



Corporation of the Town of Grand Valley
5 MAIN ST. N. GRAND VALLEY ON L9W 5S6
Phone: 1-519-928-5652 Fax: 1-519-928-
www.townofgrandvalley.ca

Application for Amendment to Zoning By-Law

Under Section 34 of the Planning Act

DATE RECEIVED _____

Property Roll Number VARIOUS-see list

Completeness of the Application

The information in this form **must** be provided by the applicant with the appropriate fee. If the information and fee are not provided, the application will be returned or refused for further consideration until the information and fee have been provided.

Section 6, Sworn Affidavit, must be signed by all owners in front of a commissioner, or Sections 7.1 and 7.2 must be completed by the property owner if an agent is making this application on their behalf.

Submission of the Application

- 1 copy of the completed application form and 1 copy of the sketch are required by the Town.
- MINOR Application Fee \$1500.00
- MAJOR Application Fee \$2000.00
- PLUS Deposit if applicable
- Measurement to be in metric units.
- DEPOSIT as estimated by staff may be required for consultant peer review. Costs will be invoiced as received and are required to be paid in full and will not be drawn from the deposit. The deposit will be returned when your file is closed.

If you have any questions, please contact the Municipal Office:

TOWN OF GRAND VALLEY
5 Main Street N. GRAND VALLEY ON L9W 5S6
Phone: (519) 928-5652
Fax: (519) 928-2275

RECEIVED

MAY 06 2024

TOWN OF GRAND VALLEY

Per _____

Please Print and Complete or (T) Appropriate Box(es)

1. Applicant and Ownership Information

1.1	Name of Applicant <i>Meghan Townsend, CAO</i>	Home Telephone No.	Business Telephone No. <i>519-928-5652</i>
	Address <i>5 MAIN ST. N. GRAND VALLEY ON</i>		Postal Code <i>L9W 5S6</i>
	Email <i>mtownsend@townofgrandvalley.ca</i>		

1.2	Name of Owner(s) If different from the applicant an owner's authorization is required in Section 7.1, if the applicant is not the owner.		
	Address <i>SEE ATTACHED LIST</i>	Home Telephone No.	Business Telephone No.

1.3	Name of the person who is to be contacted about the application, if different than the applicant (this may be a person or firm acting on behalf of the applicant).		
	Name of Contact Person <i>MEGHAN TOWNSEND, CAO</i>	Home Telephone No.	Business Telephone No. <i>519-928-5652</i>
	Address <i>5 MAIN ST N. GRAND VALLEY ON</i>	Postal code <i>L9W 5S6</i>	Fax No. <i>519-928-2275</i>

1.4	Any Mortgages, Charges, or other encumbrances in respect of the subject land:		
	Name	Address	
	Name	Address	

2. Location and Description of the Subject Land *SEE LOCATION MAP / DRAFT SUB PLAN*

2.1	County: Dufferin	Municipality Town of Grand Valley	
	Concession Number	Lot	Registered Plan/Lot(s) / Block(s)
	Reference Plan No.	Part Number (s)	Street/Road: <i>HILLTOWN DRIVE</i> Street/Emergency No.
	Width of street/road ____m	<input type="checkbox"/> Municipal year round maintained road <input type="checkbox"/> County Road <input type="checkbox"/> Seasonal or private road	
	Frontage (m)	Entire Property	Affected Area (if amendment does not affect entire property)
	Depth (m)		
	Area (hectares)		

3. Zoning and Official Plan Information

3.1	Current zoning of the subject : <i>HAMLET RESIDENTIAL HOLDING (RH(H))</i>	3.2	Proposed Zoning: <i>HAMLET RESIDENTIAL EXCEPTION THREE HOLDING RH-3(H)</i>
-----	------------------------------------------------------------------------------	-----	-----------------------------------------------------------------------------------

3.3 Related Applications under the Planning Act, if any:	3.4 Has subject lands ever been subject of an Application under the Planning Act? File # ZONING Status: Current File # PLAN 127 Status: not registered
----------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------

3.5 Nature & Extent of the proposed zoning
TO recognize a reduced lot area, reduced lot coverage and a maximum dwelling size

3.6 Purpose/Reason why the rezoning is requested:
The current lot configurations do not meet the current zoning
* SEE ZONING CHART and DRAFT ZONING BY-LAW

3.7 Current Official Plan Designation: RURAL SETTLEMENT

3.8 Provide an explanation of how the application conforms to the Official Plan
The Rural Settlement designation permits single detached dwellings (residential)

<input type="checkbox"/> Existing <input type="checkbox"/> Proposed									
<input type="checkbox"/> Existing <input type="checkbox"/> Proposed									
<input type="checkbox"/> Existing <input type="checkbox"/> Proposed									
<input type="checkbox"/> Existing <input type="checkbox"/> Proposed									

5.5 Environmental

Water <input checked="" type="checkbox"/> Private Well <input type="checkbox"/> Communal Well <input type="checkbox"/> Municipal Well	Sewage Disposal <input checked="" type="checkbox"/> Private Septic <input type="checkbox"/> Communal System <input type="checkbox"/> Other: _____	Storm Drainage <input type="checkbox"/> Sewer <input checked="" type="checkbox"/> Ditches <input type="checkbox"/> Swales <input type="checkbox"/> Others: _____	Tile Drainage <input checked="" type="checkbox"/> no <input type="checkbox"/> yes, please mark on site plan location of tile runs	Biosolids <input checked="" type="checkbox"/> no <input type="checkbox"/> yes, please mark on site plan location and timing of applications
-------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------

Does the proposed development produce greater than 4500 litres of effluent per day? yes no

If yes, attach a servicing options report and hydro geological report.

5.6 Agriculture

Are lands part of a Nutrient Management Plan?

no yes, please provide plan number _____ and date approved by OMAFRA _____

Are there any livestock facilities within 500 metres of the subject lands? no yes If yes, complete the following for each farm operation:

Animal type	Barn dimensions of all barns capable of housing livestock	Number of tillable hectares of farm land	Type of Manure storage
Animal type	Barn dimensions of all barns capable of housing livestock	Number of tillable hectares of farm land	Type of Manure storage

5.7 Statement of Requirements: Please complete the following chart

Zone Requirements: (Office Use)

Lot Area (hectares)	0.15 ha to 0.30 ha	0.4 ha
Frontage (m)		
Front Yard (distance between front lot line and building or structure) (m)		
Rear Yard (m)		
Interior Side Yard (m)		
Exterior Side Yard (m)		
Height (m)		
Lot Coverage (building footprint as % lot area)	10%	20%
Dwelling Size (m2)	MAXIMUM 125m ² TO 140m ²	NO MAXIMUM
Landscaping (% of lot area)		

6. Sketch

6.1 The application shall be accompanied by a sketch showing the following: **(Please Use Metric Units)**

- the boundaries and dimensions of the subject land.
- the location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and side yard lot lines.
- the approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- the current use on land that is adjacent to the subject land.
- the location width and name of any road within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way.
- the location and nature of any easement affecting the subject land.

7. Affidavit, Sworn Declaration, Authorizations & Fees

Please complete the authorization, declarations and acknowledgement form.

AUTHORIZATION, DECLARATIONS AND ACKNOWLEDGEMENTS



IN THE MATTER OF A PLANNING APPLICATION FOR:

- Official Plan Amendment
- Zoning By-law Amendment
- Consent to Sever
- Plan of Subdivision/Condominium
- Other _____

OWNERS AUTHORIZATION

I, _____, am the owner of the lands subject to this application hereby agree to the following:

1. Town staff or their representatives are authorized to enter my property for the purposes of evaluating this application.
2. I acknowledge and agree to pay all costs associated with the processing and evaluation of this application, including any peer reviews and consulting fees. These costs may be deducted from the deposit or invoiced directly, at the discretion of the Town. Should this application be appealed to the OMB, I am aware that I will be responsible and agree to pay all fees related to the OMB process.
3. For the purposes of the Freedom of Information and Protection of Privacy Act, I authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the Planning Act for the purposes of processing this application, and further I authorize my agent for this application to provide any of my personal information that will be included in this application or collected during the processing of this application.
4. I authorize _____ to make this application on my behalf.

_____ Date

_____ Signature of Owner

SWORN DECLARATION OF APPLICANT

I, Meighan Townsend of the Township of Centre Wellington in the County of Wellington make oath and say (or solemnly declare) that the information contained in this application is true and that the information contained in the documents that accompany this application is true.

Sworn (or declared) before me

at the TOWN OF GRAND VALLEY

in the COUNTY OF DUFFERIN

this 6th day of MAY 2024

Mark H. Kluge
Commissioner of Oaths

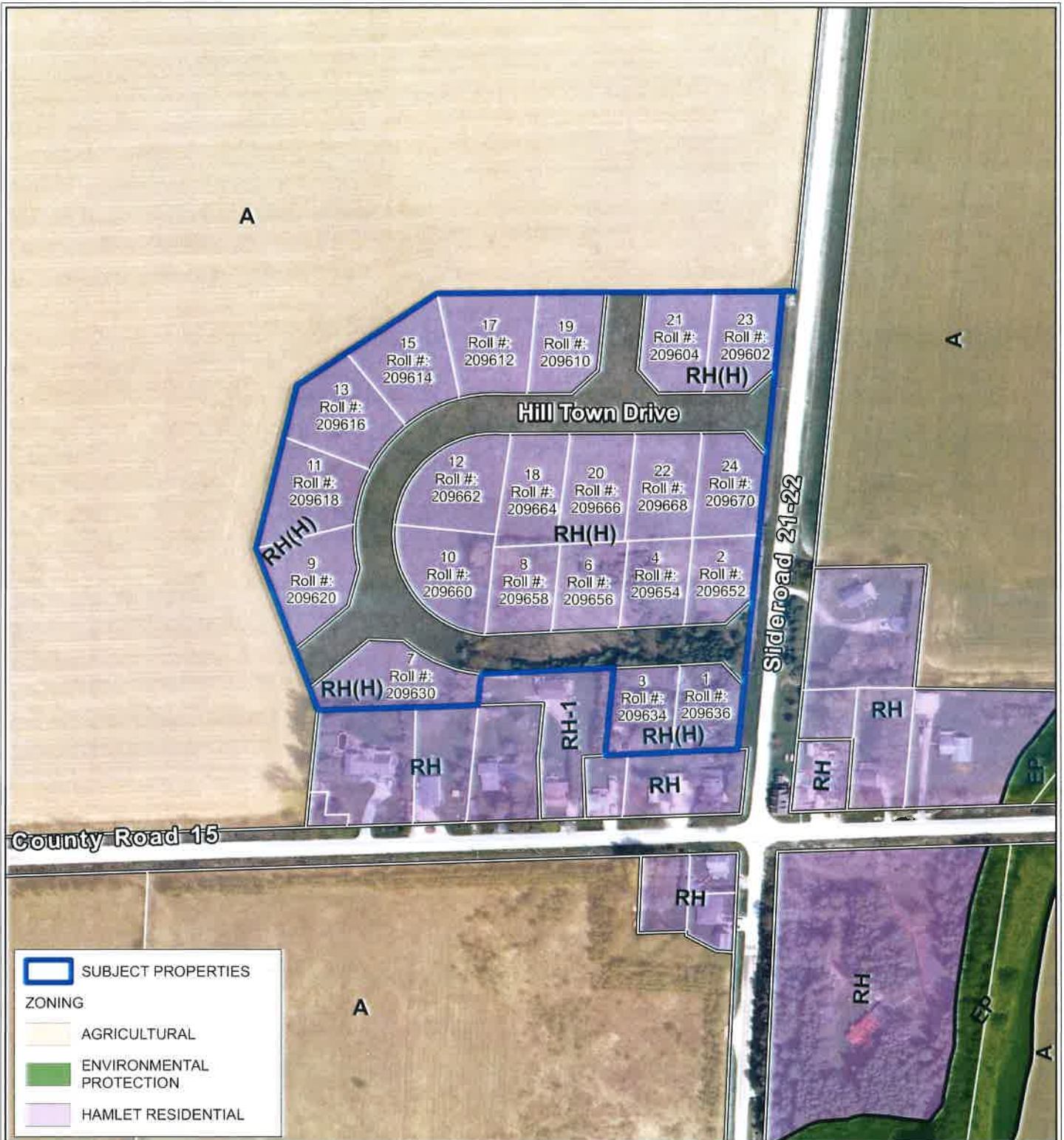
Meighan Townsend
Applicant
Mark Henry Kluge, a Commissioner, etc.,
Province of Ontario, for the Corporation of
the **Town of Grand Valley**
Expires **July 5, 2025.**


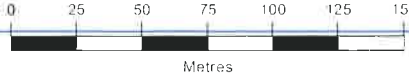

Updated December 1, 2018

HILL TOWN Drive Monticello SUBDIVISON
PROPERTY OWNER ADDRESS LIST as of May 6, 2024

Julia Ancho 136-180 Mississauga Valley Blvd Mississauga ON L5A 3M2	1 LOT	ROLL# 209660	10 HILL TOWN DR.
George Athanasiou 755 Cameron Crt Mississauga ON L5C 3B8	1 LOT	ROLL# 209662	12 HILL TOWN DR.
Katherine and Stephen Cook 258 Seneca Ave Oshawa ON L1G 3V6	1 LOT	ROLL# 209668	22 HILL TOWN DR.
Pierre and Linda Cote 78 Eagleridge Drive Brampton ON L6R 1E6	1 LOT	ROLL# 209610	19 HILL TOWN DR.
Csaba Kocs 94 Andy Cres. Woodbridge ON L4H 1C5	1 LOT	ROLL# 209602	23 HILL TOWN DR.
Madanjit Walia 105 – 10095 Bramalea Road Brampton ON L6R 0K1	1 LOTS	ROLL# 209614	15 HILL TOWN DR.
James and Trudy Secord 401179 County Rd 15 Grand Valley ON L9W 0Y7	4 LOTS	ROLL# 209634 ROLL# 209654 ROLL# 209656 ROLL# 209658	3 HILL TOWN DR. 4 HILL TOWN DR. 6 HILL TOWN DR. 8 HILL TOWN DR.
Town of Grand Valley c/o Meghan Townsend 5 Main Street N GRAND VALLEY ON L9W 5S6	4 LOTS	ROLL# 209612 ROLL# 209636 ROLL# 209652 ROLL# 209670	17 HILL TOWN DR. 1 HILL TOWN DR. 2 HILL TOWN DR. 24 HILL TOWN DR.
Arnold and Nina Townsend 205 Victoria Street Shelburne, ON L9V 2Y1	7 LOTS	ROLL# 209604 ROLL# 209616 ROLL# 209618 ROLL# 209620 ROLL# 209630 ROLL# 209664 ROLL# 209666	21 HILL TOWN DR. 13 HILL TOWN DR. 11 HILL TOWN DR. 9 HILL TOWN DR. 7 HILL TOWN DR. 18 HILL TOWN DR. 20 HILL TOWN DR.

TOTAL LOTS: 21



	<p>TOWN OF GRAND VALLEY</p>			
<p>LOCATION PLAN ZONING HILL TOWN DRIVE</p>		<p>File Z02-2024 & 22T-202401</p>	<p>Date 2024/04/09 Scale 1:2,750</p>	<p>Figure No. 1</p>

**Hill Town Drive Subdivision in Monticello
Hamlet Residential (RH) Zone**

Regulations		Lot 1 23 Hill Town #209602	Lot 2 21 Hill Town #209604	Lot 3 19 Hill Town #209610	Lot 4 17 Hill Town #209612	Lot 5 15 Hill Town #209614	Lot 6 13 Hill Town #209616	Lot 7 11 Hill Town #209618	Lot 8 9 Hill Town #209620	Lot 9 7 Hill Town #209630	Lot 10 3 Hill Town #209634	Lot 11 1 Hill Town #209636
Min Lot area on Private Services	0.4 ha	0.18 ha	0.24 ha	0.24 ha	0.23 ha	0.22 ha	0.23 ha	0.21 ha	0.26 ha	0.30 ha	0.16 ha	0.15 ha
Min Lot Frontage	24 m	28.5 m	45 m	45.5 m	36.6 m	31.9 m	31.7 m	31.2 m	43.7 m	61.8 m	34.7 m	28.3 m
Min Front Yard	7.5 m	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Min Interior Side Yard	1.5 m	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Min Exterior Side Yard	7.5 m	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Max Lot Coverage	20%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%
Max Height	12 m	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Min GFA m ²		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MAX GFA m ²		140 m ²	140 m ²	140 m ²	140 m ²	140 m ²	140 m ²	140 m ²	140 m ²	140 m ²	125 m ²	125 m ²

Regulations		Lot 12 12 Hill Town #209662	Lot 13 18 Hill Town #209664	Lot 14 20 Hill Town #209666	Lot 15 22 Hill Town #209668	Lot 16 24 Hill Town #209670	Lot 17 10 Hill Town #209600	Lot 18 8 Hill Town #209658	Lot 19 6 Hill Town #209656	Lot 20 4 Hill Town #209654	Lot 21 2 Hill Town #209652
Min Lot area on Private Services	0.4 ha	0.26 ha	0.17 ha	0.19 ha	0.19 ha	0.18 ha	0.21 ha	0.16 ha	0.16 ha	0.16 ha	0.15 ha
Min Lot Frontage	24 m	80 m	30 m	33.9 m	34.6 m	27.6 m	72.1 m	33.3 m	34.7 m	33.5 m	28.6 m
Min Front Yard	7.5 m	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Min Interior Side Yard	1.5 m	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Min Exterior Side Yard	7.5 m	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Max Lot Coverage	20%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%
Max Height	12 m	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Min GFA m ²		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MAX GFA m ²		140 m ²	140 m ²	140 m ²	140 m ²	140 m ²	140 m ²	125 m ²	125 m ²	125 m ²	125 m ²

Lot Area: 0.15 ha to 0.16 ha Max Dwelling size 125m²

Lot Area: 0.17 ha to 0.30 ha Max Dwelling size 140m²

Merged Lots will require a site-specific Zoning By-law Amendment

Hill Town Drive (Z02-2024) DRAFT ZONING BY-LAW

THE CORPORATION OF THE TOWN OF GRAND VALLEY

BY-LAW NUMBER 2024 - _____

Being a By-Law to Amend By-law 09-10, as amended, known as the Zoning By-law for the Corporation of the Town of Grand Valley, to Rezone the lands from a Hamlet Residential Holding (RH(H)) to a Hamlet Residential Exception Three Holding (RH-3(H)) Zone, to permit reduced lot sizes, reduced lot coverage and maximum dwelling size

WHEREAS Section 34 of the *Planning Act*, as amended, authorizes the Council of a Municipality to enact Zoning By-laws;

NOW THEREFORE the Council of the Corporation of the Town of Grand Valley enacts as follows;

1. By-law 09-10 is hereby amended AS FOLLOWS:

Schedule "A" is amended by rezoning:

1 Hill Town Drive (#209636)	13 Hill Town Drive (#209616)
2 Hill Town Drive (#209652)	15 Hill Town Drive (#209614)
3 Hill Town Drive (#209634)	17 Hill Town Drive (#209612)
4 Hill Town Drive (#209654)	18 Hill Town Drive (#209664)
6 Hill Town Drive (#209656)	19 Hill Town Drive (#209610)
7 Hill Town Drive (#209630)	20 Hill Town Drive (#209666)
8 Hill Town Drive (#209658)	21 Hill Town Drive (#209604)
9 Hill Town Drive (#209620)	22 Hill Town Drive (#209668)
10 Hill Town Drive (#209600)	23 Hill Town Drive (#209602)
11 Hill Town Drive (#209618)	24 Hill Town Drive (#209670)
12 Hill Town Drive (#209662)	

FROM a Hamlet Residential Holding (RH(H)) Zone

TO a Hamlet Residential Exception Three Holding (RH-3(H)) Zone

As identified in Schedule 1 to this By-law.

2. Table 5.2.3 is amended by adding the following section:

1.Exception Number	2. By-law Number	3. Additional Permitted Uses	4. Only Permitted Uses	5. Uses Prohibited	6. Special Zone Requirements	7. Other Special Provisions
RH-3	2024-__		<ul style="list-style-type: none"> • dwelling, single detached; • accessory apartment; • home occupation; 	<ul style="list-style-type: none"> • Detached Additional Residential Unit (ARU) 	<ul style="list-style-type: none"> • Lot Area 0.15 ha to 0.17 ha – MAXIMUM Dwelling size: 125 m² • Lot Area 0.17 ha to 0.30 ha – MAXIMUM Dwelling size: 140 m² • 10% Maximum lot coverage 	<ul style="list-style-type: none"> • Merged Lots require a Zoning By-law Amendment

3. In all other respects, the provisions of this By-law shall apply.

BY-LAW GIVEN THE NECESSARY READINGS AND PASSED THIS ## DAY OF MONTH 2024.

STEVE SOLOMAN, MAYOR

MEGHAN TOWNSEND, CLERK

SCHEDULE 1 to BY-LAW 2024 - _____

