

204-2024



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](http://www.townofgrandvalley.ca)

## Application for Amendment to Zoning By-Law

Under Section 34 of the Planning Act

# RECEIVED

DATE RECEIVED AUG 29 2024

TOWN OF GRAND VALLEY

Property Roll Number 2204 000 001 22600.

0000

Completeness of the Application \_\_\_\_\_

### Submission 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.

- 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.

**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.**

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

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

<b>1. Applicant and Ownership Information</b>			
1.1	Name of Applicant Henk Brakke	Home Telephone No. 519 939 0137	Business Telephone No.
Address 321339 Concession 617 Grand Valley, ON		Postal Code L9W 0W8	
Email <del>henk.brakke@gmail.com</del> henk.brakke@gmail.com			
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. Brakke, Jacob + Brakke - Vanderstruik, Nelkeke		
Address 321339 con 617 Grand Valley		Home Telephone No. 519 939 0137	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 SAME AS APPLICANT		Home Telephone No.	Business Telephone No.
Address		Postal code	Fax No.
1.4	Any Mortgages, Charges, or other encumbrances in respect of the subject land:		
Name		Address	
Name		Address	
<b>2. Location and Description of the Subject Land</b>			
2.1	County: Dufferin	Municipality Town of Grand Valley	
Concession Number 7		Lot 24	Registered Plan/Lot(s) / Block(s)
Reference Plan No.	Part Number (s)	Street/Road: Concession 617	Street/Emergency No. 321339
Width of street/road ____m	<input checked="" type="checkbox"/> Municipal year round maintained road <input checked="" type="checkbox"/> County Road <input type="checkbox"/> Seasonal or private road		
Frontage (m)	Entire Property	Affected Area (If amendment does not affect entire property) ref. to attached map w/ measurements	
Depth (m)			
Area (hectares)			
<b>3. Zoning and Official Plan Information</b>			
3.1	Current zoning of the subject: Agriculture		3.2 Proposed Zoning: N/A

<p>3.3 Related Applications under the Planning Act, if any: N/A</p>	<p>3.4 Has subject lands ever been subject of an Application under the Planning Act? N/A.</p> <p>File # Status: File # Status:</p>
<p>3.5 Nature &amp; Extent of the proposed zoning <del>XXXX</del> To permit a shed addition</p>	
<p>3.6 Purpose/Reason why the rezoning is requested: <del>XXXX</del> Do Not meet set backs</p>	
<p>3.7 Current Official Plan Designation: Agricultural</p>	
<p>3.8 Provide an explanation of how the application conforms to the Official Plan Ag Building permitted.</p>	



<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

<b>Water</b> <input checked="" type="checkbox"/> Private Well <input type="checkbox"/> Communal Well <input type="checkbox"/> Municipal Well	<b>Sewage Disposal</b> <input checked="" type="checkbox"/> Private Septic <input type="checkbox"/> Communal System <input type="checkbox"/> Other: _____	<b>Storm Drainage</b> <input type="checkbox"/> Sewer <input checked="" type="checkbox"/> Ditches <input type="checkbox"/> Swales <input type="checkbox"/> Others: _____	<b>Tile Drainage</b> <input checked="" type="checkbox"/> no <input type="checkbox"/> yes, please mark on site plan location of tile runs	<b>Biosolids</b> <input checked="" type="checkbox"/> no <input type="checkbox"/> yes, please mark on site plan location and timing of applications
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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 <i>Holstein Cows</i>	Barn dimensions of all barns capable of housing livestock <i>41m x 86.5m</i>	Number of tillable hectares of farm land <i>36</i>	Type of Manure storage <i>Liquid manure pit</i>
Animal type <i>Heifers</i>	Barn dimensions of all barns capable of housing livestock <i>18.29 x 61m</i>	Number of tillable hectares of farm land <i>36</i>	Type of Manure storage <i>Liquid manure pit</i>

5.7 Statement of Requirements: Please complete the following chart

Zone Requirements: (Office Use)

Lot Area (hectares)	<i>N/A farm property</i>	
Frontage (m)	<i>"</i>	
Front Yard (distance between front lot line and building or structure) (m)	<i>"</i>	
Rear Yard (m)	<i>"</i>	
Interior Side Yard (m)	<i>"</i>	
Exterior Side Yard (m)	<i>"</i>	
Height (m)	<i>"</i>	
Lot Coverage (building footprint as % lot area)	<i>"</i>	
Dwelling Size (m2)	<i>"</i>	
Landscaping (% of lot area)	<i>"</i>	

**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 minor variance

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AUG 29 2024

TOWN OF GRAND VALLEY

Per \_\_\_\_\_

## OWNERS AUTHORIZATION

I, Jacob Brakke, 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 Henk Brakke to make this application on my behalf.

Aug 28<sup>th</sup> / 24

Date

Signature of Owner

## SWORN DECLARATION OF APPLICANT

I, Henk Brakke of the \_\_\_\_\_ in the \_\_\_\_\_ 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

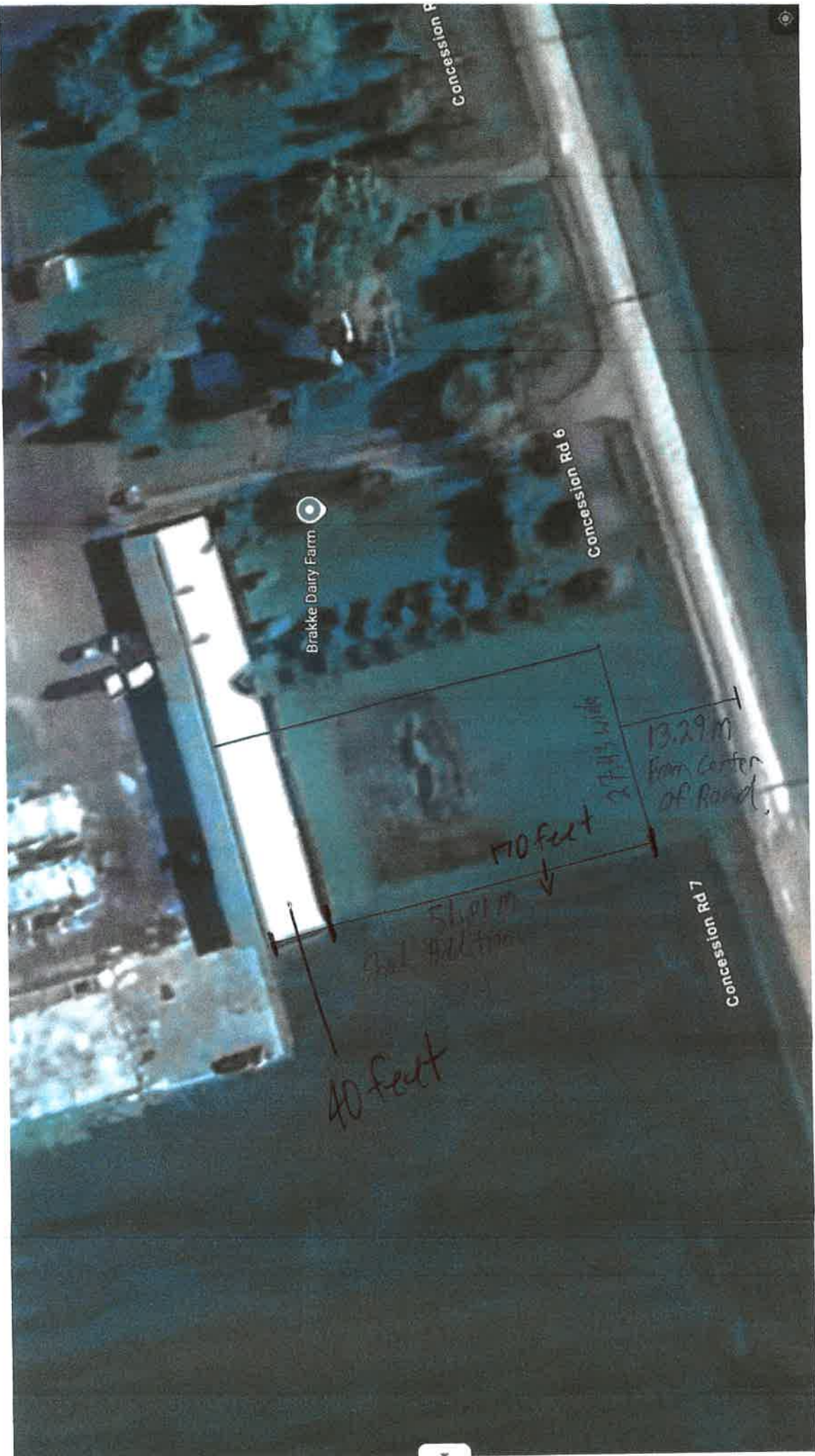
this 28<sup>th</sup> day of August 2024

Commissioner of Oaths

Donna Tremblay, a Commissioner, etc.,  
Province of Ontario, for the Corporation of  
the Town of Grand Valley.

Applicant

Applicant



Brakke Dairy Farm

Concession Rd 6

Concession Rd 6

Concession Rd 7

40 feet

170 feet

56.01 m  
and 174.01 m

27.43 m wide

13.29 m  
from center  
of Road