

Re: Part Lot 6, Concession 18
Geo. Township of Normanby
Municipality of West Grey

In Brief:

1. Paul and Nancy Martin are the owners of an agricultural farm (37302-0054) containing approximately 49.5 +/- ha also described as 032899 Grey Road 28, Hanover, who wish to sever three residential lots each 60 m x 165.3 m in size (0.99 ha) from their farm;

Zoning:

1. The zoning of the existing farm is Agricultural (A2) with some Natural Environment areas in the south portion of the farm according to our interpretation of the Grey County Zoning map.
2. According to our understanding of the Zoning Regulations, new lots are not allowed to be created according to the "reduced" regulations on an as-right basis. Accordingly, a Minor Variance application will be required to seek relief from the minimum lot area requirements, and that the "reduced" lot regulations of section 9.3 be applied to the creation of the three new lots;

Official Plan:

1. The Official Plan of all the three (3) severed Parcels is Rural, with some Hazard lands in the south portion of the farm.

MDS:

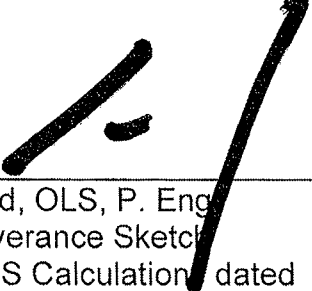
1. As shown on the attached Sketch there are four (4) livestock barns within a radius of 750 m to the severed lots. As shown on a previously provided MDS calculation sheet, all four barns are located in excess of the necessary distance requirements. The details of the 3 chicken barns came from the Operations Manager for Maple Leaf Foods, who are the owners of said barns.

Topography and Site Characteristics:

1. The proposed three lots, located in the northeast corner of the overall farm, are surrounded by a tree line, which separates this agricultural area from the balance of the farm.

Respectfully submitted May 6, 2026

Wilson-Ford Surveying & Engineering Ltd.



Greg Ford, OLS, P. Eng
Encl Severance Sketch
MDS Calculation dated
October 3, 2025