



**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>ZA12.2024</u> |
| Date Received: | <u>Apr. 29/24</u> |
| Date considered complete: | _____ |
| Fees; \$ | <u>3,000 + \$2,000 + \$860 SUC</u> |
| Receipt number: | <u>467283</u> |
| Roll number: | <u>4205.220.004.08604</u> |

CA+
\$400
County

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)?

To build a secondary dwelling 50 metres
away from the existing building with a
basement and single storey.

Part B Applicant information

1. Registered owner's name(s) Odilia Osthaus

Mailing address 394633 Concession 2 City Durham

Province Ontario Postal code N0G 1K0 Email odiliaosthaus@yahoo.ca

Phone 519 369 5384 Work _____ Ext. _____

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

Marika Osthaus

Mailing address 394633 Concession 2 City Durham

Province Ontario Postal code N0G 1K0 Email MarikaOsthaus@hotmail.com

Phone 519 375 7858 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 414638 Baseline Former municipality West Groy Glenelg

Legal description: Lot 18 Concession 3EGR Registered plan _____ Part(s) _____

Date lands were acquired by current owner(s) 1985

3. Description:

Dimensions of the entire property (in metric units)

| Lot frontage | Lot depth | Lot area |
|--------------|-----------|----------|
| 254.5 m | 800 m | 20.3 Ha |

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 |
|--------------|-----------|----------|
| 254.5 m | 800 m | 20.3 Ha |

5. Current planning status of subject lands:

- a. Zoning: A2
- b. Grey County Official plan designation: Rural
- c. West Grey Official plan designation (if applicable): _____

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

Single house dwelling

Part D Existing and proposed land uses and buildings

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

Home residence, small garden, pasture

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

2017

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

Home residence with basement

4. Provide the following detail for all buildings:

| | Existing Structure #1 | Existing Structure #2 | Proposed Structure #1 | Proposed Structure #2 |
|--|-----------------------|-----------------------|-----------------------|-----------------------|
| Type of Structure(s) | Home Dwelling | | | |
| Main building height | 24' | | | |
| % of lot coverage | Minimal | | | |
| # of parking spaces | 4 | | | |
| # of loading spaces | 1.5 | | | |
| Number of storeys | 1.5 | | | |
| Total floor area | 2146 | | | |
| Ground floor area (excluding basement) | 1073sqft | | | |

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

| | | Existing | Proposed |
|-----------|--------------------|---|---|
| Servicing | Water servicing | <input type="checkbox"/> Municipal <input type="checkbox"/> Communal <input checked="" type="checkbox"/> Private well | <input type="checkbox"/> Municipal <input type="checkbox"/> Communal <input checked="" type="checkbox"/> Private well |
| | Sanitary servicing | <input type="checkbox"/> Municipal <input type="checkbox"/> Communal <input checked="" type="checkbox"/> Private septic | <input type="checkbox"/> Municipal <input type="checkbox"/> Communal <input checked="" 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 |

| | | | |
|-------------|--|---|---|
| Road Access | | <input type="checkbox"/> Provincial highway <input type="checkbox"/> County road <input checked="" type="checkbox"/> Municipal road, open year-round <input type="checkbox"/> Municipal road, not maintained year-round <input type="checkbox"/> Private right of way | <input type="checkbox"/> Provincial highway <input type="checkbox"/> County road <input checked="" type="checkbox"/> Municipal road, open year-round <input type="checkbox"/> Municipal road, not maintained year-round <input type="checkbox"/> Private right of way |
|-------------|--|---|---|

Part E Official plan amendment

(Proceed to section F if an official plan amendment is not proposed)

1. What is the purpose of the official plan amendment?

To apply for a detached dwelling consisting of a basement and a single storey

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

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

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

New designation name: _____

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

3. List the purpose of the amendment and land uses that would be permitted by the proposed amendment:

2nd dwelling located in A2 zoning permitted in front yard with possible private septic

4. Does the requested amendment remove the subject land from any area of employment?

Yes No

If yes, attach the current official plan policies, if any, dealing with the removal of land from an area of employment

5. Is the requested amendment consistent with the provincial policy statement issued under section 3 (5) of the planning act? Yes No Unknown

Part F Zoning bylaw amendment

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

To allow for a second dwelling 50 metres
away from existing dwelling

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:

Pastured Cattle, Bank Barn

2. How long have you owned the farm? 39 years

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

Yes - for how long? 39 years

No - when did you stop farming? _____

For what reason did you stop farming? _____

4. Total area of farm holding: (acres) 49.13 acs

5. Tillable area: (acres) Only 1 hay field (5acres)

6. Capacity of barns on your property in terms of livestock units: 0

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. Bank Barn
- 2. _____
- 3. _____
- 4. _____

3. Tillable area: (acres) 1. 65 acres 2. _____ 3. _____ 4. _____

4. Capacity of barns on nearby properties in terms of livestock units:

1. Bank barn
2. _____
3. _____
4. _____

5. Using the table below specify the manure facilities on nearby properties:

1. V1
2. _____
3. _____
4. _____

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

| Animal type | Description | Barn type |
|----------------|--|--|
| Beef | <p><u>Cows</u>, including calves to weaning (all breeds)</p> <p>Feeders (7-16 months)</p> <p>Backgrounds (7-12.5 months)</p> <p>Shorkeepers (12.5-17.5 months)</p> | <p>Confinement</p> <p><u>Yard/barn</u></p> <p>Confinement total slats</p> <p>Confinement bedded pack</p> |
| Dairy Cattle | <p>Milking Age Cows (dry or milking)</p> <p>Large-framed: 545kg – 636kg (e.g. holsteins)</p> <p>Medium-framed: 455kg (e.g. guernseys)</p> <p>Small-framed: 364kg – 455kg (e.g. jerseys)</p> <p>Heifers (5 months to freshening)</p> <p>Large framed: 182kg – 545kg (e.g. holsteins)</p> <p>Medium-framed: 39kg – 148kg (e.g. guernseys)</p> <p>Small-framed: 364kg – 455kg (e.g. jerseys)</p> <p>Calves (0 to 5 months)</p> <p>Large-framed; 45kg - 182kg (e.g. holsteins)</p> <p>Medium-framed; 39kg - 148kg (e.g. guernseys)</p> <p>Small-framed; 30kg - 125kg (e.g. jerseys)</p> | <p>Deep bedded</p> <p>Free stall</p> <p>Manure pack outside access pack</p> <p>Scrape 1 side</p> <p>Pack scrape 2 sides</p> <p>3 row free stall</p> <p>4 row free stall (head to head)</p> <p>4 row free stall (tail to tail)</p> <p>6 row free stall sand tie stall</p> |
| Swine | <p>Sows with litter, segregated early weaning</p> <p>Sows with litter, non-segregated early weaning</p> <p>Breeder gilts (entire barn designed for this)</p> <p>Weaners (7kg - 27kg)</p> <p>Feeders (27kg - 105kg)</p> | <p>Deep bedded</p> <p>Full slats</p> <p>Partial slats</p> <p>Solid scrape</p> <p>Non-segregated early weaning</p> <p>Segregated early weaning</p> |
| Sheep | <p>Ewes & rams (for meat)</p> <p>Ewes & rams (dairy operation)</p> <p>Lambs (dairy or feeder lambs)</p> | <p>Confinement</p> <p>Outside access</p> |
| 10 Chickens | <p><u>Layer hens</u> (for eating eggs)</p> <p>Layer pullets</p> <p>Broiler breeder growers (transferred to layer barn)</p> <p>Broiler breeder layers (transferred from grower barn)</p> <p>Broilers on an 8 week cycle</p> <p>Broilers on an 9 week cycle</p> <p>Broilers on an 10 week cycle</p> <p>Broilers on an 12 week cycle</p> <p>Broilers on any other cycle</p> | <p>Cages</p> <p>Litter with slats</p> <p>Litter</p> |

| | | |
|---|--|--------------------------|
| 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 <i>1 Pony</i> | Information not required |
| Other (e.g. goats, ostriches, etc.) | <i>1 sheep</i> | |

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 _____
 Approval authority Municipality of West Grey
 Lands subject to application 420522000408604
 Purpose of application Zoning bylaw amendment
 Status of application _____
 Effect on the current application for amendment _____

Part J Sketch

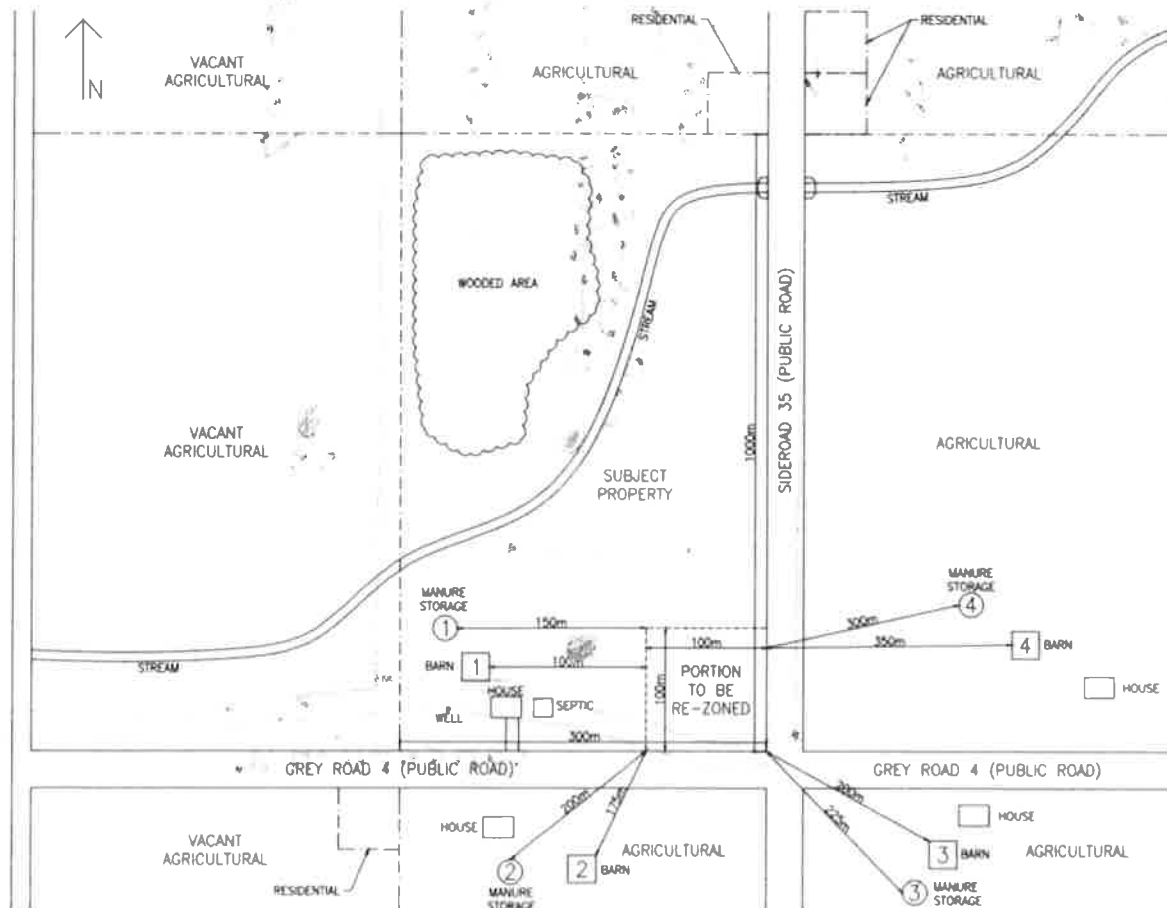
1. The application shall be accompanied by a clear, legible sketch showing the following information on the blank sheet provided. Failure to provide the following information can result in a delay of processing the application.

The sketch must be accurate, to scale and include the following:

- a. A north arrow;
- b. The boundaries and dimension of the subject land;
- c. The location, size and type of all existing and proposed buildings and structures on the subject land, indicating their distance from lot lines;
- d. The location of all barns and manure storage facilities within 500 metres of the subject property;
- e. The appropriate location of all features on the subject and adjacent properties including wooded areas, railways, rivers and streams, etc.;
- f. The location of septic system and well (if applicable);
- g. The current uses of the lands adjacent to the subject land;
- h. The location of driveways and parking areas on the subject property;
- i. The location, width and name of all open and unopened roads that abut the property; and
- j. The location and nature of any easement affecting the subject land;

(The committee may also request the applicant to provide a photograph and/or survey of the lands or location for which this application is made.)

SAMPLE DRAWING



394711
420522000408500

420522000408510

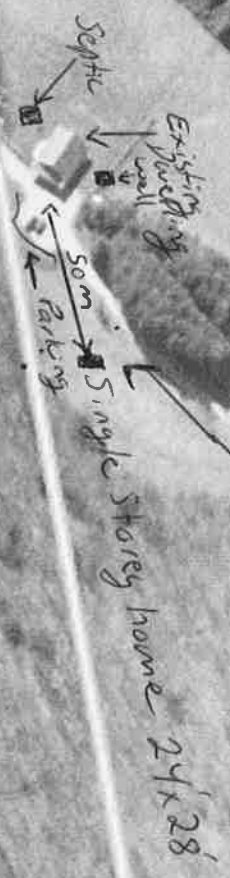
414644

420522000408604

414638

420522000408600

394633



352m

طريق



2. Declaration of owner/applicant:

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

I/We Marika J Osthaus 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 29th day of April, 2024
(Day) (Month) (Year)

Marika Osthaus
Signature of owner/agent

April 29, 2024
Date

Heather Janette Webb
Signature of commissioner
Heather Janette Webb, a Commissioner, etc.,
County of Grey, for the Corporation of the
Municipality of West Grey. Expires April 20, 2025

April 29, 2024
Date

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, Marika J Osthaus, 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.

Marika Osthaus
Signature

April 29, 2024
Date

2. Declaration of owner/applicant:

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

I/We Odilia Osthaus of the Parham West Grey Glougl
(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 (Glougl) Grey County
(Region/County/District)
in the Municipality of West Grey

This 28 day of April, 2024
(Day) (Month) (Year)

Odilia Osthaus
Signature of owner/agent

April 28/24
Date

Signature of commissioner

Date

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.

Odilia Osthaus
Signature

April 29/24
Date

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, Odilia Osthaus am/ are the owner(s) of the land that is subject of this application for a zoning bylaw amendment.

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

Odilia Osthaus
Signature of owner(s)

April 28, 2024
Date

Marika Osthaus Odilia Osthaus
Signature of witness

April 28, 2024
Date