B03-2026

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.

RECEIVED

Property Roll Number 2204 000 003 24600.0000

Application received OCT 20 2026

TOWN OF GRAND VALLEY

Per: _____

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 Adrian & Sarah Vanderwoerd	Home Telephone No. 519-994-0688	Business Telephone No.
	Address 73 Main St. N. Grand Valley, On		Postal Code L9W 5S6
	Email ahvdwoerd@outlook.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.		
	Address	Home Telephone No.	Business Telephone No.
1.3	Any Mortgages, Charges, or other encumbrances in respect of the subject land:		

Name	Address
Name	Address

2. Location of the Subject Land

2.1 County: **Dufferin**	Municipality **Town of Grand Valley**		
Concession Number	Lot Number(s)	Reference Plan No.	Part Number (s)
Registered Plan No. 29A	Lot(s) /Block(s) LOTS 9 & 18	Name of Street/Road Main St. N.	Street/Emergency No. 73
Width of street/road 20.2m	☒ Municipal year round maintained road ☐ Seasonal or private road	☐ County 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 . .

Infill lot

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

Adrian Vanderwoerd, Edward Groen, Andrea Vanderbrugghen

4. Description of Subject Land and Servicing Information

4.1 Description	Frontage (m)	Severed	Retained
	Depth (m)		
	Area (m)		

5. Land Use

5.1 Date property acquired: December 18, 2015 ☐ Unknown

5.2 Existing Use	5.3 Proposed Use
Residential	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					
House	☒Existing ☐Proposed	4.92	54.94	0.19	1.88		11.1 x 11.7	85.36	1890	136 yearsp
Shed	☒Existing ☐Proposed	25.3	42.66	11.5	0.23	2.6	3x2.4	7.43	unknown	continuous
Shed	☒ Existing ☐Proposed	67.8	0.49	0.9	9.6	3	3.6x2.5	9.21	2019	7 years
	☐ Existing ☐Proposed									
	☐Existing ☐Proposed									
	☐Existing ☐Proposed									

5.5 Environmental

Water	Sewage Disposal	Storm Drainage	Tile Drainage	Biosolids
☐Private Well ☐Communal Well ☒Municipal Well ☐Other _____	☐Private Septic ☐Communal System ☒Other: _____ Municipal Sanitary Sewer	☒Sewer ☐Ditches ☐Swales ☐Others:_____	☒no ☐yes, please mark on site plan location of tile runs	☒no ☐ 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 Mixed Use	6.2 Current Official Plan designation: Approved: Downtown Commercial 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

The proposed severance is for an infill lot within the urban development of Grand Valley, It does not change the overall makeup of the immediate community, it will develop underutilized land within the built-up area. The new lot will front on an existing street and will meet the on-site parking requirements of the zoning by-law

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		
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		
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
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6.8 Statement of Requirements: Please complete the following chart			Zone Requirements: (Office Use)
	Severed	Retained	
Lot Area (hectares)	0.054	0.0479	
Frontage (m)	35.866	14.38	
Front Yard (distance between front lot line and building or structure) (m)	6	4.92	
Rear Yard (m)	1.2	6	
Interior Side Yard (m)	1.5	0.19	
Exterior Side Yard (m)	N/A	1.88	
Height (m)	12	12	
Lot Coverage (building footprint as % lot area)	25.8%	17%	
Dwelling Size (m2)	139m^2	84.1m^2	
Landscaping (% of lot area)	43%	44%	

7. Consistency with Policy Documents

7.1 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

7.2 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.

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:

☒ yes
☐ no

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

7.4 Are the subject lands within the Greenbelt Plan area

☐ yes
x☐ no

7.5 Are the subject lands within the Greater Golden Horseshoe Growth Plan area

x☐ yes
☐ no N/A

7.6 Does the proposed application conform to or does not conflict with the Provincial Plans, including the Greenbelt Plan and Growth Plan:

☐ yes N/A
☐ no

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

8. History of the Subject Land

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?

☐ Yes ☐ No ☒ Unknown

If Yes and if known, provide the file number and the decision made on the application.

8.2 If this application is a re-submission of a previous consent application, describe how it has been changed from the original application.

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, Adrian Vanderwoerd, 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.

_____ Adrian Vanderwoerd
Date Signature of Owner

SWORN DECLARATION OF APPLICANT

I, Adrian Vanderwoerd of the Town of 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 20th day of OCTOBER 2026

Adrian Vanderwoerd
Applicant

Mark H. Kluge
Commissioner of Oaths

_____
Applicant

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