

David Smith
Manager of Planning, The Municipality of West Grey
402813 Grey Road, Durham, ON N0G 1R0

March 17, 2025

Subject: David Brian Kuepfer & Gregory Metcalfe
150 Marshall Heights & 313237 Highway 6, The Municipality of West Grey, County of Grey

Hi David,

This application follows the recent successful completion of Consent B30.2024, on the subject lands. These lands are owned by David Kuepfer (150 Marshall Heights Rd) and Gregory Metcalf (313237, Highway 6), both of whom have provided our office with authorization to submit this application on their behalf.

The specifics of the subject lands are as follows:

TABLE 1: EXISTING LANDS – LEGAL DESCRIPTION, OP DESIGNATION & ZONING

ADDRESS	LEGAL DESCRIPTION	CGOP DESIGNATION	ZONING
150 Marshall Heights Rd, Durham, Municipality of West Grey	PLAN 16M29 LOT 14	Rural	R1A Un-serviced Residential
313237 Highway 6, Durham, Municipality of West Grey	CON 1 EGR DIV 1 LOT 30	Hazard Lands Rural	A2 Rural NE Natural Environment C2 Highway Commercial

This completed consent permits a lot line adjustment that permits areas of the subject lands to be changed to what is shown in the table below:

TABLE 2: EXISTING & CONSENT PERMITTED PROPERTY AREAS & STRUCTURES/ USES

ADDRESS	REGISTERED PROPERTY AREA (ha)	AREAS (ha) PERMITTED FOLLOWING CONSENT B30.2024	STRUCTURES/ USE
150 Marshall Heights Rd	±1.29	±4.3ha	A residential house will be built on the R1A zone in the future. <i>Consent B30.2024, Condition viii requires a development prohibition</i>

			<i>be placed on the 3.01ha lot addition lands.</i>
313237 Highway 6	±30.39	±17.4ha <i>A zoning bylaw amendment must be obtained to provide relief from the minimum lot area requirement (20ha) of Rural lands.</i>	Same as original.

Following the decision-making on Consent B30.2024, as well of the successful closure of the appeal timeframe (closing March 6th, 2025), this application is being submitted to:

1. Recognise reduced lot area in relation to 313237 Highway 6, to 17.4ha; and
2. Place a development prohibition on the 3.01ha lot addition lands (recently permitted in Consent B30.2024), to implement condition (viii) of Consent B30.2024.

Table 3 below provides, an outline of the conformity of this proposal to the applicable policy framework, this framework includes:

- The Provincial Policy Framework, October 2024;
- County of Grey Official Plan
- Municipality of West Grey Zoning Bylaw (37-2006)

TABLE 3: POLICY EVALUATION SUMMARY

POLICY SUBJECT	SPECIFICS APPLICABLE TO SITE	EVALUATION
PPS	Rural Lands	Comment: <i>The actions proposed in this submission does not contradict the policy framework of the PPS and the purpose thereof is to enact a condition of consent and recognise reduced lot area on rural lands.</i>
COUNTY OF GREY OFFICIAL PLAN	Hazard Lands & Rural <i>See Appendix D for the corresponding map.</i>	Comment: <i>The reduced lot area and development prohibition will not impact these designations and therefor no issues are anticipated in this regard.</i>
SURROUNDING LAND USES	Rural & Residential <i>See Appendix B for the corresponding map.</i>	Comment: <i>This application will not bring about any change in the property land use and therefor no problems are anticipated in this regard.</i>

CHARACTER	Marshall Heights Subdivision See Appendix C for the Site Plan showing the lot addition lands.	Comment: The purpose of condition (viii.) in Consent B30.2024, requires a development prohibition be placed on the lot addition lands, of which the purpose is to protect the character of the Marshall Heights subdivision.
SIGNIFICANT WOODLAND	See Appendix E for the corresponding map.	Comment: The significant woodland feature will be protected as part of the development prohibition placed on the lot addition lands.
CONSERVATION LANDS	Saugeen Valley Regulated & Screening Area See Appendix F for the corresponding map.	Comment: The reduced lot area and development prohibition will not impact the conservation lands and therefor no issues are anticipated in this regard.
AGGREGATE RESOURCES	See Appendix G for the corresponding map.	Comment: The reduced lot area and development prohibition will not impact the aggregate areas on these lands and therefor no problems are anticipated in this regard.
ZONING	A2 Rural NE Natural Environment C2 Highway Commercial See Appendix A for the corresponding map.	Comment: This application will not bring about any change in the property zonings but will add a prohibition to the (3.01ha) lot addition lands and will also serve to recognise the reduced lot area at 313237, Highway 6 from the required 20ha to ±17.4ha.

Based on the forgoing, our office is submitting the attached zoning bylaw amendment application and fee for your review and processing.

Attached hereto you will find the following:

- Appendix A: Zoning Map
- Appendix B: Land Use Map
- Appendix C: Site Plan
- Appendix D: County of Grey Official Plan Designation
- Appendix E: Significant Woodlands
- Appendix F: SVCA Screening Area
- Appendix G: Aggregate Resource Area
- Appendix H: Completed Zoning Bylaw Amendment Application Form
- Appendix J: Agent Authorization – D Kuepfer
- Appendix K: Agent Authorization – G Metcalfe

Please advise if you have any questions.

Respectfully submitted,

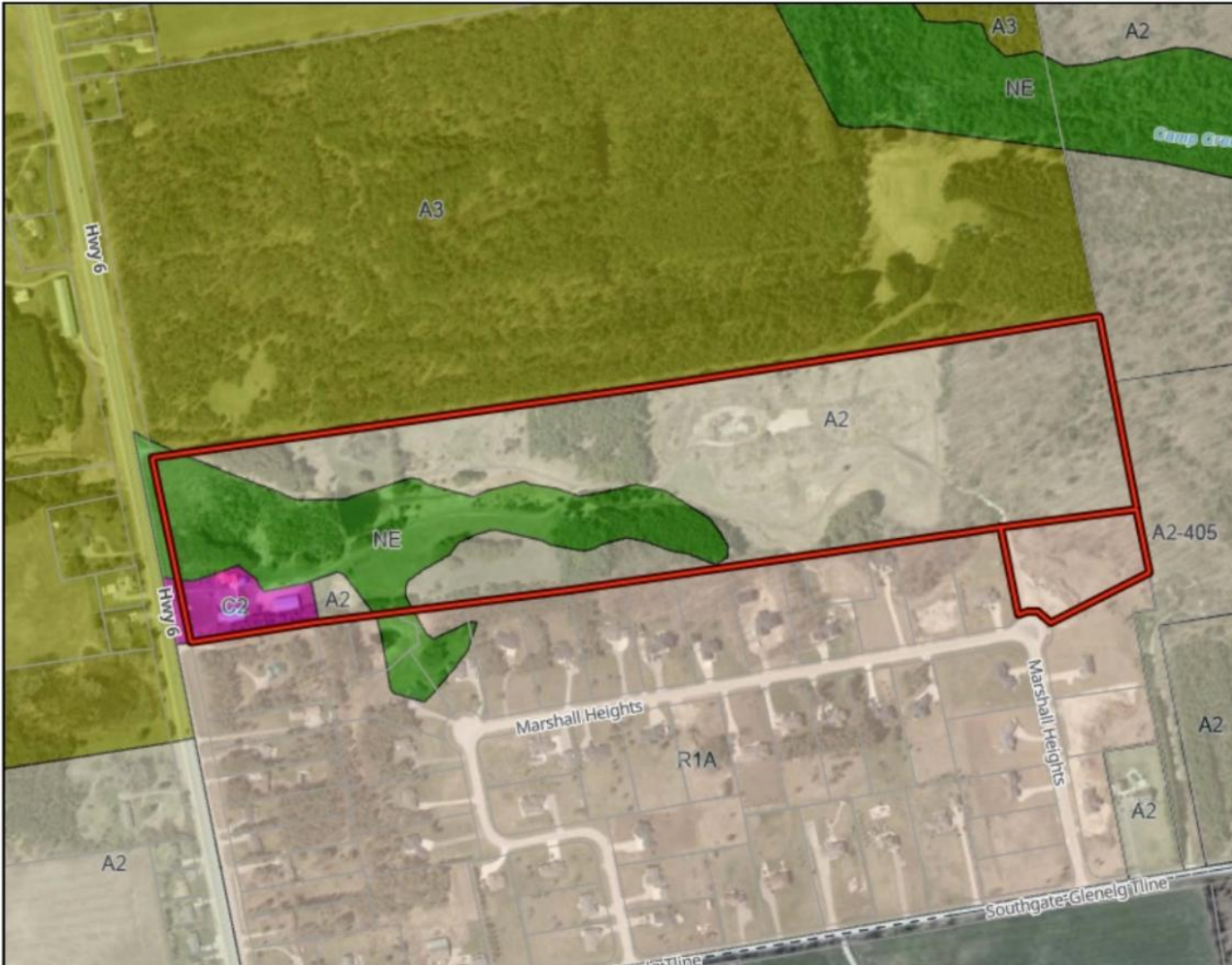


Prepared by Jani Bruwer



Approved by Don Scott, MCIP, RPP
Cuesta Planning Consultants Inc.

Appendix A: Zoning Map



Legend

- Assessment Parcel
- Zoning - West Grey
 - A2 Rural
 - A3 Res:Restricted/Rural
 - C2 Highway Commercial
 - NE Natural Environment
 - R1A Unserviced Residential



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Notes

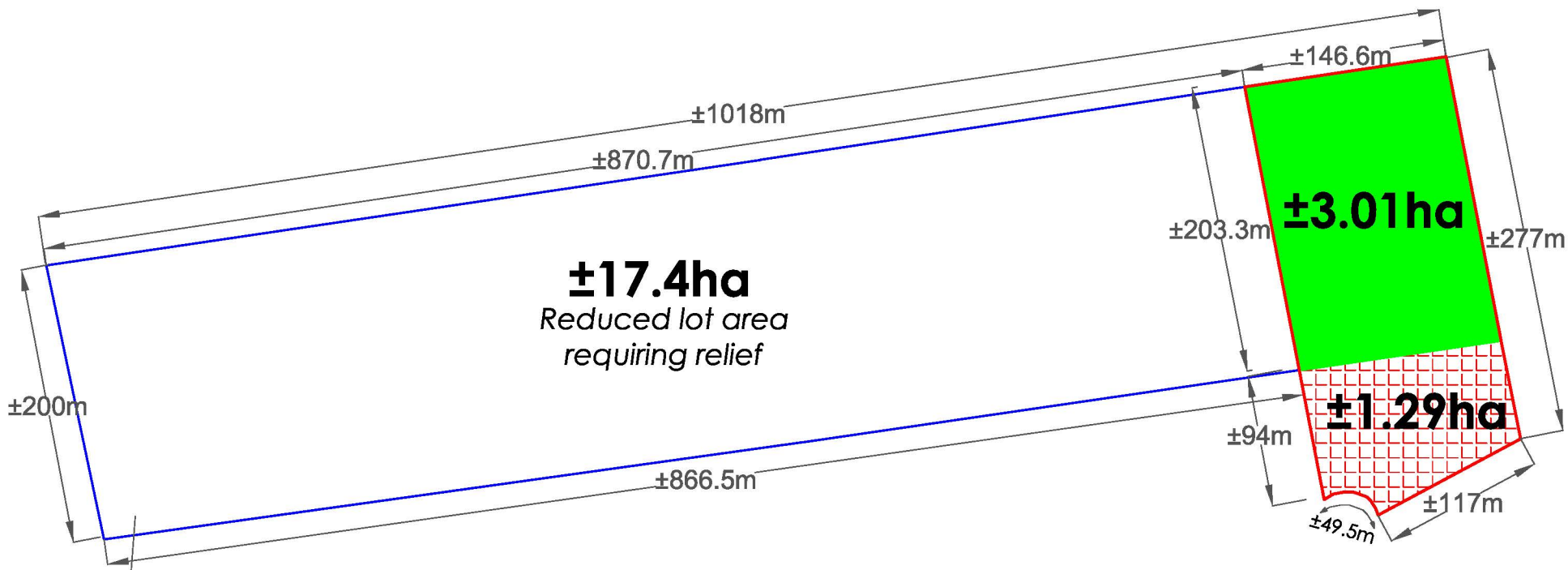
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Appendix B: Land Use Map



Appendix C: Site Plan



Title:
Site Plan: Zoning Bylaw Amendment

Land Description:
PLAN 16M29 LOT 14 & CON 1 EGR DIV 1 LOT 30
Geographic Township of Durham
Municipality of West Grey
County of Grey

- Legend
- Original 150 Marshall Heights
 - Recently approved consent B30.2024, enlarging 150 Marshall Heights to 4.3ha
 - Area attributed to 313237 Highway 6, Durham post Consent B30.2024
 - Developmentally Restricted Lands

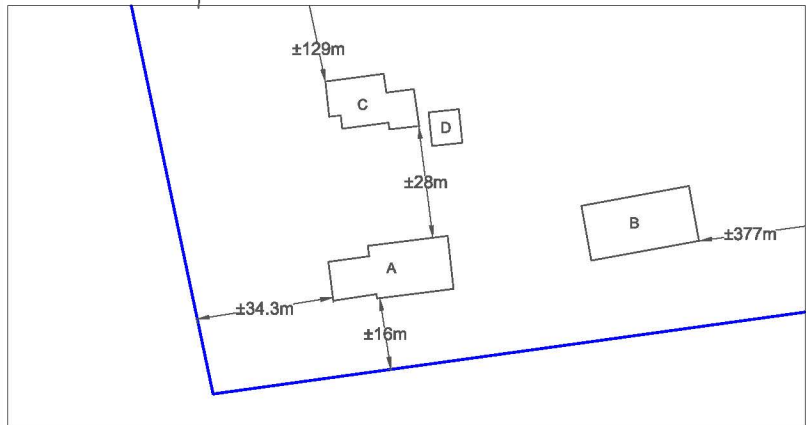
STRUCTURES	USE	AREA
A	Commercial	±326.25m ²
B	Commercial	±315m ²
C	Accessory Residence	±235.5m ²
D	Storage Structure	±61m ²

* measurements are approximate

Cuesta
PLANNING CONSULTANTS INC.

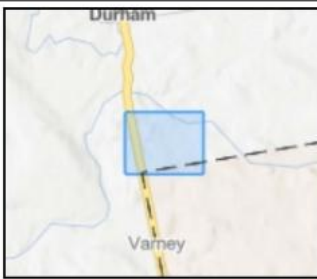
A 978 First Avenue West
Owen Sound, Ontario
N4K 4K5
T (519) 372-9790
E cuesta@cuestaplanning.com

Dwn. By: J Bruwer	Date Printed: February 21, 2025
File: x21725	Project Name: D Kuepfer



Appendix D: County of Grey Official Plan Designation

 **Grey County GIS** | County OP - Schedule A



Legend

Assessment Parcel



County Official Plan (2018)

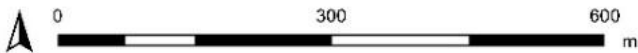
Land use

 Hazard Lands

 Rural

Notes

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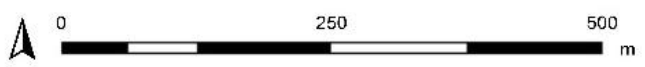
Appendix E: Significant Woodlands



Legend

- Assessment Parcel
- County Official Plan (2018)
- Significant Woodlands

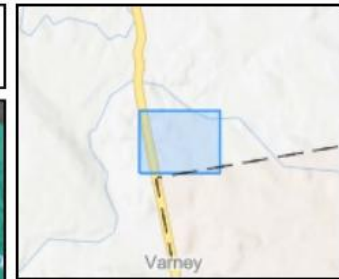
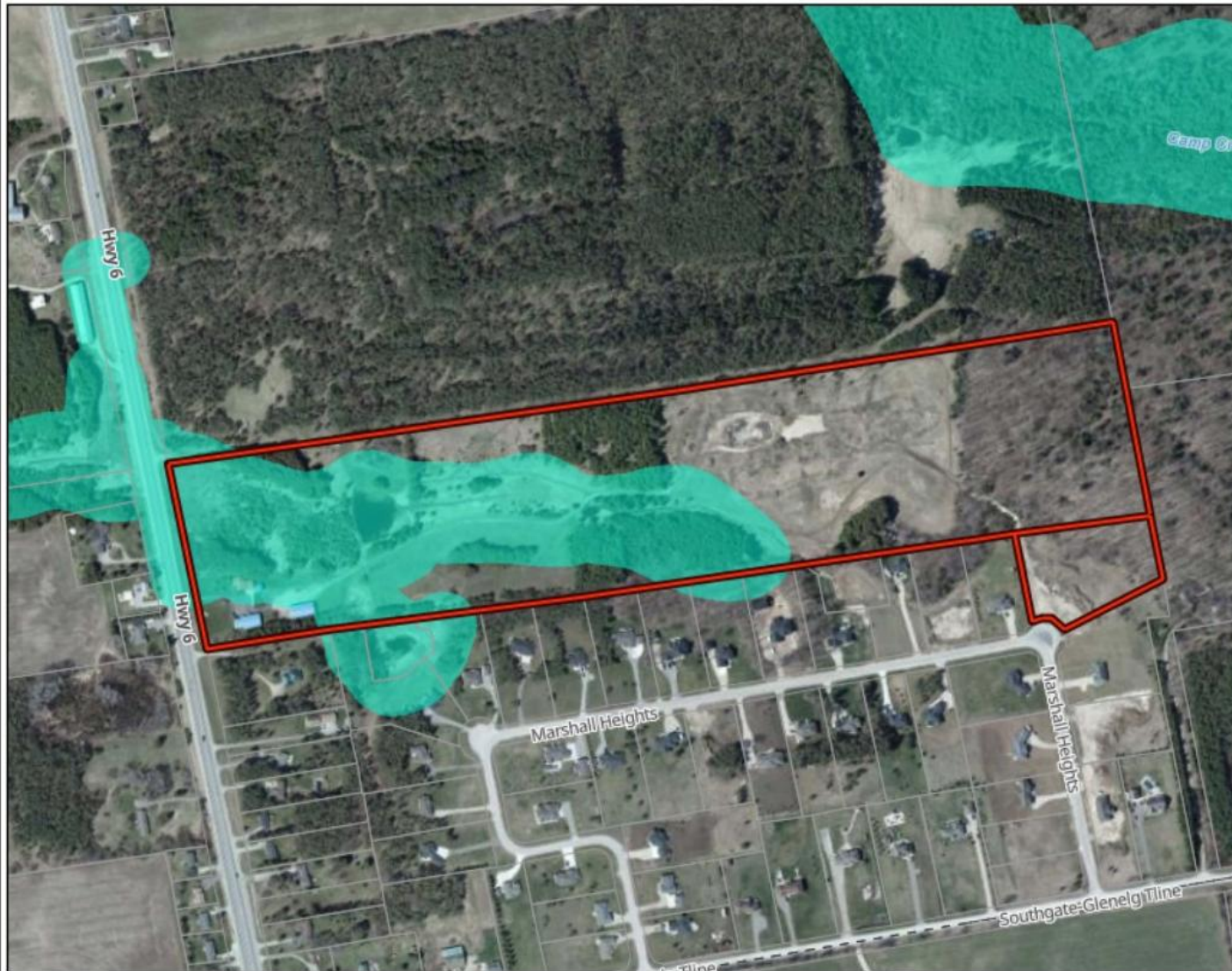
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Appendix F: SVCA Screening Area

Grey County GIS | SVCA - Approx. Regulated & Screening Area



Legend

Assessment Parcel

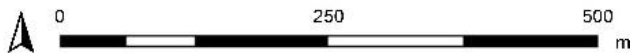


Conservation Authorities
Approximate Regulated and
Screening Areas - SVCA

Approximate Screening
Area

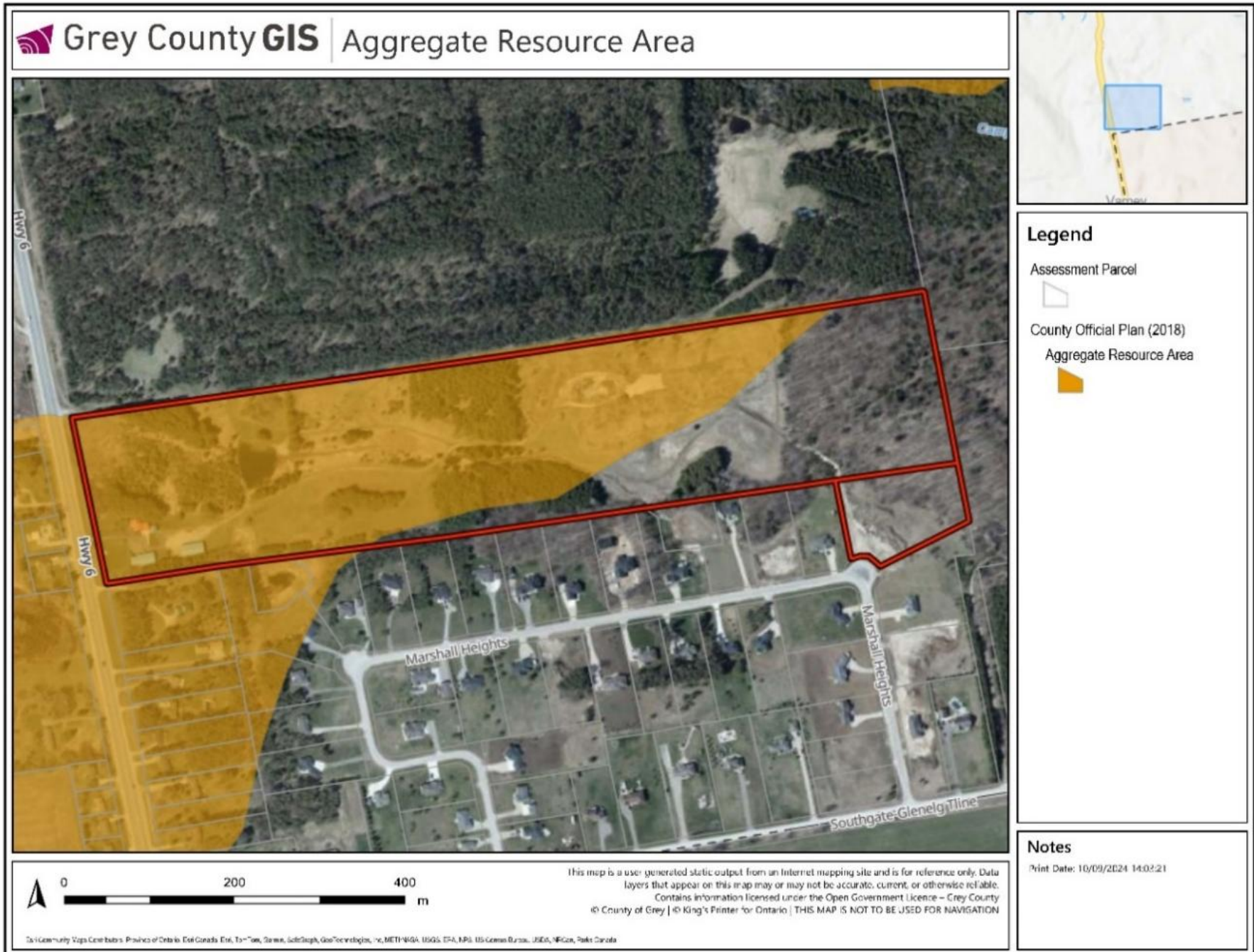
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Appendix G: Aggregate Resource Area



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Appendix H: Completed Zoning Bylaw Amendment Application Form

OFFICE USE ONLY			
Date Received:		File No:	
Receipt #		Total Application Fee Received:	
Roll Number:		Pre-Submission Consultation:	Yes <input type="checkbox"/> No <input type="checkbox"/>

COMPLETENESS OF THE APPLICATION:

This application form sets out the information that must be provided by the applicant, as prescribed in the various Ontario Regulations made under the Planning Act.

As per 'Section 34(10.2) Other Information' of the Planning Act RSO 1990 as amended the Council of the Municipality of West Grey requires that assessments, reports, studies, analyses or other material as outlined in the West Grey Official Plan and/or Grey County Official Plan be submitted at the time of application. Zoning By-law Amendment applications submitted without the required assessments, reports, studies, analyses or other material as required by the Official Plan(s) will be deemed incomplete and Council shall refuse to accept or further consider the application as per Section 34(10.3) of the Act. Applications deemed incomplete will be returned to the Owner/Applicant.

As per 'Section 22(5) Other Information' of the Planning Act RSO 1990 as amended the Council of the Municipality of West Grey requires that assessments, reports, studies, analyses or other material as outlined in the West Grey Official Plan and/or Grey County Official Plan be submitted at the time of application. Official Plan Amendment applications submitted without the required assessments, reports, studies, analyses or other material as required by the Official Plan(s) will be deemed incomplete and Council shall refuse to accept or further consider the application as per Section 22(5) of the Act. Applications deemed incomplete will be returned to the Owner/Applicant.

WHAT IS REQUIRED TO SUBMIT A ZONING BY-LAW AND/OR OFFICIAL PLAN AMENDMENT?

There are several application specific requirements, as listed below, which apply to certain applications. Note: There could be additional requirements in the form of studies, reports, plans, verification, etc. as conditions of final approval.

APPLICATION SPECIFIC	REQUIREMENTS - CHECKLIST
ALL Zoning By-law Amendment Applications	<input checked="" type="checkbox"/> Pre-Submission Consultation is strongly recommended. <input checked="" type="checkbox"/> Drawing – see instructions in Appendix 'A' <input checked="" type="checkbox"/> Completed Application Form <input checked="" type="checkbox"/> Proof of Ownership <input checked="" type="checkbox"/> Commissioners Stamp/Signature <input checked="" type="checkbox"/> Application Fee – see calculation instructions below
ALL Official Plan Amendment Applications	Pre-Submission Consultation is strongly recommended. <input type="checkbox"/> Drawing – see instructions in Appendix 'A' <input type="checkbox"/> Completed Application Form <input type="checkbox"/> Proof of Ownership <input type="checkbox"/> Commissioners Stamp/Signature <input type="checkbox"/> Application Fee – see calculation instructions below
If the application is for a Surplus Farm Dwelling	If the application is for a surplus farm dwelling: <input type="checkbox"/> Complete Appendix 'B' Surplus Farm Dwelling <input type="checkbox"/> A surplus farm dwelling must be surplus to the current owner. Proof may be required: <input type="checkbox"/> Valid Farm Registration Number <input type="checkbox"/> Other lands owned <input type="checkbox"/> Address of primary residence
If the application is within 750 metres of a livestock barn and/or manure storage	If there are livestock barns and/or manure storage (either currently used for livestock or capable of being used for livestock) located within 750 metres of the lands: <input type="checkbox"/> An MDS 1 calculation is required to be submitted with this application pursuant to Minimum Distance Separation (MDS) document - Implementation Guideline #6.

SUBMISISON 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 e-mailed as an Adobe PDF document to notice@westgrey.com. One application form may be used to apply for a Zoning By-law 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. On-line payment is not available.

Type of Application		Fee	SubTotal
a)	Zoning By-law Amendment	\$3,000.00	\$3,000.00
b)	Contingency Fee – Zoning By-law Amendment Note: Contingency fee payable upon submission. Contingency fee required to pay municipal legal, engineering, and planning fees related to <u>Zoning By-law 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	\$2000.00
c)	Official Plan Amendment	\$6,800.00	
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.	\$5,000.00	
Additional Required Application Fees			
e)	Grey County Planning Fee (\$400.00 Flat Fee for 1 st Application plus \$50.00 for each related application.)	\$400.00 + _____	\$200.00
f)	Saugeen Valley Conservation Authority Planning Fee (\$260.00 Flat Fee for 1 st Application plus \$130.00 for each related application.)	\$260.00 + _____	\$130.00
TOTAL Application Fee:			

\$5180.00

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	David Brian Kuepfer (150, Marshall Heights) AND Gregory Metcalfe (313237, Hwy 6)
Mailing Address	125 Marshall Heights RR3, Durham, ON N0G 1R0 AND R. A. Cooper Professional
Telephone No.	519 369 7225 Corporation, 280 Frederick Street, Kitchener, ON N2H 2N4
Email Address	exedracorp@gmail.com AND gregmetcalfe@sympatico.ca

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	Cuesta Planning Consultants Inc.
Mailing Address	978 First Avenue West, Owen Sound, ON N4K 4K5
Telephone No.	519 372 9790
Email Address	cuesta@cuestaplanning.com / jani@cuestaplanning

3. Solicitor (if applicable)	
Name	William Timothy Lowes
Mailing Address	67 Huron Street, New Hamburg Ontario N3A 2K6
Telephone No.	519 662 3421 X1
Email Address	tlowes@watlaw.ca

4. Subject Lands	
Former Township/Town	-
Legal Description	PLAN 16M29 LOT 14, Municipality of West Grey, County of Grey & CON 1 EGR DIV 1 LOT 30, Municipality of West Grey, County of Grey
Civic Address	150, Marshall Heights, Durham, ON N0G 1R0 AND 313237, Hwy 6, Durham, ON N0G 1R0
Assessment Roll Number	420522000100824 & 420522000103700

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

6. Type & purpose of the application (select all applicable)	
Zoning By-law Amendment <input checked="" type="checkbox"/>	West Grey Official Plan Amendment <input type="checkbox"/>

7. Zoning By-law Amendment Information		
Provide the reason for the Zoning By-law Amendment/What is the proposed use for the Subject Lands? Example: permit an automobile repair shop, automobile spray paint booth, and automobile body shop. To implement the following condition of Consent B30.2024: viii. THAT the Clerk of the Municipality of West Grey provides written confirmation that a zoning bylaw amendment is in force and effect and that the amendment include a clause prohibiting any future development on the lands 'To be severed and merged with Kuepfer Lot' as indicated on 'Schedule 'A' – Kuepfer (Cuesta)'.		
What area does the Amendment cover?	Entire Lot <input checked="" type="checkbox"/>	Portion of the Lot <input checked="" type="checkbox"/>
* If Zoning By-law Amendment applies only to a <u>Portion of the Lot</u> 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. Not applicable		
What area does the Amendment cover?	Entire Lot <input type="checkbox"/>	Portion of the Lot <input type="checkbox"/>
* If Official Plan Amendment applies only to a <u>Portion of the Lot</u> then your Drawing must include dimensions of the area.		

9. Planning Background			
What is the current West Grey Zoning (see https://www.grey.ca/government/land-use-planning)		150, Marshall Heights - R1A Unserviced Residential 313237 Hwy 6 - A2 Rural, NE Natural Environment &	
What is the current West Grey Official Plan Designation (see https://www.westgrey.com/en/invest/resources/West-Grey-Official-Plan-2012.pdf)		C2 Highway Commercial Unknown	
What is the County of Grey Official Plan Designation (see https://www.grey.ca/government/land-use-planning)		Hazard Lands & Rural	
Describe how the application conforms with the policies of the West Grey and/or County of Grey Official Plan(s) noted above:		The objective is to implement conditions of Consent B30.2024 and to accommodate reduced lot area on 313237 Hwy 6 from 20ha to 17.4ha. The proposal furthermore does not contradict the Municipal or County OP's.	
Describe the surrounding land uses:		Rural & residential	
What is the current use of the Subject Lands?		150 Marshall Heights - vacant 313237 Hwy 6 - Accessory residence, storage structure & two (2) commercial structures, all of which area located on the C2 Zone of this property	
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	See site plan		
Year Built			
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			
Access – Existing Use Unchanged		Access – Proposed Use Unchanged	
Provincial Highway <input checked="" type="checkbox"/> 313237, Hwy 6 Municipal Road (All Season) <input checked="" type="checkbox"/> 150 Marshall Heights RD County Road <input type="checkbox"/> Right-of-Way <input type="checkbox"/>		Provincial Highway <input checked="" type="checkbox"/> 313237, Hwy 6 Municipal Road (All Season) <input checked="" type="checkbox"/> 150 Marshall Heights RD County Road <input type="checkbox"/> Right-of-Way <input type="checkbox"/>	
Water Service – Existing Use		Water Service – Proposed Use	
Municipal Service <input type="checkbox"/> Private Well <input checked="" type="checkbox"/> Communal Well <input type="checkbox"/> Other: _____		Municipal Service <input type="checkbox"/> Private Well <input checked="" type="checkbox"/> Communal Well <input type="checkbox"/> Other: _____	
Sewage Service – Existing Use		Sewage Service – Proposed Use	
Municipal Service <input type="checkbox"/> Private Septic <input checked="" type="checkbox"/> Communal Septic <input type="checkbox"/> Privy/Outhouse <input type="checkbox"/> Other: _____		Municipal Service <input type="checkbox"/> Private Septic <input checked="" type="checkbox"/> Communal Septic <input type="checkbox"/> Privy/Outhouse <input type="checkbox"/> Other: _____	
Storm Drainage – Existing Use		Storm Drainage – Proposed Use	
Municipal Storm Sewers <input type="checkbox"/> Ditches/Swales <input checked="" type="checkbox"/> Other: _____		Municipal Storm Sewers <input type="checkbox"/> Ditches/Swales <input checked="" 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>)

The objective is to implement conditions of Consent B30.2024 and to accommodate reduced lot area on 313237 Hwy 6 from 20ha to 17.4ha. The proposal furthermore does not contradict the PPS policies.

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

Authorization for Agent to Act for Owner *See Appendices J+K of PJR*

I/we _____ am / are the registered owner(s) of the land that is the subject of this application for Zoning By-law 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 Jani Bruwer 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 Owen Sound in the Municipality of Owen Sound this 17 day of March 2025.


Signature of Owner/Owners or Agent

March 17, 2025
Date


Signature of Commissioner

Brandice Victoria Murphy-Robinson, a Commissioner, etc., Province of Ontario, for Anya Shahabi Professional Corporation, Barrister and Solicitor. Expires December 30, 2027.

March 17, 2025
Date

Owner/Applicant's Declaration

In submitting this application, I/we Jani Bruwer (for CPC) the Owner/Applicant hereby:

- a) apply to the Municipality of West Grey for a Zoning By-law Amendment and/or Official Plan Amendment, as described in this application; and
- b) agree and enclose the Application Fees as calculated; and
- c) 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
- d) 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
- e) 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
- f) 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
- g) 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.

 Agent
Signature of Owner/Owners

March 17, 2025
Date

Appendix 'A' – Drawing Requirements

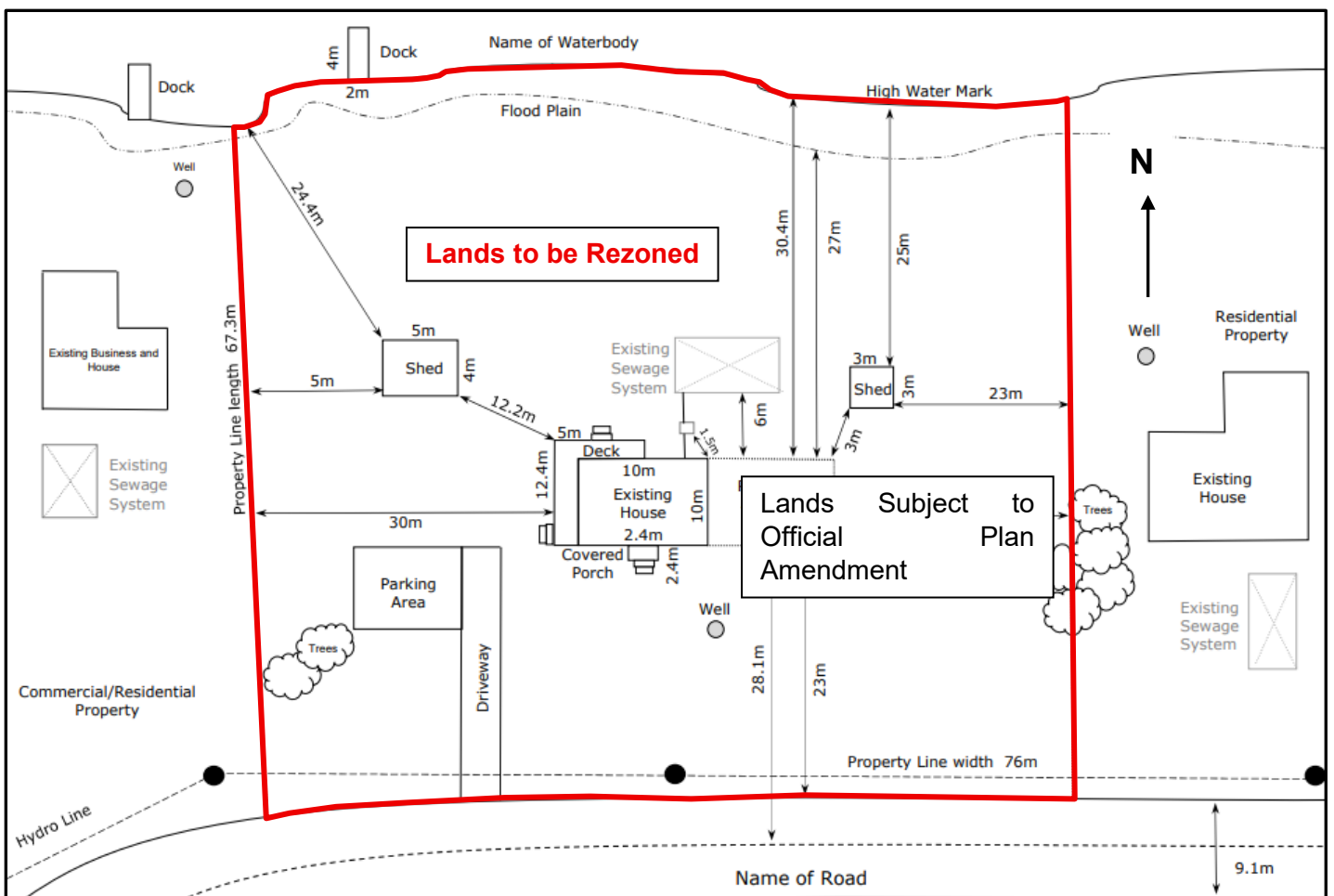
Drawing in metric units must be included showing the following (see Example):

- 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 metres (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

1. Details of Subject Lands
Municipal Address:
What year was the surplus farm dwelling constructed?
Is the surplus farm dwelling capable of human habitation today ? Yes <input type="checkbox"/> No <input type="checkbox"/>
Complete Situation 1, Situation 2 or Situation 3
Situation 1: 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.
<p>Q1a. Who will the farmlands be sold or conveyed to?</p> <p>Q1b. Where is the primary residence of the purchaser of the farmlands?</p> <p>Q1c. Does the purchaser have a valid Farm Business Registration Number?</p> <p>Q1d. How many hectares of farmland does the purchaser own?</p> <p>Q1e. How many hectares of farmland does the purchaser farm themselves?</p> <p>Q1f. Where are the farmlands located (lot, concession, municipality)?</p>
Situation 2: 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.
<p>Q2a. Where is your primary residence?</p> <p>Q2b. Do you have a valid Farm Business Registration Number?</p> <p>Q2c. How many hectares of farmland do you own?</p> <p>Q2d. How many hectares of farmland do you farm yourself?</p> <p>Q2e. Where are the farmlands located (lot, concession, municipality)?</p>
Situation 3: 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.
<p>Q3a. Where is your primary residence?</p> <p>Q3b. Do you have a valid Farm Business Registration Number?</p> <p>Q3c. How many hectares of farmland do you own?</p> <p>Q3d. How many hectares of farmland do you farm yourself?</p> <p>Q3e. Where are the farmlands located (lot, concession, municipality)?</p>

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.

Appendix I: Agent Authorization – D Kuepfer

Retainer & Agent Authorization

To: Cuesta Planning Consultants Inc.
978 First Avenue
West, Owen Sound,
Ontario N4K 4K5

I/We, DAVID KUEPFER, hereby retain Cuesta Planning Consultants Inc. to act on my/our behalf with respect to the preparation of the necessary materials to facilitate the completion, submission and obtaining the needed permit related to the application for zoning bylaw amendment on the lands legally described as PLAN 16M29 LOT 14, Municipality of West Grey, County of Grey.

I/We further authorize the preparation, signing, and processing of any required application forms and related materials, as well as the attendance at consultation and public meetings on my/our behalf that may be required to facilitate the request. This shall be sufficient authority for so doing.

Dated this 21ST day of FEB, 2025.

Signature

I own the property / have the authority to bind the corporation.

DAVID KUEPFER

Name (Printed)

Signature

Name (Printed)

Cuesta File: 21725

Appendix J: Agent Authorization – G Metcalfe

ACKNOWLEDGEMENT/AUTHORIZATION

I, Gregory Metcalfe, hereby acknowledge the terms of the Option to Purchase (“the Option”) attached hereto originally between David Brian Kueper and Carol Marie Kuepfer (“the Kuepfers”) and Andrew MacGregor and Karen MacGregor (“the MacGregors”).

Since I subsequently purchased the subject lands from the MacGregors, I consider myself bound by the terms of the Option.

As such, I herewith authorize the Kuepfers as follows:

1. They can retain agents to act for them in order to facilitate the severance referred to in the Option provided that I am not responsible for any costs associated therewith.
2. The agents referred to above and the Kuepfers can undertake whatever actions they deem necessary in furtherance of the subject severance as long as the lands that I own, including the subject 25 acres and lands that I would be retaining if a severance was granted pursuant to the Option, are left in the same shape that they were in prior to commencing the severance process. For example, if any work or tests are affected on the lands by the Kuepfers and/or their agents, the lands will be immediately returned to the state they were in prior to any such works being done. The penalty for not complying with this and any other terms in this Acknowledgement/Authorization will be that such severance work is immediately halted, and a temporary hold put on the severance process.
3. The Kuepfers and/or their agents can sign any and all documentation in connection with the severance application provided that any such documentation does not adversely affect the retained lands and copies of all such signed documents are immediately sent to me by email at gregmetcalfe@sympatico.ca.
4. My reasonable legal fees shall be paid by the Kuepfers immediately upon the Kuepfers or their lawyer being presented with same, failing which all severance work is to be halted, and a temporary hold put on the rights of the Kuepfers and/or their agents granted by this Acknowledgement/Authorization.
5. The Kuepfers and their agents can attend any consultation or public meetings on my behalf that may be required to facilitate the subject severance so long as it is explained to whoever the authorities are what the situation is regarding the Option.
6. All of the terms and conditions of the Option shall apply including the time limit for such Option to be valid and the fact that there will be no cost to me and/or my successors in title.

IN WITNESS WHEREOF the parties adhere to have set their hands and seals.

Dated this 14th day of July, 2024.

Witness



Greg Metcalfe

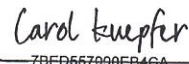
We, David Brian Kuepfer and Carol Marie Kuepfer have read the above and agree to same.

Witness

Signed by:


17A456D906AE470
David Brian Kuepfer

Witness

Signed by:


7BED657990EB46A...
Carol Marie Kuepfer