



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](http://www.townofgrandvalley.ca)

## Application for Consent

Under Section 53 of the Planning Act

RECEIVED

DEC 11 2020

TOWN OF GRAND VALLEY

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

Property Roll Number 2204000001185000000

Application received \_\_\_\_\_

### 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**
- **PLUS disbursements and 3<sup>rd</sup> 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)

<b>1. Applicant and Ownership Information</b>		
1.1 Name of Applicant <u>Swiss Bell Farms Ltd.</u>	Home Telephone No. <u>519 928 2623</u>	Business Telephone No. <u>Same</u>
Address <u>321238 Conc. 6 Grand Valley.</u>		Postal Code <u>L9W 0W8</u>
Email <u>Swissbell.kaehli@gmail.com</u>		
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 Mortgages, Charges, or other encumbrances in respect of the subject land:		

Name <b>Royal Bank of Canada</b>	Address <b>36 York Mills Rd floor 4th Toronto Ont M2P 0A1</b>
Name	Address

**2. Location of the Subject Land**

2.1 County: <b>Dufferin</b>	Municipality <b>Town of Grand Valley</b>		
Concession Number <b>6</b>	Lot Number(s) <b>22</b>	Reference Plan No.	Part Number (s)
Registered Plan No.	Lot(s) /Block(s)	Name of 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		

2.2 Are there any easements or restrictive covenants affecting the subject land?  
 No     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 . . .  
**to separate merged farms into 100 acre parcel + 300 acre retained**

3.3 Name of person(s) to whom land or interest in land is to be transferred, leased or charged.  
**Swiss Bell Farms Ltd.**

**4. Description of Subject Land and Servicing Information**

4.1 Description	Frontage (m)	Severed	Retained
<b>Pt. L22 C4</b>		<b>302.0</b>	<b>312.1 m</b>
	Depth (m)	<b>1367.0 irregular</b>	<b>1367.0 m.</b>
	Area (m)	<b>41573</b>	<b>121.6 see below</b>
			<b>+ Lot 22 C5</b>
			<b>frontage 596.6 depth 1362.6 area - in total 121.6</b>

**5. Land Use**

5.1 Date property acquired Oct 27 1999  Unknown

5.2 Existing Use Agriculture 5.3 Proposed Use Agriculture

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 (m2)	Date of Construction or proposed construction	Time use has continued (for existing buildings and structures)
	Front	Rear	Side	Side					
<u>vacant</u>									
<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									
<input type="checkbox"/> Existing <input type="checkbox"/> Proposed									
<input type="checkbox"/> Existing <input type="checkbox"/> Proposed									

**5.5 Environmental**

<b>Water</b> <input type="checkbox"/> Private Well <input type="checkbox"/> Communal Well <input type="checkbox"/> Municipal Well <input type="checkbox"/> Other _____	<b>Sewage Disposal</b> <input type="checkbox"/> Private Septic <input type="checkbox"/> Communal System <input type="checkbox"/> Other: _____	<b>Storm Drainage</b> <input type="checkbox"/> Sewer <input type="checkbox"/> Ditches <input type="checkbox"/> Swales <input type="checkbox"/> Others: _____ <u>n/a</u>	<b>Tile Drainage</b> <input type="checkbox"/> no <input checked="" type="checkbox"/> yes, please mark on site plan location of tile runs	<b>Biosolids</b> <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 <b>Agricultural &amp; Environmental P.</b>	6.2 Current Official Plan designation: Approved: <b>Agricultural</b> 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 # Status: File # Status:	
6.5 Provide an explanation of how the application conforms to the Official Plan <b>the parcel being created will be a 100 acre farm property</b>		
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		✓
A Landfill	n/a	n/a
A provincially significant wetland (Class 1, 2 or 3 wetland)	✓	✓
A provincially significant wetland within 120 metres of the subject land	✓	✓
A locally significant wetland	✓	✓
Flood Plain		
A rehabilitated mine site	n/a	n/a
An non-operating mine site within 1 kilometre of the subject land	n/a	n/a
An active mine site	n/a	n/a
An industrial or commercial use, and specify the use(s)	n/a	n/a
Tile Drainage	✓	✓

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

18542

0N4124559 PIN

and date approved by OMAFRA Apr. 16, 2018

Are there any livestock facilities within 500 metres of the subject lands?  yes  no If yes, complete the following for each farm operation:

Barn ① → calf barn 9.75 x 15.24

② → dairy barn 19.507 x 48.768

③ dry cow barn 13.412 x 5.18



④ 1/2 bank barn 15.24 x 24.384

Animal type	Barn dimensions of all barns capable of housing livestock	Number of tillable hectares of farm land	Type of Manure storage
dairy cows			solid + liquid
Animal type	Barn dimensions of all barns capable of housing livestock	Number of tillable hectares of farm land	Type of Manure storage

6.8 Statement of Requirements: Please complete the following chart

Zone Requirements: (Office Use)

	Severed	Retained	
Lot Area (hectares)	41.573	121.6	
Frontage (m)	302.0	312.1	
Front Yard (distance between front lot line and building or structure) (m)	n/a	216	
Rear Yard (m)	n/a	1963±	
Interior Side Yard (m)	n/a	21	
Exterior Side Yard (m)	n/a	102	
Height (m)	n/a	12 m	
Lot Coverage (building footprint as % lot area)	n/a	.003	
Dwelling Size (m2)	n/a	325	
Landscaping (% of lot area)	n/a	.0015	

<b>7. Consistency with Policy Documents</b>										
<p>7.1 Does this application</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;">Alter the boundary of a settlement area?</td> <td style="width: 20%; border: none;"><input type="checkbox"/> yes</td> <td style="width: 30%; border: none;"><input checked="" type="checkbox"/> no</td> </tr> <tr> <td style="border: none;">Create a new settlement area?</td> <td style="border: none;"><input type="checkbox"/> yes</td> <td style="border: none;"><input checked="" type="checkbox"/> no</td> </tr> <tr> <td style="border: none;">Remove lands from an employment area?</td> <td style="border: none;"><input type="checkbox"/> yes</td> <td style="border: none;"><input checked="" type="checkbox"/> no</td> </tr> </table> <p style="margin-top: 10px;">If yes, provide details of any Official Plan or Official Plan Amendment</p>		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
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								
<p>7.2 Are the subject lands in an area where conditional zoning may apply?      <input type="checkbox"/> yes      <input checked="" type="checkbox"/> no</p> <p style="margin-top: 5px;">If yes, provide details of how this application conforms to Official Plan conditional zoning policies.</p>										
<p>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:</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> yes <input type="checkbox"/> no</p> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <p><u>Walter Kaehlig Pres of owner co.</u></p> <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> </div> <div style="width: 45%; text-align: center;">   <hr style="width: 80%; margin: 0 auto;"/> <p>Signature</p> </div> </div>										
<p>7.4 Are the subject lands within the Greenbelt Plan area</p> <p style="margin-left: 20px;"><input type="checkbox"/> yes <input checked="" type="checkbox"/> no</p>	<p>7.5 Are the subject lands within the Greater Golden Horseshoe Growth Plan area</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> yes <input type="checkbox"/> no</p>									
<p>7.6 Does the proposed application conform to or does not conflict with the Provincial Plans, including the Greenbelt Plan and Growth Plan:</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> yes <input type="checkbox"/> no</p> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <p><u>Walter Kaehli Pres of owner co.</u></p> <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> </div> <div style="width: 45%; text-align: center;">   <hr style="width: 80%; margin: 0 auto;"/> <p>Signature</p> </div> </div>										
<b>8. History of the Subject Land</b>										
<p>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?</p> <p style="margin-left: 20px;"><input type="checkbox"/> Yes      <input checked="" type="checkbox"/> No      <input type="checkbox"/> Unknown</p> <p style="margin-top: 10px;">If Yes and if known, provide the file number and the decision made on the application.</p>										
<p>8.2 If this application is a re-submission of a previous consent application, describe how it has been changed from the original application.</p>										

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.

**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

**11. Affidavit, Sworn Declaration an Authorizations**

Please include the authorization, declaration 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/Condo  
 Other \_\_\_\_\_

### OWNERS AUTHORIZATION

I, Marlies Kaehli, 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 \_\_\_\_\_ to make this application on my behalf.

\_\_\_\_\_  
Date

Marlies Kaehli  
Signature of Owner

### SWORN DECLARATION OF APPLICANT

I, Marlies Kaehli of the Township of East Luther Grand Valley  
in the County of Dufferin 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 11<sup>th</sup> day of December 2020 Applicant

Sabrina VanGerven, a Commissioner, etc.,  
Province of Ontario, for the Corporation of  
the Town of Grand Valley.

Sabrina VanGerven  
Commissioner of Oaths

Marlies Kaehli  
Applicant