



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 Draft Plan of Subdivision or Condominium

Under Section 22(4)(5) of the Planning Act

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. This information is prescribed in the schedule to Ontario Regulation 435/06 made under the Planning Act and Town By-Law.

The application form also sets out other information that will assist in the planning evaluation of the application. To ensure the quickest and most complete review, this information should be submitted at the time of application. In the absence of this information, it may not be possible to do a complete review within the legislated time frame for making a decision. As a result, the application may be refused.

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.

- **Application Fee: \$20,000.00**
- **PLUS disbursements and 3rd party fees, if applicable**
- **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.**

For Help

If you have any questions, please contact the Municipal Office:

TOWN OF GRAND VALLEY
5 Main St. N., GRAND VALLEY ON L9W 5S6
Phone: (519) 928-5652
Fax: (519) 928-2275

DATE RECEIVED: _____

Property Roll Number _____

Please Print and Complete or (T) Appropriate Box(es)

1. Applicant and Ownership Information			
1.1	Name of Applicant Ariss Glen Development Limited / Thomasfield Homes	Home Telephone No.	Business Telephone No. 519-836-4332
Address 295 Southgate Drive, Guelph, ON		Postal Code N1G 3M5	
Email katherinem@thomasfield.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.		
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 Hugh Handy		Home Telephone No.	Business Telephone No. 226-243-7296
Address 72 Victoria St S, Suite 201, Kitchener, ON		Postal code N2G 4Y9	Fax No.
1.4	Any Mortgages, Charges, or other encumbrances in respect of the subject land: No		
Name		Address	

2. Location and Description of the Subject Land

2.1	County: Dufferin	Municipality Town of Grand Valley	
Concession Number Concession 3		Lot Part of Lot 31, All of Block C	Registered Plan/Lot(s) / Block(s) Registered Plan 114
Reference Plan No.	Part Number (s)	Street/Road: County Road 25	Street/Emergency No. unknown
Width of street/road 32.2 m	<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 274.5m	Affected Area (if amendment does not affect entire property)	
Depth (m)	Irregular shape, approx. 550m		
Area (hectares)	37 ha		

3. Zoning and Official Plan Information


3.1	Current zoning of the subject lands: "D" Development Zone		
3.2	Related Applications under the Planning Act, if any:	3.2	Has subject lands ever been subject of an Application under the Planning Act? No
		File #	Status:
		File #	Status:

3.3	Current Official Plan Designation: Urban Residential and Agricultural
3.4	Are there any easements or restrictive covenants affecting the subject lands? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, please describe
3.5	the subject land, or lands within 120 metres of the subject land, the subject of an application for approval of an official plan amendment, a zoning by-law amendment, a minister's zoning order amendment, a plan of subdivision, a consent or a site plan? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, please describe
Status:	

4. Subdivision of Condominium


Number of units/lots: 330 dwelling units including 179 single detached lots, 14 semi-detached lots, 78 townhouses, and 63 apartment units
Described the proposed development: Draft plan of subdivision to create 330 new homes, two park blocks, open space, and stormwater management facilities. A rezoning application is also be submitted to facilitate the development of the single detached lots.

5. Consistency with Policy Documents

5.1	Does this application Alter the boundary of a settlement area? <input type="checkbox"/> yes <input checked="" type="checkbox"/> no Create a new settlement area? <input type="checkbox"/> yes <input checked="" type="checkbox"/> no Remove lands from an employment area? <input type="checkbox"/> yes <input checked="" type="checkbox"/> no If yes, provide details of any Official Plan or Official Plan Amendment
5.2	Are the subject lands in an area where conditional zoning may apply? <input type="checkbox"/> yes <input checked="" type="checkbox"/> no If yes, provide details of how this application conforms to Official Plan conditional zoning policies.
5.3	Is the proposed application consistent with the Provincial Policy Statement and any other Policy Statements issued under subsection 3(1) of the Planning Act: <input checked="" type="checkbox"/> yes <input type="checkbox"/> no <p style="text-align: center;"> <u>Hugh Handy</u> 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. </p> <p style="text-align: right;">  _____ Signature </p>
5.4	Are the subject lands within the Greenbelt Plan area <input type="checkbox"/> yes <input checked="" type="checkbox"/> no
5.5	Are the subject lands within the Greater Golden Horseshoe Growth Plan area <input checked="" type="checkbox"/> yes <input type="checkbox"/> no

5.6 Does the proposed application conform to or does not conflict with the Provincial Plans, including the Greenbelt Plan and Growth Plan:
 yes
 no

Hugh Handy
 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

6. Land Use

6.1 Date property acquired River's Edge property: Sept 2001
 Davidson property: Dec 2017
 Coimbra property: Dec 2017 Unknown

6.2 Existing Use Vacant land	6.3 Proposed Use residential, open space, environmental protection
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7. Environmental

Water <input type="checkbox"/> Private Well <input type="checkbox"/> Communal Well <input checked="" type="checkbox"/> Municipal Well <input type="checkbox"/> Other _____	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
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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.

8. 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

9 Sketch

9.1 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.

10. Affidavit, Sworn Declaration and Authorizations

Please include the authorizations, 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, Katherine McLaughlin, Ariss Glen, am the owner of the lands subject to this application hereby agree to the following:
Thomasfield Homes

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 Hugh Handy to make this application on my behalf.

Nov 2, 2023

Date

A. McLaughlin

Signature of Owner

SWORN DECLARATION OF APPLICANT

I, Hugh Handy, GSP Group Inc. 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 16TH day of NOVEMBER 2023 Applicant

Hugh Handy

[Signature]
Commissioner of Oaths

Applicant

Natasha Wilson, a Commissioner, etc.,
Province of Ontario, for GSP Group Inc.
Expires August 25, 2024.