

Application for Draft Plan of Subdivision or Condominium

Under Section 22(4)(5) of the Planning Act

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. This information is prescribed in the schedule to Ontario Regulation 435/06 made under the Planning Act and Town By-Law.

Application Fee: \$5,000.00
Deposit Required: \$10,000.00
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.

The application form also sets out other information that will assist in the planning evaluation of the 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.

For Help

If you have any questions please contact the Municipal Office:

TOWN OF GRAND VALLEY
 5 Main St. N., GRAND VALLEY, ONTARIO, L9W 5S6
 Phone: (519) 928-5652
 Fax: (519) 928-2275

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.

DATE RECEIVED: Feb 2018

Property Roll Number _____

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

1. Applicant and Ownership Information		
1.1	Name of Applicant Cachet Estate Homes (Grand Valley) Inc.	Home Telephone No. N/A
		Business Telephone No. 905-764-1983 x227
	Address 361 Connie Crescent, Suite 200, Concord, ON	
		Postal Code L4K 5R2
	Email marcus@cachetdevelopments.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	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	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:	

2. Location and Description of the Subject Land			
2.1	County: Dufferin	Municipality Town of Grand Valley	
	Concession Number 3	Lot Part of Lot 30	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 n/a	Affected Area (if amendment does not affect entire property)
	Depth (m)	See attached plan	
	Area (hectares)	0.77ha	
3. Zoning and Official Plan Information			
3.1	Current zoning of the subject lands: RM-8 (H)		
3.3	Related Applications under the Planning Act, if any:	3.4	Has subject lands ever been subject of an Application under the Planning Act? File # 22-T-149562 Status: Draft Plan Approved File # Status:
3.5	Current Official Plan Designation: Urban Residential		
3.8	Are there any easements or restrictive covenants affecting the subject lands? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, please describe		
3.10	the subject land, or lands within 120 metres of the subject land, the subject of an application for approval of an official plan amendment, a zoning by-law amendment, a minister's zoning order amendment, a plan of subdivision, a consent or a site plan? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, please describe		
	Status:		
4. Subdivision of Condominium			
	Number of units/lots: 24 townhouse units fronting onto a common element condominium road		
	Described the proposed development: 24 townhouse units with the roadway, parking areas, open space and stormwater facilities being common elements. See attached common element plan.		

5. Consistency with Policy Documents

5.1 Does this application

Alter the boundary of a settlement area? yes no
 Create a new settlement area? yes no
 Remove lands from an employment area? yes no

If yes, provide details of any Official Plan or Official Plan Amendment
 N/A

5.2 Are the **subject lands** in an area where conditional zoning may apply? yes no

If yes, provide details of how this application conforms to Official Plan conditional zoning policies.

5.3 Is the proposed application consistent with the **Provincial Policy Statement** and any other Policy Statements issued under subsection 3(1) of the Planning Act:

yes
 no

Proposal conforms to all applicable policy and zoning. Plan is draft plan approved - this application is only to facilitate the common elements as shown on the attached plans.

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

5.4 Are the subject lands within the Greenbelt Plan area
 yes
 no

4.5 Are the subject lands within the Greater Golden Horseshoe Growth Plan area
 yes
 no

5.6 Does the proposed application conform to or does not conflict with the Provincial Plans, including the Greenbelt Plan and Growth Plan:
 yes
 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

6. Land Use

6.1 Date property acquired Unknown
 September 15 2017

6.2 Existing Use Vacant	5.3 Proposed Use Multiple Residential
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7. Environmental

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

8. 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 land
Animal type	Barn dimensions of all barns capable of housing livestock	Number of tillable hectares of farm land	Type of Manure storage land

9 Sketch

9.1 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 and Authorizations

Please include the authorizations, 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, Ramsey Shaheen, 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 authorized _____ to make this application on my behalf.

January 25, 2018

Date

Signature of Owner

SWORN DECLARATION OF APPLICANT

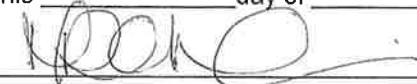
I, Ramsey Shaheen of the City of Vaughan
in the Region of York make oath and say (or solemnly declare) that the information contained in this application is true and that the information contained in the documents that accompany this application is true.

Sworn (or declared) before me

at the _____

in the _____

this _____ day of _____ 20_____



Commissioner of Oaths

Applicant

Applicant

MARILYN RENDINE,
a Commissioner, etc., Province of Ontario,
for Desi C. Auciello, Barrister and Solicitor.
Expires July 14, 2020.