

PLANNING OPINION

(Revised)

Zoning By-law Amendment

313327 Highway 6

ARN# 420522000103000

Municipality of West Grey

County of Grey

Prepared by:



Plan Wells Associates

*Planning Consultants
Development Approvals*

705-444-5812 planwells.com

April 20, 2022

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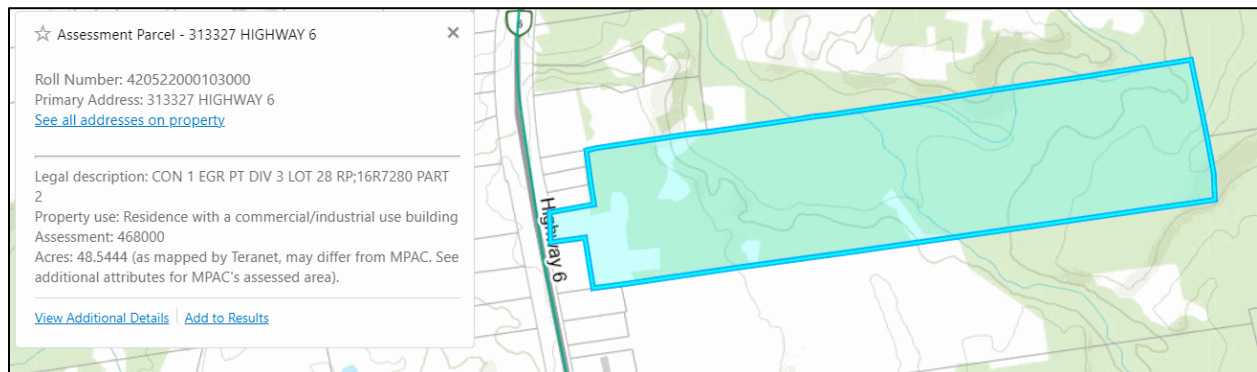
1.0 LOCATION

Margaret Hoekstra is the registered owner of those lands described a Part Division 3, Lot 28, Concession 1 EGR and known municipally as 313327 Highway 6, (ARN# 420522000103000), Municipality of West Grey, County of Grey (*see Appendix A*). Jennifer and Craig Matta have purchased the property, which will close on April 22nd, 2022.

The property contains one single family dwelling, a three-car detached garage, storage shed and a transport terminal. The property is serviced with a private well and two private septic systems; one on the west side of the dwelling and the second on the east side of the transport terminal. The subject property has an approximate area of 19.5 ha (48.5 ac) and 43.5 m (143 ft) of frontage onto Highway 6. Jennifer and Craig Matta have submitted a Zoning By-law Amendment application to permit a new detached accessory structure on the property which will contain a single car garage and a secondary dwelling unit.

A Pre-consultation Meeting was held on March 16th, 2022, between Township Planning Staff and the Mattas' planner.

Figure 1: Location

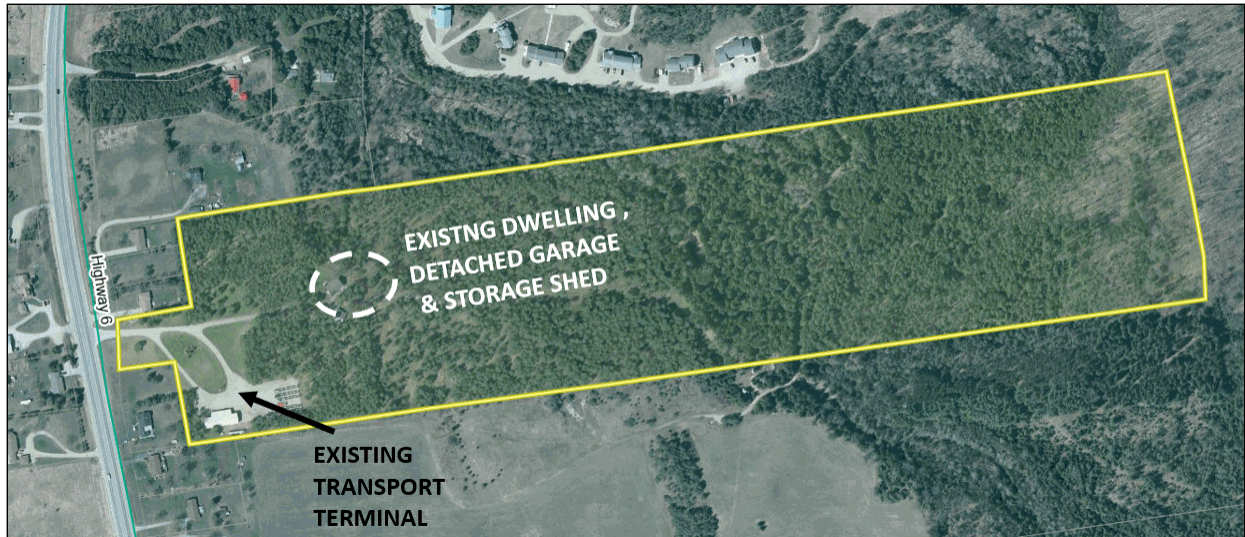


Source: Grey County GIS Mapping System

2.0 EXISTING SITE CONDITIONS

The property contains an existing two-story single-family dwelling, a detached three-car garage and a storage shed. A transport terminal is located in the south-west corner of the property. A single driveway from Highway 6 provides access to both the transport terminal and the dwelling and accessory structures. Other than the areas occupied by the transport terminal, the dwelling and accessory structures, the property, is covered with woodlands.

Figure 2: Existing Site Conditions



Source: Grey County GIS Mapping System

Photo 1: Aerial

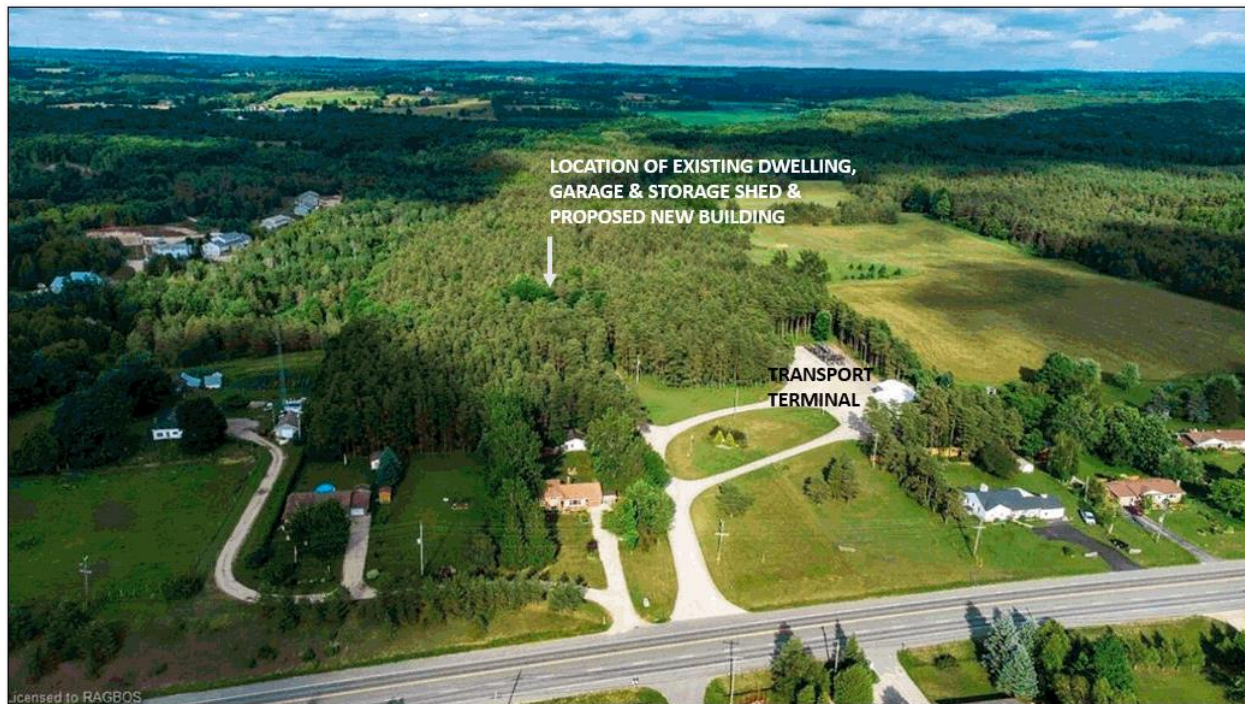


Photo 2: Cluster of Existing Buildings



The existing buildings shown in the above picture are setback from Highway 6 approximately 200 m. The 1.5-storey dwelling is shown on the left, with the three-car garage on the right. The storage shed is tucked in amongst the trees, to the side of the garage. The existing transport terminal is shown below.

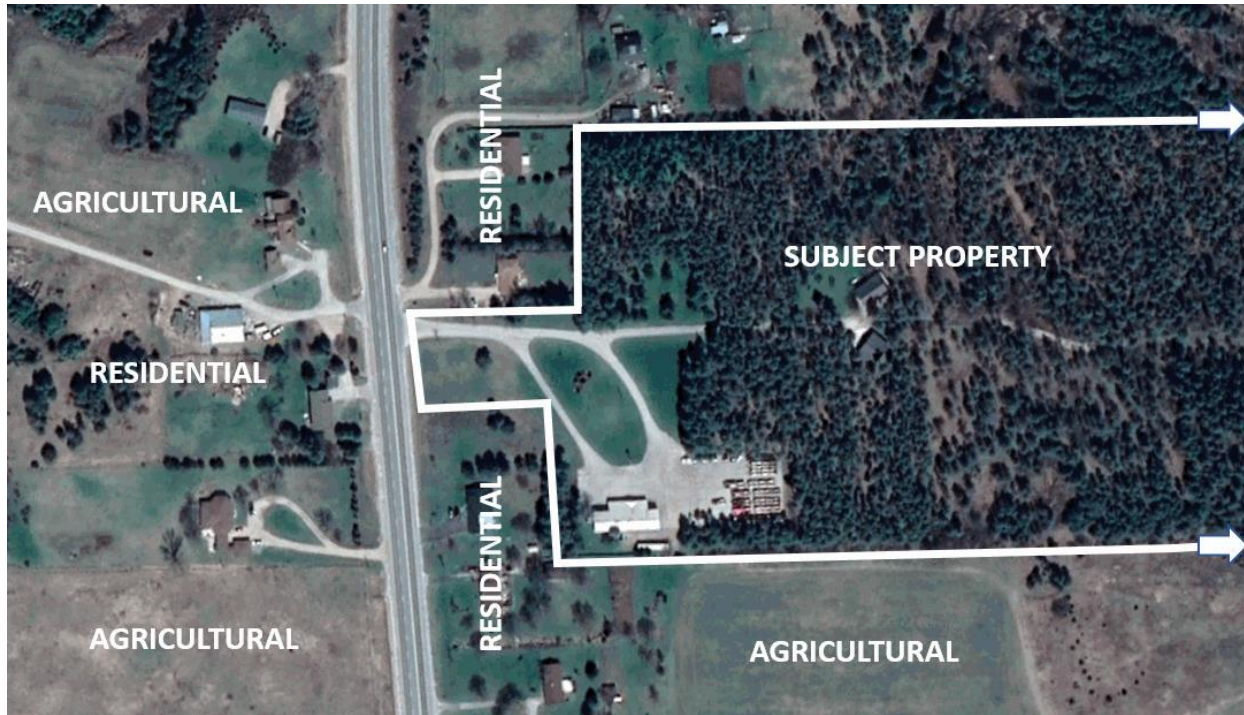
EXISTING STRUCTURE	GROUND FLOOR AREA	HEIGHT
Dwelling	126 m ²	6.7 m
3 Car Garage	108 m ²	5.5 m
Storage Shed	36 m ²	3.4 m
Transport Terminal	400 m ²	7 m

Photo 3: Existing Transport Terminal



3.0 SURROUNDING LAND USES

Figure 3: Surrounding Land Uses



Source: Grey County GIS Mapping System

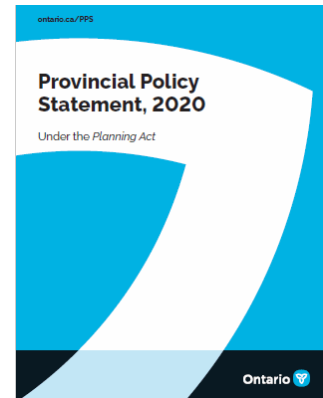
The surrounding land uses consist mainly of single detached residential dwellings, with some properties in agricultural crop production. The Town of Durham is located approximately .5 km north of the subject lands.

4.0 POLICY FRAMEWORK

4.1 Provincial Policy Statement (PPS) – 2020

The Provincial Policy Statement provides policy direction on matters of provincial interest related to land use planning and development. As a key part of Ontario's policy-led planning system, the Provincial Policy Statement sets the policy foundation for regulating the development and use of land. It also supports the provincial goal to enhance the quality of life for all Ontarians.

The Provincial Policy Statement provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment. The Provincial Policy Statement supports improved land use planning and management, which contributes to a more effective and efficient land use planning system.



Municipal official plans are the most important vehicle for implementation of this Provincial Policy Statement and for achieving comprehensive, integrated and long-term planning. Official plans shall identify provincial interests and set out appropriate land use designations and policies.

Zoning and development permit by-laws are also important for implementation of this Provincial Policy Statement. Planning authorities shall keep their zoning and development permit by-laws up to date with their official plans and this Provincial Policy Statement.

Planning decisions must be consistent with the policies of the PPS.

Comment:

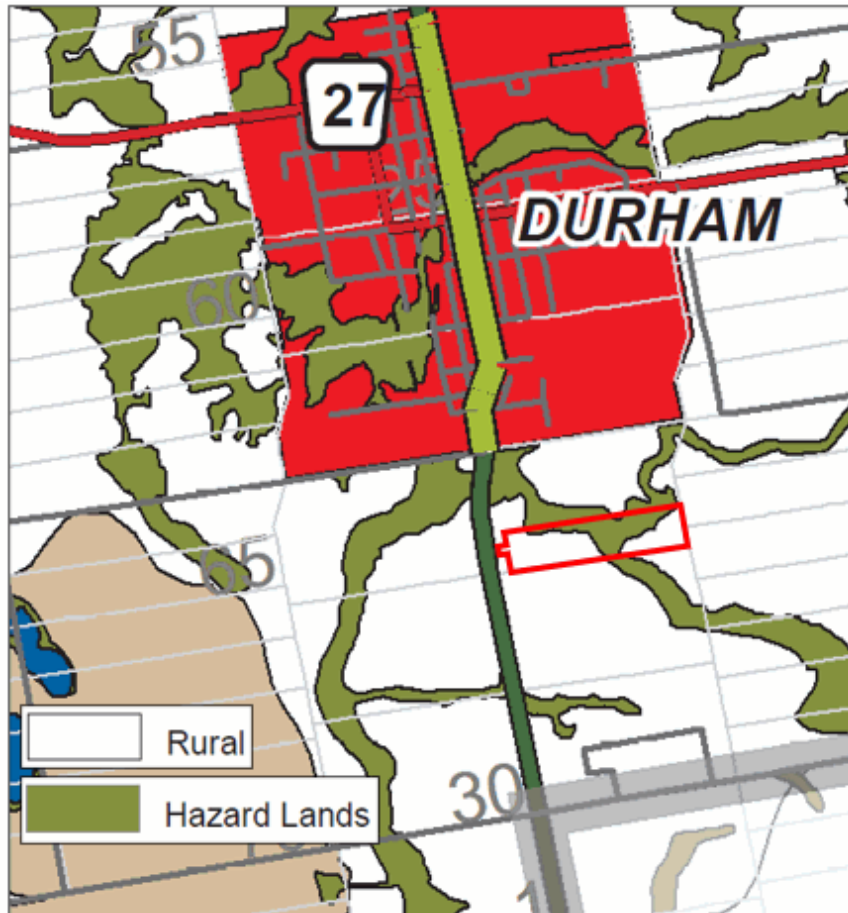
- The Municipality of West Grey Official Plan only governs the Towns of Durham & Neustadt. All other lands in West Grey are subject to the policies of the County of Grey Official Plan. The County Plan permits second units in the principal dwelling, or in an accessory structure.
- The role of a Zoning By-law is to implement the policies of the Official Plan and provide zone standards for the various zones and uses. The West Grey Zoning By-law is 16 years old and does not implement the policies of the governing County Official Plan. The proposed Zoning By-law Amendment (ZBA) will implement the intent and direction of the County Official Plan, the Provincial Policy Statement, and the Planning Act.

The proposed Zoning By-law Amendment is consistent with the Provincial Policy Statement.

4.2 County of Grey Official Plan

The Municipality of West Grey Official Plan only governs the Towns of Durham & Neustadt. All other lands in West Grey are subject to the policies of the County of Grey Official Plan (OP). The County OP designates the subject property Rural & Hazard.

Figure 4: Land Use Designations – County of Grey Official Plan



Source: – Schedule A, Map 3, County of Grey Official Plan

Section 5.4.1 provides permitted uses in the Rural designation.

Sub-section 5.4.1(1) states:

- 1) The Rural land use type on Schedule A shall permit all uses permitted in Section 5.2.1 of this Plan (the Agricultural land use type).

Section 5.2.1 provides permitted uses in the Rural designation.

Sub-section 5.2.1 (6) states:

Second units are permitted in the main house, or in a non-agricultural accessory structure, provided the

appropriate servicing is available and it is not located within hazard lands. Second units in accessory structures are required to be in the farm cluster.

Section 4.2.5 provides policies for Second Units and states:

Second units are also known as secondary suites, basement apartments, and accessory apartments. They are self-contained residential units with private kitchen, bathroom, and sleeping facilities within a main residence or structures additional to a dwelling (e.g., above garages).

Second units increase the supply and range of affordable rental accommodation, while offering homeowners additional incomes. Further they provide alternative housing options for the elderly, young adults, and populations looking for smaller-living quarters; increase the efficiency of the housing stock and offer affordable housing options.

The Planning Act requires that official plans and zoning by-laws permit second units:

- In detached, semi-detached and row houses if an accessory building or structure does not contain a second unit;
- In a building or structure accessory to those housing types, provided that the primary dwelling does not contain a second unit.

Municipalities shall develop local policies and zoning regulations that establish appropriate standards, which protect neighbourhood character, public health and safety, and enjoyment of abutting properties without unduly restricting the creation of such dwelling units. The County is generally permissive of second units provided development meets zoning provisions outlined by the local municipalities. In settlement areas or the countryside without full municipal services, well water records or designated appropriate authority for sewage systems may be necessary prior to granting a building permit. In the countryside, secondary units shall be within the farm cluster. Second units shall not be permitted in the Hazard Lands land use type and may be allowed in the flood fringe overlay subject to conservation authority review.

4.2.1 OPA # 11 to County of Grey Official Plan

The County of Grey initiated OPA #11 to the County Plan in 2021. The purpose and effect of the proposed Official Plan Amendment is to implement the 2021 Growth Management Strategy (GMS) and extend the planning horizon of the County Official Plan to 25 years.

In part, OPA #11 will update the County's Second Unit policies of Section 4.2.5 to conform to recent changes to the Planning Act, which would allow for additional residential units (ARUs) in both the primary dwelling and a detached ancillary structure. To avoid confusion, the County Plan will use the Provincial term 'additional residential units' versus the current terminology which refers to second units or secondary suites.

Section 4.2.5 is hereby deleted and replaced with the following:

"Additional Residential Units

Additional Residential Units (ARUs) are also known as basement apartments, and accessory apartments. They are structurally permanent self-contained residential units with private kitchen, bathroom, and sleeping facilities within a main residence or structures additional to a dwelling (e.g., above garages).

Additional residential units increase the supply and range of affordable rental accommodation while offering homeowners additional income. Further they provide alternative housing options for the elderly, young adults, and populations looking for smaller living quarters; increase the efficiency of the rental housing stock and offer more affordable housing options.

- The Planning Act requires that official plans permit additional residential units by authorizing the use of two residential units in a detached house, semi-detached house or rowhouse; and
- The use of a residential unit in a building or structure ancillary to a detached house, semi-detached house or rowhouse.

Variations of the above noted policies may be considered by the County, provided the total additional residential units does not exceed two per property or unless otherwise stated throughout this Plan (i.e. two ARU's may be permitted in a detached house, semi-detached house or rowhouse or two ARU's may be permitted in a structure ancillary to a detached house, semi-detached house, or rowhouse).

Municipalities shall develop local policies and zoning regulations that establish appropriate standards, which protect neighbourhood character, public health and safety, and enjoyment of abutting properties without unduly restricting the creation of such dwelling units. The County is generally permissive of additional residential units provided development meets zoning provisions outlined by the local municipalities. In settlement areas or the countryside without full municipal services, well water records or designated appropriate authority for sewage systems may be necessary prior to granting a building permit. In the countryside additional residential units shall be within the farm cluster. Additional residential units shall not be permitted in the Hazard Lands land use type and may be allowed in the flood fringe overlay subject to conservation authority review."

The Public Meeting for OPA #11 has been held. Final staff recommendations are in process. A date for when the matter will go back to County Council for a decision has not yet been determined.

Comment:

- The policies of the County OP must implement the policies of the province and regulations in the Planning Act. The policies of the County OP permit secondary units in an accessory structure to a principal use. The principal dwelling does not contain a secondary unit. The proposed secondary unit is a permitted accessory use to the existing dwelling under the policies of the Grey County Official Plan.
- Appropriate servicing is available. The secondary unit will connect to the existing private water supply and septic system.
- The proposed accessory building will not be located within hazard lands.
- The proposed accessory structure will be located within the existing cluster of buildings.
- The proposed secondary unit will provide alternative housing options for the elderly, young adults, and populations looking for smaller-living quarters; increase the efficiency of the housing stock and offer affordable housing options.

Figure 5: Constraint Mapping – County of Grey Official Plan



Source: – Appendix B, Map 3, County of Grey Official Plan

The County of Grey has identified Significant Woodlands on a majority of the subject property, with two areas where existing development has taken place are shown outside of the Significant woodlands. The proposed new building will be located within the existing cluster of buildings in Location #1. Although Location #1 is adjacent to the Significant Woodlands, it is anticipated that there will be no negative impacts on the woodlands, as the location for the proposed new building is within a cleared area that contains the existing dwelling and two detached garages.

The proposed Zoning By-law Amendment maintains the intent and direction of the County of Grey Official Plan and proposed OPA #11.

4.3 Saugeen Valley Conservation Authority (SVCA)

The SVCA places a portion of the property within their Screening Area.

Figure 6: SVCA Screening Area



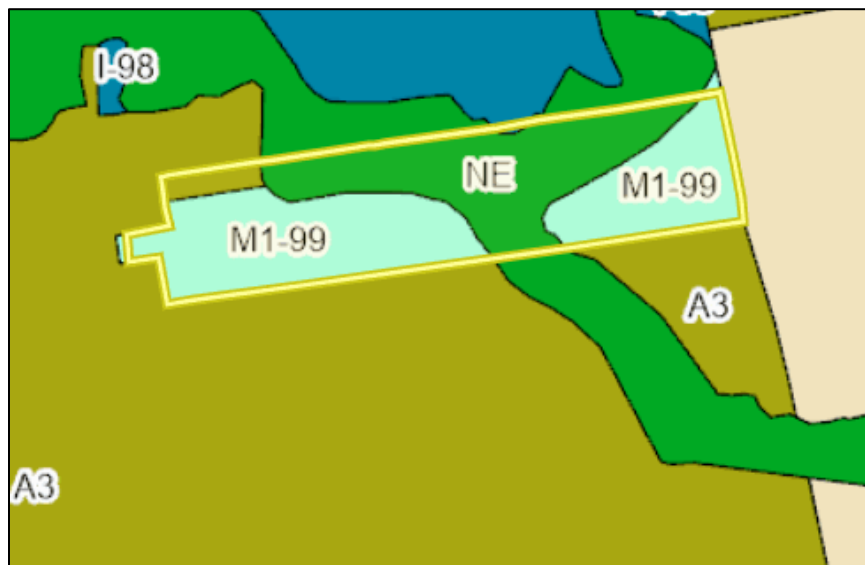
Source: – SVCA GIS Mapping System

The SVCA uses screening maps to administer its Regulation for those lands not covered by Schedules. The screening maps do not form part of the Regulation. Where there are Schedules under the Regulation, they supersede the screening maps. The screening maps will be used to assist Authority staff and the public in initially identifying areas where the Regulation is likely to apply. Subsequent closer review by Authority Staff will formally establish the Regulation Limits of the site.

4.4 Municipality of West Grey Zoning By-law 37-2006

The subject lands are zoned Industrial (M1-99), Natural Environment (NE) and Restricted Agricultural (A3) within the Municipality of West Grey Zoning By-law. Exception 99 to the Industrial (M1) Zone was placed on the property through a previous Zoning By-law Amendment, submitted by the current owner. It is unknown why the entire property, save for an except the small area in the north-west corner zoned Restricted Rural (A3) and the lands zoned Natural Environment (NE), were place in the Industrial Zone, when only a portion of the property contains the transport terminal. As such, Exception 99 states *“Notwithstanding Section 24, Industrial Zone, the lands zoned M1-99 may be used for a transport terminal, including an accessory single detached dwelling.”*

Figure 7: Current Zoning



Source: Municipality of West Grey Zoning By-law 37-2006

The role of a Zoning By-law is to implement the policies of the OP and provide zone standards for the various zones and uses. Municipalities shall develop local policies and zoning regulations that establish appropriate standards, which protect neighbourhood character, public health and safety, and enjoyment of abutting properties without unduly restricting the creation of such dwelling units.

The West Grey Zoning By-law is 16 years old and does not implement the policies of the governing County Official Plan. The proposed accessory building containing a single car garage and an additional residential unit is not permitted under the provisions of the Zoning By-law and therefore, a Zoning By-law Amendment is required.

4.4.1 Proposed Development

Jennifer & Craig Matta propose to construct an accessory building that will contain a single car garage and an attached additional residential unit. The building will be one-storey, with a footprint of 160.5 m² (1,728 ft). No basement is proposed. Below is an artist rendering of the new building.

Photo 4: Proposed New Building

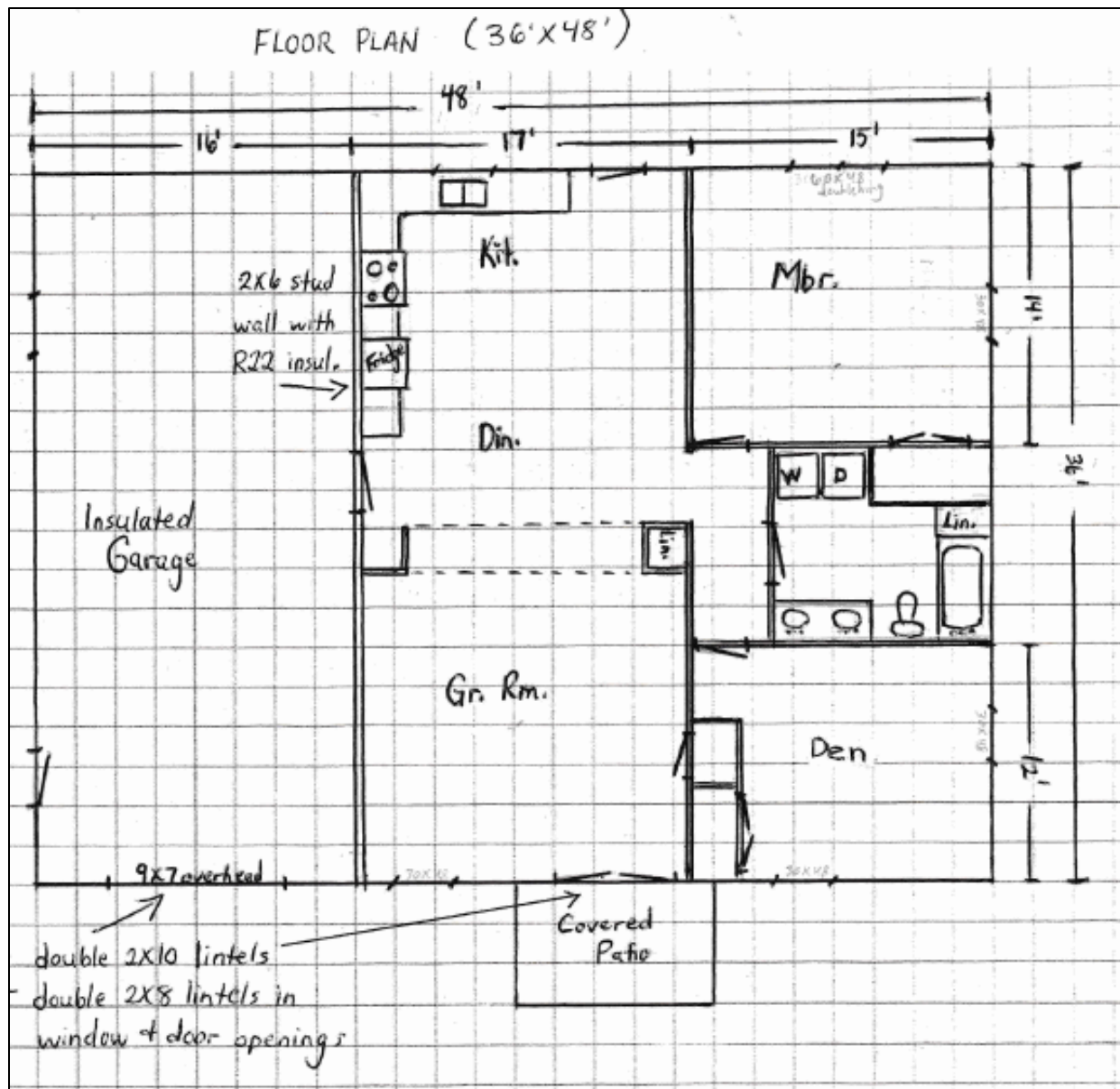


The total area of the residential unit within the new building is 107 m² (1,152 ft²). The additional residential unit will be serviced with the existing septic system and existing well (*see Appendix B*). Parking is provided in the attached single car garage, with ample room on the driveway for additional parking. The proposed location of the new building is on the west side of the driveway in the front yard, approximately 13 - 15 m from the existing dwelling. No trees will be removed.

Photo 5: Approximate Location of Proposed New Building



Figure 8: Floor Plan of Proposed New Building



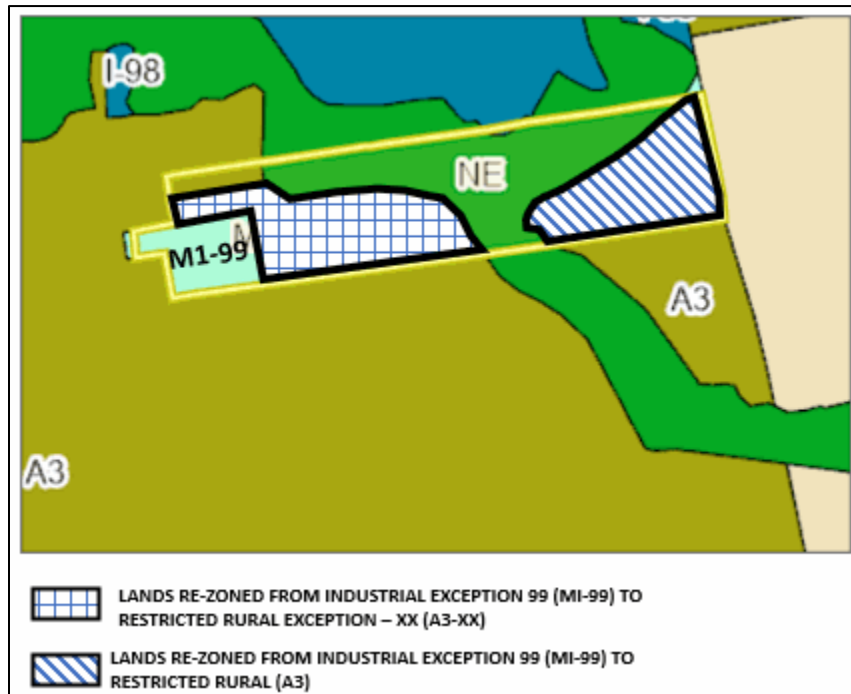
4.4.2 Proposed Zoning By-law Amendment

The proposed Zoning By-law Amendment will:

- Re-zone the subject property from the Industrial-Exception 99 (M1-99), Restricted Rural (A3) and Natural Environment (NE) Zones to the Restricted Rural (A3), Restricted Rural-Exception XX (A3-XX), Industrial-Exception 99 (M1-99) and Natural Environment (NE) Zones.
- The Rural-Exception XX (A3-) Zone will:
 - Recognize the existing lot area and lot frontage of the subject property within the A3 Zone;

- Permit an additional residential unit in an accessory building within the A3 Zone;
- Permit an accessory building to be located in the front yard; and
- Increase the maximum floor area of an additional residential unit in an accessory building.

Figure 9: Proposed Zone Schedule



The proposed Zoning By-law Amendment will implement the intent and direction of the County Official Plan, the Provincial Policy Statement and the Planning Act.

A copy of the 'draft' Zoning By-law Amendment is found in *Appendix C*.

5.0 CONCLUSION

The proposed Zoning By-law Amendment conforms to the Planning Act, Provincial Policy Statement, the policies of the County of Grey Official Plan and the provisions of the Municipality of West Grey Zoning By-law, as proposed to be amended.

The proposed Zoning By-law Amendment has merit, is in the public interest and constitutes good planning.

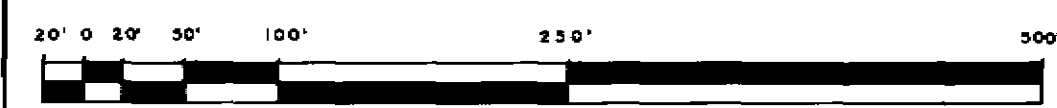
Respectfully submitted,

Miriam Vasni, MCIP, RPP

APPENDIX “A”

PLAN OF SURVEY

PLAN OF SURVEY OF
PART OF DIVISION 3 OF
LOT 28, CONCESSION I
EAST OF THE GARAFRAXA ROAD
TOWNSHIP OF GLENELG
COUNTY OF GREY
SCALE: 1"=100'
ALEX R. WILSON SURVEYING INC.

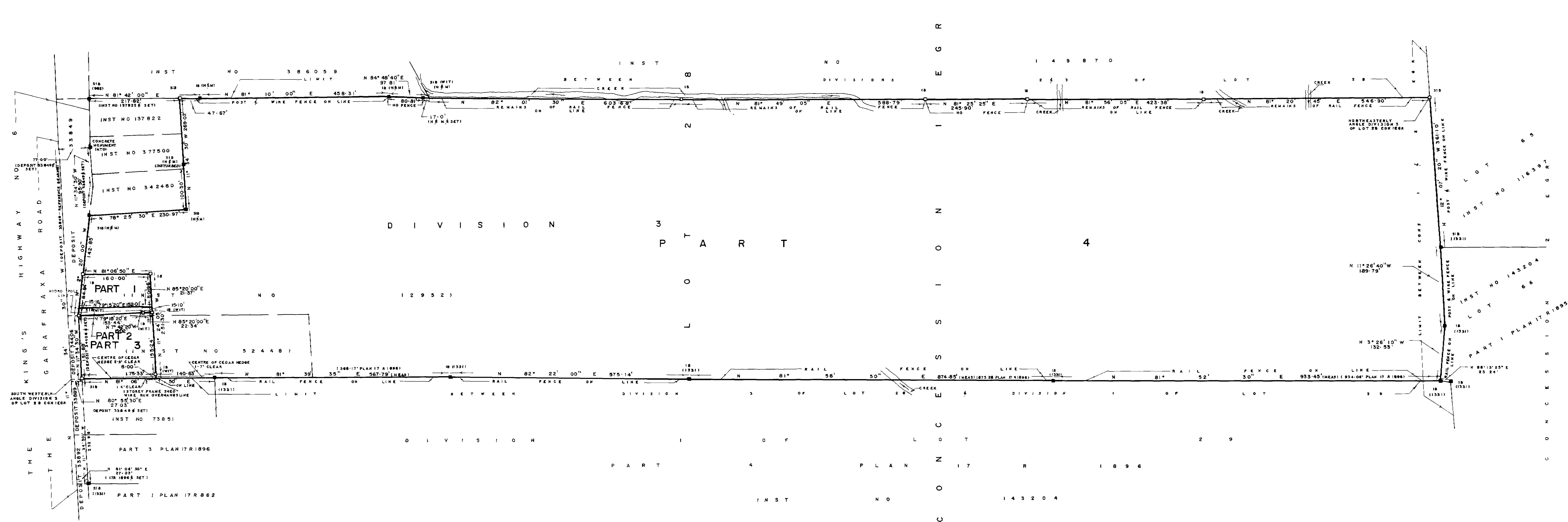


IMPERIAL NOTE
DISTANCES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE
CONVERTED TO METRES BY MULTIPLYING BY 0.3048

SURVEYOR'S CERTIFICATE
I CERTIFY THAT
1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGISTRY ACT
AND THE REGULATIONS MADE UNDER THEM
2) THE SURVEY WAS COMPLETED ON THE 22 DAY OF JULY 1999

10 August 1999
DATE
ALEX R. WILSON
Ontario Land Surveyor

CLIENT - E.P. HORTON
RE: CAMPBELL
PROJECT - 99-6001



NOTE
□ - DENOTES PLANTED SURVEY MONUMENT
■ - DENOTES FOUND SURVEY MONUMENT
SB - DENOTES STANDARD IRON BAR (1" SQ)
IB - DENOTES IRON BAR (5/8" SQ)
WIT - DENOTES WITNESS
EGR - DENOTES EAST OF THE GARAFRAXA ROAD
1) H&M REFERS TO PLAN BY HEWETT & MILNE LIMITED
DATED 12 AUGUST 1997
2) BEARINGS SHOWN HEREON ARE ASTRONOMIC AND REFERRED
TO THE EASTERLY LIMIT OF THE GARAFRAXA ROAD AS N11°34'30"W
IN ACCORDANCE WITH DEPOSIT 33849

PLAN 16 R 7380
RECEIVED AND DEPOSITED
(DATE) 1999/08/20
Whitmore-Caldwell
Asst. Deputy LAND REGISTRAR
FOR THE REGISTRY DIVISION OF
GREY (NO 16)
I REQUIRE THIS PLAN TO BE
DEPOSITED UNDER THE REGISTRY
ACT
(DATE) 16 August 1999
Alex R. Wilson O.L.S.
ALEX R. WILSON OLS

PART	DIV/LOT	CON	INST NO	AREA
1	Pt 3/28	1 EGR	12952	0.312 Ac
2	Pt 3/28	1 EGR	12952	0.060 Ac
3	Pt 3/28	1 EGR	12952 & 52448	0.622 Ac
4	Pt 3/28	1 EGR	12952 & 52448	40.035 Ac

ALEX R. WILSON
SURVEYING INC.
ONTARIO LAND SURVEYORS
120 KING STREET EAST
BOX 294 MOUNT FOREST
NOC 2LO 519-323-2451

APPENDIX “B”

SEPTIC & WELL INFORMATION

Schedule 2A: Sewage System Information

A. Proposed sewage system

System is for: ☐ Residential Use ☐ Commercial or Industrial or Agricultural Use

The installation is: ☐ New ☐ Replacement ☒ Alteration/Repair

B. Type of proposed sewage system

☐ In-ground ☐ Raised

☒ Trench Bed ☐ Filter Bed ☐ Type A Dispersal Bed

C. Approved Treatment Unit: ☐ I ☐ II ☐ III ☐ IV

Manufacturer:

Model:

*** Please attach documentation to application ***

D. Design flow calculations - single dwelling units (separate calculations required for multi-residential and non-residential structures)

Record number of plumbing fixtures in chart below
(include rough-in plumbing, eg. for future basement bathroom)

Description of Fixture	# Existing	+	# New/ Proposed	x	Fixture Units	=	Fixture Unit Count
bathroom group eg. 1 ea toilet, sink, bathtub/1-head shower or Separately as:	2	+	1	x	6	=	18
lavatory/bathroom sink	1	+		x	1.5	=	1.5
toilet	1	+		x	4	=	4
tub or 1-head shower		+		x	1.5	=	
bidet		+		x	1	=	
dishwasher(not connected to sink)		+		x	1	=	
laundry tub		+		x	1.5	=	
sink, bar sink or kitchen sink (ea)	1	+	1	x	1.5	=	3
washing machine	1	+	1	x	1.5	=	3
Other - specify:		+		x		=	
Total Fixture Units:							28.5
Total Fixture Units over 20:							8.5

Record finished floor area - in square meters - for the following:

1 st Floor	2 nd Floor	Other: (please specify)	TOTAL

Will this septic system serve more than one dwelling unit? (eg. basement apt, granny flat etc.)

☒ Yes ☐ No

Please specify:

Schedule 2A: Sewage System Information - cont'd.

E. Design Flow Calculations for Dwellings (separate calculation required for non-residential structures)

Where:

A= bedroom flow (1-5 bedrooms) B= bedroom flow (over 5 bedrooms) C= Living area flow D= Fixture units over 50.

Bedroom Flow (A)	Select Number of Bedrooms	Volume (in litres)	Total Flow
	1 Bedroom	750	=
	2 Bedrooms	1100	=
	3 Bedrooms	1600	= 1600
	4 Bedrooms	2000	=
	5 Bedrooms	2500	=
TOTAL (A)			

Bedroom Flow (B)	>5 Bedrooms?	# of bedrooms >5	Volume (in litres)	Total Flow
	<input type="checkbox"/> Yes <input type="checkbox"/> No		x 500 each	= 1600
TOTAL (B)				

Living Area Flow (C)	Size of Living Area (in m ²)	Number of 10m ² -increments over 200 m ²	Volume (in litres)	Total Flow
	0 - 200 m ²	x	0	=
	201 - 400 m ²	x	100	=
	401 - 600 m ²	x	75	=
	> 600 m ²	x	50	=
TOTAL (C)				1600

Fixture Units (D)	Number of fixture units over 20	=	8.5	x	50 litres/ fixture unit	=	Total Flow
TOTAL (D)							2025

F. Design Flow (eg. "Q") (Number of litres per day - insert totals for A and B or C or D from Section E (above)).

Q = A + (the highest of) B or C or D

Q = _____ (A) + _____ (B or C or D)

Q = _____ Litres per day

G. Septic Tank Size (working capacity) for Class 4 System ☐ New ☐ Existing ☐ Replacement

				Working Capacity	
				Minimum	Proposed
1 Residential(3600L minimum)	2	x	Q (from Section F)	4050	4500
2 Non-Residential(3600L minimum)	3	x	Q (from Section F)		

Schedule 2C: Class 4 Sewage System Calculations

A. Absorption Trench

☐ Distribution Pipe

☐ Type I Chamber

☐ Type II Chamber

L = Length of distribution pipe (in meters)

D = Daily design flow (in litres)

T = Percolation Time of underlying soil

L=QT/200			
Q	x	T	÷ 200 = L
2025	x	5	÷ 200 = 50.7

With Treatment Unit or Type II Chamber			
L=QT/300			
Q	x	T	÷ 300 = L
x		÷ 300 =	

Length (in meters)

Minimum	Proposed
50.7	

(HAS 250' = 76.2 m)

B. Filter Bed

☐ Distribution Pipe

☐ Type I Chamber

☐ Type II Chamber

Effective Surface area:

a) If Q ≤ 3000 litres/day

$$A = Q/75$$

Q	÷ 75	A (m ²)

Surface Area (m²)

Minimum	Proposed

b) If Q > 3000 litres/day

$$A = Q/50$$

Q	÷ 50	A (m ²)

c) Where level II, III, IV treatment unit used as described in Table 8.6.2.2.

$$A = Q/100$$

Q	÷ 100	A (m ²)

Surface Area (m²)

Minimum	Proposed

For a), b) or c): If "A" (area) of effective surface area is greater than 50m²:

How many cells are to be installed?

What is the size of each cell?

d) Filter Medium Base Area:

$$A = QT/850$$

Q	x	T	÷ 850 = A

Base Area (m²)

Minimum	Proposed

HARRISON/HALLAGE
369-8455
BCIN-17924
[Signature]

220 1-030

WG File No.

63-2000

Plan No.

EHS File No. WG-0063-00

PERMIT TO INSTALL A PRIVATE SEWAGE TREATMENT SYSTEM

Permit expires two (2) years from date of issue.

Owner's Name:

Robert & Margaret Hoekstra

Mailing Address:

R. R. 3

Durham, Ontario

Postal Code: N0G 1R0

The above-mentioned owner is hereby authorized to install/repair a private sewage treatment system **as per the application** and in accordance with the standards for onsite domestic sewage treatment. Ontario Building Code: Code & Guide for Sewage Systems 1997.

Legal Description:

Lot 28, Concession 1 EGR, Township of West Grey (Glenelg)

Municipal Address (911):

313327 Hwy 6

Type of system:

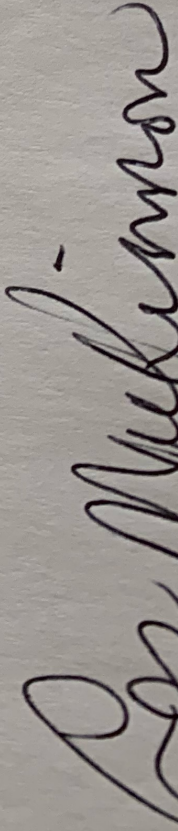
Class 4 on-site sewage treatment system, inground, 1,000-gallon

(4545 litres) tank, distribution box or double header, 250 feet (76.20 metres) perforated PVC pipe.

Contractor:

Alex Hamilton, R. R. 1, Priceville, Ontario N0C 1K0 S-1999-2277

The granting of a permit to install, or repair a private sewage disposal system and/or the issuance of a Letter of Approval indicating that a system appears to meet any standard is not a warranty as to performance nor a guarantee that a standard has been met. Advice tendered by an Environmental Health Officer is qualified and needs to be checked by the proposer against site-specific needs, minimum setback requirements and guideline standards applicable to the system proposed.



October 20, 2000



Print only in spaces provided.

Mark correct box with a checkmark, where applicable.

11

2514241

Municipality

Con.

Municipality Con.
25007 GR E 01

01

County or District Kendall County	Township/Borough/City/Town/Village GLENELG TWP	Con block tract survey, etc. CON 1 EAST	Lot 28
	Address 187 Elgin St. S. Durham	Date completed 8 day 5 month year	

Northing

80

Elevation

--	--

Basin Code

44

11

18

1

LOG OF OVERBURDEN AND BEDROCK MATERIALS (see instructions)

General colour	Most common material	Other materials	General description	Depth - feet	
				From	To
	Top Soil			0	1
Brown	Sand	Gravel		1	34
Brown	Silt			34	63
Brown	Silt	Gravel		63	68
Gray	Limestone			68	117

31

32

41		15		15		21	
WATER RECORD							
Water found at - feet		Kind of water					
110	10-13	1	<input checked="" type="checkbox"/> Fresh	3	<input type="checkbox"/> Sulphur	14	
	2	<input type="checkbox"/> Salty	4	<input type="checkbox"/> Minerals			
	Sulphur Gas						
	15-16	1	<input type="checkbox"/> Fresh	3	<input type="checkbox"/> Sulphur	19	
	2	<input type="checkbox"/> Salty	6	<input type="checkbox"/> Minerals			
	20-23	1	<input type="checkbox"/> Fresh	3	<input type="checkbox"/> Sulphur	24	
	2	<input type="checkbox"/> Salty	6	<input type="checkbox"/> Minerals			
	25-28	1	<input type="checkbox"/> Fresh	3	<input type="checkbox"/> Sulphur	29	
	2	<input type="checkbox"/> Salty	6	<input type="checkbox"/> Minerals			
	30-35	1	<input type="checkbox"/> Fresh	3	<input type="checkbox"/> Sulphur	34	
	2	<input type="checkbox"/> Salty	6	<input type="checkbox"/> Minerals			
					<input type="checkbox"/> Gas		

CASING & OPEN HOLE RECORD					
Inside diam inches	Material	Wall thickness inches	Depth - feet		
			From	To	
10-11 #6"	1 <input checked="" type="checkbox"/> Steel 2 <input type="checkbox"/> Galvanized 3 <input type="checkbox"/> Concrete 4 <input type="checkbox"/> Open hole 5 <input type="checkbox"/> Plastic	12 - 188	+ 1	13-16 72	
17-18 #6"	1 <input type="checkbox"/> Steel 2 <input type="checkbox"/> Galvanized 3 <input type="checkbox"/> Concrete 4 <input checked="" type="checkbox"/> Open hole 5 <input type="checkbox"/> Plastic	19	72	20-23 117	
24-25	1 <input type="checkbox"/> Steel 2 <input type="checkbox"/> Galvanized 3 <input type="checkbox"/> Concrete 4 <input type="checkbox"/> Open hole 5 <input type="checkbox"/> Plastic	26		27-30	

SCREEN	Sizes of opening (Slot No.)	31-33	Diameter	34-38	Length	39-41
	inches		feet			
	Material and type	Depth at top of screen		30		
		feet				


61				PLUGGING & SEALING RECORD			
<input checked="" type="checkbox"/> Annular space				<input type="checkbox"/> Abandonment			
Depth set at - feet		Material and type (Cement grout, bentonite, etc.)					
From	To						
10-13	14-17	BENSEAL					
0	40						
18-21	22-25						
26-29	30-33	90					

PUMPING TEST	Pumping test method ¹⁰		Pumping rate ¹⁵⁻¹⁶		Duration of pumping ¹⁷⁻¹⁸	
	1 <input type="checkbox"/> Pump <u>2</u> Bailer		<u>20</u> GPM		Hours <u>1</u> Mins <u>30</u>	
	Static level ¹⁹⁻²¹	Water level end of pumping ²²⁻²⁴	Water levels during		1 <input type="checkbox"/> Pumping 2 <input checked="" type="checkbox"/> Recovery	
	<u>53</u> feet	<u>53</u> feet	15 minutes ²⁵⁻²⁸	30 minutes ²⁹⁻³¹	45 minutes ³²⁻³⁴	60 minutes ³⁵⁻³⁷
	<u>53</u> feet	<u>53</u> feet	<u>53</u> feet	<u>53</u> feet	<u>53</u> feet	<u>53</u> feet
	If flowing give rate ³⁸⁻⁴¹	Pump intake set at		Water at end of test ⁴²		
<u>53</u> GPM	<u>100</u> feet		<input checked="" type="checkbox"/> Clear <input checked="" type="checkbox"/> Cloudy			
Recommended pump type	Recommended pump setting		Recommended pump rate			
<input type="checkbox"/> Shallow <input checked="" type="checkbox"/> Deep	<u>100</u> feet		<u>20</u> GPM			

FINAL STATUS OF WELL		54
1 <input checked="" type="checkbox"/> Water supply	5 <input type="checkbox"/> Abandoned, insufficient supply	9 <input type="checkbox"/> Unfinished
2 <input type="checkbox"/> Observation well	6 <input type="checkbox"/> Abandoned, poor quality	10 <input type="checkbox"/> Replacement well
3 <input type="checkbox"/> Test hole	7 <input type="checkbox"/> Abandoned (Other)	
4 <input type="checkbox"/> Recharge well	8 <input type="checkbox"/> Dewatering	

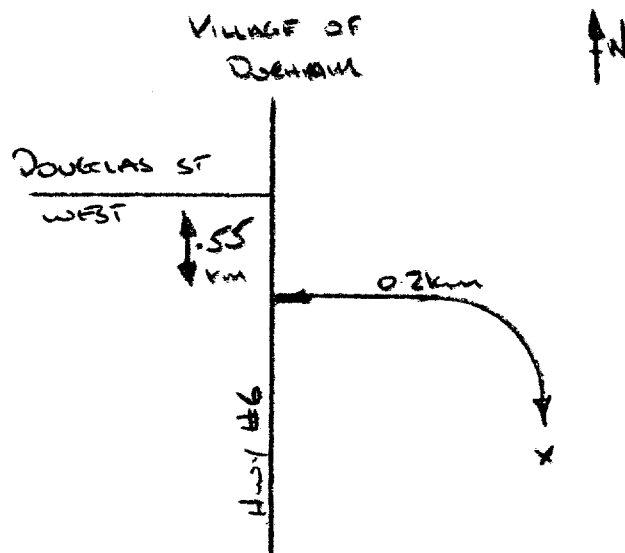
WATER USE		55-56
1 <input checked="" type="checkbox"/> Domestic	5 <input type="checkbox"/> Commercial	9 <input type="checkbox"/> Not use
2 <input type="checkbox"/> Stock	6 <input type="checkbox"/> Municipal	10 <input type="checkbox"/> Other
3 <input type="checkbox"/> Irrigation	7 <input type="checkbox"/> Public supply	
4 <input type="checkbox"/> Industrial	8 <input type="checkbox"/> Cooling & air conditioning	

METHOD OF CONSTRUCTION		57
1 <input type="checkbox"/> Cable tool	5 <input type="checkbox"/> Air percussion	9 <input type="checkbox"/> Driving
2 <input type="checkbox"/> Rotary (conventional)	6 <input type="checkbox"/> Boring	10 <input type="checkbox"/> Digging
3 <input type="checkbox"/> Rotary (reverse)	7 <input type="checkbox"/> Diamond	11 <input type="checkbox"/> Other
4 <input checked="" type="checkbox"/> Rotary (air)	8 <input type="checkbox"/> Jetting	

Name of Well Contractor HIGHLAND WATER WELLS	Well Contractor's Licence No. 2576
Address Box 141, Durham, Ont. N0G 1E0	Well Technician's Licence No. 7230
Name of Well Technician NIGEL POPPLETON	Submission date day 18 mo 05 yr 00
Signature of Technician/Contractor 	

LOCATION OF WELL

In diagram below show distances of well from road and lot line. Indicate north by arrow.



214154

MINISTRY USE ONLY	Data source	58 Contractor	59-62	Date received	63-68	80
		2576		MAY 30 2000		
	Date of inspection	Inspector				
	Remarks					
	CSS.ES0					

APPENDIX “C”

DRAFT ZONING BY-LAW AMENDMENT

BY-LAW NUMBER 2022 - _____

OF

THE CORPORATION OF THE MUNICIPALITY OF WEST GREY

A By-law to regulate the use of land and the character, location and use of buildings and structures on lands municipally known as 313327 Highway 6 and legally described as Part Division 3, Lot 28, Concession 1 EGR, former Township of Glenelg, now in the Municipality of West Grey, County of Grey.

WHEREAS the Council of The Corporation of the Municipality of West Grey has received an application to rezone Part Division 3, Lot 28, Concession 1 EGR; and,

WHEREAS the Council of the Corporation of the Municipality of West Grey have reviewed a recommendation to amend the Comprehensive Zoning By-law and has approved the recommendation; and,

WHEREAS authority is granted pursuant to Section 34 of the Planning Act, R.S.O. 1990 to enact such amendments;

NOW THEREFORE be it enacted as a By-law of the Corporation of the Municipality of West Grey the following:

1. By-law 37-2006 is hereby amended by re-zoning those lands located 313327 Highway 6 and legally described as Part Division 3, Lot 28, Concession 1 EGR, former Township of Glenelg, now in the Municipality of West Grey, County of Grey, from the Industrial-Exception 99 (M1-99), Restricted Rural (A3) and Natural Environment (NE) Zones to the Restricted Rural (A3), Restricted Rural-Exception XX (A3-XX), Industrial-Exception 99 (M1-99), and Natural Environment (NE) Zones, as shown on Schedule "A-1", attached hereto and Schedule "A-1" attached hereto forms part of this By-law.
2. That Section 35 "Exception Zone" be amended by adding the following:

"A3-XX

Notwithstanding the provisions of Section 10.2, the following shall apply to those lands zoned Restricted Rural (A3):

Minimum Lot Area	19.5 ha
Minimum Lot Frontage	43.0 m

Notwithstanding the provision of Section 6.1.1(b), the following shall apply to those lands zoned Restricted Rural – Exception XX (A3-XX):

An additional residential unit shall be permitted within an

accessory building.

Notwithstanding the provision of Section 6.1.2(a), the following shall apply to those lands zoned Restricted Rural – Exception XX (A3-XX):

An accessory building may be permitted in a front yard.

Notwithstanding the provisions of Section 6.29(d), the following shall apply to those lands zoned Restricted Rural – Exception XX (A3-XX):

The maximum floor area of an additional residential unit in an accessory building shall be 108 m².”

This By-law shall take force and come into effect pursuant to the provisions and regulations made under the Planning Act, R.S.O. 1990, c.P.13.

BY-LAW read a **FIRST**, **SECOND**, and **THIRD** time and finally **PASSED** this

_____ day of _____, 2022.

THE CORPORATION OF THE MUNICIPALITY OF WEST GREY

MAYOR

CLERK

SCHEDULE “A-1” TO BY-LAW 2022-_____



LANDS RE-ZONED FROM INDUSTRIAL EXCEPTION 99 (MI-99) TO
RESTRICTED RURAL EXCEPTION – XX (A3-XX)



LANDS RE-ZONED FROM INDUSTRIAL EXCEPTION 99 (MI-99) TO
RESTRICTED RURAL (A3)