



GRAND VALLEY

## STAFF REPORT

**To:** Mayor and Members of Council  
**From:** Mark H. Kluge, Manager of Planning  
**Meeting Date:** January 13, 2026  
**Report Number:** **PLN 2026-001**  
**Subject:** Monthly Planning Update Report – January 2026

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### Recommendation

**THAT** Council receives Report PLN 2026-001 – Monthly Planning Update Report – January 2026, for information purposes.

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### Executive Summary

#### Purpose

To provide an update to Council on the activities within Planning for the month.

#### Financial Implications

No financial implication.

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### Report

#### Background

To provide an update to Council on the activities within Planning.

#### Discussion

#### New Applications:

- B02-2025 and Z06-2025 - 361225 Concession Road 8-9 BRAKKE – **Surplus Farm Dwelling Severance and Zoning**

**CURRENT FILE STATUS:**

**CONDOMINIUM:**

- CDM01-2022 Hamilton Lane – pending registration at Land Registry Office

**CONSENT:**

- B02-2025 361225 Concession Road 8-9 (BRAKKE) – **In Circulation**
- B01-2025 115252 Sideroad 27-28 (Deaksvew Farms) - **Clearing Conditions**

**OFFICIAL PLAN AMENDMENTS:**

- No current applications

**PART LOT CONTROL:**

- No current applications

**SITE PLAN:**

- SPA01-2025 50 Emma Street South 4-storey infill multi-unit residential building  
**DRAFT Site Plan Agreement forwarded to Applicant Dec 18/25**  
**Pending Recommendation Report for Site Plan By-law to Council in Q1 - 2026**
- SPA01-2018 ORICA – no activity

**SUBDIVISIONS: See Appendix 1: Subdivisions**

**ZONING:**

- Z06-2025 361225 Concession Road 8-9 (BRAKKE) – **in circulation**
- Z05-2025 501320 Highway 89 (Roll #217600)  
**Zoning Amendment to increase the size of a Home Industry building – Pending Recommendation Report**
- Z03-2025 193064 Amaranth East Luther Townline  
**Zoning Amendment to increase Lot Coverage and decrease Side Yard setback – Pending Public Meeting in Q1-2026**
- Z03-2024 034541 Concession Road 8-9 (Pullen & Tupling) - **On Agenda**
- Z07-2023 River's Edge by Thomasfield - **Processing**

**MUNICIPAL APPROVALS:**

- MA56-2025 New Rural Dwelling
- MA57-2025 Renovation to Medical Building
- MA58-2025 New Urban Dwelling

**DEFERRED DEVELOPMENT CHARGES:**

*Due to the recent changes in Development Charges (DC) Legislation, Planning has included this new section to keep Council updated as to how much deferred DC revenue the Town has to monitor and collect, once occupancy is granted for non rental builds, and installments for rental construction.*

<b>Type</b>	<b>Amount</b>
<b>Deferral – RURAL Dwelling</b>	\$22,387.00
<b>Installments for Rental.</b> Permit issued June 10, 2024, but construction has stalled.	\$41,748.50
<b>Installments for Rental</b> 3 yearly payments of \$3,335.40 remain (\$51,647.60 total payable)	\$25,000.20
<b>TOTAL OWING to Grand Valley</b>	<b>\$89,135.70</b>

**PROPERTY INFORMATION REPORTS (Planning & Office Co-ordinator):**

- None this month

**PROVINCIAL UPDATE:**

- No update

**PLANNERS of DUFFERIN (POD):**

- Next meeting on January 29, 2026.

**COUNTY MUNICIPAL COMPREHENSIVE REVIEW (MCR) – OPA 5:**

- Nothing to report.

**OTHER PLANNING MATTERS:**

**Vision Grand Valley - Official Plan and Zoning Update:**

- Reviewed County Planning comments on Dec 17/25
- County Planning to recommend Approval of OPA 8 with (minor) Modifications with a Staff Report to County Council in January or February 2026
- JLR and Planning to review County Comments and incorporate into final documents
- Zoning By-law to be updated and brought back for approval once OPA 8 is approved by County

**Planning Fee Study:**

- Work on hold pending Finance review of Fees

**Grand River Conservation Authority (GRCA):**

- Planning attended a Regional Engagement Session – *Conservation Authority Regional Consolidation*, in London ON, on December 12, 2025, see **Appendix 2: CA Engagement Session Slide Deck.**

**FINANCIAL IMPACT**

- No financial impacts

**CONSULTATIONS**

- Steven Krepps, Planning/Office Coordinator

**ATTACHMENTS:**

Appendix 1: Subdivisions

Appendix 2: CA Engagement Session Slide Deck

**This report was submitted by:**

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**This report was approved by:**

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