



**Corporation of the
Municipality of West Grey**

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

Zoning By-law Amendment Application - staff reviewed

For office use only

File # ZA26.2021

Date Received: October 28th, 2021

Date considered complete: Oct. 29/21

Fees; \$ 1,440.00 (\$1,200.00 ZONEA + \$240.00 SVCA)

Receipt number: 202102903

Roll number: 4205.260.0041.7600.0000

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](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)?

The purpose of the application is to change the zone symbol on the subject lands from FD (future development) to R2 (residential). The effect of which will recognize the existing single detached dwelling unit on the subject lands

Part B Applicant information

1. Registered owner's name(s) McNABB, Randy and Vicki

Mailing address

City

Province ON

Postal code

Email

Phone

Work

Ext.

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 (created by consent application B32.2021)

2. Subject Land:

Municipal address 221 Bruce Street South

Former municipality Town of Durham

Legal description: Lot Pt. 6 & 7 Concession Registered plan 500 Part(s)

Date lands were acquired by current owner(s) June 4, 2021

3. Description:

Dimensions of the entire property (in metric units)

Lot frontage	Lot depth	Lot area
+/- 31.41m	+/- 88.87m	+/- 0.31ha.

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
+/- 14.93m	+/- 28.96m	+/- 0.04ha.

5. Current planning status of subject lands:

- a. Zoning: FD (future development) and FL (flood way)
- b. Grey County Official plan designation: Primary settlement area
- c. West Grey Official plan designation (if applicable): Downtown commercial and residential

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

Downtown commercial - low and med. density residential dwellings, business, professional offices, medial clinics, parking lots, etc.

Residential - residential dwelling units (detached, semi-detached dwellings and duplexes, medium density triplexes)

Part D Existing and proposed land uses and buildings

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

Residential

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

Approximately 50 years

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

Residential

4. Provide the following detail for all buildings:

	Existing Structure #1	Existing Structure #2	Proposed Structure #1	Proposed Structure #2
Type of Structure(s)	Single detached dwelling unit			
Main building height	6.1m			
% of lot coverage	21%			
# of parking spaces	2			
# of loading spaces	Not applicable			
Number of storeys	1.5			
Total floor area	139.4m ²			
Ground floor area (excluding basement)	92.9m ²			

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

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?

The purpose of the application is to change the zone symbol on the subject lands from FD (future development) and FL (flood way) to R2 (residential), FD (future development) and FL (flood way). The effect of which will recognize the existing residential use on the subject lands.

The R2 zone will further require a site-specific exception to recognize the deficient lot area and rear yard setback of the existing dwelling unit (Exception 445).

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

Section number(s) of provision(s) to be changed: 13.2.1.1 and 13.2.1.6

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

New zone name: R2

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

(Refer to the draft zoning by-law schedule prepared by Planner Spencer)

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) 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 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	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Zoning bylaw amendment	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Minor variance	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Plan of subdivision	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Severance	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Site plan control	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

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

File No. of application B32.2021

Approval authority The Municipality of West Grey

Lands subject to application The entire subject lands

Purpose of application To sever the existing single detached dwelling unit from an existing dry storage use.

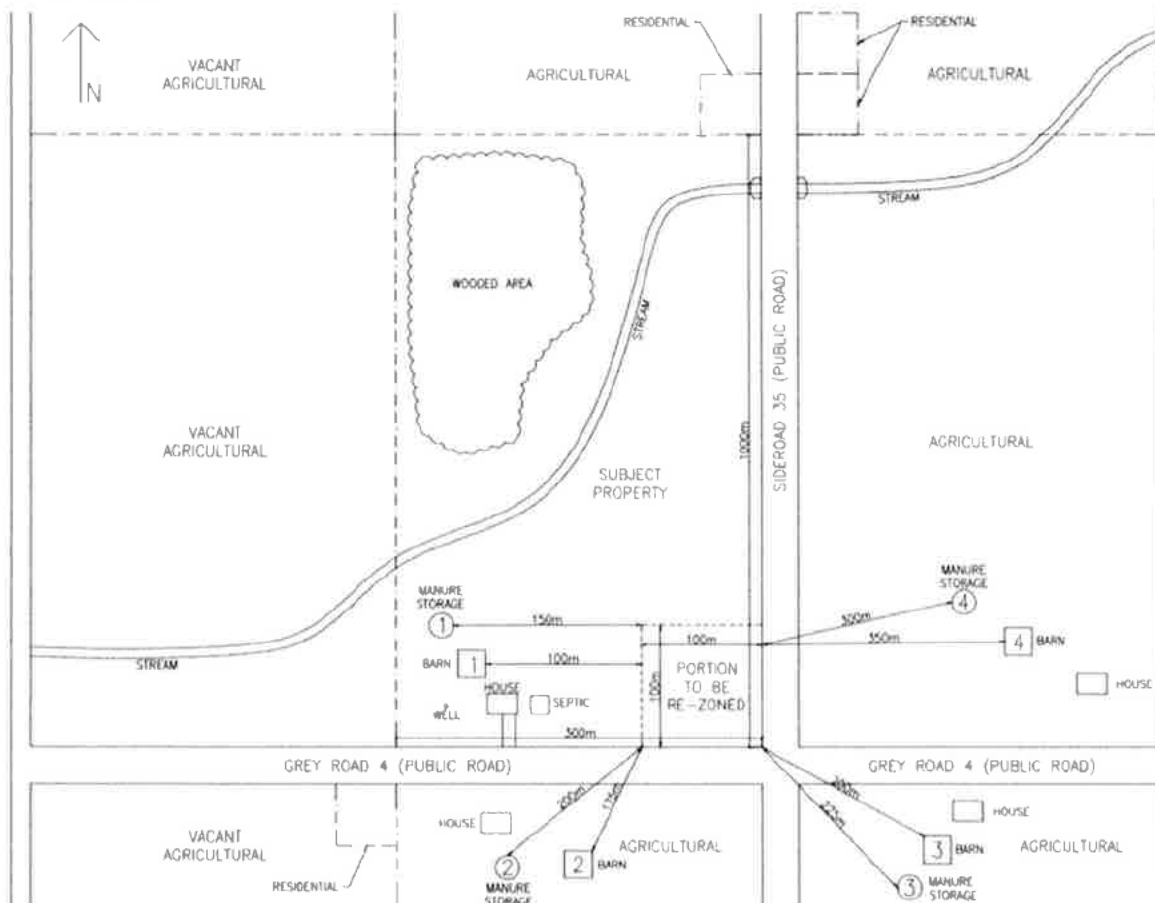
Status of application Ongoing

Effect on the current application for amendment None

- 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



Please refer to the attached sketch

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, Randy McNabb and Vicki McNabb am/are the owner(s) of the land that is subject of this application for consent.

I/We authorize Randy McNabb and Vicki McNabb to make this application on my/our behalf as my/our agent.

Signature of owner(s)

Date

OCTOBER 29/21

Signature of witness

Date

OCTOBER 29/21

2. Declaration of owner/applicant:

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

I/We _____ of the Municipality of West Grey
(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 the County of Grey
(region/county/district)

in the Municipality of West Grey

This 29 day of October, 2021
(day) (month) (year)

Susan Deanna Spielmacher
Tax Collector/Deputy Treasurer
A Commissioner etc., Province of Ontario
For the Corporation of the Municipality of West Grey

Signature of owner/agent

Date

OCTOBER 29/21

Signature of commissioner

Date

Oct 29/21

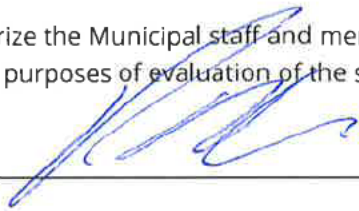
3. Owner/Applicant's Consent Declaration:

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, Randy McNabb, 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



OCTOBER 29/21

Date

For the Corporation of the Municipality of West Grey
A Commissioner and a Member of Council
The Corporation of the Municipality of West Grey
Municipal Planning Department



ZA26.2021 - Sketch for By-law schedule



Legend

Zoning - West Grey	
A1	Agricultural
A2	Rural
A3	Restricted Rural
C1	General Commercial
C2	Highway Commercial
C3	Neighbourhood Commercial
C4	Shopping Centre Commercial
C5	Hamlet Commercial
C6	Rural Commercial
FD	Future Development
FL	Flood Way
I	Institutional
M1	Industrial
M2	Restricted Industrial
M3	Rural Industrial
M4	Extractive Industrial
MH	Mobile Home Park
MU1	Mixed Use
ND	No Development
NE	Natural Environment
NE2	Natural Environment 2
OS	Open Space
ER	Estate Residential
R1A	Unserviced Residential
R1B	Low Density Residential
R2	Medium Density Residential
R3	High Density Residential
Large Scale Roads	
	Provincial Highway
	County Road
	Township Road
	Seasonal Road
	Parcels - Current
	Grey County Boundary

Notes

This map is a user generated static output. From an internet mapping site and is for reference only.
Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

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WGS_1984_Web_Mercator_Auxiliary_Sphere
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Printed October 28, 2021 THIS MAP IS NOT TO BE USED FOR NAVIGATION



Roll Number: 420526000417600

Primary Address: 221 BRUCE ST S

Legal description: PLAN 500 PT LOT 6 PT LOT 7:BRUCE E/S

Town of Durham