## Z9-2019 MOCO



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	Oct. 11.2019	_
-		Pro

#### **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.

Property Roll Number\_\_100500

#### **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

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TOWN OF GRAND VALLEY

Per\_\_\_\_\_

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

1.	Applicant and Owners	ship Information									
1.1	Name of Applicant MOCO F	FARMS LTD c/o Peter Cortellucci	Home Telephone No.	Business Telephone No. 905-695-0800							
	Address 2800	Highway 7, Vaughan C	)N	Postal Code L4K 1P3							
	Email Peter.Cortellucci@cortelgroup.com										
1.2	Name of Owner(s) If differer	nt from the applicant an owner's aut	horization is required in Section 7.1, if t	he applicant is not the owner.							
	Address		Home Telephone No.	Business Telephone No.							
1.3	Name of the person who is to of the applicant).	be contacted about the application	n, if different than the applicant (this may be a person or firm acting on behalf								
	Name of Contact Person		Home Telephone No.	Business Telephone No.							
INN	IOVATIVE PLANNING SOLUTI	ONS C/O CAMERON SELLERS		705-812-3281							
	Address		Postal code	Fax No.							
647	WELHAM ROAD, UNIT 9, E	BARRIE, ON	L4N 0B7	705-812-3438							
1.4	Any Mortgages, Charges, or	other encumbrances in respect of the	ne subject land:	J.							
	Name		Address								
	Name		Address								
2. Loc	cation and Description o	of the Subject Land									
2.1	County: Dufferin	Municipality Town of Grand Va	lley								
	Concession Number 1	Lot 31	Registered Plan/Lot(s) / Block(s)								
	Reference Plan No.	Part Number (s) N 1/2	Street/Road: County Rd. 25	Street/Emergency No. 173087							
	Width of street/road 20 m	☐ Municipal year round maintain	ned road County Road	☐ Seasonal or private road							
	Frontage (m)	Entire Property 676.25	Affected Area (if amendment does	not affect entire property)							
34	Depth (m)	577.42									
	Area (hectares)	34.42									
3.	Zoning and Official Pla	an Information									
3.1 De	Current zoning of the subject velopment (D), Environmental F		3.2 Proposed Zoning: Downtown Commercial Exce Protection and Village Reside	otion, Open Space, Environmenta ential							

3.3	Related Applications under the Planning Act, if any:	3.4	Has subject lands ever been sub Planning Act?	ject of an Application under the
	*		File# 22-OP-0003-00	Status: Approved
			File#	Status:
3.5	Nature & Extent of the proposed zoning			67
Rezor	ne part of the subject lands to facilitate resider	ntial an	d mixed use developme	ent (17.56ha)
3.6	Purpose/Reason why the rezoning is requested:			
	The purpose of this application is to facilitate a resid	dential a	nd mixed use development.	
	SEE PLANNING JUSTIFICATION REPORT			
				0
3.7	Current Official Plan Designation: Urban Residential, Mixed use, E	Environme	ntal Conservation, Employment an	d Agriculture
$\overline{}$				
3.8	Provide an explanation of how the application conforms to the Offi	icial Plan		
3.8			t	
3.8	Provide an explanation of how the application conforms to the Off See Planning Justification		t	
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4	Consis	tency with Policy	y Docu	ments								
4.1	Does	this application	1									
	Create	he boundary o e a new settler ve lands from	nent a	area?				es es es	<b>A A A</b>	no no no		
	If yes, provide details of any Official Plan or Official Plan Amendment											
4.2	Are the	subject lands	in an	area	where	condi	tional zon	ing may	apply?	□ yes	√ no	
	If yes, provide details of how this application conforms to Official Plan conditional zoning policies.											
4.3	Is the punder yes	subsection 3(	cation 1) of t	consi he Pla	stent v nning	with th Act:	e Provinc	ial Policy	Stater	nent and any ot	her Policy Stater	ments issued
	□ no										1/10	
	Dan	en Vella, Ri	PP. N	//CIP							-Ahlla	
	Name	of individual h	aving	know			policy		Sigr	nature		
	accon	nents. A repor npany this app nent of consist	licatio	n and			above					
4.4	Are th □, ye:	e subject land	s with	in the	Green	belt P	lan area	4.5		ne subject lands eshoe Growth P	within the Gread lan area	ter Golden
	☑ no								√Z ye	s		
4.6			pplica	ation c	onforn	n to or	does not	conflict v			s, including the	Greenbelt Plan
	and G	rowth Plan: s										
	□ no										la	
	Dari	en Vella, R	PP, N	MCIP.						1	Afilla	
	Name	of individual h	naving	know					Sigr	nature		
		ort may be req upport the abo						ori				
5.	Land	Use										
5.1	Date property acquired Unknown											
5.2 Existing Use Vacant/ Agriculture 5.3						Reside	Propose ential,	Mixed Use, I	Environmenta	l Protection,		
								Storm	water	Managemen	t, Employmer	it, Parkland
5.4 Exis	iting and f	Proposed building	s and s	tructure	s (comp	olete ch	art for each	existing and	d propos	ed building or struct	ture)	
Type of			Setba	icks (m)			Height	Dimension	ns	Area (m2)	Date of	Time use has
building structur		Front Rear Side Side (m)				(m)	(m x m)			Construction or proposed	continued (for existing	
SEE D		[]		[	T						construction	buildings and
PLAN	IVAF I	Existing Proposed										structures)
		☐ Existing ☐ Proposed										

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	☐ Existing ☐ Proposed										
5.5 Environmental											
Water  ☐ Private Well ☐ Communal Well ☐ Municipal Well ☐ Other: Municipal				Storm Drainage  ✓ Sewer  □ Ditches □ Swales □ Others:			Tile Drainage  ✓ no  ☐ yes, please mark on site plan location of tile runs		Biosolids  ✓ no  ☐ yes, please mark on site plan location and timing of applications		
	ne proposed deve					res of effluent pe	r da <u>y</u>	y? ☐ yes	V	Í no	
5.6 Agricultu											
Are land	Are lands part of a Nutrient Management Plan?										
Are there any liv	estock facilities v	rithin 500 n	etres of	the sub	oject lands	?√no □ yes If yes	s, coi	mplete the followi	ng for	each farm op	eration:
Animal type Bam dimensions of all barns Number of tillable hectares of fall barns capable of housing livestock				ectares of farm	Тур	e of Manure s	storage				
Animal type		Dutti amiliano di amiliano			Number of tillabl	le hectares of farm Ty			e of Manure s	storage	
5.7 Statement of Requirements: Please complete the following chart					Z	Zone Requirements: (Office Use)					
Lot Area (hectares) 34.42											
Frontage (m)		67	5.25	(°)							×.
Front Yard (distance between front lot line and building or structure)  (m)  N/A											
Rear Yard (m) N/A											
Interior Side Yard	I (m)	N/A									
Exterior Side Yar	d (m)	N/A									
Height (m)		N/A	`								
Lot Coverage (bu % lot area)	ilding footprint as	N/A	\								
Dwelling Size (m2	2)	N/A	N/A								
Landscaping (%	of lot area)	N/A									

#### 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
0	Zoning By-law Amendment
	Consent to Sever
	Plan of Subdivision/Condominium
	Other



## **OWNERS AUTHORIZATION**

OWNERS AUTHORIZATION PROVIDED PREVIOUSLY

#### SWORN DECLARATION OF APPLICANT

,CAMERON SELLERS	of theTO	WNSHIP OF SPRINGWATER
n theCOUNTY OF SIMCOE		make oath and say (or solemnly declare) that the
nformation contained in this application is	true and that th	e information contained in the documents that accompany this
application is true.		
Sworn (or declared) before me		$\mathcal{A}$
at theCITY OF BARRIE		
n the COUNTY OF SIMCOE		
this <u>10</u> day of <u>OCTOBER</u>	20_1	9 Applicant
M Conte		
Commissioner of Oaths		Applicant Updated December 1, 2018
/		Opdated December 1, 2010