

Office Use Only			
Date Received:		File No:	
Receipt #		Total Application Fee Received:	
Roll Number:		Pre-submission Consultation:	Yes ☐ No ☐

Completeness of the Application:

This application form sets out the information that must be provided by the applicant, as prescribed in the various Ontario Regulations made under the Planning Act.

As per 'Section 53(3) Other Information' of the Planning Act RSO 1990 as amended the Council of the Municipality of West Grey (Municipality) requires that assessments, reports, studies, analyses or other material as outlined in the West Grey Official Plan and/or Grey County Official Plan be submitted at the time of application. Consent applications submitted without the required assessments, reports, studies, analyses or other material as required by the Official Plan(s) will be deemed incomplete and Council shall refuse to accept or further consider the application as per Section 53(4) of the Act. Applications deemed incomplete will be returned to the owner/applicant.

What is required to submit a consent application?

There are several application specific requirements, as listed below, which apply to certain applications.

Note: There could be additional requirements in the form of studies, reports, plans, verification, etc. as conditions of final consent approval.

Application Specific	Requirements - Checklist
All consent applications	☐ Pre-submission consultation is strongly recommended. ☐ Drawing or survey – see instructions in Appendix 'A' ☐ Completed application form ☐ Proof of ownership ☐ Commissioners stamp/signature ☐ Application fee – see calculation instructions below
If the application is for a surplus farm dwelling	If the application is for a surplus farm dwelling: ☐ Complete appendix 'B' surplus farm dwelling ☐ A surplus farm dwelling must be surplus to the current owner. Proof may be required: ☐ Valid farm registration number ☐ Other lands owned ☐ Address of primary residence
If the application is within 750 m of a livestock barn	If there are livestock barns (either currently used for livestock or capable of being used for livestock) located within 750 m of the dwelling on the retained lands: ☐ A minimum distance separation (MDS) 1 calculation is required to be submitted with this application for consent pursuant to MDS document - Implementation Guideline #6.
If a previous application for consent has occurred on the site	If there have been any previous severances of land from this holding: ☐ Provide previous severance file number ☐ Indicate previous severances on the provided drawing ☐ Provide grantee's name ☐ Provide use of parcel ☐ Provide date parcel created (year)

Submission of Application

Applications made be mailed to, or dropped off at West Grey Municipal Office, 402819 Grey Road 4, Durham, ON, N0G 1R0 and/or emailed as an Adobe PDF document to notice@westgrey.com. One application form may be used to apply for multiple consents/severances. Applications will not be reviewed/processed until the application fee is received.

Application Fee

The application fee is to be submitted at the time of submission. Application fees may be paid by cheque (made out to the Municipality of West Grey), money order, or cash. Interac/debit payment may be made at the West Grey Municipal Office. Online payment is not available.

Type of Application		Fee	Subtotal
a)	New lot (\$1,900.00 per each new lot created)	\$1,900.00 x # _____ lots =	
b)	Lot addition (\$1,900.00 per each lot addition)	\$1,900.00 x # _____ lot addition(s) =	
c)	Lot line adjustment (\$1,900.00 per each lot line adjustment)	\$1,900.00 x # <u>1</u> lot line adjustment =	\$1,900
d)	Easement/right-of-way (\$1,900.00 per each easement required)	\$1,900.00 x # _____ easements =	
e)	Validation certificate (\$1,000.00 per each validation certificate)	\$1,000.00 x # _____ lots =	
f)	Lease over 20 years	\$1,900.00	
Additional Required Application Fees			
d)	Grey County planning fee (\$400.00 Flat Fee for 1 st Application plus \$50.00 for each new lot on the same parcel)	\$400.00 + (\$50.00 x # <u>1</u> lots) =	\$450 (includes fee for reviewing Minor Variance application)
e)	Saugeen Valley Conservation Authority planning fee (\$260.00 for 1 st Application plus \$130 for each new lot on the same parcel)	\$260.00 + (\$130.00 x # _____ lots) =	\$800 (includes fee for reviewing Minor Variance application)
Total Application Fee:			\$3,150 (not including Minor Variance application)

Please ensure to complete this application in its entirety and submit any additional information that may have been identified as required through the pre-submission consultation process.

1. Owner/applicant	
Name	Gary and Henrietta Kingshott
Mailing address	382663 18th Sideroad WGR, Durham, ON N0G 1R0
Telephone No.	(519) 835-0793
Email address	N/A

2. Agent (if applicable)	
All correspondence, notices, etc., with respect to this application, will only be directed to the owners/applicant's agent. Where no agent is identified notices etc., will be directed to the owner/applicant.	
Name	Ron Davidson Land Use Planning Consultant Inc.
Mailing address	265 Beattie Street, Owen Sound, ON N4K 6X2
Telephone no.	(519) 371-6829
Email address	ronalddavidson@rogers.com

3. Solicitor (if applicable)	
Name	
Mailing address	
Telephone no.	
Email address	

4. Subject lands	
Former township/town	Township of Benticnk
Legal description	Part Lot 42, Concession 3 WGR
Civic address	382663 18th Sideroad WGR
Assessment roll number	420528000208900

5. Type and purpose of the application (select all applicable)	
Creation of a new lot ☐	Lot addition to existing Lot ☐
Lot line adjustment to existing lot ☒	Easement/right-of-way ☐
Lease ☐	Validation certificate ☐
If known, the name of the person to whom the land or the interest in the land is to be sold, transferred, charged or leased: Maureen and Calvin Rydall	

6. Retained land certificate	
Are you also requesting a consent certificate be issued for the retained land?	Yes ☐ No ☒
If yes , your lawyer must provide a separate written statement that there is no land abutting the subject land that is owned by the owner of the subject land other than land that could be conveyed without contravening section 50 of the Planning Act.	

7. Creation of a new lot		
Not applicable		
	Lot dimensions - retained lot	Lot dimensions - new lot
Frontage (m)		
Depth (m)		
Area (ha. or m ²)		
	Access - retained lot	Access - new lot
	Provincial highway ☐ Municipal road (all season) ☐ County road ☐ Right-of-way ☐	Provincial highway ☐ Municipal road (all season) ☐ County road ☐ Right-of-way ☐

Water service - retained lot		Water service – new lot	
Municipal service ☐ Private well ☐ Communal well ☐ Other: _____		Municipal service ☐ Private well ☐ Communal well ☐ Other: _____	
Sewage service - retained lot		Sewage service – new lot	
Municipal service ☐ Private septic ☐ Communal septic ☐ Privy/outhouse ☐ Other: _____		Municipal service ☐ Private septic ☐ Communal septic ☐ Privy/outhouse ☐ Other: _____	
Storm drainage - retained lot		Storm drainage – new lot	
Municipal storm sewers ☐ Ditches/swales ☐ Other: _____		Municipal storm sewers ☐ Ditches/swales ☐ Other: _____	
What is the current use of the lot to be retained?			
What is the current use of lot to be severed?			
Are there any existing buildings or structures on the lands?			
Yes ☐ No ☐ If yes identify the following:			
	Existing building no. 1*	Existing building no. 2*	Existing building no. 3*
Used for			
Year Built			
*Must be shown on the required Drawing			
What is the proposed use for the lot to be retained?			
What is the proposed use for the new lot?			
Are there any new buildings or structures proposed to be built on the retained lot or the new lot?			
Yes ☐ No ☐ If yes identify the following:			
	New building No. 1*	New building No. 2*	New building No. 3*
Proposed use			
*Must be shown on the required drawing			

8. Lot addition/lot line adjustment			
Provide reason for lot addition/lot line adjustment			
Year the lot to be added to was created/severed			
	Lot retained (size)	Lot addition (size)	Lot to be added to (size)
Frontage (m)	230 m	20 m	22.9 m
Depth (m)	1191 to 1394 m+/-	95.9 m	95.9 m
Area (ha. or m ²)	34.65 ha	0.21 ha	0.48 ha

9. Easement/Right-of-Way Not applicable	
Provide reason for easement/right-of-way	
Legal description of land to benefit from the easement (dominant)	
Legal description of land subject to the easement (serviant)	
Frontage (m)	
Depth (m)	
Area (ha. or m ²)	

10. Lease Not applicable	
Provide reason for lease	
Name of lessee	
Name of lessor	
Duration of lease	
Legal description of lands subject to lease	
Area (ha. or m ²) of lease or Unit #	

11. Validation certificate Not applicable	
Provide reason for validation certificate:	
Legal description of lands subject to validation certificate	
PIN number	
Year instrument was registered that contravened Planning Act	
Name of owner(s) at time of Planning Act contravention	

12. Other	
Have the lands ever been the subject of an application under the <i>Planning Act</i> for approval of a plan of subdivision or consent (severance)?	
Yes ☒ No ☐ If yes provide the following:	
File No.: Unknown	Status: Two lots were previously severed from the original crown lot.
Has any land been severed from the parcel originally acquired by the owner of the subject lands?	
Yes ☒ No ☐ If yes provide the following:	
Date of transfer: See above	
Name of transferee: Unknown	
Uses of the severed lands: Two residential lots	
Are the subject lands the subject of any other application under the <i>Planning Act</i>, such as an application for an official plan amendment, a zoning bylaw amendment, a minister's zoning order, an application for minor variance or an application for an approval of a plan of subdivision or another consent?	
Yes ☒ No ☐ If yes provide the following:	
File No.: TBD	Status: Submitted in conjunction with this Consent application
Are there any existing easements or restrictive covenants affecting the subject lands?	
Yes ☐ No ☒ If yes describe each easement or restrictive covenant and its effect:	
Explain how the application is consistent with the Provincial Policy Statement 2020 (See https://www.ontario.ca/page/provincial-policy-statement-2020)	
See Planning Justification Report	
What is the West Grey Official Plan designation (See https://www.westgrey.com/en/invest/resources/West-Grey-Official-Plan-2012.pdf)	Not applicable as no local Official Plan exists for lands outside of Durham and Neustadt
What is the County of Grey Official Plan designation (See https://www.grey.ca/government/land-use-planning)	Agricultural and Hazard Lands
Describe how the application conforms with the consent policies of the West Grey and/or County of Grey Official Plan(s) noted above:	
See Planning Justification Report	
What is the West Grey Zoning (See https://www.grey.ca/government/land-use-planning)	A1 and NE
Describe the surrounding land uses Forested, agricultural, residential	

Saugeen, Grey Sauble Northern Bruce Peninsula Source Protection Plan

Is the subject land within a Wellhead Protection Area (WHPA)? (See <https://home.waterprotection.ca/>)

Yes ☐ No ☐ If yes, identify the WHPA:

If **yes**, do you have an approved Risk Management Plan (RMP) and/or a Section 59 Notice to Proceed from the Risk Management Official (RMO)? Please attach.

Authorization for agent to act for owner

I/we Gary and Henrietta Kingshott am/are the registered owner(s) of the land that is the subject of this application for consent. I/we authorize Ron Davidson to make this application on my/our behalf.

This authorization also allows the agent to appear at any hearing(s) of the application and provide any information or material required by the Committee of Adjustment (Committee) relevant to the application on my/our behalf.

Gary Kingshott & Henrietta Kingshott
Signature of owner/owners

July 6/26
Date

Calvin Rydall
Signature of witness

July 6/26
Date

Name of witness: Calvin Rydall

Affidavit or sworn declaration for the prescribed information

I/we Ron Davidson solemnly declare that all statements contained in this application and supporting documentation are true and complete. I/we make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the *Canada Evidence Act*.

Declared before me at City of Owen Sound in the County of Grey 9 day of July 2026.

Ron Davidson
Signature of Owner/Owners or Agent

July 9/26
Date

Madison Leigh Romanishen
Signature of Commissioner

July 9/26
Date
Madison Leigh Romanishen, a Commissioner, etc.
Province of Ontario,
for Andrew Drury Law Professional Corporation
Expires July 21, 2028

Owner/applicant's consent declaration

In submitting this application, I/we Gary and Henrietta Kingshott the owner/applicant hereby:

- apply to the Committee for the Municipality for Consent, as described in this application; and
- agree and enclose the application fees as calculated; and
- understand application fees are non-refundable and that no assurance is given that the payment of the application fee will result in approval of the application; and
- agree that the cost of any professional peer review of the application deemed to be required by the Municipality or Committee in order to proceed with the application is the responsibility of owner/applicant and that a peer review deposit may be required prior to the processing of the application; and
- authorize the members of the Committee, members of the staff of the Municipality and designated consultants to enter onto the above-noted property for the limited purposes of evaluating the merits of this application over the time this application is under consideration by the Municipality; and
- acknowledge that in accordance with the provisions of the Planning Act, it is the policy of the Municipality to provide the public access to all development applications and supporting documentation and hereby provide my/our 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; and
- agree/acknowledge that I/we are responsible for ensuring that a 'Notice of Application' sign, as provided by the Municipality, is posted on the lands at the intersection of a driveway and a public road. Where there is no existing driveway, the sign shall be erected in the middle of the lot along a public road. And further, agree to not remove the sign until the day after a public meeting.

Gary Kingshott & Henrietta Kingshott
Signature of Owner/Owners

July 6/2026
Date

Appendix 'B' - Surplus Farm Dwelling Information Form

In Support of an Application for Consent under the Planning Act, R.S.O. 1990 c. P.13, as amended.

1. Details of Subject Lands
Municipal Address:
What year was the surplus farm dwelling constructed?
Is the surplus farm dwelling capable of human habitation today ? Yes ☐ No ☐
Complete Situation 1, Situation 2 or Situation 3
Situation 1: I am selling my farm and want to sever the surplus farm dwelling and some land. I am selling the remainder of the farmland to a bona fide farmer who has farmland and a house elsewhere. The surplus farm dwelling is not required by the purchaser.
Q1a. Who will the farmlands be sold or conveyed to? Q1b. Where is the primary residence of the purchaser of the farmlands? Q1c. Does the purchaser have a valid Farm Business Registration Number? Q1d. How many hectares of farmland does the purchaser own? Q1e. How many hectares of farmland does the purchaser farm themselves? Q1f. Where are the farmlands located (lot, concession, municipality)?
Situation 2: I currently own the farm and the surplus farm dwelling. I have a primary residence elsewhere. I own and farm other farmlands elsewhere. The surplus farm dwelling is not required for my needs.
Q2a. Where is your primary residence? Q2b. Do you have a valid Farm Business Registration Number? Q2c. How many hectares of farmland do you own? Q2d. How many hectares of farmland do you farm yourself? Q2e. Where are the farmlands located (lot, concession, municipality)?
Situation 3: I am buying the farm. I have a primary residence elsewhere. I own and farm other farmlands elsewhere. The surplus farm dwelling is not required for my needs.
Q3a. Where is your primary residence? Q3b. Do you have a valid Farm Business Registration Number? Q3c. How many hectares of farmland do you own? Q3d. How many hectares of farmland do you farm yourself? Q3e. Where are the farmlands located (lot, concession, municipality)?

Note:

If the purchasing farmer or owner cannot provide sufficient evidence as to their farm business status/status as a farmer, the application may be refused and/or not accepted by the Secretary-Treasurer of the Committee. Additionally, if the surplus farm dwelling criteria contained in the Grey County Official Plan cannot be met, the application may be refused and/or not accepted by the Secretary-Treasurer of the Committee.

Figure 1: Proposed Lot Creation

 Subject Lands

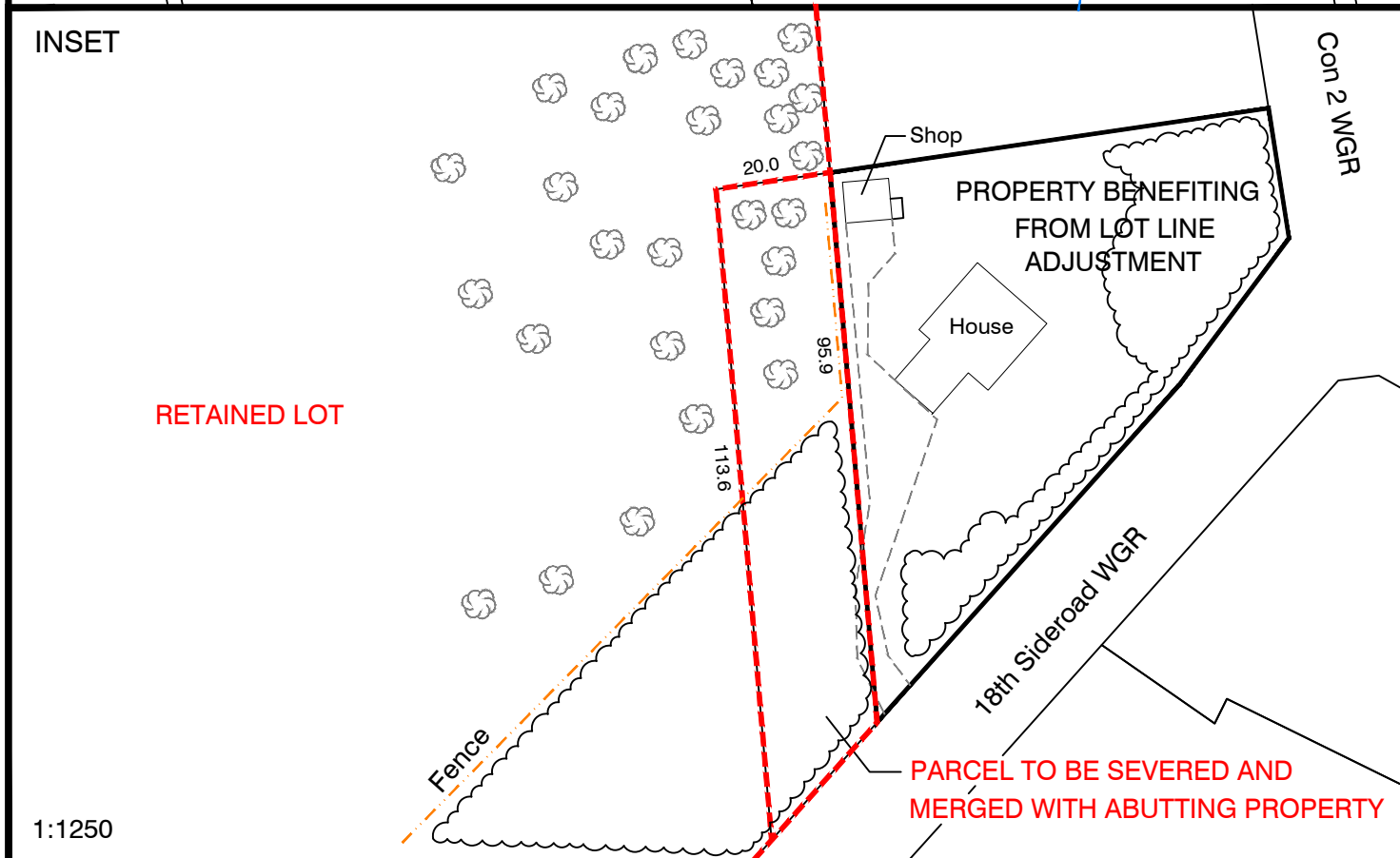
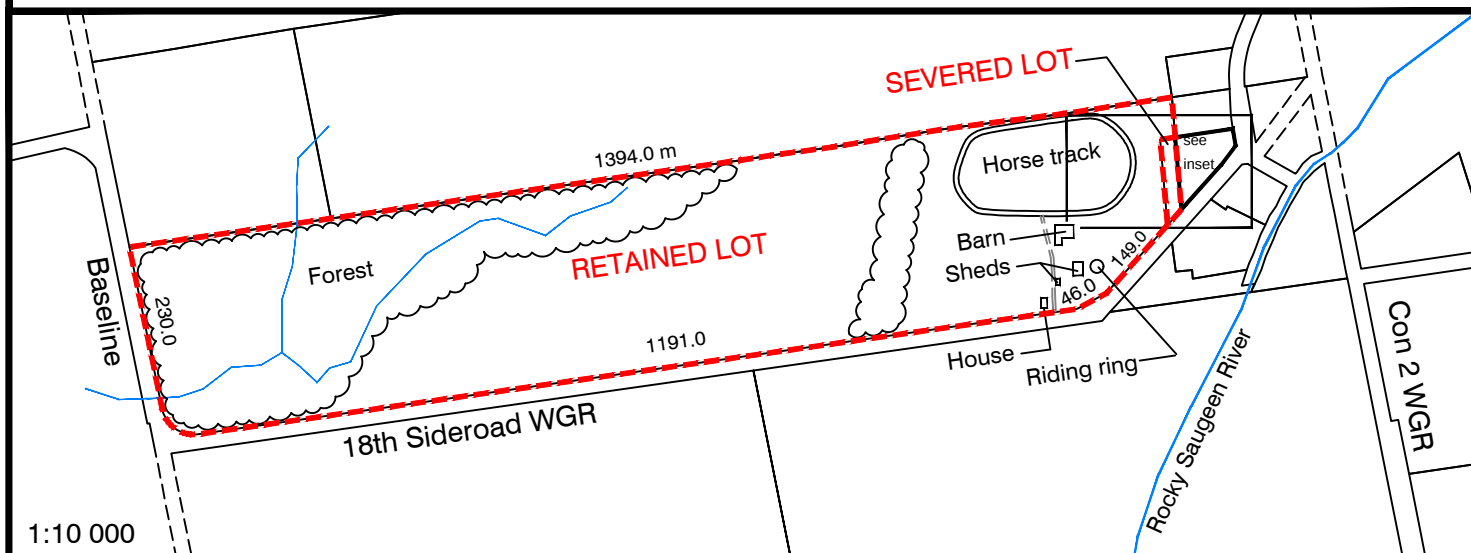


Figure 2: Location of Proposed Shop

 Subject Lands

