



The Corporation of the  
**Municipality of West Grey**

**Application for Zoning Bylaw Amendment  
and/or West Grey Official Plan Amendment**

402819 Grey Road 4  
Durham, ON N0G 1R0  
Phone (519) 369-2200  
E-mail [notice@westgrey.com](mailto:notice@westgrey.com)  
Web [www.westgrey.com](http://www.westgrey.com)

**Submission of Application**

Applications made be mailed to, or dropped off at West Grey Municipal Office, 402819 Grey Road 4, Durham, ON, N0G 1R0 and/or emailed as an Adobe PDF document to [notice@westgrey.com](mailto:notice@westgrey.com). One application form may be used to apply for a zoning bylaw amendment and West Grey official plan amendment. Applications will not be reviewed/processed until the application fee is received.

**Application Fee**

The application fee is to be submitted at the time of submission. Application fees may be paid by cheque (made out to the Municipality of West Grey), money order or cash. Interac/debit payment may be made at the West Grey Municipal Office. Online payment is not available.

Type of Application	Fee	Subtotal
a) Zoning bylaw amendment	\$3,000.00	
b) Contingency fee – zoning bylaw amendment  Note: Contingency fee payable upon submission. Contingency fee required to pay municipal legal, engineering and planning fees related to <u>zoning bylaw amendments</u> , not necessarily limited to, but including, corresponding site plan agreements, subdivision agreements, development agreements, condominium plan agreements, required as part of the planning process. As accounts are received from West Grey's solicitor, engineer or planner, they will be paid by West grey and then submitted to the Developer for reimbursement, so that the initial deposit will again be built up to enable West Grey to pay the next accounts as they are received. Balance of deposit will be returned to developer upon completion of planning requirements.	\$2,000.00	
c) Official plan amendment	<del>\$8,000.00</del>	
d) Contingency fee – official plan amendment  Note: Contingency fee payable upon submission. contingency fee required to pay municipal legal, engineering, and planning fees related to <u>official plan amendments</u> , not necessarily limited to, but including, corresponding site plan agreements, subdivision agreements, development agreements, condominium plan agreements, required as part of the planning process. As accounts are received from West Grey's solicitor, engineer or planner, they will be paid by West grey and then submitted to the Developer for reimbursement, so that the initial deposit will again be built up to enable West Grey to pay the next accounts as they are received. Balance of deposit will be returned to developer upon completion of planning requirements.	<del>\$5,000.00</del>	
<b>Additional Required Application Fees</b>		
e) Grey County planning fee (\$400.00 flat fee for 1 <sup>st</sup> application plus \$50.00 for each related application.)	<del>\$400.00 + _____</del>	
f) Saugeen Valley Conservation Authority planning fee (\$260.00 flat fee for 1 <sup>st</sup> application plus \$130.00 for each related application.)	<del>\$260.00 + _____</del>	
<b>Total Application Fee:</b>		

W

Please ensure to complete this application in its entirety and submit any additional information that may have been identified as required through the pre-submission consultation process.

1. Owner/applicant	
Name	Lloyd Kreyer
Mailing address	014700 Bruce Rd. 10 RR 1 Chesley NCG-140
Telephone no.	519-363-9854 - 519-209-6121
Email address	elmcrestconstruction@ibylaw.com

2. Agent (if applicable)	
All correspondence, notices, etc. with respect to this application, will only be directed to the owners/applicant's agent. Where no agent is identified notices etc., will be directed to the owner/applicant.	
Name	
Mailing address	
Telephone no.	
Email address	

3. Solicitor (if applicable)	
Name	
Mailing address	
Telephone no.	
Email address	

4. Subject lands	
Former township/town	NUESTADT
Legal description	Plan 161 Lot 40 Pt Lot 39; Lots 41 to 43
Civic address	204 FORLER ST
Assessment roll number	4205.020.00.21310

5. Pre-submission/consultation	
Have you completed pre-submission consultation with the Municipality of West Grey?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

6. Type and purpose of the application (select all applicable)	
Zoning bylaw amendment <input checked="" type="checkbox"/>	West Grey official plan amendment <input type="checkbox"/>

7. Zoning bylaw amendment information		
Provide the reason for the zoning bylaw amendment/what is the proposed use for the subject lands? Example: permit an automobile repair shop, automobile spray paint booth and automobile body shop.		
What area does the amendment cover?	Entire Lot <input checked="" type="checkbox"/>	Portion of the Lot <input type="checkbox"/>
*If zoning bylaw amendment applies only to a portion of the lot then your drawing must include dimensions of the area.		

8. West Grey official plan amendment information		
Provide the reason for the official plan amendment/what is the proposed use for the subject lands? Example: designate the subject lands to allow for a commercial use being an automobile repair shop, automobile spray paint booth, automobile body shop.		
What area does the amendment cover?	entire lot <input checked="" type="checkbox"/>	portion of the lot <input type="checkbox"/>
*If official plan amendment applies only to a portion of the lot then your drawing must include dimensions of the area.		

9. Planning Background			
What is the current West Grey zoning? (see <a href="https://www.grey.ca/government/land-use-planning">https://www.grey.ca/government/land-use-planning</a> )		C Z Highway Commercial	
What is the current West Grey official plan designation? (see <a href="https://www.westgrey.com/en/invest/resources/West-Grey-Official-Plan-2012.pdf">https://www.westgrey.com/en/invest/resources/West-Grey-Official-Plan-2012.pdf</a> )		Schedule B Residential	
What is the County of Grey official plan designation? (see <a href="https://www.grey.ca/government/land-use-planning">https://www.grey.ca/government/land-use-planning</a> )		Schedule A Primary Settlement	
Describe how the application conforms with the policies of the West Grey and/or County of Grey official plan(s) noted above:			
Describe the surrounding land uses:		Arena to the south Residential to the east, west + North	
What is the current use of the Subject Lands?		Nothing	
Are there any existing buildings or structures on the subject lands? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			
If yes existing buildings and structures need to be shown on the drawing (see Appendix A). Provide the following:			
	Existing building no. 1	Existing building no. 2	Existing building no. 3
Currently used for	Storage	_____	_____
Year Built	1900?	_____	_____
Are there any new buildings or structures proposed to be built? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			
If yes new buildings and structures need to be shown on the drawing (see Appendix A). Provide the following:			
	New building no. 1	New building no. 2	New building no. 3
Proposed Use	Residential		
<b>Access – existing use</b>		<b>Access – proposed use</b>	
Provincial Highway <input type="checkbox"/> Municipal Road (All Season) <input checked="" type="checkbox"/> County Road <input type="checkbox"/> Right-of-Way <input type="checkbox"/>		Provincial Highway <input type="checkbox"/> Municipal Road (All Season) <input type="checkbox"/> County Road <input type="checkbox"/> Right-of-Way <input type="checkbox"/>	
<b>Water service – existing use</b>		<b>Water service – proposed use</b>	
Municipal Service <input checked="" type="checkbox"/> Private Well <input type="checkbox"/> Communal Well <input type="checkbox"/> Other: _____		Municipal Service <input type="checkbox"/> Private Well <input type="checkbox"/> Communal Well <input type="checkbox"/> Other: _____	
<b>Sewage service – existing use</b>		<b>Sewage service – proposed use</b>	
Municipal Service <input checked="" type="checkbox"/> Private Septic <input type="checkbox"/> Communal Septic <input type="checkbox"/> Privy/Outhouse <input type="checkbox"/> Other: _____		Municipal Service <input type="checkbox"/> Private Septic <input type="checkbox"/> Communal Septic <input type="checkbox"/> Privy/Outhouse <input type="checkbox"/> Other: _____	
<b>Storm drainage – existing use</b>		<b>Storm drainage – proposed use</b>	
Municipal Storm Sewers <input type="checkbox"/> Ditches/Swales <input type="checkbox"/> Other: _____		Municipal Storm Sewers <input type="checkbox"/> Ditches/Swales <input type="checkbox"/> Other: _____	

**10. Other**

Are the lands the subject of any other application under the *Planning Act*, such as an application for a County of Grey Official Plan Amendment, an application for minor variance, an application for an approval of a plan of subdivision or consent or a Minister's zoning order?

Yes  No  If yes provide the following:

File No.:

Status:

Explain how your application is consistent with the Provincial Policy Statement 2020

(see: <https://www.ontario.ca/page/provincial-policy-statement-2020>)

**Saugeen, Grey Sauble Northern Bruce Peninsula Source Protection Plan**

Is the subject land within a Wellhead Protection Area (WHPA)? (see <https://home.waterprotection.ca/>)

Yes  No  If yes, identify the WHPA:

If yes, do you have an approved Risk Management Plan (RMP) and/or a Section Fifty Nine (59) Notice to Proceed from the Risk Management Official (RMO)? Please attach.

Are there any registered easements/right-of-way or restrictive covenants on the lot?

Yes  No

If yes describe each easement or restrictive covenant and its effect

"If yes, your Drawing must include the location of the easement/right-of-way

Jodi-Ann Ward, a Commissioner, etc.,  
Province of Ontario, for the Corporation  
of the Municipality of West Grey.  
Expires February 1, 2027.

### Authorization for Agent to Act for Owner

I/we \_\_\_\_\_ am/are the registered owner(s) of the land that is the subject of this application for zoning bylaw amendment and/or official plan amendment. I/we authorize \_\_\_\_\_ to make this application on my/our behalf.

This authorization also allows the agent to appear at any hearing(s) of the application and provide any information or material required by West Grey Council relevant to the application on my/our behalf.

Signature of Owner/Owners \_\_\_\_\_

Date \_\_\_\_\_

Signature of Witness \_\_\_\_\_

Date \_\_\_\_\_

Name of Witness: \_\_\_\_\_

### Affidavit or Sworn Declaration for the Prescribed Information

I/we Lloyd Kuepfer solemnly declare that all statements contained in this application and supporting documentation are true and complete. I/we make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the *Canada Evidence Act*.

Declared before me at the town of Durham in the Municipality of West Grey this 12<sup>th</sup> day of September 2024.

Shirley Betha Kuepfer  
Signature of Owner/Owners or Agent

Sept. 12, 2024  
Date

Jodi-Ann Ward  
Signature of Commissioner

September 12 2024.  
Date

### Owner/Applicant's Declaration

- In submitting this application, I/we Lloyd Kuepfer the owner/applicant hereby:
- apply to the Municipality of West Grey for a zoning bylaw amendment and/or official plan amendment, as described in this application; and
  - agree and enclose the application fees as calculated; and
  - understand application fees are non-refundable and that no assurance is given that the payment of the application fee will result in approval of the application; and
  - agree that the cost of any professional peer review of the application deemed to be required by the Municipality in order to proceed with the application is the responsibility of owner/applicant and that a peer review deposit may be required prior to the processing of the application; and
  - authorize the Council members of the Municipality of West Grey, members of the staff of the Municipality of West Grey and designated consultants to enter onto the above-noted property for the limited purposes of evaluating the merits of this application over the time this application is under consideration by the Municipality; and
  - acknowledge that in accordance with the provisions of the Planning Act, it is the policy of the Municipality of West Grey to provide the public access to all development applications and supporting documentation and hereby provide my/our 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; and
  - agree/acknowledge that I/we are responsible for ensuring that a 'Notice of Application' sign, as provided by the Municipality, is posted on the lands at the intersection of a driveway and a public road. Where there is no existing driveway, the sign shall be erected in the middle of the lot along a public road. And further, agree to not remove the sign until the day after a public meeting.

Shirley Betha Kuepfer  
Signature of Owner/Owners

September 11, 2024  
Date

**Appendix 'A' – Drawing Requirements**

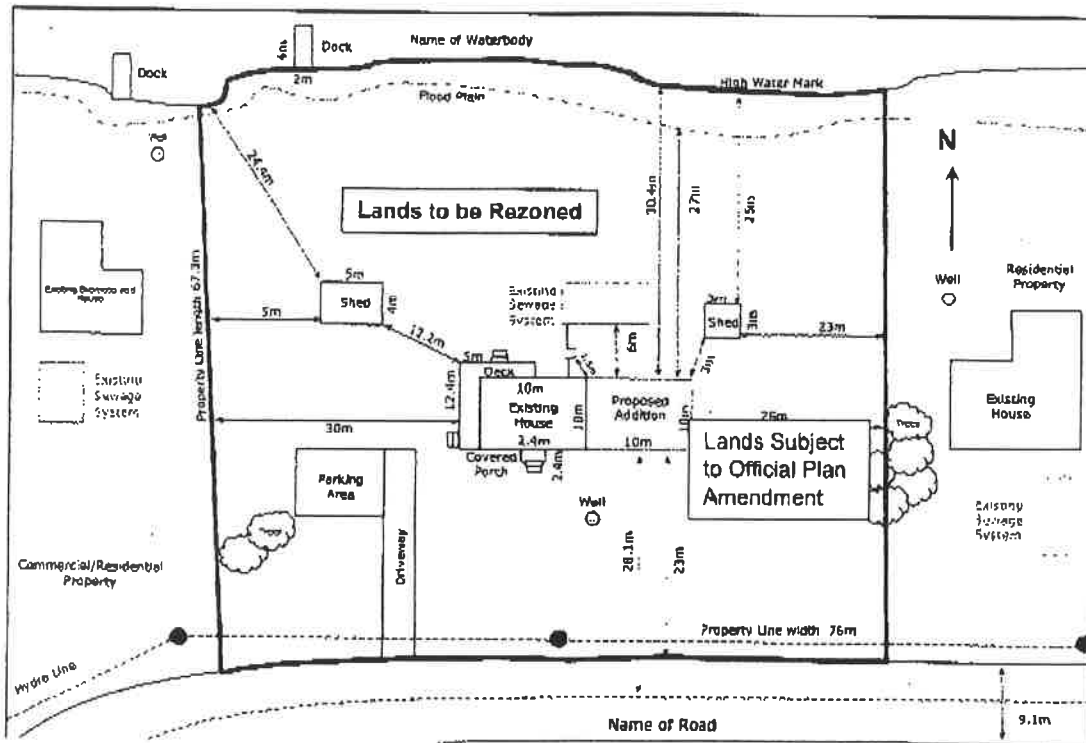
Drawing in metric units must be included showing the following (see Example):

- a) North arrow;
- b) The boundaries and dimensions (frontage, depth and area) of the subject land;
- c) The location, size and use of all existing and proposed buildings, structures and additions on the subject land, indicating:
  - i. distance from the edge of the access road, the front lot line, the rear lot line, the interior side lot lines and the exterior lot line;
  - ii. number of stories;
  - iii. building height;
  - iv. ground floor area;
- d) The location, dimensions and set back to the front lot line, the rear lot line, the interior side lot lines and the exterior lot line and to existing and proposed buildings and structures of the on-site septic system (if applicable);
- e) The location of on-site well (if applicable);
- f) The location and dimensions of existing and proposed driveways and parking areas;
- g) Distance from the lands to be rezoned to all barns/manure storage within 750 m (if applicable)
- h) The approximate location of all natural and artificial features (for example, buildings, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas) that,
  - i. are located on the subject land and on land that is adjacent to it, and
  - ii. in the applicant's opinion, may affect the application;
- i) The current uses of land that is adjacent to the subject land;
- j) The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right-of-way; and
- k) The location and nature of any easements affecting the subject land.

**Notes:**

A Surveyor's Real Property Report prepared by an Ontario Land Surveyor may be required to be submitted with the application where the location of buildings and structures appears to be on, or over, the property line.

**Example Drawing**



**Appendix 'B' - Surplus Farm Dwelling Information Form**  
 In Support of an Application for Zoning By-law Amendment and/or Official Plan Amendment under the Planning Act, R.S.O. 1990 c. P.13, as amended

<b>1. Details of Subject Lands</b>
Municipal Address:
What year was the surplus farm dwelling constructed?
Is the surplus farm dwelling capable of human habitation <u>today</u> ? Yes <input type="checkbox"/> No <input type="checkbox"/>
<b>Complete Situation 1, Situation 2 or Situation 3</b>
<b>Situation 1:</b> I am selling my farm and want to sever the surplus farm dwelling and some land. I am selling the remainder of the farmland to a bona-fide farmer who has farmland and a house elsewhere. The surplus farm dwelling is not required by the purchaser.
Q1a. Who will the farmlands be sold or conveyed to? Q1b. Where is the primary residence of the purchaser of the farmlands? Q1c. Does the purchaser have a valid Farm Business Registration Number? Q1d. How many hectares of farmland does the purchaser own? Q1e. How many hectares of farmland does the purchaser farm themselves? Q1f. Where are the farmlands located (lot, concession, municipality)?
<b>Situation 2:</b> I currently own the farm and the surplus farm dwelling. I have a primary residence elsewhere. I own and farm other farmlands elsewhere. The surplus farm dwelling is not required for my needs.
Q2a. Where is your primary residence? Q2b. Do you have a valid Farm Business Registration Number? Q2c. How many hectares of farmland do you own? Q2d. How many hectares of farmland do you farm yourself? Q2e. Where are the farmlands located (lot, concession, municipality)?
<b>Situation 3:</b> I am buying the farm. I have a primary residence elsewhere. I own and farm other farmlands elsewhere. The surplus farm dwelling is not required for my needs.
Q3a. Where is your primary residence? Q3b. Do you have a valid Farm Business Registration Number? Q3c. How many hectares of farmland do you own? Q3d. How many hectares of farmland do you farm yourself? Q3e. Where are the farmlands located (lot, concession, municipality)?

**Note:**

If the purchasing farmer or owner cannot provide sufficient evidence as to their farm business status/status as a farmer, the application may be refused and/or not accepted by the Municipality of West Grey. Additionally, if the surplus farm dwelling criteria contained in the Grey County Official Plan cannot be met, the application may be refused and/or not accepted by the Municipality of West Grey.

17R2941 0372



0346

26

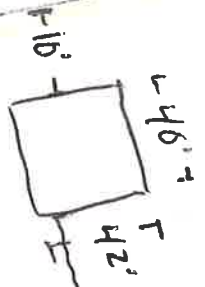
26, 39  
0343

0341

0344

23

0347



23, 24

0348

*Zoned Commercial, change to Residential*

37303

REG PLAN 161

25, 26, 39, 40

0345

*SEVERE*

*Zoned Residential*

39-43

0342

REG PLAN 161

300'

16R7853  
0340

17R1008

17R2420

27E5R91

0358

17R1384

17R1461

17R2074

17R3061

97E8R91

0501

16R696R1

16R11991

17R3551

0350

0500