

Paid 17-Feb-2026 *[Signature]*

File Number: _____
Date Received: _____

Planning Act Application

The Planning Act requires a complete application be filed before the application may be considered. The requirements for a complete application are defined in the Planning Act, its regulations and through the pre-consultation process.

A complete application consists of a finalized signed version of this form, a scalable and detailed site plan, payment of the required fees, and all supplementary submission requirements that were identified through the pre-consultation process.

Incomplete applications may be refused.

If you are unable to answer any of these questions, please contact your local planning and development office for assistance.

Public Record and Notice of Collection:

The information collected on this form is authorized by the Planning Act and will be used for planning application review and consideration. All information collected through this process is considered to be a public record as defined by section 27 of the Municipal Freedom of Information and Protection of Privacy Act as authorized by section 1.0.1 of the Planning Act. Questions about this collection can be directed to the Office of the Clerk by email at clerk@westgrey.com or by phone 519-986-1216 ext. 233

Acknowledgment of Public Information:

The applicant grants the Municipality permission to reproduce, in whole or in part, any and all documents submitted as part of a complete application for internal use, inclusion in staff reports or distribution to the public either online or through other means for the purpose of application review and approval consideration.

If the applicant believes there may be a security risk by allowing the public access to any portion of these documents, the applicant must indicate the portion of the documents to which they believe this concern applies, along with supporting documentation outlining the reasons for their concern along with the document submitted as part of the application. The Manager of Planning, or delegate, will consider but will not be bound to agree with such submissions prior to reproduction, in whole or in part, of any identified portions for internal use, inclusion in staff reports or public distribution.

1. Type of Application: (check all that apply)

Minor Variance

Standard Minor Variance (Planning Act Sec 45 (1))

Alteration/Extension of Legal Non-Conforming Use (Planning Act Sec 45 (2))

Consent

New Lot

Lot Addition

Easement

Cancellation Certificate

Other

Zoning By-law Amendment

Lift of Hold

Temporary Use By-law

Site Plan Approval

Official Plan Amendment

Plan of Subdivision

Plan of Condominium

Part Lot Control

Deeming By-law

Validation of Title

2. Purpose of the Application:

Provide an explanation of what is being proposed and why the application is necessary. Most applications will require supplemental submissions through a planning justification report.

The purpose of the application is to rezone the severed and retained portions of the property to fulfill a condition of consent application BIS.2025-Sanzi. Application BIS.2025 approved a lot that is 0.8ha with a retained lot of +-40 ha. The zoning amendment will permit a minimum lot area that reflects each approved parcel.

3. Registered Owner(s)

| | |
|---|---------------------------------|
| Name | James Sanzi |
| Mailing Address (Including Unit/Box # and Postal Code): | 521068 Con 12 NDR Elmwood |
| Telephone(Work Home/Cell) | 1006-150 |
| E-Mail Address: | 519-949-9023 |
| Name | cedrhillfarmfinancing@gmail.com |
| Mailing Address (Including Unit/Box # and Postal Code): | |
| Telephone(Work Home/Cell) | |
| E-Mail Address: | |

4. Agent/Applicant (if different from owner)

| | |
|---|--|
| Name | |
| Mailing Address (Including Unit/Box # and Postal Code): | |
| Telephone(Work Home/Cell) | |
| E-Mail Address: | |

*All owners must be listed. If needed, please list additional owners with contact information on a separate sheet.

5. All communication(s) will be sent to the Primary Contact Only.

Please indicate who this will be: (Only one contact is allowed)

Owner Agent

6. A Notice Sign is required to be posted.

Please indicate who the sign should be sent to: (Only one contact is allowed)

Owner Agent
Other

*The selected contact is responsible for posting the sign on the subject property within the timelines identified in the Planning Act and must submit a statement indicating the posting is complete

7. Location of Property:

Street # or Civic Address

Legal Description (from tax bill) including Municipality and former Town/Village/Township:

Roll Number:

8. Entire Property (Please provide metric units: metres/square metres/hectares)

| | |
|--|-------------------------------|
| Frontage | + - 400 m |
| Depth | + - 1,000 m |
| Area | 41 ha |
| Existing Uses | Agriculture and residential |
| Existing Structures (number and description) | house and three outbuildings |
| Proposed Uses | Severed lot to be residential |
| Proposed Structures (number and description) | Same |
| Surrounding Land Uses | agriculture |

- Existing Water Services: Private Municipal Communal None Other
- Existing Sanitary Services: Private Municipal Communal None Other
- Proposed Water Services: Private Municipal Communal None Other
- Proposed Sanitary Services: Private Municipal Communal None Other
- Access: Provincial Highway County Road Year-Round Municipal Road
- Seasonal Municipal Road Unopened Road Allowance Private Right-of-Way
- Other

If proposed access is by water, what boat docking and parking facilities are available on the mainland? (Specify):

| | |
|---------------------------|--|
| Electric Utility Provider | |
| Natural Gas Provider | |

Complete Questions #9 and #10 ONLY if your application involves a consent. Otherwise, skip and continue with Question #11.

Provide metric units: metres/square metres/hectares

9. Dimensions of Land (Parcel to be SEVERED)

| | |
|--|--|
| Frontage (along street) | |
| Depth | |
| Area | |
| Existing Structures (number and description) | |
| Proposed Structures (number and description) | |
| Proposed Uses | |

Proposed Water Services: Private Municipal Communal None Other

Proposed Sanitary Services: Private Municipal Communal None Other

Access: Provincial Highway County Road Year-Round Municipal Road

Seasonal Municipal Road Unopened Road Allowance Private Right-of-Way

Other

10. Dimensions of Lands (Parcel to be RETAINED)

| | |
|--|--|
| Frontage (along street) | |
| Depth | |
| Area | |
| Existing Structures (number and description) | |
| Proposed Structures (number and description) | |
| Proposed Uses | |

Proposed Water Services: Private Municipal Communal None Other

Proposed Sanitary Services: Private Municipal Communal None Other

Access: Provincial Highway County Road Year-Round Municipal Road

Seasonal Municipal Road Unopened Road Allowance Private Right-of-Way

Other

11. Is the Applicant Requesting a Certificate for the Retained Land.

Yes No

(If answer is yes, applicant must provide a lawyer's 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.)

12. Have the subject lands been the subject of a previous application for approval?
Yes No (If yes, please indicate file number, nature of the application, date of the application, and the decision)
BIS, 2025
13. Are there any easements or restrictive covenants applying to the subject lands?
Yes No (If yes, please indicate file number, nature of the application, date of the application, and the decision)
14. Have the subject lands been the subject of a Minister's Zoning Order?
Yes No
15. Is there a stream, pond or other wetland within 30 metres of the subject lands?
Yes No
16. Are stormwater sewers present?
Yes No Proposed
(If, no, indicate how the subject lands are drained)
17. The date of construction of all buildings and structures on the subject lands:
unknown
18. When was the property acquired by the current owner? *2017*
19. Will the proposal permit a use on a private or communal septic system that generates more than 45000 liters of effluent per day?
Yes No
20. Names and contact information of any financial institution that is a holder of mortgages, charges or encumbrances on the subject lands
Institution Name:
Contact Name:
Contact Number:
Contact E-Mail:

[Faint, illegible text]

Authorization for Agent to Make Application

I/We _____ am/are the owner(s) of the land that is the subject of this application and I/we authorize _____ to make this application on my/our behalf.

Date

Signature of Owner

Signature of Owner

Declaration of Owner or Authorized Agent

The following declaration must be signed in the presence of a Commissioner of Oaths by the property owner(s) or the individual authorized above to make the application on behalf of the property owner(s).

- 1) I hereby authorize a site visit(s) be undertaken by, but not limited to the staff of the following agencies: the County of Grey, the Municipality of West Grey, and the Conservation Authority where applicable.
- 2) I understand that the application fee covers routine processing costs related to the application, and that this fee will not be refunded except in exceptional circumstances and at the discretion of Committee of Adjustment or Council. It is further understood and agreed that it is my responsibility to reimburse the municipality for any additional costs incurred by the Municipality as part of the processing of this application, such as peer reviews and Ontario Land Tribunal appearances, and that these fees may be collected by any legal means available to the Municipality.
- 3) I hereby solemnly declare that the statements made in this application and the information contained in any documents that accompany this application is true and that I make this declaration believing it to be true.

Feb 17 / 26
Date

[Signature]
Signature of Owner / Agent

Declared before me at Durham, West Grey
This 17 day of February, 2026

Signature of Owner / Agent

Krista House
Commissioner Signature

Krista June House, a Commissioner, etc.,
Province of Ontario, for the Corporation of the
Municipality of West Grey.
Expires October 17, 2027.
Commissioner Stamp