

WEST GREY COMMITTEE OF ADJUSTMENT

IN THE MATTER OF SECTION 45(1) OF THE PLANNING ACT, RSO 1990

- and -

IN THE MATTER OF an application for

MINOR VARIANCE A13.2026

as described in Schedule 'A' attached hereto

NOTICE OF HEARING

TAKE NOTICE THAT the West Grey Committee of Adjustment appoints

Tuesday September 1, 2026

At 2:00 p.m., Council Chambers

Municipal Office, 402813 Grey Road 4, Durham

for the purpose of holding a hearing in respect of the above-noted application.

This notice, in addition to a sign being posted to the subject property, is required under the *Planning Act*.

This is a public hearing, and you may appear before the Committee of Adjustment at that time. However, if you, a notified party, do not attend the hearing, the Committee can proceed in your absence, and you are not entitled to any further notice of proceedings.

Attached to this Notice of Hearing is a sketch of the subject proposal.

Written comments may be submitted to the Secretary-Treasurer prior to the hearing. If you have received a Notice of Public Hearing and would like to provide your written comment to the Committee of Adjustment, please address your correspondence to the Secretary-Treasurer of the Committee at the address shown below. Please note that all written submissions shall be available for inspection by any interested person.

Information you choose to disclose in your correspondence, including your personal information, will be used to receive your views on the relevant issues to enable the Committee to make its decision on this matter. The information provided will become part of the public record.

Requests for copies of the decision of the Committee of Adjustment, or notice of adjournment of hearings, if any, must be in writing and addressed to the Deputy Secretary-Treasurer of the Committee of Adjustment.

If you are aware of any person affected by this application who has not received a copy of this notice, it would be appreciated if you would so advise. If you are the owner of a building that contains seven or more residential units, please post this notice in a location that is visible to all the residents.

For further information or explanation of matters of concern, please contact the senior planner, Matt Rapke, at West Grey Municipal Office, 402813 Grey Road 4, Durham, ON, N0G 1R0, Phone 519-369-2200 ext. 236 or email mrapple@westgrey.com during regular business hours. When requesting information please quote File No. **A13.2026**

Matt Rapke
Secretary Treasurer
August 7, 2026

MUNICIPALITY OF
West Grey

WEST GREY COMMITTEE OF ADJUSTMENT

Schedule 'A' to File No. A13.2026

THIS IS A HYBRID MEETING using the ZOOM meeting software – audio only. To join the meeting through your computer (or smartphone with the ZOOM app) go to:

<https://www.westgrey.com/en/government/council-calendar.aspx>

Click on the meeting and the Zoom information and instructions will be displayed in the details.

File No.: A13.2026

Related File(s): B29.2026

Name of Owner: Norcon Corner Inc.

Name of Applicant/Agent: Eli Sherk

Subject Property

Municipal Address: 343333 North Line

Legal Description: CON 3 EGR PT LOT 48 and CON 3 EGR PT LT 49, former township of Glenelg; Municipality of West Grey, County of Grey

Roll No.: 4205.220.001.12100 & 4205.220.001.12120

Purpose & Effect:

The purpose of the minor variance application is to seek relief from the following provisions of the Municipality of West Grey Zoning By-law 37-2006: (1) To reduce the minimum lot area requirement in the A1 Zone from 40 ha to +/- 37.7 ha for the proposed severed lot and to +/- 39.7 ha for the proposed retained lot in order to facilitate the consent application; and (2) To deem the lot line abutting Concession 2 to be the front lot line for both the proposed severed and retained lots. Although the subject properties also abut an unopened road allowance to the east, the Zoning By-law definition of "front lot line" would otherwise require the shorter street line to be considered the front lot line. The requested relief will recognize the Concession 2 frontage as the front lot line for zoning purposes. Please visit www.westgrey.com/planningapplications for a clear site plan.

