



**Corporation of the  
Municipality of West Grey**

402813 Grey Road 4

RR2 Durham, ON N0G 1R0

519-369-2200

For office use only

File # B04.2022

Date Received: March 14, 2022

Date considered complete: March 30/22

Fees; \$ 1,360.00 (\$1,100.00 SEV + \$260.00 SVCA)

Receipt number: 404083

Roll number: 4205.280.0081.5700.0000

**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](mailto: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 519-364-1255.

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 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 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 Ontario 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 charges or encumbrance on the property:

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

**Part B      Property information**

1. 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

2. Description:

Dimensions of the entire property (in metric units)

Lot frontage	Lot depth	Lot area
393 m+/-	1000 m+/-	37.22 ha

3. 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
- d. Existing use: Farming

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.** No easements.

**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): The severed parcel will comprise 0.8 ha of land and would be used for residential purposes. The retained parcel will comprise 36.42 hectares and will continue to be farmed.

3. Description of the proposed lots:

		Lot to be severed	Lot to be retained
Frontage (m)		80 m	313 m+/-
Depth (m)		100 m	1000 m+/-
Area (ha) or (m)		0.8 ha	36.42 ha
Use of subject land	Existing use	Agriculture	Agriculture, scrub land
	Proposed use	Residential	No changes

<b>Existing</b> buildings and structures	Use	Lot to be severed	Lot to be retained
	Ground floor area	No buildings	No buildings
	Total floor area		
	# of storeys		
	Height		
<b>Proposed</b> Buildings and structures	Use	Detached dwelling	None proposed
	Ground floor area	TBD	

		Lot to be severed	Lot to be retained
<b>Proposed</b> Buildings and structures	Total floor area	TBD	
	# of storeys	TBD	
	Height	TBD	
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 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

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

Name(s): Unknown

Address \_\_\_\_\_ City \_\_\_\_\_

Phone \_\_\_\_\_ Work \_\_\_\_\_ Cell \_\_\_\_\_

Email \_\_\_\_\_

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: West Grey Municipal Planner and Grey County Planner

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.)  
Planning Report

#### 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:

No animals. Lands are used for cash-cropping.

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?** Yes. Since 2012

**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) 64.25 acres (26 ha)

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 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. **30 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**

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	<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	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 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
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 Unknown at this time. Z07.2022

Approval authority Municipality of West Grey Council.

Purpose of application Reduce minimum lot area requirement of A2 zone, and remove C6-26 zoning.

Status of application Recently filed, along with this Consent application.

Effect on the current application for severance Required to reduce lot area requirement.

## Part G Sketch

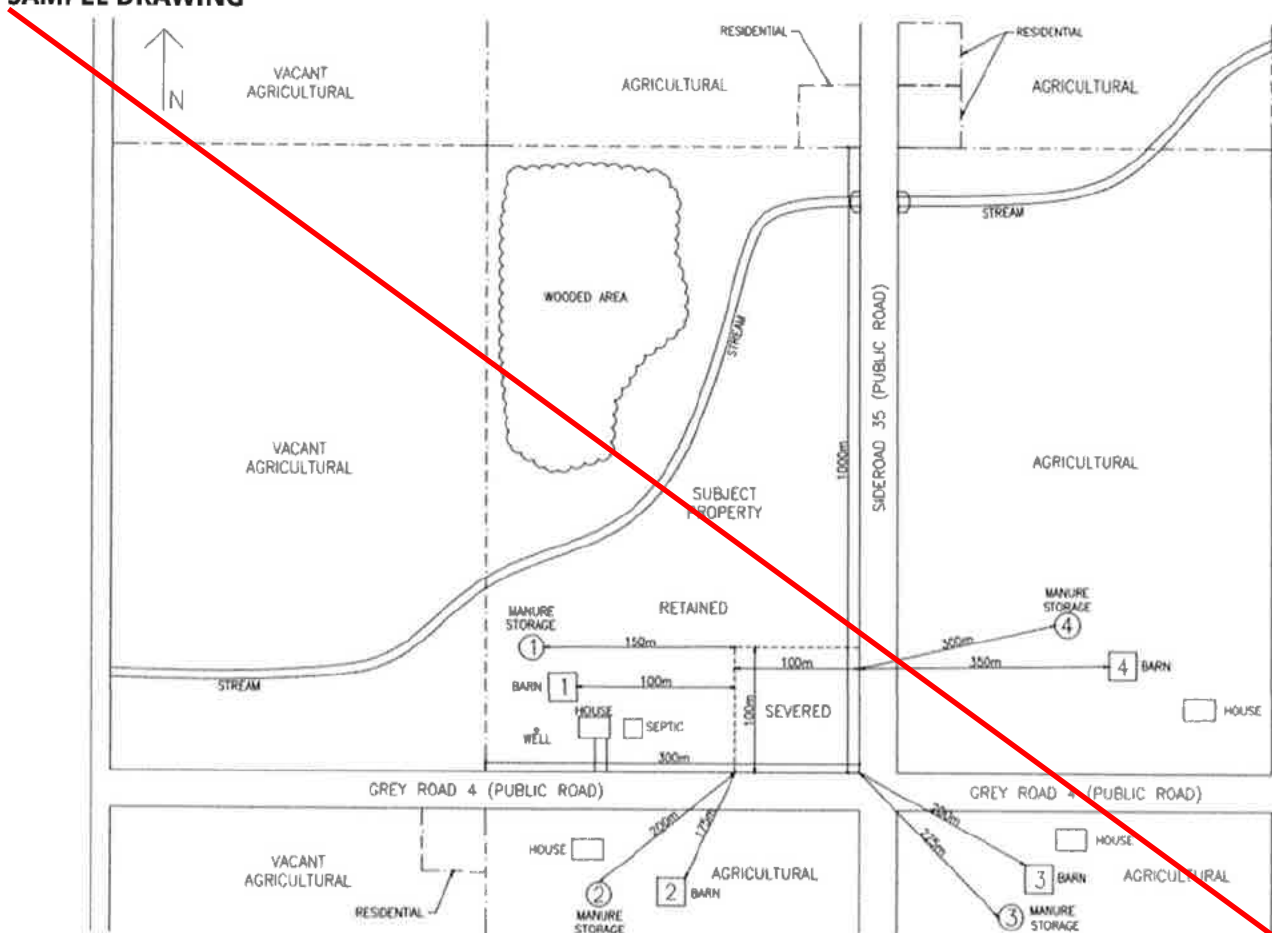
1. The application shall be accompanied by a clear, legible sketch showing the following information on the blank sheet provided. Failure to provide the following information can result in a delay of processing the application.

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



See attached.

**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, Nancy Boerkamp, of Boerkamp Dairy Farms Ltd. am/are the owner(s) of the land that is subject of this application for consent.

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 8/22  
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)

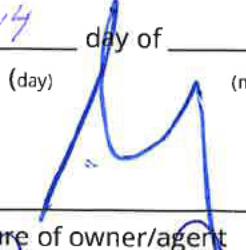
In the County of Grey  
(region/county/district)

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 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

March 14/22  
Date

  
Signature of commissioner

March 14/22  
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.

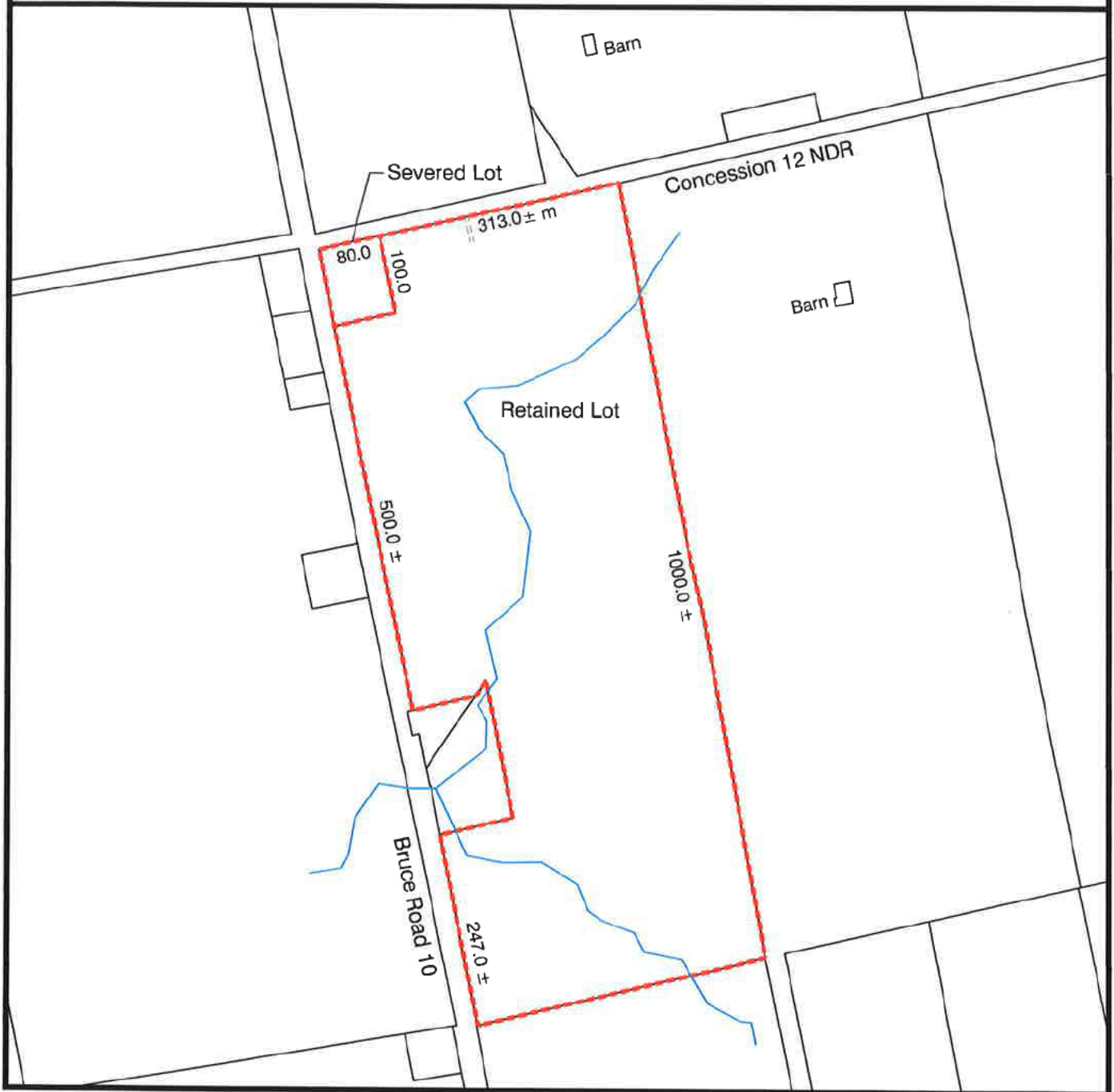
I hereby authorize the Municipal staff and members of the decision making authority to access to the subject site for purposes of evaluation of the subject application.

Nancy Boerkamp  
Signature

March 8/22  
Date

Figure 01: Proposed Severance

 Subject Lands






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

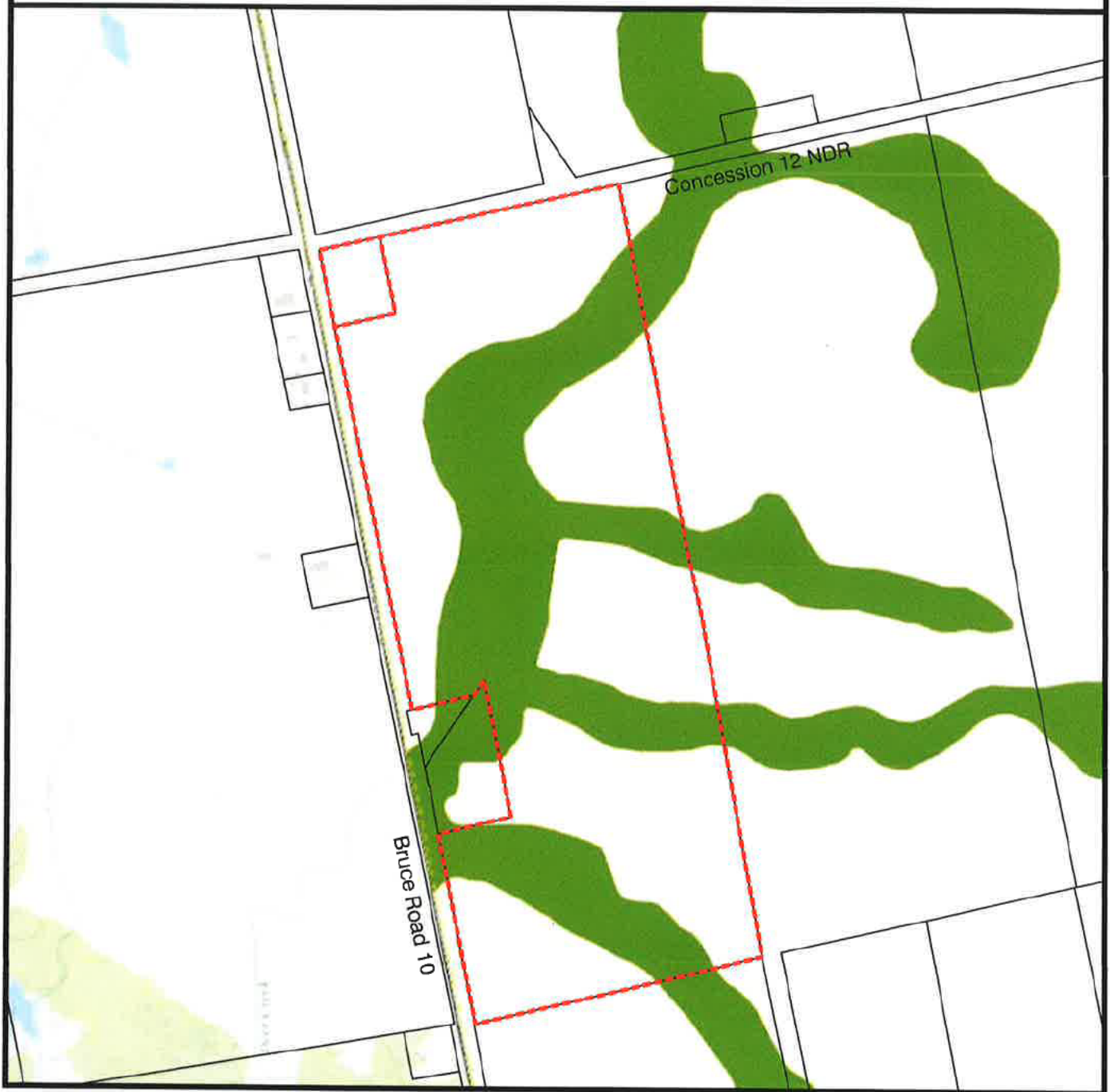
**RD** **RON DAVIDSON**  
LAND USE PLANNING CONSULTANT INC  
OWEN SOUND, ONTARIO

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