



GRAND VALLEY

## Council Planning Report

To: Mayor Soloman & Council  
From: Steven Krepps, Planning and Office Coordinator  
Date: October 14, 2025  
Report No.: PLN2025-168  
Subject: **Public Meeting and Decision Proposed Zoning 8 Rainey Drive Z04-2025**

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### Recommendation:

**THAT** Report No. PLN2025-168, dated October 14, 2025, be received;

**AND FURTHER THAT** Zoning By-law Amendment file Z04-2025, to amend the Town of Grand Valley Zoning By-law 2009-10, as amended, for the lands municipally known as 8 Rainey Drive (Roll#311450), as generally shown in **Appendix 2: Zoning By-law**, of this report be approved and the necessary by-law be adopted.

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### Key Points:

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

- The application is to reduce the required minimum rear yard set back from 6.0m to 2.54m and increase the maximum lot coverage from 50% to 56%, to permit an elevated deck.
- There were no public objections to the proposal.

## Background

### Location:

The subject property is located on **8 Rainey Drive**, in the **URBAN** Area of Grand Valley. The subject lands are developed with a Single Detached Dwelling, see **Appendix 1: Location Map**.

### Site Characteristics:

<b>Municipal/Emergency Address</b>	8 Rainey Drive
<b>Roll Numbers</b>	311450
<b>Current Use</b>	Single Detached Dwelling
<b>Site Area</b>	467.52m <sup>2</sup>
<b>Official Plan</b>	<i>Urban Residential</i>
<b>Current Zoning</b>	Village Residential (RV)
<b>Proposed Zoning</b>	Site Specific Village Residential (RV)

### Surrounding Land Uses:

<b>NORTH</b>	Residential
<b>SOUTH</b>	Institutional (Grand Valley & District Public School)
<b>EAST</b>	Residential
<b>WEST</b>	Residential

### History:

On August 26, 2025, the Town was advised, through CityView, that an application for a Building Permit was received for an elevated rear yard deck. Planning Staff advised the resident that the Town could not issue a Municipal Approval as the deck did not meet Zoning By-law, Section 3.1.5 Accessory Structure Encroachments.

Planning advised the Owner that construction of the deck required a Zoning By-law Amendment to decrease the required set back and increase the maximum lot coverage.

## Public Meeting and Decision Proposed Zoning 8 Rainey Drive Z04-2025

Section 3.1.5 of the By-Law requires elevated decks over 1.8m to respect the setback of the primary dwelling, in this case 6m. The rear yard currently has a set back of 6.2m.

### **Proposed Development:**

On September 15, 2025, the residents of 8 Rainey Drive submitted a Zoning By-Law Amendment Application for the construction of an elevated rear yard deck. The Application was deemed complete on September 22, 2025. All submission materials can be viewed on the Town's website under ***Current Planning Applications available for Public Review – 8 Rainey Drive File Z04-2025***, via this link:

<https://www.townofgrandvalley.ca/business-development/building-planning-and-development/current-and-approved-applications/>

### **Current Planning Context**

#### **Provincial Planning Statement (PPS 2024):**

All new development within the province must conform to Provincial Planning Statement 2024.

This minor Zoning By-Law Amendment is to permit the construction of an elevated deck that will reduce the minimum rear yard set back and increase the maximum lot coverage. The proposal is not in conflict with, conforms to and is consistent with the PPS 2024.

#### **Dufferin County Official Plan:**

The subject lands are located within the *Urban Settlement Area* designation of the Dufferin County Official Plan.

#### **Grand Valley Official Plan:**

The subject lands are designated ***Urban Residential*** in the Town's Official Plan, single detached dwellings with decks are permitted.

#### **Grand Valley Zoning By-law 2009-10:**

The subject lands are zoned Village Residential (RV). A Zoning By-Law Amendment is required to rezone the lands to a site-specific Village Residential Exception (RV-19).

See **Appendix 2: Zoning By-law**.

**Public Consultation:**

Notice of this Public Meeting, via e-mail, mailout and signage, was provided pursuant to the *Planning Act* on September 22, 2025. As of the writing of this report, Planning has not received any comments from the public.

**Town and Agency Consultation:**

The applications were circulated for technical review on September 22, 2025. As of the writing of this report, no Departments/Agencies have provided comments or objections.

**Planning Analysis**

The development proposal is to construct an elevated rear yard deck. The reason for this development is to allow the residents to have more livable space and increase the usage of their rear yard.

Planning Staff conducted a site visit on September 19, 2025, and agree that due to the drainage swale in the rear yard of the property, the existing space is quite restricting. The elevated deck will provide usable outdoor space for the residents. The planned deck presents no issues with privacy as the rear of the property faces out to a wooded lot and the deck will be required to have privacy screens on either side to further encourage privacy between neighbours. The increase in lot coverage does not constitute an over build of the property.

Planning finds the request to be minor in nature and can recommend approval of the Zoning Amendment.

**Attachments:**

Appendix 1: Location Map

Appendix 2: Zoning By-Law

<p><b>Report Submitted by</b> Steven Krepps, Planning and Office Coordinator 519-928-5652 extension 221 <a href="mailto:skrepps@townofgrandvalley.ca">skrepps@townofgrandvalley.ca</a></p>	<p><b>Report Reviewed by</b> Mark H. Kluge, MCIP RPP Manager of Planning 519-928-5652 extension 225 <a href="mailto:mkluge@townofgrandvalley.ca">mkluge@townofgrandvalley.ca</a></p>
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