

FILE Z6-2020

RECEIVED

DEC 04 2020

TOWN OF GRAND VALLEY

Per _____



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 _____

Property Roll Number 220400000120 ^{300 AL}

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 ^{CHEQ #}
- PLUS Deposit if applicable
- Measurement to be in metric units. ¹⁸⁷²
- 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. ^{# 1500.00}

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

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

1. Applicant and Ownership Information			
1.1	Name of Applicant Arjan Leeuwerte	Home Telephone No.	Business Telephone No. 226 228 6625
Address 3846 Withaven drive, Cumberland, ON		Postal Code K4C 1J8	
Email arjan.leeuwerte@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. Gerard & Jose Kemmerink		
Address 32270 concession rd 6		Home Telephone No. 226-670-2436	Business Telephone No. 226 222 -1962
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:		
Name TD Canada Trust		Address Seabark, ON	
Name		Address	

2. Location and Description of the Subject Land			
2.1	County: Dufferin	Municipality Town of Grand Valley	
Concession Number 6		Lot N 1/2 LT 32	Registered Plan/Lot(s) / Block(s)
Reference Plan No.	Part Number (s)	Street/Road: CONCESSION 6-7	Street/Emergency No. 322462
Width of street/road _____m	<input checked="" type="checkbox"/> Municipal year round maintained road <input type="checkbox"/> County Road <input type="checkbox"/> Seasonal or private road		
Frontage (m)	Entire Property 466.5	Affected Area (if amendment does not affect entire property)	
Depth (m)	674.8		
Area (hectares)	32.29		

3. Zoning and Official Plan Information			
3.1	Current zoning of the subject : Agricultural	3.2	Proposed Zoning: Rural Residential (RR) Agricultural Exception Nine (A-9)

3.3 Related Applications under the Planning Act, if any: Application for consent	3.4 Has subject lands ever been subject of an Application under the Planning Act? File # Status: File # Status:
3.5 Nature & Extent of the proposed zoning Farm surplus dwelling severance	
3.6 Purpose/Reason why the rezoning is requested: severance of farm surplus dwelling as the house & shed are not surplus to the farmer's needs; they have a house on their farm down the road; 322270 concession rd 687, Grand Valley.	
3.7 Current Official Plan Designation: Agricultural	
3.8 Provide an explanation of how the application conforms to the Official Plan Section 5.1.5 of the OP permits severances subject to conditions	

4 Consistency with Policy Documents

4.1 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

4.2 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.

4.3 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

Arjan Leeuwerke
 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]
 Signature

4.4 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 *AL*
 no

4.6 Does the proposed application conform to or does not conflict with the Provincial Plans, including the Greenbelt Plan and Growth Plan:
 yes
 no

Arjan Leeuwerke
 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]
 Signature

5. Land Use

5.1 Date property acquired Nov 25, 2020 Unknown

5.2 Existing Use
Agricultural with residence

5.3 Proposed Use
 - Agricultural
 - Rural 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 checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed	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					
house	<input checked="" type="checkbox"/>	54	25	15.2	60	7	9.5 x 15	140	1991	
shed	<input checked="" type="checkbox"/>	6	25	6	75	7	12.2 x 24.5	223	1986	

<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 checked="" type="checkbox"/> Private Well <input type="checkbox"/> Communal Well <input type="checkbox"/> Municipal Well	Sewage Disposal <input checked="" type="checkbox"/> Private Septic <input type="checkbox"/> Communal System <input 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 checked="" 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.

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:

Roll # Animal type #120600	Bant barn for horses	Barn dimensions of all barns capable of housing livestock 17.5x 20m	Number of tillable hectares of farm land 17.3	Type of Manure storage N/A
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 (sewered) Zone Requirements: (Office Use)

Lot Area (hectares)	34229 0.91	
Frontage (m)	1462m 16.8	
Front Yard (distance between front lot line and building or structure) (m)	9829 54	
Rear Yard (m)	25	
Interior Side Yard (m)	6	
Exterior Side Yard (m)	N/A	
Height (m)	8.8	
Lot Coverage (building footprint as % lot area)	4.87	
Dwelling Size (m2)	140	
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/Condo
 Other _____

OWNERS AUTHORIZATION

I, Gerard & Jose Kemmerink, 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 Arjan Leeuweke to make this application on my behalf.
Nov 27, 2020 Date
Signature of Owner

SWORN DECLARATION OF APPLICANT

I, Arjan Leeuweke of the town of Cumberland
in the City of Ottawa, 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 Clarence-Rockland
in the Province of Ontario
this 4th day of December 2020 Applicant

M. Benaria
Commissioner of Oaths

Arjan Leeuweke
Applicant

Mélanie Hélène Boudria,
a Commissioner, etc., Province of Ontario,
for Simard et Associés / & Associates,
Barristers and Solicitors.
Expires October 3, 2023.

Updated December 1, 2018