



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

3.2	Current Official Plan Designation:										
4.0 Description of Proposed Development											
5. Land Use											
5.1	Date property acquired <input type="checkbox"/> Unknown										
5.2	Existing Use										
5.3	Proposed Use										
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						
5.5 Environmental											
Water <input type="checkbox"/> Private Well <input type="checkbox"/> Communal Well <input type="checkbox"/> Municipal Well		Sewage Disposal <input type="checkbox"/> Private Septic <input type="checkbox"/> Communal System <input type="checkbox"/> Other: _____			Storm Drainage <input type="checkbox"/> Sewer <input type="checkbox"/> Ditches <input type="checkbox"/> Swales <input type="checkbox"/> Others: _____			Tile Drainage <input type="checkbox"/> no <input type="checkbox"/> yes, please mark on site plan location of tile runs		Biosolids <input 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 type="checkbox"/> 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)		
Frontage (m)		
Front Yard (distance between front lot line and building or structure)(m)		
Rear Yard (m)		
Interior Side Yard (m)		
Exterior Side Yard (m)		
Height (m)		
Lot Coverage (building footprint as % lot area)		
Dwelling Size (m2)		
Landscaping (% of lot area)		

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 complete the declaration, authorization 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, _____, 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, _____ of the _____
in the _____ 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 _____

in the _____

this _____ day of _____ 20__

Applicant

Commissioner of Oaths

Applicant