



Corporation of the Town of Grand Valley
5 MAIN ST. N. GRAND VALLEY ON L9W 5S6
Phone: 1-519-928-5652 Fax: 1-519-928-2275
www.townofgrandvalley.ca

Application for Part Lot Control

Under Section 50(7) of the Planning Act

Property Roll Number: _____

Where land is within a registered plan of subdivision and the owner wishes to subdivide a lot or a block within such registered plan for the purpose of selling, conveying, leasing or mortgaging such part lots or block lots, an owner may request the Municipality to pass a Part Lot Control Exemption By-Law under Section 50(7) of the Planning Act. This provision establishes that subsection 5 (Part Lot Control) does not apply to land that is contained within the lands subject to Part Lot Control By-Law

The Town of grand Valley will give consideration to using this method of severance of land for residential development fronting an existing or dedicated road.. In all cases, no Part Lot Control Exemption By-Law can be recommended to be approved if the municipality desires any conditions to be applied to the division of subject lands.

The final passing and registration of a Part Lot Control Exemption By-Law eliminates the need for an owner to receive approval of an application for Consent from the Committee of Adjustment.

Submission of the Application

- Part Lot Control application form – completed and signed.
- **Application fee of \$3000 – payable to the Town of Grand Valley**
- Six (6) copies of a Draft Reference Plan prepared by an Ontario Land Surveyor together with six (6) copies of a Building Location Plan, if applicable.
- The following information is required to be shown on the reference plan/building location plans:
 - Legal description of the subject lands.
 - The true dimensions and bearings of the property.
 - The location of all new lot lines proposed to be created with corresponding lot areas and lot widths indicated thereon.
- The location, dimensions and setbacks of all residential and accessory buildings or foundations thereof.

Application Received: _____

- The existing or proposed height and number of storeys of all residential buildings.
- The location of driveways and parking areas including garages (specify when garages are attached).
- **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**

Process

- 1) Applications are reviewed for zoning compliance and circulated to a Review Team and outside utilities for compliance with servicing plans.
- 2) Applications are required to deposit the reference plan once the plan is deemed to comply with zoning requirements and confirmation is given that it is consistent with any approved servicing plans. The subdivision plan must be registered at this point.
- 3) Applications are required to submit a digital file of the deposited reference plan(s).
- 4) All current outstanding taxes must have been paid for the subject lands.
- 5) The Town of Grand Valley's Planner makes a recommendation on the application and the by-law prepared.
- 6) Following the passing of the by-law by Council, the by-law is registered.
- 7) Since the PLC by-law makes specific reference to the Reference Plan, any changes to the lotting configuration thereafter requires a new application for Part Lot Control Exemption and the passing of a new by-law, to ensure compatibility with servicing.
- 8) Each Part Lot Control By-law in the Town of Grand Valley remain in force and effect for a period of two (2) years from the date of its passing.

1. Applicant and Ownership Information				
1.1	Name of Applicant	Home Telephone No.	Business Telephone No.	
Address			Postal Code	
Email				
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		Home Telephone No.	Business Telephone No.	
1.2	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		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		
2. Location and Description of the Subject Land				
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:	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 lands:			

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 # Status: File # Status:
3.5 Current Official Plan Designation:	
3.8 Are there any easements or restrictive covenants affecting the subject lands? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, please describe	
3.10 the subject land, or lands within 120 metres of the subject land, the subject of an application for approval of an official plan amendment, a zoning by-law amendment, a minister's zoning order amendment, a plan of subdivision, a consent or a site plan? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, please describe	
Status:	

4. Part Lot Proposal
Number of units/lots:
Described the proposed development:

5. Consistency with Policy Documents	
5.1 Does this application Alter the boundary of a settlement area? <input type="checkbox"/> yes <input type="checkbox"/> no Create a new settlement area? <input type="checkbox"/> yes <input type="checkbox"/> no Remove lands from an employment area? <input type="checkbox"/> yes <input type="checkbox"/> no If yes, provide details of any Official Plan or Official Plan Amendment	
5.2 Are the subject lands in an area where conditional zoning may apply? <input type="checkbox"/> yes <input type="checkbox"/> no If yes, provide details of how this application conforms to Official Plan conditional zoning policies.	
Is the proposed application consistent with the Provincial Policy Statement and any other Policy Statements issued under subsection 3(1) of the Planning Act: <input type="checkbox"/> yes <input type="checkbox"/> no _____ Name of individual having knowledge of the policy statements. A report may be required to accompany this application and support the above statement of consistency. Signature _____	
5.4 Are the subject lands within the Greenbelt Plan area? <input type="checkbox"/> yes <input type="checkbox"/> no	5.5 Are the subject lands within the Greater Golden Horseshoe Growth Plan area? <input type="checkbox"/> yes <input type="checkbox"/> no

5.6 Does the proposed application conform to or does not conflict with the Provincial Plans, including the Greenbelt Plan and Growth Plan:

yes
 no

Name of individual having knowledge of the plans

Signature

A report may be required to accompany this application and support the above statement of consistency.

6. Land Use

6.1 Date property acquired Unknown

6.2 Existing Use	5.3 Proposed Use
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7. Environmental

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

SKETCH/SURVEY

8.1 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.

9. Affidavit, Sworn Declaration and Authorizations

Please include the authorization, declaration 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 authorized _____ to make this application on my behalf.

Date

Signature of Owner

SWORN DECLARATION OF APPLICANT

I, _____ 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 _____ in the _____

this _____ day of _____ 20__

Commissioner of Oaths

Applicant