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Municipality of West Grey

April 8, 2026

402813 Grey Road 4, Durham, ON N0G 1R0

Senior Planner: Matt Rapke

SUBJECT: RE: Application for a lot line adjustment at 140 McFarlin Drive (Don Plume)
Normanby Concession 1 Div 1 Pt Lot 29, Concession 1, Div 1 to 3 Pt Lot 28, RP 16R10695 Parts 2 and
5, Municipality of West Grey (Normanby), County of Grey

Dear Matt,

Further to our recent communications, I would like to provide some additional information not provided in our original planning report, which dealt with Mr. Plume's original application. As you may recall, the initial consent application (B31.2024) was submitted in November 2024 and approved in September 2025. After the approval was obtained Greg Ford, an Ontario Land Surveyor, was retained to survey the new lot. At that point the OLS determined that there was a shed encroaching along the western property boundary, between 140 McFarlin Drive and 150 McFarlin Drive.

To address this encroachment Mr. Plume agreed to provide a small strip of his property that could be merged with 150 McFarlin Drive. The lot line adjustment required modifications to the original consent (B 31. 2024) to reflect the revised new lot and the lot addition to 150 McFarlin Drive. The new lot is now referenced as Part 1 on Reference Plan 17R 1879 and the lot addition to 150 McFarlin Drive is referenced as Part 2. The "Severed Area" referenced in condition ii) of Consent B 31.2024 should now be referenced as Part 1 of Reference Plan 17R 1879.

In order to remove any confusion as to which consent should be initially created, the following viii should be added to the conditions of Consent B 31. 2024.

"viii. That the consent to create Part 2 on Reference Plan 17R 1879 be completed and merged with 150 McFarlin Drive, to the satisfaction of the Municipality, prior to consent B 31.2024 being finalized."

An application to create Part 2 of Reference Plan 17R 1879 has been tabled with the Municipality. The tabled application has not been deemed complete as the required fee has not been

established. It is assumed that one of the conditions of approval for Part 2 will be the merging of this lot addition with the adjoining property at 150 McFarlin Drive. It was determined by Mr. Plume's solicitor, Gil Deverell, that 150 McFarlin Drive was created by consent in 1989. It will be necessary for the municipality to issue a "consent cancellation certificate" in order to legally merge Part 2 with 150 McFarlin Drive. Consents created after 1978 or around that time, are not exempt from Section 50(3) of the Planning Act and can therefore not be adjusted without a modification to the lot fabric. Examples of such modifications include small road donations to the municipality or a "consent cancellation certificate". The latter is the most efficient manner to adjust lot boundaries.

West Grey's Comprehensive Zoning Bylaw does not appear to provide a section on the interpretation of zone boundaries as is the case in most zoning by-laws. One must assume therefore that the zoning amendment that zoned 140 McFarlin Drive R1-A will correspond to the zone boundary of the new lot created by consent when the lot is registered, i.e. Part 1 of Reference Plan 17R1879. The R1-A zoning on 150 McFarlin Drive will follow the eastern boundary of Part 2 which will become the eastern boundary of 150 McFarlin Drive.

I have revised the consent sketch, to reflect the addition (Part 2 17R1879) to 150 McFarlin Drive. In addition, I have also provided a zoning matrix (Table 1) showing the existing zoning and the resulting impact of the lot addition.

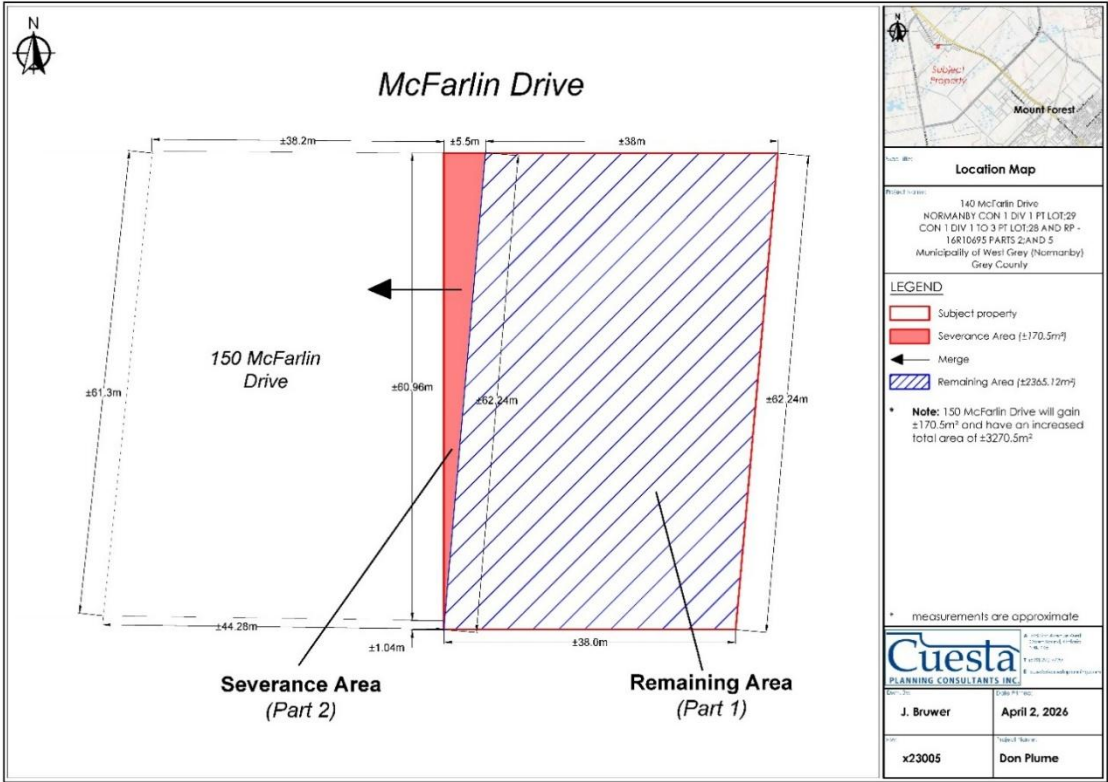


Figure 1: Lot line adjustment sketch

Table 1: Zoning Matrix

R1-A Provisions	150 McFarlin Drive area and frontage	Addition Area	150 McFarlin Drive new area and frontage	140 McFarlin Drive retained area and frontage
Min. Lot Area: 2000m²	3100m ²	±170.5m ²	±3270m ²	±2365.12
Min. Lot Frontage: 30.5m	38.2m	±5.5m	±43.7m	±38m

The zoning matrix confirms that lot 150 McFarlin Drive, as with the addition, confirms to the R1-A zone provisions.

Please advise if the forgoing information, in addition to our February 27, 2026, correspondence, provides sufficient information to have the application to create Part 2 of 17R 1879 deemed completed.

Yours sincerely,



Don Scott, MCIP, RPP (*Cuesta Planning Consultants Inc.*)