

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	2505286 Ontario Inc.
Mailing address	271087 Grey Road 6, Mount Forest, Ontario, N0G 2L0
Telephone No.	
Email address	

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	Guildford Deverell and the firm Deverell & Lemaich, Lawyers
Mailing address	166 Main Street South, P.O. Box 460, Mount Forest, Ontario, N0G 2L0
Telephone no.	519-323-1600
Email address	deverell@northwellington-law.ca

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

4. Subject lands	
Former township/town	Township of Normanby
Legal description	part of Lot 32, Conc. 1, Division 2, Normanby, PART 1, Plan 17R1916 S/T an easement over PART 1, Plan 16R10661, West Grey (PIN 37298-0266)
Civic address	535 Main Street North, Mount Forest, Ontario, N0G 2L1
Assessment roll number	42 05 010 007 02600 0000

6. Type and purpose of the application (select all applicable)	
Creation of a new lot <input type="checkbox"/>	Lot addition to existing Lot <input type="checkbox"/>
Lot line adjustment to existing lot <input type="checkbox"/>	Easement/right-of-way <input checked="" 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: 1000228603 Ontario Inc.	

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)		
Depth (m)		
Area (ha. or m ²)		
Access - retained lot		Access -- new lot
Provincial highway <input type="checkbox"/>		Provincial highway <input type="checkbox"/>
Municipal road (all season) <input type="checkbox"/>		Municipal road (all season) <input type="checkbox"/>
County road <input type="checkbox"/>		County road <input type="checkbox"/>
Right-of-way <input type="checkbox"/>		Right-of-way <input type="checkbox"/>

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

8. Lot addition/lot line adjustment
Provide reason for lot addition/lot line adjustment

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 The benefiting property needs a storm water drainage easement over an existing drainage easement on the Applicant's lands

Legal description of land to benefit from the easement (dominant)	part of Lot 32, Conc. 1, Div. 3, Normanby being PARTS 1, 2 and 3, Plan 61R22246; Wellington North
Legal description of land subject to the easement (serviant)	part of Lot 32, Conc. 1, Div. 2, Normanby being PART 1, Plan 16R10661; West Grey
Frontage (m)	6.715 metres
Depth (m)	82.265 metres
Area (ha. or m ²)	

10. Lease	
Provide reason for lease	
Name of lessee	
Name of lessor	
Duration of lease	
Legal description of lands subject to lease	
Area (ha. or m ²) of lease or Unit #	

11. Validation certificate	
Provide reason for validation certificate:	
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	
Have the lands ever been the subject of an application under the Planning Act for approval of a plan of subdivision or consent (severance)?	
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	If yes provide the following: Easement to Home Hardware Stores Limited with Form 1 Certificate of Official.
File No.: B05/2015	Status:
Has any land been severed from the parcel originally acquired by the owner of the subject lands?	
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If yes provide the following:
Date of transfer:	
Name of transferee:	
Uses of the severed lands:	

Are the subject lands the subject of any other application under the Planning Act, 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?	
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	If yes provide the following: Site Plan Agreement Agreement for proposed development registered on owner's title File No.: dated November 21, 2023 Status: December 12, 2023 as No. GY251882.
Are there any existing easements or restrictive covenants affecting the subject lands?	
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	If yes describe each easement or restrictive covenant and its effect: Storm water drainage easement in favour of Home Hardware Stores Limited registered as GY116471 and still in use.
Explain how the application is consistent with the Provincial Policy Statement 2020 (See https://www.ontario.ca/page/provincial-policy-statement-2020)	
Duplicated small area easement with no change to existing subject lands.	

What is the West Grey Official Plan designation (See https://www.westgrey.com/en/invest/resources/West-Grey-Official-Plan-2012.pdf)	See West Grey By-law 2023-028 to permit development on the subject lands.
What is the County of Grey Official Plan designation (See https://www.grey.ca/government/land-use-planning)	Same as above.
Describe how the application conforms with the consent policies of the West Grey and/or County of Grey Official Plan(s) noted above:	
As in the existing drainage easement severance consent given in 2015 through West Grey File No. B05/2015.	
What is the West Grey Zoning (See https://www.grey.ca/government/land-use-planning)	As in By-law 2023-028 amending Zoning By-law 37/2006.
Describe the surrounding land uses	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

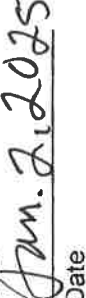
I/we 2505286 Ontario Inc. am/are the registered owner(s) of the land that is the subject of this application for consent. I/we authorize Guildford Deverell and the firm Deverell & Lemaich, Lawyers to make this application on my/our behalf.

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 Aaron Bauman - President


Date Jan 2, 2025

Signature of witness: GUILD FORD DEVERELL


Date Jan. 2, 2025

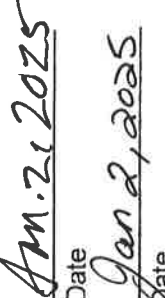
Name of witness: GUILD FORD DEVERELL

Affidavit or sworn declaration for the prescribed information

I/we Guildford Deverell 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 Mount Forest in the ~~Municipality of West Grey~~ ^{Township of Wellington North} this 2nd day of January 20 25.


Signature of Owner/Owners or Agent 
Signature of Commissioner Shelley Hinks
Province of Ontario, for Deverell & Lemaich, Barristers and Solicitors. Expires December 1, 2026.


Date Jan 2, 2025

Owner/applicant's consent declaration

In submitting this application, I/we 2505286 Ontario Inc. 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 Aaron Bauman - President


Date Jan. 2, 2025