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Cody Hall
1101 Gladstone Rd
Ayr, Ontario N0B1E0
(519) 572-2497
cody.hall@jrhall.ca
May 19th, 2026

To: Whom it may concern,

Subject: Application for Severance – Residential Dwelling from Existing Commercial Property

Dear Sir/Madam,

Please accept this letter in support of the enclosed application for consent/severance for the property municipally known as [1101 Gladstone Rd, Ayr Ontario N0B1E0].

The purpose of this application is to sever the existing residential dwelling and associated residential lands from the larger parcel currently associated with the commercial business operating on the property. The intent is to create two separate legal parcels:

1. One parcel containing the existing commercial business and associated lands; and
2. One parcel containing the existing residential dwelling and residential lot area.

The primary reason for the proposed severance is to allow for the future expansion and continued growth of the commercial business on the retained lands. Separating the residential component from the commercial operation will provide greater flexibility for future development, site planning, financing, and operational improvements associated with the business. It is anticipated that this expansion may contribute to additional employment opportunities and economic benefits within the local community.

The proposed severance will also formalize the long-term independent use of the residential dwelling separate from the commercial operation. Both resulting parcels will continue to maintain appropriate access, servicing, parking, and land use functionality consistent with municipal requirements and applicable zoning regulations.

The proposed configuration is not intended to create land use conflicts or intensify incompatible uses, but rather to establish a clear and practical separation between the residential and commercial components of the property while supporting future economic development objectives.

We believe the application represents appropriate land planning, maintains compatibility with surrounding land uses, and is consistent with the intent of the Official Plan and applicable zoning by-laws.

Thank you for your consideration of this application. Should additional information or clarification be required, please do not hesitate to contact me.

Sincerely,

Cody Hall
Vice President
J & R Hall Transport