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MUNICIPALITY OF West Grey

Application for Minor Variance

402819 Grey Road 4
Durham, ON N0G 1R0

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.

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	☐ **Pre-submission consultation is strongly recommended.** ■ Drawing – see instructions in Appendix 'A' ■ Completed application form ■ Commissioners stamp/signature ■ 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. 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	$1400.00
Additional Required Application Fees			
e)	Grey County Planning Fee ($400.00 Flat Fee for 1st Application plus $50.00 for each related application.)	$400.00 + _____	$400.00
f)	Saugeen Valley Conservation Authority Planning Fee ($190 Flat Fee for 1st Application plus 50% of $190 for each related application.)	$190.00 + _____	$190.00
		Total Application Fee:	$1,990.00

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	1001256155 Ontario Inc. (Amsey & Louisa Martin)
Mailing address	2994 Manser Rd Linwood Ont. N0B 2A0
Telephone no.	519-575-5541
Email address	amseyvesters@gmail.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	Eli Sherk
Mailing address	2994 Hackbart Road St Clements Ont.
Telephone no.	519-573-8018
Email address	eli@emscon.ca

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

4. Subject Lands	
Former township/town	Glenelg
Legal description	Con3 EGR PT Lot 41& 42
Civic address	383318 CONCESSION 4
Assessment roll number	420522000111400

5. Pre-submission/consultation		
Have you completed pre-submission consultation with the Municipality?	Yes ■	No ☐

6. Nature and extent of the relief from the zoning bylaw (what is being varied)

Describe the nature and extent of the relief being applied for?

Table 1: Zoning Compliance

Provisions	A2 Zone Requirement	Severed Lot	Retained Lot
Minimum Lot Area	40 ha	37 ha*	38.89 ha*
Minimum Lot Frontage	122 m	117 m and 244 m+/-	778 m+/-

* Relief from Zoning By-law is required

The 'A1' zone requires a minimum lot area of 40 hectares and a minimum lot frontage of 122 metres.

Indicate why the proposed use cannot comply with the requirements of the zoning bylaw.

the reduced lot area is caused by lots being severed off in the past of the original farm lot ,

7. Planning background	
What is the current West Grey zoning (see https://www.grey.ca/government/land-use-planning)	'A1' (Rural) and 'NE' (Natural Environment)
What is the current West Grey Official Plan designation (see https://www.westgrey.com/en/invest/resources/West-Grey-Official-Plan-2012.pdf)	'A1' (Rural) and 'NE' (Natural Environment)
What is the County of Grey Official Plan designation	Agricultural, Hazard

(see https://www.grey.ca/government/land-use-planning)	
Describe how the application conforms with the policies of the West Grey and/or County of Grey Official Plan(s) noted above:	despite being slightly smaller than the recommended 40-hectare farm size – is not out of character with the neighbouring properties in terms of lot size or the amount of workable land.
Describe the surrounding land uses:	The lands located within the immediate vicinity of the subject property are represented by a mix of farming activities, residential uses, and forested lands, all on lots of various sizes.
What is the current use of the subject lands?	Agriculture

Are there any existing buildings or structures on the subject lands?

Yes ■ No ☐

If Yes Existing buildings and structures need to be shown on the **drawing** (see Appendix A). Provide the following:

	Existing Building No. 1	**Existing Building No. 2**	**Existing Building No. 3**
Currently used for	Residence	Barns	Shed
Year Built	Early 1900's	Early 1900's	1980's

Are there any new buildings or structures proposed to be built?

Yes ■ No ☐

If **yes** new buildings and structures need to be shown on the **drawing** (see Appendix A). Provide the following:

	New Building No. 1	**New Building No. 2**	**New Building No. 3**
Proposed Use	Residence	Barn	Shed

Access	**Water Service**
Provincial Highway ☐ Municipal Road (All Season) ■ County Road ☐ Right-of-Way ☐	Municipal Service ☐ Private Well ■ Communal Well ☐ Other: _____
Sewage Service	**Storm Drainage**
Municipal Service ☐ Private Septic ■ Communal Septic ☐ Privy/Outhouse ☐ Other: _____	Municipal Storm Sewers ☐ Ditches/Swales ■ Other: _____

8. Other

Are the lands the subject of any other application under the *Planning Act*, 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?

Yes ■ No ☐ If yes provide the following:

File No.: Status: Consent application in conjunction

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 Fifty Nine (59) Notice to Proceed from the Risk Management Official (RMO)? Please attach.

Are there any registered easements/right-of-way or restrictive covenants on the lot?

Yes ☐ No ■

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 Amsey & Louisa Martrin am/are the registered owner(s) of the land that is the subject of this application for minor variance. I/we authorize Eli Sherk 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.

Signed by: Amsey Martin — Signature of owner/owners — Date: Oct.20/26

Signed by: Louisa Martin — Signature of owner/owners — Date: Oct 20/26

Name of witness: Eli Sherk

Affidavit or sworn declaration for the prescribed information

I/we Eli Sherk 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 21st day of October 2026.

Eli Sherk — Signature of Owner/Owners or Agent — Date: Oct 21 2026

Heather Janette Webb — 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.

Date: Oct. 21. 2026

Owner/applicant's declaration

In submitting this application, I/we Eli Sherk the owner/applicant hereby:

a) apply to the Municipality for a minor variance 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 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 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
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.

Eli Sherk — Signature of Owner/Owners/Agent — Date: Oct 20/26