



GRAND VALLEY

Council Planning Report

To: Mayor Soloman & Council
From: Mark H. Kluge, MCIP RPP, Town Planner
Date: December 10, 2024
Report No.: PLN2024-117
Subject: **Decision - Proposed Consent File B01-2024 and Zoning File Z07-2024 – 402287 County Road 15**

Recommendation:

THAT Report No. PLN2024-117 - Decision - Proposed Consent File B01-2024 and Zoning File Z07-2024 – 402287 County Road 15 dated December 10, 2024, be received;

AND FURTHER THAT Application B01-2024 from the property owners of 402287 County Road 15 (Roll #207300) for a Consent Application (Lot Line Adjustment), as generally shown in **Appendix 1: Revised Severance Sketch** and as per the conditions outlined in **Appendix 2: Consent Decision**, be approved;

AND FURTHER THAT Application Z07-2024 from the property owners of 402287 County Road 15 (Roll #207300) for a Zoning By-law Amendment, to rezone a portion of the lands from the Agricultural (A) Zone to a Rural Residential Exception Thirty-seven (RR-37) Zone, as generally shown in **Appendix 3: Zoning By-law**, be approved and the necessary By-law be adopted.

Key Points:

The following are key points for consideration with respect to this report:

- The applications are for a proposed lot line adjustment between two existing farm properties and to rezone the retained parcel.

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- No new building lot is being created.
- Planning Report [PLN2024-102](#) was presented at a Public Meeting on November 26, 2024.
- Council deferred their Consent Decision on Application B01-2024, pending receipt of a Revised Site Sketch showing a smaller retained parcel based on the area currently farmed;
- Council also deferred their decision on Zoning file Z07-2024, pending the decision for the consent application.

Background

On November 26, 2024, Planning brought forward Public Meeting/Decision Report [PLN2024-102](#) for the subject property located at **402287 County Road 15 Roll #207300**, in the **RURAL** area of Grand Valley.

At the November 26, 2024 Council Meeting, Council passed Resolution 2024-11-31:

BE IT RESOLVED THAT Report No. PLN2024-102, dated November 26, 2024, be received;

AND FURTHER THAT application Z07-2024 from the property owners of 402287 County Road 15 (Roll #207300) for a Zoning By-law Amendment, to rezone a portion of the lands from the Agricultural (A) Zone to a Rural Residential Exception Thirty-seven (RR-37) Zone, as generally shown in Appendix 5: Zoning By-law, be deferred pending the decision for the consent decision application

AND FURTHER THAT there is no requirement for another public meeting.

At the same meeting Council also deferred the Consent Decision on Application B01-2024, *Pending Council receipt of a Revised Site Sketch showing a smaller retained parcel based on the area currently farmed;* And further directed *that another public meeting is not required.*

Planning Update

On November 28, 2024, Everette Lusk of Van Harten Surveying (the Agent) submitted a revised Site Sketch that reduced the Retained Parcel to 2.025 ha from the original 2.98 ha, see **Appendix 1: Revised Severance Sketch**. Planning is satisfied with the

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reduced retained parcel and can recommend approval of the Consent Application B01-2024, subject to conditions as per **Appendix 2: Consent Decision** and Zoning By-Law Amendment Application Z07-2024 as per **Appendix 3: Zoning By-law**.

It is Planning's opinion that the proposed applications are consistent with the Provincial Planning Statement 2024, conform to the Town's Official Plans and meet the requirements of the Town's Zoning By-law. No new lot is being created, the retained parcel has been reduced in size and the zoning will prohibit a Hobby Farm on the retained parcel. For these reasons, Planning can recommend approval with conditions of these applications.

Attachments:

Appendix 1: Revised Site Sketch

Appendix 2: Consent Decision

Appendix 3: Zoning By-law

Report Submitted by

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Report Approved by

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