

Application for Site Plan Approval

DATE RECEIVED _____

2204 000 00307300.0000 &

Property Roll Number 2204 000 00307500.0000

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

- X See Procedures for Site Plan Approval and Requirements
- X Application Fee \$1,500.00 Deposit \$3,500.00
- X Amending Agreement Fee \$1000.00 Deposit \$1000.00
- X Measurement to be in metric units.
- X SECURITY DEPOSIT: Costs will be invoiced as received and are required to be paid in full and will not be drawn from the security deposit. The security 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, Grand Valley, ON L9W 5S6
Telephone (519) 928-5652
Fax (519) 928-2275

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

| | | | |
|---|---|---|--|
| 1. Applicant and Ownership Information | | | |
| 1.1 | Name of Applicant Hrycyna Law Group | Home Telephone No. | Business Telephone No. 416-532-8006 |
| | Address 200-1081 Bloor St. West, Toronto, Ontario | | Postal Code M6H 1M5 |
| | Email hrycynad@gmail.com | | |
| 1.2 | Name of Legal Owner(s). If different from the applicant an owner's authorization is required in Section 7.1, if the applicant is not the owner. Halia Martyniuk & Mary Hrycyna | | |
| | Address 200-1081 Bloor St. West, Toronto, Ontario | Home Telephone No. 416-532-8006 | 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 Daniel Hrycyna | Home Telephone No. 647-225-3485 | Business Telephone No. 416-532-8006 |
| | Address 200-1081 Bloor St. West, Toronto, Ontario | Postal code M6H 1M5 | Fax No. 416-532-2666 |
| 1.4 | Any Mortgages, Charges, or other encumbrances in respect of the subject land: | | |
| | Name Fernando Barbosa & Maria Da Ponte Astro Travel Service Inc. | Address 1058 Bloor St. West, Toronto, Ontario 7 Timothy Court, Toronto, Ontario | |
| | Telephone | Fax | Email |

| | | |
|------------------------------|---------------------|---|
| 1.5 Consulting Firm | | |
| Name Meritech Engineering | | Address 1315 Bishop Street North, Suite 202, Cambridge |
| Telephone 519-623-1140 | Fax 519-623-7334 | Email ianr@meritech.ca |

| 5. Land Use | | | | | | | | | | |
|---|---|--|------|--|---|------------------------|--|-----------|--|--|
| 5.1 Date property acquired | | | | | | | <input type="checkbox"/> Unknown | | | |
| 5.2 Existing Use RV - Village Residential | | | | | 5.3 Proposed Use RM - Residential | | | | | |
| 5.4 Existing and Proposed buildings and structures (complete chart for each existing and proposed building or structure) | | | | | | | | | | |
| Type of building or structure | <input type="checkbox"/> Existing <input type="checkbox"/> Proposed | Setbacks (m) | | | | Height (m) | Dimensions (m x m) | Area (m2) | Date of Construction or proposed construction | Time use has continued (for existing buildings and structures) |
| | | Front | Rear | Side | Side | | | | | |
| Single Family Home | <input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed | 9.13 | 82 | 23 | 3.08 | 7.5 m | 17 x 10 | 122 | | |
| Townhomes Block A | <input type="checkbox"/> Existing <input checked="" type="checkbox"/> Proposed | 7 | 6 | 4.71 | 1.55 | | 13 x 44 | 572 | | |
| Townhome Block B | <input type="checkbox"/> Existing <input checked="" type="checkbox"/> Proposed | 7 | 6 | 6.19 | 1.55 | | 13 x 44 | 572 | | |
| | <input type="checkbox"/> Existing <input type="checkbox"/> Proposed | | | | | | | | | |
| | <input type="checkbox"/> Existing <input type="checkbox"/> Proposed | | | | | | | | | |
| 5.5 Environmental | | | | | | | | | | |
| Water <input type="checkbox"/> Private Well <input type="checkbox"/> Communal Well <input checked="" type="checkbox"/> Municipal Well | | Sewage Disposal <input type="checkbox"/> Private Septic <input type="checkbox"/> Communal System <input checked="" type="checkbox"/> Other: <u>Municipal</u> | | | Storm Drainage <input checked="" type="checkbox"/> Sewer <input type="checkbox"/> Ditches <input checked="" type="checkbox"/> Swales <input checked="" type="checkbox"/> Others: <u>Infiltration</u> | | 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? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no If yes, attach a servicing options report and hydro geological report. | | | | | | | | | | |
| 5.6 Agriculture | | | | | | | | | | |
| Are lands part of a Nutrient Management Plan? <input checked="" type="checkbox"/> no <input type="checkbox"/> yes, please provide plan number _____ and date approved by OMAFRA _____ | | | | | | | | | | |
| Are there any livestock facilities within 500 metres of the subject lands? <input type="checkbox"/> no <input type="checkbox"/> 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) | .043 | | | | | | | | | |
| Frontage (m) | 13.58 | | | | | | | | | |
| Front Yard (distance between front lot line and building or structure)(m) | 7 | | | | | | | | | |
| Rear Yard (m) | 6 | | | | | | | | | |

| | | |
|---|-------|--|
| Interior Side Yard (m) | 1.2 | |
| Exterior Side Yard (m) | | |
| Height (m) | 12 | |
| Lot Coverage (building footprint as % lot area) | 50 | |
| Dwelling Size (m2) | | |
| Landscaping (% of lot area) | 48,88 | |

6. Sketch

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

- X Plans showing the location of all buildings and structures to be erected and showing the location of all facilities and works to be provided in conjunction therewith,
- X Drawings showing plan, elevation and cross-section views for each building erected, which drawings are sufficient to display,
- X -the massing and conceptual design of the proposed building;
- X -the relationship of the proposed building to adjacent buildings, streets and exterior areas to which member of the public have access;
- X -matters relating to exterior design, including without limitation the character, scale, appearance and design features of buildings, and their sustainable design, but only to the extent that it is a matter of exterior design, if an official plan and a by-law passed that both contain provisions relating to such matters are in effect in the municipality;
- X -the sustainable design elements on any adjoining highway under a municipality's jurisdiction, including without limitation trees, shrubs, hedges, plantings or other ground cover, permeable paving materials, street furniture, curb ramps, waste and recycling containers and bicycle parking facilities, if an official plan and a by-law passed are in effect in the municipality;
- X -facilities designed to have regard for accessibility for persons with disabilities;
- X -road widening;(if any) and
- X -loading spaces and parking areas, pedestrian walkways and traffic signage.

7 Affidavit, Sworn Declaration an Authorizations

Please complete the declaration, authorization and acknowledgement form.

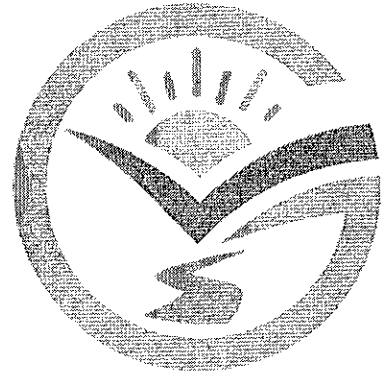
AUTHORIZATION, DECLARATIONS AND ACKNOWLEDGEMENTS

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, Halia Martyniuk & Mary Hrycyna, 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 Daniel Hrycyna to make this application on my behalf.

February 7, 2018
Date

H Martyniuk
Signature of Owner
M Hrycyna

SWORN DECLARATION OF APPLICANT

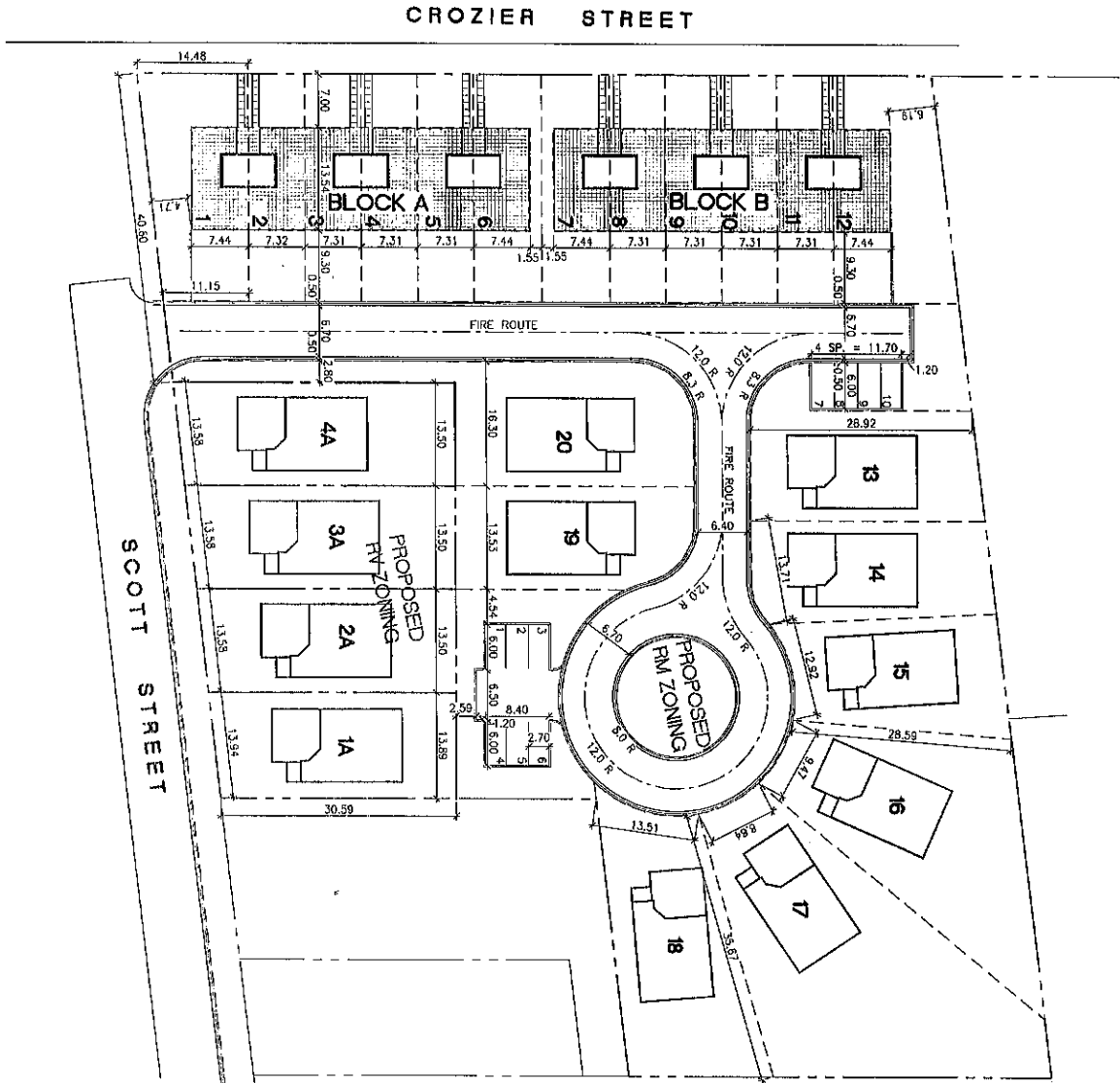
I, Daniel Hrycyna of the City of Toronto in the Province of Ontario make oath and say (or solemnly declare) that the information contained in this application is true and that the information contained in the documents that accompany this application is true.

Sworn (or declared) before me at the City of Toronto in the City of Toronto Province of Ontario this 7 day of February 2018

Pilar Fagundes
Commissioner of Oaths

[Signature]
Applicant
[Signature]
Applicant

Pilar Fagundes, a Commissioner, etc.,
Province of Ontario, for Hrycyna Pothemont,
Barristers and Solicitors.
Expires March 28, 2018.



SITE DATA - EXISTING RV ZONING
(DWELLING, SINGLE DETACHED) LOTS 1A, 2A, 3A AND 4A SCOTT STREET

| REGULATION | REQUIRED | PROPOSED |
|-------------------------|----------------------|-------------------------|
| LOT AREA (LOT 1A) | 380 sq.m. (0.038 ha) | 434.47 sq.m. (0.043 ha) |
| MIN. LOT FRONTAGE | 11.0 m | 13.98 m |
| MIN. FRONT YARD | 7.00 m | 7.00 m |
| MIN. INTERIOR SIDE YARD | 1.20 m | 1.20 m |
| MIN. REAR YARD | 6.00 m | 5.00 m |
| MAX. LOT COVERAGE | 50% | 50% |
| MAX. BUILDING HEIGHT | 12.0 m | 12.0 m |

SITE DATA - PROPOSED FM ZONING (DWELLING, TOWNHOUSE)
CONDOMINIUM DEVELOPMENT LOTS 1 THROUGH 20

| REGULATION | REQUIRED | PROPOSED |
|---|-----------|--------------|
| MIN. LOT AREA INTERIOR (LOT 2) | 200 sq.m. | 216.12 sq.m. |
| MIN. LOT AREA EXTERIOR (LOT 1) | 400 sq.m. | 381.74 sq.m. |
| MIN. LOT FRONTAGE (INTERIOR LOT 2) | 6.0 m | 7.32 m |
| MIN. LOT FRONTAGE (CORNER LOT 1) | 15.0 m | 14.48 m |
| MIN. FRONT YARD | 7.00 m | 40.60 m |
| MIN. INTERIOR SIDE YARD | 1.20 m | 1.20 m |
| MIN. EXTERIOR SIDE YARD | 4.50 m | 4.71 m |
| MIN. REAR YARD | 6.00 m | 6.19 m |
| MAX. NUMBER OF CONNECTED UNITS | 6 UNITS | 6 UNITS |
| MIN. DISTANCE BETWEEN 2 GROUPS OF UNITS | 2.0 m | 3.10 m |
| MIN. LANDSCAPE OPEN SPACE | 20% | 48.88% |
| MAX. DENSITY | 50 UNITS | 20 UNITS |

PARKING
2 SPACES PER UNIT REQUIRED = 40 SPACES
2 SPACES PROVIDED = 20 GARAGE SPACES, 20 DRIVEWAY SPACES AND 10 VISITOR SPACES = 50 SPACES

PROJECT: **TOWNHOME / SINGLE FAMILY SITE**
SCOTT STREET, GRAND VALLEY, ONTARIO
TITLE: **SITE PLAN**

A1.1

STATUS: ZONE CHANGE
PLOTTED: 22/12/2017 12:26pm
SCALE: 1:500
DWN BY: KSR
DATE: DECEMBER 2017
REV.

I, Kaiti Reynolds, review and take responsibility for the design work on behalf of our firm Orchard Design Studio Incorporated registered under Division 7, Part 3 (5.2.4) of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories.
Firm BC#: 28615
Individual BC#: 21576
Signed: *Kaiti Reynolds*

