MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

November 4, 2026

Matt Rapke (via email to mrapke@westgrey.com)
Senior Planner
Municipality of West Grey
402813 Grey Road 4
Durham, ON N0G 1R0

Dear Mr. Rapke:

RE: Severance Application
H. Bye Construction
255 Watson Drive, Mount Forest
OUR FILE 24367A

On behalf of our client, H. Bye Construction, please find enclosed an application for Consent regarding lands with PIN 37298-0263 owned by Randharr Investments Inc. (collectively 'the subject lands'). The subject lands are located in the Municipality of West Grey (Grey County).

The subject lands, which are currently farmed on an interim basis, are located south of Norpark Avenue, east of Harry Bye Boulevard, north of the Coral Lea Avenue Road allowance and adjacent to the terminus of Viola May Crescent.

For the purposes of this letter, we have described the subject lands as consisting of two separate areas (see **Figure 1 – Consent Sketch**) referenced as:

- 'Lands to be severed' – 3.2-hectare area (referred to as the 'Severed Lands' in this letter
- 'Retained Lands' – 15.9-hectare area

The lands to be severed will be added to the 'Lot Created through Consent Application B32.2026' as shown on Figure 1 – Consent Sketch.

BACKGROUND ON PREVIOUS PLANNING APPLICATIONS

To facilitate industrial development of a portion of the subject lands, a Zoning By-law Amendment ('ZBA') was passed and enacted by the Municipality of West Grey on January 13th, 2026 (ZA16.2025). The ZBA came into effect upon the passing of a concurrent Grey County Official Plan Amendment (OPA No. 28) on October 15, 2026. The OPA redesignated the Severed Lands as 'Industrial Business Park Settlement Area'; the Retained Lands remained designated 'Rural'. The approved ZBA rezoned

the Severed Lands 'M1-569 Industrial Exception' and the Retained Lands 'A3-570 Restricted Rural Exception'.

Two consent applications were submitted in September to permit the severance of the subject lands into three lots. The purpose of this was to create a lot for immediate sale to an existing local industry (Viking Cives) to facilitate an expansion of their business (referred to as 'Lot Created through Consent Application B32.2026' on Figure 1 – Consent Sketch), and to create a second lot to be subject to a Holding Provision requiring archaeological clearance from the Ministry of Tourism, Culture and Gaming prior to development proceeding (referred to as 'Lot Created through Consent Application B33.2026'). A Zoning By-law Amendment application was also submitted in September to apply the aforementioned Holding Provision and amend the A3-570 Zone to permit a lot frontage of 20m to recognize the frontage on Viola May Crescent (for the Retained Lands). The Zoning By-law amendment (ZA28.2026) was approved on September 29, 2026, and came into effect on October 23rd, 2026. The consent applications (B32.2026 and B33.2026) were conditionally approved on November 3rd, 2026.

OVERVIEW OF CURRENT CONSENT APPLICATION

Since the above mentioned consent applications were submitted, Viking Cives has determined that they require additional lands to accommodate their planned expansion. In this regard, a third severance is proposed through this consent application. This application will also serve to separate the portion of the lands designated and zoned for rural uses (the 'Retained Lands' on Figure 1) from the portion designated and zoned for industrial uses (the 'Lands to be Severed').

The 'Lands to be Severed' would then be added to the 'Lot Created through Consent Application B32.2026' creating one larger, contiguous parcel with frontage on Harry Bye Boulevard. Recognizing this direction, B32.2026 was approved as a 'stipulated' consent. This means that the 'Lot Created through Consent Application B32.2026' can be sold separately from the abutting lands only one time; if the future owner of these lands (i.e. Viking Cives) acquires abutting property, then those lots will merge. As such, once the proposed 'Lands to be Severed' are sold to Viking, they will merge on title with the 'Lot Created through Consent Application B32.2026' creating the larger parcel noted above.

To summarize, the consent application will create one new lot (the 'Lands to be Severed'). The lot proposed lot configurations are as follows (see **Figure 1 – Consent Sketch**):

i. 3.2-hectare 'Lands to be Severed'
ii. 15.9-hectare 'Retained Lands'

The 'Lands to be Severed' will merge on title with the 'Lot Created through Consent Application B32.2026' to create an 8.8-hectare industrial lot (herein referred to as the 'Future Merged Lands'). This will serve to consolidate the lands redesignated and rezoned for industrial use through the previous Official Plan and Zoning By-law amendment applications. It will also ensure that the new owner has sufficient space for the their planned expansion, including a new building and outdoor storage area.

PLANNING ANALYSIS

Grey County Official Plan

As described earlier and as a result of a previously approved Official Plan Amendment, the subject lands have the following designations:

- Lands to be Severed – designated Industrial Business Park Settlement Area
- Retained Lands – designated Rural

Section 9.12(1) of the County Official Plan sets out the following circumstances to consider prior to approval of a consent application:

a) *The land division is permitted by the appropriate land use policies of Section 3 to 8;*

There are no specific lot size or consent requirements for lot creation within the Industrial Business Park Settlement Area designation. The portion of the lands designated Rural land use type is not being subdivided (existing area designated Rural remains at its existing size).

b) *The land division is to promote development in an orderly and contiguous manner, and should not conflict with the established development pattern of the area;*

The proposed land division will result in orderly development that is contiguous with the existing built area of the Industrial Business Park Settlement Area. The industrial area exhibits varying lot sizes, and while the Future Merged Lands is larger than some of the lots in this area, the lot size is required to accommodate an existing growing business..

The Rural designated portion of the Retained Lands is not out of keeping with nearby rural properties.

c) *The proposed use is compatible with existing and future permitted land uses on adjacent lands;*

As evaluated through the OPA/ZBA applications, dry industrial uses permitted on the lands designated Industrial Business Park Settlement Area are compatible with the surrounding Industrial Business Park Settlement Area and not anticipated to result in adverse effects on nearby sensitive uses.

Current agricultural (cropping) uses on the portion of the Retained Lands are compatible with surrounding and existing uses within the Rural Area and Industrial Business Park Settlement Area.

d) *The servicing requirements of Section 8.9 must be met;*

Municipal servicing and communal servicing are not available on the subject lands. A Servicing Options Study was submitted with the OPA/ZBA applications and recommended that private individual services be used for the proposed development (on the Future Merged Lands). The subject lands are located in an area that is already serviced by private individual systems

(within the Industrial Business Park Settlement Area and on Rural Lands). The Servicing Options Study concluded that extending full municipal services through to service the industrial building is not recommended.

The Hydrogeological and Nitrates Study concluded that the manufacturing facility proposed on the Future Merged Lands can be appropriately serviced by private individual services.

e) *Direct access from a Provincial Highway or a County Road may be restricted as outlined in Section 8.3. Where possible, residential lots must not be approved where access from a road would create a traffic hazard because of limited sight lines, curves, or grades;*

Access to the Lands to be Severed will be through the Lot Created through Consent Application B32.2026 (once merged) which has existing access from Harry Bye Boulevard.

Access to the Retained Lands is provided via Viola May Crescent. It is anticipated that Viola May Crescent will be extended through future development applications.

f) *Evidence that soil and drainage conditions are suitable to permit the proper siting of buildings, that a sufficient and potable water supply exists, and that conditions are suitable for sewage system construction;*

As provided above, a Servicing Options Study and Hydrogeological and Nitrates Study was prepared as part of the OPA/ZBA application for the portion of the lands within the Industrial Business Park Settlement Area. Private septic and water servicing can be achieved on the subject lands.

g) *The size of any parcel of land created must be appropriate for the proposed use, and in no case, will any parcel be created which does not conform to the minimum provisions of the zoning by-law.*

See Zoning By-law analysis section below.

h) *The proposed lots comply with Provincial Minimum Distance Separation Formulae except for lots created within settlement areas.*

As part of the OPA/ZBA application submitted for the subject lands, MDS calculations were undertaken in accordance with "The Minimum Distance Separation Implementation Document: Formulae and Guidelines for Livestock Facility and Anaerobic Digester Odour Setbacks, Publication 853 of the Ontario Ministry of Agriculture, Food and Rural Affairs, 2016" (the 'MDS Guidelines'). These calculations were undertaken for a Type B (more sensitive) use, as required for settlement boundary expansions. Based on those calculations (see Table 1 – MDS Type B column), the portion of the subject lands proposed to be brought into the Industrial Business Park Settlement Area through OPA No. 28 (including Severed Lands 1 & 2) were found to comply with the MDS formula. As such, adherence to MDS was already demonstrated for the portion of the lands proposed in the Industrial Business Park Settlement Area. See **AgriSuite Report** attached to the end of this letter for the MDS data sheets.

Table 1. MDS I Summary Table

Address	Livestock Type	MDS Type B	MDS Type A
415 Wellington County Road 6	Beef farm	272 m	189 m
6884 ON-89	Horse farm	191 m	115 m
42487 Grey County Rd 109	Dairy farm	430 m 487 m	316 m 385 m
271087 County Road 6	Beef farm	204 m	122 m

*where only one MDS measurement is listed, that measurement applies to both the barn and manure storage (or barn only where there is no manure storage). Where two MDS measurements are listed, the first refers to the barn and the second to manure storage.

Per the MDS Guidelines, where lot creation is proposed, including new lots for agricultural uses, an MDS I setback is required for both the severed and retained lot. Per MDS Guideline #33, lot creation outside a settlement area is considered a Type A (less sensitive) land use. As provided in Table 1 (see MDS Type A column) above, the two severed lots meet MDS setbacks for a Type B (less sensitive) land use. A portion of the retained lands that are not proposed within the Industrial Business Park Settlement Area intersect with the Type A MDS setback for a barn located at 415 Wellington County Road 6. The Type A setback is 189 and intersects with only the southern corner of the proposed Retained Lands. Per Guideline #41, for proposed lots without an existing dwelling that are >1 ha, MDS I setbacks are measured as the shortest distance between a 0.5 ha or larger building envelope (for a potential dwelling) and either the surrounding livestock occupied portions of the livestock barns, manure storages or anaerobic digesters. As such, a 0.5 building envelope can be sited on the Retained Lands outside of the MDS Type A arc for the barn located at 415 Wellington County Road 6.

Overall, the proposed lots comply with MDS.

Municipality of West Grey Zoning Bylaw

As a result of the previously mentioned Zoning By-law Amendment, the subject lands have the following zoning:

- Lands to be Severed – zoned M1-569
- Retained Lands – zoned A3-570

The below table sets out how the proposed lots comply with the minimum requirements of the Zoning By-law. Since no buildings are currently present on the subject lands, lot area and minimum lot frontage are the relevant provisions at the consent stage.

Applicable M1-569 Zone Provisions for Consent	Lands to be Severed
Minimum Lot Area of 0.8 hectares	3.2 ha
Minimum Frontage of 15 m	0 metres on its own but 110.34 m (on Harry Bye Blvd) when merged with the Lot Created through Consent Application B32.2026

Applicable A3-570 Zone Provisions for Consent	Retained Lands
Minimum Lot Area of 10.5 hectares	15.9 ha
Minimum Frontage of 20 m	21.4 m (Viola May)

Access to the Lands to be Severed will be through the Lot Created through Consent Application B32.2026, once merged, which has existing access from Harry Bye Boulevard. To ensure zoning compliance, the requirement to merge these two lots is proposed as a condition of consent.

PROPOSED CONDITION OF CONSENT

If the application for consent is approved, the decision should be subject to the following conditions:

- That the Lands to be Severed be merged with the adjacent lands to the northeast (labelled as 'Lot Created through Consent Application B32.2026' on Figure 1.

CLOSING

In support of this application, please find the following items at this SharePoint link [Randharr Lot Consent (November 2026)]:

- Planning Letter;
- Committee of Adjustment application for consent;
- Consent Sketch; and,
- Proof of property ownership.

The owner will submit a cheque in the amount of $2,250 to the Municipality of West Grey, representing the following application fees:

- Consent application fee: $1,900
- Grey County review fee: $50 for the related application)
- SVCA review fee: $300

We thank you in advance for your attention to our application. Should you have any questions or require any further information, please do not hesitate to contact the undersigned.

Yours truly,

MHBC

Trevor Hawkins, M.PL, MCIP, RPP
Partner

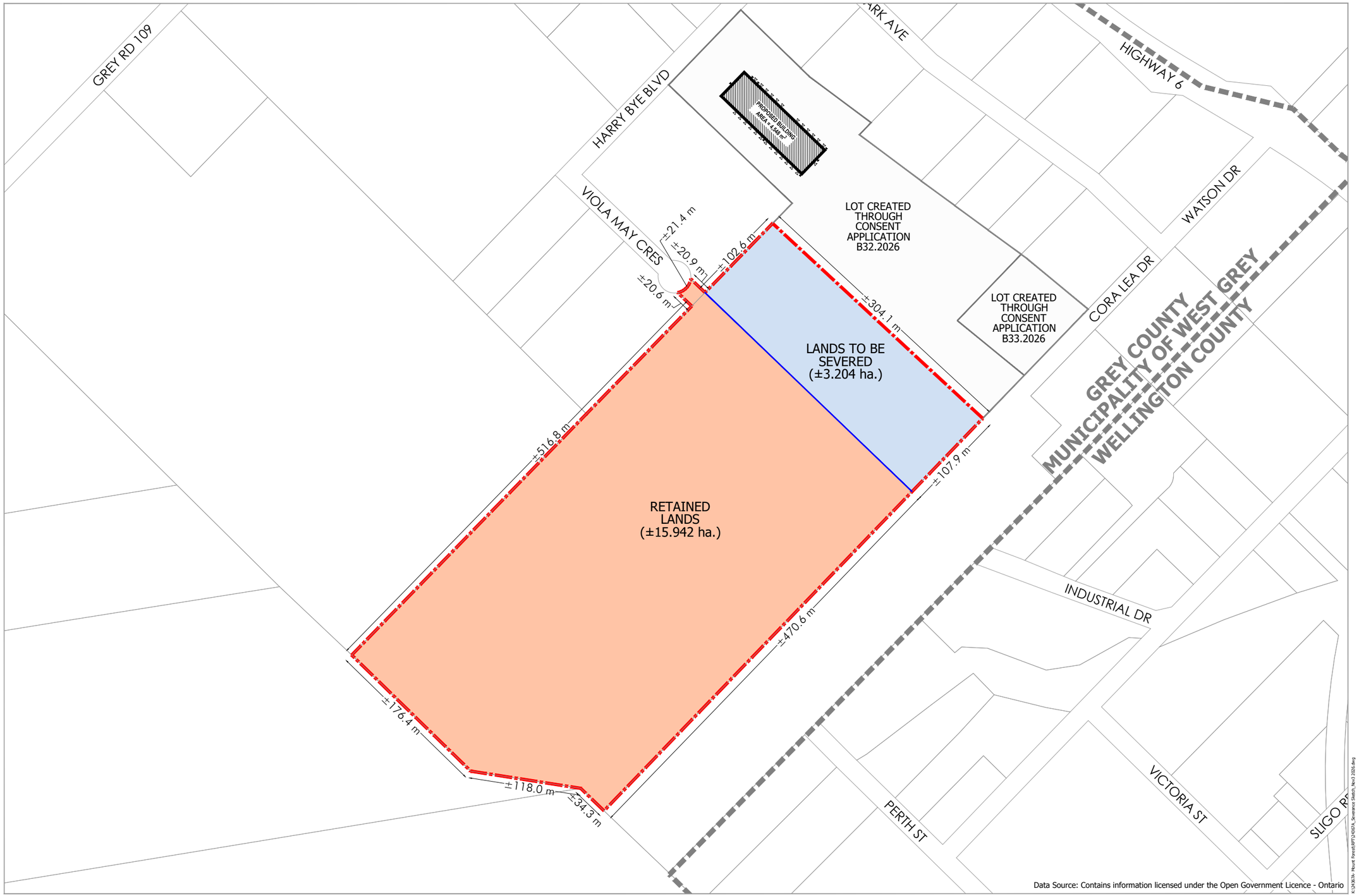
Chelsea Brooks, MA, MSc(Plan), RPP, MCIP
Senior Planner

cc. *Harry Bye*

Attach. *Figure 1 – Consent Sketch*
AgriSuite Report for MDS I

Severance Sketch

- Subject Lands
- Municipal Boundaries
- Severed Lines
- Retained Lands (±15.942 ha.)
- Severed Lands (±3.204 ha.)



Ontario

AgriSuite

H. Bye Consent

General information

Application date
Sep 1, 2026

Municipal file number

Proposed application
Lot creation for a maximum of three non-agricultural use lots

Applicant contact information
ON

Location of subject lands
County of Grey
Township of West Grey
NORMANBY
Concession 1 WEST OF OWEN SOUND ROAD , Lot 32
Roll number: 4205010007025000000

Calculations

271087 County Rd 6

Farm contact information
ON

Location of existing livestock facility or anaerobic digestor
County of Grey
Township of West Grey
NORMANBY
Concession A WEST OF OWEN SOUND ROAD , Lot 72
Roll number: 4205010007029000000

Total lot size
30 ha

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Beef, Backgrounders (7 - 12.5 months), Confinement	29	9.7 NU	135 m²

Confirm Livestock/Manure Information (271087 County Rd 6)
The livestock/manure information has not been confirmed with the property owner and/or farm operator.

Setback summary

Existing manure storage	No storage required (manure is stored for less than 14 days)
Design capacity	9.7 NU
Potential design capacity	19.3 NU

Factor A (odour potential)	0.8	Factor B (design capacity)	197.79
Factor D (manure type)	0.7	Factor E (encroaching land use)	1.1

Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)	122 m (400 ft)
Actual distance from livestock barn	NA
Storage base distance 'S' (minimum distance from manure storage)	No existing manure storage
Actual distance from manure storage	NA

415 Wellington County Rd 6

Farm contact information
ON

Location of existing livestock facility or anaerobic digestor
County of Grey
Township of West Grey
NORMANBY
Concession A WEST OF OWEN SOUND ROAD , Lot 73
Roll number: 4205

Total lot size
53 ha

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Beef, Backgrounders (7 - 12.5 months), Confinement	90	30 NU	418 m²

Confirm Livestock/Manure Information (415 Wellington County Rd 6)
The livestock/manure information has not been confirmed with the property owner and/or farm operator.

Setback summary

Existing manure storage	No storage required (manure is stored for less than 14 days)
Design capacity	30 NU
Potential design capacity	90 NU

Factor A (odour potential)	0.8	Factor B (design capacity)	306.81
Factor D (manure type)	0.7	Factor E (encroaching land use)	1.1

Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)	189 m (620 ft)
Actual distance from livestock barn	NA
Storage base distance 'S' (minimum distance from manure storage)	No existing manure storage
Actual distance from manure storage	NA

42487 Grey County Rd 109

Farm contact information
ON

Location of existing livestock facility or anaerobic digestor
County of Grey
Township of West Grey
NORMANBY
Concession A WEST OF OWEN SOUND ROAD , Lot 70
Roll number: 4205010007027000000

Total lot size
35 ha

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Liquid	Dairy, Heifers Large Frame (182 - 545 kg) (eg. Holsteins), Free Stall	266	133 NU	1853 m²

Confirm Livestock/Manure Information (42487 Grey County Rd 109)
The livestock/manure information has not been confirmed with the property owner and/or farm operator.

Setback summary

Existing manure storage	M1. Liquid, outside, no cover, straight-walled storage
Design capacity	133 NU
Potential design capacity	399 NU

Factor A (odour potential)	0.7	Factor B (design capacity)	512.48
Factor D (manure type)	0.8	Factor E (encroaching land use)	1.1

Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)	316 m (1037 ft)
Actual distance from livestock barn	NA
Storage base distance 'S' (minimum distance from manure storage)	385 m (1263 ft)
Actual distance from manure storage	NA

6884 On-89

Farm contact information
ON

Location of existing livestock facility or anaerobic digestor
County of Grey
Township of West Grey
NORMANBY
Concession A WEST OF OWEN SOUND ROAD , Lot 75
Roll number: 4205010007025000000

Total lot size
10 ha

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Horses, Medium-framed, mature; 227 - 680 kg (including unweaned offspring)	13	13 NU	302 m²

Confirm Livestock/Manure Information (6884 On-89)
The livestock/manure information has not been confirmed with the property owner and/or farm operator.

Setback summary

Existing manure storage	V3. Solid, outside, no cover, >= 30% DM
Design capacity	13 NU
Potential design capacity	26 NU

Factor A (odour potential)	0.7	Factor B (design capacity)	212
Factor D (manure type)	0.7	Factor E (encroaching land use)	1.1

Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)	115 m (377 ft)
Actual distance from livestock barn	NA
Storage base distance 'S' (minimum distance from manure storage)	115 m (377 ft)
Actual distance from manure storage	NA

Preparer signoff & disclaimer

Preparer contact information
ON

Signature of preparer

(Signature) Date (Month-Day-Year)

Note to the user

The Ontario Ministry of Agriculture, Food and Agribusiness (OMAFA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFA will be considered to be the official version for purposes of calculating MDS. OMAFA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.

© King's Printer for Ontario, 2012-26