



# The Corporation of the Town of Grand Valley

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

Phone: 1-519-928-5652

FILE B01-2024

DATE OF DECISION: December 10, 2024

DATE OF NOTICE: December 20, 2024

LAST DAY TO APPEAL: January 9, 2025

## 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 10<sup>th</sup> day of December, 2024. The said decision was reached on the application by the Agent Everett Lusk (Van Harten Surveying Inc.) for the Owners Lori and James Bond, 402287 County Road 15 (Roll #207300), Town of Grand Valley. A location map and site 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 BOUNDARY ADJUSTMENT FROM PART OF LOT 29, CONCESSION 11 (Roll #207300), TO THE W 1/2 OF LOT 29 CONCESSION 11 (Roll #207400), WITH AN AREA OF APPROXIMATELY 20.20 ha.**

1. That this boundary adjustment applies to an addition of approximately 20.20 ha.
2. That the deed for the conveyance be submitted for endorsement on or before one year 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. 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 (20.20 ha) to be merged with the property to the West (W ½ Lot 29, Concession 11, Roll #207400, DEAKEN, Dayne & Jessica) and zoned Agricultural (A) Zone and the RETAINED parcel (2.025 ha) is to be rezoned to a Rural Residential Exception Thirty-seven (RR-37) Zone.
9. That the SEVERED parcel (20.20 ha) shall be transferred into the same name as the agricultural lot to the West (W ½ Lot 29, Concession 11, Roll #207400, DEAKEN, Dayne & Jessica) and that an undertaking from the Applicant's (BOND) solicitor confirming that the lands will be consolidated on title with the adjacent lands.
10. That Applicant shall provide an approved letter of lot suitability for the installation of a sewage system by the County of Dufferin Building Department and confirmation the existing system is located on the retained portion only.

Steve Soloman  
Chairman

Phillip Rentsch  
Member

Paul Latam  
Member

James Jonker  
Member

Lorne Dart  
Member

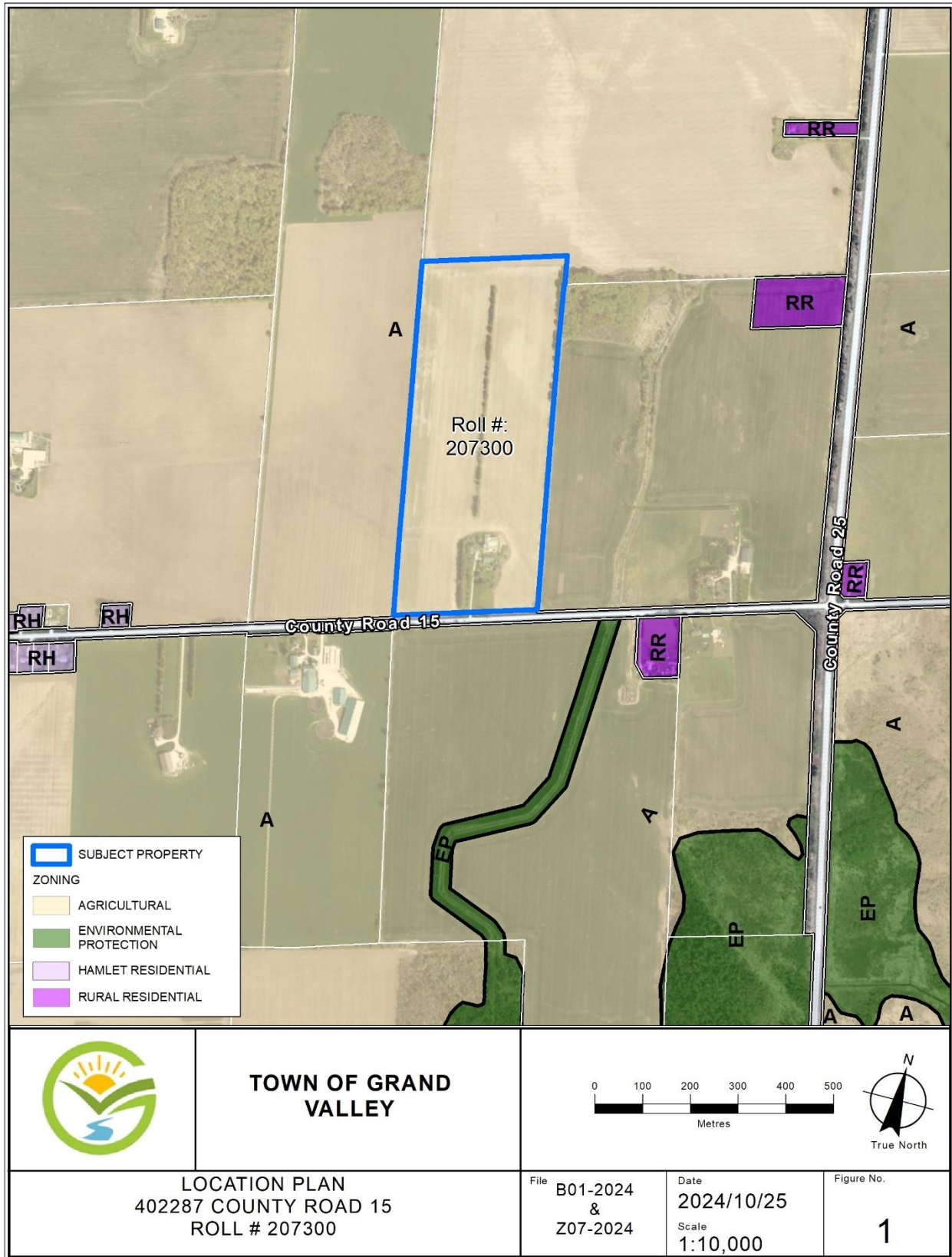
I, Meghan Townsend, Clerk/CAO for the Town of Grand Valley, hereby certify that the above is a true copy of the Decision of the Council with respect to the application recorded herein.

*Meghan 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:

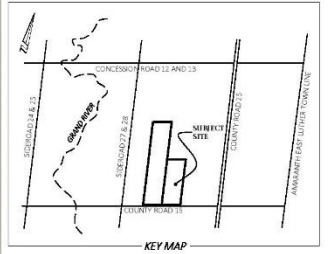


# SURVEY SKETCH:



**SKETCH PROPOSED FEATURES ON  
402287 COUNTY ROAD  
TOWNSHIP OF EAST LUTHER  
COUNTY OF DUFFERIN**  
SCALE 1:2500  
VAN HARTEN SURVEYING INC.

THE INTENDED PLOT SIZE OF THIS PLAN IS 610 mm IN WIDTH BY 457 mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:2500



**DESCRIPTION OF PROPERTY:**  
THIS SKETCH WAS PREPARED FOR LOBI BOND  
402287 COUNTY ROAD 15  
ALL OF PIN 34058-0058  
ALL OF LOT 29, CONCESSION 11  
TOWNSHIP OF EAST LUTHER  
COUNTY OF DUFFERIN  
AREA = 22.23 H+1

**CAUTION**  
THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.  
BOUNDARIES SHOWN IN HEAVY OUTLINE ARE IN ACCORDANCE WITH PRIOR PLANS AND DEEDS. INDIVIDUAL BEARINGS ROTATED TO A COMMON BASE AS REQUIRED.

**METRIC:**  
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**Van Harten**  
LAND SURVEYORS - ENGINEERS

Kitchener/Waterloo Ph: 519-742-8911	Guelph Ph: 519-842-1763	Orangeville Ph: 519-846-4110
www.vanharten.com		info@vanharten.com
DRAWN BY: FCF	CHECKED BY: BEL	PROJECT No. 38942-24
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## CORPORATION OF THE TOWN OF GRAND VALLEY

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

Phone: 1-519-928-5652

File: Z07-2024

DATE OF PASSING: December 10, 2024

DATE OF NOTICE: December 20, 2024

LAST DAY TO APPEAL: January 9, 2025

# NOTICE OF THE PASSING OF A ZONING BY-LAW

**TAKE NOTICE** that the Council of the Town of Grand Valley passed **By-law 2024-52** on December 10, 2024, 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:**

**Thursday January 9<sup>th</sup>, 2025**

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 2024-52**, is to to rezone a portion of the subject lands to a Rural Residential Exception Thirty-seven (RR-37) Zone, to facilitate Consent Application for a Lot Line boundary adjustment.

## SUBJECT LANDS

The property affected by this amendment is located at 402287 County Road 15 Roll #207300, 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 Town Planner, Mark H. Kluge MCIP RPP, at [mkluge@townofgrandvalley.ca](mailto:mkluge@townofgrandvalley.ca).

Meghan Townsend  
Clerk/CAO

Dated: December 20<sup>th</sup>, 2024

# KEY MAP – Lands subject to Zoning By-law 2024-52

