



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 _____

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 3rd 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			
1.1	Name of Applicant Willem Wildeboer (Sheldon Creek Developments Inc.)	Home Telephone No.	Business Telephone No. 519-942-3100
Address 75 First Street, Suite 14, Orangeville ON		Postal Code L9W 2E7	
Email willem@sheldoncreek.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. Sheldon Creek Developments Inc.		
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 Willem Wildeboer		Home Telephone No.	Business Telephone No. 519-215-6166
Address 75 First Street, 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 Avenue W, Guelph ON N1H 1C3	
Telephone	Fax	Email	
1.5	Consulting Firm		
Name		Address	
Telephone	Fax	Email	
2. Location and Description of the Subject Land			
2.1	County: Dufferin	Municipality Town of Grand Valley	
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 75.60m	Affected Area (if amendment does not affect entire property)	
Depth (m)	48.77m		
Area (hectares)	0.3209 ha		
3. Zoning and Official Plan Information			
3.1	Current zoning of the subject : T.B.D. Currently zoned CD and CD(F)-3 Concurrent ZBA resubmission to redesignate from Downtown Commercial to Urban Residential and to RM and RM(F)		3.2 Has subject lands ever been subject of an Application under the Planning Act? File # OP01-2023 (OPA #7) Status: Pending File # Z-05-2023 Status: Pending

3.2	Current Official Plan Designation: Urban Residential (per Town of Grand Valley OPA 7)										
4.0 Description of Proposed Development											
5-storey, 24-unit building with 38 parking spaces (2 being barrier-free) with associated green space and service facilities (electrical room, mechanical room(s), garbage collection, lobby, vestibule)											
5. Land Use											
5.1	Date property acquired <input type="checkbox"/> Unknown February 28, 2023										
5.2	Existing Use Vacant					5.3 Proposed Use Residential					
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						
Apartment	<input type="checkbox"/> Existing <input checked="" type="checkbox"/> Proposed	15.25	12.62	3.78	14.11	18.24	20.8 x 39.71	827 (ground floor)	2025/2026	N/A	
	<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											
Water <input type="checkbox"/> Private Well <input type="checkbox"/> Communal Well <input checked="" type="checkbox"/> Municipal Well		Sewage Disposal <input type="checkbox"/> Private Septic <input checked="" type="checkbox"/> Communal System <input type="checkbox"/> Other: _____			Storm Drainage <input checked="" type="checkbox"/> Sewer <input type="checkbox"/> Ditches <input type="checkbox"/> Swales <input type="checkbox"/> Others: _____			Tile Drainage <input checked="" type="checkbox"/> no <input type="checkbox"/> yes, please mark on site plan location of tile runs		Biosolids <input checked="" type="checkbox"/> no <input type="checkbox"/> yes, please mark on site plan location and timing of applications	
Does the proposed development produce greater than 4500 litres of effluent per day? <input type="checkbox"/> yes <input checked="" type="checkbox"/> no If yes, attach a servicing options report and hydro geological report.											

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, _____, 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 Local Planning Appeal tribunal (LPAT), I am aware that I will be responsible and agree to pay all fees related to the LPAT 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 authorized _____ to make this application on my behalf.

Date

Signature of Owner

SWORN DECLARATION OF APPLICANT

I, WILLEM WILDFRED 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 Orangeville

in the County of Dufferin

this 17 day of Jan. 2025 Applicant

Joanne Ruth O'Donnell
Commissioner of Oaths

WILLEM
Applicant

Joanne Ruth O'Donnell, a
Commissioner, etc., Province of
Ontario, for Church & Fitzpatrick,
Barristers and Solicitors, Expires
August 25, 2026.