227kg	
Other (e.g. goats, ostriches, etc.)		

Part I Status of other planning applications

1. Has the applicant or owner made an application for any of the following, either on or within 120 metres 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
Plan of subdivision	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Severance	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Site plan control	<input type="checkbox"/> Yes	<input type="checkbox"/> No

2. If the answer to the above question is yes, please provide the following information

File No. of application B11.2020, B12.2020, B13.2020 and B14.2020

Approval authority The Corporation of the Municipality of West Grey

Lands subject to application Entire subject lands

Purpose of application To create four new residential parcels on the subject lands (with a defined secondary S.A)

Status of application Provisional approval - expires December 9, 2021

Effect on the current application for amendment Without zoning the provisional approval will lapse.

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.

- 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.

SAMPLE DRAWING



See attached draft survey and draft Site Plan.

Part K Other supporting information

1. List the titles of any supporting or attached documents (eg. environmental impacts study, stormwater management report, traffic study etc.)

- GM BluePlan report regarding hydrogeological services dated August 10, 2021.

- Draft survey by Hewitt and Milne dated August 2021.

- Draft site plan by GM BluePlan dated March 2021

Part L 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, LEON VAN DEN BOSCH am/ are the owner(s) of the land that is subject of this application for a zoning bylaw amendment.

I/We authorize LEON VAN DEN BOSCH SCH to make this application on my/our behalf as my/our agent.

Signature of owner(s)

Date

9/17/21

Signature of witness

Date

SEPT. 17/21

2. Declaration of owner/applicant:

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

I/We Leon Van Den Bosch. of the ALLISON, NEW TECUMSETH, SIMCOE
(Print name of applicant) (name of town, township, etc)

In the Simcoe County 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 of Grey
(Region/County/District)
in the Municipality of West Grey

This 17 day of Sept. 2021
(Day) (Month) (Year)

* 
Signature of owner/agent

9/17/21
Date


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

9/17/21
Date

3. Owner/Applicant's Consent Declaration:

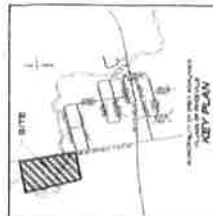
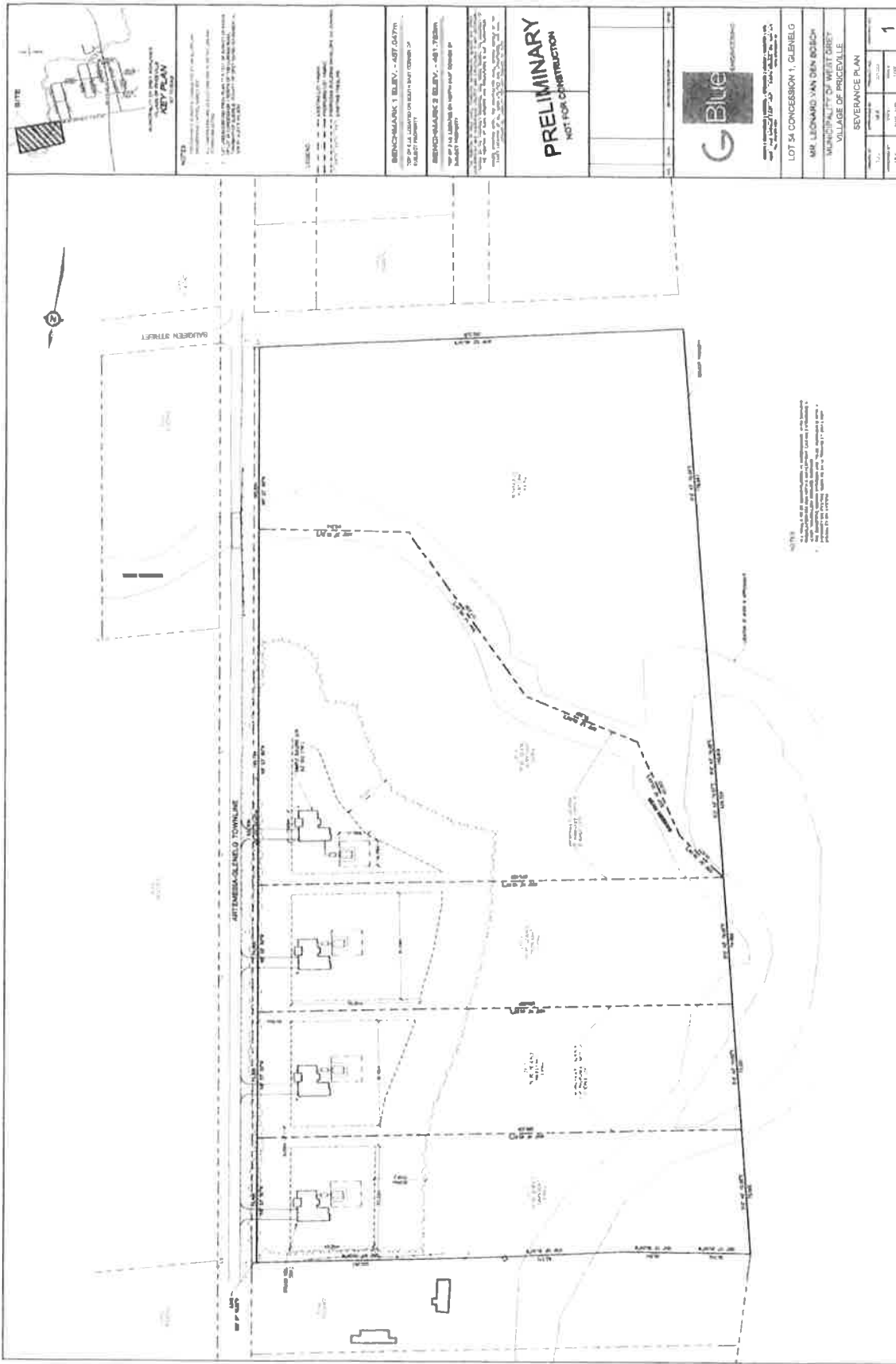
In accordance with the provisions of the Planning Act, it is the policy of the Municipality of West Grey Planning Department to provide the public access to all development applications and supporting documentation.

In submitting this development application and supporting documentation, I, Leonard Van Den Bosch, 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

9/17/21
Date



NOTES

1. The site is located on the south side of the road.
2. The site is located on the south side of the road.
3. The site is located on the south side of the road.
4. The site is located on the south side of the road.
5. The site is located on the south side of the road.
6. The site is located on the south side of the road.
7. The site is located on the south side of the road.
8. The site is located on the south side of the road.
9. The site is located on the south side of the road.
10. The site is located on the south side of the road.

LEGEND

- EASEMENT
- EASEMENT
- EASEMENT
- EASEMENT
- EASEMENT
- EASEMENT
- EASEMENT
- EASEMENT
- EASEMENT
- EASEMENT

BENCHMARK 1 BLEV. - 487.047m
 TOP OF 1st SURVEY ON SOUTH SIDE OF ROAD 24
 10/10/2010

BENCHMARK 2 BLEV. - 481.785m
 TOP OF 2nd SURVEY ON SOUTH SIDE OF ROAD 24
 10/10/2010

PRELIMINARY
 NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
1	10/10/2010	1st SURVEY ON SOUTH SIDE OF ROAD 24
2	10/10/2010	2nd SURVEY ON SOUTH SIDE OF ROAD 24



LOT 54 CONCESSION 1, GLENELG
 MR. LEONARD VAN DEN BOSCH
 MUNICIPALITY OF WEST GLENELG
 VILLAGE OF PRICEVILLE

SEVERANCE PLAN	
NO. OF LOTS	1
NO. OF LOTS	1
NO. OF LOTS	1
NO. OF LOTS	1

