

Re: Part Block C Edge Survey  
Plan 513  
Geo. Town of Durham  
Municipality of West Grey

In Brief:

1. Sharon Anderson is the owner of a long rectangular Parcel of land approximately 20.1 m x 201.2 m in size (751 Durham Road East), and wishes to sever the rear portion of her Parcel;
2. This severed Parcel, approximately 20.1 m x 117.2 m in size, would be merged with the adjoining existing Parcel (no civic address), owned by Doug Anderson, in a Lot Line Addition;
3. The merged Parcel would comprise 10,501 sq m, upon which a proposed new home will be built, but only within the confines of the existing Parcel owned by Doug Anderson. As background, the merged Parcel had a new driveway and upgrade to Arthur Street facilitated in 2024.

Zoning:

1. The zoning of the proposed retained portion of the Sharon Anderson Parcel is R1B, and that of the proposed severed portion is a combination of R1B and OS according to West Grey mapping with a Floodline overlay. As the severed portion of the Sharon Anderson Parcel, has no plans for buildings there is no requirement for re-zoning;

Official Plan:

1. The Official Plan of the Sharon Anderson Parcel is Primary Settlement Area according to Grey County Planning with a Conservation Authority overlay in the rear consistent with the Floodline overlay discussed earlier.

Topography and Site Characteristics:

1. Both the retained and severed portions of the Sharon Anderson Parcel are tree lined along both the west and east sides with a narrow opening along the centre of the entirety of the Parcel. The overall Parcel is somewhat level on the northerly half but then descends quickly to the south through the south half toward the Saugeen River.

Merged Parcel (Doug Anderson):

1. A question was asked in our pre-Inquiry discussion as to how was the Doug Anderson Parcel created, which ultimately would be the receiver of the severed portion of the Sharon Anderson Parcel;
  - a. Upon review, the receiving Parcel was created indirectly, we believe, by Instrument # 61812 dated May 21, 1969 in which a portion of a Parcel, previously conveyed by the Veterans Land Act to the McDonalds (William and Doreen) on May 12, 1969, was subsequently conveyed to the Waples (Ronald and Josephine). This conveyance to the Waples rendered a remnant piece of land, we have called the Doug Anderson Parcel, that was created indirectly and ultimately sold to Peter Fallis by Inst # 114698 in 1979 without any accompanying record of Consent Certificate.

*Wilson-Ford Surveying & Engineering Ltd.*  
Encl Sketch for Severance dated Dec 5, 2025