



Date: January 12, 2026

To: Township of Grand Valley

Re: Zoning By-law Amendment – Z06-2025 – 361225 Concession Road 8-9

The County of Dufferin is in receipt of the Request for Comments for the above noted application, dated 2025-10-03. The request for comments was circulated to the following department(s):

1. [Building Division](#)
2. [Information Technology – Corporate Services](#)
3. [Planning Division](#)
4. [Public Works - Waste Services Division](#)

The department(s) have reviewed the documents submitted with the request for comments against the applicable policies. The comments are on the following pages.

Please keep Dufferin County informed with respect to the status of the attached comments and the decision of the Council related to the subject application.

Should you have any questions pertaining to this letter, please do not hesitate to contact the undersigned.

Kind Regards,

AS

Aneil Sihota, RPP Candidate Member

Junior Planner

Phone +1 (519) 939-3453

asihota@dufferincounty.ca



Date: December 23, 2025

From: Building Division

We have no comments or concerns.

Thanks,

A handwritten signature in black ink, appearing to be 'DK' or similar initials.

Doug Kopp, Plans Examiner.



Date: January 5, 2026

From: Information Technology – Corporate Services

Once the severance takes place, we request that an Emergency Number be assigned by Dufferin County and posted at the entrance location for Emergency Services response purposes. Please see link below for instructions: [Addressing - dufferin.](#)

Regards,

**Eric Carr, HBA, GIS-AS, GISP | GIS Technician | Information Technology
(Corporate Services) County of Dufferin**

Phone: 519-941-2816 Ext. 8007 | ecarr@dufferincounty.ca |



Date: January 9, 2026

From: Planning Division

The planning division has reviewed the zoning by-law amendment application and has **no concerns** with the proposed amendment; however, it does offer the following comment(s):

- As part of the consent application, the planning division requests several conditions be met, with one of those being that the retained farm parcel be zoned to prohibit the construction of any additional dwellings. While we understand that this amendment likely pertains to addressing that condition, the planning division will request that the Draft Zoning By-law be circulated to us for our confirmation prior to approval by Town Council.
- The planning division will be requesting a review fee of **\$350.00** for comments made under both the consent and zoning by-law applications. Directions on how to pay are provided in the attached PDF.

Best regards,

AS

Aneil Sihota, RPP Candidate Member

Junior Planner

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asihota@dufferincounty.ca



Date: December 18, 2025

From: Public Works - Waste Services Division

Waste Services has reviewed this submission and has no comments.

Regards,

**Chris Fast (he/him) | Collections Coordinator, Waste Services | Public Works Department
County of Dufferin | 519.941.2816 x2623 | cfast@dufferincounty.ca | 55 Zina Street,
Orangeville, ON L9W 1E5**



Date: January 12, 2026

To: Township of Grand Valley

Re: Consent Application – B02-2025 – 361225 Concession Road 8-9

The County of Dufferin is in receipt of the Request for Comments for the above noted application, dated 2025-10-03. The request for comments was circulated to the following department(s):

1. [Building Division](#)
2. [Planning Division](#)

The department(s) have reviewed the documents submitted with the request for comments against the applicable policies. The comments are on the following pages.

Please keep Dufferin County informed with respect to the status of the attached comments and the decision of the Council related to the subject application.

Should you have any questions pertaining to this letter, please do not hesitate to contact the undersigned.

Kind regards,

A handwritten signature in black ink, consisting of the letters 'A' and 'S' in a cursive style.

Aneil Sihota, RPP Candidate Member

Junior Planner

Phone +1 (519) 939-3453

asihota@dufferincounty.ca

Date: December 23, 2025

From: Building Division

The building division has reviewed the consent application and has no concerns; however, has the following comments:

- The applicant should provide confirmation that the existing septic system is within the new property lines and conforms to the Ontario Building Code setbacks.
- If approved, we require a condition be added to the committee's decision that the applicant provide an approved letter of lot suitability prepared by the County of Dufferin Building Department that the new lot can accept the installation of a new sewage system and if the retained lot is still permitted to have a new dwelling unit then it will require an approved letter of lot suitability.

Thanks,



Doug Kopp, Plans Examiner.

Date: January 9, 2026

From: Planning Division

The planning division has reviewed the consent application and has the following comments:

- The subject lands are designated as *Prime Agricultural* under the County Official Plan.
 - As it pertains to lot creation in *Prime Agricultural* areas, this is generally a prohibited use; however, it can be permitted in certain circumstances. One instance whereby lot creation can be undertaken is when a farming dwelling deems the dwelling as a *residence surplus to a farming operation*, which is currently being presented as part of this application. Though a permitted reason for a severance, a *residence surplus to a farming operation* must adhere to the following conditions, which can also be found in section 4.2.5 (c) of the County Official Plan:
 - i. The retained farm parcel will be zoned to prohibit the construction of any additional dwellings;
 - ii. The new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services; and,
 - iii. The surplus dwelling parcel will be subject to *Minimum Distance Separation / setback* provisions, and be zoned to recognize the non-farm residential use, as required.

Following our review of the consent application, the planning division has **no concerns** regarding the proposed application. The planning division; however, will request that confirmation be provided by the applicant stating whether any of the existing buildings, except that of the residential dwelling, are being used as a livestock facility or anaerobic digester. If either one of those facilities is present on the subject lands, an *MDS /* calculation will be required for submission as part of the application.

Best regards,



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