

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

- X **See Procedures for Site Plan Approval and Requirements**
- X **Application Fee \$1,500.00 Deposit \$3,500.00**
- X **Amending Agreement Fee \$1000.00 Deposit \$1000.00**
- X **Measurement to be in metric units.**
- X **SECURITY DEPOSIT: Costs will be invoiced as received and are required to be paid in full and will not be drawn from the security deposit. The security 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, Grand Valley, ON L9W 5S6
Telephone (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 Golden Canadian Homes Inc. (Mohsin Samdani)	Home Telephone No. 647.279.2003	Business Telephone No. 647.279.2003
	Address 330 Macdonad St. Inglewood, On.		Postal Code L7C 1G7
	Email mohsinsam1971@yahoo.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. Golden Canadian Homes Inc. (Mohsin Samdani)		
	Address 330 Macdonad St. Inglewood, On.	Home Telephone No. 647.279.2003	Business Telephone No. 647.279.2003
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	Home Telephone No.	Business Telephone No.
	Address	Postal code	Fax No.
1.4	Any Mortgages, Charges, or other encumbrances in respect of the subject land:		
	Name	Address	
	Telephone	Fax	Email

1.5 Consulting Firm		
Name LINE Architect Inc.		Address 1491 Yonge St. Suite 402. Toronto, On. M4T 1Z4
Telephone 416.805.4488	Fax	Email Loghman@LINEarchitect.com

5. Land Use

5.1 Date property acquired **2017** Unknown

5.2 Existing Use
Vacant Lands

5.3 Proposed Use
Mixed-use Commercial and 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					
New 3-storey	<input type="checkbox"/> Existing <input checked="" type="checkbox"/> Proposed	15.0	13.5	2.7	1.5	12 Front 11 Rear	54.65X19.50	2051	2018-19	Vacant Lot
	<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 type="checkbox"/> Communal System <input checked="" type="checkbox"/> Other: <u>Municipal</u>	Storm Drainage <input type="checkbox"/> Sewer <input type="checkbox"/> Ditches <input type="checkbox"/> Swales <input checked="" type="checkbox"/> Others: <u>all above</u>	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.

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
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5.7 Statement of Requirements: Please complete the following chart Zone Requirements: (Office Use)

Lot Area (hectares)	0.2958ha. (2958sm)	
Frontage (m)	60.43	
Front Yard (distance between front lot line and building or structure)(m)	15.0	
Rear Yard (m)	13.5	

Interior Side Yard (m)		
Exterior Side Yard (m)	1.5 and 2.7	
Height (m)	12 Front 11 Rear	
Lot Coverage (building footprint as % lot area)	21%	
Dwelling Size (m2)	50sm, to 110sm	
Landscaping (% of lot area)	30%	

6. Sketch

6.1 The application shall be accompanied by a sketch showing the following: **(Please Use Metric Units)**

- X **yes** 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,
- X **yes** Drawings showing plan, elevation and cross-section views for each building erected, which drawings are sufficient to display,
- X **yes** -the massing and conceptual design of the proposed building;
- X **yes** -the relationship of the proposed building to adjacent buildings, streets and exterior areas to which member of the public have access;
- X **yes** -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;
- X **yes** -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;
- X **yes** -facilities designed to have regard for accessibility for persons with disabilities;
- X **No** -road widening;(if any) and
- X **yes** -loading spaces and parking areas, pedestrian walkways and traffic signage.

7 Affidavit, Sworn Declaration an Authorizations

Please complete the declaration, authorization and acknowledgement form.