



GRAND VALLEY

Council Planning Report

To: Mayor Soloman & Council
From: Mark H. Kluge, MCIP RPP, Town Planner
Date: November 4, 2025
Report No.: PLN2025-182
Subject: Decision Proposed Official Plan Amendment No. 8 and Zoning By-law Update – Vision Grand Valley Project

Recommendation:

THAT Report No. PLN2025-182, dated, November 4, 2025, be received;

AND FURTHER THAT Town of Grand Valley Official Plan Amendment No. 8 (OPA 8), which amends the Town of Grand Valley Official Plan, for the entire municipality, as generally shown in **Appendix 1: Official Plan Amendment 8**, as prepared by J.L Richards and Associates, be adopted;

AND FURTHER THAT the By-law to adopt OPA 8, be passed;

AND FURTHER THAT OPA 8 be forwarded to Dufferin County for Approval;

AND FURTHER THAT Council request that Dufferin County provide for the exemption of approval of future Official Plan Amendments from the County of Dufferin Approval under Section 17 of the Planning Act with similar conditions as the Town of Orangeville and Town of Mono, once OPA 8 is approved.

AND FURTHER THAT the Zoning By-law Amendment to amend the Town of Grand Valley Zoning By-law 2009-10, as amended, as generally shown in **Appendix 2: Zoning By-law and Schedules**, be endorsed;

AND FURTHER THAT the Zoning By-law be passed once Dufferin County Council has approved OPA 8;

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Key Points:

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

- This report presents the finalized Updated Official Plan, known as OPA 8, as per the Vision Grand Valley Project for adoption.
- The associated updated Zoning By-law is brought forward to be endorsed and passed once Dufferin County Council has approved OPA 8.
- The Vision Grand Valley project has been informed by extensive consultation to date, and the comments received during the duration of the project have also been reviewed, addressed, and incorporated where appropriate.
- Planning is requesting that once OPA is approved by Dufferin County all future Town Official Plan Amendments would be exempt from County approval similar to Mono and Orangeville (County By-law 2015-14)

Background

Location:

The Vision Grand Valley Project encompassing OPA 8 and the update to the Town's Zoning By-law 2009-10 applies to the entire municipality therefore a location map has not been provided.

Scope of Review:

The Vision Grand Valley Project was established to respond to Dufferin County's Municipal Comprehensive Review (MCR) process, which was the updating of Dufferin County's Official Plan. All Dufferin County local municipalities Official Plans must conform to the County's Official Plan. The Vision Grand Valley project was to address the following:

- Incorporating previous amendments;
- Regard to matters of Provincial interest;
- Consistency with the Provincial Planning Statement;
- Conformity with the Dufferin County Official Plan 2017 and 2023 and 2024 updates included OPA 2 OPA 3 and OPA 4;
- New or updated policy;
- Other matters as identified through the process.

The review was not intended to satisfy any site-specific policy requests.

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Key Dates for Milestones and Community Engagement:

- **February 13, 2024:** formal launch of Vision Grand Valley. Special Council 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](#), including links to all reports, public comments and DRAFT Official Plan and Zoning documents
- **May 13, 2025:** Statutory Public Meeting, Planning Report [PLN2025-081](#), and [J.L. Richards and Associates presentation](#)
- **October 1, 2025:** email notification to those who provided comments advising that the [FINAL Projects documents](#) were listed on the Town's website
- **October 20, 2025:** updated email notification advising that the final recommendations for the Vision Grand Valley Project will now be heard at a Special Meeting of Council on November 4, 2025 at 6 PM.
- **November 4, 2025:** Special Council Meeting for the Vision Grand Valley Project, presented to Council for endorsement and adoption.

Current Planning Context

Provincial Policy:

The Provincial Planning Statement, 2024, (PPS 2024) came into effect on October 20, 2024, and is a streamlined provincial-wide land use planning policy framework that replaced the Provincial Policy Statement 2020, and A Place to Grow: Growth Plan for the Greater Golden Horseshoe.

The PPS 2024 sets out policies for building homes, sustaining strong and competitive communities, infrastructure and facilities, wise use and management of resources, and protecting public health and safety.

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The PPS 2024 is issued under the authority of Section 3 of the Planning Act. Section 3 requires that decisions affecting planning matters “shall be consistent” with policy statements issued under the Act.

OPA 8, see **Appendix 1: Official Plan Amendment 8** has been drafted to be consistent with the policies of the PPS 2024 by:

- Introducing new growth projections to accommodate 16,500 people and 4,600 jobs by the year 2051;
- New Density Target of 44 residential and jobs combined per hectare for designated Greenfield Area;
- New site-specific policy to the new residential expansion areas to ensure that these lands are planned comprehensively with an appropriate mix of uses
- Policies to require a Master Servicing Plan be completed prior to any development;
- Updating the housing supply policies, including more clarity for additional residential units (ARU);
- Specific policies for affordable or attainable housing to support development while managing growth appropriately;
- Updated Natural Features and Hazards polices to ensure greater protection of the natural features throughout the Town;
- New Agricultural policies that offer more flexibility to farmers in how they use their land, including Agri-tourism and on-farm diversified use policies;
- Updates to agricultural-related uses and policies to allow ARU in the Agricultural area;
- Policies to address climate change by supporting compact development in the settlement area, promote renewable energy systems, encourage alternative forms of transportation, promote the use of green infrastructure;
- The designation of new employment areas and policy updates to encourage economic development;

Planning Staff are satisfied that OPA 8 is consistent with the policies of the PPS 2024.

Dufferin County Official Plan:

The Town embarked on its Official Plan Conformity Exercise during Dufferin County’s Municipal Comprehensive Review (MCR). The Town’s Planning Consultant JLR has closely monitored the County’ MCR process and has had consultation with County Planning Staff to ensure that all updates to the Town’s Official Plan contained in OPA 8 are consistent with the County’s Official

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Plan and recently adopted and approved County OPA 2, OPA 3 and OPA 4. Any further updates to the County's Official Plan (OPA 5) will be incorporated into the Town's Official Plan when approved by County Council.

With the approval of OPA 8 by Dufferin County, the Town is requesting Dufferin County to pass a By-law to provide for the exemption of approval of Official Plan Amendments from Dufferin County Approval, similar to the Town of Mono and Orangeville as outlined in Dufferin County By-law 2015-16.

Grand Valley Zoning By-law 2009-10:

The updated Zoning By-law, see **Appendix 2: Zoning By-law and Schedules**, is being presented to Council for endorsement only. Once Dufferin County Council approves OPA 8, Planning can bring forward the Updated Zoning By-law for adoption.

Consultation:

As outlined in the **Key Dates for Milestones and Community Engagement** section, there has been extensive opportunities for both public and agency input into the Vision Grand Valley project. All public and agency comments received to date (September 9, 2025) and responses have been compiled by JLR in **Appendix 3: Summary of Public Comments to Date**.

Thomasfield Homes submitted additional comments on October 16, 2025, in response to the October 1, 2025 email Notification advising that all the final documents were on the Town website for review. Thomsfield's comments have been incorporated into the Summary of Public Comments to Date, additionally these minor edits have been incorporated into the final documents for approval. On October 28, 2025, KLM Planning provided additional comments. Any comments received after the writing of this report have been added to the Agenda.

Council also provided comments to Planning and their questions and responses are included in **Appendix 4: Council Input**.

Planning Analysis and Conclusion

Planning is of the opinion that the proposed Official Plan No. 8 is consistent with Provincial Policy, incorporates all relevant Sections of the County of Dufferin Official Plan, and when passed the updated Zoning By-law will implement these polices.

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Extensive public and agency consultation was undertaken by our Planning Consultant JLR while preparing this updated Official Plan, and appropriate revisions were made to address the feedback received.

In the instances where revisions were not made to address public input, it would be because the requested revisions would not have complied with Provincial, Town or County planning policy, there was a lack of policy basis for further study to support the requested change, or the request was for a site-specific designation change which was not contemplated in this review and update.

Official Plan Amendment No. 8 lays out a policy framework for the growth and development of the Town of Grand Valley to the year 2051. Based on the analysis and discussion contained in this report, Planning Staff recommend that Official Plan No. 8 to the Town of Grand Valley Official Plan be approved and adopted by Council.

Attachments:

Appendix 1: Official Plan Amendment Number 8 and Schedules

Appendix 2: Updated Zoning By-law and Schedules

Appendix 3: Summary of Public Comments to Date

Appendix 4: Council Input

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