



The Corporation of the Town of Grand Valley

5 MAIN STREET, GRAND VALLEY, ONTARIO, L9W 5S6

Phone: 1-519-928-5652

FILE B01-2025

DATE OF DECISION: September 9, 2025

DATE OF NOTICE: September 15, 2025

LAST DAY TO APPEAL: October 6, 2025

NOTICE OF DECISION OF COUNCIL UNDER SECTION 53(17) OF THE PLANNING ACT

We the undersigned members of the Council of the Town of Grand Valley do hereby certify that the following decision was reached by us at a meeting at the Town of Grand Valley on the 9th day of September, 2025. The said decision was reached on the application by the Agent Everett Lusk (Van Harten Surveying Inc.) for the Owners Dayne and Jessica Deaken, 115252 Sideroad 27-28 (Roll #207900), Town of Grand Valley. A location map and site sketch are included with this Notice.

REASON: the application conforms to the policies of the Provincial Planning Statement 2024, Dufferin County and Town of Grand Valley Official Plans.

CONDITIONS BELOW TO THE ABOVE APPLICATION, BEING A SURPLUS FARM SEVERANCE OF NORTH PART OF LOT 27, CONCESSION 11, WITH AN AREA OF APPROXIMATELY 1.1ha \pm , A DEPTH OF APPROXIMATELY 178m \pm , AND A FRONTAGE OF APPROXIMATELY 45m \pm AND THE RETAINED FARMLAND BEING APPROXIMATELY 39.1ha \pm .

1. That this consent applies to an approximate 1.1ha parcel, with approximately 45m of frontage on Sideroad 27-28, and a depth of approximately 178m and includes the existing dwelling, well and septic bed.
2. That the deed for the conveyance be submitted for endorsement on or before two years from the date of notice of decision.
3. That all costs pertaining to this application, survey expenses and all others applicable shall be borne by the applicant.
4. That the Owner agrees to pay \$2,500.00 for Cash-in-lieu of Parkland as per By-law 2013-13.
5. A plan of survey, both paper and digital format on diskette is required. All surveys shall include integrated survey data. The applicant shall submit a draft reference plan for review and approval from the Town prior to submission to the Land Registry Office. The applicant shall submit an electronic copy (PDF) of the resultant deposited reference plan in an AutoCad drawing format in UTM-17 (NAD 83-CSRS) coordinates, which is accurate to the Urban Standard as specified in s. 14(2) of O.Reg 216/10 of the Surveyors Act.
6. The lands subject to this application shall comply with the property standards by-law. All derelict vehicles, derelict equipment, sea containers, scrap, materials and garbage and any other contraventions shall be rectified to the Town's satisfaction.
7. Taxes must be paid in full to date.

8. That subsection 50(3) of the Planning Act applies to any subsequent conveyance of or transaction involving this parcel of land. Therefore, once the subject parcel of land has been conveyed to the owner of the parcel abutting, the subject parcel and the said abutting parcel shall merge in title and become one parcel of land.
9. That the surplus farm dwelling parcel (1.1ha) is rezoned to Rural Residential (RR) Zone and the vacant farmland parcel (39.1ha) is rezoned to an Agricultural Exception Nine (A-9) Zone.
10. That the existing barn and sea can be removed from the property.
11. That the Applicant shall provide an approved letter of lot suitability for the installation of a sewage system by the County of Dufferin Building Department and confirmation the existing system is located on the retained portion only.
12. That the Applicant apply for a Green Emergency Number for the retained Farmland Parcel with the County of Dufferin.

Steve Soloman
Chairman

Phillip Rentsch
Member

Paul Latam (opposed)
Member

James Jonker
Member

Lorne Dart
Member

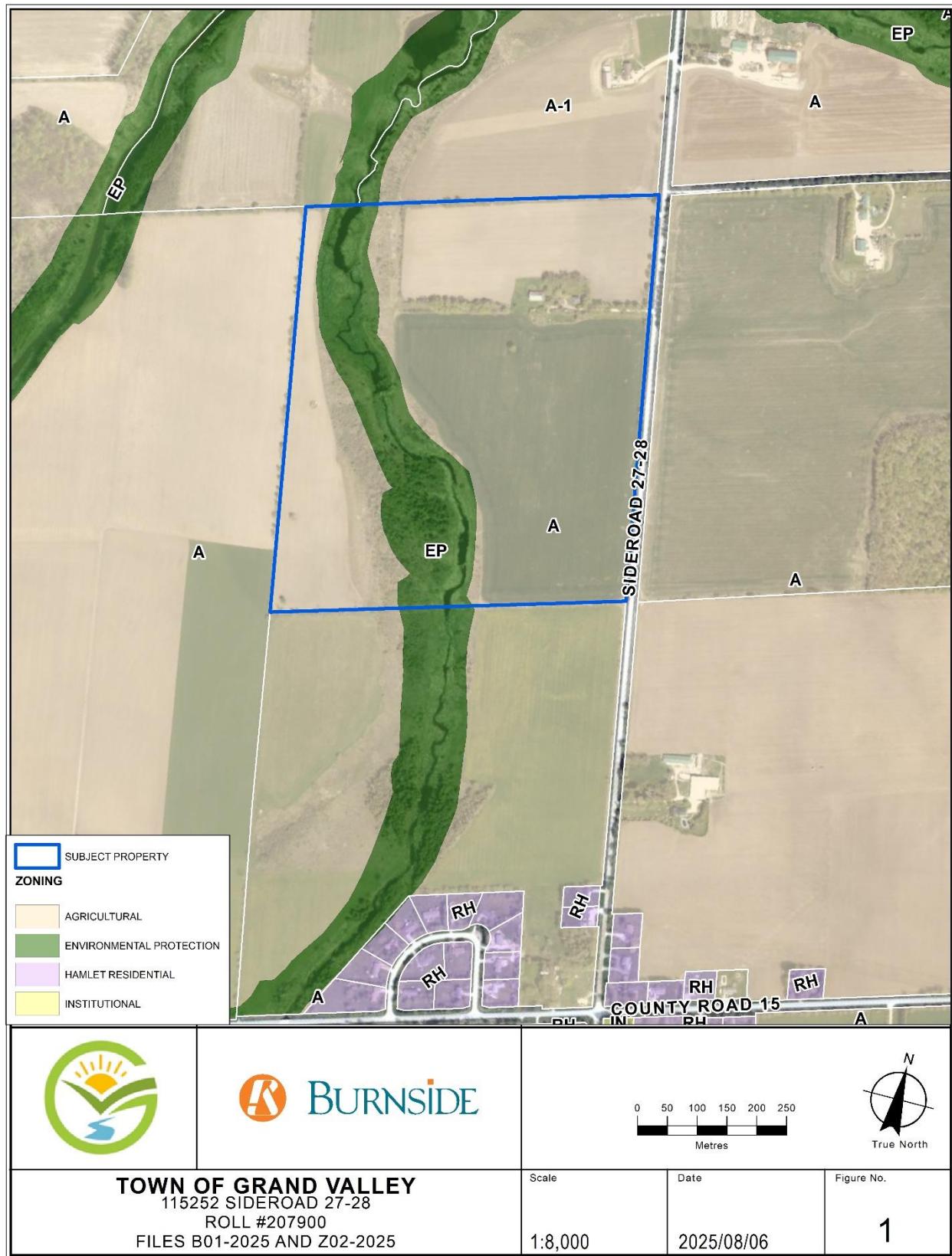
I, Meghan Townsend, Clerk/CAO for the Town of Grand Valley, hereby certify that the above is a true copy of the Decision of the Council with respect to the application recorded herein.

Meghan Townsend
Clerk/CAO

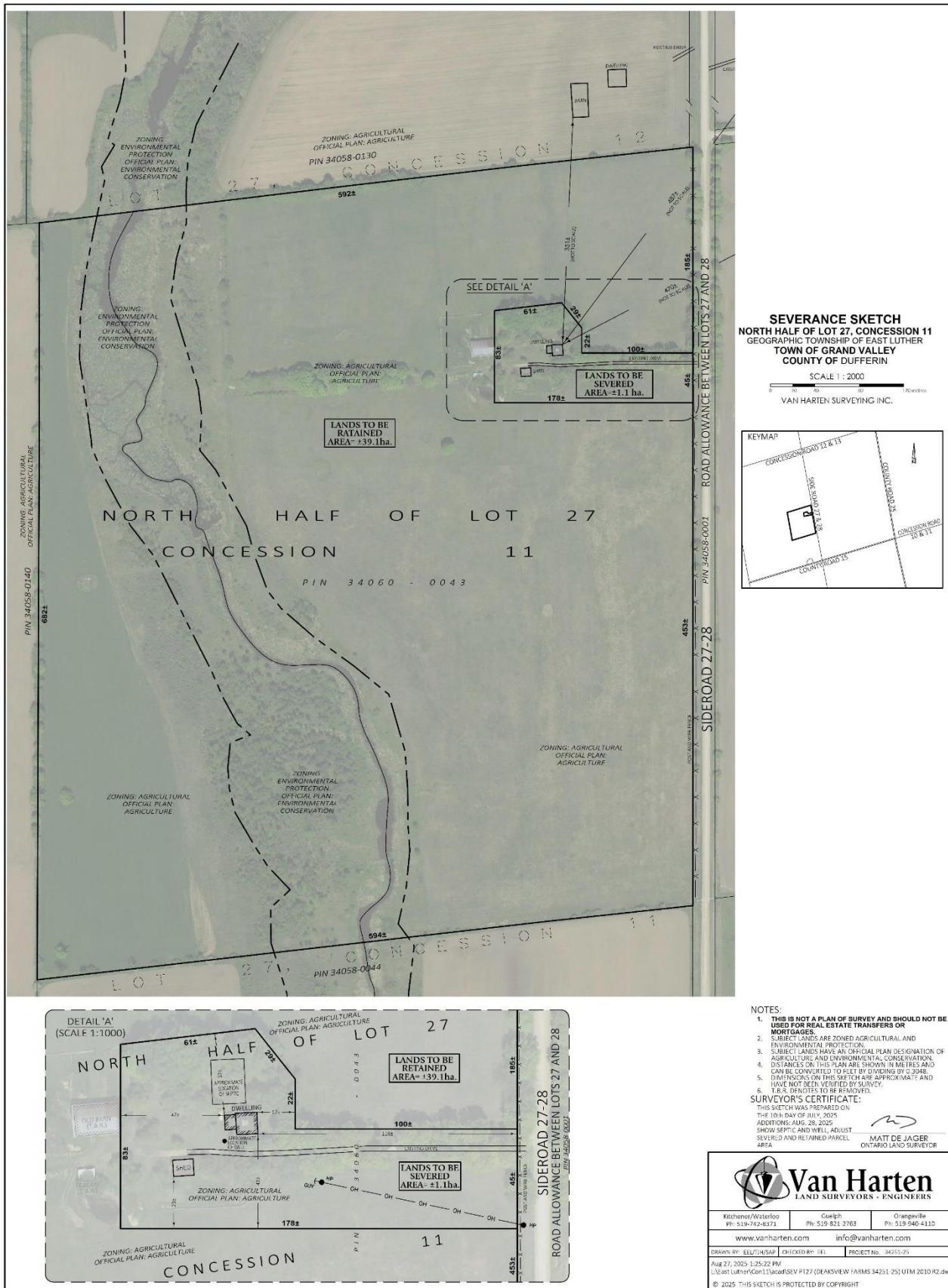
Additional information regarding the application for consent will be available to the public for inspection at the Town Office during regular working hours. Any person of public body may, not later than 20 days after the giving of notice, appeal the decision or any condition imposed by the Council to the Local Planning Appeal Tribunal by filing with the Clerk of the Municipality, a notice of appeal setting out the reasons for the appeal, accompanied by the fee of \$300.00, payable to the Minister of Finance. Last day for appeal is 20 days after the date of this notice.

Only individuals, corporations and public bodies may appeal decision in respect of applications for consent to the Ontario Land Tribunal <https://olt.gov.on.ca/>. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group. You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have either made a written request to be notified of changes to the conditions of the provisional consent.

LOCATION MAP:



SURVEY SKETCH:





CORPORATION OF THE TOWN OF GRAND VALLEY

5 MAIN STREET N., GRAND VALLEY, ONTARIO, L9W 5S6

Phone: 1-519-928-5652

File: Z02-2025

DATE OF PASSING: September 9, 2025

DATE OF NOTICE: September 15, 2025

LAST DAY TO APPEAL: October 6, 2025

NOTICE OF THE PASSING OF A ZONING BY-LAW

TAKE NOTICE that the Council of the Town of Grand Valley passed **By-law 2025-45** on September 9, 2025, under section 34 of the Planning Act, 1990, c.P. 13, as amended

AND TAKE NOTICE THAT any person or public body may, **not later than 4:30PM on:**

Monday October 6th, 2025

appeal to the Ontario Land Tribunal (OLT) <https://olt.gov.on.ca/> by filing with the Town Clerk, a notice of appeal, setting out the objection to the By-law and the reasons in support of the objection, accompanied by the applicable fee made payable to the Minister of Finance.

Only individuals, corporations and public bodies may appeal a zoning by-law to the OLT. A notice may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

PURPOSE & EFFECT OF BY-LAW

The purpose and effect of **By-law 2025-45**, is to to rezone a portion of the subject lands to a Rural Residential (RR) Zone, and the balance of the farmland to an Agricultural Exception Nine (A-9) to facilitate a Consent Application for a Surplus Farm Dwelling Severance.

SUBJECT LANDS

The property affected by this amendment is located at 115252 Sideroad 27-28 (Roll #207900), as shown on the key map attached.

A copy of the By-law is available for viewing at the Municipal Office, during regular business hours (8:30 AM to 4:30 PM) or contact the Manager of Planning, Mark H. Kluge MCIP RPP, at mkluge@townofgrandvalley.ca.

Meghan Townsend
Clerk/CAO

Dated: September 15th, 2025

KEY MAP – Lands subject to Zoning By-law 2025-45

