



GRAND VALLEY

Council Planning Report

To: Mayor Soloman & Council
From: Mark H. Kluge, MCIP RPP, Manager of Planning
Date: December 9, 2025
Report No.: PLN2025-203
Subject: Public Meeting Proposed Zoning By-law Amendment Z05-2025
501320 Hwy 89 Roll #217600

Recommendation:

THAT Report No. PLN2025-203, dated December 9, 2025, be received;

AND FURTHER THAT the public has until Monday January 5, 2026, to provide comments to Planning on application Z05-2025;

AND FURTHER THAT all agency and public comments be referred to Planning and considered in a Recommendation Report to be scheduled for a future Council Meeting regarding the final disposition of this matter.

AND FURTHER THAT the decision on application Z05-2025 be deferred.

Key Points:

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

- This proposed Zoning Amendment is to permit an On Farm Diversified Use by increasing the size of a Home Industry, and to allow for outdoor storage.
- No decision will be made at this Public Meeting. A final Recommendation Report will be provided to Council in the New Year.
- The public has until Monday January 5, 2025, to submit comments to Planning.

Background

Location:

The subject property is located at the southwest intersection of Highway 89 and Sideroad 24-25, in the rural area of Grand Valley. The subject lands are currently vacant (wooded), see **Appendix 1: Location Map**.

Site Characteristics:

Municipal/Emergency Address	501320 Highway 89
Roll Number	217600
Legal Description	Part Lot 24 Concession 14 Part 2 Reference Plan 7R-2628
Current Use	Vacant (wooded)
Site Area	39 ha
Official Plan	<i>Agricultural</i>
Current Zoning	Agricultural (A), Environmental Protection (EP)
Proposed Zoning	Site-Specific Agricultural Exception Twenty-five (A-25) and Environmental Protection

Surrounding Land Uses:

NORTH	Agricultural (Southgate Township)
SOUTH	Agricultural
EAST	Agricultural
WEST	Agricultural

Proposed Development:

The proposal is for an On Farm Diversified use in the form of a Home Industry (Dry manufacturing). The proposed shop will be up to 685m² with 600m² of associated outdoor storage, see **Appendix 2: Site Plan**. Currently the maximum size of a Home Industry is 140m² and outdoor storage is not permitted.

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The Zoning Amendment Application (Z05-2025) was received on November 12, 2025 and deemed complete the same day. All submission materials can be viewed on the Town's website under Current and Approved Applications – **501320 Highway 89 File: Z05-2025**, via this link: <https://townofgrandvalley.ca/business-development/building-planning-and-development/current-and-approved-applications/>.

Current Planning Context

Provincial Policy:

All new development within the Province must conform to Provincial Policy, specifically the Provincial Planning Statement (PPS) 2024. The Recommendation Report will discuss how the proposed development conforms to Provincial Policy.

Dufferin County Official Plan:

The subject lands are designated ***Prime Agricultural*** in the Dufferin County Official Plan.

Grand Valley Official Plan and Zoning By-law 2009-10:

On November 4, 2025, Town of Grand Valley Council adopted Official Plan Amendment Number Eight (OPA 8), which is the Town's Official Plan Conformity Exercise known as *Vision Grand Valley*. At the same meeting Council endorsed updates to the Town's Zoning By-law 2009-10. The updated Zoning By-law will be passed once OPA 8 has been approved by Dufferin County Council.

Until such time as both OPA 8 and the Town Zoning By-law are in full force and effect Planning will address and reference both the current and proposed documents in all Planning Reports to Council.

Public Consultation:

Notice of this Public Meeting, via e-mail, mailout and signage, was provided pursuant to the *Planning Act* on November 18, 2025. As of the writing of this report, Planning has not received any comments from the public.

The Public has until Monday January 5, 2026, to submit comments to the Town regarding this application. Those members of the Public that submit comments, attend the Public

Meeting, or request to be notified will be notified (via email) when the Recommendation Report is scheduled for Council.

All comments received will be reviewed, evaluated, and responded to in the final Recommendation Report to Council.

Town and Agency Consultation:

The applications were circulated for technical review on November 18, 2025. As of the writing of this report Planning has received the following comments.

- Public Works – no objection
- Enbridge - no objection
- Mississaugas of the Credit First Nation (MCFN) – see **Appendix 3: MCFN Comments**

Town Departments and External Agencies have until January 5, 2026, to submit comments regarding this application and all technical comments received will be reviewed and addressed in the final Recommendation Report to Council.

Planning Analysis

The development proposal is for an On Farm Diversified use in the form of a Home Industry (Dry manufacturing). The proposed shop will be up to 685m² with 600m² of associated outdoor storage. Currently the maximum size of a Home Industry is 140m² and outdoor storage is not permitted.

Planning will review the application against the current Official Plan and Zoning as well as the proposed new OPA 8 and updated Zoning. The property is also partially regulated by the Grand River Conservation Authority (GRCA).

All comments received from the public and technical circulations will be evaluated and reviewed by Planning and the Applicant. A response to all comments, addressing any issues and a full Planning Analysis will be provided in the Final Recommendation Report to Council.

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Attachments:

Appendix 1: Location Map

Appendix 2: Site Plan

Appendix 3: MCFN Comments

Report Submitted by

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Report Approved by

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