

203-2024



D+H  
ARCHITECTS INC.

July 5, 2024

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TOWN OF GRAND VALLEY

Per \_\_\_\_\_

Town of Grand Valley Planning Department  
5 Main Street North  
Grand Valley, ON L9W 5S6  
Attention: Mr. Mark Kluge, Planner

**Re: Application for Amendment to Zoning By-Law**  
**For: 034541 Concession Road 8-9, Grand Valley**  
**Construction of New Residence**

Dear Mark,

Please find attached Site Plan in support of an Application for Amendment to Zoning By-Law. The amendment is necessary to permit construction of a new 1,200 s.f. residence on an existing vacant lot at the above noted address. The existing lot is located in a Rural Residential Zone. The Rural Residential Zone (RR) in Grand Valley requires the following:

Minimum Lot Area	0.4 ha
Minimum Lot Frontage	45 m
Maximum Lot Coverage	10%
Minimum Front Yard Setback	30 m
Minimum Interior Side yard Setback	6.0 m
Minimum Exterior Side yard Setback	30 m
Rear Yard Setback	15.0 m
Maximum Building Height	12.0 m

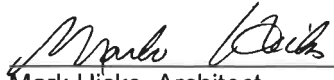
To permit the construction of the proposed Dwelling unit the following zoning by-law amendment would be required:

Minimum Lot Area	0.13 ha
Minimum Lot Frontage	30.48 m
Maximum Lot Coverage	10%
Minimum Front Yard Setback	18 m
Minimum Interior Side yard Setback	6.0 m
Minimum Exterior Side yard Setback	15 m
Rear Yard Setback	10.0 m
Maximum Building Height	12.0 m

The attached Site Plan demonstrates that the above zoning requirements can be satisfied and that there is sufficient lot area to accommodate a private septic system and new well at opposite corners of the site.

Trusting you will find this satisfactory for the application and will not hesitate to grant the necessary amendment to Zoning By-Law requested. Please contact us if you have further requirements or require further information.

Sincerely,



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Mark Hicks, Architect  
**D+H Architects Inc.**  
M.Arch., OAA

cc/  
Owner – Trevor Pullen (Pullen Construction)  
PDF copy of Site Plan with Application Form

Enclosure/  
A1.1 Site Plan

MAH/lf