



**Corporation of the  
Municipality of West Grey**

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

For office use only	
File #	_____
Date Received:	<u>October 7, 2024</u>
Date considered complete:	_____
Fees; \$	<u>SVCA \$130 ZONEA \$2000</u>
Receipt number:	<u>481484</u>
Roll number:	_____

**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](mailto: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 15.73 acre lot

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**Part B Applicant information**

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

Mailing address 443578 Conc. 8 City Markdale

Province Ontario Postal code N0C1H0 Email helder@fernsouth.ca

Phone 519 9863500 Work \_\_\_\_\_ 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:

None

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**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 Former municipality Glenora

Legal description: Lot 2 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 m	1005 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
205m	400m	15.73 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?

20 years

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

residential

4. Provide the following detail for all buildings:

	Existing Structure #1	Existing Structure #2	Proposed Structure #1	Proposed Structure #2
Type of Structure(s)				
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 checked="" 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 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 checked="" type="checkbox"/> Unknown

Road Access		<input type="checkbox"/> Provincial highway <input 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 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
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**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?

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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:

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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?

Create a residential lot  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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. \_\_\_\_\_

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

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

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

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

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 B 20, 2024

Approval authority West Grey

Lands subject to application Conc. 8 Lot 2

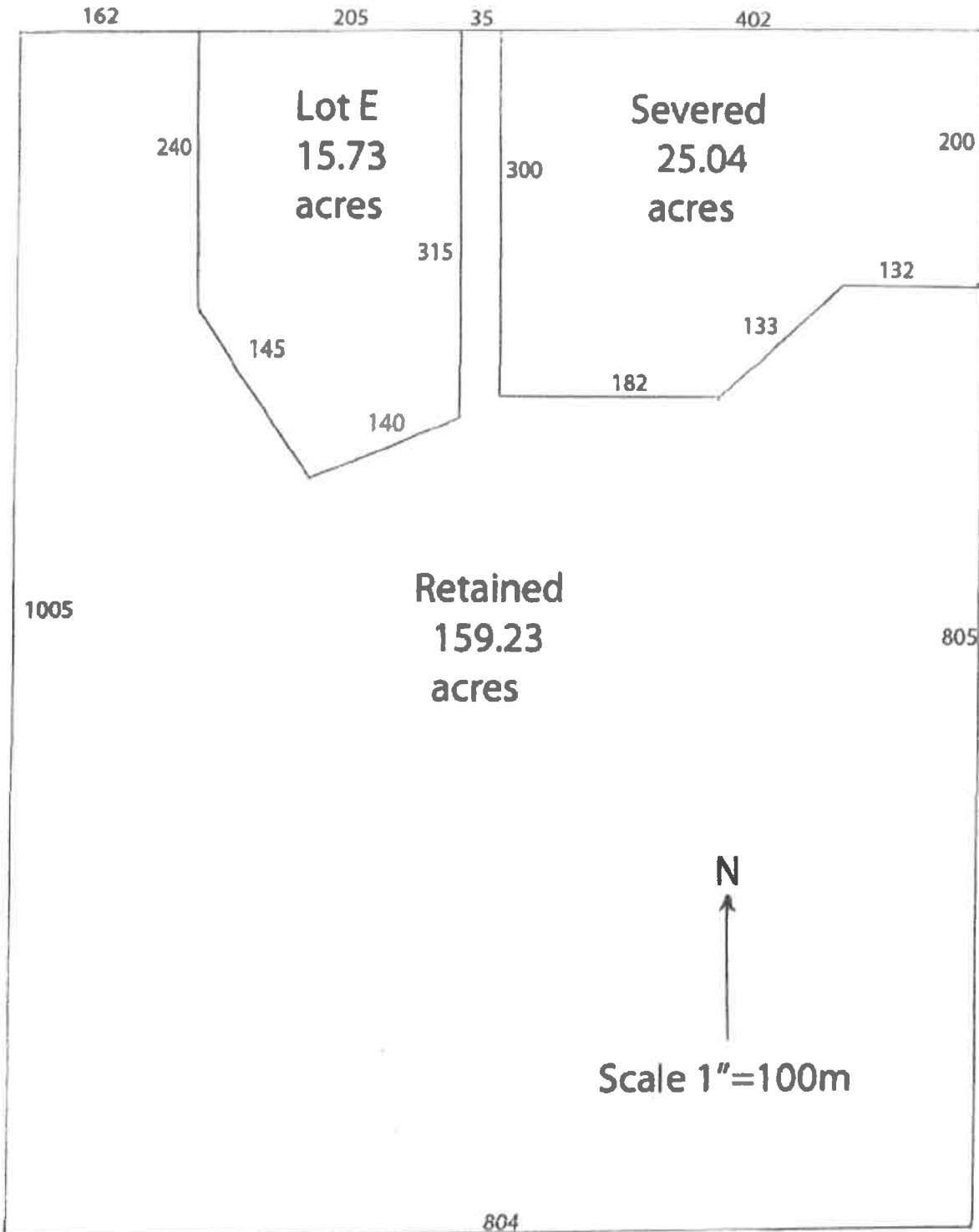
Purpose of application Zoning change to residential

Status of application \_\_\_\_\_

Effect on the current application for amendment \_\_\_\_\_

### Schedule A – Elders (West)

## Concession 8 Lot 2 & 3 Glenelg Township



**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.)

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**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 Elder 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 Elder  
Signature of owner(s)

October 7, 2024  
Date

[Signature]  
Signature of witness

October 7, 2024  
Date

2. Declaration of owner/applicant:

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

I/We Harold Elders 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 402813 Grey Rd 4  
(Region/County/District)  
in the Municipality of West Grey

This 7 day of October, 2024  
(Day) (Month) (Year)

Harold Elders  
Signature of owner/agent

Oct 7, 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**

Oct 7, 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, Harold Elders, 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 Elders  
Signature

Oct 7, 2024  
Date