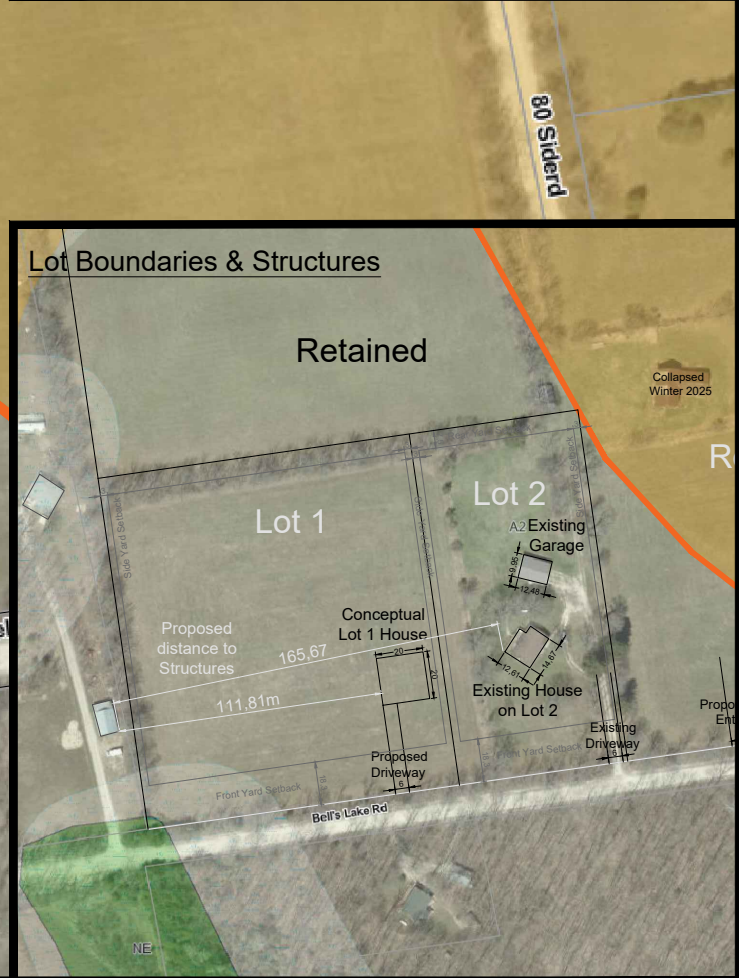
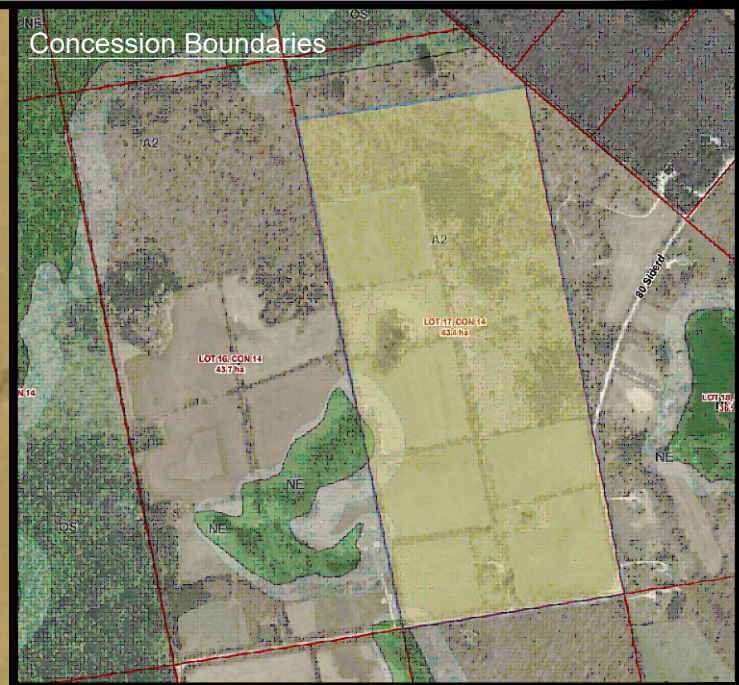
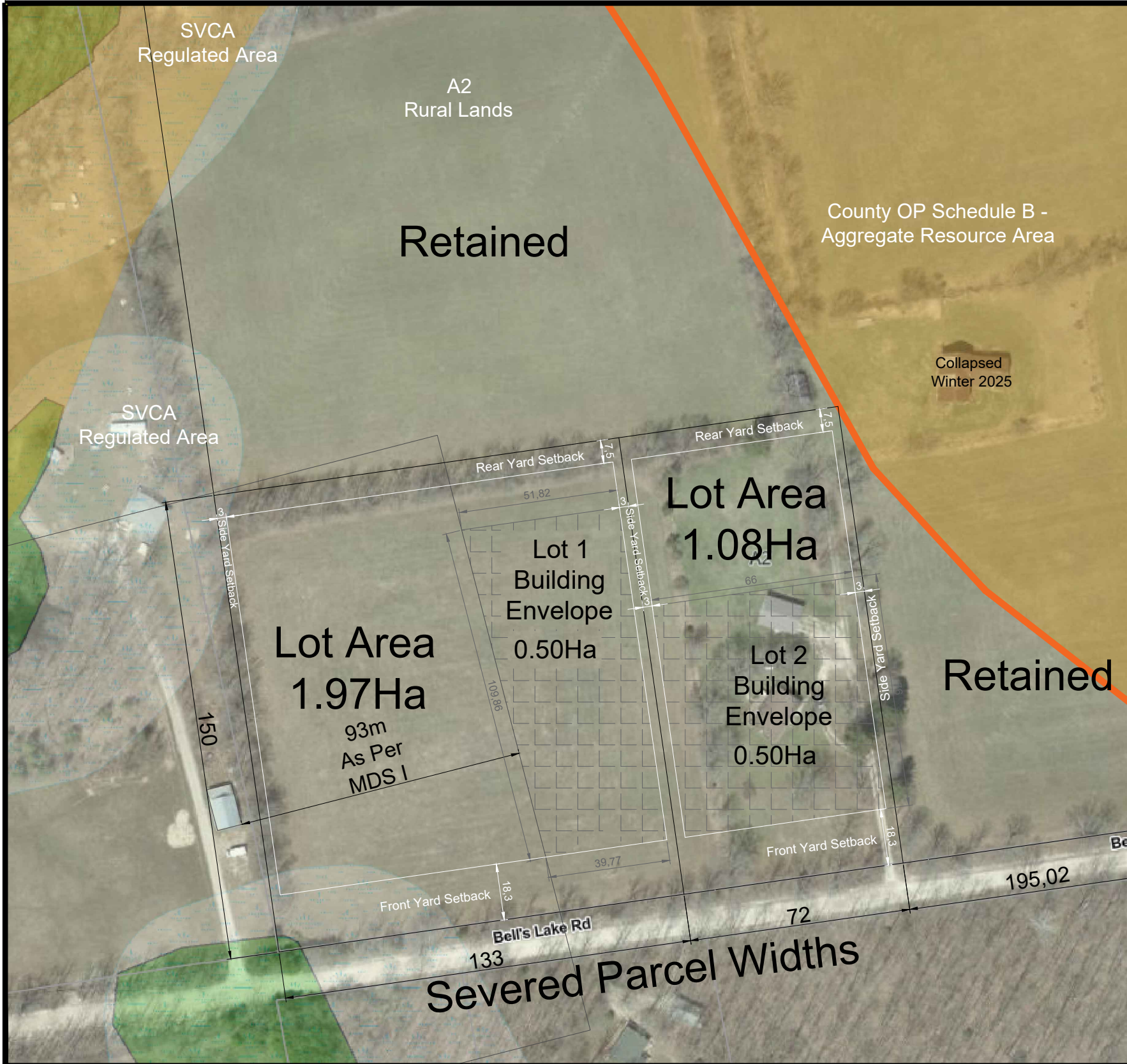


PROPOSED SEVERANCE SKETCH - 544267 BELL'S LAKE ROAD

For Submission to Committee of Adjustment



LEGAL DESCRIPTION
 County of Grey
 Township of West Grey
 GLENELG
 Concession 14 , Lot 16

OP: Agricultural ZBL: Rural (A2); Lots sized as per Non-Farm Sized Lot Standards

SITE STATS	METRIC	IMPERIAL
Gross Area (Approx.)	38.68 Ha	95.6 Ac
Retained	33.83 Ha	83.5 Ac
Severed Lot 1	1.97 Ha	4.9 Ac
Severed Lot 2	1.08 Ha	2.7 Ac

Maximum Lots Permitted	4	<small>*Rounded up from 38.68Ha (within 3.3%) to 40Ha as per Section 5.4.3 1) of the County Official Plan. **Clustering and Frontage to Depth ratios have been respected by this plan.</small>
Lots Proposed	3	

Table 9: Permitted Rural Severances based on Original Township Lot Size

Original Township Lot Size (in hectares)	Number of Severances Permitted	Total Lots Permitted including the Severed and the Retained
20	1	2
40	3	4
60	4	5
80	5	6

Clustering of Rural non-farm sized lots is encouraged subject to meeting the Rural lot density provisions in Table 9 as well as satisfying the development policies in Section 5.4.2.

The creation or acquisition of a lot by a public body (e.g. for a road deviation) will not be considered as a previous severance providing this does not result in an additional remnant lot. Historic churches, schools, or assembly halls that are now used for residential or commercial purposes, shall be counted in the lot density calculation.

MDS I Criteria

Distance from Nearest Barn to Lot 1 Building Envelope	93m	<small>***Barn is currently unoccupied but was previously used for Horse storage. Barn has been measured at 1190SF, resulting in a 93m setback. There are no manure storage facilities visible on the property.</small>
Distance from Nearest Barn to Lot 2 Building Envelope	142m	
Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)	93 m (305 ft)	

Prepared by: Blake Tonic
 Prepared on: March 17, 2026
 Updated on: March 21, 2026