



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 _____

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**
- **PLUS Deposit if applicable**
- **Measurement to be in metric units.**
- **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.**

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

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

1. Applicant and Ownership Information			
1.1	Name of Applicant Patrick Casey (GSP Group Inc.)	Home Telephone No.	Business Telephone No. 226-499-6769
	Address 72 Victoria St S, Suite 201, Kitchener, ON		Postal Code N2G 4Y9
	Email pcasey@gspgroup.ca		
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. Thomasfield Homes Ltd. (c/o Katherine McLaughlin)		
	Address 295 Southgate Drive, Unit 17, Guelph, ON, N1G 3M5	Home Telephone No.	Business Telephone No. 519-836-4332
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 Patrick Casey (GSP Group Inc.)	Home Telephone No.	Business Telephone No. 226-499-6769
	Address 72 Victoria St S, Suite 201, Kitchener, ON	Postal code N2G 4Y9	Fax No.
1.4	Any Mortgages, Charges, or other encumbrances in respect of the subject land:		
	Name	Address	
	Name	Address	
2. Location and Description of the Subject Land			
2.1	County: Dufferin	Municipality Town of Grand Valley	
	Concession Number 2 (East Luther)	Lot Pt Lots 29 & 30	Registered Plan/Lot(s) / Block(s)
	Reference Plan No. 7R-6119	Part Number (s) Pt Part 1	Street/Road: Concession Road 2-3 Street/Emergency No. 242318
	Width of street/road <u>23</u> 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 294 m	Affected Area (if amendment does not affect entire property) N/A
	Depth (m)	1,037 m	341 m
	Area (hectares)	22.22 ha	2.82 ha
3. Zoning and Official Plan Information			
3.1	Current zoning of the subject : RV-11 (H)		3.2 Proposed Zoning: RV-11

<p>3.3 Related Applications under the Planning Act, if any:</p>	<p>3.4 Has subject lands ever been subject of an Application under the Planning Act?</p> <p>File # 22T-201501 Status: Approved</p> <p>File # Status:</p>
<p>3.5 Nature & Extent of the proposed zoning</p>	
<p>The subject lands are Phase 3B-2 of the Mayberry Hill Subdivision in the Grand Valley settlement area. This application requests the removal of a holding symbol from the subject lands.</p>	
<p>3.6 Purpose/Reason why the rezoning is requested:</p>	
<p>The removal of the holding symbol is a condition of registration for Phase 3B-2. The registration of this phase will allow for the development of the subject lands for residential purposes according to the draft-approved plan.</p>	
<p>3.7 Current Official Plan Designation: Urban Residential</p>	
<p>3.8 Provide an explanation of how the application conforms to the Official Plan</p>	
<p>The proposed land uses are permitted by the Official Plan land use designation. The confirmation of water and sewage capacity, which is the condition for the removal of the holding symbol, will allow development to proceed according to the phasing policies in Section 4.7 of the Official Plan. The RV-11 zoning, which conforms with the Official Plan, will be retained.</p>	

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

Patrick Casey (GSP Group Inc.)
 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.

Patrick Casey
 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
 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

Patrick Casey (GSP Group Inc.)
 Name of individual having knowledge of the plans
 A report may be required to accompany this application and support the above statement of consistency.

Patrick Casey
 Signature

5. Land Use

5.1 Date property acquired Unknown

5.2 Existing Use
 Vacant

5.3 Proposed Use
 Residential

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					
	<input type="checkbox"/> Existing <input type="checkbox"/> Proposed									
Single detached lots (interior) x 44	<input type="checkbox"/> Existing <input checked="" type="checkbox"/> Proposed	7.0	6.0	1.2	1.2	12	(varies)	> 380	Summer 2027	

Single detached lots (corner) × 5	<input type="checkbox"/> Existing <input checked="" type="checkbox"/> Proposed	7.0	6.0	1.2	4.5	12	(varies)	> 380	Summer 2027	
	<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 type="checkbox"/> Private Well <input type="checkbox"/> Communal Well <input checked="" type="checkbox"/> Municipal Well	Sewage Disposal <input type="checkbox"/> Private Septic <input checked="" type="checkbox"/> Communal System <input type="checkbox"/> Other: _____	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.

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:

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)	0.038 ha	
Frontage (m)		
Front Yard (distance between front lot line and building or structure) (m)	7.0 m	
Rear Yard (m)	6.0 m	
Interior Side Yard (m)	1.2 m	
Exterior Side Yard (m)	4.5 m	
Height (m)	12 m	
Lot Coverage (building footprint as % lot area)	50%	
Dwelling Size (m2)	112 sq.m (one storey), 70 sq.m (two storey)	
Landscaping (% of lot area)	N/A	

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/Condominium
- Other _____

OWNERS AUTHORIZATION

I, Katherine McLaughlin (Thomasfield Homes Ltd.), 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 Patrick Casey (GSP Group Inc.) to make this application on my behalf.

June 5, 2026
Date

Katherine McLaughlin
Signature of Owner

SWORN DECLARATION OF APPLICANT

I, Patrick Casey of the City of Kitchener
in the Region of Waterloo 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 Kitchener
in the Region of Waterloo
this 8th day of June 2026

Natasha Wilson
Commissioner of Oaths

Patrick Casey
Applicant

Applicant

Natasha Wilson, a Commissioner, etc.,
Province of Ontario, for GSP Group Inc.
Expires August 25, 2027.