



Council Planning Report

To: Mayor Soloman & Council
From: Mark H. Kluge, MCIP RPP, Town Planner
Date: May 13, 2025
Report No.: PLN2025-081
Subject: VISION Grand Valley Official Plan and Zoning By-law Update

Recommendation:

THAT Report No. PLN2025-081, VISION Grand Valley Official Plan and Zoning By-law Update, dated May 13, 2025, be received;

AND FURTHER THAT all comments from the public, departments and agencies with respect to the proposed VISION Grand Valley Official Plan Amendment (OPA 8) and Zoning By-law Amendment be received;

AND FURTHER THAT the Council directs staff to consider all Council, public, departmental and agency feedback received as part of this statutory public meeting, the public open houses, focus groups, as well as written submissions to inform the finalization of OPA 8, to be provided to Council for approval in the near future.

AND FURTHER THAT Council directs that no further public notification is required.

Key Points:

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

VISION Grand Valley Official Plan and Zoning By-law Update

- The purpose of this report is to present a draft of the proposed Official Plan Amendment No. 8 (OPA) and Zoning By-law Amendment (ZBL) for public and Council consideration.
- Links to [OPA No. 8](#) and [Schedules](#) and the [Draft ZBL Amendments](#) and [Schedules](#) have been provided within this report. These documents represent the culmination of the Vision Grand Valley project which was launched in February 2024 as the Town's Conformity Exercise with Dufferin County's Municipal Comprehensive (Official Plan) Review Project.
- A link to the [Summary of Public Comments to Date – April 7, 2025](#) regarding the draft OPA No. 8 has been provided in this report.
- Following the public meeting, Planning and the Town's Consultant will review and consider all comments received. A future report will contain a summary the comments, revisions based on the comments received and a recommendation for Town Council approval/endorsement of the proposed OPA 8 and Zoning By-law Amendment.
- Once Council approves OPA 8 with its supporting materials, they will be forwarded to Dufferin County for final approval.
- A By-Law to amend the current Zoning By-law will be provided to Town Council for adoption once OPA 8 has received final approved by Dufferin County Council.

Background

The proposed Official Plan Amendment is subject to review in accordance with the Planning Act, Provincial Planning Statement 2024, the Dufferin County Official Plan and the Town of Grand Valley Official Plan.

The Vision Grand Valley project was officially launched in February 2024 as the conformity exercise for the Town's Official Plan and Zoning By-law Amendments. The consulting firm of J.L. Richards & Associates (JLR) was retained (November 2023) to

VISION Grand Valley Official Plan and Zoning By-law Update

provide services related to the statutory Official Plan (OP) and Zoning By-law (ZBL) review and update.

Key Dates for Milestones and Community Engagement:

- **February 13, 2024:** formal launch of Vision Grand Valley. Special Public Meeting, Planning Report [PLN03-2024](#) on Council Agenda including [Memorandum to Council](#) and [Workplan and Public Consultation Plan](#).
- **June 2024:** Online Survey Number 1
- **July 24, 2024:** Town Staff Meet and Greet - Grand Valley Farmers Market
- **August 30, 2024:** Two Focus Groups for the Agricultural and Business Communities
- **October 29, 2024:** Open House Drop-In
- **December 2024:** Online Survey Number 2
- **April 14, 2025:**
 - [Notice of Public Meeting - May 13, 2025](#)
 - [Town of Grand Valley Official Plan and Zoning By-Law Review and Update Background Report](#)
 - [Summary of Public Comments as of April 7, 2025](#)
 - [Draft Official Plan Update \(redline\)](#) and [Schedules](#)
 - [Draft OPA 8](#) and [Schedules](#)
 - [Zoning By-law Amendment](#) and [Schedules](#)
- **May 2, 2025:** JLR Memorandum of Technical Changes to OP and ZBL, see **Appendix 1**
- **May 13, 2025:** Public Meeting

Additional Agency and Public Comments:

The following additional agency and public comments were received in response to the April 14, 2025, Notice of Public Meeting:

- **Appendix 2:** BlueMetric - Town Sourcewater Protection Consultant, April 25, 2025
- **Appendix 3:** Thomasfield Homes, April 25, 2025

Next Steps:

Planning and the Town's Consultant JLR will consider all feedback received and will bring forward to Council a Recommendation for approval/endorsement of the proposed OPA 8 and Zoning By-law Amendment.

Following Council approval, OPA 8 (and all supporting material) will be forwarded to Dufferin County for approval. The Zoning By-law Amendment By-law will be passed once OPA 8 has been approved by Dufferin County.

Attachments:

Appendix 1: JLR Memorandum of Technical Changes to OP and ZBL, May 2, 2025

Appendix 2: BlueMetric - Town Source Protection Consultant

Appendix 3: Thomasfield Homes Limited Letter, April 25, 2025

Report Submitted by

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Report Approved by

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