



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

FILE B02-2026

DATE OF PROVISIONAL DECISION WITH REASONS: September 8, 2026

DATE OF NOTICE: September 11, 2026

LAST DAY TO APPEAL: October 1, 2026

COUNCIL OF THE TOWN OF GRAND VALLEY NOTICE OF PROVISIONAL DECISION WITH REASONS APPLICATION NUMBER: B02-2026

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 Concession 3 and 4, Part Lot 31 and Part 1 7R-3570 and known municipally as 173399 County Road 25, in the Town of Grand Valley.

AND IN THE MATTER OF AN APPLICATION by Robert Greenwood (Owner) 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 from Concession 3 & 4, Part of Lot 31 and Part 1 7R-3570, municipally known as 173399 County Road 25 (Roll #108600), to 173405 County Road 25 (Roll #108601) North Parcel, with an area of approximately 0.331ha+, and to 173395 County Road 25 (Roll #108550) South Parcel, with an area of approximately 0.317ha+.

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

1. That this boundary adjustment applies to an addition of approximately 0.331ha_±, to the NORTH LOT (Roll #108601) and 0.317ha_± to the SOUTH LOT (Roll #108550).
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 NORTH SEVERED parcel at 0.331ha $\pm$ is to be merged with the property to the NORTH, municipally known as 173405 County Road 25 (Roll #108601) and zoned Rural Residential Exception Fifteen (RR-15) Zone. The Owner shall provide an undertaking to this effect.
9. That the SOUTH SEVERED parcel at 0.317ha $\pm$ is to be merged with property to the SOUTH, municipally known as 173395 County Road 25 (Roll #108550) and zoned Rural Residential (RR) Zone. The Owner shall provide an undertaking to this effect.

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 11th day of September, 2026.

DATE OF MAILING: September 11, 2026
LAST DAY OF APPEAL: October 1, 2026

DECISION SIGNATURE PAGE

FILE NO: B02-2026

LOCATION: 173399 County Road 25 (Roll # 108600)

We the undersigned concur in the decision and reasons of Council for the Town of Grand Valley made on September 8th, 2026.

Steve Soloman – in favour
Chair

Lorne Dart – in favour
Member

James Jonker - in favour
Member

Philip Rentsch – in favour
Member

Paul Latam – in favour
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 **October 1, 2026**. The filing of an 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. If the e-file portal is down, you can submit your appeal to 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.

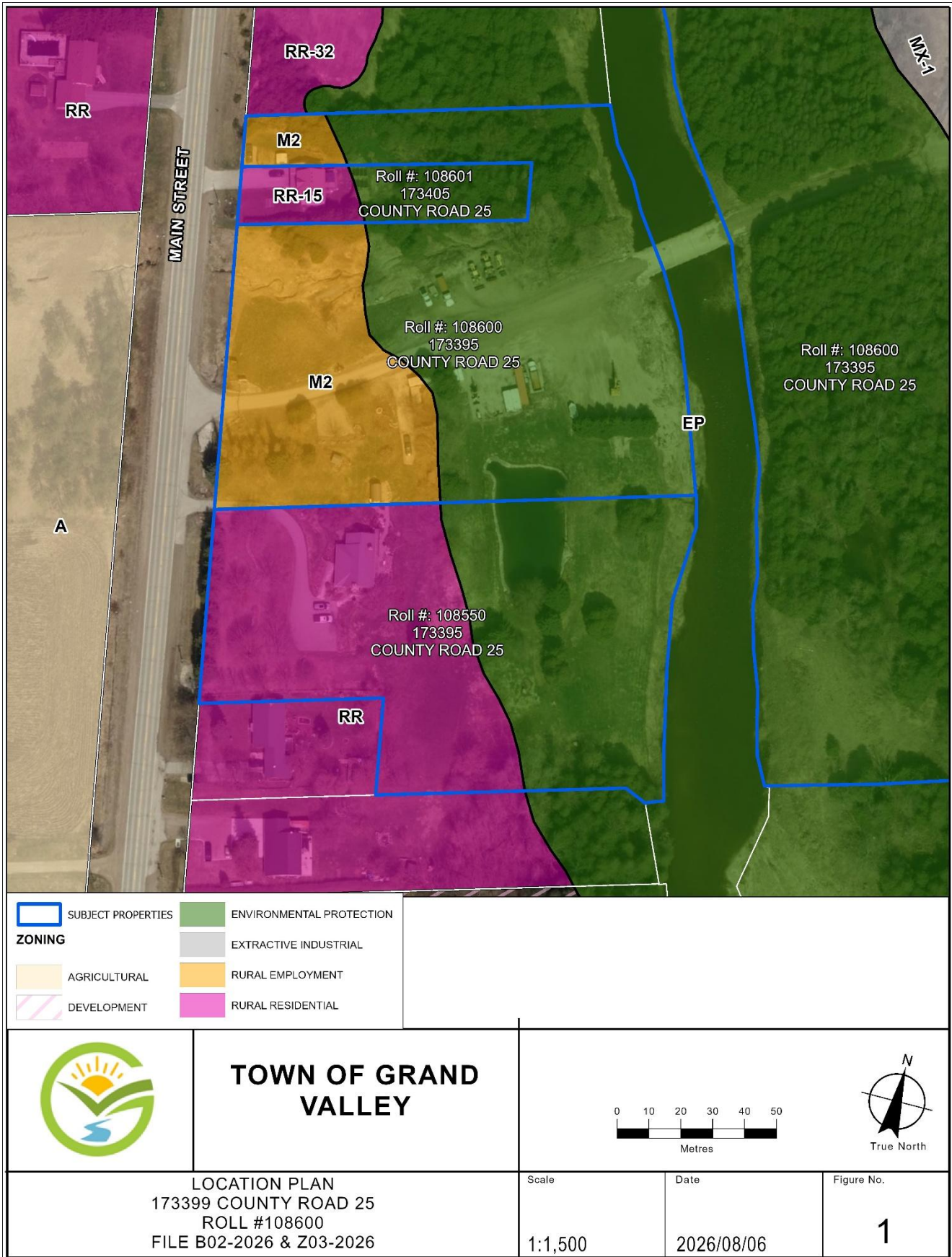
You may view the Decision and Minutes of the Hearing at www.townofgrandvalley.ca/council-and-committee-calendar

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

DATED at the Town of Grand Valley **September 11, 2026**.

Meghan Townsend
CAO/Clerk
Town of Grand Valley
5 Main Street North
Grand Valley ON L9W 5S6
mtownsend@townofgrandvalley.ca
519-928-5652 extension 222

LOCATION MAP:



SEVERANCE SKETCH:



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