

#### **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 Site Plan Approval**

DATE RECEIVED	Property Roll Number	106585

#### **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**

- See Procedures for Site Plan Approval and Requirements
- MINOR Site Plan Fee \$3,000.00
- MAJOR Site Plan Fee \$5,000.00
- PLUS, disbursements and 3<sup>rd</sup> party fees, if applicable
- Amending Agreement Fee \$2000.00
- . 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 Please Print and Complete or (T) Appropriate Box(es) 1. **Applicant and Ownership Information** Home Telephone No. Business Telephone No. 1.1 Name of Applicant Ragu Nathan 905-235-9105 647-625-6615 Address Postal Code L3Y 9A4 18075 Leslie St., Unit 210, Newmarket, ON Email ragun@raengineer.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. 2222183 Ontario Inc Address Home Telephone No. Business Telephone No. 105, Whitwell Drive, Brampton, ON., L6P 1E3 416-919-9321 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). 1.3 Name of Contact Person Home Telephone No. Business Telephone No. Same as applicant Address Postal code Fax No. 1.4 Any Mortgages, Charges, or other encumbrances in respect of the subject land: 24 Queen Street East, Address Name Suite 100. Brampton. **Business Development Bank of Canada** Canada. L6V 1A3 Telephone Fax Email 1.5 Consulting Firm Name RA Engineering Inc. 18075 Leslie St., Unit 210, Newmarket, ON Telephone 905-235-9105 905-235-9150 info@raengineer.com Location and Description of the Subject Land County: **Dufferin** Municipality **Town of Grand Valley** 2.1 Registered Plan/Lot(s) / Block(s) Concession Number Lot 3 130 Reference Plan No. Part Number (s) Street/Road: Street/Emergency No. 10 Watson Road Width of street/road ☐ Municipal year round maintained road ☐ County Road ☐ Seasonal or private road 20.117 **Entire Property** Affected Area (if amendment does not affect entire property) Frontage (m) None 77.194 Depth (m) None 52.426 Area (hectares) None 0.405 3. **Zoning and Official Plan Information** 3.2 3.1 Has subject lands ever been subject of an Application under the Current zoning of the subject : D Planning Act? No File # Status: File # Status:

3.2 Curren	Current Official Plan Designation: Employment and zoned Development (D)										
4.0 Des	Description of Proposed Development										
Consti	Construction of a Warehouse / Distribution / Office Complex as detailed in the plans.										
5. Land	Use										
	ate property acquired Unknown  7th December, 2021										
Emp	nployment and zoned Development (D) acant Land)						5.3 Proposed Use Employment (M1) Zone				
5.4 Existing and	Proposed building	s and s	structure	es (com	plete ch	art for each	n existing and propos	ed building or struc	ture)		
Type of building or structure	ouilding or		Side	Height (m)	Dimensions (m x m)	Area (m2)	Date of Construction or proposed		Time use has continued (for existing		
	☐ Existing ☐ Proposed								con	struction	buildings and structures)
	☐ Existing X Proposed	7.5	7.5	4.5	4.5	7.6	54.2 X 30.7	1,440.0		ine 21, )22	
	☐ Existing ☐ Proposed										
	☐ Existing ☐ Proposed										
	☐ Existing ☐ Proposed										
	☐ Existing ☐ Proposed										
5.5 Enviro	nmental							_			
Water  ☐ Private Well ☐ Communal Well ☐ Municipal Well ☐ Other:		<b>X X</b>	∑ Swales		☐ yes, please mark on site plan location			<ul><li>☑ no</li><li>☐ yes, please mark on site</li><li>plan location and timing of</li></ul>			
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, plea	🕱 no 🗆 yes, please provide plan number and date approved by OMAFRA					
Are there any livestock facilities within 500 metres of the subject lands? $\bar{\chi}$ 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 land	hectares of farm	Type of Manure storage		
Animal type	Barn dimensions of all barns capable of housing livestock	Number of tillable land	hectares of farm	Type of Manure storage		
5.7 Statement of Requirements: Pleas	l	Zone Requiremen	ts: (Office Use)			
Lot Area (hectares)	0.405					
Frontage (m)	77.0					
Front Yard (distance between front lot line and building or structure)(m)	7.5					
Rear Yard (m)	14.3					
Interior Side Yard (m)						
Exterior Side Yard (m)	11.7					
Height (m)	7.6					
Lot Coverage (building footprint as % lot area)	36%					
Dwelling Size (m2)	1,440.0					
Landscaping (% of lot area)	andscaping (% of lot area) 64%					

#### 6. Sketch

- 6.1 The application shall be accompanied by a sketch showing the following: (Please Use Metric Units)
  - 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,
  - Drawings showing plan, elevation and cross-section views for each building erected, which drawings are sufficient to display,
  - The massing and conceptual design of the proposed building;
  - The relationship of the proposed building to adjacent buildings, streets and exterior areas to which member of the public have access;
  - 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;
  - 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;
  - Facilities designed to have regard for accessibility for persons with disabilities;
  - Road widening;(if any) and

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• Loading spaces and parking areas, pedestrian walkways and traffic signage.

# 7. Affidavit, Sworn Declaration and Authorizations Please complete the declaration, authorization and acknowledgement form.

## AUTHORIZATION, DECLARATIONS AND **ACKNOWLEDGEMENTS**





	Official Plan Amendment	
	Zoning By-law Amendment Consent to Sever	
X	Plan of Subdivision/Condominium	
	Other	
<u>O\</u>	VNERS AUTHORIZATION	
	David Navaratnarajah director of 2222183 Ontario reby agree to the following:	Inc. , am the owner of the lands subject to this application
1.	Town staff or their representatives are authorized to en	ter my property for the purposes of evaluating this application.
2.	peer reviews and consulting fees. These costs may be	ith the processing and evaluation of this application, including any deducted from the deposit or invoiced directly, at the discretion of Local Planning Appeal tribunal (LPAT), I am aware that I will be AT process.
3.	the disclosure to any person or public body of any Planning Act for the purposes of processing this ap	Protection of Privacy Act, I authorize and consent to the use by or personal information that is collected under the authority of the plication, and further I authorize my agent for this application to cluded in this application or collected during the processing of this
4.	I authorized Ragu Nathan	to make this application on my behalf.
	27th Echruany 2022	
	27th February, 2022 Date	Signature of Owner
SV	VORN DECLARATION OF APPLICANT	
<u> </u>		
l, :	of the	
		make oath and say (or solemnly declare) that the information
	• •	n contained in the documents that accompany this application is
tru		
Sv	orn (or declared) before me	
at	the	
in	he	
thi	sday of20	Applicant

**Applicant** 

**Commissioner of Oaths**