



**Corporation of the
Municipality of West Grey**

402813 Grey Road 4

RR2 Durham, ON N0G 1R0

519-369-2200

For office use only

File # ZA15-2021

Date Received: Aug 18th, 2021

Date considered complete: Sept 17/21

Fees; \$ 1200.00 + 240.00 = 1440.00

(ZCNEA) (SVCA)
Receipt number: 2021091614

Roll number: 4205 020 001 14000

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)?

We are looking have the building rezoned from C1 to R2 to allow the building to be repurposed into a residential triplex using the existing building.

R2 WITH EXCEPTION TO PERMIT FIVE (5) UNITS

Part B Applicant information

1. Registered owner's name(s) Harper Homes Inc.

Mailing address 122 Milton Seiler Cres

City Palmerston

Province Ontario

Postal code N0G 2P0

Email [REDACTED]

Phone [REDACTED]

Work [REDACTED]

Ext. [REDACTED]

2. Authorized applicant's/agent's name (If different than above)

Matt Smith

Mailing address 122 Milton Seiler Cres

City Palmerston

Province Ontario

Postal code N0G 2P0

Email [REDACTED]

Phone [REDACTED]

Work [REDACTED]

Ext. [REDACTED]

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:

Harper Homes Inc - 122 Milton Seiler Cres., Palmerston, Ontario

Part C Property information

1. What area does the amendment cover?

☒

the "entire" property

☐

a "portion" of the property

2. Subject Land:

Municipal address 378 Adam St, Neustadt, Ontario

Former municipality Neustadt

Legal description: Lot 71 Concession [REDACTED]

Registered plan 161

Part(s) [REDACTED]

Date lands were acquired by current owner(s) AUG 27, 2021

3. Description:

Dimensions of the entire property (in metric units)

Lot frontage	Lot depth	Lot area
92.39	178.2	16463.89

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
92.39	178.2	16463.89

5. Current planning status of subject lands:

a. Zoning: C1 (General commercial zone)

b. Grey County Official plan designation: Primary Settlement Area

c. West Grey Official plan designation (if applicable): Open space

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

COMMERCIAL

Part D Existing and proposed land uses and buildings

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

~~COMMERCIAL~~, FUNERAL HOME, Institutional

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

SINCE 1986

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

RESIDENTIAL TRIPLEX

4. Provide the following detail for all buildings:

	Existing Structure #1	Existing Structure #2	Proposed Structure #1	Proposed Structure #2
Type of Structure(s)	BRICK BUILDING		Addition to existing structure	
Main building height				
% of lot coverage				
# of parking spaces	10			
# of loading spaces				
Number of storeys	1			
Total floor area	2524			
Ground floor area (excluding basement)	2524			

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

		Existing	Proposed
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 checked="" type="checkbox"/> Communal (municipal) <input type="checkbox"/> Private septic	<input checked="" type="checkbox"/> Communal (municipal) <input type="checkbox"/> Private septic
	Storm servicing	<input checked="" type="checkbox"/> Storm sewers <input type="checkbox"/> Ditches <input type="checkbox"/> Swales	<input checked="" type="checkbox"/> Storm sewers <input 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
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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?

WE ARE LOOKING TO RENOVATE THE EXISTING BUILDING STRUCTURE TO CREATE 3 SEPERATE RESIDENTIAL APARTMENTS.

TWO 1 BEDROOM UNITS ON THE MAIN FLOOR, AND ONE 2 BEDROOM UNIT IN THE BASEMENT

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:

R2 - TRIPLEX RESIDENTIAL DWELLING

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?
HARPER HOMES IS LOOKING TO CREATE RENTAL HOUSING IN NEUSTADT WHICH HAS A HIGH DEMAND.
THE PROPOSED PLAN IS TO BEGIN WITH THE EXISTING BUILDING WHICH WILL ALLOW 3 UNITS.
THE SECOND PHASE OF THE PLAN WOULD BE TO EXTEND THE BUILDING AND CREATE 2 MORE
1 BEDROOM UNITS ABOVE GRADE.

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

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

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

New zone name: _____

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

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:

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 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) (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's) 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'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 681kg	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 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 _____

Approval authority _____

Lands subject to application _____

Purpose of application _____

Status of application _____

Effect on the current application for amendment _____

Part J Sketch

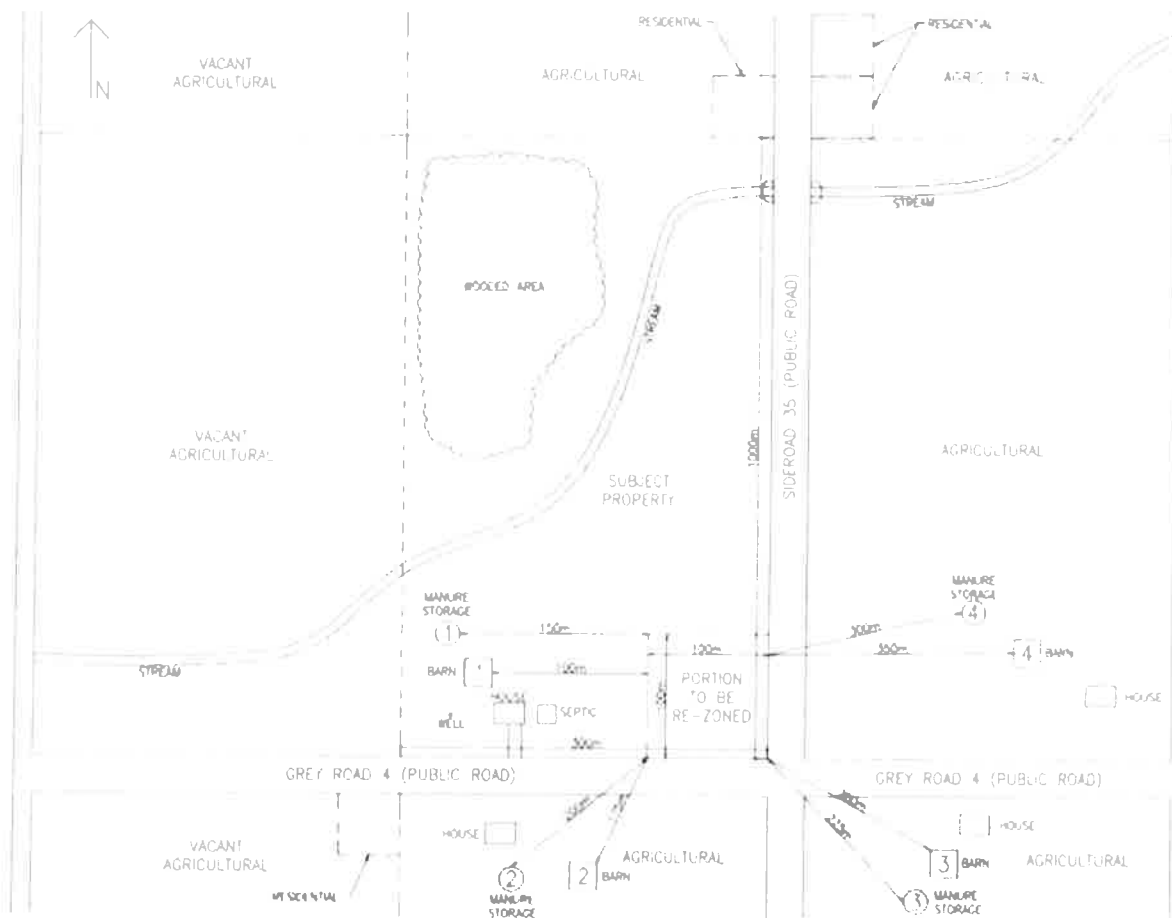
1. The application shall be accompanied by a clear, legible sketch showing the following information on the blank sheet provided. Failure to provide the following information can result in a delay of processing the application.

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 K Other supporting information

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

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, NATHAN HARPER am/ are the owner(s) of the land that is subject of this application for a zoning bylaw amendment.

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

Signature of owner(s)

SEPT 17/21

Date

Signature of witness

SEPT. 17/21

Date

SEE FURTHER ATTACHED AUTHORIZATION

2. Declaration of owner/applicant:

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

I/We Matt Smith of the _____
(Print name of applicant) (name of town, township, etc)

In the _____ 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 the Town of Durham
(Region/County/District)

in the Municipality of West Grey

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


Signature of owner/agent

Sept 17/21
Date


Signature of commissioner


Sept 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, Matt Smith, 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.

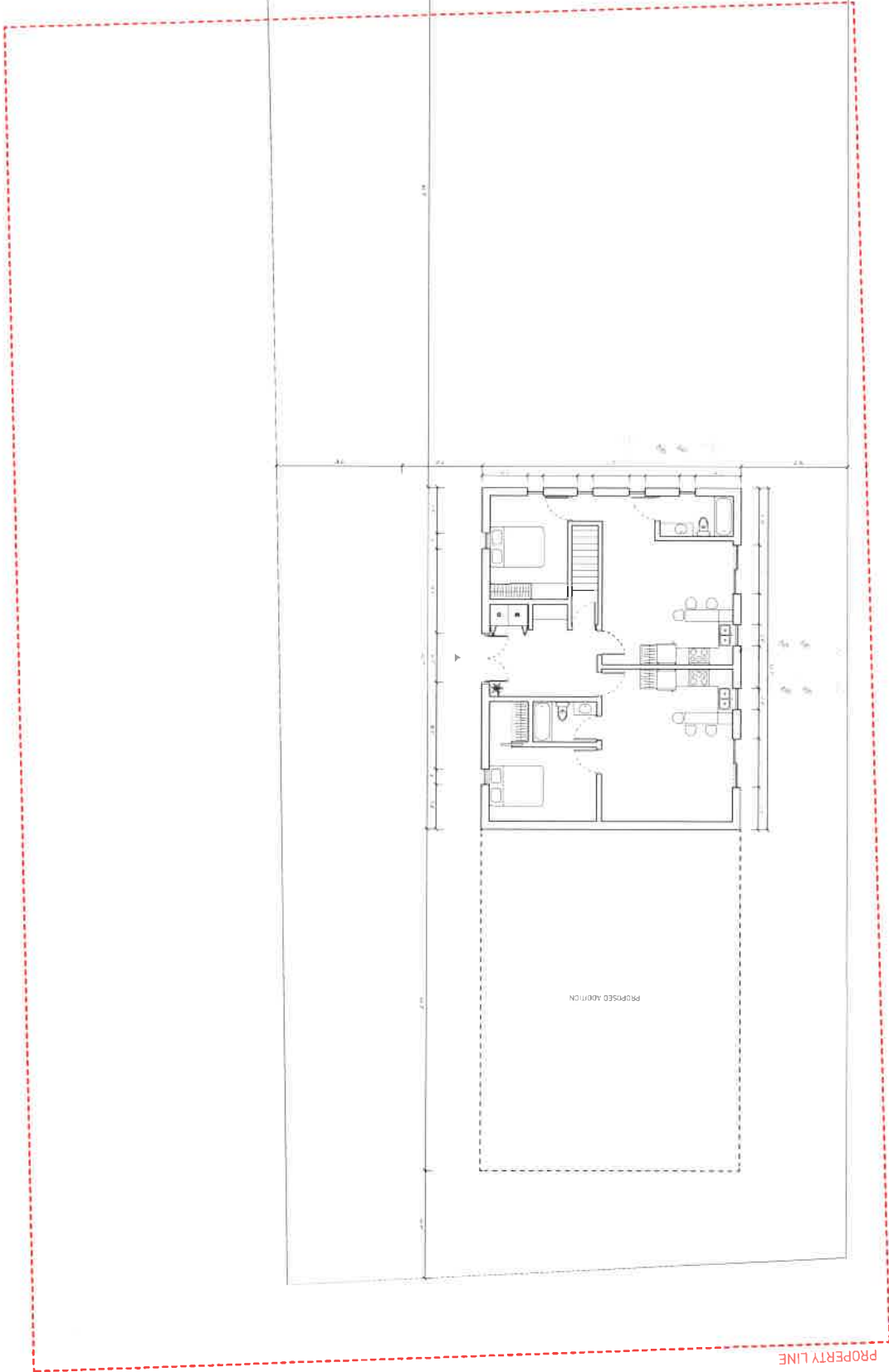
I hereby authorize the Municipal staff and members of the decision making authority to access to the subject site for purposes of evaluation of the subject application.


Signature

Sept 17/21
Date

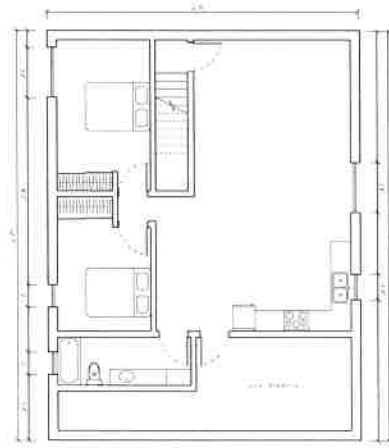
ADAM ST.

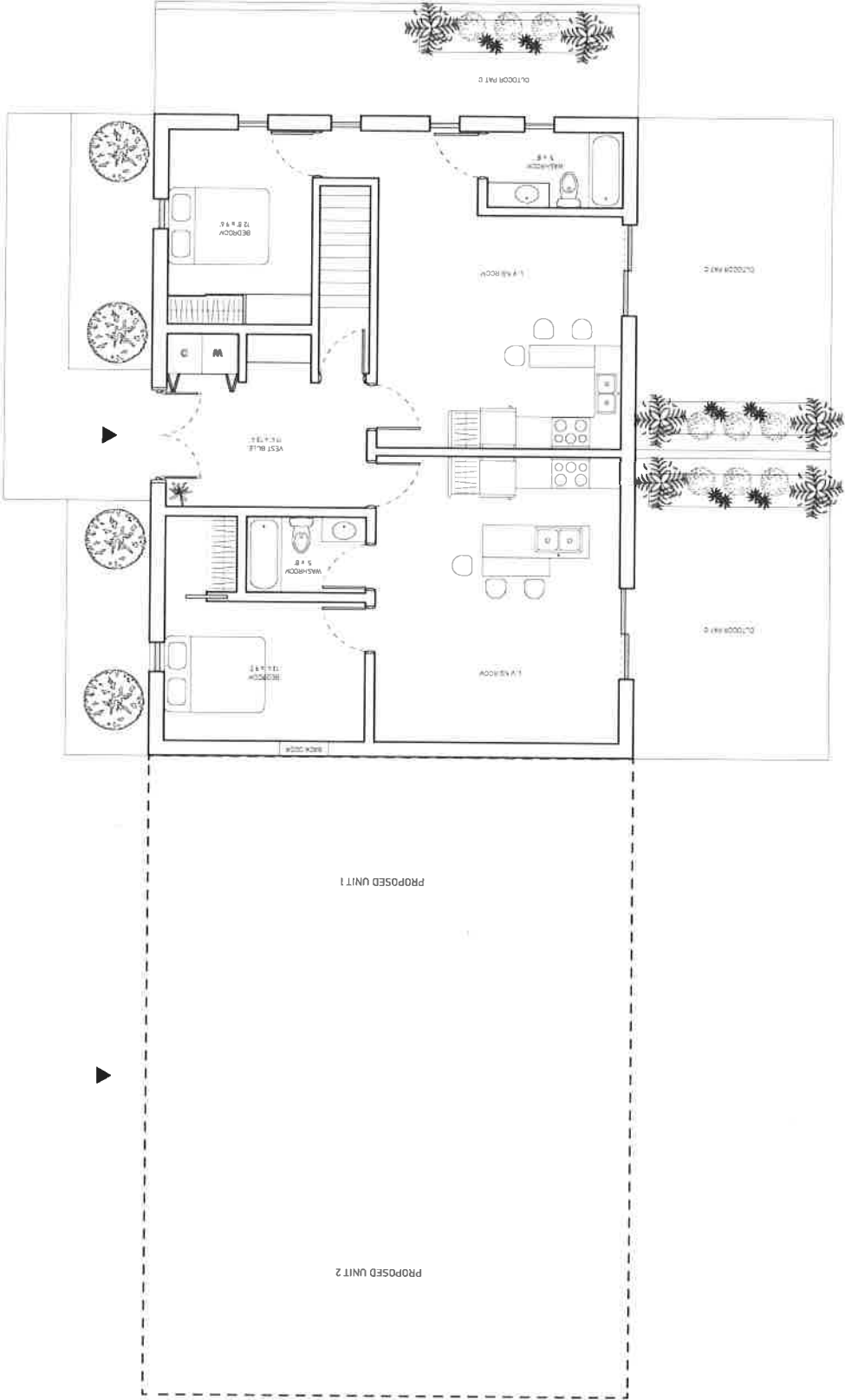
①
SITE PLAN



ADAM ST.

BASEMENT PLAN





September 17, 2021

To whom it may concern,

I Nathan Harper give permission for Matt Smith to sign the **Zoning Bylaw & Official Plan Amendment Application** on my behalf for the property located at 378 Adam St in Neustadt, Ontario. Please feel free to call me to confirm this if needed at [REDACTED].

Sincerely,

Nathan Harper
Owner of Harper Homes Inc.

A handwritten signature in blue ink, consisting of a stylized 'N' followed by a long horizontal stroke that curves upwards at the end.