

To: Town of Grand Valley

From: Daniel Beam

Date: April 20, 2026

Subject: Proposal for a Lot Line Adjustment - 033208 SR 21-22, Grand Valley, ON

To whom it may concern;

I am writing to request a proposal for a lot line adjustment between my property 033208 SR 21-22, Grand Valley and the neighboring farm owned by my father, Kenneth Beam. We are looking to add approximately 0.86 acres to my current property to help accommodate my masonry business as we plan for the future. My goal with this request is to ensure that my business and residential storage needs remain organized as our family begins the process of eventually selling the farm property. For several years, I have been fortunate enough to store my equipment and materials in a shop on my father's land. However, as he ages and we look to sell the farm property, I am left needing to figure out a space to continue to store my equipment, materials, etc. on my own property.

We took a look at building on my existing 0.99-acre lot, but in order to maintain proper setbacks while providing the size of storage space I require, this was not feasible on the land I currently own. One area we considered expanding as towards the rear of my current property, however, each spring this area becomes very flooded, so this not a feasible option. We therefore concluded that the property should expand to the north. By doing so and providing the new shop to the north side of the property this will better shield my house from the winds coming across the field and it will also allow for a larger turnaround area for trailers without the need for having to back in from the road (reducing traffic backups).

This small adjustment represents a very tiny portion of the 100+ acre farm, and my father is fully supportive of the change. We believe this is the most efficient way to grow while respecting the natural layout of the land.


Thank you very much for your time and consideration on this file. I'm happy to answer any questions or walk the property with you if that would be helpful.

Sincerely,

Dan Beam

A handwritten signature in blue ink, appearing to read "Dan Beam", written over a horizontal line.

Kenneth Beam

A handwritten signature in blue ink, appearing to read "Ken Beam", written over a horizontal line.