



GRAND VALLEY

STAFF REPORT

To: Mayor and Members of Council
From: Mark H. Kluge, Town Planner
Meeting Date: September 10, 2024
Report Number: **PLN 2024-043**
Subject: September 2024 Planning Update

Recommendation

THAT Council receive the September 2024 Planning Update Report, for information purposes.

Executive Summary

Purpose

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

Key Findings

- Two new applications received.
- Three municipal approvals issued.
- New Provincial Planning Statement (PPS) 2024 released
- GRCA Conservation Areas Strategy – Consultation Period

Financial Implications

No financial implications.

Report

Background

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

Discussion

New Applications:

- Z04-2024 321339 Concession Road 6-7 Reduced front yard setback
- Z03-2024 034541 Concession Road 8-9 Recognize a lot of record

Current File Status:

Condominium:

- CDM01-2022 Hamilton Lane – Clearing Conditions

Consent:

- B02-2023 14 Webb Street (Roll #308900) – Clearing Conditions

Official Plan:

- OPA01-2023 40, 50, 60 Emma Street – 18-unit 4-storey infill building – processing

Part Lot Control:

- No active files

Site Plan:

- SPA01-2022 - 10 Watson Road Roll #106585 – No update
- SPA01-2018 ORICA – Future Council Report.

Subdivision:

- **22T-202401 Hill Town Drive Subdivision (Monticello)** – Local Improvement Charges By-law
UNIT COUNT: 21 Singles on private services
- **22T-202301 River's Edge by Thomasfield** – Processing
UNIT COUNT: 175 single, 14 semi, 78 towns, 63 apartments
- **22T-202201 Grand Valley Business Park (Thomasfield)** – Clearing Draft Plan Conditions
Draft Plan Approved: September 27, 2022 – Expires: Sep 27, 2025
- **22T-202101 152 Main Street INFILL** – 5 to 25 Rainey Drive, Plan 7M-83

UNIT COUNT: 12 on-street townhomes

Building Permit for 5 Rainey Drive received

Holding Removal (H) lifted Nov 14/23 and Part Lot Control By-law passed Nov 28/23

- **22T-201801 Scott Street INFILL** – Clearing Draft Plan Conditions
UNIT COUNT: 3 on-street singles, 8 condominium singles and 13 condominium towns
Draft Plan Approved: Oct 13, 2020 – Expires: Oct 13, 2026
- **22T-201601 Cor Seed Subdivision** – Clearing Draft Plan Conditions
UNIT COUNT: 73 singles, 25 on-street towns, 1 mixed used block, 1 commercial block
Draft Plan Approved: May 25, 2021 – Expires: May 25, 2027
3rd Engineering Comments by Burnside issued Jul 5/24
- **22T-201502 MOCO Farms Subdivision** – Clearing Draft Plan Conditions
UNIT COUNT: 96 singles, 68 on-street towns, 18 Live-Work units, 1 commercial block
Draft Plan Approved: November 21, 2017 – Expires: Sep 22, 2025
- **22T-201501 Thomasfield Phase 3B** – Subdivision Agreement registered
UNIT COUNT: 159 singles, 57 townhomes
Phase 3B-1 70 singles – under construction Registered 7M-85
Phase 3B-2 49 singles, 57 townhomes
Phase 3B-3 40 singles
- **22T-201501 Thomasfield Phase 3A-1** (Plan 7M-76) - constructed
UNIT COUNT: 41 singles, 17 Towns
- **22T-201501 Thomasfield Phase 3A-2** (Plan 7M-78) – constructed (1 vacant lot)
UNIT COUNT: 56 Singles

Zoning:

- Z04-2024 321339 Concession Road 6-7 – Pending review for completeness
- Z03-2024 034541 Concession Road 8-9 – Public Meeting Sep 24/24
- Z02-2024 Hill Town Drive (Monticello) – Processing
- Z07-2023 River's Edge by Thomasfield – Processing
- Z05-2023 40, 50, 60 Emma Street – Processing

Municipal Approvals issued:

- MA37-2024 New Urban Building
- MA38-2024 New (urban) Porch
- MA39-2024 New (urban) Deck

Provincial Update:

The Provincial Planning Statement (PPS) 2024 was released on Aug 20/24

- <https://ero.ontario.ca/notice/019-8462>
- <https://www.ontario.ca/page/provincial-planning-statement-2024>
- [It's Here! Ontario Releases Provincial Planning Statement, 2024 \(airdberlis.com\)](https://airdberlis.com)
- <https://mcmillan.ca/insights/ontarios-updated-2024-provincial-planning-statement-comes-into-effect-october-20-2024/>
- <https://www.dentons.com/en/insights/articles/2024/august/22/ontario-government-releases-final-version-of-the-provincial>
- <https://www.osler.com/en/insights/updates/ontario-government-releases-long-anticipated-provincial-planning-statement/>
- <https://davieshowe.com/hello-provincial-planning-statement-goodbye-growth-plan/>

Dufferin County:

Municipal Comprehensive Review (MCR) Process:

- Pending final Ministry Approval issued by MMAH on OPA 2 (Population) and 3 (Mapping),
- DRAFT MMAH decision on OPA 4 (Policy) released, County Planner to bring forward report to Committee in September.

Planners of Dufferin (POD):

- Next Meeting August 15, 2024 – *did not attend*
- One item of note Amaranth and East Garafraxa are in early discussions on amalgamating townships

Other Planning Matters:**2023 Official Plan and Zoning Update Project:**

- From JLR:
The survey closed over the weekend (Aug 31/24) with a total of 51 survey takers (in addition to the handwritten response). The majority of survey takers (approx. 46) have responded to all questions throughout with multiple comments, which is a great response considering the length and diverse content of the survey. There is good feedback to be incorporated as we finish the draft update. Draft OP and ZBL for Staff review in September 2024

- Public Open House scheduled for October 29, 2024 6:30 to 8:30 (Drop-in style), at the Community Centre, along with 2nd Survey run ideally 3-4 weeks minimum, but could extend for the entire Agency Review Period.

2023 Planning Fee Study:

- Work on-going

GRCA:

- GRCA Conservation Areas Strategy – Consultation Period, material under review [Conservation Areas Strategy - Grand River Conservation Authority](#) (on Agenda)

Sarah Properties Amaranth:

- Subdivision (Rail Trail) – nothing to report

Financial Impact

No financial impacts.

Consultations

None.

Attachments

None.

This report was submitted by

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This report was approved by

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