



**Corporation of the
Municipality of West Grey**

402813 Grey Road 4
RR2 Durham, ON N0G 1R0
519-369-2200

For office use only	
File #	<u>2A11.2024</u>
Date Received:	<u>Apr. 19 124</u>
Date considered complete:	_____
Fees; \$	<u>3,000 + County \$50 + SVCA \$130.00</u>
Receipt number:	<u>466752</u>
Roll number:	<u>4205.220.004.10500</u>

Zoning Bylaw & Official Plan Amendment Application

Prior to completing this application form, a pre consultation meeting with West Grey planning staff is required. To arrange a meeting or for more information please contact:

David Smith
Manager of Planning
Phone: 519-369-2200 x 236
Email: planning@westgrey.com

The undersigned hereby applies to the committee of adjustment for the Municipality of West Grey under section 34 of the Planning Act R.S.O. 1990. as amended.

The application will only be accepted if: it has been completed properly; a proper drawing has been submitted; the applicable fees have been submitted; and, the necessary background information in support of the proposed development, where deemed necessary by the municipality, has been filed. The submission requirements will be outlined during pre-consultation discussion.

Your submission must include the appropriate fees (cash, cheque, debit only) to cover the zoning bylaw amendment and/or the official plan amendment application fee and the applicable Saugeen Valley Conservation Authority review fee. Please contact the municipality to determine the exact amount to be paid. The applicable Saugeen Valley Conservation Authority fee can be found on [http://saugeenconservation.com/downloads/Reg_Fee_List_2020 - Authority Approved.pdf](http://saugeenconservation.com/downloads/Reg_Fee_List_2020_-_Authority_Approved.pdf) or by calling 519-364-1255.

The application must be signed by the applicant before a commissioner of oaths. Municipal staff members have been appointed this position. If the applicant is not the owner of the subject property, the applicant must have authorization from the owner to submit the application (see Part L of this application.) If two or more persons collectively own the property, all owners must sign the application form. Upon completion of the application the required signage provided by the municipality must be posted by the property owner on the subject property.

Part A Amendment

1. Type of amendment:

- Official plan amendment
- Zoning bylaw amendment
- Both

2. What is the purpose of and reasons for the proposed amendment(s)?

Severance of 3 lots Zoning Change from OS to A2, NE & NE-2

Part B Applicant information

1. Registered owner's name(s) Harold Elders

Mailing address 443578 Conc. 8 City Markdale

Province Ontario Postal code N0X 1H0 Email helders@ferngolf.ca

Phone 519 9863500 Work 519 9863200 Ext. _____

2. Authorized applicant's/agent's name (If different than above)

_____ Mailing address _____ City _____

Province _____ Postal code _____ Email _____

Phone _____ Work _____ Ext. _____

3. Send all correspondence to:

- Applicant
- Agent
- Both

4. Name, address, phone of all persons having any mortgage charge or encumbrance on the subject lands:

Part C Property information

1. What area does the amendment cover?

- the "entire" property
- a "portion" of the property

2. Subject Land:

Municipal address 443530 Concession 8 Former municipality Glenelg

Legal description: Lot 3 Concession 8 Registered plan _____ Part(s) _____

Date lands were acquired by current owner(s) 1992

3. Description:

Dimensions of the entire property (in metric units)

Lot frontage	Lot depth	Lot area
402.34 m	1005.84 m	100 acres

4. Description:

Dimensions of the area to be amended if only a "portion" of the property is affected (in metric units)

Lot frontage	Lot depth	Lot area
402.34 m	300 m	25.04 acres

5. Current planning status of subject lands:

- a. Zoning: OS-221
- b. Grey County Official plan designation: Rural & Hazard Lands
- c. West Grey Official plan designation (if applicable): _____

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

Golf Course

Part D Existing and proposed land uses and buildings

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

Golf Course

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

19 years

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

Recreational, detached dwelling

4. Provide the following detail for all buildings:

	Existing Structure #1	Existing Structure #2	Proposed Structure #1	Proposed Structure #2
Type of Structure(s)	Gazebo 12' x 24'			
Main building height				
% of lot coverage				
# of parking spaces				
# of loading spaces				
Number of storeys				
Total floor area				
Ground floor area (excluding basement)				

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

		Existing	Proposed
Servicing	Water servicing	<input type="checkbox"/> Municipal <input type="checkbox"/> Communal <input type="checkbox"/> Private well	<input type="checkbox"/> Municipal <input type="checkbox"/> Communal <input type="checkbox"/> Private well
	Sanitary servicing	<input type="checkbox"/> Municipal <input type="checkbox"/> Communal <input type="checkbox"/> Private septic	<input type="checkbox"/> Municipal <input type="checkbox"/> Communal <input type="checkbox"/> Private septic
	Storm servicing	<input type="checkbox"/> Municipal storm <input type="checkbox"/> Ditches/Swales <input type="checkbox"/> Unknown	<input type="checkbox"/> Municipal storm <input type="checkbox"/> Ditches/Swales <input type="checkbox"/> Unknown

Part F Zoning bylaw amendment

1. What is the purpose of the proposed zoning bylaw amendment?

Severance of 3 lots: Zoning change from OS-221 to A2, NE, & NE-2
See attached sketch

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

Section number(s) of provision(s) to be changed: _____

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

New zone name: _____

Map of proposed new key map attached on a separate page? Yes No

Part G Agricultural property history (if applicable)

The following questions are in regards to the farming on your property.

1. Using the table on page 9 and 10 specify the type of farming on your property by indicating animal type, description and barn type:

2. How long have you owned the farm? _____

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

Yes - for how long? _____

No - when did you stop farming? _____

For what reason did you stop farming? _____

4. Total area of farm holding: (acres) _____

5. Tillable area: (acres) _____

6. Capacity of barns on your property in terms of livestock units: _____

7. Using the table below specify the manure facilities on your property: _____

Solid	Liquid
Solid, inside , bedded pack (V1)	Liquid, inside, underneath slatted floor (V5)
Solid, outside, covered (V2)	Liquid, outside, with a tight fitting cover (V6)
Solid, outside, no cover (V3) (greater than or equal to 30% dry matter)	Liquid, outside, no cover, anaerobic digester (V7)
	Liquid, outside, permanent floating cover (L2)
Solid, outside, no cover (V4) (18 to 30% dry matter with covered liquid runoff storage)	Liquid, outside, no cover, straight-wall (M1)
	Liquid, outside, roof, open sides (M2)
Solid, outside, no cover (L1) 18 to 30% dry matter with uncovered liquid runoff storage)	Liquid, outside, no cover, sloped-sided (H1)

Part H Agricultural property history of nearby properties (if applicable)

1. Are there any barns on nearby properties within 450 metres (1500 feet) of the proposed lot?

Yes No

If the answer is yes, these barns and distances to the subject property must be shown on the sketch.

If the answer is no, proceed to Part I.

2. Using the table on page 9 and 10 specify the type of farming on the nearby properties by indicating animal type, description and barn type:

- 1. _____
- 2. _____
- 3. _____
- 4. _____

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

Turkeys	Turkey pullets Turkey breeder layers Breeder toms Broilers Hens Toms (day olds to over 10.8kg to 20kg) Turkeys at any other weight	Information not required
Horses	Large-framed, mature; greater than 681kg Medium-framed, mature; 227kg - 680kg Small-framed, mature; less than 227kg	Information not required
Other (e.g. goats, ostriches, etc.)		

Part I Status of other planning applications

1. Has the applicant or owner made an application for any of the following, either on or within 120 metres of the subject land?

- Official plan amendment Yes No
- Zoning bylaw amendment Yes No
- Minor variance Yes No
- Plan of subdivision Yes No
- Severance Yes No
- Site plan control Yes No

2. If the answer to the above question is yes, please provide the following information

File No. of application B05.2024

Approval authority _____

Lands subject to application _____

Purpose of application Consent to sever three lots

Status of application _____

Effect on the current application for amendment _____

Part K Other supporting information

- 1. List the titles of any supporting or attached documents (eg. environmental impacts study, stormwater management report, traffic study etc.)

Part L Authorization/declaration and affidavit

- 1. Authorization for agent/solicitor to act for owner:

(If the Solemn Declaration is to be completed by other than the registered owner of the subject lands, the owner's written authorization below (or letter of authorization) **must** be completed.)

I/We, Harold Elders am/ are the owner(s) of the land that is subject of this application for a zoning bylaw amendment.

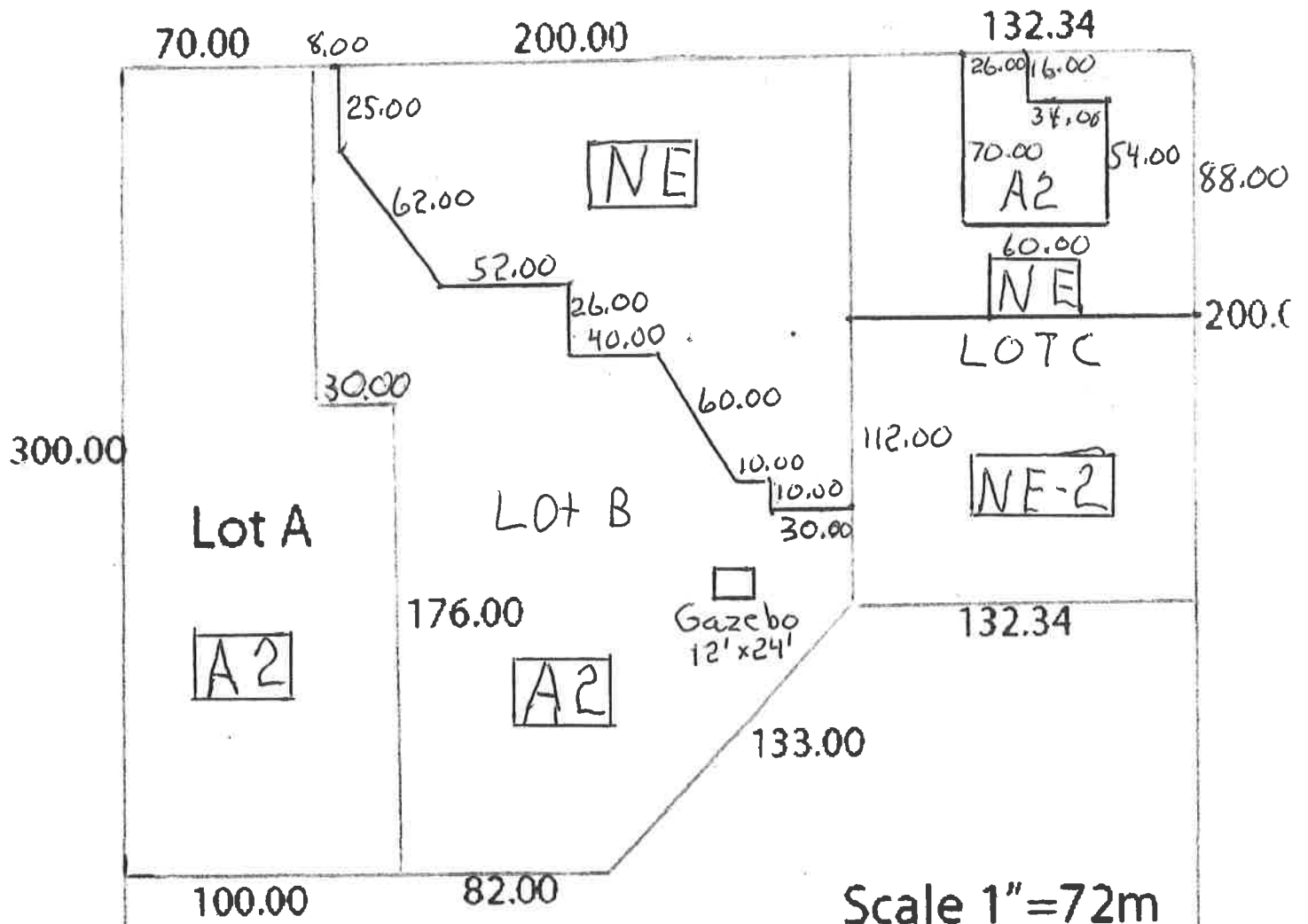
I/We authorize _____ to make this application on my/our behalf as my/our agent.

Harold Elders
Signature of owner(s)

April 19, 2024
Date

J. Wheeler
Signature of witness

Apr. 19/24
Date



ZONING
 Concession 8
 Lot 3
 Glenelg
 Township
 100
 acres
 (402.34m x 1005.84m)



Measure distance
Total distance: 1.58 km (5,192.90 ft)

Zoning: NE & NE-2

Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, Map data ©2024 50 m

2. Declaration of owner/applicant:

Note: This affidavit must be signed in the presence of a commissioner of oaths.

I/We Harold Elder of the Municipality of West Grey
(Print name of applicant) (name of town, township, etc)
In the County of Grey solemnly declare that all of the statements
(Region/County/District)

contained in this application and supporting documentation are true and complete. I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effects as if made under oath and by virtue of the "Canada Evidence Act."

Declared before me at County of Grey
(Region/County/District)
in the Municipality of West Grey

This 19 day of April, 2024
(Day) (Month) (Year)

Harold Elder
Signature of owner/agent

April 19, 2024
Date

Jodi Ann Ward
Signature of commissioner

April 19, 2024
Date

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

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, _____, 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.

Harold Elder
Signature

April 19, 2024
Date