

Application for Amendment to Zoning By-Law

Under Section 34 of the Planning Act

DATE RECEIVED _____

2204 000 00307300.0000 &
Property Roll Number 2204 000 00307500.0000 _____

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 (I) Appropriate Box(es)

1. Applicant and Ownership Information		
1.1	Name of Applicant Hrycyna Law Group	Home Telephone No. Business Telephone No. 416-532-8006
Address 200-1081 Bloor St. West, Toronto, Ontario		Postal Code M6H 1M5
Email hrycynad@gmail.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. Halja Martyniuk & Mary Hrycyna	
Address 200-1081 Bloor St. West, Toronto, Ontario		Home Telephone No. 416-532-8006 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 Daniel Hrycyna		Home Telephone No. 647-225-3485 Business Telephone No. 416-532-8006

Address	Postal code	Fax No.
200-1081 Bloor St, West, Toronto, Ontario	M6H 1M5	416-532-2666
1.4 Any Mortgages, Charges, or other encumbrances in respect of the subject land:		
Name	Address	
Fernando Barbosa & Maria Da Ponte	1058 Bloor St. West, Toronto, ON M6H 1M3	
Name	Address	
Astro Travel Service Inc.	7 Timothy Court, Toronto, ON, M9P 3T8	

5. Land Use											
5.1 Date properly acquired							<input type="checkbox"/> Unknown				
5.2 Existing Use					5.3 Proposed Use						
RV - Village Residential											
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 (m2)	Date of Construction or proposed construction	Time use has continued (for existing buildings and structures)	
		Front	Rear	Side	Side						
Single Family Home	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed	9.13	8.2	2.3	3.08	7.5m	17 x 10	122			
Townhomes Block A	<input type="checkbox"/> Existing <input checked="" type="checkbox"/> Proposed	7	6	4.71	1.55		13 x 44	572			
Townhomes Block B	<input type="checkbox"/> Existing <input checked="" type="checkbox"/> Proposed	7	6	6.19	1.55		13 x 44	572			
	<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 checked="" type="checkbox"/> Sewer <input type="checkbox"/> Ditches <input checked="" type="checkbox"/> Swales <input checked="" type="checkbox"/> Others: <u>Infiltration</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 checked="" type="checkbox"/> yes <input 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				
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)	.043										
Frontage (m)	13.58										

Front Yard (distance between front lot line and building or structure) (m)	7	
Rear Yard (m)	6	
Interior Side Yard (m)	1.2	
Exterior Side Yard (m)		
Height (m)	12	
Lot Coverage (building footprint as % lot area)	50	
Dwelling Size (m2)		
Landscaping (% of lot area)	48.88	

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

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, Halia Martyniuk & Mary Hrycyna, 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 Daniel Hrycyna to make this application on my behalf.

February 7, 2018
Date

H Martyniuk
Signature of Owner
M Hrycyna

SWORN DECLARATION OF APPLICANT

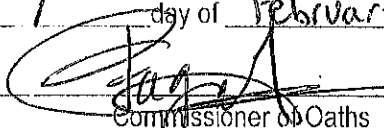
I, Daniel Hrycyna of the City of Toronto

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.

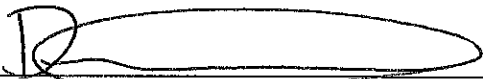
Sworn (or declared) before me


at the City of Toronto

Province of Ontario
in the City of Toronto of
this 7 day of February 20 18

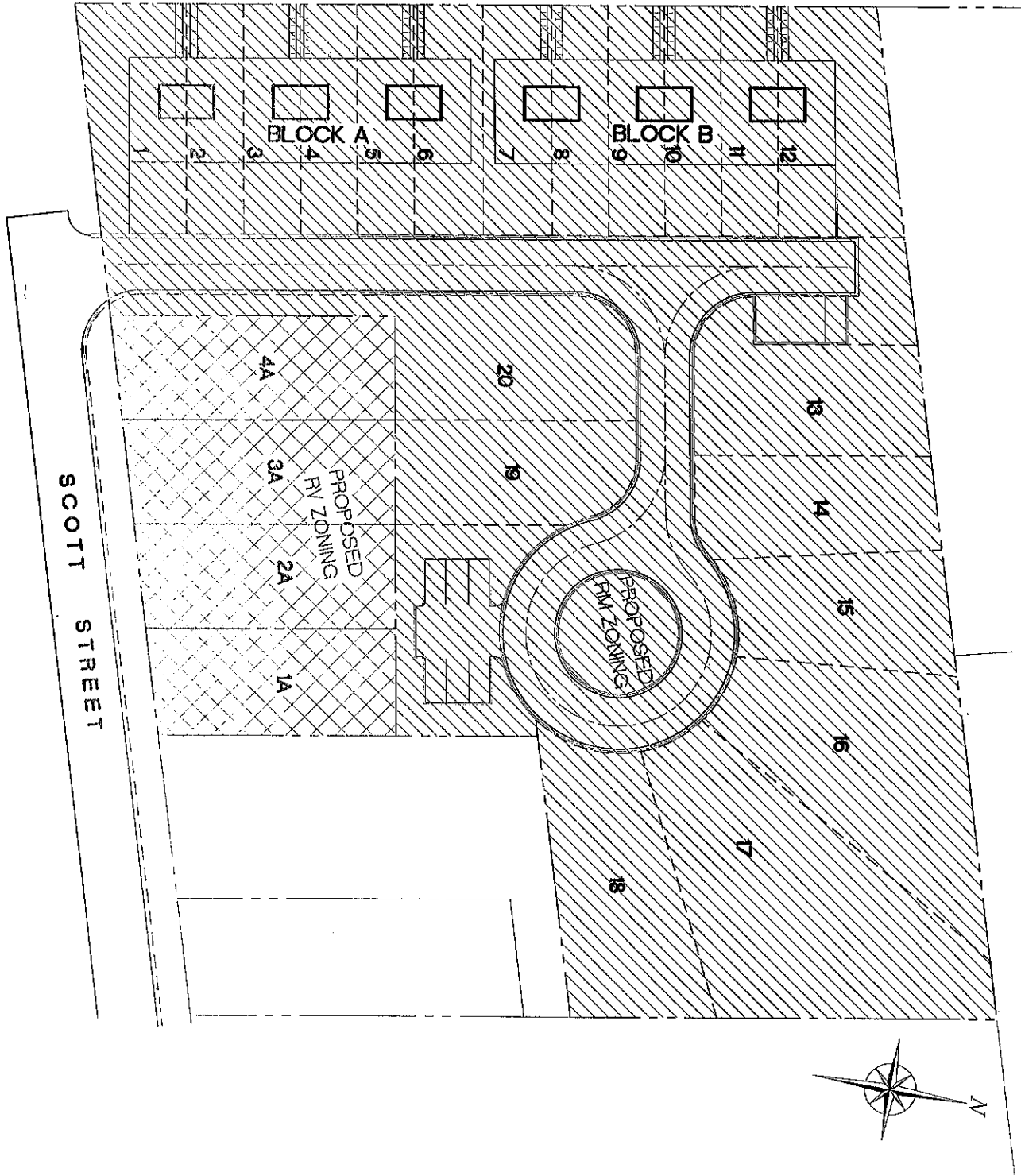

Commissioner of Oaths

Pilar Fagundes, a Commissioner, etc.,
Province of Ontario, for Hrycyna Pothemont,
Barristers and Solicitors.
Expires March 28, 2018.

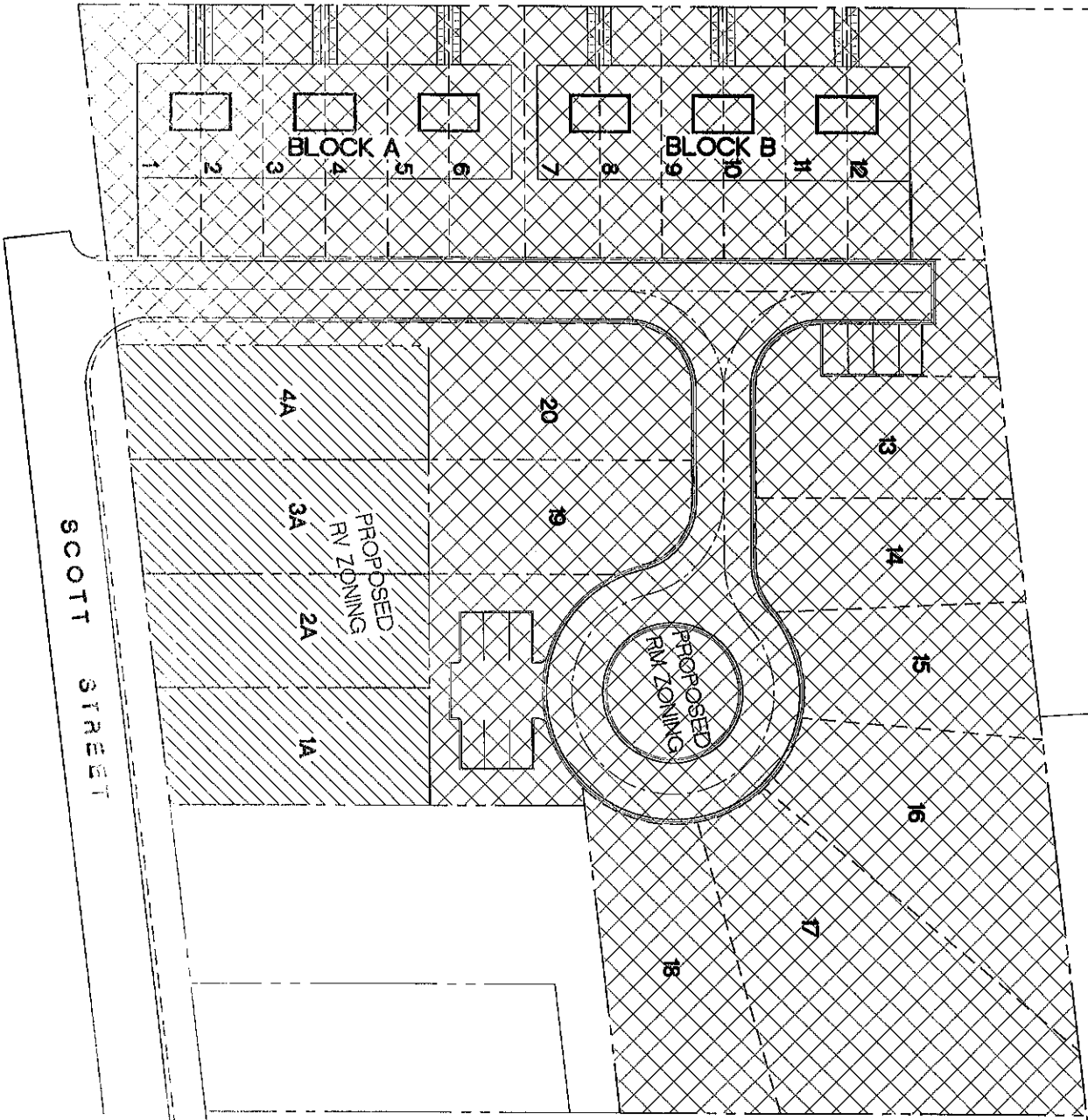

Applicant


Applicant

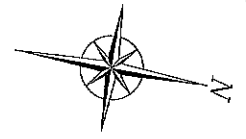
CROZIER STREET



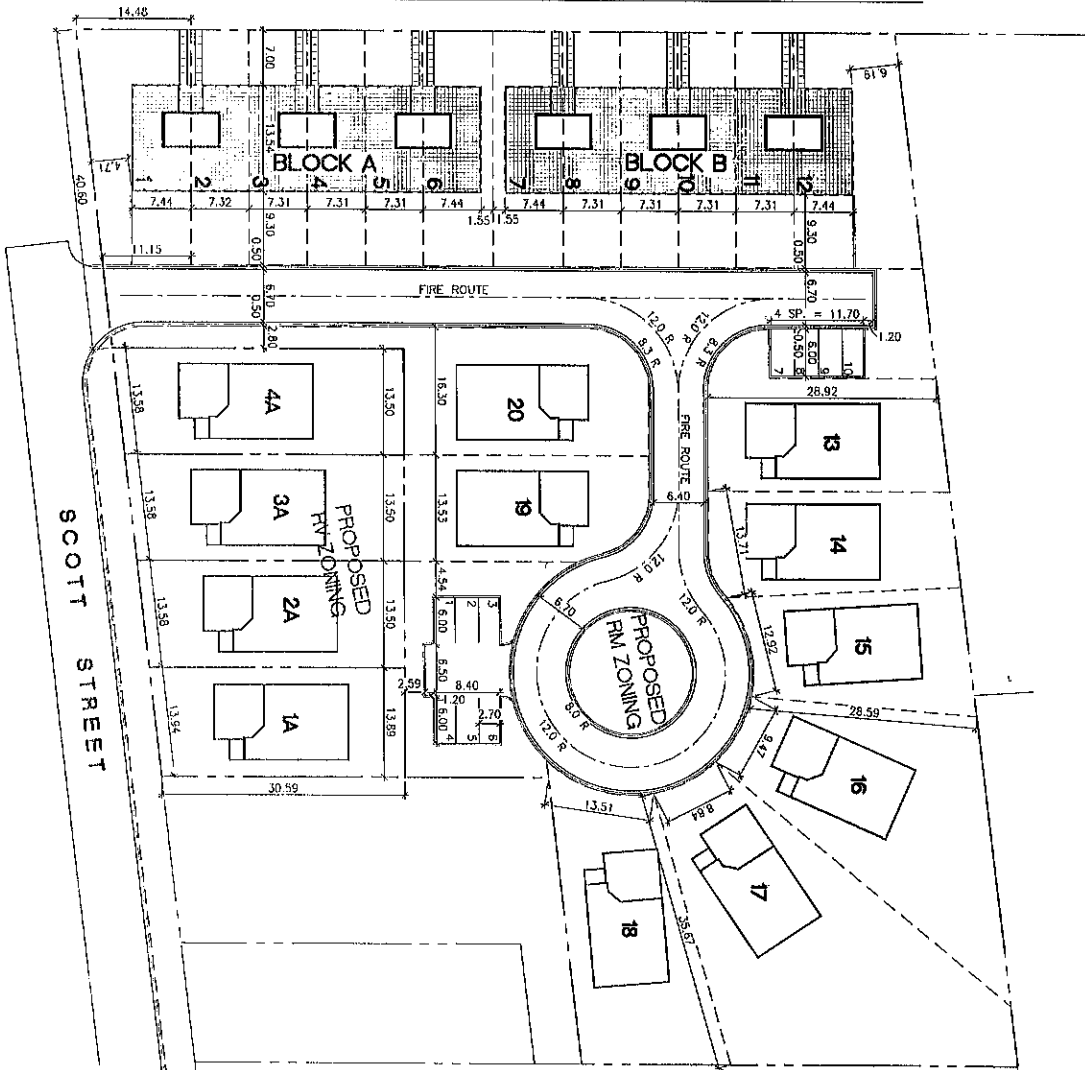
CROZIER STREET



SCOTT STREET



CROZIER STREET



SITE DATA - EXISTING RV ZONING
(DWELLING SINGLE DETACHED) LOTS 1A, 2A, 3A AND 4A SCOTT STREET

REGULATION	REQUIRED	PROPOSED
LOT AREA (LOT 1A)	380 sq.m. (0.028 ha)	434.47 sq.m. (0.043 ha)
MIN. LOT FRONTAGE	11.0 m	13.58 m
MIN. FRONT YARD	7.00 m	7.00 m
MIN. INTERIOR SIDE YARD	1.20 m	1.20 m
MIN. REAR YARD	6.00 m	6.00 m
MAX. LOT COVERAGE	50%	50%
MAX. BUILDING HEIGHT	12.0 m	12.0 m

SITE DATA - PROPOSED FM ZONING DWELLING TOWNHOUSES
CONDOMINIUM DEVELOPMENT LOTS 1 THROUGH 20

REGULATION	REQUIRED	PROPOSED
MIN. LOT AREA INTERIOR (LOT 2)	200 sq.m.	216.12 sq.m.
MIN. LOT AREA EXTERIOR (LOT 1)	400 sq.m.	381.74 sq.m.
MIN. LOT FRONTAGE (INTERIOR LOT 2)	6.0 m	7.32 m
MIN. LOT FRONTAGE (CORNER LOT 1)	13.0 m	14.48 m
MIN. FRONT YARD	7.00 m	40.60 m
MIN. INTERIOR SIDE YARD	1.20 m	1.20 m
MIN. EXTERIOR SIDE YARD	4.50 m	4.71 m
MIN. REAR YARD	6.00 m	6.19 m
MAX. NUMBER OF CONNECTED UNITS	6 UNITS	6 UNITS
MIN. DISTANCE BETWEEN 2 GROUPS OF UNITS	2.0 m	3.10 m
MIN. LANDSCAPE OPEN SPACE	20%	48.88%
MAX. DENSITY	50 Units	20 Units

PARKING PER UNIT REQUIRED = 40 SPACES
2 SPACES PER UNIT REQUIRED = 50 SPACES
MINIMUM PARKING SPACES PER UNIT = 50 SPACES
MINIMUM VISITOR SPACES = 50 SPACES

A1.1	PROJECT: TOWNHOME / SINGLE FAMILY SITE	STATUS: ZONE CHANGE	 ORCHARD DESIGN STUDIO INC. 519-620-0414
	TITLE: SITE PLAN	PLOTTED: 22/12/2017 12:28pm	
	SCOTT STREET, GRAND VALLEY, ONTARIO	SCALE: 1:500	
		OWN BY: KSR	
	DATE: DECEMBER 2017	REV.:	