

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	<ul style="list-style-type: none"> ■ Pre-submission consultation is strongly recommended. ■ Drawing or survey – see instructions in Appendix 'A' ■ Completed application form ■ Proof of ownership ■ Commissioners stamp/signature ■ Application fee – see calculation instructions below
If the application is for a surplus farm dwelling	<p>If the application is for a surplus farm dwelling:</p> <ul style="list-style-type: none"> <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: <ul style="list-style-type: none"> <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	<p>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:</p> <ul style="list-style-type: none"> <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	<p>If there have been any previous severances of land from this holding:</p> <ul style="list-style-type: none"> <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. 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 =	1900
b)	Lot addition (\$1,900.00 per each lot addition)	\$1,900.00 x # <u> </u> lot addition(s) =	
c)	Lot line adjustment (\$1,900.00 per each lot line adjustment)	\$1,900.00 x # <u> </u> lot line adjustment =	
d)	Easement/right-of-way (\$1,900.00 per each easement required)	\$1,900.00 x # <u> </u> easements =	
e)	Validation certificate (\$1,000.00 per each validation certificate)	\$1,000.00 x # <u> </u> lots =	
f)	Lease over 20 years	\$1,900.00	
Additional Required Application Fees			
d)	Grey County planning fee (\$400.00 Flat Fee for 1 st Application plus \$50.00 for each new lot on the same parcel)	\$400.00 + (\$50.00 x # <u> 1 </u> lots) =	50
e)	Saugeen Valley Conservation Authority planning fee (\$260.00 for 1 st Application plus \$130 for each new lot on the same parcel)	\$260.00 + (\$130.00 x # <u> 1 </u> lots) = As per Updated Fee schedule	300
Total Application Fee:			

Fees for proposed third lot (previous application and fees were for Lots 1 and 2).

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	K&B McCallum Ltd
Mailing address	43479 Blyth Road
Telephone No.	519-955-1588
Email address	chadmccallum79@gmail.com

2. Agent (if applicable)	
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.	
Name	Blake Toncic (PlanForge Project Solutions)
Mailing address	45 Main St, Markdale
Telephone no.	289-772-6988
Email address	blake@planforge.ca

3. Solicitor (if applicable)	
Name	
Mailing address	
Telephone no.	
Email address	

4. Subject lands	
Former township/town	Glenelg
Legal description	CON 14 LOT 17
Civic address	544267 Bell's Lake Road
Assessment roll number	420522000314900

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"/>
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: Unknown at this time	

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 yes , 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)	See attached report	
Depth (m)		
Area (ha. or m ²)		
Access - retained lot		Access – new lot
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"/>

Water service - retained lot		Water service – new lot	
Municipal service <input type="checkbox"/> Private well <input checked="" type="checkbox"/> Communal well <input type="checkbox"/> Other: _____		Municipal service <input type="checkbox"/> Private well <input checked="" type="checkbox"/> Communal well <input type="checkbox"/> Other _____	
Sewage service - retained lot		Sewage service – new lot	
Municipal service <input type="checkbox"/> Private septic <input checked="" type="checkbox"/> Communal septic <input type="checkbox"/> Privy/outhouse <input type="checkbox"/> Other _____		Municipal service <input type="checkbox"/> Private septic <input checked="" type="checkbox"/> Communal septic <input type="checkbox"/> Privy/outhouse <input type="checkbox"/> Other _____	
Storm drainage - retained lot		Storm drainage – new lot	
Municipal storm sewers <input type="checkbox"/> Ditches/swales <input checked="" type="checkbox"/> Other _____		Municipal storm sewers <input type="checkbox"/> Ditches/swales <input checked="" type="checkbox"/> Other _____	
What is the current use of the lot to be retained?		Agriculture	
What is the current use of lot to be severed?		Residential	
Are there any existing buildings or structures on the lands? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes identify the following:			
	Existing building no. 1*	Existing building no. 2*	Existing building no. 3*
Used for	Residential Dwelling	Garage	
Year Built	Circa 1975	Circa 1975	
*Must be shown on the required Drawing			
What is the proposed use for the lot to be retained?		Agriculture	
What is the proposed use for the new lot?		Residential	
Are there any new buildings or structures proposed to be built on the retained lot or the new lot? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes identify the following:			
	New building No. 1*	New building No. 2*	New building No. 3*
Proposed use			
*Must be shown on the required drawing			

8. Lot addition/lot line adjustment			
Provide reason for lot addition/lot line adjustment N/A			
Year the lot to be added to was created/severed			
	Lot retained (size)	Lot addition (size)	Lot to be added to (size)
Frontage (m)			
Depth (m)			
Area (ha. or m ²)			

9. Easement/Right-of-Way	
Provide reason for easement/right-of-way N/A	
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 ²)	

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 Chad McCallum am/are the registered owner(s) of the land that is the subject of this application for consent. I/we authorize Chad McCallum 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] 3/21/2026
Signature of owner/owners Date
[Signature] 3/21/2026
Signature of witness Date
Name of witness: S-BLAKE TONUC

Affidavit or sworn declaration for the prescribed information

I/we S-BLAKE TONUC 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 WEST GREY in the Municipality of West Grey this 25 day of MARCH 2026.

[Signature] 25/03/2026
Signature of Owner/Owners or Agent Date
[Signature] 25/03/2026
Signature of Commissioner Date
Jamie Eckenswiler, Clerk
The Corporation of
The Municipality of West Grey
A Commissioner, etc.

Owner/applicant's consent declaration

In submitting this application, I/we Chad 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.

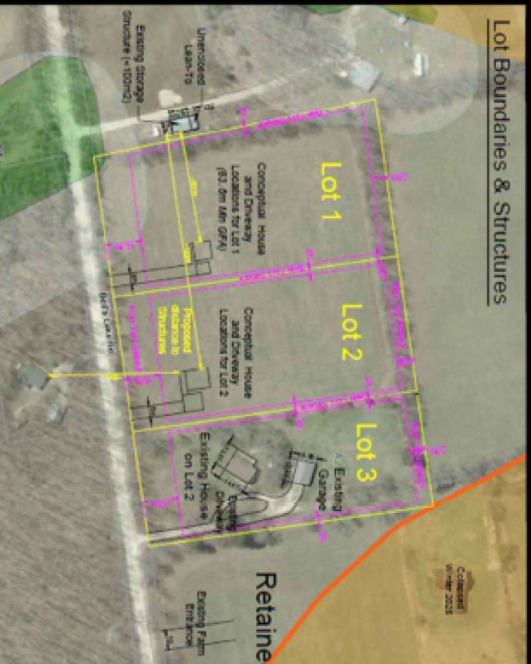
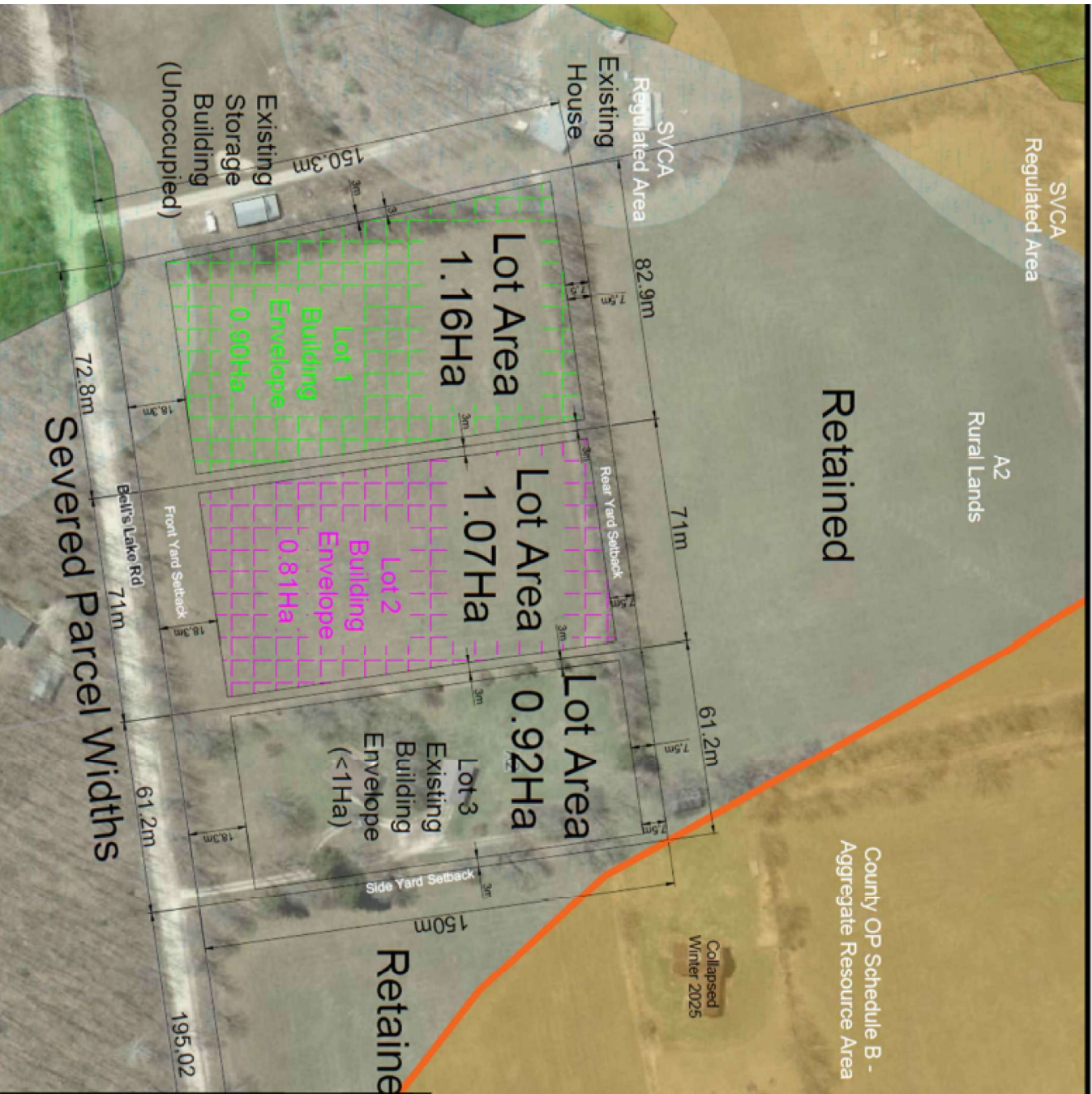
[Signature] 3/21/2026
Signature of Owner/Owners Date

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



SITE STATS	METRIC	IMPERIAL
Gross Area (Approx.)	38.68 Ha	95.6 Ac
Retained	35.53 Ha	87.8 Ac
Severed Lot 1	1.16 Ha	2.9 Ac
Severed Lot 2	1.07 Ha	2.6 Ac
Severed Lot 3	0.92 Ha	2.3 Ac
Maximum Lots Permitted	4	
Lots Proposed	4	

Table 5: Permitted Rural Severance 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

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 the 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.

Appendix D - DRAFT A.M.O.S. Guidelines 2020

R20: MOE Standards for Conceptual Dimension Plans

Concept sketches for an MOE Landholder and include all proposed features shown on a lot in accordance with this Interpretation Guidebook.

First and foremost, the number of proposed lots must be based on the number of lots shown on the original subdivision plan. The number of lots shown on the original subdivision plan is the maximum number of lots that can be created. The number of lots shown on the original subdivision plan is the maximum number of lots that can be created. The number of lots shown on the original subdivision plan is the maximum number of lots that can be created.