



**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>ZAB. 2024</u>
Date Received:	<u>May 3, 2024</u>
Date considered complete:	_____
Fees;	<u>\$ 3,000 + \$2,000 (contingency) + \$260 (SVCA)</u>
Receipt number:	<u>467836 + \$400 (County)</u>
Roll number:	<u>4205.220.003.09120</u>

PSC12. 2024

**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:**

**Lorelie Spencer**  
**Manager, planning and development**

Phone: 519 369 2200 x 236

Email: [lspencer@westgrey.com](mailto:lspencer@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)?

the purpose of this application is to amend the site specific zoning A2-17 on this parcel to p  
which would permit a metal working shop which would be doing all types of metal works, c  
products

**Part B Applicant information**

1. Registered owner's name(s) Nelson MJ Martin

Mailing address 712789 Southgate Rd 71 City Proton Station  
Province On Postal code N0C 1L0 Email nelson@njmmachining.ca  
Phone 226-338-9842 Work \_\_\_\_\_ Ext. \_\_\_\_\_

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

Solomon Martin

Mailing address 1730 Chalmers Forrest Rd City Wellesley  
Province On Postal code N0B2T0 Email kingwoodplating@live.ca  
Phone 519-502-3725 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 504081 Grey Rd 12 Former municipality Glenelg  
Legal description: Lot 13 Concession 11 Registered plan pt lt 13 Part(s) \_\_\_\_\_  
Date lands were acquired by current owner(s) 2023

3. Description:

Dimensions of the entire property (in metric units)

Lot frontage	Lot depth	Lot area
43 m	1005m	17.80

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
2000m2	50.90m	39.31m

5. Current planning status of subject lands:

- a. Zoning: A2 - NE A2-17- NE2
- b. Grey County Official plan designation: RU , H , W
- c. West Grey Official plan designation (if applicable): \_\_\_\_\_

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

agriculture, residence, welding and hydraulic repair shop

---

**Part D Existing and proposed land uses and buildings**

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

agriculture with a residence , small scale shop for hydraulic repairs and welding which is r

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

unknown

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

agriculture with a residence and small scale OFDU to support the farm

4. Provide the following detail for all buildings:

	Existing Structure #1	Existing Structure #2	Proposed Structure #1	Proposed Structure #2
Type of Structure(s)	house	garage	shop	existing shop
Main building height	7.5m	4.8m	9m	6m
% of lot coverage	under .5%	under .5%	under .5%	under .5%
# of parking spaces		2	5	
# of loading spaces			1	1
Number of storeys	2	1	1	1
Total floor area	220m <sup>2</sup>	134m <sup>2</sup>	400m <sup>2</sup>	100m <sup>2</sup>
Ground floor area (excluding basement)	162m <sup>2</sup>	134m <sup>2</sup>	400m <sup>2</sup>	100m <sup>2</sup>

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"/> Communal <input checked="" type="checkbox"/> Private septic	<input type="checkbox"/> Communal <input checked="" type="checkbox"/> Private septic
	Storm servicing	<input type="checkbox"/> Storm sewers <input type="checkbox"/> Ditches <input checked="" type="checkbox"/> Swales	<input type="checkbox"/> Storm sewers <input type="checkbox"/> Ditches <input checked="" type="checkbox"/> Swales

Road Access		<input type="checkbox"/> Provincial highway <input checked="" type="checkbox"/> County road <input 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 checked="" type="checkbox"/> County road <input 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?

---



---



---



---

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:

---



---

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?  
the purpose of this application is to amend the current A2-17 zoning to permit a metal work foot print which would run from 7 to 7 on week days, closed Sundays and Statutory holiday

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

Section number(s) of provision(s) to be changed: A2-17  
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:  
cash crop farm

2. How long have you owned the farm? 2023

3. Are you actively farming the land (or do you have the land farmed under your supervision)?  
**Yes - for how long?** 2023  
**No - when did you stop farming?** \_\_\_\_\_  
**For what reason did you stop farming?** \_\_\_\_\_

4. Total area of farm holding: (acres) 44

5. Tillable area: (acres) 25 acres

6. Capacity of barns on your property in terms of livestock units: n/a

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 for beef cows \_\_\_\_\_
- 2. \_\_\_\_\_
- 3. \_\_\_\_\_
- 4. \_\_\_\_\_

3. Tillable area: (acres) 1. 70 acres 2. \_\_\_\_\_ 3. \_\_\_\_\_ 4. \_\_\_\_\_

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

1. 30
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_

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

1. solid outside no cover
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)
<b>Solid, outside, no cover (V3)</b> <b>(greater than or equal to 30% dry matter)</b>	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><b>Cows, including calves to weaning (all breeds)</b></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>Yard/barn</p> <p>Confinement total slats</p> <p>Confinement bedded pack</p>
Dairy Cattle	<p><b>Milking Age Cows (dry or milking)</b></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. jersey)</p> <p><b>Heifers (5 months to freshening)</b></p> <p>Large framed: 182kg – 545kg (e.g. holsteins)</p> <p>Medium-framed: 39kg – 148kg (e.g. guerneys)</p> <p>Small-framed: 364kg – 455kg (e.g. jersey)</p> <p><b>Calves (0 to 5 months)</b></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. jersey)</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 &amp; rams (for meat)</p> <p>Ewes &amp; rams (dairy operation)</p> <p>Lambs (dairy or feeder lambs)</p>	<p>Confinement</p> <p>Outside access</p>
Chickens	<p>Layer hens (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	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 \_\_\_\_\_  
 Approval authority \_\_\_\_\_  
 Lands subject to application \_\_\_\_\_  
 Purpose of application \_\_\_\_\_  
 Status of application \_\_\_\_\_  
 Effect on the current application for amendment \_\_\_\_\_

**Part J Sketch**

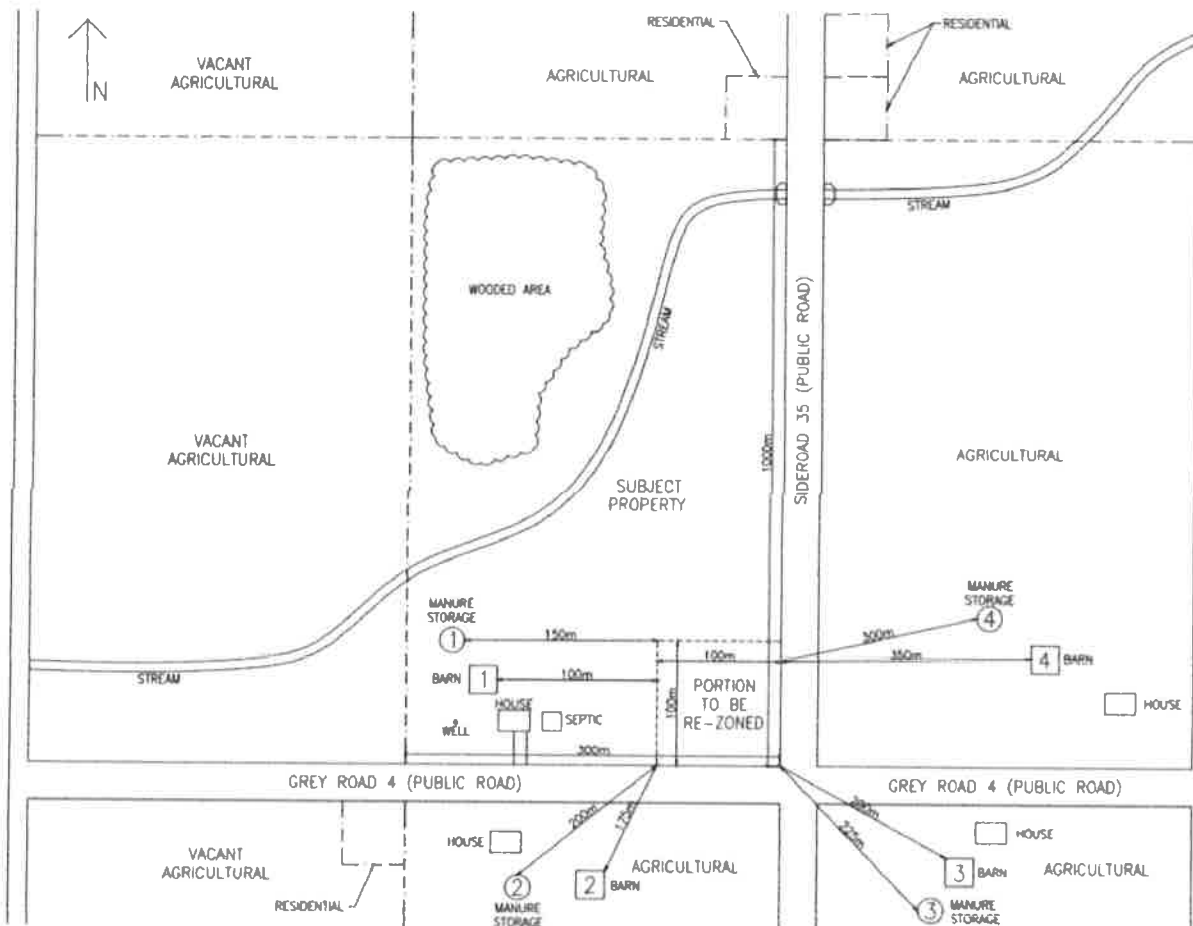
1. The application shall be accompanied by a clear, legible sketch showing the following information on the blank sheet provided. Failure to provide the following information can result in a delay of processing the application.

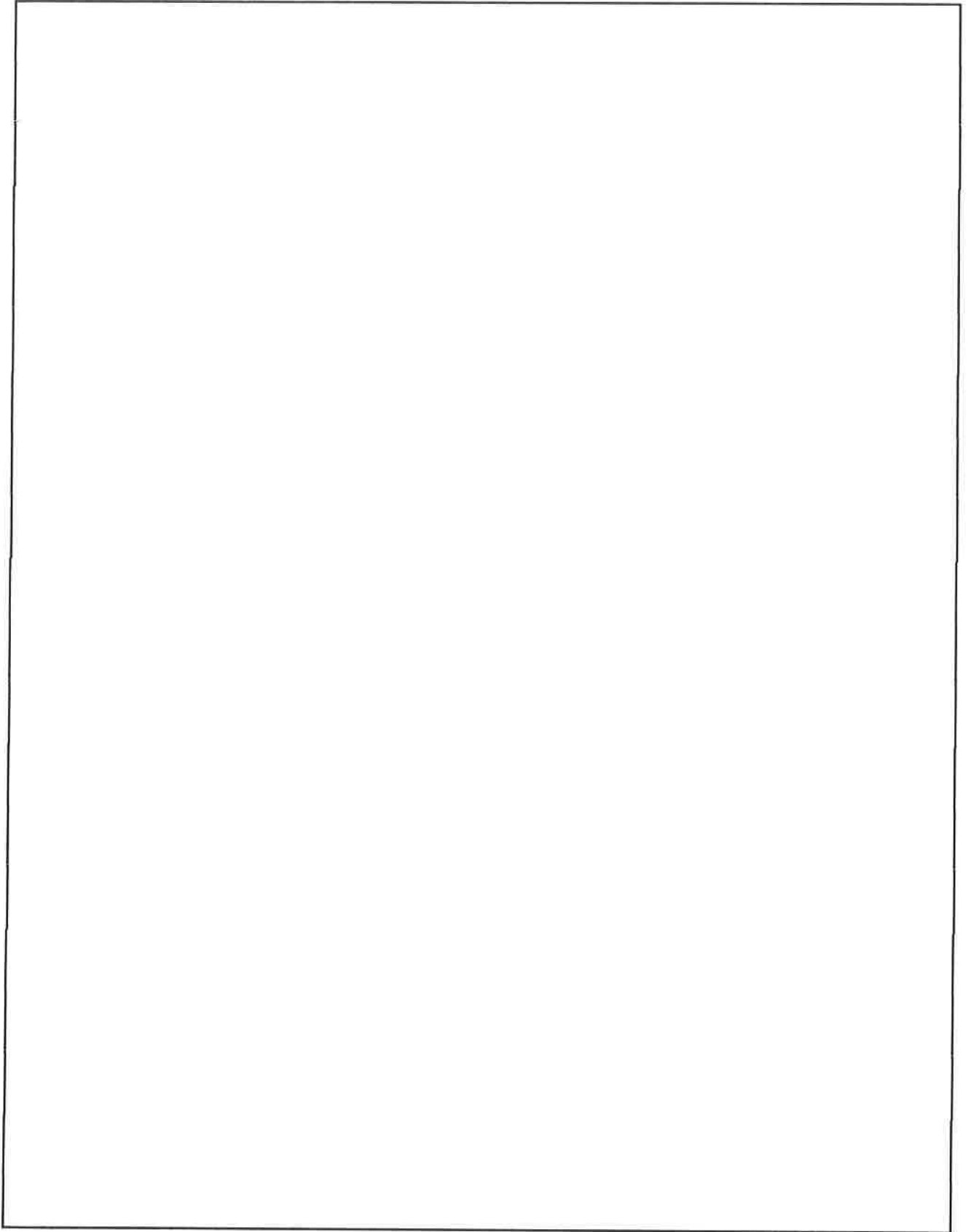
The sketch must be accurate, to scale and include the following:

- 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**





**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, Nelson MJ Martin am/ are the owner(s) of the land that is subject of this application for a zoning bylaw amendment.

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

nelson martin  
Signature of owner(s)

05/02/24  
Date

\_\_\_\_\_  
Signature of witness

\_\_\_\_\_  
Date

2. Declaration of owner/applicant:

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

I/We Solomon Martin of the Township of Wellesly  
(Print name of applicant) (name of town, township, etc)  
In the County of Waterloo 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 Municipality of West Grey County of Grey  
(Region/County/District)  
in the Municipality of West Grey

This 03 day of May, 2024  
(Day) (Month) (Year)

[Signature]  
Signature of owner/agent

03-05-2024  
Date

Jodi Ann Ward  
Signature of commissioner

May 3 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, Solomon Martin, 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.

Solomon Martin  
Signature

05/02/24  
Date


# Zoning Bylaw Amendment Application (3)Nelson MJ martin

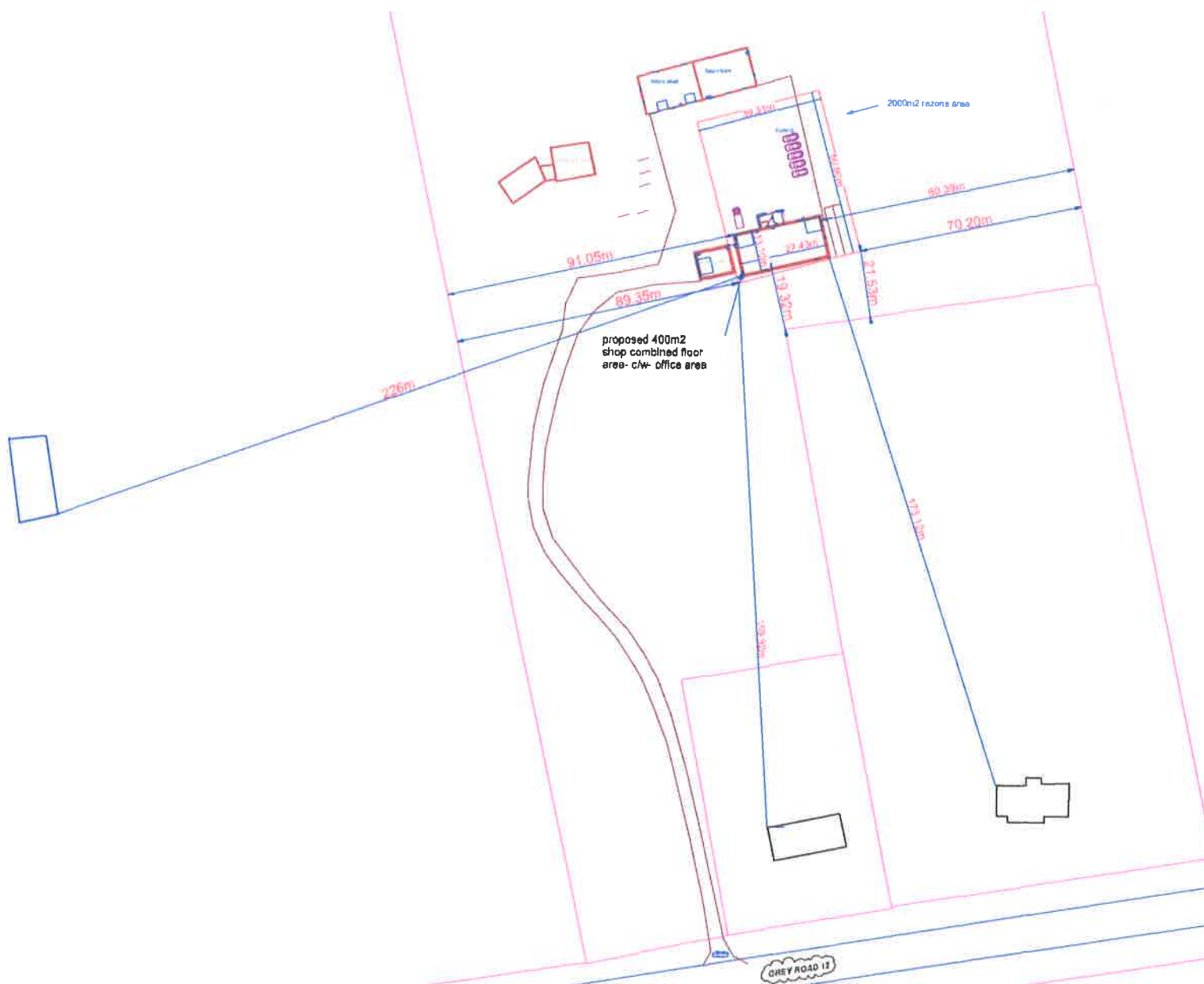
Final Audit Report

2024-05-03

Created:	2024-05-03
By:	Solomon Martin (kingwoodplating@live.ca)
Status:	Signed
Transaction ID:	CBJCHBCAABAABAK9wGvXtHGt5XidPVaet8snUc.JHwxQ9u8

## "Zoning Bylaw Amendment Application (3)Nelson MJ martin" History

-  Document created by Solomon Martin (kingwoodplating@live.ca)  
2024-05-03 - 0:49:32 AM GMT
-  Document emailed to nelson martin (nelson@njmmachine.ca) for signature  
2024-05-03 - 0:49:39 AM GMT
-  Email viewed by nelson martin (nelson@njmmachine.ca)  
2024-05-03 - 0:53:28 AM GMT
-  Document e-signed by nelson martin (nelson@njmmachine.ca)  
Signature Date: 2024-05-03 - 0:59:40 AM GMT - Time Source: server
-  Agreement completed.  
2024-05-03 - 0:59:40 AM GMT



proposed 400m2 shop combined floor area- c/w office area

2000m2 rezoned area

this parcel is zoned A2-17 to permit a small repair shop  
 our proposal is to amend the zone A2-17 to permit a 400m2 OFDU

ZONING TABLE		
APPLICATION	PERMIT/REQUIRED	PROPOSED
OFDU SITE AREA 2% OF LOT SIZE	2% of 44 Acres 2000 m <sup>2</sup> rezoned area	2000 m <sup>2</sup> proposed
BUILDING TOTAL TO A MAX OF 20% OF 2% OFDU	apped in 400 outdoor storage area must be within the 2%	400m <sup>2</sup> shop 200m <sup>2</sup> storage area proposed
PARKING SPACES 3.048 X 6.1 METERS	5 park spaces	5 park spaces
LOT COVERAGE	10 % lot coverage	under 2%
roll #	430822000309120	
Legal Description	CON II PT LOT 13	

Nelson MJ Martin  
 504081 Grey Road 12  
 Municipality of Wes

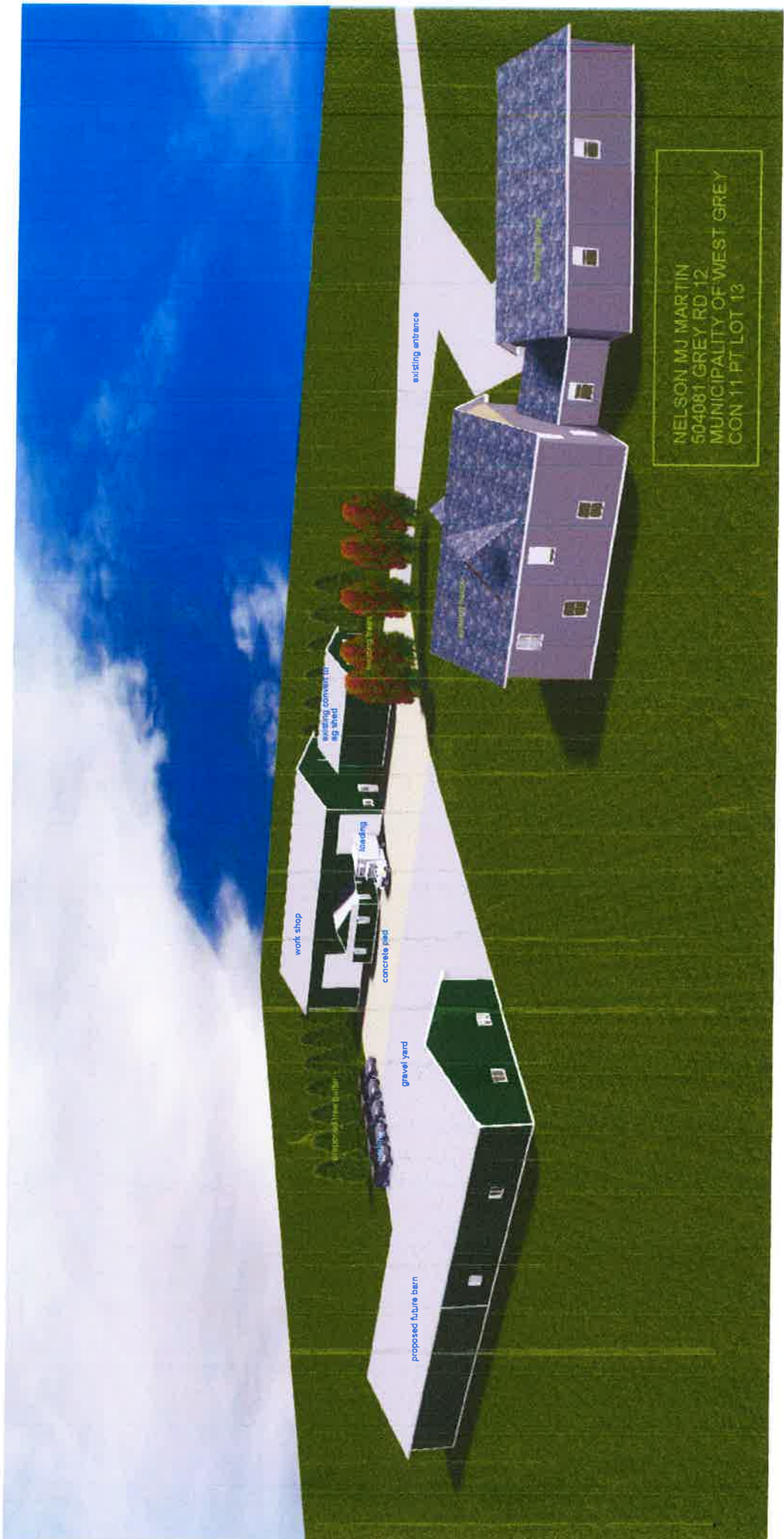
Friday May 3, 2024

Drawing Scale  
 0.006" = 1'-0"

Drawn by: SMM

site plan





NELSON, MJ MARTIN  
504081 GREY RD 12  
MUNICIPALITY OF WEST GREY  
CON 11 FT LOT 13



proposed 400m<sup>2</sup>  
shop combined floor  
area- c/w- office area

2000m<sup>2</sup> reserve area



this parcel is zoned A2-17 to permit a small repair shop  
our proposal is to amend the zone A2-17 to permit a 400m<sup>2</sup> OFDU

### ZONING TABLE

APPLICATION	PERMIT/REQUIRED	PROPOSED
OFDU SITE AREA 2% OF LOT SIZE	2% of 44 acres 2000m <sup>2</sup> reserve area	3000 m <sup>2</sup> proposed
BUILDING TOTAL TO A MAX OF 30% OF 2% OFDU	capped at 400 outdoor storage area must be within the 2%	400m <sup>2</sup> shop 300m <sup>2</sup> storage area proposed
PARKING SPACES 3.048 X 6.1 METERS	5 park spaces	5 park spaces
LOT COVERAGE	10 % lot coverage	under 2%
roll #	4308200030850	
Legal Description	CON II PT LOT 13	

Nelson MJ Martin  
504081 Grey Road 12  
Municipality of Wes

Thursday, May 2, 2024

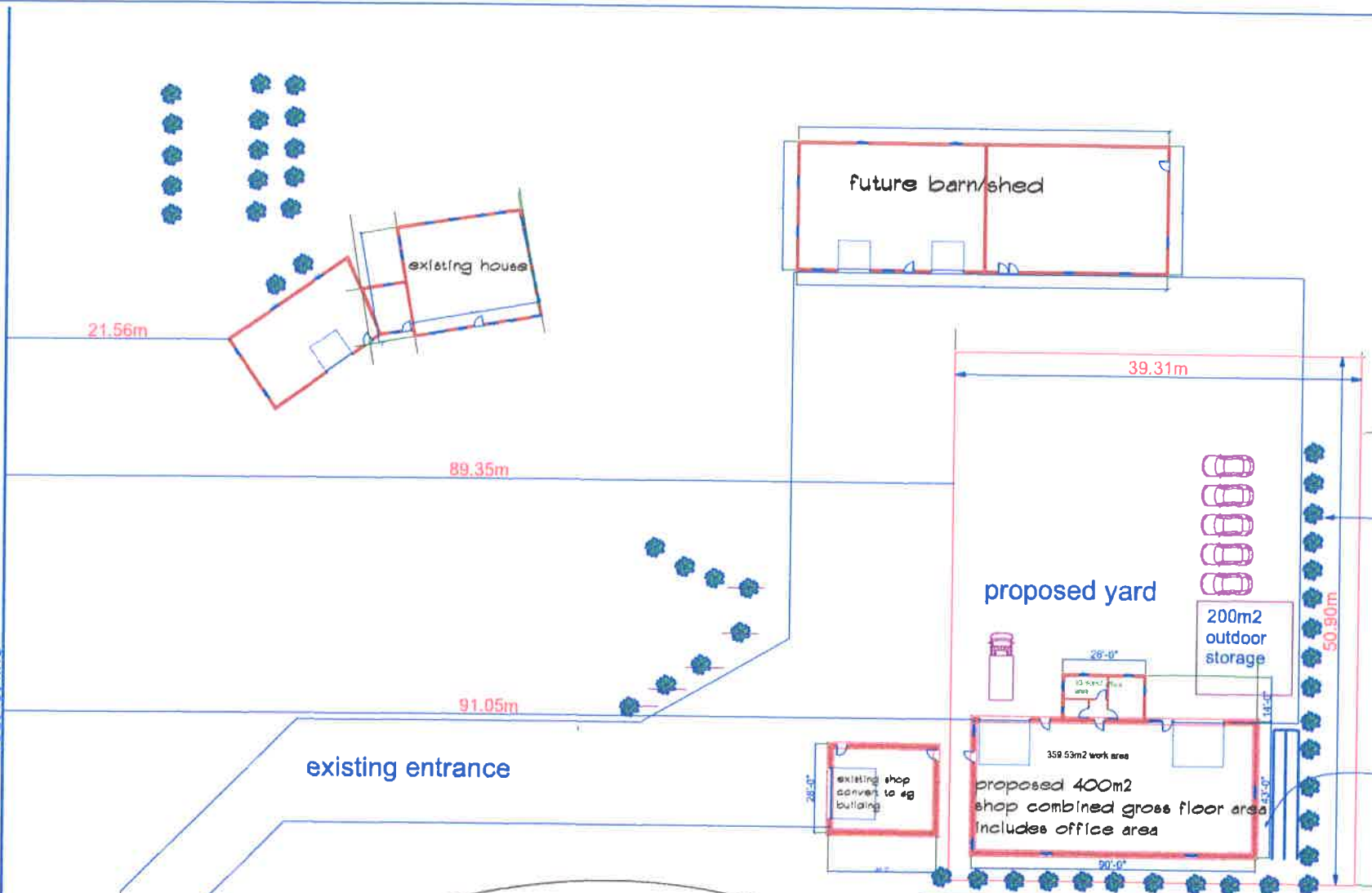
Drawing Scale  
0.006" = 1'-0"

Drawn by: SMM

site plan



west lot line



2000m2  
rezone area

tree buffer strip

50.90m

proposed septic

existing entrance

*this proposal would be for a metal works and machining shop doing custom metal working which includes welding and forming as well*

ZONING TABLE		
APPLICATION	PERMIT/REQUIRED	PROPOSED
OPDU SITE AREA 2% OF LOT SIZE	2% of 45 acres 2000 m2 rezone area	2000 m2 proposed
BUILDING TOTAL TO A MAX OF 20% OF 2% OPDU	proposed 400m2 outdoor storage area must be within the 2%	400m2 shop 200m2 storage area proposed
PARKING SPACES (3.048 x 6.1) METERS	5 park spaces	5 park spaces
LOT COVERAGE	10 % lot coverage	under 2%
roll #	4205200030120	
Legal Description	CON II PT LOT 13	

Nelson MJ Martin  
504081 Grey Road 12  
Municipality of Wes

Thursday, May 2, 2024

Drawing Scale  
0.020" = 1'-0"

Drawn by: SMM

MAIN FLOOR