



Under Section 34 of the Planning Act

DATE RECEIVED NOV 12 2025

Property Roll Number 220400000217600

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~~ **\$2500** *NHC*
- 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 Eli Sherk	Home Telephone No.
		Business Telephone No. 519-573-8018
	Address 2994 Hackbart Road St Clements	Postal Code N0B 2M0
	Email eli@emscon.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. 89 MFG INC. (Paul & Ina Martin)	
	Address 7194Road 124 Newton N0K 1R0	Home Telephone No.
		Business Telephone No. 519-588-0447
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	Address
	Name	Address

2. Location and Description of the Subject Land

2.1	County: Dufferin	Municipality Town of Grand Valley	
	Concession Number 14	Lot PT Lot.24	Registered Plan/Lot(s) / Block(s)
	Reference Plan No. RP 7R2628	Part Number (s) PART 2	Street/Road: Highway 89 Street/Emergency No. 501320
	Width of street/road 44 m	<input type="checkbox"/> Municipal year round maintained road <input checked="" type="checkbox"/> County Road <input type="checkbox"/> Seasonal or private road	
	Frontage (m)	Entire Property 583	Affected Area (if amendment does not affect entire property)
	Depth (m)	676	
	Area (hectares)	38.9	5,500 m²

3. Zoning and Official Plan Information

3.1	Current zoning of the subject : Agriculture , Environmental Protected (EP)	3.2	Proposed Zoning: Agriculture , Environmental Protected (EP) & Agriculture with exception
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<p>3.3 Related Applications under the Planning Act, if any:</p> <p>Unknown</p>	<p>3.4 Has subject lands ever been subject of an Application under the Planning Act?</p> <p>File # Status:</p> <p>File # Status:</p>
<p>3.5 Nature & Extent of the proposed zoning</p> <p>to permit the establishment of a new on-farm diversified use. The proposed on-farm diversified use is a dry manufacturing shop that will be up to 685 square meters in area and that will have an associated 600 square meter outdoor storage area.</p>	
<p>3.6 Purpose/Reason why the rezoning is requested:</p> <p>To establish a viable family farm that generates enough income to support a family</p>	
<p>3.7 Current Official Plan Designation: Agriculture</p>	
<p>3.8 Provide an explanation of how the application conforms to the Official Plan</p> <p>The proposed OFDU meets the PPS definition of an on-farm diversified use and is permitted within the Agricultural designation.</p> <p>The use is consistent with the permitted use policies of the PPS and other PPS policies that encourage economic activity in appropriate areas.</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

Eli Sherk

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.

Eli Sherk

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

Eli Sherk

Name of individual having knowledge of the plans
 A report may be required to accompany this application and support the above statement of consistency.

Eli Sherk

Signature

5. Land Use**5.1 Date property acquired**

2024

☐ Unknown

5.2 Existing Use

Agriculture including forestry

5.3 Proposed Use

Agriculture including forestry and an on-farm diversified use

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					
Workshop	<input type="checkbox"/> Existing <input checked="" type="checkbox"/> Proposed	50	589	109R	455.5L	9	18.5mx37m	685m ²	2027	
New Dwelling	<input type="checkbox"/> Existing <input checked="" type="checkbox"/> Proposed	as shown on plans						200m ²	2027	

Barn/Shed	<input type="checkbox"/> Existing <input checked="" type="checkbox"/> Proposed	as shown on plans					700m ²	2026	
	<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 checked="" type="checkbox"/> Ditches <input checked="" 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
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5.7 Statement of Requirements: Please complete the following chart

Zone Requirements: (Office Use)

Lot Area (hectares)	38.9	
Frontage (m)	583	
Front Yard (distance between front lot line and building or structure) (m)	50	
Rear Yard (m)	589	
Interior Side Yard (m)	109	
Exterior Side Yard (m)	455.5	
Height (m)	9	
Lot Coverage (building footprint as % lot area)	.5%	
Dwelling Size (m2)	200	
Landscaping (% of lot area)	1.5%	

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, Paul & Ina Martin, am the owner of the lands subject to this application hereby agree to the following:

- Town staff or their representatives are authorized to enter my property for the purposes of evaluating this application.
- 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.
- 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.
- I authorize Eli Sherk to make this application on my behalf.

Nov. 11 2025

Date

Signed by: Paul & Ina Martin
 Signature of Owner
 Signed by: Ina M. Martin
 Signature of Owner

SWORN DECLARATION OF APPLICANT

I, Eli Sherk of the township of Wellesley 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 TOWN OF GRAND VALLEY

in the COUNTY OF DUFFERIN

this 12th day of NOVEMBER 2025

Mark H. Kluge
Commissioner of Oaths

X Eli Sherk
Applicant

Applicant

Mark Henry Kluge, a Commissioner, etc.,
Province of Ontario, for the Corporation
of the Town of Grand Valley.
Expires August 20, 2028.