

### **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 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 Please Print and Complete or (T) Appropriate Box(es) 1. **Applicant and Ownership Information** 1.1 Name of Applicant Home Telephone No. Business Telephone No. 519-942-3100 Willem Wildeboer (Sheldon Creek Developments Inc.) Postal Code Address 75 First Street, Suite 14, Orangeville ON 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. 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. Willem Wildeboer 519-215-6166 Address Postal code Fax No. L9W 2E7 75 First Street, Suite 14, Orangeville ON 1.4 Any Mortgages, Charges, or other encumbrances in respect of the subject land: Name Address 200 Speedvale Avenue W, Guelph ON N1H 1C3 Meridian Credit Union Telephone Fax Email 1.5 Consulting Firm Name Address Telephone Fax **Email** Location and Description of the Subject Land **Town of Grand Valley** County: **Dufferin** Municipality 2.1 Concession Number Registered Plan/Lot(s) / Block(s) I ot PART OF LOT 1, REGISTERED PLAN 22A AND ALL OF LOTS 13, 14, & 15 REGISTERED PLAN 33A Reference Plan No. Part Number (s) Street/Road: Street/Emergency No. Width of street/road Municipal year round maintained road ☐ County Road ☐ Seasonal or private road **Entire Property** Affected Area (if amendment does not affect entire property) Frontage (m) 75.60m Depth (m) 48.77m Area (hectares) 0.3209 ha 3. **Zoning and Official Plan Information** 3.1 3.2 Has subject lands ever been subject of an Application under the Current zoning of the subject : Planning Act? Currently zoned CD and CD(F)-3

Concurrent ZBA resubmission to redesignate from Downtown Commercial to Urbran Residential and to RM and RM(F)

Pending

Pending

Status:

Status:

File # OP01-2023 (OPA #7)

Z-05-2023

File#

3.2 Curren	t Official Plan Des	ignation	n: Urk	oan Res	sidential	(per Town	of Grand Valley OF	PA 7)		
4.0 Description of Proposed Development										
5-storey 24-unit	huilding with 38 n	arking	snaces	(2 heind	n harrier	-free) with :	associated green sr	pace and service facil	lities (electrical roon	n mechanical
room(s), garbage	e collection, lobby	, vestibi	ule)	(Z DOITE	y barrier	nce) with	associated green sp	sace and service facil	ilios (ciccincai roon	n, meenamea
5. Land	Use									
·	roperty acquired ary 28, 2023								Unknown	
	Existing Use Vacant						5.3 Proposed Use Residential			
5.4 Existing and I	Proposed building	s and s	tructure	s (comp	olete ch	art for each	existing and propo	sed building or struct	ure)	
Type of building or structure			Side	Height (m)	Dimensions (m x m)	Area (m2)	Date of Construction or proposed	Time use has continued (for existing		
	☐ Existing ☐ Proposed								construction	buildings and structures)
Apartment	☐ Existing ☐ Proposed	15.25	12.62	3.78	14.11	18.24	20.8 x 39.71	827 (ground floor)	2025/2026	N/A
	☐ Existing ☐ Proposed									
	☐ Existing ☐ Proposed									
	☐ Existing ☐ Proposed									
	☐ Existing ☐ Proposed									
5.5 Enviror	nmental									
Water ☐ Private Well ☐ Communal W ☒ Municipal We			tic System			m Drainag Sewer Ditches Swales Others:	ie	Tile Drainage  ☑ no ☐ yes, please m on site plan location of tile runs		ase mark on site n and timing of
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.										
n. 300, attaon a controlling options report and rivare geological report.										

5.6 Agriculture					
Are lands part of a Nutrient Management Plan?					
□ 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 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: Please complete the following chart			Zone Requirements: (Office Use)		
Lot Area (hectares)	0.32				
Frontage (m)	75.6				
Front Yard (distance between front lot line and building or structure)(m)	15.25				
Rear Yard (m)	12.62				
Interior Side Yard (m)	3.78				
Exterior Side Yard (m)	N/A				
Height (m)	18.24				
Lot Coverage (building footprint as % lot area)	25.77%				
Dwelling Size (m2)	Varies, refer to architectural plan ASF	P-001			
Landscaping (% of lot area)	35.45%				

#### 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
  - Loading spaces and parking areas, pedestrian walkways and traffic signage.

7.	Affidavit, Sworn Declaration and Authorizations
Please co	emplete the declaration, authorization and acknowledgement form.

# AUTHORIZATION, DECLARATIONS AND **ACKNOWLEDGEMENTS**



# IN THE MATTER OF A PLANNING APPLICATION FOR:

<ul> <li>□ Official Plan Amendment</li> <li>□ Zoning By-law Amendment</li> <li>□ Consent to Sever</li> <li>□ Plan of Subdivision/Condominium</li> </ul>
□ 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.
Cinn share of Owner
Date Signature of Owner
SWORN DECLARATION OF APPLICANT
I,
in theCounty of Dufferinmake 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 Jown of Grangeville
in the County of Dutterin
this day of 20_\$\text{Applicant}
Commissioner of Oaths L. Applicant
Commissioner of Oaths Joanne Ruth O'Donnell, a Commissioner, etc., Province of Ontario, for Church & Fitzpatrick, Barristers and Solicitors, Expires August 25, 2026.  Ontario Applicant  Updated December 1, 2019