

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.

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	<input type="checkbox"/> <b>Pre-submission consultation is strongly recommended.</b> <input checked="" type="checkbox"/> Drawing or survey – see instructions in Appendix 'A' <input checked="" type="checkbox"/> Completed application form <input type="checkbox"/> Proof of ownership <input checked="" type="checkbox"/> Commissioners stamp/signature <input checked="" type="checkbox"/> Application fee – see calculation instructions below
If the application is for a surplus farm dwelling	If the application is for a surplus farm dwelling: <input type="checkbox"/> Complete appendix 'B' surplus farm dwelling <input type="checkbox"/> A surplus farm dwelling must be surplus to the current owner. Proof may be required: <input type="checkbox"/> Valid farm registration number <input type="checkbox"/> Other lands owned <input type="checkbox"/> 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: <input type="checkbox"/> 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: <input type="checkbox"/> Provide previous severance file number <input type="checkbox"/> Indicate previous severances on the provided drawing <input type="checkbox"/> Provide grantee's name <input type="checkbox"/> Provide use of parcel <input type="checkbox"/> 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](mailto: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 # <u>  1  </u> lots =	\$1,900
b)	Lot addition (\$1,900.00 per each lot addition)	\$1,900.00 x # <u>      </u> lot addition(s) =	
c)	Lot line adjustment (\$1,900.00 per each lot line adjustment)	\$1,900.00 x # <u>      </u> lot line adjustment =	
d)	Easement/right-of-way (\$1,900.00 per each easement required)	\$1,900.00 x # <u>      </u> easements =	
e)	Validation certificate (\$1,000.00 per each validation certificate)	\$1,000.00 x # <u>      </u> lots =	
f)	Lease over 20 years	\$1,900.00	
<b>Additional Required Application Fees</b>			
d)	Grey County planning fee (\$400.00 Flat Fee for 1 <sup>st</sup> Application plus \$50.00 for each new lot on the same parcel)	\$400.00 + (\$50.00 x # <u>  1  </u> lots) =	\$400
e)	Saugeen Valley Conservation Authority planning fee (\$260.00 for 1 <sup>st</sup> Application plus \$130 for each new lot on the same parcel)	<del>\$260.00 + (\$130.00 x # <u>          </u> lots) =</del> \$600	\$600
<b>Total Application Fee:</b>			<b>\$2,900</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.

1. Owner/applicant	
Name	Gerald Bolender
Mailing address	86091 Churchill Drive, RR 3 Goderich, ON N7A 3X9
Telephone No.	(519) 955-2134
Email address	gbolender@hotmail.com

2. Agent (if applicable)	
<b>All correspondence, notices, etc., with respect to this application, will only be directed to the owners/applicant's agent.</b> 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	Bentinck Township
Legal description	Part Lot 12, Concession 14
Civic address	None assigned
Assessment roll number	4205280007110000

5. Type and purpose of the application (select all applicable)	
Creation of a new lot <input checked="" type="checkbox"/>	Lot addition to existing Lot <input type="checkbox"/>
Lot line adjustment to existing lot <input type="checkbox"/>	Easement/right-of-way <input type="checkbox"/>
Lease <input type="checkbox"/>	Validation certificate <input type="checkbox"/>
<b>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:</b> To be determined	

6. Retained land certificate	
Are you also requesting a consent certificate be issued for the retained land?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If <b>yes</b> , 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		
	Lot dimensions - retained lot	Lot dimensions - new lot
Frontage (m)	104 m + 67 m + 74 m +/-	80 m
Depth (m)	1005 m +/-	100 m
Area (ha. or m <sup>2</sup> )	39.16 ha +/-	0.8 ha
Access - retained lot		Access - new lot
Provincial highway <input type="checkbox"/> Municipal road (all season) <input checked="" type="checkbox"/> County road <input type="checkbox"/> Right-of-way <input type="checkbox"/>		Provincial highway <input type="checkbox"/> Municipal road (all season) <input checked="" type="checkbox"/> County road <input type="checkbox"/> Right-of-way <input type="checkbox"/>

<b>Water service - retained lot</b>		<b>Water service – new lot</b>	
Municipal service <input type="checkbox"/> Private well <input checked="" type="checkbox"/> Communal well <input type="checkbox"/> Other: _____		Municipal service <input type="checkbox"/> Private well <input checked="" type="checkbox"/> Communal well <input type="checkbox"/> Other _____	
<b>Sewage service - retained lot</b>		<b>Sewage service – new lot</b>	
Municipal service <input type="checkbox"/> Private septic <input checked="" type="checkbox"/> Communal septic <input type="checkbox"/> Privy/outhouse <input type="checkbox"/> Other _____		Municipal service <input type="checkbox"/> Private septic <input checked="" type="checkbox"/> Communal septic <input type="checkbox"/> Privy/outhouse <input type="checkbox"/> Other _____	
<b>Storm drainage - retained lot</b>		<b>Storm drainage – new lot</b>	
Municipal storm sewers <input type="checkbox"/> Ditches/swales <input checked="" type="checkbox"/> Other _____		Municipal storm sewers <input type="checkbox"/> Ditches/swales <input checked="" type="checkbox"/> Other _____	
<b>What is the current use of the lot to be retained?</b>		Agriculture, forested lands	
<b>What is the current use of lot to be severed?</b>		Forested lands	
<b>Are there any existing buildings or structures on the lands?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes identify the following:			
	<b>Existing building no. 1*</b>	<b>Existing building no. 2*</b>	<b>Existing building no. 3*</b>
Used for			
Year Built			
<b>*Must be shown on the required Drawing</b>			
<b>What is the proposed use for the lot to be retained?</b>		No changes, for now. Agriculture with forested lands	
<b>What is the proposed use for the new lot?</b>		Residential	
<b>Are there any new buildings or structures proposed to be built on the retained lot or the new lot?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes identify the following:			
	<b>New building No. 1*</b>	<b>New building No. 2*</b>	<b>New building No. 3*</b>
Proposed use	Detached dwelling will be erected on the property by a future landowner. No details at this time.		
<b>*Must be shown on the required drawing</b>			

<b>8. Lot addition/lot line adjustment</b>		Not applicable	
<b>Provide reason for lot addition/lot line adjustment</b>			
<b>Year the lot to be added to was created/severed</b>			
	<b>Lot retained (size)</b>	<b>Lot addition (size)</b>	<b>Lot to be added to (size)</b>
Frontage (m)			
Depth (m)			
Area (ha. or m <sup>2</sup> )			

<b>9. Easement/Right-of-Way</b>		Not applicable	
<b>Provide reason for easement/right-of-way</b>			
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 <sup>2</sup> )			

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

<b>11. Validation certificate</b>	Not applicable
<b>Provide reason for validation certificate:</b>	
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	

<b>12. Other</b>	
<b>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)?</b>	
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes provide the following:	
File No.: Unknown Status: Lot was severed in 1989	
<b>Has any land been severed from the parcel originally acquired by the owner of the subject lands?</b>	
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes provide the following:	
Date of transfer: 1989	
Name of transferee: Gerald Bolender	
Uses of the severed lands: Vacant	
<b>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?</b>	
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes provide the following:	
File No.: TBD Status: Minor Variance has been filed with this Consent application	
<b>Are there any existing easements or restrictive covenants affecting the subject lands?</b>	
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes describe each easement or restrictive covenant and its effect:	
Hydro transmission corridor, as shown on severance sketch	
<b>Explain how the application is consistent with the Provincial Policy Statement 2020</b> (See <a href="https://www.ontario.ca/page/provincial-policy-statement-2020">https://www.ontario.ca/page/provincial-policy-statement-2020</a> )	
See Planning Justification REport	
<b>What is the West Grey Official Plan designation</b> (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> )	Not applicable
<b>What is the County of Grey Official Plan designation</b> (See <a href="https://www.grey.ca/government/land-use-planning">https://www.grey.ca/government/land-use-planning</a> )	Rural and Hazard Lands
<b>Describe how the application conforms with the consent policies of the West Grey and/or County of Grey Official Plan(s) noted above:</b>	
See Planning Justification Report	
<b>What is the West Grey Zoning</b> (See <a href="https://www.grey.ca/government/land-use-planning">https://www.grey.ca/government/land-use-planning</a> )	A2 and NE
<b>Describe the surrounding land uses</b>	Forested lands, agriculture, hydro corridor, vacant residential lot

**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 Gerald Bolender 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.

Gerald Bolender Signature of owner/owners Date April 7, 2026  
[Signature] Signature of witness Date April 7, 2026  
Name of witness: Ron Davidson

**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 Municipality of West Grey by this 8 day of April 2026.

[Signature] Signature of Owner/Owners or Agent Date April 8/2026  
[Signature] Signature of Commissioner Expires July 21, 2028

**Owner/applicant's consent declaration**

In submitting this application, I/we Gerald Bolender the owner/applicant hereby:

- a) apply to the Committee for the Municipality for Consent, as described in this application; and
- b) agree and enclose the application fees as calculated; and
- c) 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
- d) 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
- e) 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
- f) 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
- g) 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.

Gerald Bolender Signature of Owner/Owners Date April 7, 2026

Figure 1: Proposed Severance

 Subject Lands

