



# The Corporation of the Town of Grand Valley

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

Phone: 1-519-928-5652

[www.townofgrandvalley.ca](http://www.townofgrandvalley.ca)

**FILE B01-2026**

**DATE OF PROVISIONAL DECISION WITH REASONS: June 9, 2026**

**DATE OF NOTICE: June 15, 2026**

**LAST DAY TO APPEAL: July 7, 2026**

## **COUNCIL OF THE TOWN OF GRAND VALLEY NOTICE OF PROVISIONAL DECISION WITH REASONS APPLICATION NUMBER: B01-2026**

**IN THE MATTER** of the *Planning Act*, R.S.O 1990, c.P.13, as amended

**AND IN THE MATTER OF** the premises described as the North Half of Part Lot 21 Concession 2 and known municipally as 241162 Concession Road 2-3, in the Town of Grand Valley.

**AND IN THE MATTER OF AN APPLICATION** by Eton Merritt (Agent) and Daniel Beam (Applicant) on behalf of the Owner Kenneth Beam for consent under Section 53 of the Planning Act, R.S.O. 1990, c.P.13 so as to permit the conveyance of land for residential purposes.

This application, if granted by Council of the Town of Grand Valley, will serve to facilitate a lot line adjustment, severing approximately 0.35 hectares of land from 241162 Concession Road 2-3 (Roll #104300) to be merged with 033208 Sideroad 21-22 (Roll #104250).

**DECISION:** That provisional consent be **GRANTED** subject to the following conditions:

1. That this boundary adjustment applies to an addition of approximately 0.35 ha $\pm$ .
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 expenses shall be borne by the applicant.
4. A plan of survey, in digital format 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.
5. 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.

6. Taxes must be paid in full to date.
7. 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.
8. That the SEVERED parcel (0.35 ha $\pm$ ) to be merged with the property to the Southeast (N ½ Lot 21, Concession 2, Roll #104250, BEAM, Daniel & Monique) and zoned Rural Residential Exception (RR) Zone.
9. That the SEVERED parcel (0.35 ha  $\pm$ ) shall be transferred into the same name as the rural residential lot to the Southeast (N ½ Lot 21, Concession 2, Roll #104250, BEAM, Daniel & Monique) and that an undertaking from the Applicant's (Daniel BEAM) solicitor confirming that the lands will be consolidated on title with the adjacent lands.
10. That Owner/Applicant agrees to convey free and clear to the Town of Grand Valley an appropriate Road Widening approximately 0.14 ha from the SEVERED parcel, with a frontage of approximately 39.98 m, that matches the current road widening in front of 033208 Concession Road 21-22 (Roll 104250), be transferred to the Town. The Owner/Applicant also agrees to provide an R-plan for said widening.

Council had regard for the written and oral submissions received on this application when making their decision.

Pursuant to Subsection 41 of Section 53 of the Planning Act, R.S.O. 1990, Chapter P.13, as amended, all conditions imposed must be fulfilled within two years from the date of the sending of the Notice of Decision or the application is deemed to be refused.

It is a requirement that all conditions imposed be fulfilled prior to the granting of this consent and the giving by the Clerk the certificate provided for in Subsection 42 of Section 53 of the Planning Act, R.S.O. 1990, Chapter P.13, as amended.

**REASONS:**

- The proposal conforms to the municipality's Official Plan.
- The proposal conforms to the Provincial Planning Statement (PPS) 2024

**DECISION DATED AT THE TOWN OF GRAND VALLEY** this 9<sup>th</sup> day of June, 2026.

**DATE OF MAILING:** June 15, 2026

**LAST DAY OF APPEAL:** July 7, 2026

**DECISION SIGNATURE PAGE**

**FILE NO:** B01-2026

**LOCATION:** 241162 Concession Road 2-3 (Roll #104300)

We the undersigned concur in the decision and reasons of Council for the Town of Grand Valley made on June 9<sup>th</sup>, 2026.

Steve Soloman – in favour  
Chair

Lorne Dart – in favour  
Member

James Jonker - in favour  
Member

Philip Rentsch - opposed  
Member

Paul Latam - opposed  
Member

I, Meghan Townsend, Clerk 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.

*Meghan Townsend*  
Clerk

## Appealing to the Ontario Land Tribunal

The Planning Act, R.S.O. 1990, as amended, Section 45(12)

The applicant, the Minister, or specified person or public bodies, as defined in the Planning Act, that has an interest in the matter may within 20 days of the making of the decision appeal to the Tribunal against the decision of Council by filing a notice of appeal with the Clerk either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account ) at <https://olt.gov.on.ca/e-file-service/> by selecting (Grand Valley) as the Approval Authority or by mail to Town of Grand Valley, 5 Main Street North, Grand Valley, ON, L9W 5S6, no later than 4:30 PM on or before July 7, 2026. The filing of a appeal after 4:30 PM, in person or electronically, will be deemed to have been received the next business day. The appeal fee is \$1,100 can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at [www.olt.gov.on.ca](http://www.olt.gov.on.ca). If the e-file portal is down, you can submit your appeal to [mail@townofgrandvalley.ca](mailto:mail@townofgrandvalley.ca).

**Note:** In accordance with Section 45(12) of the Planning Act, third party appeals by persons or individuals are not permitted. When no appeal is lodged within twenty days after the giving of notice, the decision becomes final and binding and notice to that effect will be issued by the Clerk.

For more information on the appeal process to the Ontario Land Tribunal (OLT), please contact: [Appeals Process – Tribunals Ontario – Environment & Land Division \(gov.on.ca\)](#) or (416) 212-6349/1-866-448-2248.

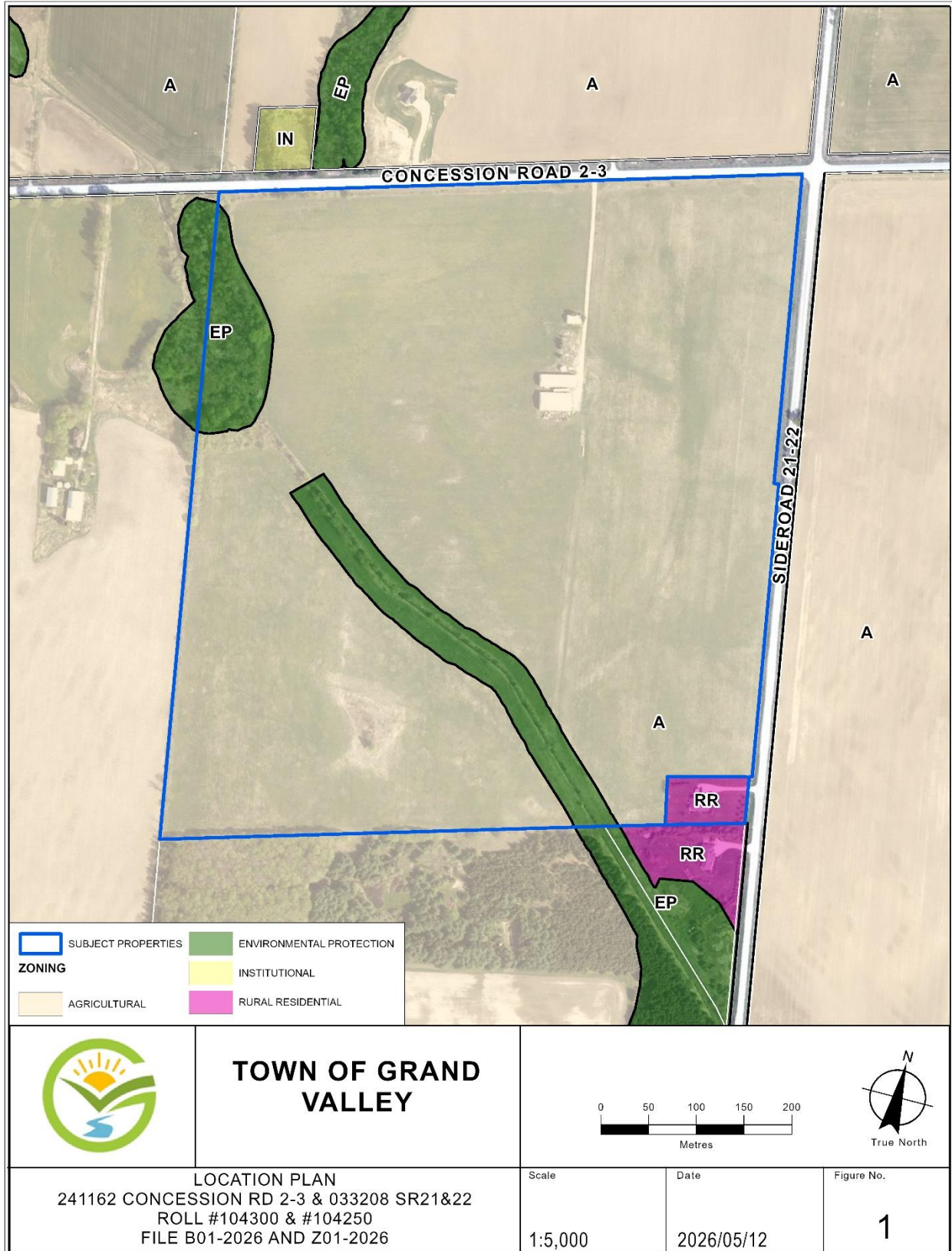
You may view the Decision and Minutes of the Hearing at [www.townofgrandvalley.ca/council-and-committee-calendar](http://www.townofgrandvalley.ca/council-and-committee-calendar)

Additional information regarding this Decision is available by contacting us via email at [mail@townofgrandvalley.ca](mailto:mail@townofgrandvalley.ca) or calling the Town Office at 519-928-5652.

**DATED** at the Town of Grand Valley June 15, 2026.

Meghan Townsend  
CAO/Clerk  
Town of Grand Valley  
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Grand Valley ON L9W 5S6  
[mtownsend@townofgrandvalley.ca](mailto:mtownsend@townofgrandvalley.ca)  
519-928-5652 extension 222

**LOCATION MAP:**



**SEVERANCE SKETCH:**

