



The Corporation of the Town of Grand Valley

5 MAIN STREET, GRAND VALLEY, ONTARIO, L9W 5S6

Phone: 1-519-928-5652

FILE B02-2025

DATE OF DECISION: March 10, 2026

DATE OF NOTICE: March 16, 2026

LAST DAY TO APPEAL: April 7, 2026

NOTICE OF DECISION OF COUNCIL UNDER SECTION 53(17) OF THE PLANNING ACT

We the undersigned members of the Council of the Town of Grand Valley do hereby certify that the following decision was reached by us at a meeting at the Town of Grand Valley on the 10th day of March, 2026. The said decision was reached on the application by the Owners Henk and Leah Brakke, 361225 Concession Road 8-9 (Roll #202200), Town of Grand Valley. A location map and survey sketch are included with this Notice.

REASON: the application conforms to the policies of the Provincial Planning Statement 2024, Dufferin County and Town of Grand Valley Official Plans.

CONDITIONS BELOW TO THE ABOVE APPLICATION, BEING A SURPLUS FARM SEVERANCE OF PART OF LOT 22, CONCESSION 9, WITH AN AREA OF APPROXIMATELY 0.75ha±, A DEPTH OF APPROXIMATELY 169.5m±, AND A FRONTAGE OF APPROXIMATELY 54.6m± AND THE RETAINED FARMLAND BEING APPROXIMATELY 39.25ha±.

1. That this consent applies to an approximate 0.75ha parcel, with approximately 54.6m of frontage on Concession Road 8-9, and a depth of approximately 169.5m and includes the existing dwelling, well and septic bed, and one accessory building.
2. That the deed for the conveyance be submitted for endorsement on or before two years from the date of notice of decision.
3. That all costs pertaining to this application, survey expenses and all others applicable shall be borne by the applicant.
4. That the Owner agrees to pay \$2,500.00 for Cash-in-lieu of Parkland as per By-law 2013-13.
5. A plan of survey, both paper and digital format on diskette is required. All surveys shall include integrated survey data. The applicant shall submit a draft reference plan for review and approval from the Town prior to submission to the Land Registry Office. The applicant shall submit an electronic copy (PDF) of the resultant deposited reference plan in an AutoCAD drawing format in UTM-17 (NAD 83-CSRS) coordinates, which is accurate to the Urban Standard as specified in s. 14(2) of O.Reg 216/10 of the Surveyors Act.
6. The lands subject to this application shall comply with the property standards by-law. All derelict vehicles, derelict equipment, sea containers, scrap, materials and garbage and any other contraventions shall be rectified to the Town's satisfaction.
7. Taxes must be paid in full to date.

8. That subsection 50(3) of the Planning Act applies to any subsequent conveyance of or transaction involving this parcel of land. Therefore, once the subject parcel of land has been conveyed to the owner of the parcel abutting, the subject parcel and the said abutting parcel shall merge in title and become one parcel of land.
9. That the surplus farm dwelling parcel (0.75ha) is rezoned to Rural Residential Exception Thirty-eight (RR-38) Zone and the vacant farmland parcel (39.25ha) is rezoned to an Agricultural Exception Nine (A-9) Zone.
10. That the Applicant apply for a Green Emergency Number for the retained Farmland Parcel with the County of Dufferin.

Steve Soloman
Chairman

Phillip Rentsch (Opposed)
Member

James Jonker
Member

Paul Latam (Opposed)
Member

Lorne Dart
Member

CARRIED

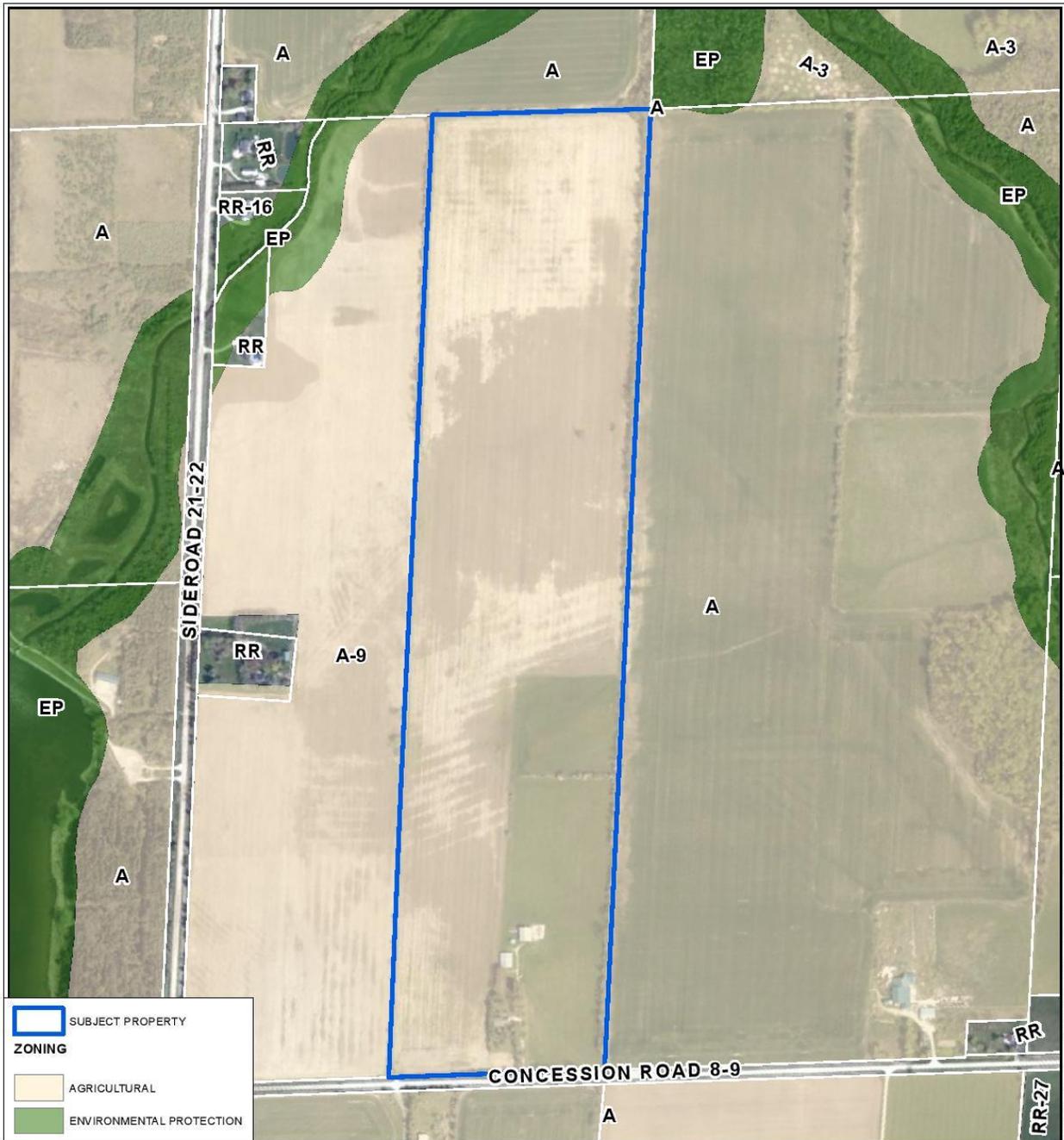
I, Meghan Townsend, Clerk/CAO for the Town of Grand Valley, hereby certify that the above is a true copy of the Decision of the Council with respect to the application recorded herein.

Meaghan Townsend
Clerk/CAO

Additional information regarding the application for consent will be available to the public for inspection at the Town Office during regular working hours. Any person of public body may, not later than 20 days after the giving of notice, appeal the decision or any condition imposed by the Council to the Local Planning Appeal Tribunal by filing with the Clerk of the Municipality, a notice of appeal setting out the reasons for the appeal, accompanied by the fee of \$300.00, payable to the Minister of Finance. Last day for appeal is 20 days after the date of this notice.

Only individuals, corporations and public bodies may appeal decision in respect of applications for consent to the Ontario Land Tribunal <https://olt.gov.on.ca/>. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group. You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have either made a written request to be notified of changes to the conditions of the provisional consent.

LOCATION MAP:



SUBJECT PROPERTY
 SUBJECT PROPERTY

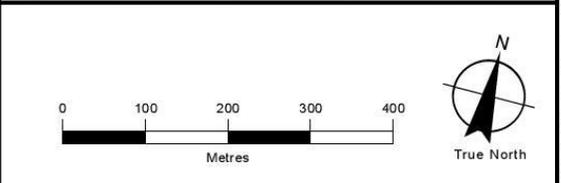
ZONING

AGRICULTURAL

ENVIRONMENTAL PROTECTION



TOWN OF GRAND VALLEY



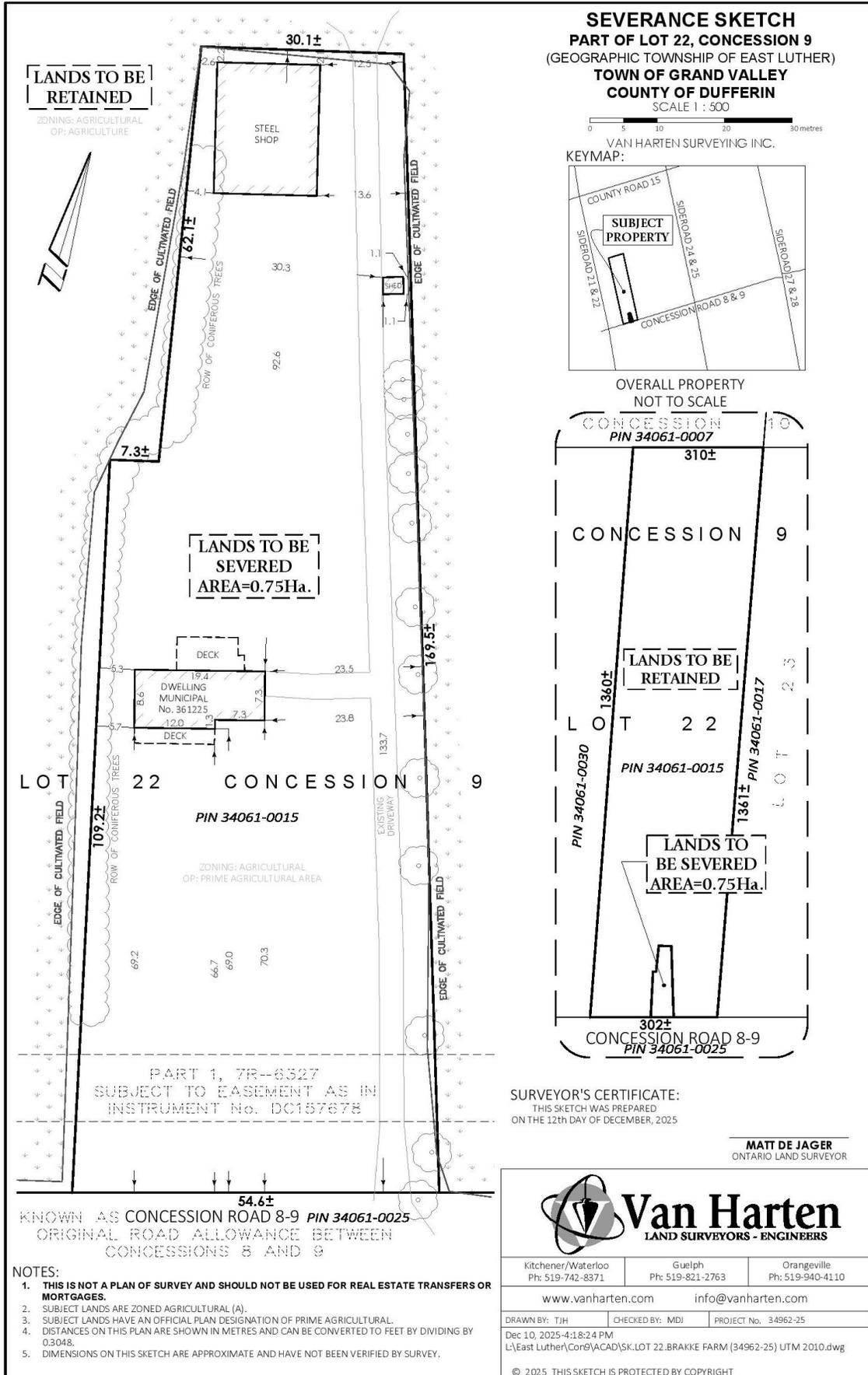
LOCATION PLAN
 361225 CONCESSION ROAD 8-9
 ROLL #202200
 FILE B02-2025 AND Z06-2025

Scale
 1:7,500

Date
 2026/02/25

Figure No.
 1

SURVEY SKETCH:





CORPORATION OF THE TOWN OF GRAND VALLEY

5 MAIN STREET N., GRAND VALLEY, ONTARIO, L9W 5S6

Phone: 1-519-928-5652

File: Z06-2025

DATE OF PASSING: March 10, 2026

DATE OF NOTICE: March 16, 2026

LAST DAY TO APPEAL: April 7, 2026

NOTICE OF THE PASSING OF A ZONING BY-LAW

TAKE NOTICE that the Council of the Town of Grand Valley passed **By-law 2026-17** on March 10, 2026, under section 34 of the *Planning Act*, 1990, c.P.13, as amended

AND TAKE NOTICE THAT any person or public body may, **not later than 4:30PM on:**

Tuesday April 7th, 2026

appeal to the Ontario Land Tribunal (OLT) <https://olt.gov.on.ca/> by filing with the Town Clerk, a notice of appeal, setting out the objection to the By-law and the reasons in support of the objection, accompanied by the applicable fee made payable to the Minister of Finance.

Only individuals, corporations and public bodies may appeal a zoning by-law to the OLT. A notice may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

PURPOSE & EFFECT OF BY-LAW

The purpose and effect of **By-law 2026-17**, is to rezone a portion of the subject lands to a Rural Residential Exception Thirty-eight (RR-38) Zone, and the balance of the farmland to an Agricultural Exception Nine (A-9) to facilitate a Consent Application for a Surplus Farm Dwelling Severance.

SUBJECT LANDS

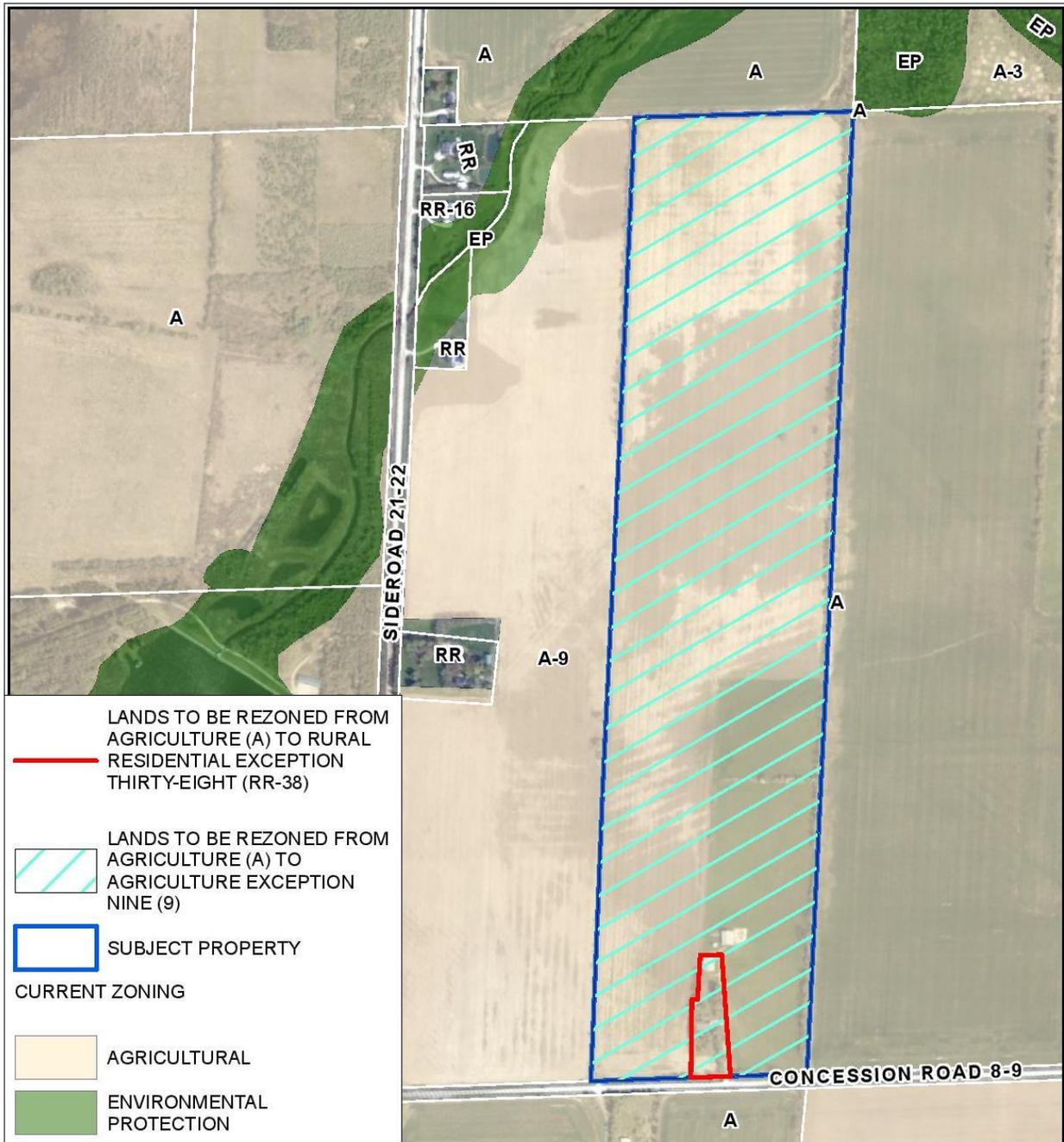
The property affected by this amendment is located at 361225 Concession Road 8-9 (Roll #202200), as shown on the key map attached.

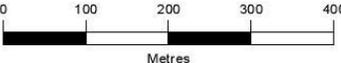
A copy of the By-law is available for viewing at the Municipal Office, during regular business hours (8:30 AM to 4:30 PM) or contact the Manager of Planning, Mark H. Kluge MCIP RPP, at mkluge@townofgrandvalley.ca.

Meghan Townsend
Clerk/CAO

Dated: March 16th, 2026

KEY MAP – Lands subject to Zoning By-law 2026-17



	<h2>TOWN OF GRAND VALLEY</h2>	 0 100 200 300 400 Metres	 True North	
ZONING AMENDMENT 361225 CONCESSION ROAD 8-9 ROLL #202200 FILE B02-2025 AND Z06-2025		Scale 1:7,500	Date 2026/02/25	Figure No. <h1 style="font-size: 2em;">2</h1>