



The Corporation of the
Municipality of West Grey
Application for Consent

402819 Grey Road 4
Durham, ON N0G 1R0
Phone (519) 369-2200
Email notice@westgrey.com
Web www.westgrey.com

Office Use Only			
Date Received:		File No:	
Receipt #		Total Application Fee Received:	
Roll Number:		Pre-submission Consultation:	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"/> <input checked="" type="checkbox"/> Drawing or survey – see instructions in Appendix 'A' <input checked="" type="checkbox"/> Completed application form <input checked="" 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.



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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 =	\$1,900.00
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 # _____ lot line adjustment =	
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 rate)	\$400.00	\$400.00
e)	Saugeen Valley Conservation Authority planning fee (\$260.00 per each new lot created)	\$260.00 x # <u>1</u> lots =	\$260.00
Total Application Fee:			\$2,560.00

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	IRENE DANTE CONTE
Mailing address	7814 HEALY RD. BOLTON, ON. L7E 0V5
Telephone No.	905-857-6539
Email address	ROB CONTE @ ROGERS.COM

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	JOHN SPROVIERI
Mailing address	10929 McVEAN DR. BRAMPTON ON L6P 0K1
Telephone no.	647-808-1945
Email address	SPROVIERIJOHN@GMAIL.COM

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

4. Subject lands	
Former township/town	MUNICIPALITY OF WEST GREY
Legal description	WEST PART LOT 3, CONCESSION 13, GLENELG (PART 40N17R-823)
Civic address	523507 CONCESSION 12
Assessment roll number	4205-220-004-13101

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"/>
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:	

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 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

Water service - retained lot		Water service – new lot	
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: _____	
Sewage service - retained lot		Sewage service – new lot	
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: _____	
Storm drainage - retained lot		Storm drainage – new lot	
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: _____	
What is the current use of the lot to be retained?		RURAL AND HAZARD - SIGNIFICANT WOODLANDS RESIDENTIAL A2 RURAL	
What is the current use of lot to be severed?			
Are there any existing buildings or structures on the lands?			
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes identify the following:			
	Existing building no. 1*	Existing building no. 2*	Existing building no. 3*
Used for	COTTAGE		
Year Built	1978		
What is the proposed use for the lot to be retained?		RURAL AND HAZARD - SIGNIFICANT WOODLANDS RESIDENTIAL A2 RURAL.	
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 <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes identify the following:			
	New building No. 1*	New building No. 2*	New building No. 3*
Proposed use			

8. Lot addition/lot line adjustment			
Provide reason for lot addition/lot line adjustment			
PLANNING TO SELL HOUSE WITH SEVERED LOT 45.72M X 182.88M.			
Year the lot to be added to was created/severed			
	Lot retained (size)	Lot addition (size)	Lot to be added to (size)
Frontage (m)	146.31 MT.	45.72M X 1	45.72 MT.
Depth (m)	1015 MT.	182.88M	182.88 MT.
Area (ha. or m ²)	19.425 HECTARES	0.8 HA.	0.8 HA.

9. Easement/Right-of-Way	
Provide reason for easement/right-of-way	
Legal description of land to benefit from the	

and there is sufficient reserve *infrastructure* capacity to service the lands.

1.1.4 Rural Areas in Municipalities

Rural areas are important to the economic success of the Province and our quality of life. Rural areas are a system of lands that may include rural settlement areas, rural lands, prime agricultural areas, natural heritage features and areas, and other resource areas. Rural areas and urban areas are interdependent in terms of markets, resources and amenities. It is important to leverage rural assets and amenities and protect the environment as a foundation for a sustainable economy.

Ontario's rural areas have diverse population levels, natural resources, geographies and physical characteristics, and economies. Across rural Ontario, local circumstances vary by region. For example, northern Ontario's natural environment and vast geography offer different opportunities than the predominately agricultural areas of southern regions of the Province.

1.1.4.1 Healthy, integrated and viable *rural areas* should be supported by:

- a) building upon rural character, and leveraging rural amenities and assets;
- b) promoting regeneration, including the redevelopment of *brownfield sites*;
- c) accommodating an appropriate range and mix of housing in rural *settlement areas*;
- d) encouraging the conservation and *redevelopment* of existing rural housing stock on *rural lands*;
- e) using rural *infrastructure* and *public service facilities* efficiently;

Provincial Policy Statement, 2020

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- f) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;
- g) providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;
- h) conserving biodiversity and considering the ecological benefits provided by nature; and
- i) providing opportunities for economic activities in *prime agricultural areas*, in accordance with policy 2.3.

1.1.4.2 In *rural areas*, rural *settlement areas* shall be the focus of growth and development and their vitality and regeneration shall be promoted.

10. Lease	
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	
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 <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes provide the following: File No.: Status:	
Has any land been severed from the parcel originally acquired by the owner of the subject lands? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes provide the following: Date of transfer: Name of transferee: Uses of the severed lands:	
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 <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes provide the following: File No.: Status:	
Are there any existing easements or restrictive covenants affecting the subject lands? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> 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) SECTION 1.1.4.1. C. STATES, ACCOMMODATING AN APPROPRIATE RANGE AND MIX OF HOUSING IN RURAL SETTLEMENT ARE	
What is the West Grey Official Plan designation (See https://www.westgrey.com/en/invest/resources/West-Grey-Official-Plan-2012.pdf)	NOT APPLICABLE
What is the County of Grey Official Plan designation (See https://www.grey.ca/government/land-use-planning)	SCHEDULE A - RURAL AND HAZARDOUS WOODLANDS APPENDIX B - SIGNIFICANT WOODLANDS
Describe how the application conforms with the consent policies of the West Grey and/or County of	

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 IRENE AND DANTE CONTE am/are the registered owner(s) of the land that is the subject of this application for consent. I/we authorize JOHN SPROVIERI 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.

Dante Conte
Signature of owner/owners

NOV. 23, 2024
Date

Angela Sprovieri
Signature of witness

Nov 22, 2024
Date

Name of witness: ANGELA SPROVIERI

Affidavit or sworn declaration for the prescribed information

I/we DANTE CONTE 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 Durham in the Municipality of West Grey this 2nd day of December 20 24.

Dante Conte
Signature of Owner/Owners or Agent

Dec 20 24
Date

Krista House
Signature of Commissioner

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

Dec. 2, 2024
Date

Owner/applicant's consent declaration

In submitting this application, I/we DANTE CONTE 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

Appendix 'A' – Drawing Requirements

Two Drawings in metric units must be included showing the following (see examples):

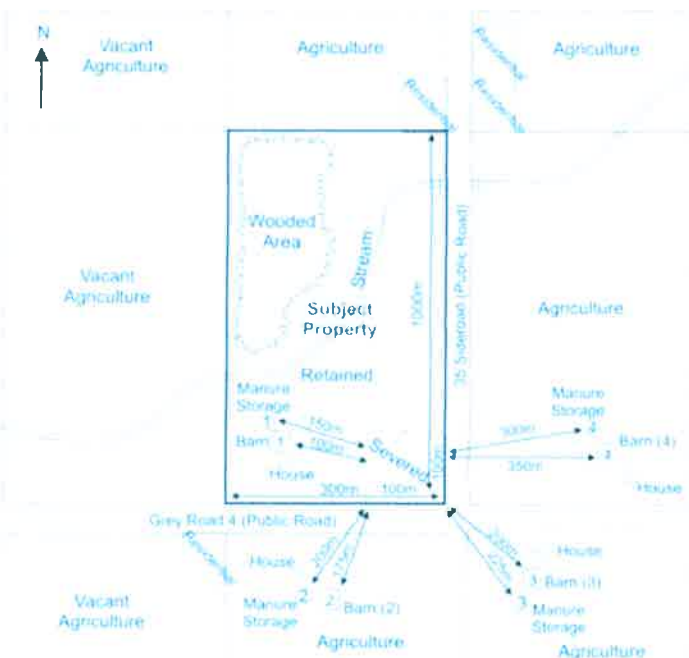
- North arrow;
- the boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land;
- the boundaries and dimensions of the subject land, the part that is intended to be severed and the part that is intended to be retained;
- the location of all land previously severed from the parcel originally acquired by the current owner of the subject land;
- the approximate location of all natural and artificial features (e.g., for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks) that,
 - are located on the subject land and on land that is adjacent to it, and
 - in the applicant's opinion, may affect the application;
- the current uses of land that is adjacent to the subject land (for example, residential, agricultural or commercial);
- the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way; and
- the location and nature of any easement affecting the subject land.

Notes:

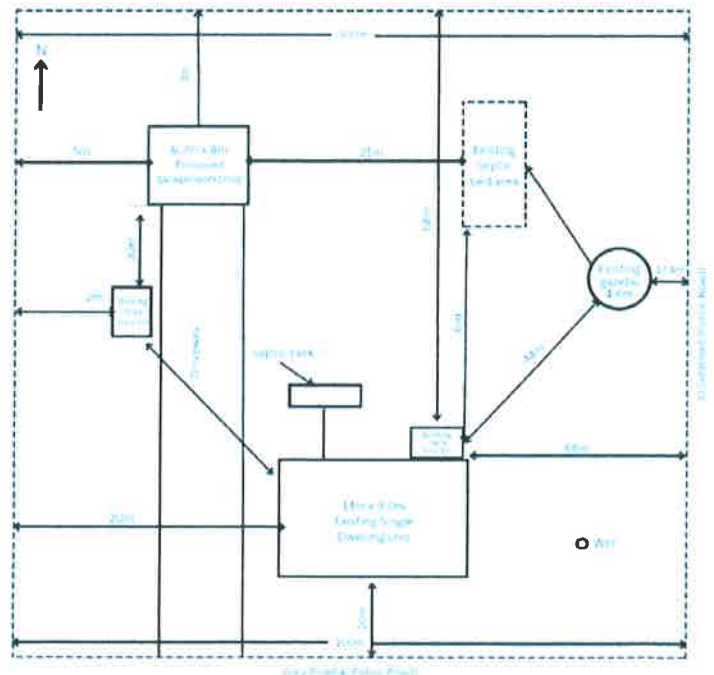
For consent applications proposing to create a new lot, lot addition or easement a draft reference plan and/or Surveyor's Real Property Report prepared by an Ontario Land Surveyor may be required to be submitted with the application to confirm the proposed boundaries/dimensions.

All new lot/lot additions/lot line adjustment/easement/right-of-way applications will require an Ontario Land Surveyor to prepare a Reference Plan as a condition of approval by the Municipality.

Example Drawing 1 – General Area



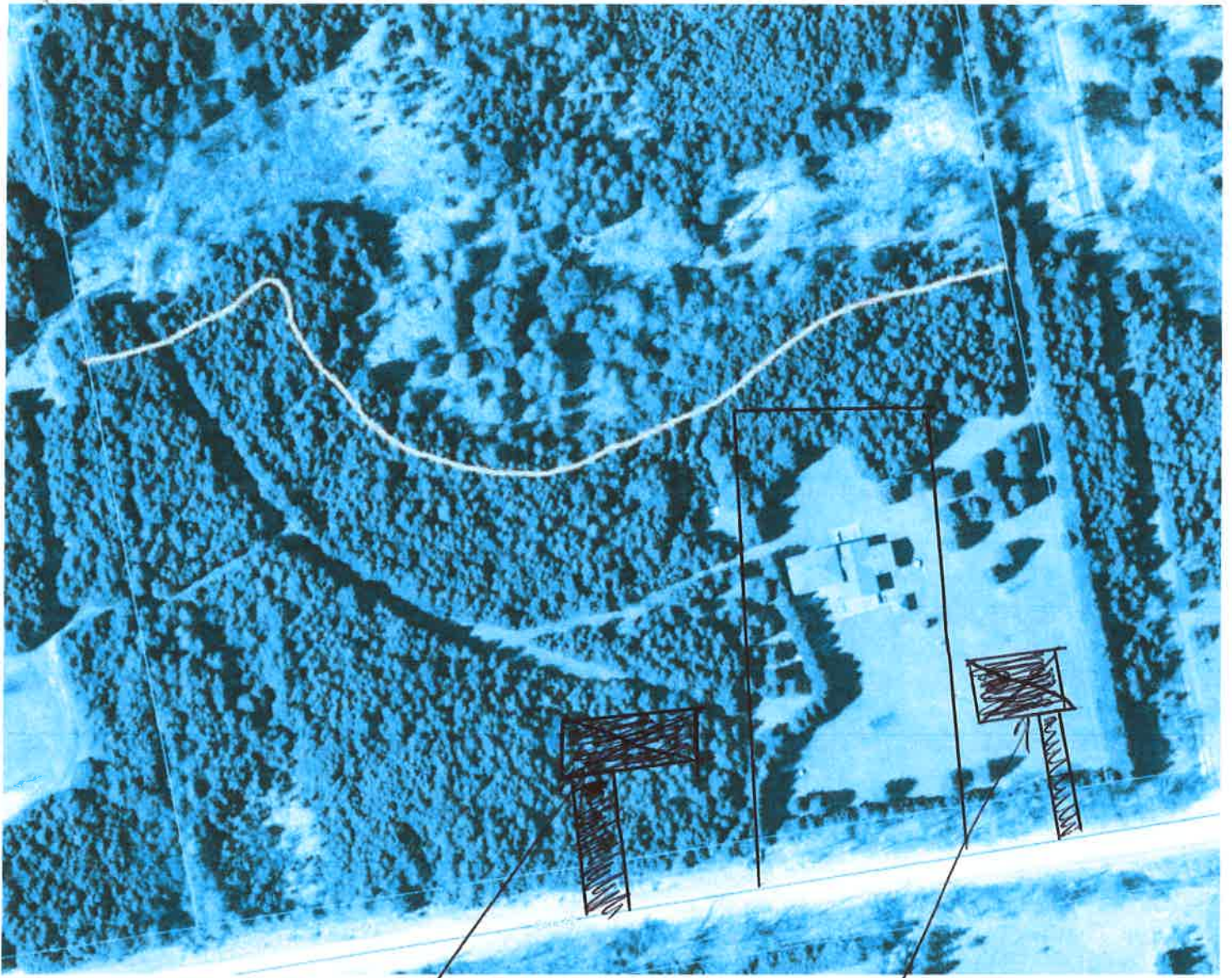
Example Drawing 2 – Close Up



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 <u>today</u> ? Yes <input type="checkbox"/> No <input type="checkbox"/>	
Complete Situation 1, Situation 2 or Situation 3	
Situation 1: 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 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 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)?	



POSSIBLE BUILDING SITE
#1

POSSIBLE BUILDING SITE
#2

WOOD LOT

SUBJECT PROPERTY
523507 CONCESSION 12. 665 FT.
WEST PART LOT 3.
CONCESSION 13 GLENEIG
(PART 4 ON 17R-823
WOOD LOT W.

WOOD LOT

1015 M.
3330 FT.

N.

S.

BRIDGE

WOOD LOT

CREEK.

CEADAR BUSH.

WET AREA

CEADAR BUSH

CEADAR BUSH

200'
60.96 MT.

300'
91.44 MT.

335'
102 MT.

SEPTIC BED

HOUSE

WELL

FUTURE BUILDING SITE

39.6 M.
130 FT

CONCESSION 13

RURAL LAND
AGRICULTURAL.