

Office Use Only			
Date Received:		File No:	
Receipt #		Total Application Fee Received:	
Roll Number:		Pre-submission Consultation:	Yes <input type="checkbox"/> No <input type="checkbox"/>

**Completeness of the Application:**

This application form sets out the information that must be provided by the applicant, as prescribed in the various Ontario Regulations made under the Planning Act.

As per 'Section 53(3) Other Information' of the Planning Act RSO 1990 as amended the Council of the Municipality of West Grey (Municipality) requires that assessments, reports, studies, analyses or other material as outlined in the West Grey Official Plan and/or Grey County Official Plan be submitted at the time of application. Consent applications submitted without the required assessments, reports, studies, analyses or other material as required by the Official Plan(s) will be deemed incomplete and Council shall refuse to accept or further consider the application as per Section 53(4) of the Act. Applications deemed incomplete will be returned to the owner/applicant.

**What is required to submit a consent application?**

There are several application specific requirements, as listed below, which apply to certain applications. Note: There could be additional requirements in the form of studies, reports, plans, verification, etc. as conditions of final consent approval.

Application Specific	Requirements - Checklist
All consent applications	<input type="checkbox"/> <b>Pre-submission consultation is strongly recommended.</b> <input type="checkbox"/> Drawing or survey – see instructions in Appendix 'A' <input type="checkbox"/> Completed application form <input type="checkbox"/> Proof of ownership <input type="checkbox"/> Commissioners stamp/signature <input type="checkbox"/> Application fee – see calculation instructions below
If the application is for a surplus farm dwelling	If the application is for a surplus farm dwelling: <input type="checkbox"/> Complete appendix 'B' surplus farm dwelling <input type="checkbox"/> A surplus farm dwelling must be surplus to the current owner. Proof may be required: <input type="checkbox"/> Valid farm registration number <input type="checkbox"/> Other lands owned <input type="checkbox"/> Address of primary residence
If the application is within 750 m of a livestock barn	If there are livestock barns (either currently used for livestock or capable of being used for livestock) located within 750 m of the dwelling on the retained lands: <input type="checkbox"/> A minimum distance separation (MDS) 1 calculation is required to be submitted with this application for consent pursuant to MDS document - Implementation Guideline #6.
If a previous application for consent has occurred on the site	If there have been any previous severances of land from this holding: <input type="checkbox"/> Provide previous severance file number <input type="checkbox"/> Indicate previous severances on the provided drawing <input type="checkbox"/> Provide grantee's name <input type="checkbox"/> Provide use of parcel <input type="checkbox"/> Provide date parcel created (year)

**Submission of Application**

Applications made be mailed to, or dropped off at West Grey Municipal Office, 402819 Grey Road 4, Durham, ON, N0G 1R0 and/or emailed as an Adobe PDF document to [notice@westgrey.com](mailto:notice@westgrey.com). One application form may be used to apply for multiple consents/severances. Applications will not be reviewed/processed until the application fee is received.

**Application Fee**

The application fee is to be submitted at the time of submission. Application fees may be paid by cheque (made out to the Municipality of West Grey), money order, or cash. Interac/debit payment may be made at the West Grey Municipal Office. Online payment is not available.

Type of Application		Fee	Subtotal
a)	New lot (\$1,900.00 per each new lot created)	\$1,900.00 x # <u>1</u> lots =	<b>\$1,900</b>
b)	Lot addition (\$1,900.00 per each lot addition)	\$1,900.00 x # _____ lot addition(s) =	
c)	Lot line adjustment (\$1,900.00 per each lot line adjustment)	\$1,900.00 x # _____ lot line adjustment =	
d)	Easement/right-of-way (\$1,900.00 per each easement required)	\$1,900.00 x # _____ easements =	
e)	Validation certificate (\$1,000.00 per each validation certificate)	\$1,000.00 x # _____ lots =	
f)	Lease over 20 years	\$1,900.00	
<b>Additional Required Application Fees</b>			
d)	Grey County planning fee (\$400.00 Flat Fee for 1 <sup>st</sup> Application plus \$50.00 for each new lot on the same parcel)	\$400.00 + (\$50.00 x # <u>1</u> lots) =	\$450
e)	Saugeen Valley Conservation Authority planning fee (\$260.00 for 1 <sup>st</sup> Application plus \$130 for each new lot on the same parcel)	\$260.00 + (\$130.00 x # <u>1</u> lots) =	\$390
<b>Total Application Fee:</b>			<b>\$2,740.00</b>

Please ensure to complete this application in its entirety and submit any additional information that may have been identified as required through the pre-submission consultation process.

1. Owner/applicant	
Name	Randharr Investments Inc.
Mailing address	395 Church Street North, Mount Forest, ON N0G 2L2
Telephone No.	519-323-1520
Email address	h.bye@hbyeconstruction.com

2. Agent (if applicable)	
<b>All correspondence, notices, etc., with respect to this application, will only be directed to the owners/applicant's agent. Where no agent is identified notices etc., will be directed to the owner/applicant.</b>	
Name	J. Brady Cunningham - Deverell & Lemaich
Mailing address	166 Main Street South, Mount Forest, ON N0G 2L0
Telephone no.	519-323-1600
Email address	cunningham@northwellington-law.ca

3. Solicitor (if applicable)	
Name	J. Brady Cunningham - Deverell & Lemaich
Mailing address	166 Main Street South, Mount Forest, ON N0G 2L0
Telephone no.	519-323-1600
Email address	cunningham@northwellington-law.ca

4. Subject lands	
Former township/town	Normanby
Legal description	See Schedule A
Civic address	122 Norpark Avenue, Mount Forest, ON N0G 2L0
Assessment roll number	42 05 010 070 02515

5. Type and purpose of the application (select all applicable)	
Creation of a new lot <input checked="" type="checkbox"/>	Lot addition to existing Lot <input type="checkbox"/>
Lot line adjustment to existing lot <input type="checkbox"/>	Easement/right-of-way <input type="checkbox"/>
Lease <input type="checkbox"/>	Validation certificate <input type="checkbox"/>
<b>If known, the name of the person to whom the land or the interest in the land is to be sold, transferred, charged or leased:</b> Mount Forest Vision Care Holdings Corp.	

6. Retained land certificate	
Are you also requesting a consent certificate be issued for the retained land?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If <b>yes</b> , your lawyer must provide a separate written statement that there is no land abutting the subject land that is owned by the owner of the subject land other than land that could be conveyed without contravening section 50 of the Planning Act.	

7. Creation of a new lot		
	Lot dimensions - retained lot	Lot dimensions - new lot
Frontage (m)	irregular	44.100 m
Depth (m)	irregular	98.420 m
Area (ha. or m <sup>2</sup> )	25.70 ha.	0.429 ha.
<b>Access - retained lot</b>		<b>Access – new lot</b>
Provincial highway <input type="checkbox"/> Municipal road (all season) <input checked="" type="checkbox"/> County road <input type="checkbox"/> Right-of-way <input type="checkbox"/>		Provincial highway <input type="checkbox"/> Municipal road (all season) <input checked="" type="checkbox"/> County road <input type="checkbox"/> Right-of-way <input type="checkbox"/>

<b>Water service - retained lot</b>		<b>Water service – new lot</b>	
Municipal service <input type="checkbox"/> Private well <input type="checkbox"/> Communal well <input type="checkbox"/> Other: <u>N/A</u>		Municipal service <input type="checkbox"/> Private well <input checked="" type="checkbox"/> Communal well <input type="checkbox"/> Other _____	
<b>Sewage service - retained lot</b>		<b>Sewage service – new lot</b>	
Municipal service <input type="checkbox"/> Private septic <input type="checkbox"/> Communal septic <input type="checkbox"/> Privy/outhouse <input type="checkbox"/> Other <u>N/A</u>		Municipal service <input type="checkbox"/> Private septic <input checked="" type="checkbox"/> Communal septic <input type="checkbox"/> Privy/outhouse <input type="checkbox"/> Other _____	
<b>Storm drainage - retained lot</b>		<b>Storm drainage – new lot</b>	
Municipal storm sewers <input type="checkbox"/> Ditches/swales <input type="checkbox"/> Other <u>N/A</u>		Municipal storm sewers <input type="checkbox"/> Ditches/swales <input checked="" type="checkbox"/> Other _____	
<b>What is the current use of the lot to be retained?</b>		, Farm / Industrial property without any buildings or structures	
<b>What is the current use of lot to be severed?</b>		Business or Professional Office	
<b>Are there any existing buildings or structures on the lands?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes identify the following:			
	<b>Existing building no. 1*</b>	<b>Existing building no. 2*</b>	<b>Existing building no. 3*</b>
Used for	Business / Professional Office		
Year Built	2025		
<b>*Must be shown on the required Drawing</b>			
<b>What is the proposed use for the lot to be retained?</b>		, Farm / Industrial property without any buildings or structures	
<b>What is the proposed use for the new lot?</b>		Business or Professional Office	
<b>Are there any new buildings or structures proposed to be built on the retained lot or the new lot?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes identify the following:			
	<b>New building No. 1*</b>	<b>New building No. 2*</b>	<b>New building No. 3*</b>
Proposed use			
<b>*Must be shown on the required drawing</b>			

<b>8. Lot addition/lot line adjustment</b>			
Provide reason for lot addition/lot line adjustment Not Applicable			
<b>Year the lot to be added to was created/severed</b>			
	<b>Lot retained (size)</b>	<b>Lot addition (size)</b>	<b>Lot to be added to (size)</b>
Frontage (m)			
Depth (m)			
Area (ha. or m <sup>2</sup> )			

<b>9. Easement/Right-of-Way</b>	
Provide reason for easement/right-of-way Not Applicable	
Legal description of land to benefit from the easement (dominant)	
Legal description of land subject to the easement (serviant)	
Frontage (m)	
Depth (m)	
Area (ha. or m <sup>2</sup> )	

10. Lease	
Provide reason for lease <input checked="" type="checkbox"/> Not Applicable	
Name of lessee	
Name of lessor	
Duration of lease	
Legal description of lands subject to lease	
Area (ha. or m <sup>2</sup> ) of lease or Unit #	

11. Validation certificate	
Provide reason for validation certificate: <input checked="" type="checkbox"/> Not Applicable	
Legal description of lands subject to validation certificate	
PIN number	
Year instrument was registered that contravened Planning Act	
Name of owner(s) at time of Planning Act contravention	

12. Other	
<p><b>Have the lands ever been the subject of an application under the <i>Planning Act</i> for approval of a plan of subdivision or consent (severance)?</b>          Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes provide the following:          File No.: See Schedule A Status: See Schedule A</p>	
<p><b>Has any land been severed from the parcel originally acquired by the owner of the subject lands?</b>          Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes provide the following:          Date of transfer: See Schedule A          Name of transferee: See Schedule A          Uses of the severed lands: See Schedule A</p>	
<p><b>Are the subject lands the subject of any other application under the <i>Planning Act</i>, such as an application for an official plan amendment, a zoning bylaw amendment, a minister's zoning order, an application for minor variance or an application for an approval of a plan of subdivision or another consent?</b>          Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes provide the following:          Grey County OPA - 28 Public Consultation          File No.: West Grey ZA16.2025 Status: Bylaw 2026 - 003 is in full force and effect once Grey County official plan amendment No. 28 takes effect</p>	
<p><b>Are there any existing easements or restrictive covenants affecting the subject lands?</b>          Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes describe each easement or restrictive covenant and its effect:</p>	
<p><b>Explain how the application is consistent with the Provincial Policy Statement 2020</b>          (See <a href="https://www.ontario.ca/page/provincial-policy-statement-2020">https://www.ontario.ca/page/provincial-policy-statement-2020</a>)          See Schedule "A"</p>	
<p><b>What is the West Grey Official Plan designation</b>          (See <a href="https://www.westgrey.com/en/invest/resources/West-Grey-Official-Plan-2012.pdf">https://www.westgrey.com/en/invest/resources/West-Grey-Official-Plan-2012.pdf</a>)</p>	N/A
<p><b>What is the County of Grey Official Plan designation</b>          (See <a href="https://www.grey.ca/government/land-use-planning">https://www.grey.ca/government/land-use-planning</a>)</p>	Industrial Business Park Settlement Area
<p><b>Describe how the application conforms with the consent policies of the West Grey and/or County of Grey Official Plan(s) noted above:</b>          See Schedule "A"</p>	
<p><b>What is the West Grey Zoning</b>          (See <a href="https://www.grey.ca/government/land-use-planning">https://www.grey.ca/government/land-use-planning</a>)</p>	M1 - 451 / A3 / NE / M1 - 237
<p><b>Describe the surrounding land uses</b></p>	Industrial / Commercial

**Saugeen, Grey Sauble Northern Bruce Peninsula Source Protection Plan**

Is the subject land within a Wellhead Protection Area (WHPA)? (See <https://home.waterprotection.ca/>)

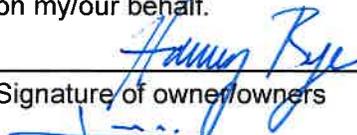
Yes  No  If yes, identify the WHPA:

If **yes**, do you have an approved Risk Management Plan (RMP) and/or a Section 59 Notice to Proceed from the Risk Management Official (RMO)? Please attach.

**Authorization for agent to act for owner**

I/we Harry Bye, Signing Officer for Randharr Investments Inc. am/are the registered owner(s) of the land that is the subject of this application for consent. I/we authorize J. Brady Cunningham to make this application on my/our behalf.

This authorization also allows the agent to appear at any hearing(s) of the application and provide any information or material required by the Committee of Adjustment (Committee) relevant to the application on my/our behalf.

 Signature of owner/owners March 11, 2026 Date

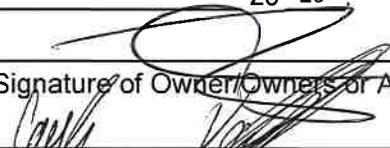
\_\_\_\_\_ Signature of witness March 11, 2026 Date

Name of witness: J. Robert Marquise Mygwa

**Affidavit or sworn declaration for the prescribed information**

I/we J. Brady Cunningham solemnly declare that all statements contained in this application and supporting documentation are true and complete. I/we make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the *Canada Evidence Act*.

Declared before me at the Township of Wellington North in the County of Wellington this 11<sup>th</sup> day of March 20 26

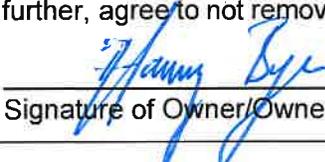
 Signature of Owner/Owners or Agent March 11, 2026 Date

 Signature of Commissioner March 11, 2026 Date  
CAYLE MARIE VANSICKLE, a Commissioner, etc.,  
Province of Ontario, for Deverell & Lemaich,  
Barristers & Solicitors.  
Expires March 19, 2027.

**Owner/applicant's consent declaration**

In submitting this application, I/we Harry Bye, Signing Officer for Randharr Investments the owner/applicant hereby:

- a) apply to the Committee for the Municipality for Consent, as described in this application; and
- b) agree and enclose the application fees as calculated; and
- c) understand application fees are non-refundable and that no assurance is given that the payment of the application fee will result in approval of the application; and
- d) agree that the cost of any professional peer review of the application deemed to be required by the Municipality or Committee in order to proceed with the application is the responsibility of owner/applicant and that a peer review deposit may be required prior to the processing of the application; and
- e) authorize the members of the Committee, members of the staff of the Municipality and designated consultants to enter onto the above-noted property for the limited purposes of evaluating the merits of this application over the time this application is under consideration by the Municipality; and
- f) acknowledge that in accordance with the provisions of the Planning Act, it is the policy of the Municipality to provide the public access to all development applications and supporting documentation and hereby provide my/our consent in accordance with the provisions of the Municipal freedom of Information and Protection of Privacy Act that the information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors will be part of the public record and will also be available to the general public; and
- g) agree/acknowledge that I/we are responsible for ensuring that a 'Notice of Application' sign, as provided by the Municipality, is posted on the lands at the intersection of a driveway and a public road. Where there is no existing driveway, the sign shall be erected in the middle of the lot along a public road. And further, agree to not remove the sign until the day after a public meeting.

 Signature of Owner/Owners March 11, 2026 Date

## Appendix 'A' – Drawing Requirements

Two Drawings in metric units must be included showing the following (see examples):

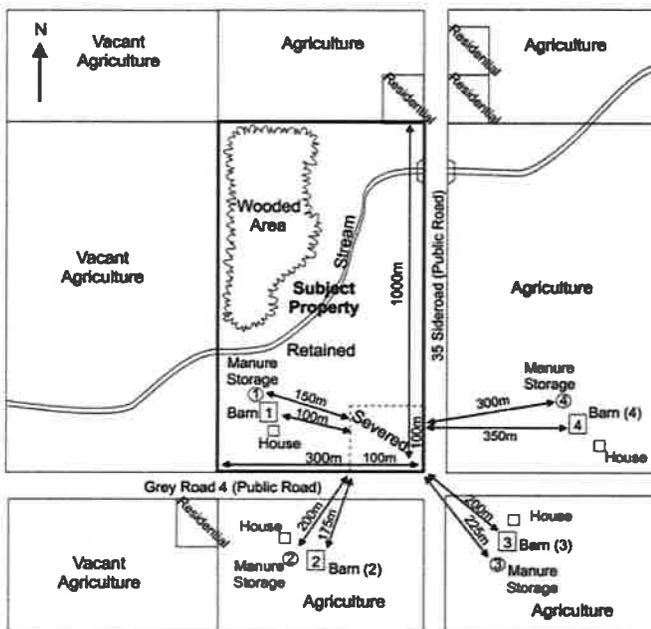
- North arrow;
- the boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land;
- the boundaries and dimensions of the subject land, the part that is intended to be severed and the part that is intended to be retained;
- the location of all land previously severed from the parcel originally acquired by the current owner of the subject land;
- the approximate location of all natural and artificial features (e.g., for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks) that,
  - are located on the subject land and on land that is adjacent to it, and
  - in the applicant's opinion, may affect the application;
- the current uses of land that is adjacent to the subject land (for example, residential, agricultural or commercial);
- the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way; and
- the location and nature of any easement affecting the subject land.

### Notes:

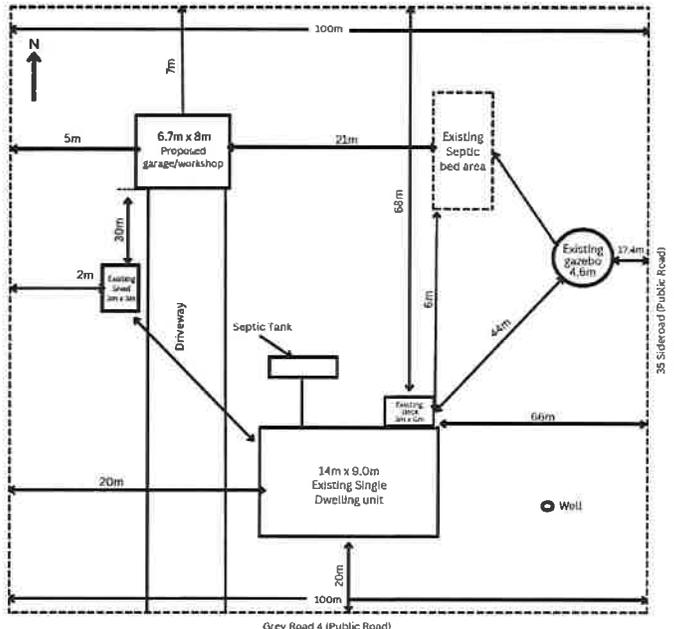
For consent applications proposing to create a new lot, lot addition or easement a draft reference plan and/or Surveyor's Real Property Report prepared by an Ontario Land Surveyor may be required to be submitted with the application to confirm the proposed boundaries/dimensions.

All new lot/lot additions/lot line adjustment/easement/right-of-way applications will require an Ontario Land Surveyor to prepare a Reference Plan as a condition of approval by the Municipality.

Example Drawing 1 – General Area



Example Drawing 2 – Close Up



**Appendix 'B' - Surplus Farm Dwelling Information Form**

In Support of an Application for Consent under the Planning Act, R.S.O. 1990 c. P.13, as amended.

<b>1. Details of Subject Lands</b>
Municipal Address:
What year was the surplus farm dwelling constructed?
Is the surplus farm dwelling capable of human habitation <b>today</b> ? Yes <input type="checkbox"/> No <input type="checkbox"/>
<b>Complete Situation 1, Situation 2 or Situation 3</b>
<b>Situation 1: I am selling my farm and want to sever the surplus farm dwelling and some land. I am selling the remainder of the farmland to a bona fide farmer who has farmland and a house elsewhere. The surplus farm dwelling is not required by the purchaser.</b>
Q1a. Who will the farmlands be sold or conveyed to? Q1b. Where is the primary residence of the purchaser of the farmlands? Q1c. Does the purchaser have a valid Farm Business Registration Number? Q1d. How many hectares of farmland does the purchaser own? Q1e. How many hectares of farmland does the purchaser farm themselves? Q1f. Where are the farmlands located (lot, concession, municipality)?
<b>Situation 2: I currently own the farm and the surplus farm dwelling. I have a primary residence elsewhere. I own and farm other farmlands elsewhere. The surplus farm dwelling is not required for my needs.</b>
Q2a. Where is your primary residence? Q2b. Do you have a valid Farm Business Registration Number? Q2c. How many hectares of farmland do you own? Q2d. How many hectares of farmland do you farm yourself? Q2e. Where are the farmlands located (lot, concession, municipality)?
<b>Situation 3: I am buying the farm. I have a primary residence elsewhere. I own and farm other farmlands elsewhere. The surplus farm dwelling is not required for my needs.</b>
Q3a. Where is your primary residence? Q3b. Do you have a valid Farm Business Registration Number? Q3c. How many hectares of farmland do you own? Q3d. How many hectares of farmland do you farm yourself? Q3e. Where are the farmlands located (lot, concession, municipality)?

**Note:**

If the purchasing farmer or owner cannot provide sufficient evidence as to their farm business status/status as a farmer, the application may be refused and/or not accepted by the Secretary-Treasurer of the Committee. Additionally, if the surplus farm dwelling criteria contained in the Grey County Official Plan cannot be met, the application may be refused and/or not accepted by the Secretary-Treasurer of the Committee.

# SCHEDULE A

## DEVERELL & LEMAICH LAWYERS

operated by G.W. Deverell, Q.C., Professional Corporation

*Mount Forest Office*  
166 Main St S, Mount Forest, ON N0G 2L0  
Tel: (519) 323-1600 Fax: (519) 323-3877

GUILDFORD W. DEVERELL, BA, LLB, QC  
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RICHARD LEMAICH, BA, LLB – Retired  
 *Harriston Office*  
2 Elora St S, Harriston, ON N0G 1Z0  
Tel: (519) 338-2503 Fax: (519) 338-3702

March 11, 2026

The Municipality of West Grey  
402819 Grey Road 4  
Durham, ON N0G 1R0

Attention: Matt Rapke

Re: Randharr Investments Inc.  
Application for Consent

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### Subject Lands

The Subject Lands consists of four PINs as follows:

#### The Severed Lands

Legal Description: PART LOT 32, CONCESSION 1, DIVISION 1,  
NORMANBY; PART 1, 16R-11719; MUNICIPALITY OF  
WEST GREY, PIN: 37298-0356 (LT)  
PIN: 37298-0356 (LT)  
Frontage (m): 44.100 m  
Depth (m): 98.420 m  
Area (ha. or m2): 0.429 ha.  
Zoning: M1-451

(the “Retained Lot (Part 1)”)

#### The Retained Lands:

Legal Description: PT LT 32 CON 1 DIVISION 1; PT LT 32 CON 1  
DIVISION 2 NORMANBY PT 7, 8, & 9 17 R2039 AND  
PT 1 17R2090; T/W GS171216; WEST GREY  
PIN: 37298-0263 (LT)  
Frontage (m): irregular  
Depth (m): irregular  
Area (ha. or m2): 23.60 ha.  
Zoning: A3 and NE

Legal Description: PT LT 31 CON 1 DIVISION 3 NORMANBY PT 1  
16R9945; WEST GREY  
PIN: 37298-0322 (LT)  
Frontage (m): 101.176 m  
Depth (m): 183.801 m  
Area (ha. or m2): 2.06 ha.  
Zoning: M1-237

Legal Description: PT LT 31 CON 1 DIVISION 3 NORMANBY PT 5  
16R9945; WEST GREY  
PIN: 37298-0326 (LT)  
Frontage (m): 20.12 m  
Depth (m): 21.058 m  
Area (ha. or m2): 0.04 ha.  
Zoning: M1-237

(collectively the Abutting Farm/Industrial Parcels)

Note: The Subject Lands are irregularly shaped. All dimensions are shown on the drawing attached as Schedule "B"

## **PART 1: HISTORY OF SUBJECT LANDS (Ref. Section 12)**

**1. Pre-Existing Configuration** Prior to 2021, the Applicant (Randharr Investments Inc.) owned two abutting, separately conveyable parcels of land: The Abutting Farm/Industrial Parcels, approx. 23.60 ha. and the "Original Industrial Parcel": Former PIN 37298-0318 (LT) – approx. 3 acres (1.2 ha).

The Original Industrial Parcel benefited from a previous consent and was therefore separate from the Abutting Farm/Industrial Parcels.

**2. The Consent Applications** The Applicant submitted Consent Applications B40.2021 and B41.2021 (the "Consents"). The intent was to divide the 3-acre "Original Industrial Parcel" into three separate light-industrial lots of approximately 1 acre each:

- **Severed Lot 1:** Part 2 on Plan 16R-11719
- **Severed Lot 2:** Part 3 on Plan 16R-11719
- **Retained Lot:** Part 1 on Plan 16R-11719 (The Subject Land for this application)

**3. The Inadvertent Merger** The Consents were approved and finalized in 2023 and the deeds for Parts 2 and 3 were registered. However, upon severance of those parts, the Retained Lot (Part 1) was altered in size and shape from the "Original Industrial Parcel." Consequently, the Retained Lot (Part 1) no longer benefited from the original exception to part-lot control.

Because the Applicant also owned the Abutting Farm/Industrial Parcels, the Retained Lot (Part 1) immediately merged with the Abutting Farm/Industrial Parcels pursuant to Section 50(3) of the *Planning Act*. This merger was inadvertent and contrary to the planning intent of the Consents.

**4. Purpose of Current Application** The purpose of this application is to re-sever Part 1 on Plan 16R-11719 from the Abutting Farm/Industrial Parcels. This is a technical correction of title to re-establish the separate legal status of the lot, reflecting the configuration that was reviewed and approved by the Committee of Adjustment with the Consents.

## **PART 2: PLANNING POLICY JUSTIFICATION**

**Provincial Policy Statement (PPS 2020)** The subject land is located within a Settlement Area (Mount Forest). The proposed severance represents an efficient use of land and infrastructure (Section 1.1.3.1), utilizing an existing private well and septic system. The suitability of these private services for the site has already been proven, as they were fully reviewed and approved by the Municipality through the recent building permit process, and the commercial facility is now constructed and occupied. It supports economic prosperity by providing employment lands (Section 1.3.1) in an appropriate location. The proposal is consistent with the PPS as it directs growth to settlement areas and avoids unjustified expansion of services.

**County of Grey Official Plan** The subject land is designated Primary Settlement Area. The proposal conforms to the County OP by promoting intensification and infill on lands with existing private services. The re-creation of this lot does not fragment agricultural lands or impact natural heritage features, as the land is located within the built boundary of Mount Forest and was previously designated for development.

**Municipality of West Grey Official Plan** The subject land is designated Industrial / Employment and zoned M1 (Industrial). The proposed use (Vision Care Clinic / Professional Offices) is permitted and compatible with surrounding land uses.

- **Compatibility:** The proposed lot size (0.429 ha) of the Severed Lands, being the Retained Lot (Part 1), and frontage meets the requirements of the M1-541 Zoning. The proposed use, being Business or Professional Office also meets the requirements of the M1-451 Zoning.
- **Impact:** As the Retained Lot (Part 1) lot was previously approved and a building permit has already been issued for the site (and construction completed), there are no new adverse impacts on traffic, drainage, or neighbouring properties. This application merely corrects the legal description of the parcel to match the physical reality on the ground.
- **Retained Lands:** The Retained Lands, being the Abutting Farm/Industrial Parcels, have a mix of Zoning A3, NE, and M1-237 will have no change to the existing use and have frontage on Municipal roads (all season) Viola May Crescent and Harry Bye Boulevard.

Yours very truly,

**DEVERELL & LEMAICH**

o/b G.W. Deverell, Q.C., Professional Corporation

Per:

J. Brady Cunningham, BSc, JD – Associate

JBC/cvs  
Encl.