



**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)**

<b>1. Applicant and Ownership Information</b>			
1.1	Name of Applicant Charlotte Lewington - GSP Group Inc.	Home Telephone No.	Business Telephone No. 226-243-7657
Address 201- 72 Victoria St S, Kitchener			Postal Code N2G 4Y9
Email clewington@gspgroup.ca			
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. Sheldon Creek Developments Inc.		
	Address 75 First St, Suite 14, Orangeville, ON, L9W 2E7	Home Telephone No.	Business Telephone No. 519-942-3100
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 Willem Wildeboer	Home Telephone No.	Business Telephone No. 519-215-6166
	Address 75 First St, Suite 14, Orangeville, ON	Postal code L9W 2E7	Fax No.
1.4	Any Mortgages, Charges, or other encumbrances in respect of the subject land:		
	Name Meridian Credit Union	Address 200 Speedvale Ave W. Guelph, ON, N1H 1C3	
	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	Lot PART OF LOT 1, REGISTERED PLAN 22A AND ALL OF LOTS 13, 14, & 15, REGISTERED PLAN 33A	Registered Plan/Lot(s) / Block(s)
	Reference Plan No.	Part Number (s)	Street/Road: Street/Emergency No.
	Width of street/road ____m	<input checked="" type="checkbox"/> Municipal year round maintained road <input type="checkbox"/> County Road <input type="checkbox"/> Seasonal or private road	
	Frontage (m)	Entire Property 75	Affected Area (if amendment does not affect entire property)
	Depth (m)	50	
	Area (hectares)	0.32	
<b>3. Zoning and Official Plan Information</b>			
3.1	Current zoning of the subject : CD and CD(F)-3, Council approved RM and RM(F)		3.2 Proposed Zoning: RM and RM(F)

<p>3.3 Related Applications under the Planning Act, if any:</p> <p><b>OPA01-2023 and Z05-2023</b></p>	<p>3.4 Has subject lands ever been subject of an Application under the Planning Act?</p> <p>File # OPA01-2023 Status: Approved</p> <p>File # Z05-2023 Status: Council Approved. Enacting by-law not yet passed</p>
<p>3.5 Nature &amp; Extent of the proposed zoning</p> <p>Zone change from CD and CD(F)-3 to RM and RM(F)-3 with slightly different amendments to what was council approved.</p>	
<p>3.6 Purpose/Reason why the rezoning is requested:</p> <p>Minor redesign of the building to increase the height and unit count has resulted in additional amendments to the zoning by-law. Please refer to the submitted Planning Justification Addendum Letter prepared by GSP Group.</p>	
<p>3.7 Current Official Plan Designation: <b>Urban Residential</b></p>	
<p>3.8 Provide an explanation of how the application conforms to the Official Plan</p> <p>Please refer to the Planning Justification Addendum Letter prepared by GSP Group.</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 checked="" type="checkbox"/> Communal System <input type="checkbox"/> Other: _____	<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)	0.32	
Frontage (m)	75.590	
Front Yard (distance between front lot line and building or structure) (m)	15.24	
Rear Yard (m)	12.62	
Interior Side Yard (m)	3.78	
Exterior Side Yard (m)		
Height (m)	18.24	
Lot Coverage (building footprint as % lot area)	25.87%	
Dwelling Size (m2)	827	
Landscaping (% of lot area)	36.81%	

## **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, Andrew Wildeboer, 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 Charlotte Lewington - GSP Group Inc. to make this application on my behalf.

Jan 15, 2025  
Date

[Signature]  
Signature of Owner

## SWORN DECLARATION OF APPLICANT

I, Charlotte Lewington of the City of Kitchener in the Region of Waterloo 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 KITCHENER

in the REGION OF WATERLOO

this 15<sup>TH</sup> day of JANUARY 2025

[Signature]  
Applicant

[Signature]  
Commissioner of Oaths  
Natasha Wilson, a Commissioner, etc.,  
Province of Ontario, for GSP Group Inc.  
Expires August 25, 2027.

Applicant