



GRAND VALLEY

Council Planning Report

To: Mayor Soloman & Council
From: Mark H. Kluge, MCIP RPP, Manager of Planning
Date: March 10, 2026
Report No.: PLN2026-047
Subject: Public Meeting and Decision – Proposed Consent and Zoning Files B02-2025 and Z06-2025 – 361225 Concession Road 8-9

Recommendation:

THAT Report No. PLN2026-047, Public Meeting and Decision – Proposed Consent and Zoning Files B02-2025 and Z06-2025 361225 Concession Road 8-9 dated March 10, 2026, be received;

AND FURTHER THAT application B02-2025 from the property owners of 361225 Concession Road 8-9 (Roll #202200) for a Consent Application, to permit a Surplus Farm Dwelling Severance, as generally shown in **Appendix 2: Severance Sketch** as per the conditions outlined in **Appendix 3: Consent Decision**, be approved;

AND FURTHER THAT application Z06-2025 from the property owners of 361225 Concession Road 8-9 (Roll #202200) for a Zoning By-law Amendment, to rezone the lands from the Agricultural (A) Zone to a Rural Residential Exception Thirty-eight (RR-38) and Agricultural Exception Nine (A-9) Zone, as generally shown in **Appendix 4: Zoning By-law**, be approved and the necessary By-law be adopted.

Key Points:

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

- The applications are to facilitate a Surplus Farm Dwelling Severance.

- The farm dwelling lot will be rezoned to a Rural Residential Exception Thirty-eight (RR-38) Zone while the farmland will be rezoned to an Agricultural Exception Nine (A-9) Zone to prevent any future dwellings.
- The Applicant purchased the subject property in September 2025 and has ownership in four other farm properties in Grand Valley.

Background

Location:

The subject property is located at 361225 Concession Road 8-9 (Roll #202200), in the rural area of Grand Valley and was acquired by Mr. Henk Brakke, the Owner in September 2025. The subject lands are a working farm, and the surrounding land uses are all agricultural, see **Appendix 1: Location Map**.

Site Characteristics:

Municipal/Emergency Address	361225 Concession Road 8-9
Roll Numbers	202200
Legal Description	Part of Lot 22, Concession 9
Current Use	Working Farm
Site Area (REVISED)	Surplus Dwelling Lot: 0.75ha± Farmland: 39.25ha± TOTAL: 40ha±
Official Plan	<i>Agricultural</i> (No change in designation)
Current Zoning	Agricultural (A)
Proposed Zoning	Agricultural Exception Nine (A-9) and Rural Residential Exception Thirty-eight (RR-38)

Proposed Development:

On December 2, 2025, Henk Brakke, the Owner, submitted Consent and Zoning By-law Amendment Applications with supporting material for a proposed Surplus Farm Dwelling Severance and associated Zoning. The Owner also submitted a Hydro One design plan

illustrating the approved removal and relocation of the existing poles from the field to the opposite side of the road, to facilitate the proposal. The proposed farm dwelling parcel is 0.75ha±, and the retained farmland is 39.25ha±, see **Appendix 2: Severance Sketch**.

The Application(s) were deemed complete on December 15, 2025, and circulated for technical comments. All submission materials can be viewed on the Town's website under Current and Approved Applications – [361225 Concession Road 8-9 Files B02-2025 and Z06-2025](#).

Current Planning Context

Provincial Policy:

All new development within the Province must conform to Provincial Planning Statement 2024 (PPS 2024). Section 4.3.3 (c) Lot Creation and Lot Adjustments, states:

1. Lot creation in prime agricultural areas is discouraged and may only be permitted in accordance with provincial guidance for:

c) one new residential lot per farm consolidation for a residence surplus to an agricultural operation, provided that:

- 1. the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services; and*
- 2. the planning authority ensures that new dwellings and additional residential units are prohibited on any remnant parcel of farmland created by the severance. The approach used to ensure that no new dwellings or additional residential units are permitted on the remnant parcel may be recommended by the Province, or based on municipal approaches that achieve the same objective;*

In Planning's opinion the proposed Surplus Farm Dwelling Severance conforms to the PPS 2024. The retained farmland is maximized by keeping the farm dwelling lot to a maximum size of 0.75ha±. The retained farmland at 39.25ha± will be zoned Agricultural Exception Nine (A-9) to prevent any new residential dwellings being built on the retained farmland property.

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 - Current:

The subject lands are designated *Agricultural* in the Town’s Official Plan (OP). Surplus Farm Dwelling Severance are permitted subject to the applicable severance polices:

5.1.5 Severance Policies

It is the policy of this Plan that the agricultural land base is to be preserved as much as possible in large parcels. The following severance policies apply in the Agricultural designation:

- (a) *Residences rendered surplus as the result of a farm consolidation involving two or more farm holdings within the Town of Grand Valley or within 5km, where:*
 - (1) *Any vacant remaining lands are zoned to prohibit the construction of a new dwelling;*
 - (2) *Lots created for surplus dwellings should have a frontage of approximately 60m and an area appropriate to the ability of the lot to accommodate sustainable individual on-site sewage services and individual on-site water services;*
 - (3) *The distance between the surplus dwelling and any livestock facilities on a separate lot complies with the Provincial MDS Formulae;*
 - (4) *The creation of hobby farms through the surplus dwelling severance policy shall not be permitted. Surplus dwelling severances may include small accessory structures, implement sheds and garages. Livestock structures shall not be included in surplus dwelling severances and should be kept with a larger farm parcel if MDS can be satisfied. Where a building that is capable of housing livestock does not meet the MDS requirements to remain with the farmlands, such building shall not be included in the*

surplus dwelling severance and shall be demolished as a condition of provisional consent or should be denied.

Proposals to accommodate the severance of a residence rendered surplus to a farm operation involving land that is outside of the Municipality of the Town of Grand Valley and greater than 5km from the farm to which it is to be consolidated with will only be considered by an amendment to the Official Plan and Zoning By-law.

Grand Valley Official Plan – OPA 8:

The subject lands are designated *Prime Agricultural* in the Town's Official Plan Amendment 8 (OPA 8). Surplus Farm Dwelling Severance are permitted subject to the applicable severance policies:

6.1.5 Severance Policies

It is the policy of this Plan that the agricultural land base is to be preserved as much as possible in large parcels. The following severance policies apply in the Prime Agricultural designation:

- a) *Residences rendered surplus as the result of a farm consolidation involving two or more farm holdings within the Town of Grand Valley or within 5km, where:*
 1. *Any vacant remaining lands are zoned to prohibit the construction of a new dwelling.*
 2. *Lots created for surplus dwellings should be limited to the minimum size needed to accommodate the use.*
 3. *Lots created for surplus dwellings shall have an area appropriate to accommodate sustainable individual on-site sewage services and individual on-site water services.*
 4. *The distance between the surplus dwelling and any livestock facilities on a separate lot complies with the Provincial MDS Formulae.*
 5. *The creation of hobby farms through the surplus dwelling severance policy shall not be permitted. Surplus dwelling severances may include small accessory structures, implement sheds and garages. Livestock structures shall not be included in surplus dwelling severances and should be kept with a larger farm parcel if MDS can be satisfied. Where a building that is capable of housing livestock does not meet the MDS requirements to remain with the farmlands, such building shall not be included in the surplus dwelling severance and shall be demolished as a condition of provisional consent or should be denied.*
 6. *Proposals to accommodate the severance of a residence rendered surplus to a farm operation involving land that is outside of the corporate limits of the Town of Grand Valley and greater than 5km from the farm to which it is to be consolidated with will not be permitted.*
- b) *New lots may be permitted for new or existing agriculture-related commercial or industrial uses that are small scale and directly related to the farm operation and are required to be in close proximity to the farm operation, provided that the size of the lot is kept to the minimum required to site the proposed use, and appropriate services and accessory uses.*

- c) *Agricultural Uses, where the minimum lot size of both the severed and retained lot is generally 40 ha (100 acres) in size.*
- d) *Lot adjustments in prime agricultural areas may be permitted for legal or technical reasons.*
- e) *New residential lots within the Prime Agricultural Designation, including lots containing Additional Residential Units, will not be permitted, except for the purposes of a surplus farm severance in accordance with policy 6.1.5(a).*
- f) *New lot creation is subject to the servicing policies of Section 7.*
- g) *Agricultural lands will be zoned in an appropriate category in the implementing Zoning By-law.*

In Planning's opinion the proposed surplus dwelling severance and Zoning By-Law amendment are in conformity with the Town's Official Plan and an amendment to the Plan is not required. Conditions of the severance include the requirement to rezone both the severed and retained parcels, and the prohibition of a hobby farm use. See **APPENDIX 3: DRAFT CONSENT DECISION.**

Grand Valley Zoning By-law 2009-10:

The subject lands are zoned Agricultural (A) Zone. The approval of OPA 8 did not affect the current zoning of the property which is to remain Agricultural (A).

However, an amendment to the Zoning By-law is required to rezone the proposed surplus farm dwelling parcel to a Rural Residential (RR) zone, and to recognize the deficient interior (west side) side yard setback. The retained farmland is to be zoned an Agricultural Exception Nine (A-9) Zone, to prohibit any new dwelling unit. See **APPENDIX 4: 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 December 15, 2025. As of the writing of this report the following Agencies have advised they have no objections or concerns with the proposal:

- Fire
- Enbridge Gas
- Bell
- GRCA (outside of regulated area)
- Canada Post
- Mississauga of the Credit First Nation (MCFN)
- Dufferin County see **Appendix 5: Dufferin County Comments**

The following comments of note were received:

Grand Valley Public Works:

...do not see an issue with this. PW has done some ditching in this area in fall of 2024 to restore positive drainage in the road ROW.

Owner of farmland will need an entrance permit if they wish to install a new entrance to access the farmland.

Grand Valley Engineering (Burnside):

A 26m ROW is not present at this location so the Town could consider requesting a widening here to obtain the full ROW per the Official Plan. That ends up being an approximately 3 m widening (ROW currently measures around 20m based on GRCA mapping).

The well & sewage system are not shown; however, the lot is big enough that they can achieve those services within the lot they have proposed to sever.

Overall, no engineering concerns with regards to this application. I did notice that their application didn't show the setbacks of the existing barn to this proposed severed parcel, more of a planning item, but flagging it just in case. I didn't see an interior setback requirement in the Agricultural section so it may not be an issue that needs to be considered.

Note: Council has never requested a road widening from any severance application.

Council Comment:

...think it's too big. Now that our OP states that severances should be as small as possible, it could be cut nearly in half. That metal shop is really an old implement shed and should be removed. The well would have to be decommissioned and a new one drilled. The proposed eastern boundary should run along the driveway, not outside the tree line. Only weeds will grow there, which will lead to a lot of hard feelings.

One question: Has any consideration been given to the hydro service? Currently it is in what would be the retained portion.

Planning’s response:

I understand where Council is coming from regarding size, but as our consultant said we should keep the policies flexible. Again, we do not have a maximum size for Rural Residential (RR) zone lots only a minimum.

I do not have a concern with the metal shop remaining, as long as it not being used for agricultural purposes, which Mr. Brakke has confirmed. We have done this in other applications.

The size of the surplus dwelling lot at 0.75ha would prohibit a hobby farm, but I am putting that in the site-specific by-law as well.

My understanding is that the septic system is located north of the house. The County is asking for a Lot Suitability Letter from them to ensure the lot could accommodate a new septic system. Right now, both the well and septic are on the surplus lot.

According to the Survey Sketch Mr. Brakke wants to keep the tree line with the surplus lot and I do not have an issue with that, it is a natural boundary.

As for the Hydro Service, Mr. Brakke as already requested to have it removed, and that will be in my report.

From the Owner:

...I have nothing to add to your comments, as you said we have made the lot lines to be as straight and square as possible to keep as much farmland as possible. The area around the shed on the surplus lot is not being farmed now either and is not suitable to farm as there are trees, gravel driveway, and the shed in this area. It belongs and fits with the house on the surplus lot.

Planning Analysis

Planning conducted a site visit of the property on February 24, 2026.

The Owner has submitted Consent and Zoning applications to facilitate a Surplus Farm Dwelling Severance on the subject property. The Town’s Official Plan (both current and OPA 8) permits Surplus Farm Dwelling Severances and the applicable OP polices for these types of severance include:

- **Must be part of a farm consolidation.**

The Owner acquired the subject farm in September 2025 and has ownership in four other Agricultural Farm properties in Grand Valley.

- **Properties must be zoned to prohibit a new residential dwelling on the severed farmland.**

The retained agricultural lands are to be rezoned to an Agricultural Exception Nine (A-9) Zone which prohibits any new residential dwelling being constructed. The surplus farm dwelling will be rezoned to a Rural Residential (RR) Zone.

Only one accessory building is to remain, and it is not being used for agricultural purposes. The other accessory buildings on the retained farmland have already been removed.

- **Minimum frontage *should* be 60m (current OP) and surplus dwelling lot size *should* be limited in size, but large enough to accommodate on site water and wastewater services.**

The farm dwelling parcel will have a 54.6m+ frontage (in conformity with the Zoning By-law), to minimize the fragmentation of the retained agricultural lands and to keep the existing hydro line that serves the house within in the dwelling property.

The size of the surplus dwelling lot is proposed to be 0.75ha. The minimum size of a lot in the (RR) zone is 0.4ha, there is no maximum size. Since 2018 Council has approved 11 severances all with varying sizes as the following chart outlines:

SIZE of SURPLUS FARM DWELLING SEVERANCE		
FILE	APPLICANT	SIZE (ha)
B07-2018	AG Holdings	1.02
B08-2018	Bryan	1.20
B02-2020	Oosterhof	1.48*
B03-2020	Rentsch	2.99
B04-2020	Kemerink	0.91
B05-2021	Tupling	1.05*
B07-2021	Graham	1.045
B01-2022	BH Agri	1.478
B01-2023	Holtz	0.50
B01-2024	Bond	2.025**
B01-2025	Deaksvew Farm	1.10
B02-2025	Brakke - CURRENT	0.75

*Permitted to keep barn

**Lot line Adjustment

Planning is of the opinion that 0.75ha is an appropriate size for a surplus dwelling lot.

- **Hobby Farms are not permitted via a Surplus Farm Dwelling Severance.**

The minimum size for a lot in the Rural Residential Zone is 0.4ha, there is no maximum size regulation for a Surplus Farm Dwelling Lot, which in this case will be 0.75ha. The minimum size for a hobby farm is 1.5 ha, to which the Surplus Farm Dwelling Lot would not comply, but the DRAFT Zoning By-law also prohibits this use.

- **The distance between the surplus dwelling and any livestock facilities on a separate lot complies with the Provincial MDS Formulae.**

There are no agricultural buildings on the retained agricultural lands, they have been removed. The existing accessory building on the surplus farm dwelling parcel is to remain but is not being used for agricultural purposes only storage.

For these reasons Planning is of the opinion that the applications are in conformity with Provincial, County and Town policies regarding Surplus Farm Dwelling Severances and can recommend approval.

Attachments:

Appendix 1: Location Map

Appendix 2: Survey Sketch

Appendix 3: Draft Consent Decision

Appendix 4: Draft Zoning By-law

Appendix 5: Dufferin County Comments

Report Submitted by

Mark H. Kluge, MCIP RPP
Manager of Planning
519-928-5652 extension 225
mkluge@townofgrandvalley.ca

Report Approved by

Meghan Townsend
CAO/Clerk
519-928-5652 extension 222
mtownsend@townofgrandvalley.ca