



**GRAND VALLEY**

## **STAFF REPORT**

**To:** Mayor and Members of Council  
**From:** Mark H. Kluge, Manager of Planning  
**Meeting Date:** March 10, 2026  
**Report Number:** 2026-040  
**Subject:** Monthly Planning Update Report – March 2026

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### **Recommendation**

**THAT** Council receives Report PLN 2026-040 – Monthly Planning Update Report – March 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 for the month.

#### **Discussion**

#### **New Applications:**

- No new applications received

**CURRENT FILE STATUS:**

**CONDOMINIUM:**

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

**CONSENT:**

- B02-2025 361225 Concession Road 8-9 (BRAKKE) – **ON AGENDA**
- 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  
**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) – **ON AGENDA**
- Z05-2025 501320 Highway 89 (Roll #217600)  
**Zoning Amendment to increase the size of a Home Industry building – Pending Decision Report**
- Z03-2025 193064 Amaranth East Luther Townline - **ON AGENDA**
- Z07-2023 River's Edge by Thomasfield - **Processing**

**MUNICIPAL APPROVALS:**

- MA03-2026      Agricultural Buildings

**DEFERRED DEVELOPMENT CHARGES:**

<b>Type</b>	<b>Amount</b>
<b>Deferral – RURAL Dwelling</b>	\$22,387.00
<b>Installments</b> for Rental. Permit issued June 10, 2024, but construction has stalled.	\$41,748.50
<b>Installments</b> for Rental 3 yearly payments of <b>\$8,335.40</b> remain (\$51,647.60 total payable)	\$25,006.20
<b>TOTAL OWING to Grand Valley</b>	<b>\$89,141.70</b>

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

- None this month

**PROVINCIAL UPDATE:**

- No update

**PLANNERS of DUFFERIN (PoD):**

- February 26, 2026 meeting cancelled.

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

- Nothing to report.

**OTHER PLANNING MATTERS:**

**Building Services for Grand Valley**

- Pending updated Report to Council.

**Cash-in-lieu of Parkland Update**

- Pending Report to Council as per Resolution 2025-05-50, regarding updates on the Cash-in-lieu of Parkland amounts.

**Vision Grand Valley - Official Plan (OPA 8) and Zoning Update:**

- [Dufferin County Council Report - CC 2026-02-26 Adoption of Town of Grand Valley Updated Official Plan](#) dated February 26, 2026. County approved OPA 8
- Next steps – Notice of Decision was issued on March 3, 2026, with a 20-day appeal period ending on March 23, 2026. If no appeals received, OPA 8 with modifications will be in full force and effect
- Town’s Consultant and Planning to incorporate County modifications into final documents which will be made publicly available on Town’s website.
- Once OPA 8 is in effect, Zoning By-law will be updated and presented to Grand Valley Council for approval.

- Planning to work on obtaining Town Approval for minor Official Plan Amendments and site-specific amendments, similar to Orangeville and Mono, with follow-up report to Council, as per County Report on OPA 8.

**Planning Fee Study:**

- Work on hold pending Finance review of Fees – June 2026

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

- Nothing to report

**FINANCIAL IMPACT**

- No financial impacts

**CONSULTATIONS**

- Steven Krepps, Planning/Office Coordinator

**ATTACHMENTS:**

Appendix 1: Subdivisions

**This report was submitted by:**

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**This report was approved by:**

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