

NOTICE OF DECISION

Under Section 17 and 22 of the Planning Act R.S.O. 1990, C.P. 13 as amended

Subject: Town of Grand Valley Official Plan Amendment No. 7

County File No: Grand Valley OPA 7

Date of this notice: December 31, 2024

Last date of appeal: January 20, 2025

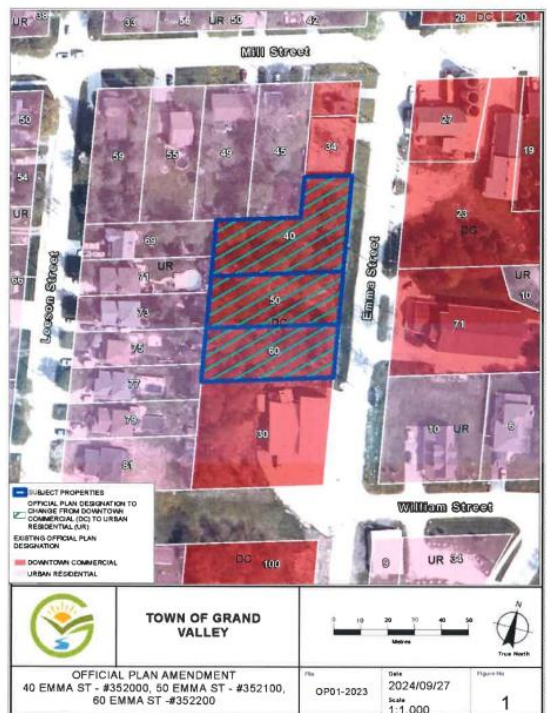
TAKE NOTICE that on December 12, 2024, the County of Dufferin made a decision to **APPROVE** Amendment No. 7 to the Official Plan for the Town of Grand Valley, as adopted by the Town of Grand Valley on October 8, 2024.

Purpose and Effect of this Amendment:

The purpose of the Official Plan Amendment is to redesignate the subject lands from *Downtown Commercial* to *Urban Residential* under the Town of Grand Valley Official Plan (2017). The proposed redesignation will allow for the construction of a 4-storey, 18-unit apartment building with 38 parking spaces (two barrier-free).

Lands Affected:

40-60 Emma Street South, Grand Valley



**Other Applications Affecting the Subject Lands:**

Zoning By-law Amendment (Z05-2023)

For Additional Information:

Copies of the Town of Grand Valley Official Plan Amendment No. 7, as well as background information and the details of the decision, will be available for inspection at the County's municipal offices on an appointment basis. For further assistance, please contact Michelle Dunne, Clerk, County of Dufferin, by phone: 519-941-2816 ext. 2504, or email: clerk@dufferincounty.ca

When the Decision will Become Final:

The decision of the County of Dufferin is final if a notice of appeal is not received on or before the last day for filing a notice of appeal.

When and How You May Appeal:

Take notice that an appeal to the Ontario Land Tribunal in respect to all or part of this Official Plan Amendment may be made by filing a notice of appeal with the County Clerk, within 20 days of this notice. A notice of appeal, referring to the Subject information and File Number at the top of this notice, must be received in writing no later than 4:30 pm on the last date of appeal shown at the top of this notice. The filing of an appeal after 4:30 pm, in person or electronically, will be deemed to have been received the next business day. The notice of appeal must:

1. Be filed with the Corporation of the County of Dufferin, the approval authority, to the address below or via the e-file portal,
2. Set out the specific part of the proposed official plan or plan amendment to which the appeal applies,
3. Set out the reasons for appeal, and
4. Be accompanied by the fee required by the Ontario Land Tribunal. The fee can be paid online through the e-file portal or by cheque, payable to the "Minister of Finance".

Appeals may be filed via the Ontario Land Tribunal e-file service at <https://olt.gov.on.ca/e-file-service> by selecting Dufferin (County) as the Approval Authority. First time users will need to register for a My Ontario account. If the e-file portal is down, you can submit your appeal to clerk@dufferincounty.ca

If you wish to appeal to the Ontario Land Tribunal or request a fee reduction for an appeal, forms are available from the Ontario Land Tribunal website at <https://olt.gov.on.ca/forms-submissions/>

**Who Can File an Appeal:**

As per Section 17(36) of the *Planning Act*, only the Minister, the person or public body that made the request to amend the plan, and a person or public body who, before the amendment was adopted, made oral submissions at a public meeting or written submissions to the council, may appeal the decision of the approval authority.

As per Section 8 of Ontario Regulation 543/06, only individuals, corporations, or public bodies may appeal a decision of the approval authority to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filled in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeals unless, before the plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Local Planning Appeal Tribunal, there are reasonable grounds to add the person or public body as a party.

Notice dated this 31st day of December, 2024.

Michelle Dunne, Clerk
The Corporation of the County of Dufferin
30 Centre Street
Orangeville, ON L9W 2X1
Tel: 519-941-2816 ext. 2504
Email: clerk@dufferincounty.ca