



**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>BOS.2024</u>
Date Received:	<u>Apr. 15/24</u>
Date considered complete:	_____
Fees; \$	<u>5,700 (3 lots) + \$500 (County fees)</u>
Receipt number:	<u>466 449 + \$520 (SVCA)</u>
Roll number:	<u>4205-220-004-10500</u> <u>466 752 (Remanded fees)</u>

Committee of Adjustment
Application for Consent

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 53 of the Planning Act R.S.O 1990, as amended.

The application will only be accepted if: the application 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 the pre-submission discussions.

Your submission must include the appropriate fees (cash, cheque, debit only) to cover the consent application 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 H 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 Applicant information

1. Registered owner's name(s) Harold Elders
Mailing address 443578 Conc. 8 City Markdale
Province Ontario Postal code N0C 1H0 Email helders@ferns golf.ca
Phone 519 986 3500 Work 519 986 3200 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 charges or encumbrance on the property:

Part B Property information

1. Subject land:

Municipal address 443530 Concession 8 Former municipality Glencol
Legal description: Lot 3 Concession 8 Registered plan _____ Part(s) _____
Date lands were acquired by current owner(s) 1992

2. Description:

Dimensions of the entire property (in metric units)

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

3. 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): _____
- d. Existing use: Golf Course

4. Is there an easement(s) or restrictive covenant(s) that currently applies to the property?

This information must be indicated on the required sketch. None

Part C Purpose of application

1. What is the purpose of the consent application?

- New lot S
- Lot addition
- Lease/charge
- Easement/right of way
- Other (specify)

2. Explain the consent proposal and include the intended use of the subject lands (both parcels if applicable):

Severance of 3 lots for residential use
Remainder to continue as golf course use

3. Description of the proposed lots:

		Lot to be severed	Lot to be retained
Frontage (m)			
Depth (m)		See attached Drawing	
Area (ha) or (m)			
Use of subject land	Existing use		
	Proposed use		

		Lot to be severed	Lot to be retained
Existing buildings and structures	Use	Lot B - Gazebo	
		12ft x 24ft	
	Ground floor area		
	Total floor area		
	# of storeys		
Height			
Proposed Buildings and structures	Use		
	Ground floor area		

4. If applicable, state the name of the person to whom the land is to be transferred, charged or leased:

Name(s): _____

Address _____ City _____

Phone _____ Work _____ Cell _____

Email _____

5. Is the consent application consistent with the provincial policy statements?

Yes No

6. List all the public agencies to which you discussed this consent application prior to submitting this application: _____

7. List the titles of any supporting documents submitted with this application (e.g. planning report, environmental impact study, traffic study, storm water management report etc.)

Part D 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:

Not applicable

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 E Agricultural property history of nearby properties (if applicable)

1. Are there any barns on nearby properties within 450m (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 F.

***(please indicate each farm with a number to distinguish between the various farms if there is more than one.)**

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 F Status of other planning applications

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

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

If any answer to any of the above is yes please provide the following information

File No. of application _____

Approval authority _____

Purpose of application _____

Status of application _____

Effect on the current application for severance _____

Part H 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, _____ am/are the owner(s) of the land that is subject of this application for consent.

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

Signature of owner(s) _____
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 Harald Elders of the Municipality of West Grey
(Print name of applicant) (name of town, township, etc)

In the County of Grey
(region/county/district)

solemnly declare that all of the statements 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 Grey County
(region/county/district)

in the Municipality of West Grey

This 15 day of April, 2024.
(day) (month) (year)

Harald Elders
Signature of owner/agent

April 15, 2024
Date

Jodi Ann Ward
Signature of commissioner

April 15 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.

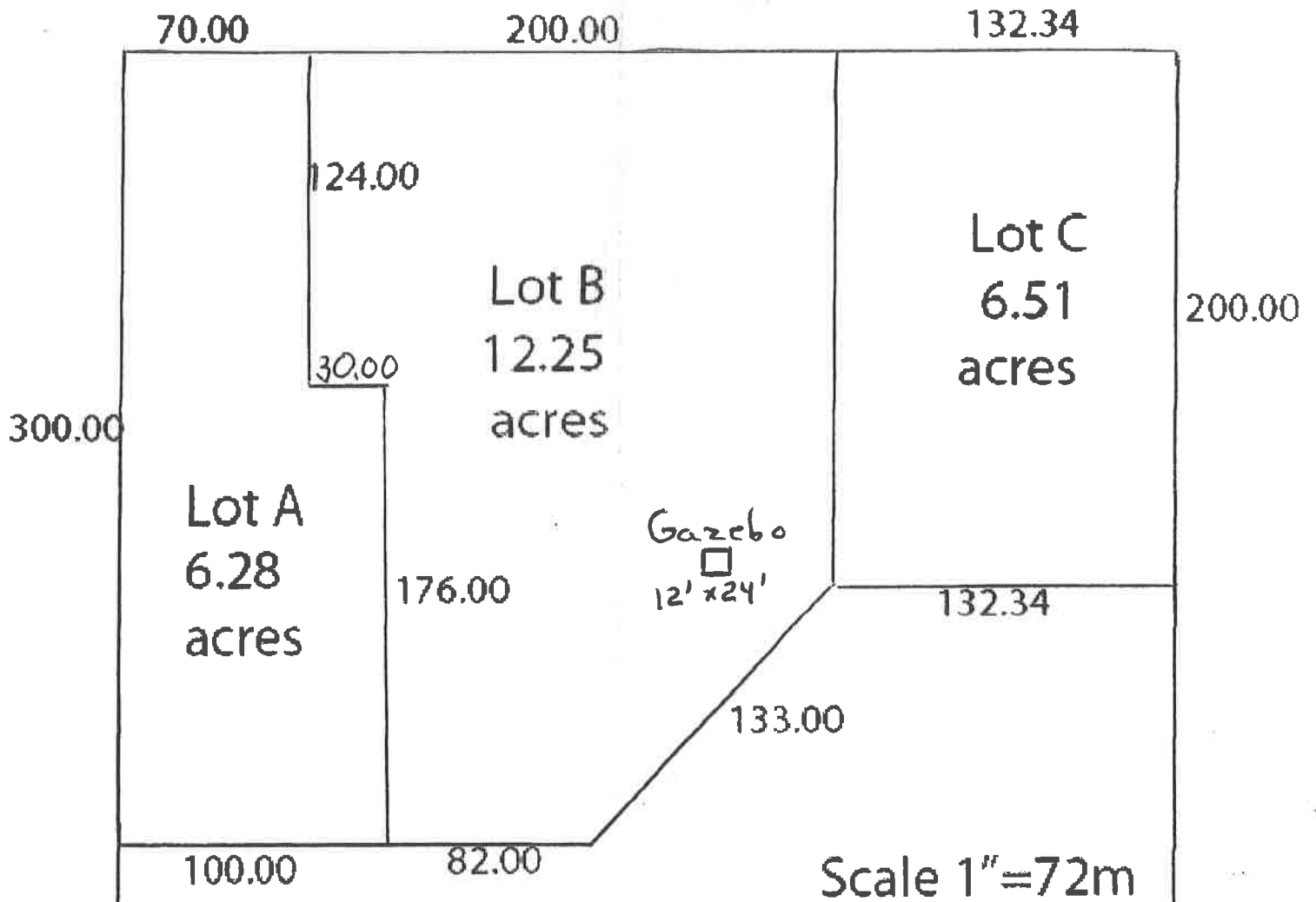
I hereby authorize the Municipal staff and members of the decision making authority to access to the subject site for purposes of evaluation of the subject application.

Harold Elders

Signature

April 15, 2024

Date



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



RE: Proposed Consents to Sever - 443530 Concession 8 (The Ferns) - West Grey

Michael Cook <Michael.Cook@grey.ca>

Mon 2024-04-15 1:03 PM

To:helders@fernsgolf.ca <helders@fernsgolf.ca>

Hi Harold,

If the NE zoning is placed as stated an EIS can be waived for this file.

Hope this helps,

Michael Cook
Planning Ecologist
Grey County



From: helders@fernsgolf.ca <helders@fernsgolf.ca>

Sent: Monday, April 15, 2024 11:33 AM

To: Michael Cook <Michael.Cook@grey.ca>

Subject: Re: Proposed Consents to Sever - 443530 Concession 8 (The Ferns) - West Grey

[EXTERNAL EMAIL]

Hi Michael

The Municipality is asking whether a new EIS is required.

Could you please send me something which indicates that a new EIS is not required but restrictions will be required for Lot C.

Thanks for your help!

Please call if you have any questions

Harold

From: Michael Cook <Michael.Cook@grey.ca>

Sent: April 15, 2024 8:16 AM

To: David Smith <planning@westgrey.com>; helders@fernsgolf.ca <helders@fernsgolf.ca>

Subject: FW: Proposed Consents to Sever - 443530 Concession 8 (The Ferns) - West Grey

Thanks Harold,

I believe the next step is to apply for a severance and zoning amendment with the Municipality of West Grey, if you haven't done so already.

Kind regards,

Michael Cook
Planning Ecologist
Grey County



From: helders@fernsongolf.ca <helders@fernsongolf.ca>

Sent: Friday, April 12, 2024 9:45 AM

To: Michael Cook <Michael.Cook@grey.ca>

Subject: Re: Proposed Consents to Sever - 443530 Concession 8 (The Ferns) - West Grey

[EXTERNAL EMAIL]

Hi Michael

Sorry for my delay, we have been working on opening the golf course.

Your proposal looks good, please proceed.

Let me know if you need anything else.

Thanks for your help!

Harold Elders

519-986-3500

From: Michael Cook <Michael.Cook@grey.ca>

Sent: April 9, 2024 3:36 PM

To: helders@fernsongolf.ca <helders@fernsongolf.ca>

Cc: David Smith <planning@westgrey.com>

Subject: RE: Proposed Consents to Sever - 443530 Concession 8 (The Ferns) - West Grey

Hi Harold,

Thank you for meeting me on site, sorry for the delayed response here.

As discussed, the EIS can be waived if a specific development envelope is adhered to on the parcel furthest to the east. As such, a rezoning of the sensitive features on the lot would be warranted under an NE-2 zoning. These areas/ecosites were already highlighted within the EIS from 2001 with recommendations for protection.

The proposed NE-2 boundary is as shown below, which makes the northern half of the parcel developable:



Let me know your thoughts and if you would like to proceed.

Kind regards,

Michael Cook
Planning Ecologist
Grey County



From: helders@ferns golf.ca <helders@ferns golf.ca>

Sent: Tuesday, March 26, 2024 9:59 AM

To: Michael Cook <Michael.Cook@grey.ca>

Subject: RE: Proposed Consents to Sever - 443530 Concession 8 (The Ferns) - West Grey

[EXTERNAL EMAIL]

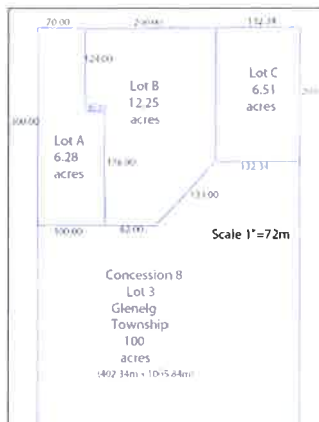
010129 Highway 6,
Georgian Bluffs, ON
N0H 2T0
(519) 534-5507
saugeenojibwaynation.ca



Harold Elders
Lot 3 Concession 8, Glenelg Township, West Grey
Roll Number : 4205 220 00410500

April 15, 2024

The Archaeology Department of the Environment Office of the Saugeen Ojibway Nation has reviewed Mr. Elders' proposal of three severances on his property at Lot 3 concession 8, Glenelg Township, West Grey.



Lot C will have a scoped assessment around the building envelope with a buffer. Lot A and B do not require assessments.

The remainder of the property (golf course) will have a hold placed on it to ensure assessment if any development occurs.

Should previously undocumented archaeological resources be discovered during the development of the site, they may be an archaeological site and therefore subject to Section 48 (1) of the Ontario Heritage Act. The proponent or person discovering the archaeological resources must cease alteration of the site immediately and engage with SON Archaeology.

SON Archaeology Department
Resource & Infrastructure Department



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

Measure distance

Total distance: 1.63 km (1.01 mi)

Lands adjacent zoned OS & A2