

207-2024



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

## RECEIVED

DATE RECEIVED NOV 01 2024  
TOWN OF GRAND VALLEY

Property Roll Number 220400000207300

Per \_\_\_\_\_  
**Completeness of the Application**

### Submission 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.

- 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.

**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.**

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)

<b>1. Applicant and Ownership Information</b>			
1.1	Name of Applicant Everett Lusk, CST, care of Van Harten Surveying Inc.	Home Telephone No.	Business Telephone No. 519-940-4110 x324
Address 660 Riddell Road, Orangeville, ON		Postal Code L9W 5G5	
Email everett.lusk@vanharten.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. Lori Lee Houle and James Fredrick Bond		
Address		Home Telephone No. 519-928-2704	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). 402287 County Road 15		
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	
Name		Address	

<b>2. Location and Description of the Subject Land</b>			
2.1	County: <b>Dufferin</b>	Municipality <b>Town of Grand Valley</b>	
Concession Number <b>11</b>		Lot <b>29</b>	Registered Plan/Lot(s) / Block(s)
Reference Plan No. <b>7R-2720</b>	Part Number (s) <b>2</b>	Street/Road: <b>Country Road 15</b>	Street/Emergency No. <b>402287</b>
Width of street/road <b>25.3m</b>	<input type="checkbox"/> Municipal year round maintained road <input checked="" type="checkbox"/> County Road <input type="checkbox"/> Seasonal or private road		
Frontage (m)	Entire Property <b>29</b>	Affected Area (if amendment does not affect entire property) <b>171</b>	
	Depth (m)	<b>740 +/-</b>	
	Area (hectares)	<b>22.23</b>	
<b>PROPOSED RETAINED PARCEL TO BE RE-ZONED</b>			

<b>3. Zoning and Official Plan Information</b>	
3.1	Current zoning of the subject : <b>Agricultural</b>
3.2	Proposed Zoning: <b>Rural Residential</b>

<p>3.3 Related Applications under the Planning Act, if any:</p> <p><b>Concurrent consent application for severance</b></p>	<p>3.4 Has subject lands ever been subject of an Application under the Planning Act?</p> <p>File # <b>unknown</b> Status:</p> <p>File # Status:</p>
<p>3.5 Nature &amp; Extent of the proposed zoning</p> <p><b>Proposed severance to be rezoned as 'Rurual Residential'. See attached sketch.</b></p>	
<p>3.6 Purpose/Reason why the rezoning is requested:</p> <p><b>To continue the use of existing residential area. Retained lands to be merged with adjacent agricultural lot in separate application.</b></p>	
<p>3.7 Current Official Plan Designation:</p> <p><b>AGRICULTURE</b></p>	
<p>3.8 Provide an explanation of how the application conforms to the Official Plan</p> <p><b>The application is consistent with Section 5.1.5 which lays out severance policies for Agricultural lots. Proposed lot addition (PIN 34058-0055) is consistent with Sectin 8.10 which lays out policies for technical consents.</b></p>	

**4 Consistency with Policy Documents**

4.1 Does this application

Alter the boundary of a settlement area?  yes  no  
 Create a new settlement area?  yes  no  
 Remove lands from an employment area?  yes  no

If yes, provide details of any Official Plan or Official Plan Amendment

4.2 Are the subject lands in an area where conditional zoning may apply?  yes  no

If yes, provide details of how this application conforms to Official Plan conditional zoning policies.

4.3 Is the proposed application consistent with the Provincial Policy Statement and any other Policy Statements issued under subsection 3(1) of the Planning Act:  
 yes  
 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

4.4 Are the subject lands within the Greenbelt Plan area <input type="checkbox"/> yes <input checked="" type="checkbox"/> no	4.5 Are the subject lands within the Greater Golden Horseshoe Growth Plan area <input checked="" type="checkbox"/> yes <input type="checkbox"/> no
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4.6 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  
 A report may be required to accompany this application and support the above statement of consistency.

\_\_\_\_\_  
 Signature

**5. Land Use**

5.1 Date property acquired  Unknown  
 DECEMBER 30th, 2009

5.2 Existing Use <b>Agricultural</b>	5.3 Proposed Use <b>Rural Residential</b>
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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					
HOUSE	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed	71	92	125	39	UNKOWN	10 X 9	90m <sup>2</sup> +/-	UNKOWN	

METAL SHED	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed	103	36	99	53	UNKOWN	22 x 9	198m <sup>2</sup> +/-	UNKOWN	
FRAME BARN	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed	131	17	91	49	UNKOWN	35 x 22	770m <sup>2</sup> +/-	UNKOWN	
	<input type="checkbox"/> Existing <input type="checkbox"/> Proposed									
	<input type="checkbox"/> Existing <input type="checkbox"/> Proposed									

5.5 Environmental

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

Animal type	The buildings exist - this is for a lot line adjustment application and not creating a new lot	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

		Retained Parcel (#402287)	Zone Requirements: (Office Use)
Lot Area (hectares)	2.98 Ha		0.4 Ha
Frontage (m)	130m		45m
Front Yard (distance between front lot line and building or structure) (m)	71m		30m
Rear Yard (m)	92m		15m
Interior Side Yard (m)	39m		6m
Exterior Side Yard (m)	n/a		30m
Height (m)	unkown		12m
Lot Coverage (building footprint as % lot area)	0.35 %		10%
Dwelling Size (m2)	unkown		n/a
Landscaping (% of lot area)	unkown		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

I, Lori Lee Houle and James Fredrick Bond, 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 authorize Everett Lusk to make this application on my behalf.

November 1, 2024  
Date

[Signature]  
Signature of Owner

## SWORN DECLARATION OF APPLICANT

I, Everett Lusk of the Town of Orangeville  
in the County of Dufferin 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 Town of Grand Valley

in the County Dufferin

this 1 day of November, 2024 Applicant

[Signature]  
Donna Tremblay, a Commissioner, etc.,  
Commissioner of the Corporation of  
the Town of Grand Valley.

[Signature]  
Applicant