



**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>A06.2024</u>
Date Received:	<u>Apr. 25/24</u>
Date considered complete:	_____
Fees;	<u>\$ 1,400 + \$400 + \$190</u>
Receipt number:	<u>467132</u>
Roll number:	<u>4205-010-004-09600</u>

**Committee of Adjustment**  
**Application for Minor Variance**

**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 45 of the Planning Act R.S.O 1990, as amended for relief as described in this application from bylaw No. 2006-37, as amended.

Your submission must include the appropriate fees (cash, cheque, debit only) to cover the minor variance 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 519-367-3040.

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 F 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) SEAN WAKFER / LAURA BLANEY  
Mailing address 261804 CONCESSION 15 City HANOVER  
Province ONTARIO Postal code N4N-3B8 Email wakfer.sean80@gmail.com  
Phone 519-364-6749 Work 416-420-0618 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

**Part B Property information**

1. Subject land:

Municipal address 261804 Former municipality BENTINCK  
Legal description: Lot 20 Concession 15 Registered plan S538855 Part(s) \_\_\_\_\_  
Date lands were acquired by current owner(s) 2015

2. Description:

Dimensions of the entire property (in metric units)

Lot frontage	Lot depth	Lot area
<u>94.366 METERS</u>	<u>34.04 METERS</u>	

3. Current planning status of subject lands:

a. Zoning: A2  
b. Official Plan Designation: \_\_\_\_\_

4. Provide the following details for all existing buildings. **This information must be indicated on the required sketch.** (metric units)

Type of existing building/structure	Structure #1	Structure #2	Structure #3	Structure #4
	CHURCH	SHED	WOODSHED	SEPCAN
Date of construction	1905	UNKNOWN	UNKNOWN	2005
Ground floor area (m <sup>2</sup> )	128.206	22.11		29.729
Gross floor area (m <sup>2</sup> )	9175A	3200B	3150C	
Number of storeys	1	1	1	1
Width	10.058m	4.267	4.267	2.438
Length	14.935m	5.182	5.486	12.192
Height	9.754	3.058	3.500	2.896
Use	RESIDENCE	STORAGE	FIREFWOOD STORAGE	STORAGE
Setback from front lot line	12.192m	12.192 m	22.458	105.737
Setback from rear lot line	6.913	13.814	6.096	3.505
Setback from side lot lines	EAST 27.889 WEST 37.498	EAST 74.859 WEST 74.859 15.24	EAST 39.624 WEST 50.475	EAST 1 WEST 81.26

5. Indicate the type of road access:

- Open and maintained municipal road allowance
- County road
- Provincial highway access
- Non-maintained/seasonally maintained municipal road allowance private
- Right of way

6. Indicate the applicable water supply and sewage disposal:

	Existing	Proposed
Municipal water	<input type="checkbox"/>	<input type="checkbox"/>
Communal water	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Private well	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/>
Municipal sewers	<input type="checkbox"/>	<input type="checkbox"/>
Communal sewers	<input type="checkbox"/>	<input type="checkbox"/>
Private septic	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/>

7. Indicate the storm drainage:

	Existing	Proposed
Municipal Storm Sewers	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ditches	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Swales	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify)	<input type="checkbox"/>	<input type="checkbox"/>

**Part C Purpose of application**

1. Provide the following details for all proposed buildings. **This information must be indicated on the required sketch.** (metric units)

Type of <b>proposed</b> building/structure	Building #1	Building #2	Building #3	Building #4
Date of construction	QUONSET JULY 2024			
Ground floor area (m <sup>2</sup> )	85-935			
Gross floor area (m <sup>2</sup> )	91.1298			
Number of storeys	1			
Width	7.62			
Length	11.2776			
Height	4.8768			
Use	STORAGE			
Setback from front lot line	23.372			
Setback from rear lot line	3.048			
Setback from side lot lines	7.62			

2. Describe the nature and extent of relief from the zoning bylaw:

BYLAW STATES NARROW LOT DIMENSION IS FRONT YARD. LOT IS SET-UP WITH LONG DIMENSION AS FRONT.

3. Provide the reasons why the proposed use cannot comply with the provisions of the bylaw:

BYLAW STATES NARROW LOT DIMENSION IS FRONT YARD.  
LOT IS SET UP WITH LONG DIMENSION BEING  
FRONT YARD.

**Part D Status of other planning applications**

1. Other applications (if known, indicate if the subject land is the subject of an application under the Ontario Planning Legislation for):

Plan of subdivision - file/status (s.51): \_\_\_\_\_

Consent - file/status (s.53): \_\_\_\_\_

Zoning bylaw amendment (s.34): \_\_\_\_\_

Previous minor variance - File (s.45): \_\_\_\_\_

## Part E Sketch

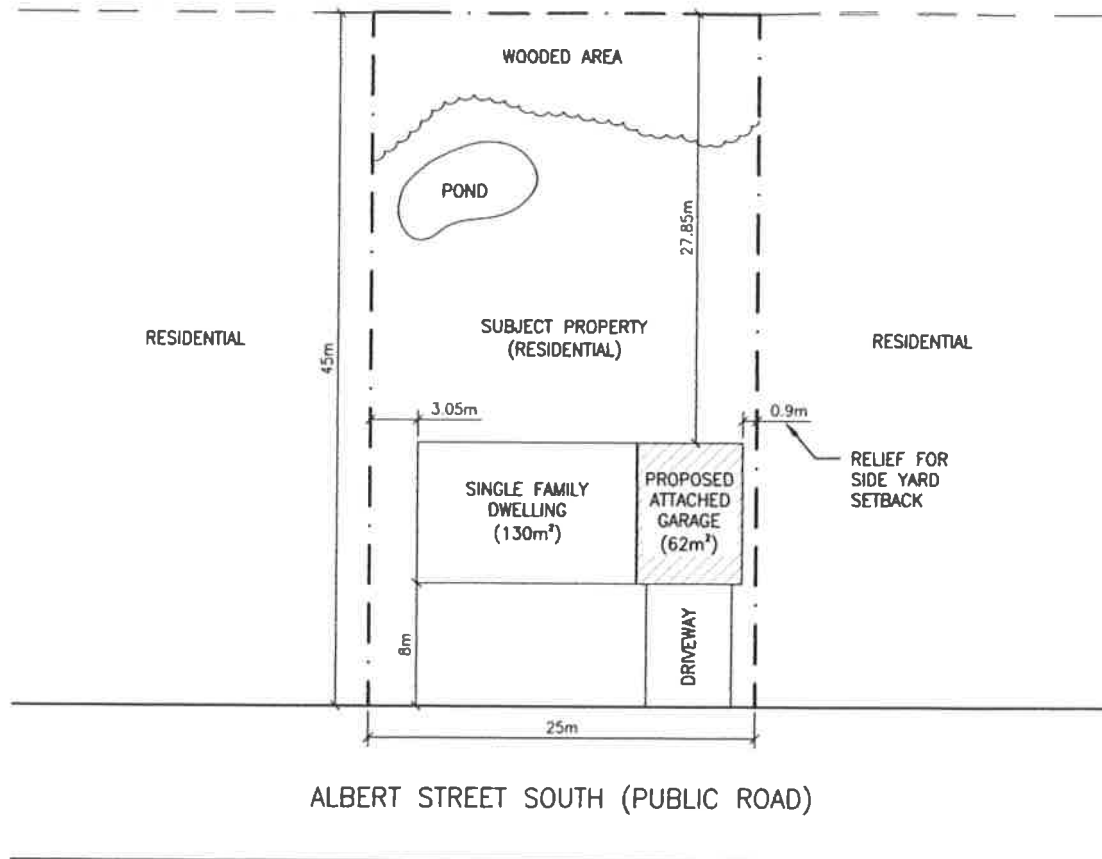
1. The application shall be accompanied by a clear, legible sketch showing the following information on the blank sheet provided. Failure to provide the following information can result in a delay of processing the application

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

- The boundaries and dimensions of the subject land;
- The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot line;
- The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks;
- The current uses on the land that is adjacent to the subject land;
- The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or a right of way;
- 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

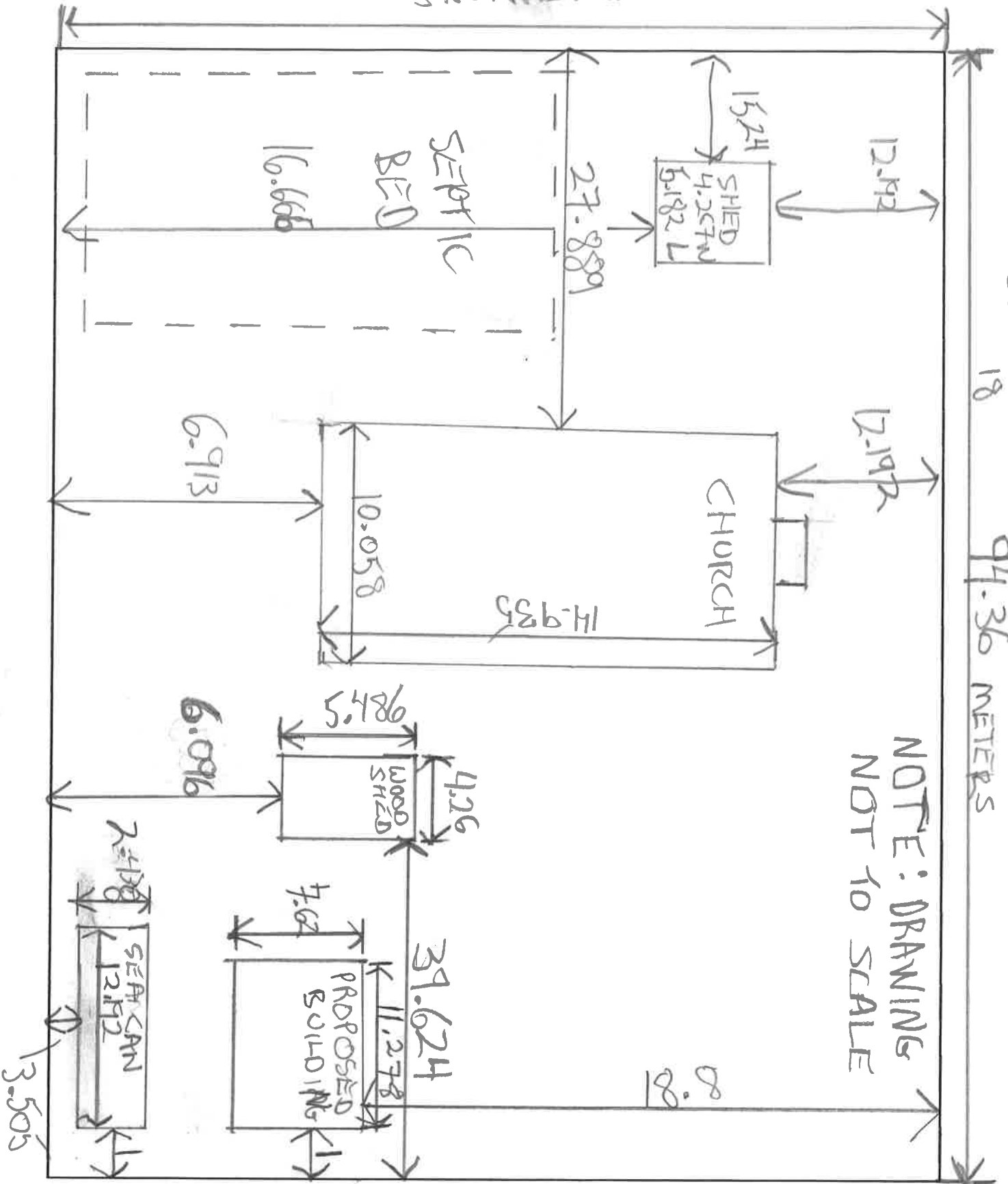


34.04 METERS

CONCESSION 18

94.36 METERS

NOTE: DRAWING NOT TO SCALE



SIDE ROAD 20

**Part F 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(s) of the subject lands, the owner's written authorization below (or letter of authorization) **must** be completed.)

I/We, Laura Blaney + Sean Wakfer am/ are the owner(s) of the land that is subject of this application for a minor variance.

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 SEAN WAKFER / LAURA BLANEY of the TOWN OF HANOVER  
(print name of applicant) (name of town, township, etc)

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

In the Municipality of West Grey

This 25<sup>th</sup> day of Apr., 2024.  
(day) (month) (year)

Sean Wakfer L. Blaney Apr 25/24  
Signature of owner/agent Date

Jodi-Ann Ward April 25, 2024.  
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, Laura Blaney + SEAN WARKER, 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.

Laura Blaney + Sean Warker  
Signature

Apr. 25/24  
Date