



GRAND VALLEY

Council Planning Report

To: Mayor Soloman & Council
From: Mark H. Kluge, Manager of Planning
Date: March 10, 2026
Report No.: PLN2026-046
Subject: **Public Meeting Report – Proposed Zoning Amendment Application Z03-2025
193064 Amaranth East Luther Townline**

Recommendation:

THAT Report No. PLN2026-046, dated March 10, 2026, be received;

AND FURTHER THAT the proposed Zoning Application be subject to Site Plan Approval;

AND FURTHER THAT the public has until Tuesday March 31, 2026, to provide comments to Planning on File Z03-2025;

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

AND FURTHER THAT the decision on File Z03-2025 be deferred.

Key Points:

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

- The application is to increase lot coverage from 5% to 10% and to reduce the interior side yard setback from 15m to 7.5m to facilitate the construction of an Accessory Building (Garage).
- Town Planning and Engineering recommend that the Zoning be subject to Site Plan Approval.

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- No decision will be made at this Public Meeting. A final Decision Report will be provided at future Council Meeting.
- The public has until Tuesday March 31, 2026, to submit comments to Planning.

Background

Location:

The subject property is located on **193064 Amaranth East Luther Townline**, in the **RURAL** Area of Grand Valley. The subject lands are developed with an existing chicken processing facility, accessory buildings and a single detached dwelling, see **Appendix 1: Location Map**. The surrounding lands are currently in agricultural production; however, they have been redesignated to *Employment* as per Official Plan Amendment 8, which was recently approved by Dufferin County Council on February 26, 2026. The Notice of Decision and Appeal period are pending.

Site Characteristics:

Municipal/Emergency Address	193064 Amaranth East Luther Townline
Roll Number	100175
Current Use	Chicken processing facility
Site Area	1.98 ha (4.903 acres)
Official Plan	<i>Agricultural</i>
Current Zoning	Agricultural Exception Five (A-5)
Proposed Zoning	Site Specific Agricultural Exception Five (A-5) - <i>Text change only</i>

Surrounding Land Uses:

NORTH	Agricultural
SOUTH	Agricultural
EAST	Township of Amaranth - Agricultural
WEST	Agricultural

Proposed Development:

The proposed zoning amendment is to allow for an increase in lot coverage from 5% to 10% and to decrease the interior side yard setback from 15m to 7.5m, to permit the construction of an accessory building (garage). The Zoning Application was received on August 6, 2025, and deemed complete on August 7, 2025.

All submission materials can be viewed on the Town’s website under **Current Planning Applications available for Public Review – [193064 Amaranth East Luther Townline File Z03-2025](#)**.

Current Planning Context

Provincial Planning Statement (PPS 2024):

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

This Zoning By-Law Amendment is a minor site-specific amendment to permit increased lot coverage and a reduced building setback. In Planning’s opinion the proposal is not in conflict with, conforms to and is consistent with the PPS 2024.

Dufferin County Official Plan:

The subject lands are designated *Prime Agricultural* under the recent Minister adopted (October 2024) County Official Plan Schedule B.

Vision Grand Valley – Conformity Update:

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.

OPA 8 was approved by Dufferin County Council on February 26, 2026, and the Notice of Decision was issued on March 3, 2026. The Appeal Period ends on March 23, 2026. Once OPA 8 is in full force and effect the updated Zoning By-law will be presented to Council for approval.

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.

Grand Valley Official Plan:

The subject lands are designated ***Agricultural*** in the Town’s Official Plan. There is no proposed change to this designation under OPA 8. However, the surrounding lands have been redesignated to ***Employment***.

Grand Valley Zoning By-law 2009-10:

The subject lands are zoned Agricultural Exception Five (A-5). A Zoning By-Law text only Amendment is required to permit the increase in coverage and reduced setback. The proposed DRAFT Zoning is shown in **Appendix 2: DRAFT Zoning By-law**.

Public Consultation:

Notice of this Public Meeting, via e-mail, mailout and signage, was provided pursuant to the *Planning Act* on February 18, 2026. 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 August 8, 2025. No objections were received. The only comment of note was received from the Town’s Engineers (Burnside), see **Appendix 3: Town Engineering (Burnside) Comments**.

The engineering concerns relate only to stormwater management, and they advised:

“When lot coverage increases there is additional impervious area and runoff can exit the site more quickly. This is particularly concerning with the reduced side yard setback which lessens the opportunity to mitigate runoff from the roof of the building.”

Furthermore, Burnside concluded:

“Burnside is not disputing the conclusion of the stormwater management report. The proposed zoning amendment is related to lot coverage, but in approving the increased lot coverage, Burnside does not support any additional hard surfaces being added to the property without stormwater management being implemented. The Town’s by law does not

include provisions related to imperviousness of a site and therefore we are not aware of a mechanism that allows that to be the case without entering (into) a site plan agreement.”

Planning agrees with Burnside’s conclusion as the Town’s Site Plan By-law 2012-12, as amended, states:

The following lands shall **not** be subject to site plan control:

- (iii) agricultural uses, including any building or structure used in connection with agriculture, **but excluding any** ancillary or secondary commercial or **industrial uses**, nurseries, or commercial greenhouses;

In Planning’s opinion, the use of the property is industrial and therefore an expansion of that use is subject to Site Plan Control. The Agent for the Owner disagrees with both Engineering and Planning.

Planning Analysis

The proposed zoning amendment is to allow for an increase in lot coverage from 5% to 10% and to decrease the interior side yard setback from 15m to 7.5, to permit the construction of an accessory building (garage). The only comment of note was from Town Engineering regarding Stormwater Management and the requirement for Site Plan Approval, to address the issue. Planning is of the opinion that this proposal requires Site Plan approval.

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 a future Decision Report to Council.

Attachments:

Appendix 1: Location Map

Appendix 2: DRAFT Zoning By-Law

Appendix 3: Town Engineering (Burnside) Comments

Report Submitted by

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