

Z03-2024



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-
www.townofgrandvalley.ca

Application for Amendment to Zoning By-Law

RECEIVED Under Section 34 of the Planning Act

AUG 08 2024

DATE RECEIVED _____
TOWN OF GRAND VALLEY
Per _____

Property Roll Number 124000

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

- 1 copy of the completed application form and 1 copy of the sketch are required by the Town.
- MINOR Application Fee \$1500.00
- MAJOR Application Fee \$2000.00
- PLUS Deposit if applicable
- 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

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

1. Applicant and Ownership Information			
1.1	Name of Applicant <i>Thomas Tupling & Trevor Pullen</i>	Home Telephone No.	Business Telephone No. <i>519 942 6374</i>
	Address <i>194817 Amaranth East Luther Townline</i>		Postal Code <i>L9W 0E4</i>
	Email <i>pullenconstruction@hotmail.com</i>		
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 <i>D+H Architects Inc. - Mark Hicks</i>	Home Telephone No.	Business Telephone No. <i>519-941-0912 x 223</i>
	Address <i>45 Mill Street, Orangeville, ON</i>	Postal code <i>L9W 2M4</i>	Fax No. <i>519-941-9142</i>
1.4	Any Mortgages, Charges, or other encumbrances in respect of the subject land:		
	Name	Address	
	Name	Address	
2. Location and Description of the Subject Land			
2.1	County: <i>Dufferin</i>	Municipality <i>Town of Grand Valley</i>	
	Concession Number <i>8N</i>	Lot <i>PT Lot 22</i>	Registered Plan/Lot(s) / Block(s)
	Reference Plan No.	Part Number (s)	Street/Road: <i>Concession Road 8-9</i> Street/Emergency No. <i>034541</i>
	Width of street/road _____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 <i>30.48</i>	Affected Area (if amendment does not affect entire property)
	Depth (m)	<i>45.7</i>	
	Area (hectares)	<i>0.14 ha</i>	
3. Zoning and Official Plan Information			
3.1	Current zoning of the subject : <i>RR</i>		3.2 Proposed Zoning: <i>RR Exception</i>

<p>3.3 Related Applications under the Planning Act, if any:</p>	<p>3.4 Has subject lands ever been subject of an Application under the Planning Act?</p> <p>File # Status:</p> <p>File # Status:</p>
<p>3.5 Nature & Extent of the proposed zoning</p> <p>Reduction of minimum lot area and required minimum setbacks.</p>	
<p>3.6 Purpose/Reason why the rezoning is requested:</p> <p>Existing lot is too small to accommodate RR zoning by-law.</p>	
<p>3.7 Current Official Plan Designation:</p>	
<p>3.8 Provide an explanation of how the application conforms to the Official Plan</p> <p>Rural residential dwelling on undersized lot.</p>	

	<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 checked="" type="checkbox"/> Private Well <input type="checkbox"/> Communal Well <input type="checkbox"/> Municipal Well	Sewage Disposal <input checked="" type="checkbox"/> Private Septic <input type="checkbox"/> Communal System <input type="checkbox"/> Other: _____	Storm Drainage <input type="checkbox"/> Sewer <input checked="" type="checkbox"/> Ditches <input checked="" 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.

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)	0.13	
Frontage (m)	30.5	
Front Yard (distance between front lot line and building or structure) (m)	19.5	
Rear Yard (m)	10.9	
Interior Side Yard (m)	7.9	
Exterior Side Yard (m)	15.2	
Height (m)	4.0	
Lot Coverage (building footprint as % lot area)	8.0	
Dwelling Size (m2)	112	
Landscaping (% of lot area)	80.0	

6. Sketch

6.1 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.

7. Affidavit, Sworn Declaration, Authorizations & Fees

Please complete the authorization, 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, Trevor Pullen, 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 OMB, I am aware that I will be responsible and agree to pay all fees related to the OMB 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 authorize _____ to make this application on my behalf.

Date

Signature of Owner

SWORN DECLARATION OF APPLICANT

I, Trevor Pullen of the County of Dufferin
in the Town of Grand Valley 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 TOWN OF GRAND VALLEY
in the COUNTY OF DUFFERIN
this 9th day of July August 2024

Mark H. Kluge
Commissioner of Oaths

**Mark Henry Kluge, a Commissioner, etc.,
Province of Ontario, for the Corporation of
the Town of Grand Valley
Expires July 5, 2025.**

Applicant

Applicant

[Signature]