



**Corporation of the
Municipality of West Grey**

402813 Grey Road 4

RR2 Durham, ON N0G 1R0

519-369-2200

For office use only

File # B39.2021

Date Received: December 16, 2021

Date considered complete: January 4, 2022

Fees; \$ \$1,340.00 (\$1,100.00 SEV + \$240.00 SVCA)

Receipt number: 255764

Roll number: 4205.280.0010.3300.0000

Committee of Adjustment

Application for Consent

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

The application will only be accepted if: the application 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 the pre-submission discussions.

Your submission must include the appropriate fees (cash, cheque, debit only) to cover the consent application 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 H 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 Applicant information1. Registered owner's name(s) HAGEDORN, Keith and HAGEDORN, Ann

Mailing address [REDACTED] City [REDACTED]
Province [REDACTED] Postal code [REDACTED] Email [REDACTED]
~~Phone [REDACTED] Work [REDACTED] Ext. [REDACTED]~~
Cell [REDACTED] Cell [REDACTED] Email [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 charges or encumbrance on the property:

RBC Bank - Durham**Part B Property information**

1. Subject land:

Municipal address 314746 Highway 6 Former municipality Bentinck
Legal description: Lot 7 Concession 1 Registered plan _____ Part(s) _____
Date lands were acquired by current owner(s) July 2004

2. Description:

Dimensions of the entire property (in metric units)

Lot frontage	Lot depth	Lot area
+/-402.34m	+/-1005.84m	+/-39.25 ha.

3. Current planning status of subject lands:

- a. Zoning: A2 (rural), NE (natural environment) and NE2 (natural environment 2)
- b. Grey County Official plan designation: Rural, Hazard and Provincially Significant Wetlands
- c. West Grey Official plan designation (if applicable): Not applicable
- d. Existing use: Single detached dwelling, agricultural uses including managed forest

4. Is there an easement(s) or restrictive covenant(s) that currently applies to the property?

This information must be indicated on the required sketch. _____

Part C Purpose of application

1. What is the purpose of the consent application?

- ☒ New lot
- ☐ Lot addition
- ☐ Lease/charge
- ☐ Easement/right of way
- ☐ Other (specify)

2. Explain the consent proposal and include the intended use of the subject lands (both parcels if applicable): To create a new rural lot and retain a rural lot (each parcel would be approximately 49 acres in size).

Uses intended to remain as permitted.

3. Description of the proposed lots:

		Lot to be severed	Lot to be retained
Frontage (m)		+/-402.34m	+/-395.00m
Depth (m)		+/-395.00m	+/-525.00m
Area (ha) or (m)		+/-16.0ha.	+/-20.0ha.
Use of subject land	Existing use	Vacant / managed forest	Residential / farm / managed forest
	Proposed use	Residential / managed forest	Residential / farm / managed forest

		Lot to be severed		Lot to be retained	
Existing buildings and structures	Use			Single detached dwelling unit	
				Managed forest	
				Agricultural	
	Ground floor area			+/-76.2sm	
	Total floor area			+/-111.5sm	
	# of storeys			Two	
	Height			+/-6.0m	
Proposed Buildings and structures	Use	Future single detached dwelling		No change	
	Ground floor area	Unknown			

		Lot to be severed	Lot to be retained
Proposed Buildings and structures	Total floor area	Unknown	No change
	# of storeys		
	Height		
	Servicing	Water servicing	<input type="checkbox"/> Municipal <input type="checkbox"/> Communal <input checked="" type="checkbox"/> Private well
Sanitary servicing		<input type="checkbox"/> Communal <input checked="" type="checkbox"/> Private septic	<input type="checkbox"/> Communal <input checked="" type="checkbox"/> Private septic
Storm servicing		<input type="checkbox"/> Storm sewers <input checked="" type="checkbox"/> Ditches <input type="checkbox"/> Swales	<input type="checkbox"/> Storm sewers <input checked="" 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 checked="" 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

4. If applicable, state the name of the person to whom the land is to be transferred, charged or leased:

Name(s): HAGEDORN, Keith and HAGEDORN, Ann

Address [REDACTED]

City [REDACTED]

Phone [REDACTED] Work [REDACTED]

Cell [REDACTED]

Email [REDACTED]

5. Is the consent application consistent with the provincial policy statements?

Yes ☐ No ☐

6. List all the public agencies to which you discussed this consent application prior to submitting this application: Municipality of West Grey Planning Department, County of Grey, and Saugeen Valley Conservation Authority

7. List the titles of any supporting documents submitted with this application (e.g. planning report, environmental impact study, traffic study, storm water management report etc.)
Correspondence from SVCA dated December 16, 2020.

Municipality of West Grey correspondence for new entrance on Welbeck Road

Part D 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:

Free range laying hens (10)

2. How long have you owned the farm? 17 years

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

Yes - for how long? 17 years (crops only, specifically hay)

No - when did you stop farming? [REDACTED]

For what reason did you stop farming? [REDACTED]

4. Total area of farm holding: (acres) +/- 39.25 ha.

5. Tillable area: (acres) +/-9.7 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: _____

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 E Agricultural property history of nearby properties (if applicable)

1. Are there any barns on nearby properties within 450m (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 F.

***(please indicate each farm with a number to distinguish between the various farms if there is more than one.)**

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 F Status of other planning applications

1. Has the applicant or owner made an application for any of the following, either on or within 120m of the subject land?

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

If any answer to any of the above is yes please provide the following information

File No. of application ZA31.2021

Approval authority Municipality of West Grey

Purpose of application To identify a building envelope on the subject lands

Status of application Pending

Effect on the current application for severance To fulfill an anticipated condition of provisional consent and SVCA

Part G Sketch

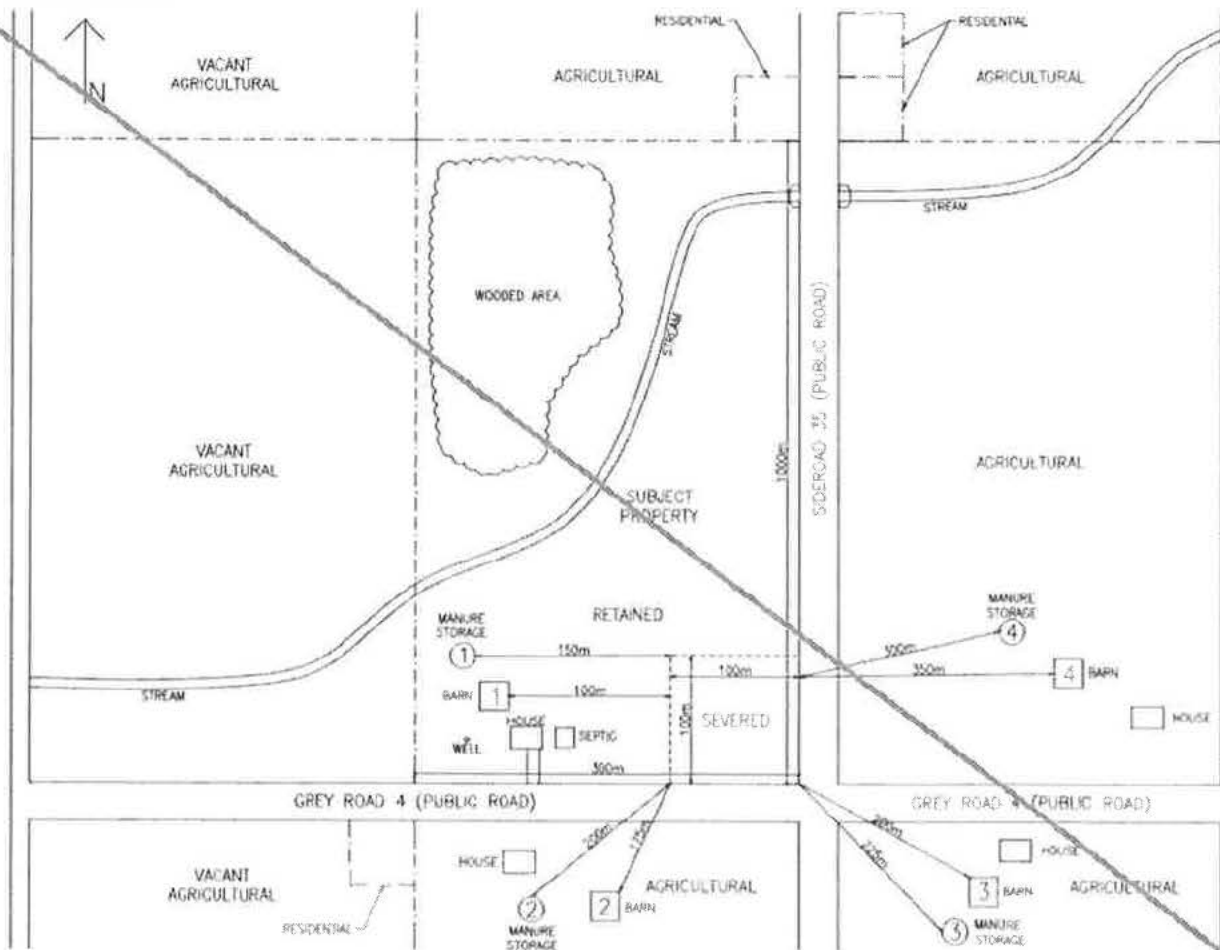
1. The application shall be accompanied by a clear, legible sketch showing the following information on the blank sheet provided. Failure to provide the following information can result in a delay of processing the application.

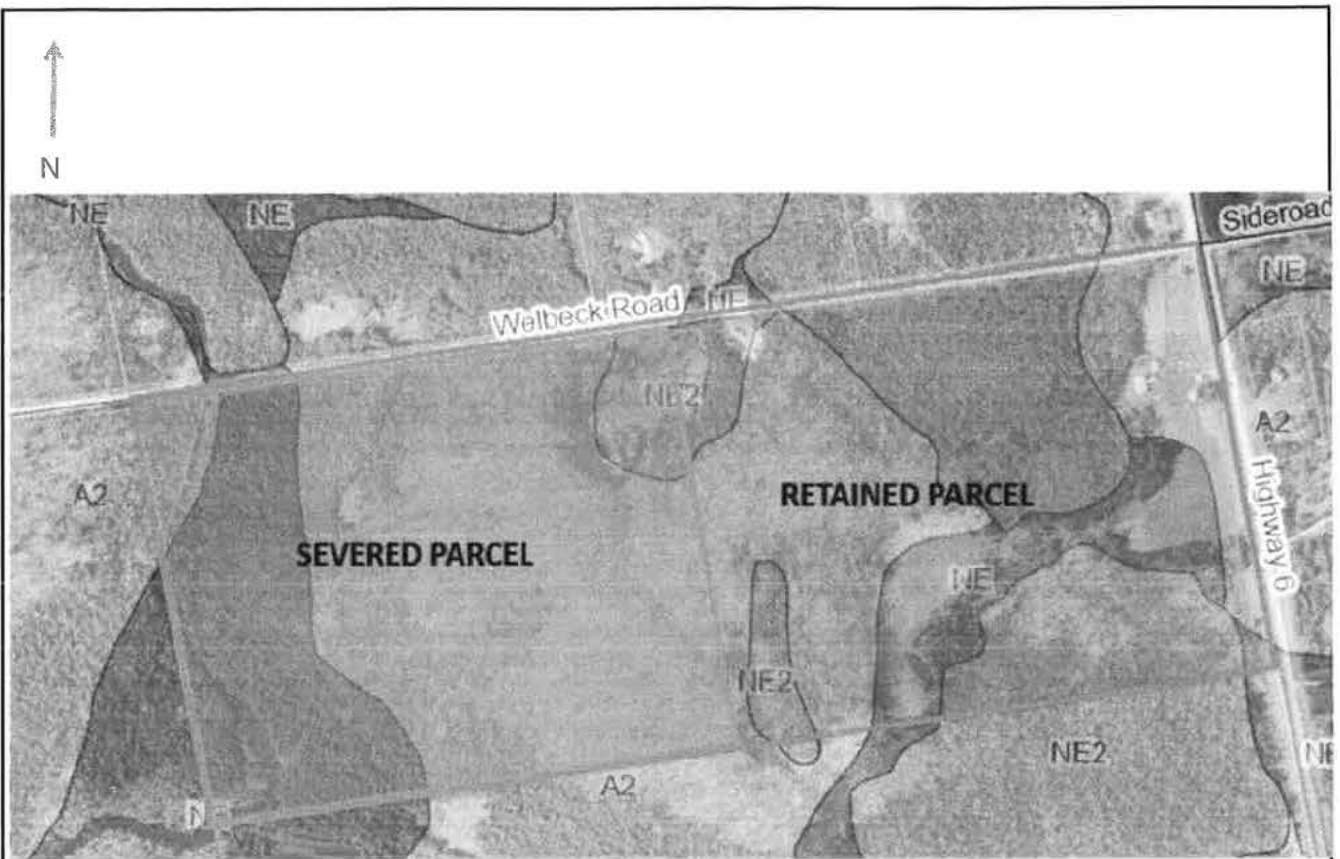
The sketch must be accurate, to scale and include the following:

- 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 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, _____ am/are the owner(s) of the land that is subject of this application for consent.

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

Signature of owner(s)

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 Keith and Ann Hagedorn 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 4th day of January, 2022
(day) (month) (year)

Signature of owner/agent

Jan 4/22
Date

Susan Spielmacher
Signature of commissioner

Jan 4/22
Date

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

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, Keith and Ann Hagedorn, 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

Date

to the Municipality of West Grey
for the purpose of evaluation of the subject application
and to be made available to the general public