



GRAND VALLEY

Council Planning Report

To: Mayor Soloman & Council
From: Mark H. Kluge, Manager of Planning
Date: April 14, 2026
Report No.: PLN2026-067
Subject: **Proposed Zoning Amendment Z03-2025 - 193064 Amaranth East Luther Townline – Roll 100175**

Recommendation:

THAT Report No. PLN2026-067, Decision Report – Proposed Zoning Amendment Z03-2025 193064 Amaranth East Luther Townline, dated April 14, 2026, be received;

AND FURTHER THAT the Zoning by-law Amendment File Z03-2025, to amend the Town of Grand Valley Zoning By-law 2009-10, as amended, for the lands municipally known as 193064 Amaranth East Luther Townline (Roll #100175), as generally shown in **Appendix 2: DRAFT Zoning By-law**, be approved and the necessary By-law be adopted;

AND FURTHER THAT a Site Plan drawing conforming to the applicable and site-specific zoning requirements be submitted with the Building Permit Application to be reviewed by Planning, prior to Municipal Approval being issued.

AND FURTHER THAT Zoning By-law 2009-10, as amended, be further amended to add a new definition ***Impervious Lot Area*** to Zoning By-law 2009-10, as amended, as generally shown in **Appendix 2: DRAFT 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 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).
- In lieu of Site Plan Approval, Town Engineering (Burnside) have requested a maximum 40% Impervious Lot Area for the subject property.
- A new definition *Impervious Lot Area* be added to the Zoning By-law
- No objections were received by Planning on this application.

Background

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) on the subject lands, located at 193064 Amaranth East Luther Townline, see **Appendix 1: Location Map**. 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:

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 ended on March 23, 2026 with no appeals received and OPA 8 now in full force and effect.

Grand Valley Official Plan:

The subject lands are designated ***Prime Agricultural*** in the Town’s Official Plan. The following uses are permitted in the Prime Agricultural designation:

(f) Secondary uses to a principle Agricultural Use, where such uses are compatible with and shall not hinder surrounding agricultural operations. These uses shall be limited in scale. Secondary uses include but are not limited to abattoirs, livestock marketing or sales yard, seed cleaning plant, agricultural produce warehouse, farm-oriented tourist businesses, or similar agri-business.

(g) Agriculture-Related Uses: commercial and industrial uses that are directly related to the farm operation, benefit from close proximity to the farm operation, support agriculture and provide direct products or services to farm operations (such as grain drying, handling and storage facilities, farm repair, processing facilities, and farmers markets) subject to the policies of 6.1.4.

Planning is of the opinion that the existing use conforms with the Town’s Official Plan. However, it should be noted that all the surrounding lands (within Grand Valley) have been redesignated to ***Employment***, as a result of OPA 8.

Grand Valley Zoning By-law 2009-10:

The subject lands are zoned Agricultural Exception Five (A-5). A text-only Zoning By-Law Amendment is required to permit the increase in coverage, reduced side yard setback and to limit the impervious area to a maximum of 40%. The proposed Zoning By-law is shown in **Appendix 2: DRAFT Zoning By-law**.

Public Meeting:

The Public Meeting was held on March 10, 2026. Planning presented [Public Meeting Proposed Zoning By-law Amendment Z03-2025 – 193064 Amaranth East Luther Townline, Report PLN2026-046](#). The Agent for the Applicants, Christina Corbo, was in attendance and addressed Council, who passed Resolution 2026-03-13:

THAT Report PLN2026-46, dated March 10, 2026, be received;

AND FURTHER THAT Council acknowledges the concerns of the Town’s engineer regarding lot coverage and storm water run-off, and directs the Planner to work with the Town’s Engineer and the Applicant to find an alternative to Site Plan approval through the Zoning By-law and/or Building Permit Process, such that the Applicant will be required to satisfy the Town’s concerns for Storm Water Management and impacts to downstream properties, and to report back with final recommendations on this matter with the final Zoning Recommendation Report, which could include a Site Plan Agreement;

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.

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 (Burnside) regarding Stormwater Management and the requirement for Site Plan Approval, to address the issue.

Since the Public Meeting, Burnside reviewed Council’s Resolution and provided updated comments on the application, see **Appendix 3: Town Engineering (Burnside) Comments – March 17, 2026**. Burnside is proposing a maximum 40% impervious lot area for the proposed Zoning Amendment to ensure stormwater management is contained within the site as much as possible. The current approximate lot impervious

coverage (according to Burnside) is 35.4%, a 40% maximum coverage will allow some flexibility for the owners.

Currently, the Town's Zoning By-law does not have a definition of *Impervious Lot Area*, so a new definition will need to be added to the Zoning By-law. Burnside has proposed the following definition:

Impervious Lot Area

The percentage of the area of a lot which is covered by a hard surface, impervious or impermeable material that allow little or no stormwater infiltration into the ground and is completely human created. Impervious areas include but shall not be limited to the following materials: asphalt, wood, concrete, clay, metal, engineered pavers, including permeable pavers, stone, excluding small decorative stone used for landscaping in locations other than a driveway, parking area, storage area, or walkway.

Planning forwarded a copy of Burnside's letter to the Agent, and they agree with the updated comments. While Burnside has stated they do not have to review any Building Permit drawings, Planning has advised the Agent that the Site Plan drawing submitted with the Building Permit Application must show a maximum 40% Impervious, in addition to all other zoning regulations before the Town will issue Municipal Approval (Zoning Clearance).

One remaining issue is a second north entrance on the property that was installed without municipal knowledge. Public Works will have to confirm that the entrance was constructed to Town standards, and this can also be shown on the Building Permit Site Plan drawing

Planning is satisfied that the requested Zoning application to increase lot coverage and decrease the interior side yard setback to permit the construction of an accessory building (garage) is minor and can be supported, with a maximum 40% lot impervious area applied to the property to prevent further development on the subject lands.

For these reasons Planning recommends approval of the Zoning Amendment Application.

Attachments:

Appendix 1: Location Map

Appendix 2: DRAFT Zoning By-Law

Appendix 3: Town Engineering (Burnside) Comments – March 17, 2026

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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