

RECEIVED

JUN 29 2020

TOWN OF GRAND VALLEY

Per _____

Z1-2020
29 MAIN ST. N.



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

Under Section 34 of the Planning Act

DATE RECEIVED June 22, 2020

Property Roll Number 325900

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>Randy Mugofo</i>	Home Telephone No. <i>519-216-9744</i>	Business Telephone No.
	Address <i>1285 Caledon - East Garafrasa Townline</i>		Postal Code <i>L7K 0G5</i>
	Email <i>rmugofo@gmail.com</i>		<i>Caledon, ON</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. <i>The Synod of the Diocese of Niagara</i>		
	Address <i>Cathedral Place</i>	Home Telephone No.	Business Telephone No. <i>ext. 330</i>
	<i>352 James St. W., Hamilton, ON L8R 2J3</i>		<i>905-527-1316</i>
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>Randy Mugofo</i>	Home Telephone No. <i>519-216-9744</i>	Business Telephone No.
	Address <i>1285 Caledon - East Garafrasa Townline</i>	Postal code <i>L7K 0G5</i>	Fax No.
	<i>Caledon, Ontario</i>		
1.4	Any Mortgages, Charges, or other encumbrances in respect of the subject land: <i>N/A.</i>		
	Name	Address	
	Name	Address	
2. Location and Description of the Subject Land			
2.1	County: Dufferin	Municipality Town of Grand Valley	
	Concession Number	Lot	Registered Plan/Lot(s) / Block(s)
	Reference Plan No.	Part Number (s)	Street/Road: Street/Emergency No.
	Width of street/road ____m	<input type="checkbox"/> Municipal year round maintained road <input type="checkbox"/> County Road <input type="checkbox"/> Seasonal or private road	
	Frontage (m)	Entire Property	Affected Area (if amendment does not affect entire property)
	Depth (m)		
	Area (hectares)		
3. Zoning and Official Plan Information			
3.1	Current zoning of the subject :		3.2 Proposed Zoning:

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

1. Applicant and Ownership Information			
1.1	Name of Applicant Randy Mugford	Home Telephone No. 519-216-9744	Business Telephone No. 519-415-4687
Address 28 Main Street, North, Grand Valley, ON		Postal Code L9W 5S7	
Email info@imfunerals.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 1285 Caledon/East Garafraxa Townline, Caledon, ON L7K0G5		Home Telephone No. 519-216-9744	Business Telephone No. 519-415-4687
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 Randy Mugford		Home Telephone No. 519-216-9744	Business Telephone No. 519-415-4687
Address		Postal code	Fax No.
1.4	Any Mortgages, Charges, or other encumbrances in respect of the subject land:		
Name Kindred Credit Union Limited (Kindred)		Address 1265 Stasburg Road, Kitchener, ON N2R 1S6	
Name		Address	

2. Location and Description of the Subject Land			
2.1	County: Dufferin	Municipality Town of Grand Valley	
Concession Number		Lot 48	Registered Plan/Lot(s) / Block(s) Plan 51
Reference Plan No.	Part Number (s)	Street/Road:	Street/Emergency No.
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 188.75 feet	Affected Area (if amendment does not affect entire property)	
Depth (m)	162.33 feet	irregular	
Area (hectares)	0.70 acres		

3. Zoning and Official Plan Information			
3.1	Current zoning of the subject : Institutional	3.2	Proposed Zoning: CD (Downtown Commercial)

	<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: _____	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
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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

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)**

- 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, Randy T. Mugford, 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.

June 22, 2020

Date

Signature of Owner

SWORN DECLARATION OF APPLICANT

I, Randy T. Mugford of the Town of Caledon
in the Region of Peel 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 Shelburne

in the County of Dufferin

this 22nd day of June 2020 Applicant

Patricia Fraser Hossie, a
Commissioner, etc., Province of
Ontario, for the Corporation of the
Town of Shelburne.
Expires January 3, 2021.

Updated December 1, 2018



IN THE MATTER OF APPLICATION FOR:

- Official Plan Amendment
- Zoning By-Law Amendment
- A Minor Variance
- A Consent to Sever
- Part Lot Control
- _____

If the applicant is not the sole owner of the land that is the subject of this application, complete the authorization of the owner for the applicant to make the application and to provide personal information set out below.

**Authorization of Owner for Agent to Make the Application
and to Provide Personal Information**

I, William Mous, ^{the authorized signing officer of The Spred of the Diocese of Niagara} am the owner of the land that is the subject of this application for a consent and for the purposes of the Freedom of Information and Protection of Privacy Act, I authorize Randy MacLeod, as my agent for this application, to provide and of my personal information that will be included in this application or collected during the processing of this application.

June 28, 2020
Date

William Mous
Signature of Owner

Property Data



Neighbourhood Map



Aerial Map

Neighbourhood: East Luther Grand Valley is bounded by Highway 89 to the north, by the Amaranth East Luther Townline to the east, by County Road 109 to the south and by the East West Luther Townline to the west.

Municipal Services: All typical public services are available to most of the subject neighbourhood including gas, water, hydro electric power, etc. as well as all available municipal services such as fire and police protection, garbage removal, etc.

Transportation: Transportation access is considered good with access to the provincial highway network system provided by Highway 89 and County Road 109.

Adjacent Land Uses:

North	Residential, Institutional and Community Uses
South	Residential and Commercial Uses
East	Residential Uses
West	Residential Uses

Commentary: The Town of Grand Valley represents the amalgamation of the former Township of East Luther, a rural farming area, and former Village of Grand Valley. This town, 15 minutes west of Orangeville, is also very close to the GTA. The municipality, located in Dufferin County, includes part of the Luther Marsh and Grand River. The Grand River dominates the downtown and flows from the north to the southern boundary and provides plenty of recreational opportunities for residents and visitors. Due to its location, this Town's population is expected to double in size by 2031.

NOTE:
 D. J. C. DENOTES PLAN OF SURVEY BY CARR CLIPSHAM CULLEN LTD. DATED JULY ;
 Pl. DENOTES PLAN 7R-824
 Prop. DENOTES PROPORTIONED DISTANCE.

