



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

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 _____

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 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 Everett Lusk	Home Telephone No.	Business Telephone No. 519-940-4110 X 324
Address 660 Riddell Road, Orangeville, ON			Postal Code L9W 5G5
Email everett.lusk@vanharten.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. Dayne Deaken		
Address 402252 County Road 15, Grand Valley, ON L9W 0Z4		Home Telephone No. 519-939-0411	Business Telephone No.
1.3	Any Mortgages, Charges, or other encumbrances in respect of the subject land: Mortgage as in DC264489; Royal Bank of Canada		

Name	Address
Name	Address

2. Location of the Subject Land			
2.1 County: Dufferin	Municipality Town of Grand Valley		
Concession Number 11	Lot Number(s) 27	Reference Plan No. 7R-6457	Part Number (s) 1
Registered Plan No.	Lot(s) /Block(s)	Name of Street/Road Sideroad 27&28	Street/Emergency No. 115252
Width of street/road ____m 20.117	<input type="checkbox"/> Municipal year round maintained road <input checked="" 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) <input type="checkbox"/> Transfer <input checked="" type="checkbox"/> Creation of a new lot <input type="checkbox"/> Addition to a lot <input type="checkbox"/> An easement <input type="checkbox"/> Other purpose <input type="checkbox"/> A charge <input type="checkbox"/> A lease <input type="checkbox"/> A correction of title			
3.2 Specify Purpose, ie. retirement lot, farm severance, lot addition . . Surplus farm severance.			
3.3 Name of person(s) to whom land or interest in land is to be transferred, leased or charged. Unknown			
4. Description of Subject Land and Servicing Information			
4.1 Description	Frontage (m)	Severed +/-45 m	Retained +/-638 m
	Depth (m)	+/-205 m	+/-594 m
	Area (m)	+/-1.3 ha	+/-38.9 ha

5. Land Use										
<div style="display: flex; justify-content: space-between;"> <div>5.1 Date property acquired 30/08/2024</div> <div><input type="checkbox"/> Unknown</div> </div>										
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					
House	<input checked="" type="checkbox"/> Existing	+/-117	+/-73	+/-37	+/-43	+/-6	+/-10x10	+/-93	Decades ago	Decades
	<input type="checkbox"/> Proposed									
Shed	<input checked="" type="checkbox"/> Existing	+/-146	+/-55	+/-24	+/-50	+/-3	+/-9x7	+/-68	Decades ago	Decades
	<input type="checkbox"/> Proposed									
Barn T.B.R	<input checked="" 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 <input type="checkbox"/> Other _____		Sewage Disposal <input checked="" type="checkbox"/> Private Septic <input type="checkbox"/> Communal System <input type="checkbox"/> Other: _____		Storm Drainage <input type="checkbox"/> Sewer <input checked="" type="checkbox"/> Ditches <input type="checkbox"/> Swales <input type="checkbox"/> Others: _____		Tile Drainage <input 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		

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 Agricultural & Environmental Protection	6.2 Current Official Plan designation: Agriculture & Environmental Conservation	
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): Zoning by-law amendment application, submitted simultaneously	6.4 Has subject lands ever been subject of an application under the Planning Act? No File # Status: File # Status:	
6.5 Provide an explanation of how the application conforms to the Official Plan The proposal is to sever the house and accessory buildings and retain the vacant farmland. The land will continue to be used as part of an existing farm operation. The proposal will not impact any of the physical features on the property as they are well outside of the severance. In accordance with the Official Plan, the retained lands will be zoned so that a dwelling can not be constructed on them.		
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	X	X
A Landfill		
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	X	X
Flood Plain	X	X
A rehabilitated mine site		
An non-operating mine site within 1 kilometre of the subject land		
An active mine site		
An industrial or commercial use, and specify the use(s)		
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 _____ 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	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

6.8 Statement of Requirements: Please complete the following chart

Zone Requirements: (Office Use)

	Severed Dwelling	Retained Vacant	
Lot Area (hectares)	+/- 1.3 ha	+/- 38.9 ha	
Frontage (m)	+/- 45 m		
Front Yard (distance between front lot line and building or structure) (m)	+/- 116 m		
Rear Yard (m)	+/- 73 m		
Interior Side Yard (m)	+/- 37 m/+/-47 m		
Exterior Side Yard (m)	n/a		
Height (m)	+/- 6 m		
Lot Coverage (building footprint as % lot area)	+/- 1.6%		
Dwelling Size (m2)	+/- 90		
Landscaping (% of lot area)	+/- 98.4%		

7. Consistency with Policy Documents	
7.1	<p>Does this application</p> <p>Alter the boundary of a settlement area? <input type="checkbox"/> yes <input checked="" type="checkbox"/> no</p> <p>Create a new settlement area? <input type="checkbox"/> yes <input checked="" type="checkbox"/> no</p> <p>Remove lands from an employment area? <input type="checkbox"/> yes <input checked="" type="checkbox"/> no</p> <p>If yes, provide details of any Official Plan or Official Plan Amendment</p>
7.2	<p>Are the subject lands in an area where conditional zoning may apply? <input type="checkbox"/> yes <input checked="" type="checkbox"/> no</p> <p>If yes, provide details of how this application conforms to Official Plan conditional zoning policies.</p>
7.3	<p>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><input checked="" type="checkbox"/> yes</p> <p><input type="checkbox"/> no</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <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%;"> <p>_____ Signature</p> </div> </div>
7.4	<p>Are the subject lands within the Greenbelt Plan area</p> <p><input type="checkbox"/> yes</p> <p><input checked="" type="checkbox"/> no</p>
7.5	<p>Are the subject lands within the Greater Golden Horseshoe Growth Plan area</p> <p><input checked="" type="checkbox"/> yes</p> <p><input type="checkbox"/> no</p>
7.6	<p>Does the proposed application conform to or does not conflict with the Provincial Plans, including the Greenbelt Plan and Growth Plan:</p> <p><input checked="" type="checkbox"/> yes</p> <p><input type="checkbox"/> no</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <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%;"> <p>_____ Signature</p> </div> </div>
8. History of the Subject Land	
8.1	<p>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><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown</p> <p>If Yes and if known, provide the file number and the decision made on the application.</p>
8.2	<p>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/Condominium
- ☐ Other _____

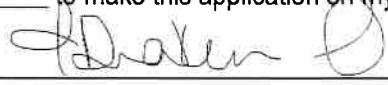
OWNERS AUTHORIZATION

I, Dayne and Jessica Deaken, 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 authorize Everett Lusk of Van Harten Surveying Inc. to make this application on my behalf.

July 29, 2025

Date


Signature of Owner

SWORN DECLARATION OF APPLICANT

I, Everett Lusk of the Town of Orangeville
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 Orangeville

in the County of Dufferin

this 29 day of July 2025

Applicant

Matthew Dillon de Jager
a Commissioner, etc.,
Province of Ontario,
for Van Harten Surveying Inc.
Expires October 11, 2027


Commissioner of Oaths


Applicant