

WEST GREY COMMITTEE OF ADJUSTMENT

IN THE MATTER OF SECTION 53 OF THE PLANNING ACT, RSO 1990

- and -

IN THE MATTER OF an application for

CONSENT B07.2026

as described in Schedule 'A' attached hereto

NOTICE OF HEARING

TAKE NOTICE THAT the West Grey Committee of Adjustment appoints

Tuesday November 3, 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 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. **B07.2026**

Matt Rapke
Secretary Treasurer
October 6, 2026

MUNICIPALITY OF
West Grey

WEST GREY COMMITTEE OF ADJUSTMENT

Schedule 'A' to File No. B07.2026

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.: B07.2026

Related Files(s): ZA08.2026 & COPA-30 J&K Agro

Name of Owner: J&K Agro Services Inc. c/o Jim McLaughlin

Name of Applicant/Agent: Cuesta Planning Consultants Inc.

Subject Property

Municipal Address: 221513 GREY ROAD 9

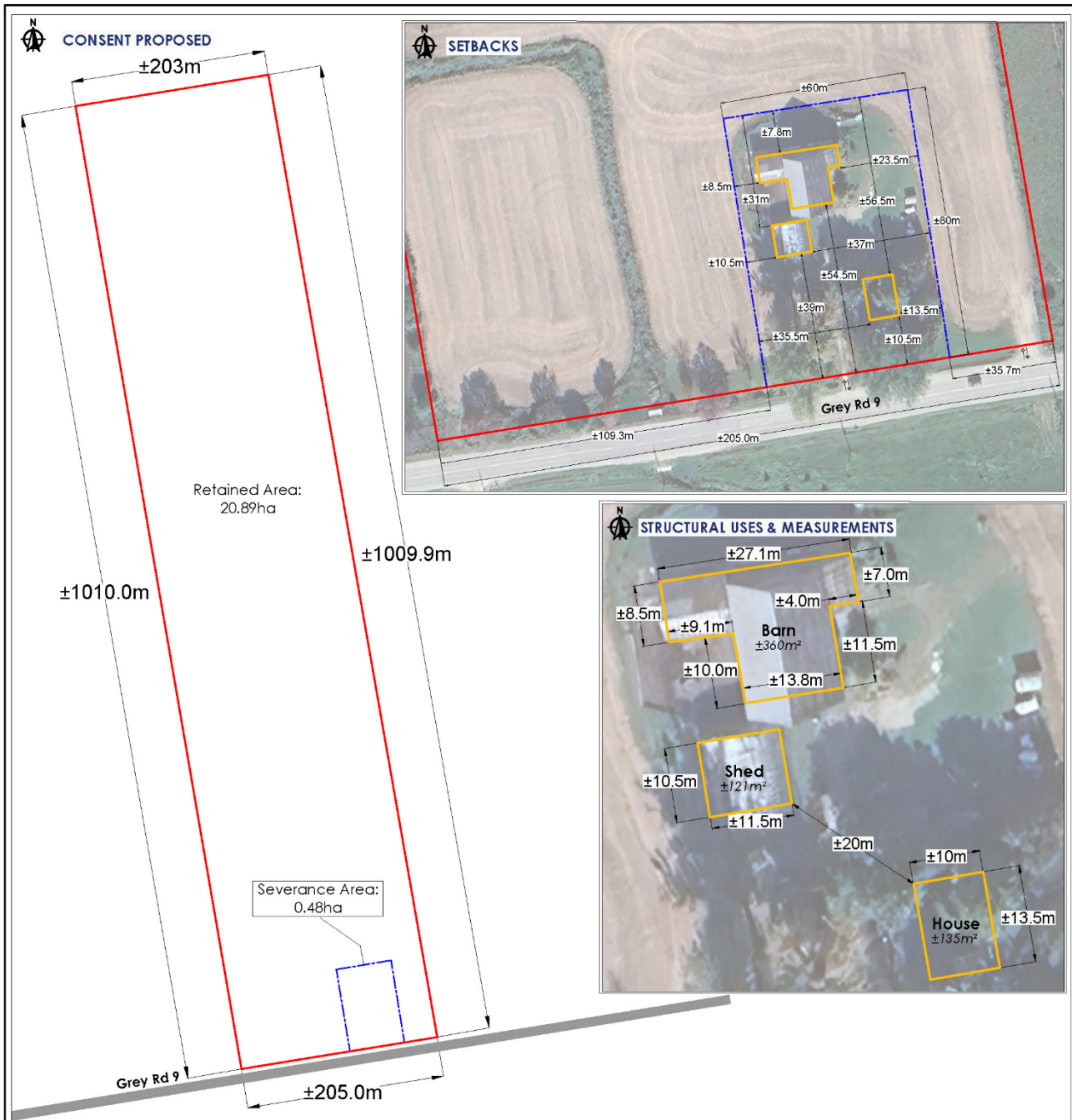
Legal Description: CON 14 W PT LOT 13, Normanby, Municipality of West Grey, County of Grey

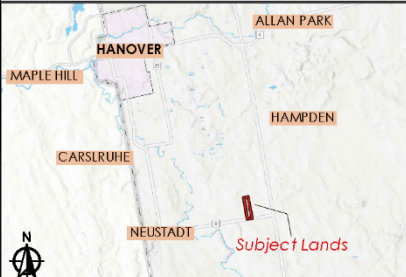
Roll No.: 4205.010.003.04400

Purpose & Effect:

The purpose of the consent application is to sever off the surplus farm dwelling lot with an area of +/- 0.48ha and a frontage of +/-60m and it will contain the existing structure. The retained lot will have an area of +/-20.89ha with a frontage of +/-145m.

Please visit www.westgrey.com/planningapplications to see clear site plan.



ADDRESS & LEGAL DESCRIPTION		MAP TITLE		SITE PLAN		CONSULTANT									
420501000304400 221513 GREY ROAD 9 CONCESSION 14 WEST, PART LOT 13 MUNICIPALITY OF WEST GREY COUNTY OF GREY 		LEGEND		 Subject Lands (21.37ha; 52.81 ac)		 Existing Structures									
		 Proposed Severance		 Access											
		ADHERANCE TO THE ZONING PROVISIONS of Sections 8.2 and 8.3 By-law Number 37-2006 (Consolidated April 1, 2017)													
SEVERED LANDS		REGULATIONS (Section 8.3)	PROVISIONS	ADHERANCE		A. 978 First Avenue West Owen Sound, ON N4K 4K5 T. (519) 372-9790 E. cuesta@cuestaplanning.com <table><tr><td>Drawn by:</td><td>Date printed:</td></tr><tr><td>J Bruwer</td><td>January 29, 2026</td></tr><tr><td>Project File No:</td><td>Project name:</td></tr><tr><td>25012</td><td>John McLaughlin (Hawkesworth)</td></tr></table>		Drawn by:	Date printed:	J Bruwer	January 29, 2026	Project File No:	Project name:	25012	John McLaughlin (Hawkesworth)
Drawn by:	Date printed:														
J Bruwer	January 29, 2026														
Project File No:	Project name:														
25012	John McLaughlin (Hawkesworth)														
Lot Area Minimum, Min	0.8ha	±0.48ha													
Lot Frontage, Min	30.5m	±60m													
Front Yard, Min	18.3m	±10.5m (existing)													
Rear Yard, Min	7.5m	±7.8m													
Interior Side Yard, Min	3m	W: ±8.5m; E: ±23.5m													
Exterior Side Yard, Min	7.5m + road auth. requirement	N/A													
Ground floor Area	Less than 2 storey	83.6m²	N/A												
	Two or more storey	102.2m²	±135m²												
Lot Coverage, Max		20%	Barn ±360m² Shed ±121m² House ±135m² TOTAL: ±616m² ±12.8%												