

Application for Amendment to Zoning By-Law

Under Section 34 of the Planning Act

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 **1 copy of the completed application form and 1 copy of the sketch are required by the Township.**
- X **Application Fee \$1000.00 Deposit \$2,000.00**
- 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 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	
Name	Address	

4 Consistency with Policy Documents	
4.1	<p>Does this application</p> <p>Alter the boundary of a settlement area? <input type="checkbox"/> yes <input checked="" type="checkbox"/> no</p> <p>Create a new settlement area? <input type="checkbox"/> yes <input checked="" type="checkbox"/> no</p> <p>Remove lands from an employment area? <input type="checkbox"/> yes <input checked="" type="checkbox"/> no</p> <p>If yes, provide details of any Official Plan or Official Plan Amendment</p>
4.2	<p>Are the subject lands in an area where conditional zoning may apply? <input type="checkbox"/> yes <input checked="" type="checkbox"/> no</p> <p>If yes, provide details of how this application conforms to Official Plan conditional zoning policies.</p>
4.3	<p>Is the proposed application consistent with the Provincial Policy Statement and any other Policy Statements issued under subsection 3(1) of the Planning Act:</p> <p><input checked="" type="checkbox"/> yes</p> <p><input type="checkbox"/> no</p> <p style="text-align: center; color: blue;">Mohsin Samdani</p> <hr style="width: 50%; margin-left: 0;"/> <p>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> <hr style="width: 50%; margin-left: 50%;"/> <p style="text-align: center;">Signature</p>
4.4	<p>Are the subject lands within the Greenbelt Plan area</p> <p><input type="checkbox"/> yes</p> <p><input checked="" type="checkbox"/> no</p>
4.5	<p>Are the subject lands within the Greater Golden Horseshoe Growth Plan area</p> <p><input checked="" type="checkbox"/> yes</p> <p><input type="checkbox"/> no</p>
4.6	<p>Does the proposed application conform to or does not conflict with the Provincial Plans, including the Greenbelt Plan and Growth Plan:</p> <p><input checked="" type="checkbox"/> yes</p> <p><input type="checkbox"/> no</p> <p style="text-align: center; color: blue;">Mohsin Samdani</p> <hr style="width: 50%; margin-left: 0;"/> <p>Name of individual having knowledge of the plans A report may be required to accompany this application and support the above statement of consistency.</p> <hr style="width: 50%; margin-left: 50%;"/> <p style="text-align: center;">Signature</p>

5. Land Use											
5.1 Date property acquired 2017 <input type="checkbox"/> Unknown											
5.2 Existing Use <p style="text-align: center; color: blue;">Vacant Lands</p>						5.3 Proposed Use <p style="text-align: center; color: blue;">Mixed-use Commercial and Residential</p>					
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 (m ²)	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	
Does the proposed development produce greater than 4500 litres of effluent per day? <input type="checkbox"/> yes <input checked="" 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?											
<input checked="" type="checkbox"/> no <input type="checkbox"/> yes, please provide plan number _____ and date approved by OMAFRA _____											
Are there any livestock facilities within 500 metres of the subject lands? <input type="checkbox"/> no <input type="checkbox"/> 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 m at the front and 11 at the 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	the boundaries and dimensions of the subject land.
X	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.
X	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.
X	the current use on land that is adjacent to the subject land.
X	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.
X	the location and nature of any easement affecting the subject land.

7 Affidavit, Sworn Declaration, Authorizations & Fees
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Please complete the authorization, declarations and acknowledgement form.