



**Date:** November 19, 2024

**To:** Town of Grand Valley

**Re:** B01-2024 and Z07-2024-402287 County Road

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The County of Dufferin is in receipt of the Request for Comments for the above noted application, dated 2024-11-01. The request for comments was circulated to the following department(s):

1. [Building Services](#)
2. [Planning Division](#)
3. [Public Works-Engineering Division](#)

The department(s) have reviewed the documents submitted with the request for comments against the applicable policies. Comments received are on the following pages.

Please keep Dufferin County informed with respect to the status of the attached comments and the decision of the Council related to the subject application.

Should you have any questions pertaining to this letter, please do not hesitate to contact the undersigned.

Kind Regards,

**Diksha Marwaha**

Planning Coordinator

Phone: 519-941-2816 Ext. 2516

[planner@dufferincounty.ca](mailto:planner@dufferincounty.ca)

**Date:** November 18, 2024

**From:** Building Services

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We have no concerns with the proposed consent and Zoning but have the following comment:

- We require a condition be added to the committee's decision that the applicant 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.

Thanks,



**Doug Kopp**, Plans Examiner

**Date:** November 4, 2024

**From:** Planning Division

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The Planning division has reviewed the concurrent consent and zoning by-law amendment applications and has the following comments:

- Consent Application
  - The subject lands are designated as Prime Agricultural under the recent Minister adopted (October 2024) County Official Plan Schedule B.
  - As it relates to lot creation in Prime Agricultural areas, this process is generally discouraged, but there are circumstances where such a process is permitted.
  - Section 4.2.5(e) states that “lot adjustments in the Prime Agricultural area may be permitted for legal or technical reasons. Lot line adjustments will be interpreted to prohibit the creation of new residential or non-farm parcels”
    - Legal or technical reasons are defined in the County Official Plan as “severances for purposes such as easements, corrections of deeds, quit claims, and minor boundary adjustments, which do not result in the creation of a new lot”.
  - Section 4.2.5(g) also states that “the creation of new residential lots in the *Prime Agricultural* area shall not be permitted except in accordance with policy 4.2.5(c)”.
  - Based on the above, it is the opinion of County Planning staff that the consent application does not conform with the policies set out under section 4.2.5(e). Though the application does not create a new lot, it does, however, create a lot that will be residential in nature and no longer be useable for agricultural activities, which is prohibited under section 4.2.5(e) and 4.2.5(g). Therefore, County Planning staff are **not supportive** of the proposed consent application.
- Zoning By-law Amendment Application
  - County Planning staff have **no comments** on this component of the application, as we are not supportive of the initial consent application.

Kind regards,



*LM*

**Liam Morgan**, BES, MEPP, RPP Candidate  
Development Planner  
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**Date:** November 18, 2024

**From:** Public Works – Engineering Division

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The County Engineering Division has reviewed the consent and the zoning by-law application and offers the following comments.

**Z07-2024**

County Engineering has no comments on the zoning by-law amendment application.

**B01-2024**

The County's Planning Division is not in support of the severance application, which is a recommendation supported by the County Engineering Division. If the application is deemed approved by the Committee of Adjustment, the County's Engineering Division would require the following conditions to be imposed.

- 1) The applicant agrees to convey 5.00 meters of road widening to the County along the newly merged parcel with the frontage of 305± meters.
- 2) The applicant agrees to provide an R-Plan for the 5.00 meters road widening.
- 3) Prior to considering severance, the Applicant must demonstrate that each proposed lot can accommodate a Residential Entrance that meets the criteria defined within Dufferin County Entrance Policy 5-3-17. This includes but is not limited to density of entrances, sightline requirements, spacing and frontage requirements, setbacks etc. A copy of the County's Entrance Policy is available at:

[www.dufferincounty.ca/wp-content/uploads/2024/03/5-3-17-Entrance-Policy-2012.pdf](http://www.dufferincounty.ca/wp-content/uploads/2024/03/5-3-17-Entrance-Policy-2012.pdf).

Regards,



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