



**Corporation of the Municipality of West Grey**  
**Application for Official Plan and/or Zoning Amendment**

2A.U.2020

**A. The Amendment**

**1.\* Type of Amendment**

Official Plan\* [ ] 37-2006 Zoning By-law No. [X] Both [ ]

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

rezone the lands from Highway Commercial (C2) and Restricted Rural (A3) to Residential (R2).

The proposed zoning by-law will implement a series of seven (7) consent applications that will permit the construction of eight semi-detached units with frontage onto Grey Road 9.

**B. General Information**

**3. Applicant Information**

(a) Registered Owner's Name(s): CHAD STEVEN WELTZ AND REBECCA MARIE WELTZ

Address: 222 DJAY CRESCENT, PO BOX 232, DURHAM, ONTARIO N0G 1R0

Phone: Home ( ) Work ( ) Fax ( )

(b)\* Applicant (Agent) Name(s): KRISTINE LOFT, LOFT PLANNING INC.

Address: PO Box 246, STN MAIN, Collingwood, Ontario L9Y 3Z5

Phone: Home ( ) Work ( ) Fax ( )

(c) Name, Address, Phone # of all persons having any mortgage, charge or encumbrance on the property:

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(d) Send Correspondence To? Owner [ ] Agent [x] Other [ ]

**4. What area does the amendment cover?**

(a) [x] the "entire" property or

(b) [ ] just a "portion" of the property

**5.\* Provide a description of the "entire" property:**

**Municipal Address:** 221126 GREY ROAD 9

**Concession:** 13 **Lot:** 4 **Registered Plan No.** 16R 8546 PTS 1 AND 2

**Area:** .3594 **hectares** **Depth:** 42.3 **metres** **Frontage:** 86.8 **metres**  
.888 **acres** 138 **feet** 284 **feet**

- 6.\* **Provide a description of the area to be amended if only a "portion" of the property:**

Area:                      hectares    Depth:                      metres    Frontage:                      metres  
                     acres                                           feet                                           feet

- 7.\* **What is the current planning status?**

Official Plan Designation: Residential

Zoning: Highway Commercial (C2) and Restricted Rural (A3)

8. **List land uses that are permitted by current official plan designation:**

The predominant use of land within the Residential designation shall be residential dwelling units. Including low density housing such as detached dwellings, semi-detached dwellings and duplexes, medium density housing such as triplexes, quadraplexes and townhouses and high density housing such as apartments.

**C. Existing and Proposed Land Uses and Buildings**

9. **What is the "existing" use of the land?**

Vacant Land

10. **What is the "proposed" use of the land?**

Residential - 8 semi-detached units

11. **Provide the following detail for all buildings: (Use a separate page if necessary)**

	<u>Existing</u>	<u>Proposed</u>
a) Type of Building(s)	<u>Nil</u>	<u>8 semi-detached units</u>
b) Main Building Height	<u>                    </u> (m.) <u>                    </u> (ft.)	<u>TBC</u> (m.)                      (ft.)
c) % Lot Coverage	<u>                    </u>	<u>                    </u>
d) # of Parking Spaces	<u>                    </u>	<u>2 per unit</u>
e) # of Loading Spaces	<u>                    </u>	<u>Nil</u>
f) Number of Floors	<u>                    </u>	<u>1</u>
g) Total Floor Area	<u>                    </u> (sq. m.)                      (sq. ft.)	<u>181</u> (sq. m.) <u>1948</u> (sq. ft.)
h) Ground Floor Area (exclude basement)	<u>                    </u> (sq. m.)                      (sq. ft.)	<u>107</u> (sq. m.) <u>1151</u> (sq. ft.) To be confirmed.

**D. Existing and Proposed Services**

12. **Indicate the applicable water supply and sewage disposal:**

	<u>Municipal Water</u>	<u>Communal Water</u>	<u>Private Well</u>	<u>Municipal Sewers</u>	<u>Communal Sewers</u>	<u>Private Septic</u>
a) Existing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

13. **Are stormwater sewers present?**    ☐ Yes                      ☒ No

14. **What is the name of the road providing access?** Grey Road 9

**E. Official Plan Amendment** (Proceed to No.18 (Drawing) if an Official Plan Amendment is not proposed)

**15.\* Does the proposed official plan amendment do the following?**

Change a policy in the Official Plan	Yes [ ]	No [X]	Unknown [ ]
Replace a policy in the Official Plan	Yes [ ]	No [X]	Unknown [ ]
Delete a policy in the Official Plan	Yes [ ]	No [X]	Unknown [ ]
Add a policy in the Official Plan	Yes [ ]	No [X]	Unknown [ ]
Add or Change a designation in Official Plan	Yes [ ]	No [X]	Unknown [ ]

**16.\* If applicable and known at time of application, provide the following:**

a) Section Number(s) of Policy to be Changed \_\_\_\_\_

b) Text of the proposed new policy attached on a separate page? Yes [ ] No [ ]

c) New designation name: \_\_\_\_\_

d) Map of proposed new Schedule attached on a separate page? Yes [ ] No [ ]

**17. List land uses that would be permitted by the proposed amendment:**

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**18. Agricultural Property History**

i) What type of farming has been or is currently being conducted?

(Please indicate the type of farming on the form on the proceeding page by circling the Animal Type, a description, and a Barn Type. Please label each barn with a number on the sketch and the form.)

ii) a) How long have you owned the farm? Not Applicable

b) 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? \_\_\_\_\_

iii) a) Area of total farm holding: Hectares \_\_\_\_\_ Acres \_\_\_\_\_

b) Number of tillable hectares (acres) \_\_\_\_\_

**Type:**

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)\_\_\_\_\_

- v) a)** Are there any **barns** on **other** properties **within 450 metres (1,500 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 as well as details outlined on page 6.**

- b)** What type of farming has been or is currently being conducted?

(Please indicate the type of farming on the form on the page 5 by circling the Animal Type, a description, and a Barn Type. Please label each barn with a number on the sketch and the form.)

- c)** Number of tillable hectares (acres) on other property: Hectares \_\_\_\_\_  
Acres \_\_\_\_\_

**\*\*NOTE:** Please indicate each farm with a number to distinguish between the various farms if there is more than one\*\*

- d)** Capacity of barn on other property in terms of livestock units \_\_\_\_\_

**\*\*NOTE:** Please indicate each farm with a number to distinguish between the various farms if there is more than one\*\*

- e)** Manure storage facilities on other property \_\_\_\_\_

**\*\*NOTE:** Please indicate each farm with a number to distinguish between the various farms if there is more than one\*\*

**Type:**

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)\_\_\_\_\_

- vi)** Are there municipal drains on the subject property? Yes \_\_\_\_\_ No \_\_\_\_\_

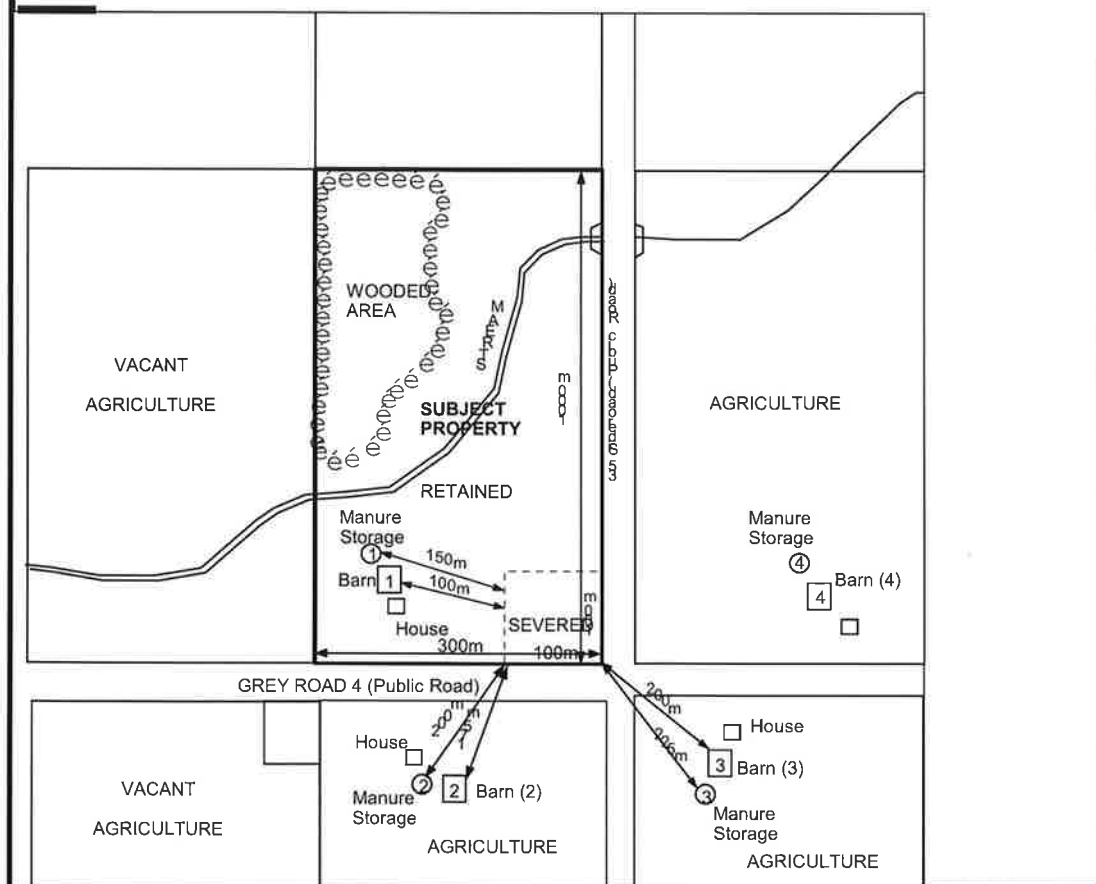
(if the answer is yes, please indicate on sketch detailing layout of municipal drainage system)

**Circle most appropriate type from each column (Information required based on new MDS):** **\*\*Note: Please indicate each farm with a number to distinguish between the various farms if there are more than one\*\***

Animal Type	Description	Barn Type
<b>Beef</b>	Cows, including calves to weaning (all breeds) Feeders (7 -16 months) Backgrounders (7-12.5 months) Shortkeepers (12.5 - 17.5 months)	Confinement Yard/Barn Confinement Total Slats Confinement Bedded Pack
<b>Dairy Cattle</b>	<b>Milking Age Cows (dry or milking)</b> Large-framed; 545kg - 636kg (e.g. Holsteins) Medium-framed; 455kg - 545kg (e.g. Guernseys) Small- framed; 364kg - 455 kg (e.g.. Jerseys)  <b>Heifers (5 months to freshening)</b> Large-framed; 182kg - 545kg (e.g. Holsteins) Medium-framed; 39kg - 148kg (e.g. Guernseys) Small- framed; 364kg - 455 kg (e.g.. Jerseys)  <b>Calves (0 to 5 months)</b> Large-framed; 45kg - 182kg (e.g. Holsteins) Medium-framed; 39kg - 148kg (e.g. Guernseys) Small- framed; 30kg - 125 kg (e.g.. Jerseys)	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
<b>Swine</b>	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
<b>Sheep</b>	Ewes & Rams (for meat) Ewes & Rams (dairy operation) Lambs (Dairy or Feeder lambs)	Confinement Outside Access
<b>Chickens</b>	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
<b>Turkeys</b>	Turkey Pullets Turkey Breeder Layers Breeder Toms Broilers Hens Toms (day olds to over 10.8kg to 20kg) Turkeys at any other weights	Information not required
<b>Horses</b>	Large-Framed, mature; greater than 681kg Medium-framed, mature; 227kg - 680kg Small-framed, mature; less than 227kg	Information not required
<b>Other:</b> (e.g. Goats, Ostriches, etc.)		

The sketch must be submitted with the application on paper no larger than 8 1/2" x 14".

- ### Sample Sketch



**20. Use this page for your sketch. Show all required information (see # 19)**  
See Attached Planning Justification Report and Schedules.

## G. Other Related Planning Applications

21.\* Has the applicant or owner made application for any of the following, either on or within 120 metres of the subject land?

Official Plan Amendment	Yes	[ ]	No	[X]
Zoning By-law Amendment	Yes	[X]	No	[ ]
Minor Variance	Yes	[ ]	No	[X]
Plan of Subdivision	Yes	[ ]	No	[X]
Consent (Severance)	Yes	[X]	No	[ ]
Site Plan Control	Yes	[ ]	No	[X]

22.\* If the answer to question 19 is yes, please provide the following information:

File No. Of Application	Consent applications
Approval Authority	West Grey
Lands Subject to Application	Same
Purpose of Application	To sever residential lots.
Status of Application	Submitted.
Effect on the Current Application for Amendment	ZBA will implement consents

## H. Other Supporting Information

23. Please list the titles of any lease list the titles of any supporting documents: (e.g.

Environmental Impacts Study, Hydrogeological Report, Traffic Study, Market Area Study, Aggregate License Report, Stormwater Management Report, etc.)

Functional Servicing Report - Cobide Engineering and Planning Justification Report - Loft Planning Inc.

## I. AUTHORIZATION FOR AGENT/SOLICITOR TO ACT FOR OWNER:

(If affidavit (J) is signed by an Agent/Solicitor on Owner's behalf, the Owner's written authorization below **must** be completed.

I (we) CHAD STEVEN WELTZ AND REBECCA MARIE WELTZ of the Municipality of West Grey, in the County/Region of Grey do hereby authorize Loft Planning Inc. to act as my agent in this application.

Betty Welts  
Signature of Owner

September 30, 2020  
Date

## J. Affidavit: (This affidavit must be signed in the presence of a Commissioner)

I (we) Kristina Loft Tup of Clearview in of the the County/Region of Simcoe solemnly declare that all the statements contained in this application are true, and I (we), make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the **Canada Evidence Act**.

Declared before me at the Town of the Blue Mountains in the County/Region of Grey this 7 day of October, 2020

Kristina Loft  
Signature of Owner or Authorized Solicitor or Authorized Agent

Oct 7 2020  
Date

T. J. J. J.  
Signature of Commissioner

Oct 7 2020  
Date

Application and fee of \$ \_\_\_\_\_ received by the municipality:

Signature of Municipal Employee  
Corporation of the Municipality of West Grey

Date  
January, 2015

Tanya Ann Stael, a Commissioner, etc.,  
Province of Ontario, for The Corporation of The  
Town of The Blue Mountains  
Expires February 4, 2023





**Corporation of the Municipality of West Grey**  
**Application for Official Plan and/or Zoning Amendment**

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**Guidelines**

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**Introduction:** The submission of an application to the municipality to amend the Official Plan or Zoning By-law is provided for in the Ontario Planning Act. As such, this form must be completed and accompanied with the required fee prior to consideration by Council or a Committee of Council. The purpose of these guidelines is to assist persons in completing the application to amend the Official Plan or Zoning By-law. Should you require clarification on any matter covered by this application, please contact the Municipal Office at the address at the bottom of the page.

**Application Fees:** Each application must be accompanied by the application fee in the form of a cheque payable to the Municipality of West Grey. This fee shall be considered a deposit which is used to pay all legal, planning and other associated costs with respect to processing of the subject application. If the total costs incurred by the municipality should exceed the amount of the application fee, the applicant may be requested to pay the outstanding balance.

**Authorization:** If the applicant (agent or solicitor) is not the owner of the subject land, a written statement by the owner must accompany the application which authorizes the applicant to act on behalf of the owner as it relates to the subject application (see Section I, page 4).

**Drawing:** All applications for Official Plan or Zone change must include an accurate to scale drawing. See Question 19) for drawing detail requirements.

**Supporting Documentation:** Please bear in mind that additional information may be required by the municipality, county, local and provincial agencies in order to evaluate the proposed amendment. This information is often a requirement of the local Official Plan, the County Official Plan, Provincial policies and/or applicable regulations. The required information may include studies or reports to deal with such matters as environmental impacts, traffic, water supply, sewage disposal and storm water management.

In addition the applicant may be required to submit a more detailed site plan, under **site plan control**, prepared by a qualified professional, showing the proposed development including all new buildings and structures, parking areas, landscaping and other site information as required by the Municipality. Section 6 of Provincial Regulation 42/95 outlines "prescribed" information, this is identified in the following application with an asterix\* beside the question number

**Approval Process:** Upon receipt of an **application**, the required **fee**, and **other information** as may be required by Council will determine whether there is sufficient merit in processing the application further (i.e. the circulation of notice and the holding of at least one public meeting as required by the Ontario Planning Act). The applicant will be requested to attend the various meetings, including a public meeting, to present the proposal. The applicant will be provided notice of any decision made by Council. Local Official Plan Amendments are adopted by Council and then forwarded to the County of Grey for approval, which involves circulation to various agencies for their comments. These agencies may require additional information to evaluate the proposal.

**Further Information:**

Mark Turner, Clerk  
Municipality of West Grey  
402813 Grey Road #4, R.R. #2, Durham, Ontario, N0G 1R0.  
Phone: (519) 369-2200 or (800) 538-9647;  
Fax: (519) 369-5962;  
Email: mturner@westgrey.com

**Fees:**

Zoning By-law Amendment (consent related) - \$900.00;  
Zoning By-law Amendment (minor) - \$1,000.00;  
Zoning By-law Amendment (major\*) - \$1,000.00 + \$5,000 contingency fee;  
By-law to Remove Holding (H) Symbol - \$500.00;  
\* Major Zoning By-law Amendments include applications for gravel pits, plans of subdivision, plans of condominium;  
Official Plan Amendment - \$1,000.00;  
Combined Zoning By-law (minor) & Official Plan Amendment - \$1,800.00;  
Combined Zoning By-law (major) & Official Plan Amendment - \$1,800.00 + \$5,000 contingency fee.

**Note: The Municipality also collects an additional \$220.00 per Application on behalf of the Saugeen Valley Conservation Authority**

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