

July 22, 2026

Matt Rapke, Senior Planner
Municipality of West Grey
402813 Grey Road 4
Durham Ontario N0G 1R0



Dear Matt:

Re: Consent Application 1 – John Watson – 232844 Concession 2 WGR Concession 3 – Separation of Lots 11 and 12, Municipality of West Grey

Consent Application 2 – John Watson – 232844 Concession 2 WGR Concession 3 – Extension of Lot 12 Right of Way on to Lot 11, Municipality of West Grey

Please find attached two applications for consent. The first to separate Lots 11 and 12, and the second to extend an existing right of way on Lot 12 to Lot 11. The second consent is needed because based on discussion with the applicant the actual driveway is most likely not located on the right of way described on the deed for the 232842 Concession 2 WGR.

In support of both consent applications, please find included in the package the following:

1. Two Completed Consent Applications
2. Two site plans per Consent Application (four total) showing
 - a. Proposed severed and retained lot dimensions
 - b. Building location and description severed and retained lots
 - c. Site Plan detailing proposed consent
3. Deed including Right of Way Description
4. Minimum Distance Separation (MDS) Calculation livestock barn severed lot

Application 1 Separate Lot 11 and 12

The proposed severed lot (Part Lot 12) has +-268.6 metres frontage on Concession 3 WGR , +-1570 metres depth, +-41.6 hectares lot area, and contains a barn not used for livestock for 30 years. The severed lot is subject to an +-6.7 metre by +-446 metre right of way in favour of the existing lot owned by a third party containing a farmhouse known as 232882 Concession 3 WGR.

The proposed retained lot has +-256.8 metres frontage on Concession 3 WGR, +-1570 square metres depth, +-40.2 hectares lot area, and contains a farmhouse (232884 Concession 3 WGR), livestock barn, and various farm accessory buildings for hay and equipment storage. Both the severed and retained lots are actively farmed and have frontage as through parcels on Baseline Road.

Application 2 Extension of Lot 12 Right of Way on to Lot 11

The proposed severed lot (Part Lot 12) has +-6.7 metres frontage on Concession 3 WGR , +-446 metre, and +-0.29 hectares lot area. The severed lot is located north of the existing right of way in favour of the existing lot owned by a third party containing a farmhouse known as 232882 Concession 3 WGR. The deed and survey for this house show the right of way on Lot 12, but the driveway location is likely on Lot 11, and has been for many years.

The proposed retained lot has +-256.8 metres frontage on Concession 3 WGR, +-1570 square metres depth, +-40.2 hectares lot area, and contains a farmhouse (232884 Concession 3 WGR), livestock barn,

and various farm accessory buildings for hay and equipment storage. The purpose of this severance is to legally extend title to the right of way to the farmhouse at 232882 Concession 3 WGR.

Analysis

In submitting both applications Triton has considered Section 5.2.1 of the Grey County Official Plan permitting all types and sizes of farm operations in the Agricultural Land Use designation. Section 5.2.2 #2 states newly created farm lots should generally be 40 hectares in area.

The applicant had MDS I calculations completed for the existing livestock barn on the retained lot and the unoccupied barn on the severed lot as per 5.2.2 #5 of the County Plan. These arcs may be relevant to any future farmhouse that may be built on the retained lot, but do not impact on the lot creation proposed to recreate previously existing lot lines. There is a building envelope available on the retained lot.

Triton has considered consent policies in 5.2.3 of the County Official Plan. Subsection 1a) allows the creation of one severed and retained lot that are both 40 hectares in size. The proposed lot complies with 9.12 consent policies being contiguous and orderly, does not conflict with the established lot pattern, soil and drainage are suitable, the parcel size is appropriate, and private services are available to the severed lot containing the farmhouse. Existing driveways and farm entrances will serve the proposed lots.

The proposed severed and retained lots meet minimum frontage and area requirements in the A1 Agricultural Zone in the West Grey Zoning By-law. Existing buildings meet the minimum interior side yard requirements in section 8.2.4 for residential dwellings (6m), the existing livestock building 18.3m), and other farm buildings (15.2m). Both lots would comply with lot coverage (15%) in Section 8.2.4.

The house at 232842 Concession 2 WGR on an existing lot created years ago accesses the municipal road by a right of way described in the deed included in the application. The right of way has a metes and bound description that locates it on Lot 12. The intention is to continue to use that right of way as access to the existing home, but upon final survey if the driveway is found to be located on Lot 11 the second consent would allow the right of way to be legally extended. The right of way will be properly identified in the legal description for the severed lot 12 and severed lot 11 as a condition of consent.

John Watson will be submitting both applications, authorizing both, and paying the required fees. I am listed as agent only in the event you have any questions regarding completeness of the applications or leading up to the Committee of Adjustment's consideration of the applications.

A handwritten signature in black ink, appearing to read 'Bill White', is written over a horizontal line.

Bill White MCIP RPP
Senior Planner, Triton Engineering Services