



GRAND VALLEY

STAFF REPORT

To: Mayor and Members of Council
From: Mark H. Kluge, Manager of Planning
Meeting Date: April 14, 2026
Report Number: 2026-056
Subject: Monthly Planning Update Report – April 2026

Recommendation

THAT Council receives Report PLN 2026-056 – Monthly Planning Update Report – April 2026, for information purposes.

Executive Summary

Purpose

To provide an update to Council on the activities within Planning for the month.

Financial Implications

No financial implication.

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)
Consent approved Mar 10/26, Appeal Period ended Apr 7/26 NO APPEAL, Clearing Conditions
- 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
- SPA01-2018 ORICA – no activity

SUBDIVISIONS: See Appendix 1: Subdivisions**ZONING:**

- Z06-2025 361225 Concession Road 8-9 (BRAKKE)
By-law 2026-17 passed Mar 10/26, Appeal Period ended Apr 7/26 NO APPEAL, By-law in full force and effect.
- 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 (Roll #100175) – **ON AGENDA Zoning Amendment to increase Lot Coverage and reduce side yard setback**
- Z07-2023 River's Edge by Thomasfield - **Processing**

MUNICIPAL APPROVALS:

- MA04-2026 New Single Detached Urban Dwelling
- MA05-2026 Agricultural Building
- MA06-2026 Finished Basement (Urban)
- MA07-2026 New Single Detached Urban Dwelling
- MA08-2026 New Singel Detached Urban Dwelling
- MA09-2026 Institutional (School interior mechanical)

- MA10-2026 New Front Porch (Urban)
- MA11-2026 New Single Detached Urban Dwelling

DEFERRED DEVELOPMENT CHARGES:

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

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

- PIR-01-2026 Roll #206200

PROVINCIAL UPDATE:

- Deloitte retained by Province Ministry of Municipal Affairs (MMAH) to support a province-wide municipal engagement initiative focused on opportunities to modernize and streamline Ontario’s land use planning and building permitting system, see **Appendix 2: MMAH Letter, March 25, 2026**
- MMAH has provided a media brief regarding [Bill 98: Building Homes and Improving Transportation Infrastructure Act](#) and an additional letter from the Minister, see **Appendix 3: Minister of MMAH Notification Letter – April 1, 2026.**

Proposed amendments include (*from AMO*):

Land-Use Planning Changes:

Standardized official plans

- A new simplified official plan format that includes: a mandatory and standardized set of land-use designations, and a common structure for table of contents and schedules. The Bill requires the new Official Plan format to be used following the 2028 and 2029 implementation dates, ensuring no impact on plans currently under development or approval.

Site plan reforms

- Prohibiting enhanced development standards. Municipal standards beyond mandatory health and safety requirements, such as soil composition and landscaping are prohibited. The province will consult on the feedback process governing site plan controls.

Minimum lot sizes

- Introduce new legislative authority to set provincial rules for minimum lot sizes for urban residential land through regulation. Concurrently, the Province is consulting on a regulation that would set an approximately 175 square metre (1,884 square foot) minimum lot size standard.

Encumbered parkland

- Introduce a new framework that would allow high-quality encumbered land to count towards parkland dedication requirement. The framework would include publicly available spaces such as courtyards.

Minister zoning orders (MZOs)

- Remove the legislative requirement to post MZO amendments and revocations for public comment. Substantive amendments that impact the functioning of MZOs will continue to be posted for comment.

Development Charges (DCs)

- New DC exemption for not-for-profit retirement homes, which provide supportive housing for low-income seniors.
- New requirement to disclose DCs, taxes, and fees on home purchases and sales agreements.

Municipal Services Corporations (MSC)

- Changes to the Water and Wastewater Public Corporations Act, 2025 that would enshrine, into law, public ownership of municipal water and wastewater assets.
- Create a framework for wider MSC adoption.

Communal Water and Wastewater Systems

- Introduce a new regulatory framework for communal water and wastewater systems. The framework encompasses standards for municipal approval while addressing system operations, maintenance, financial sustainability and water safety considerations including instances where the province would act as a backstop when systems fail, both operationally and financially.

Building Code Review

- A section-by-section review of the Building Code.
- Establishing an expert third-party advisory body — consisting of engineering, construction and Code specialists — to identify where rules can be modernized or streamlined.

Planning will keep Council updated on the passage of Bill 98 and how this will affect the Town moving forward.

PLANNERS of DUFFERIN (PoD):

- March 26, 2026 Meeting Minutes attached as **Appendix 4: POD March 26, 2026 Minutes**.

COUNTY MUNICIPAL COMPREHENSIVE REVIEW (MCR) – OPA 5:

- See **Appendix 4: POD March 26, 2026 Minutes.**

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:

- County approved OPA 8 is now in full force and effect and posted on the Town's website.
- Next Steps - Zoning By-law will be updated and presented to 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

Appendix 2: MMAH Letter, March 25, 2026

Appendix 3: Minister of MMAH Notification Letter, April 1, 2026

Appendix 4: POD March 26, 2026 Meeting Minutes

This report was submitted by:

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This report was approved by:

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