



**Corporation of the
Municipality of West Grey**

402813 Grey Road 4

RR2 Durham, ON N0G 1R0

519-369-2200

For office use only

File # ZA07.2022

Date Received: March 14, 2022

Date considered complete: March 30, 2022

Fees; \$ 1,460.00 (\$1,200.00 ZONEA + \$260.00 SVCA)

Receipt number: 404083

Roll number: 4205.280.0081.5700.0000

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 519-364-1255.

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 amend the A2 zoning of 0.8 hectares of the subject property to facilitate the severance of a non-farm lot. And, to remove the C6-26 zone that currently applies to a portion of the subject property since the sawmill operation is no longer in existence.

Part B Applicant information

1. Registered owner's name(s) Boerkamp Dairy Farms Ltd. c/o Wilfred and Nancy Boerkamp

Mailing address 275 Concession 14E

City RR 1 Chesley

Province Ontario

Postal code N0G 1L0

Email [REDACTED]

Phone [REDACTED]

work [REDACTED]

Ext. [REDACTED]

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 Owen Sound

Postal code N4K 6X2

Email ronalddavidson@rogers.com

Phone 519 371-6829

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:

Farm Credit Canada 1315 Yonge Street, Walkerton, ON N0G 2V0 519 379-8778

Part C Property information

1. What area does the amendment cover?

☐

the "entire" property

☒

a "portion" of the property

2. Subject Land:

Municipal address 521020 Concession 12 NDR Former municipality Township of Bentinck

Legal description: Lot Pt Lot 1 Concession 12 NDR Registered plan [REDACTED] Part(s) [REDACTED]

Date lands were acquired by current owner(s) 2012

3. Description:

Dimensions of the entire property (in metric units)

Lot frontage	Lot depth	Lot area
393 m+/-	37.22 ha	37.22 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
80 m	100 m	0.8 ha

5. Current planning status of subject lands:

a. Zoning: A2, A3, C6-26 and NE

b. Grey County Official plan designation: Rural and Hazard Lands

c. West Grey Official plan designation (if applicable): Not applicable.

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

Agriculture, forestry, conservation, agriculture-related uses, on-farm diversified uses, limited non-farm residential lots, etc.

Part D Existing and proposed land uses and buildings

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

Agriculture and scrub land.

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

Likely 100+ years.

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

0.8 hectare lot to be severed and used for residential purposes. Balance of the farm will remain in agriculture.

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		Detached dwelling	
Main building height			TBD	
% of lot coverage			TBD	
# of parking spaces			TBD	
# of loading spaces			N/A	
Number of storeys			TBD	
Total floor area			TBD	
Ground floor area (excluding basement)			TBD	

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

		Existing	Proposed
Servicing	Water servicing	<input type="checkbox"/> Municipal <input type="checkbox"/> Communal <input checked="" type="checkbox"/> Private well	<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 checked="" type="checkbox"/> Swales	<input type="checkbox"/> Storm sewers <input checked="" type="checkbox"/> Ditches <input checked="" type="checkbox"/> Swales

Road Access		<input type="checkbox"/> Provincial highway <input checked="" 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 checked="" 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?

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?

To amend the A2 zoning of 0.8 hectares of the subject property to facilitate the severance of a non-farm lot; and, to remove the C6-26 zoning that currently applies to a portion of the subject property since the sawmill operation is no longer in existence.

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

Section number(s) of provision(s) to be changed: Secton 9.2.1

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

New zone name: A2-special

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:

Cash-cropping only.

2. How long have you owned the farm? 2012

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

Yes – for how long? Sinc 2021

No – when did you stop farming? _____

For what reason did you stop farming? _____

4. Total area of farm holding: (acres) 91.91 acres (37.22 hectares)

5. Tillable area: (acres) 64.24 acres (26 hectares)

6. Capacity of barns on your property in terms of livestock units: No barns.

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. Beef (backgrounders)

2. _____

3. _____

4. _____

3. Tillable area: (acres) 1. 37 ha 2. _____ 3. _____ 4. _____

4. Capacity of barns on nearby properties in terms of livestock units:

1. **30 beef, backgrounders**

2.

3.

4.

5. Using the table below specify the manure facilities on nearby properties:

1. **V3**

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	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 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 Unknown at this time. B04.2022

Approval authority West Grey Committee of Adjustment

Lands subject to application Same

Purpose of application To sever a 0.8 ha non-farm residential lot

Status of application Recently submitted in conjunction with this ZBA application

Effect on the current application for amendment This ZBA is required to facilitate the severance.

- 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



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.)

Planning Report

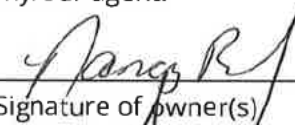
Part L Authorization/declaration and affidavit

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, Nancy Boerkamp, of Boerkamp Dairy Farms Ltd. am/ are the owner(s) of the land that is subject of this application for a zoning bylaw amendment.

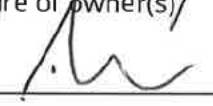
I/We authorize Ron Davidson to make this application on my/our behalf as my/our agent.



Signature of owner(s)

March 8/22

Date



Signature of witness

March 9/22

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 City of Owen Sound
(Region/County/District)
in the Municipality of County of Grey

This 14 day of March, 2022
(Day) (Month) (Year)

Signature of owner/agent

Date

Signature of commissioner

Date

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

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, Nancy Boerkamp, 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.

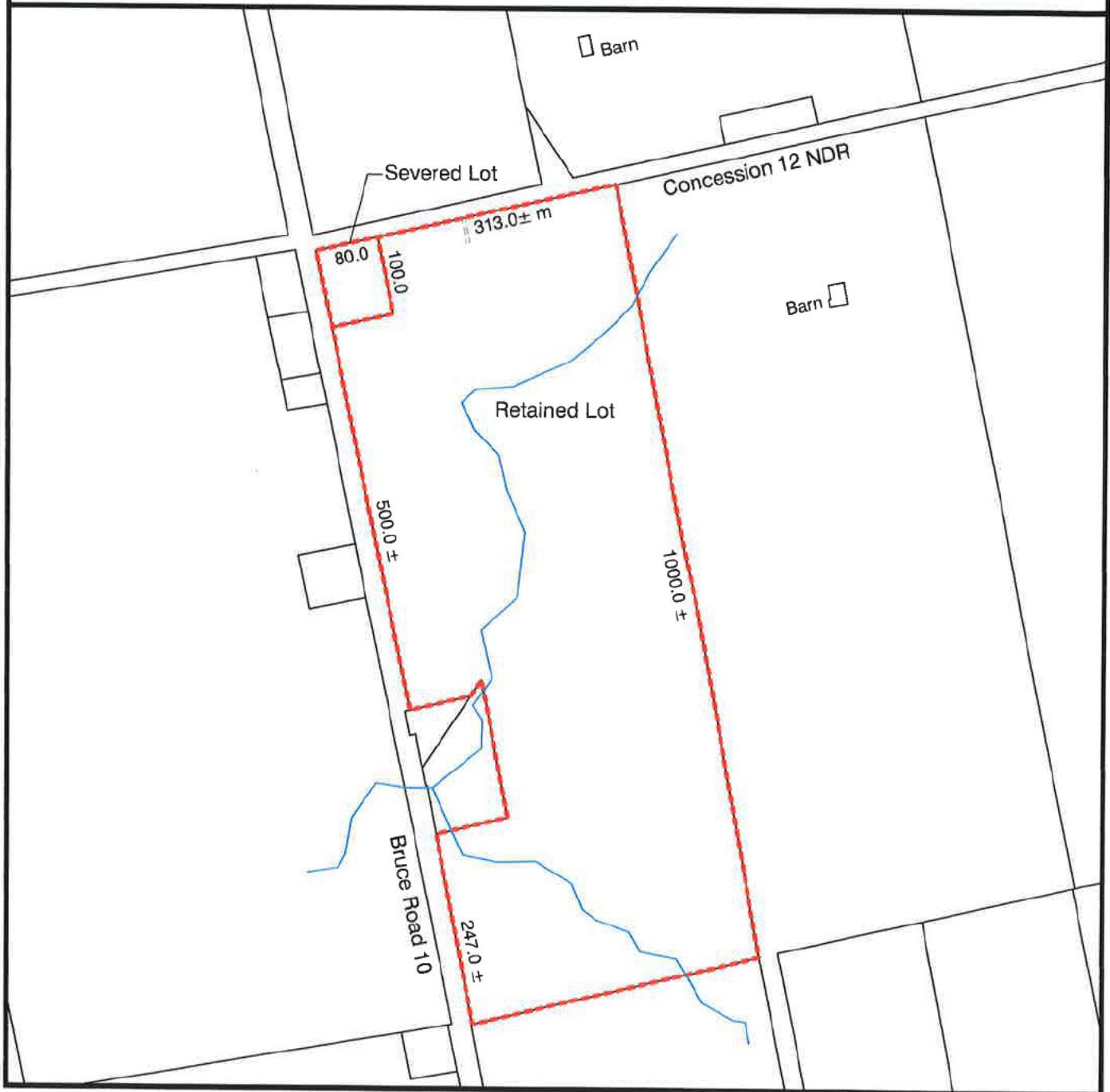
I hereby authorize the Municipal staff and members of the decision making authority to access to the subject site for purposes of evaluation of the subject application.

Signature

Date

Figure 01: Proposed Severance

 Subject Lands






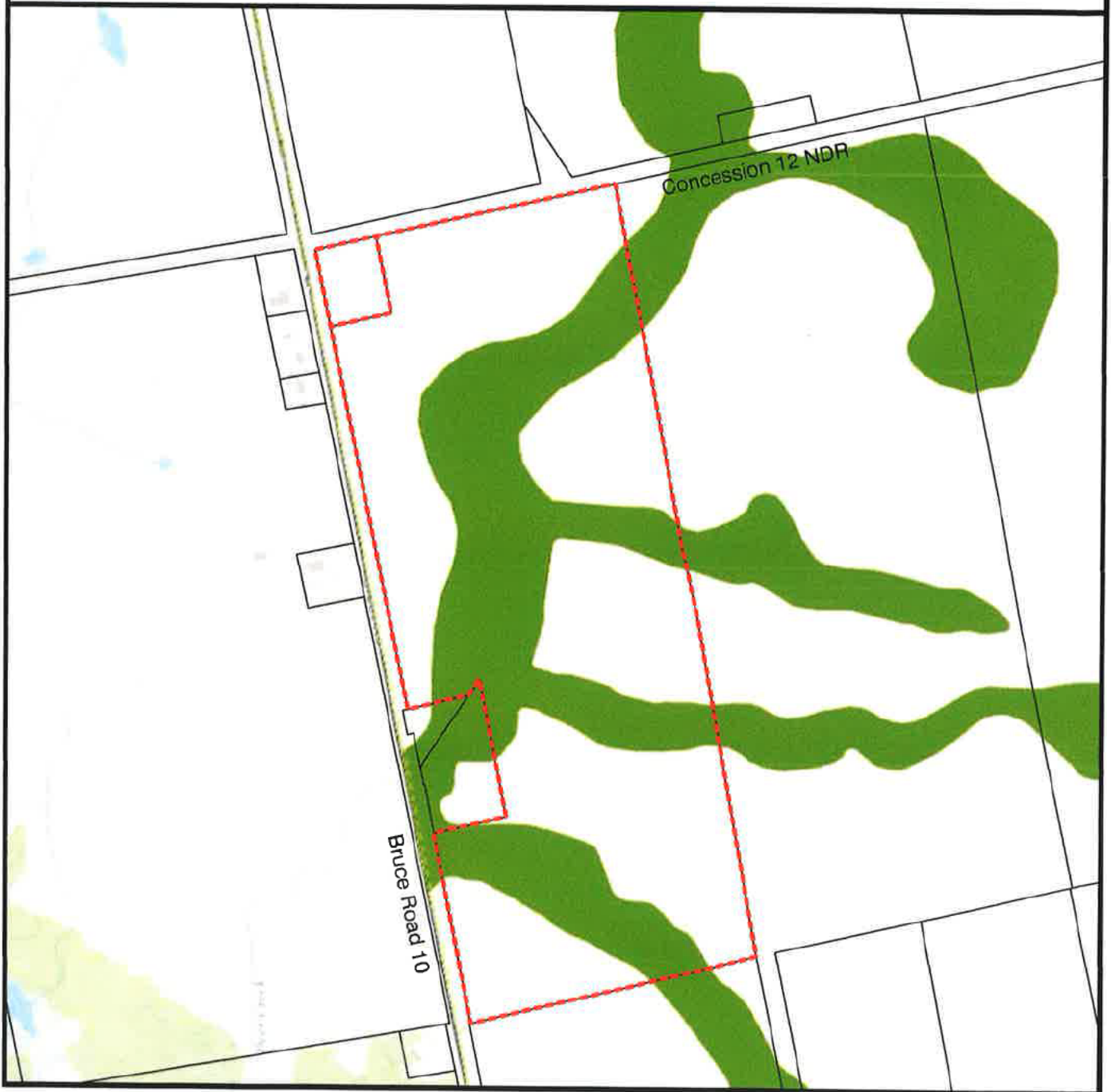
Part Lot 1, Concession 12 NDR
Geographic Township of Bentinck
Municipality of West Grey
County of Grey

RD **RON DAVIDSON**
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO

SCALE 1:7500

Figure 02: County of Grey Official Plan Schedule A

-  Subject Lands
-  Rural
-  Hazard Lands




Part Lot 1, Concession 12 NDR
Geographic Township of Bentinck
Municipality of West Grey
County of Grey

RD **RON DAVIDSON**
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO

SCALE 1:7500

Figure 03: Municipality of West Grey Zoning By-law Schedule A

 Subject Lands



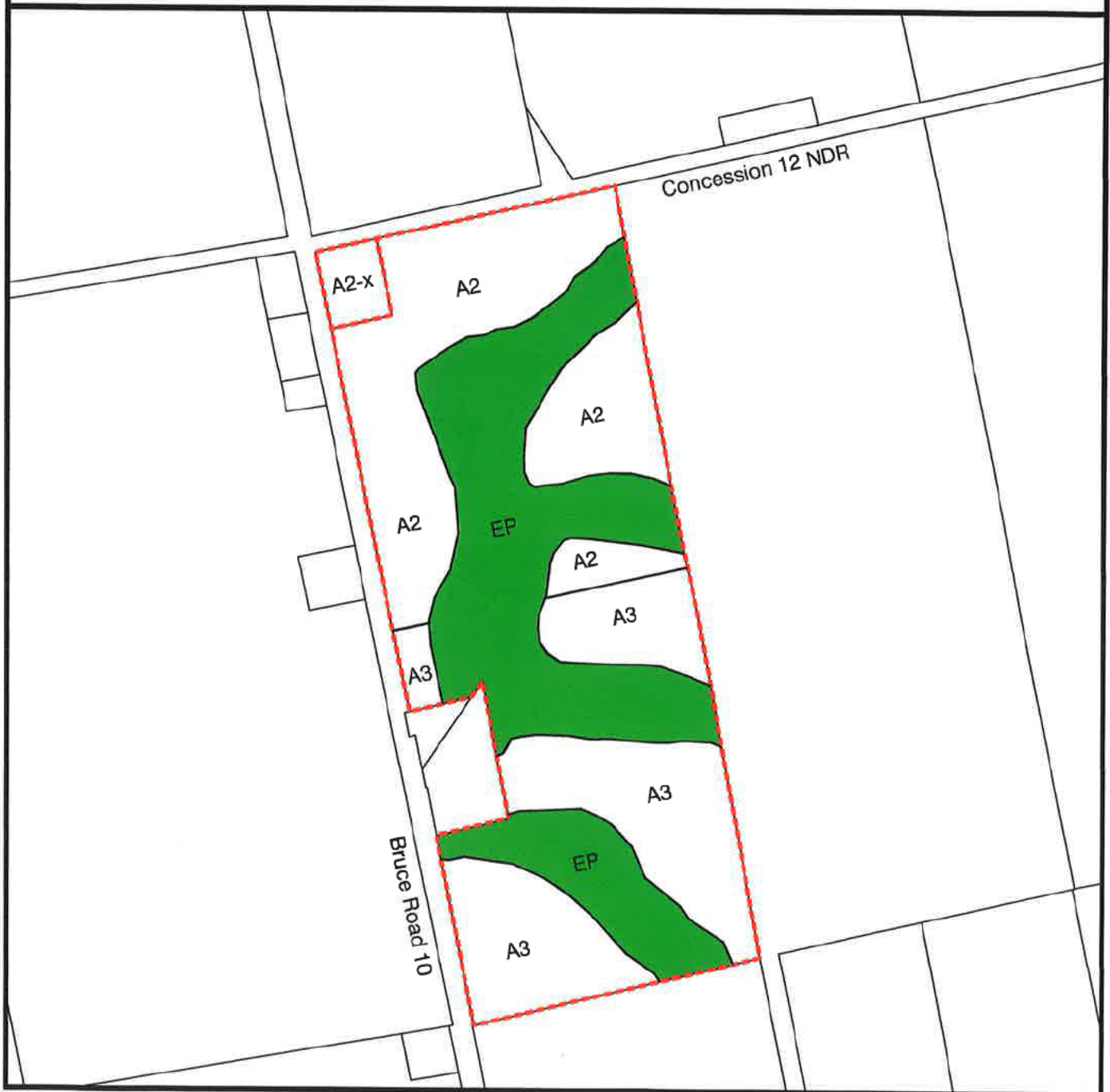
Part Lot 1, Concession 12 NDR
Geographic Township of Bentinck
Municipality of West Grey
County of Grey

RD **RON DAVIDSON**
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO

SCALE 1:7500

Figure 04: Proposed Zoning

 Subject Lands



Part Lot 1, Concession 12 NDR
Geographic Township of Bentinck
Municipality of West Grey
County of Grey

RD **RON DAVIDSON**
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO

SCALE 1:7500