

OFFICE USE ONLY			
<b>Date Received:</b>		<b>File No:</b>	
<b>Receipt #</b>		<b>Total Application Fee Received:</b>	
<b>Roll Number:</b>		<b>Pre-Submission Consultation:</b>	Yes <input type="checkbox"/> No <input type="checkbox"/>

**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.

**What is required to submit a minor variance 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 approval.

Application Specific	Requirements - Checklist
All minor variance applications	<input type="checkbox"/> <b>Pre-submission consultation is strongly recommended.</b> <input type="checkbox"/> Drawing – see instructions in Appendix 'A' <input type="checkbox"/> Completed application form <input type="checkbox"/> Commissioners stamp/signature <input type="checkbox"/> Application fee – see calculation instructions below

**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 e-mailed as an adobe PDF document to [notice@westgrey.com](mailto:notice@westgrey.com). 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 (Municipality), 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) Minor Variance Application	\$1,400.00	\$1,400
<b>Additional Required Application Fees</b>		
e) Grey County Planning Fee (\$400.00 Flat Fee for 1 <sup>st</sup> Application plus \$50.00 for each related application.)	\$400.00 + _____	
f) Saugeen Valley Conservation Authority Planning Fee (\$190 Flat Fee for 1 <sup>st</sup> Application plus 50% of \$190 for each related application.)	\$190.00 + _____	
<b>Total Application Fee:</b>		

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.

<b>1. Owner/applicant</b>	
Name	Vanessa and Ryan Dorant
Mailing address	156 Pine View Drive, Elmwood, ON N0G1S0
Telephone no.	289-442-8981
Email address	vanessadryand@gmail.com

<b>2. Agent (if applicable)</b>	
<b>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.</b>	
Name	
Mailing address	
Telephone no.	
Email address	

<b>3. Solicitor (if applicable)</b>	
Name	
Mailing address	
Telephone no.	
Email address	

<b>4. Subject Lands</b>	
Former township/town	
Legal description	
Civic address	156 Pine View Drive, Elmwood, ON N0G1S0
Assessment roll number	420528000701447

<b>5. Pre-submission/consultation</b>	
Have you completed pre-submission consultation with the Municipality?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N X

<b>6. Nature and extent of the relief from the zoning bylaw (what is being varied)</b>
Relief from Section 6.1.2(a) and 6.1.2(b) of Zoning By-law No. 37-2006 to permit the construction/placement of an accessory building (shed) in the defined front yard and to reduce the front yard setback. Shed to be located 33 feet from front property line, and 17 feet from side property line.
Indicate why the proposed use cannot comply with the requirements of the zoning bylaw. The lot configuration, existing dwelling placement, Saugeen wetlands mature landscaping, and septic system location restrict the available space in the side and rear yards for an accessory structure. Meeting the required front yard setback would require removal of established vegetation, relocation of existing utilities, negatively impact drainage and the appearance of the property.

<b>7. Planning background</b>	
What is the current West Grey zoning (see <a href="https://www.grey.ca/government/land-use-planning">https://www.grey.ca/government/land-use-planning</a> )	Natural Environment, Estate Residential
What is the current West Grey Official Plan designation (see <a href="https://www.westgrey.com/en/invest/resources/West-Grey-Official-Plan-2012.pdf">https://www.westgrey.com/en/invest/resources/West-Grey-Official-Plan-2012.pdf</a> )	Rural
What is the County of Grey Official Plan designation	Outside the Niagara Escarpment Plan Area

(see <a href="https://www.grey.ca/government/land-use-planning">https://www.grey.ca/government/land-use-planning</a> )			
<b>Describe how the application conforms with the policies of the West Grey and/or County of Grey Official Plan(s) noted above:</b>		The proposed front-yard placement of the shed maintains the residential character of the neighbourhood, will be subordinate in size and scale to the dwelling, and will not adversely affect adjacent properties, sightlines, or municipal services.	
<b>Describe the surrounding land uses:</b>		Residential	
<b>What is the current use of the subject lands?</b>		Residential	
<b>Are there any existing buildings or structures on the subject lands?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If Yes Existing buildings and structures need to be shown on the drawing (see Appendix A). Provide the following:			
	<b>Existing Building No. 1</b>	<b>Existing Building No. 2</b>	<b>Existing Building No. 3</b>
Currently used for	Primary dwelling		
Year Built	2022		
<b>Are there any new buildings or structures proposed to be built?</b> Yes <input type="checkbox"/> No <input type="checkbox"/> If yes new buildings and structures need to be shown on the drawing (see Appendix A). Provide the following:			
	<b>New Building No. 1</b>	<b>New Building No. 2</b>	<b>New Building No. 3</b>
Proposed Use	Shed		
<b>Access</b>		<b>Water Service</b>	
Provincial Highway <input type="checkbox"/> Municipal Road (All Season) X County Road <input type="checkbox"/> Right-of-Way <input type="checkbox"/>		Municipal Service <input type="checkbox"/> Private Well X Communal Well <input type="checkbox"/> Other: _____	
<b>Sewage Service</b>		<b>Storm Drainage</b>	
Municipal Service <input type="checkbox"/> Private Septic X Communal Septic <input type="checkbox"/> Privy/Outhouse <input type="checkbox"/> Other: _____		Municipal Storm Sewers <input type="checkbox"/> Ditches/Swales X Other: _____	

<b>8. Other</b> <b>Are the lands the subject of any other application under the <i>Planning Act</i>, such as an application for a County of Grey official plan amendment, an application for minor variance, an application for an approval of a plan of subdivision or consent or a minister's zoning order?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes provide the following: File No.: _____ Status: _____
<b>Saugeen, Grey Sauble Northern Bruce Peninsula Source Protection Plan</b> Is the subject land within a Wellhead Protection Area (WHPA)? (see <a href="https://home.waterprotection.ca/">https://home.waterprotection.ca/</a> ) Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, identify the WHPA: If yes do you have an approved Risk Management Plan (RMP) and/or a Section Fifty Nine (59) Notice to Proceed from the Risk Management Official (RMO)? Please attach.
<b>Are there any registered easements/right-of-way or restrictive covenants on the lot?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes describe each easement or restrictive covenant and its effect: *If yes your drawing must include the location of the easement/right-of-way

**Authorization for agent to act for owner**

I/we \_\_\_\_\_ am/are the registered owner(s) of the land that is the subject of this application for minor variance. I/we authorize \_\_\_\_\_ 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 West Grey Council relevant to the application on my/our behalf.

\_\_\_\_\_  
Signature of owner/owners

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date

Name of witness: \_\_\_\_\_

**Affidavit or sworn declaration for the prescribed information**

I/we Vanessa + Ryan Dorant 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 407813 Grey Rd 4 in the Municipality of West Grey this 26<sup>th</sup> day of August 2025.

V. Dorant R. Dorant  
Signature of Owner/Owners or Agent

08/26/2025  
Date

\_\_\_\_\_  
Signature of Commissioner

Heather Janette Webb, a Commissioner, etc.,  
County of Grey, for the Corporation of the

Municipality of West Grey. Expires April 20, 2028.

\_\_\_\_\_  
Signature of Commissioner

Aug 26, 2025  
Date

**Owner/applicant's declaration**

In submitting this application, I/we Vanessa and Ryan Dorant the owner/applicant hereby:

- apply to the Municipality for a minor variance 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 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 Council members of the Municipality, 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.

V. Dorant R. Dorant  
Signature of Owner/Owners/Agent

08/26/2025  
Date