



**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>ZA16-2021</u>
Date Received:	<u>Aug 18<sup>th</sup> /21</u>
Date considered complete:	_____
Fees; \$	<u>2000.00 + 5000.00 + 240.00</u> (con) (SVCA)
Receipt number:	_____
Roll number:	<u>420522000316900</u>

**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](mailto: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](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 rezone 6.6 hectares of land from A2 to M1 in order to facilitate the expansion of Chapman's Ice Cream from the adjacent property onto the subject lands.

**Part B Applicant information**

1. Registered owner's name(s) David Chapman's Ice Cream Limited

Mailing address P.O. Box 379 City Markdale  
Province Ontario Postal code N0C 1H0 Email [REDACTED]  
Phone \_\_\_\_\_ Work [REDACTED] Ext. 413

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

Ron Davidson Land Use Planning Consultant Inc.

Mailing address 265 Beattie Street City Owen Sound  
Province Ontario Postal code N4K 6X2 Email [REDACTED]  
Phone \_\_\_\_\_ Work [REDACTED] 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:

No mortgage

**Part C Property information**

1. What area does the amendment cover?

the "entire" property  a "portion" of the property

2. Subject Land:

Municipal address 775284 Highway 10 Former municipality Glenelg Township  
Legal description: Lot Pt 94-97 Concession 1 SWTSR Registered plan \_\_\_\_\_ Part(s) \_\_\_\_\_  
Date lands were acquired by current owner(s) \_\_\_\_\_

3. Description:

Dimensions of the entire property (in metric units)

Lot frontage	Lot depth	Lot area
500 m+/-	Irregular	44.0 ha

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
0 m (this lot has merged with adjacent lot)	63 m+/-	6.6 ha

5. Current planning status of subject lands:

- a. Zoning: A1, I and NE
- b. Grey County Official plan designation: Rural (to be changed)
- c. West Grey Official plan designation (if applicable): Not applicable

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

Permitted in the Rural designation is agriculture, forestry, conservation, home industry, home occupation, etc.

**Part D Existing and proposed land uses and buildings**

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

Agriculture. House and three sheds exist on the portion of the property not subject to the ZBA.

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

Decades.

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

A portion of the site will be rezoned to facilitate the expansion of the ice cream manufacturing operation existing on the adjacent lands.

4. Provide the following detail for all buildings:

	Existing Structure #1	Existing Structure #2	Proposed Structure #1	Proposed Structure #2
Type of Structure(s)	No buildings exist on the lands subject to the ZBA application		Expansion to existing building on adjacent lot	
Main building height			<12 m	
% of lot coverage			As per ZB	
# of parking spaces			As per ZB	
# of loading spaces			As per ZB	
Number of storeys			1	
Total floor area			8328 m2	
Ground floor area (excluding basement)			8328 m2	

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 checked="" type="checkbox"/> Municipal <input type="checkbox"/> Communal <input type="checkbox"/> Private well
	Sanitary servicing	<input type="checkbox"/> Communal <input type="checkbox"/> Private septic	<input checked="" type="checkbox"/> Communal <input type="checkbox"/> Private septic
	Storm servicing	<input 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 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 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?

A local Official Plan Amendment is not required as the West Grey Official Plan does not apply to the subject lands. An amendment to the County Official Plan, however, is required.

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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:

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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?

To rezone 6.6 hectares of land to allow for the manufacturing of ice cream and related products on the subject property. The rezoning would facilitate the expansion of the existing factory that exists on the abutting lands.

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

Section number(s) of provision(s) to be changed: Not applicable

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

New zone name: M1

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:

No animals, simply cash-cropping.

2. How long have you owned the farm? 2017

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

**Yes - for how long?** No

**No - when did you stop farming?** Lands have been leased since acquiring ownership.

**For what reason did you stop farming?** Current owner isn't a farmer.

4. Total area of farm holding: (acres) 44 ha

5. Tillable area: (acres) 30 ha+/-

6. Capacity of barns on your property in terms of livestock units: Not applicable

7. Using the table below specify the manure facilities on your property: Not applicable.

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	<b>Milking Age Cows (dry or milking)</b> Large-framed: 545kg – 636kg (e.g. holsteins) Medium-framed: 455kg (e.g. guernseys) Small-framed: 364kg – 455kg (e.g. jersey) <b>Heifers (5 months to freshening)</b> Large framed: 182kg – 545kg (e.g. holsteins) Medium-framed: 39kg – 148kg (e.g. guernseys) Small-framed: 364kg – 455kg (e.g. jersey) <b>Calves (0 to 5 months)</b> 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 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  Yes  No
- Zoning bylaw amendment  Yes  No
- Minor variance  Yes  No
- Plan of subdivision  Yes  No
- Severance  Yes  No
- Site plan control  Yes  No

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

File No. of application To be determined

Approval authority County of Grey

Lands subject to application Same

Purpose of application Change land use designation from Rural to Primary Settlement Area

Status of application Filed recently

Effect on the current application for amendment The OPA would facilitate the ZBA.

**Part J Sketch**

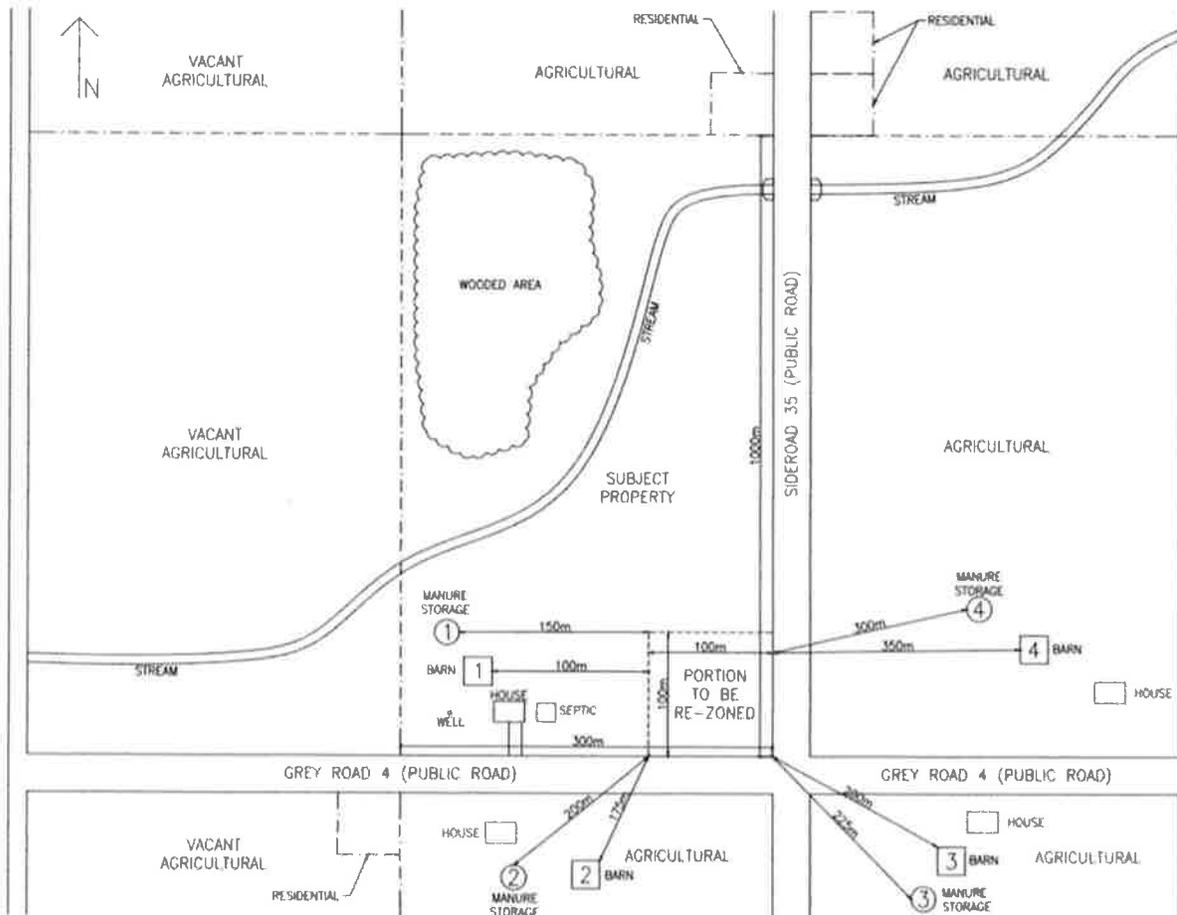
1. The application shall be accompanied by a clear, legible sketch showing the following information on the blank sheet provided. Failure to provide the following information can result in a delay of processing the application.

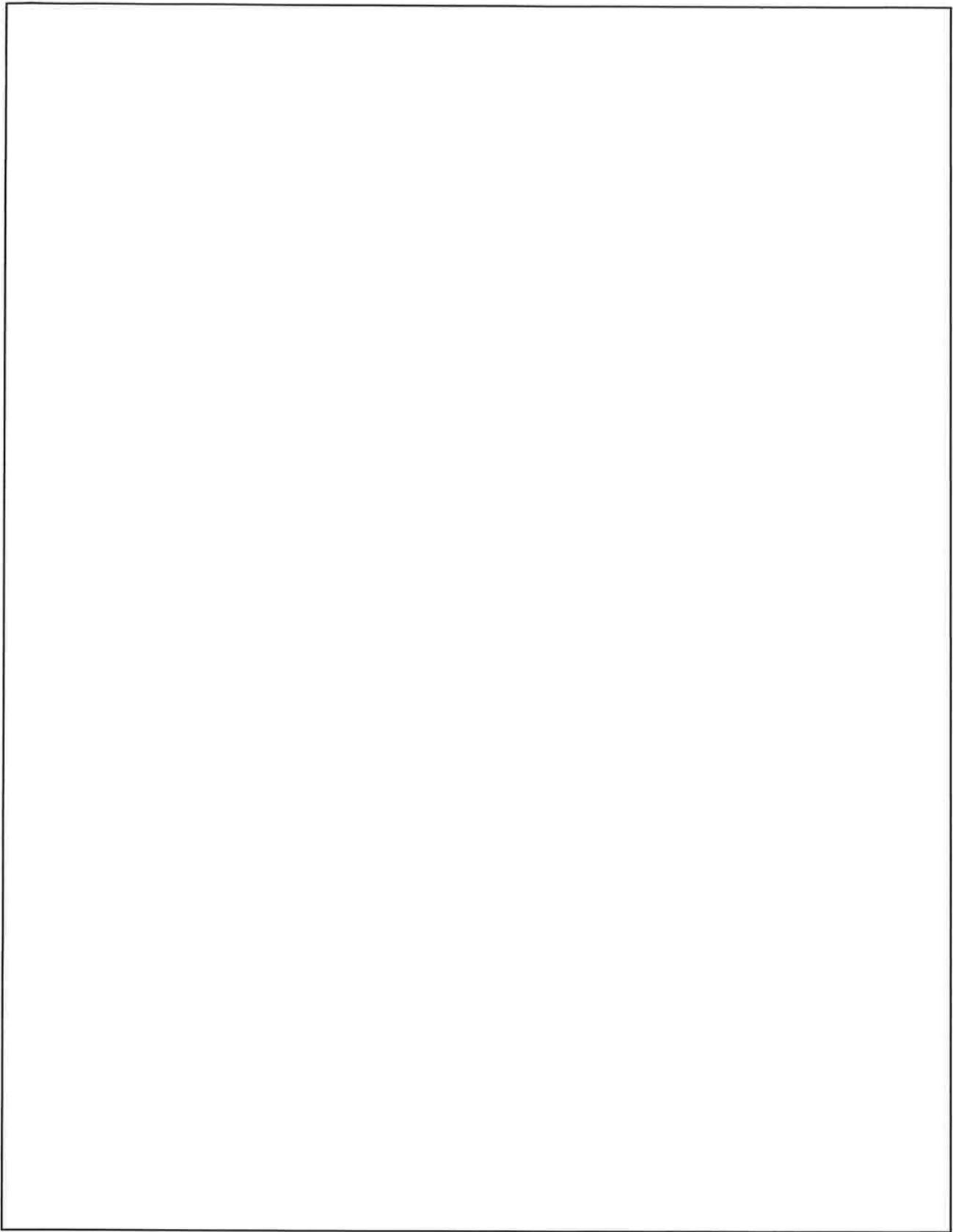
The sketch must be accurate, to scale and include the following:

- 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**





**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.)

Planning Report, Traffic Impact Study, Servicing Feasibility Study, Preliminary Stormwater Management Report, Site Plans

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

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

D. L. Chapman  
Signature of owner(s)

August 13, 2021  
Date

\_\_\_\_\_  
Signature of witness

\_\_\_\_\_  
Date

2. Declaration of owner/applicant:

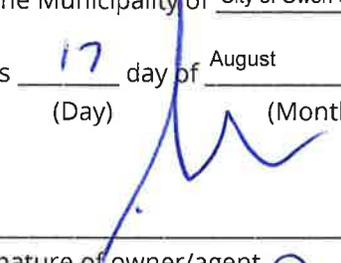
**Note: This affidavit must be signed in the presence of a commissioner of oaths.**

I/We Ron Davidson of the City of Owen Sound  
(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 the County of Grey  
(Region/County/District)  
in the Municipality of City of Owen Sound

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

  
\_\_\_\_\_  
Signature of owner/agent

Aug 17/21  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature of commissioner

**Jodi Lynn Power, a Commissioner, etc,  
Province of Ontario, for Andrew E. Drury,  
Barrister and Solicitor.  
Expires January 5, 2023.**

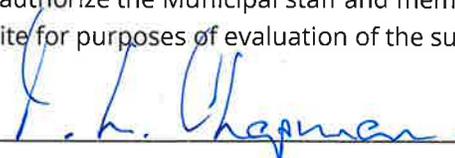
August 17, 2021  
\_\_\_\_\_  
Date

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, David Chapman, 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

August 13, 2021  
\_\_\_\_\_  
Date

Figure 1: Location Map



-  Existing Chapman's Ice Cream Operation Lands
-  Proposed Expansion Area
-  Balance of property owned by Chapman's Ice Cream (not subject to development proposal)



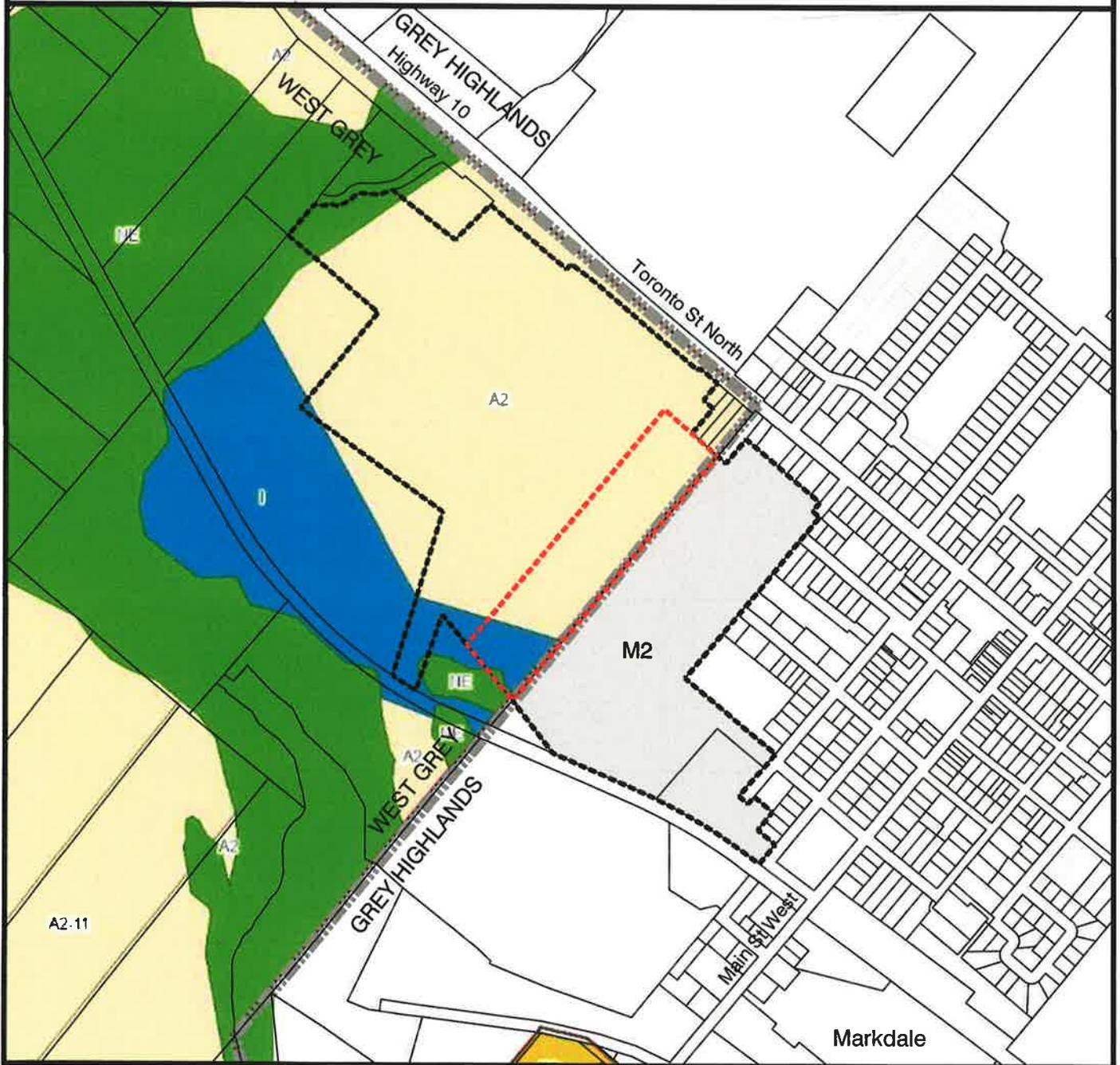
Chapman's Ice Cream  
Proposed Expansion

**RD** **RON DAVIDSON**  
LAND USE PLANNING CONSULTANT INC  
OWEN SOUND, ONTARIO  
SCALE 1:10 000

Figure 3: Municipality of West Grey Zoning By-law Schedule A



-  Property owned by Chapman's Ice Cream
-  Lands to be rezoned to 'M1'
-  Lands currently zoned 'M2' in the Grey Highlands Zoning By-law



Chapman's Ice Cream  
Proposed Expansion

**RD** **RON DAVIDSON**  
LAND USE PLANNING CONSULTANT INC  
OWEN SOUND, ONTARIO  
SCALE 1:10 000