



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

DATE RECEIVED \_\_\_\_\_

Property Roll Number \_\_\_\_\_

### 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

- 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

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

**1. Applicant and Ownership Information**

1.1	Name of Applicant	MOCO FARMS LTD	Home Telephone No.	Business Telephone No.	905-695-0800
	Address	2800 Highway 7, Vaughan ON		Postal Code	L4K 1P3
	Email	NICOLE.S@CORTELGROUP.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.				
	Address	Home Telephone No.	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	Home Telephone No.	Business Telephone No.		
	INNOVATIVE PLANNING SOLUTIONS C/O CAMERON SELLERS		705-812-3281		
	Address	Postal code	Fax No.		
	647 WELHAM ROAD, UNIT 9, BARRIE, ON	L4N 0B7	705-812-3438		
1.4	Any Mortgages, Charges, or other encumbrances in respect of the subject land:				
	Name	Address			
	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)		
	1	31			
	Reference Plan No.	Part Number (s)	Street/Road:	Street/Emergency No.	
		N 1/2	County Rd. 25	173087	
	Width of street/road	<input type="checkbox"/> Municipal year round maintained road <input checked="" type="checkbox"/> County Road <input type="checkbox"/> Seasonal or private road			
	20 m				
	Frontage (m)	Entire Property	Affected Area (if amendment does not affect entire property)		
		676.25			
	Depth (m)	577.42			
	Area (hectares)	34.42			

**3. Zoning and Official Plan Information**

3.1	Current zoning of the subject :	3.2	Proposed Zoning:
	RV-H, RM-H, DC-H, CD-7M-H		RV-XX-H, RM-XX-H, DC-H, CD-XX-H

<p>3.3 Related Applications under the Planning Act, if any:</p>	<p>3.4 Has subject lands ever been subject of an Application under the Planning Act?</p> <p>File # 22-OP-0003-00      Status: Approved</p> <p>File # 22T-201502      Status: Approved</p>
<p>3.5 Nature &amp; Extent of the proposed zoning</p> <p>TECHNICAL ZONING BYLAW AMENDMENT TO IMPLEMENT REQUIRED PROVISIONS AS A RESULT OF ARCHITECTURAL ANALYSIS AND HOME DESIGN.</p>	
<p>3.6 Purpose/Reason why the rezoning is requested:</p> <p>TO FACILITATE FUTURE CONSTRUCTION OF THE MOCO SUBDIVISION.</p> <p>SEE PLANNING JUSTIFICATION REPORT</p>	
<p>3.7 Current Official Plan Designation:</p> <p>Urban Residential, Mixed use, Environmental Conservation, Employment and Agriculture</p>	
<p>3.8 Provide an explanation of how the application conforms to the Official Plan</p> <p>See Planning Justification Report</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 type="checkbox"/> Private Well <input type="checkbox"/> Communal Well <input checked="" type="checkbox"/> Municipal Well	<b>Sewage Disposal</b> <input type="checkbox"/> Private Septic <input type="checkbox"/> Communal System <input checked="" type="checkbox"/> Other: <u>Municipal</u>	<b>Storm Drainage</b> <input checked="" type="checkbox"/> Sewer <input 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	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)	34.42	
Frontage (m)	676.25	
Front Yard (distance between front lot line and building or structure) (m)	N/A	
Rear Yard (m)	N/A	
Interior Side Yard (m)	N/A	
Exterior Side Yard (m)	N/A	
Height (m)	N/A	
Lot Coverage (building footprint as % lot area)	N/A	
Dwelling Size (m2)	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
- Zoning By-law Amendment
- Consent to Sever
- Plan of Subdivision/Condominium
- Other \_\_\_\_\_

## OWNERS AUTHORIZATION

OWNERS AUTHORIZATION PROVIDED PREVIOUSLY

## SWORN DECLARATION OF APPLICANT

I, CAMERON SELLERS of the TOWNSHIP OF SPRINGWATER  
in the COUNTY OF SIMCOE 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 BARRIE

in the COUNTY OF SIMCOE

this 8th day of JUNE 2022

\_\_\_\_\_  
Applicant