Z04-2026

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-
www.townofgrandvalley.ca

Application for Amendment to Zoning By-Law

Under Section 34 of the Planning Act

RECEIVED
OCT 20 2026
TOWN OF GRAND VALLEY

DATE RECEIVED # 324600

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 Adrian & Sarah Vanderwoerd	Home Telephone No. 519-994-0688	Business Telephone No.
	Address 73 Main St. N. Grand Valley		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	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	Lot Lot 9 & 18	Registered Plan/Lot(s) / Block(s) Registered Plan 29A Lot 9 PT Lot 18
	Reference Plan No.	Part Number (s) Part 3	Street/Road: Main St. N. / Street/Emergency No. 73
	Width of street/road 20.24 m	☒ Municipal year round maintained road ☐ County Road ☐ Seasonal or private road	
	Frontage (m)	**Entire Property** 14.38	**Affected Area (if amendment does not affect entire property)**
	Depth (m)	71.27	
	Area (hectares)		

3. Zoning and Official Plan Information

3.1	Current zoning of the subject : MIXED USE	3.2 Proposed Zoning: MIXED USE & UR

3.3 Related Applications under the Planning Act, if any:	3.4 Has subject lands ever been subject of an Application under the Planning Act?
Concurrent Consent application	File # Status: File # Status:

3.5 Nature & Extent of the proposed zoning

Severed Lot to be Zoned UR with a 1.2m rear yard setback due to the shallow lot

3.6 Purpose/Reason why the rezoning is requested:

Proposed Severnace with a minor variance for rear yard setback

3.7 Current Official Plan Designation:

Downtown Commercial

3.8 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

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

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

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 N?A

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 N/A

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

5. Land Use

5.1 Date property acquired
Dec 18, 2015

☐ Unknown

5.2 Existing Use
Residential

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) Front	Rear	Side	Side	Height (m)	Dimensions (m x m)	Area (m2)	Date of Construction or proposed construction	Time use has continued (for existing buildings and structures)
	☒ Existing ☐ Proposed	6	6	1.2 Int.	4.5 Ext.					
House	☒ Existing ☐ Proposed	4.92	54.9	0.19	1.88		11.1x11.7	85.47	1890	136 years

House Retained	☐ Existing ☒ Proposed	4.92	6	0.19	1.88		11.1x11.7	85.47	1890	136 years
House Severed	☐ Existing ☒ Proposed	6	1.2	1.2 Int.	1.2 Int.	12	19.9x7	139.1	2027	N/A
Shed Retained	☒ Existing ☐ Proposed	25.3	4.8	11.5	0.23 Ext.	2.6	2.4x3	7.43	unknown	unknown
Shed Severed	☒ Existing ☐ Proposed	9.6	33.8	1.2	1.2	3	2.5x3.6	9.21	2019	7 years

5.5 Environmental

Water	**Sewage Disposal**	**Storm Drainage**	**Tile Drainage**	**Biosolids**
☐ Private Well ☐ Communal Well ☒ Municipal Well	☐ Private Septic ☐ Communal System ☒ Other: Minicipal	☒ 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

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)	Severed 0.054 Retained 0.048	
Frontage (m)	Severed 35.866 Retained 14.38	
Front Yard (distance between front lot line and building or structure) (m)	Severed 6m Retained 4.92	
Rear Yard (m)	Severed 1.2m retained 6m	
Interior Side Yard (m)	Severed 1.2m Retained 0.19m	
Exterior Side Yard (m)	Severed N/A Retained 1.88m	
Height (m)	Severed 12m Retained 12m	
Lot Coverage (building footprint as % lot area)	Severed 25.8% Retained 17%	
Dwelling Size (m2)	Severed 139m^2 Retained 84.14m^2	
Landscaping (% of lot area)	Severed 43% Retained 44%	

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, Adrian & Sarah 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 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 _____ 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.