



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 Consent

Under Section 53 of the Planning Act

RECEIVED

Note to Applicants: In this form the term "subject" land means the land to be severed and the land to be retained.

MAR 19 2021

Property Roll Number 220400000339900000 Application received _____
TOWN OF GRAND VALLEY

Per _____ *DS*

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.

The application form also sets out other information that will assist the Town and others in their planning evaluation of the consent application. To ensure the quickest and most complete review, this information should be submitted at the time of application. In the absence of this information, it may not be possible to do a complete review within the legislated time frame for making a decision. As a result, the application may be refused.

Section 1), Sworn Affidavit, must be signed by all owners in front of a commissioner, or Sections 11.2 and 11.3 must be completed by the property owner if an agent is making this application on their behalf.

Submission of the Application

- One application form is required for each parcel to be severed.
- **Application Fee \$2500.00 - PD-015A-3/19/21**
- **PLUS disbursements and 3rd party fees if applicable.**
- 1 copy of the completed application form and 1 copy of the sketch are required by the Town.
- Measurements are to be in metric units.

For Help

If you have any questions, please contact the Municipal Office:

TOWN OF GRAND VALLEY
 5 Main St. 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>Stephen Brandt</i>	Home Telephone No. <i>416-909-7007</i>	Business Telephone No. <i>N/A</i>
Address <i>114 Hadley Drive Ancaster, Ontario</i>		Postal Code <i>L9G 1H2</i>
Email <i>stephenbrandt007@gmail.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 Any <u>Mortgages</u> , Charges, or other encumbrances in respect of the subject land: <i>CIBC 003346206 DC198098 DC137337</i>		

Name <i>MORTGAGE</i> <i>CIBC 003346206</i>	Address <i>P.O. BOX 115 Commerce Court</i> <i>POSTAL STATION TORONTO ON</i> <i>M5L 1E5</i>
Name	Address

2. Location of the Subject Land

2.1 County: Dufferin	Municipality Town of Grand Valley		
Concession Number	Lot Number(s) <i>PART of LOT A</i> <i>PART of LOT 7</i>	Reference Plan No. <i>RP7R-3150</i>	Part Number (s)
Registered Plan No. <i>38 + 197</i>	Lot(s) /Block(s)	Name of Street/Road <i>PONSFORD</i>	Street/Emergency No. <i>9</i>
Width of street/road ____m <i>15.49</i>	<input checked="" type="checkbox"/> Municipal year round maintained road <input type="checkbox"/> County Road <input type="checkbox"/> Seasonal or private road		
2.2 Are there any easements or restrictive covenants affecting the subject land? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If Yes, describe the easement or covenant and its effect			

3. Purpose of this Application

3.1 Proposed transaction (check appropriate box)

Transfer Creation of a new lot Addition to a lot An easement Other purpose
 A charge A lease A correction of title

3.2 Specify Purpose, ie. retirement lot, farm severance, lot addition ...
Retirement Lot

3.3 Name of person(s) to whom land or interest in land is to be transferred, leased or charged.
Stephen Lee Brandt & Kerri Harvey

4. Description of Subject Land and Servicing Information

4.1 Description	Frontage (m)	Severed	Retained
	<i>32.958024</i>	<i>11 m</i>	<i>21.958 m</i>
	<i>50.420016</i>	<i>50.42 meters</i>	<i>18.708624 m²</i>
	<i>940.615 m²</i>	<i>529.810242 m²</i>	<i>410.8044148 m²</i>

5. Land Use

5.1 Date property acquired July 13th 2007 Unknown

5.2 Existing Use
Residential
Single Family Home

5.3 Proposed Use for severed land
Residential Building Lot

5.4 Existing and Proposed buildings and structures (complete chart for each existing and proposed building or structure)

Type of building or structure	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					
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed	2.93	7.09	1.585	8.23	10	8.6 x 13.3	160		Since 1955
<input type="checkbox"/> Existing <input checked="" type="checkbox"/> Proposed	18.29	16.7	1.22	1.22	10	7.62 x 15.24	185	Unknown	
<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

<p>Water</p> <input type="checkbox"/> Private Well <input type="checkbox"/> Communal Well <input checked="" type="checkbox"/> Municipal Well <input type="checkbox"/> Other _____	<p>Sewage Disposal</p> <input type="checkbox"/> Private Septic <input type="checkbox"/> Communal System <input checked="" type="checkbox"/> Other: <u>Municipal</u>	<p>Storm Drainage</p> <input checked="" type="checkbox"/> Sewer <input type="checkbox"/> Ditches <input type="checkbox"/> Swales <input type="checkbox"/> Others: _____	<p>Tile Drainage</p> <input checked="" type="checkbox"/> no <input type="checkbox"/> yes, please mark on site plan location of tile runs	<p>Biosolids</p> <input checked="" type="checkbox"/> no <input type="checkbox"/> yes, please mark on site plan location and timing of applications
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Assessment from the County of Dufferin Building Department regarding lot suitability to support an onsite sewage system submitted with the application would facilitate the review.

6. Zoning and Official Plan Information		
6.1 Current zoning of the subject land <i>(VR) Village Residential</i>	6.2 Current Official Plan designation: Approved: <i>Urban Residential</i> Adopted:	
6.3 Related Applications under the Planning Act, if any including Official Plan, Official Plan amendment, Zoning By-law amendment, Minister's zoning order (amendment), consent or plan of subdivision):	6.4 Has subject lands ever been subject of an application under the Planning Act? File # <i>Unknown</i> Status: File # <i>None to my knowledge</i> Status:	
6.5 Provide an explanation of how the application conforms to the Official Plan		
<i>Proposed severed lot meets size requirements</i>		
<i>Retained lot meets size requirements</i>		
6.6 Are any of the following uses or features on the subject land or within 500 metres of the subject land, unless otherwise specified. Please check the appropriate boxes, if any apply.		
Use or Feature	On the Subject Land	Within 500 metres of subject land, unless otherwise specified (indicate approximate distance)
Agricultural buildings/structures or manure storage facilities	<i>NO</i>	<i>NO</i>
A Landfill	<i>NO</i>	<i>NO</i>
A provincially significant wetland (Class 1, 2 or 3 wetland)	<i>NO</i>	<i>NO</i>
A provincially significant wetland within 120 metres of the subject land	<i>NO</i>	<i>NO</i>
A locally significant wetland	<i>NO</i>	<i>NO</i>
Flood Plain	<i>Fringe</i>	<i>Fringe</i>
A rehabilitated mine site	<i>NO</i>	<i>NO</i>
An non-operating mine site within 1 kilometre of the subject land	<i>NO</i>	<i>NO</i>
An active mine site	<i>NO</i>	<i>NO</i>
An industrial or commercial use, and specify the use(s)	<i>NO</i>	<i>NO</i>
Tile Drainage	<i>NO</i>	<i>NO</i>

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.

6.7 Agriculture

Are lands part of 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? yes no If yes, complete the following for each farm operation:

Animal type <i>NONE</i>	Barn dimensions of all barns capable of housing livestock <i>NONE</i>	Number of tillable hectares of farm land <i>NONE</i>	Type of Manure storage <i>NONE</i>
Animal type <i>NONE</i>	Barn dimensions of all barns capable of housing livestock <i>NONE</i>	Number of tillable hectares of farm land <i>NONE</i>	Type of Manure storage <i>NONE</i>

6.8 Statement of Requirements: Please complete the following chart

Zone Requirements: (Office Use)

	Severed	Retained	
Lot Area (hectares)	<i>.053</i>	<i>.041</i>	<i>.038</i>
Frontage (m)	<i>11</i>		<i>11</i>
Front Yard (distance between front lot line and building or structure) (m)	<i>18.29</i>	<i>2.93</i>	<i>7</i>
Rear Yard (m)	<i>16.7</i>	<i>7</i>	<i>6</i>
Interior Side Yard (m)	<i>1.2</i>	<i>.585 + 7.32</i>	<i>1.2</i>
Exterior Side Yard (m)	<i>N/A</i>	<i>N/A</i>	<i>4.5</i>
Height (m)	<i>10</i>	<i>10</i>	<i>12</i>
Lot Coverage (building footprint as % lot area)	<i>35%</i>	<i>39%</i>	<i>50%</i>
Dwelling Size (m ²)	<i>185 m²</i>	<i>160 m²</i>	<i>70 m²</i>
Landscaping (% of lot area)	<i>65%</i>	<i>61%</i>	<i>50%</i>

7. Consistency with Policy Documents	
7.1 Does this application	
Alter the boundary of a settlement area?	<input type="checkbox"/> yes <input checked="" type="checkbox"/> no
Create a new settlement area?	<input type="checkbox"/> yes <input checked="" type="checkbox"/> no
Remove lands from an employment area?	<input type="checkbox"/> yes <input checked="" type="checkbox"/> no
If yes, provide details of any Official Plan or Official Plan Amendment	
7.2 Are the subject lands in an area where conditional zoning may apply? <input type="checkbox"/> yes <input checked="" type="checkbox"/> no	
If yes, provide details of how this application conforms to Official Plan conditional zoning policies.	
7.3 Is the proposed application consistent with the Provincial Policy Statement and any other Policy Statements issued under subsection 3(1) of the Planning Act:	
<input type="checkbox"/> yes	
<input type="checkbox"/> no	
_____ 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.	_____ Signature
7.4 Are the subject lands within the Greenbelt Plan area	7.5 Are the subject lands within the Greater Golden Horseshoe Growth Plan area
<input type="checkbox"/> yes	<input checked="" type="checkbox"/> yes
<input checked="" type="checkbox"/> no	<input type="checkbox"/> no
7.6 Does the proposed application conform to or does not conflict with the Provincial Plans, including the Greenbelt Plan and Growth Plan:	
<input type="checkbox"/> yes	
<input type="checkbox"/> no	
_____ Name of individual having knowledge of the plans A report may be required to accompany this application and support the above statement of consistency.	_____ Signature
8. History of the Subject Land	
8.1 Has the subject land ever been the subject of an application for approval of a plan of subdivision or consent under the Planning Act?	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown	
If Yes and if known, provide the file number and the decision made on the application.	
8.2 If this application is a re-submission of a previous consent application, describe how it has been changed from the original application.	
N/A	

8.3 Has any land been severed from the parcel originally acquired by the owner of the subject land?

Yes No If yes, provide for each parcel severed, the date of transfer, the name of transferee and the land use.

8.4 Has any land been severed from the original, 40 Hectare (approx.) parcel.

Yes No If yes, provide details.

*Not applicable land located in existing
subdivision.*

9. Other Information

9.1 Any other information that may be useful to the Council or other agencies in reviewing this application, ie. health department, conservation authorities, etc.

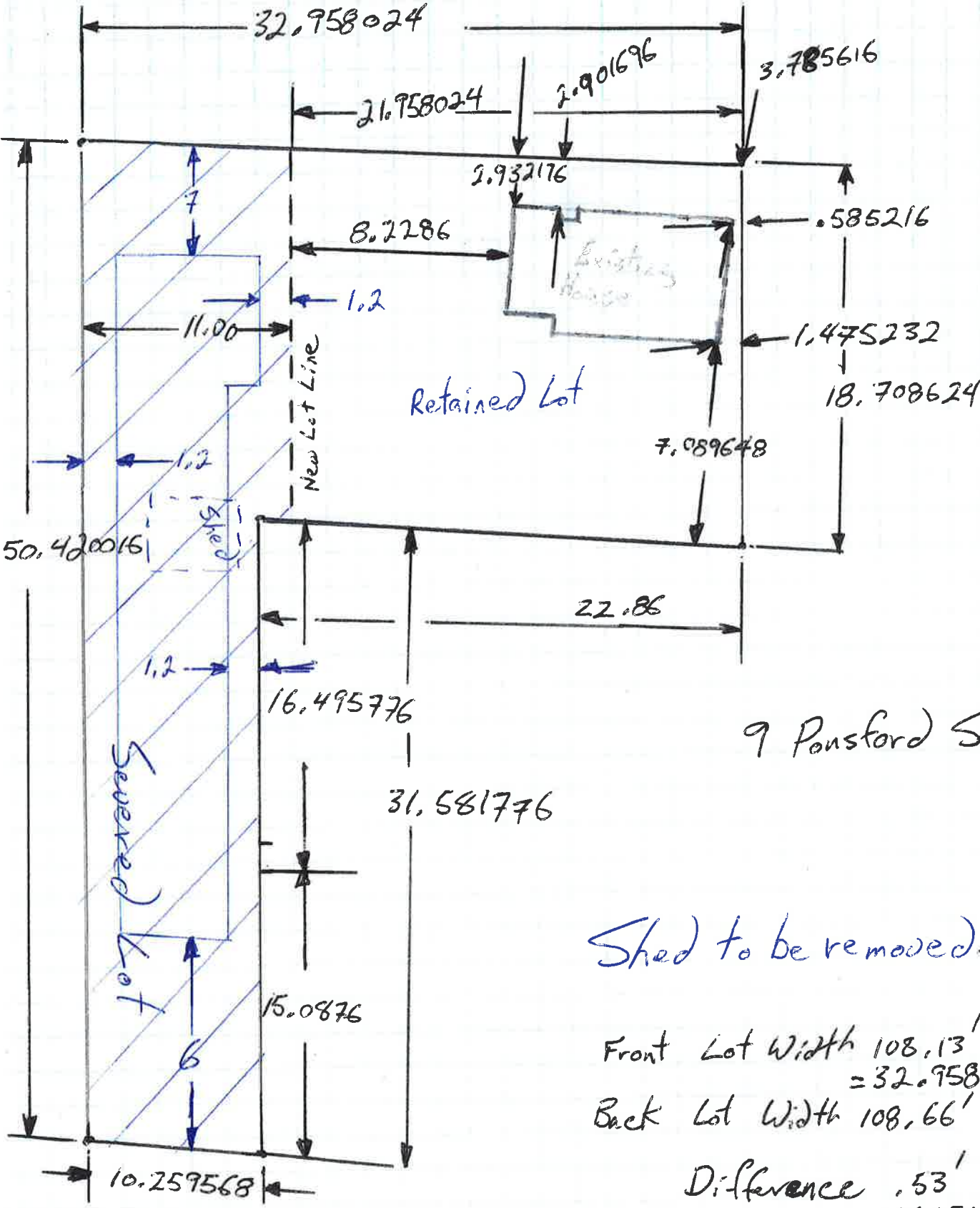
10. Sketch (Please Use Metric Units)

10.1 The application shall be accompanied by a sketch showing the following:

- the boundaries and dimensions of the subject land, the part that is to be severed and the part that is to be retained
- the boundaries and dimensions of any land owned by the owner of the subject land and that abuts the subject land
- the distance between the subject land and the nearest township lot line or landmark, such as a railway crossing or bridge
- the location of all land previously severed from the original approximate 40ha parcel
- the approximate location of all natural and artificial features on the subject land and adjacent lands that in the opinion of the applicant may affect the application, such as buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks
- the existing uses(s) on adjacent lands
- the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or right of way
- the location and nature of any easement affect the subject land *NONE*

11. Affidavit, Sworn Declaration and Authorizations

Please include the authorization, declaration and acknowledgement form.



9 Ponsford Street

Shed to be removed.

Front Lot Width 108.13'
= 32.958024

Back Lot Width 108.66'

Difference .53'
.161544 meters.

Retain Lot $\# = 4421.864304$
OR 410,804,414,798,976 meters sq.
Severed Lot $\# = 5703.004296$
OR 529,810,242 meters sq.

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/Condo
 Other _____

OWNERS AUTHORIZATION

I, Stephen Lee Brandt, 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 N/A to make this application on my behalf.
March 17th 2021 Date Stephen Lee Brandt Signature of Owner

SWORN DECLARATION OF APPLICANT

I, Stephen Lee Brandt of the Village of Ancaster
in the Province of Ontario 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 19 day of March 2021

M. Townsend
Commissioner of Oaths, etc.
Meghan Townsend, a Commissioner, etc.
Province of Ontario, for the Corporation of
the Town of Grand Valley.

Stephen Lee Brandt
Applicant
Applicant