



OFFICIAL PLAN AMENDMENT No. 7

TO THE OFFICIAL PLAN FOR TOWN OF GRAND VALLEY

40, 50 and 60 Emma Street South
(Roll Numbers: 352000, 352100 and 352200)

**OFFICIAL PLAN OF THE TOWN OF GRAND VALLEY
AMENDMENT # 7**

**40, 50, and 60 EMMA STREET SOUTH
(Roll Numbers: 352000, 352100 and 352200)**

This amendment to the Official Plan for the Town of Grand Valley is hereby approved in accordance with Section 21 of the Planning Act, R.S.O. 1990, c.P. 13, as amended, as Amendment #7 to the Official Plan to the Town of Grand Valley.

Date: _____

Corporation of the County of Dufferin

THE CORPORATION OF THE
TOWN OF GRAND VALLEY

BY-LAW # 2024 - _____

ADOPTING BY-LAW FOR AMENDMENT TO THE OFFICIAL PLAN

40, 50 and 60 EMMA STREET SOUTH
(Roll Numbers: 352000, 352100 and 352200)

The Council of the Corporation of the Town of Grand Valley in accordance with the provisions of Section 21 of The Planning Act, R.S.O 1990, c.P. 13. as amended, hereby enacts as follows:

1. THAT Amendment #7 to the Official Plan of the Town of Grand Valley is hereby adopted.
2. THAT the Town Clerk is hereby authorized and directed to make application to the County of Dufferin for approval of Amendment #7 to the Town of Grand Valley Official Plan.
3. THAT this By-law shall come into force and take effect on the date of final passing thereof.

Enacted and passed this 8th day of October, 2024

STEVE SOLOMAN, MAYOR

MEGHAN TOWNSEND, CAO/CLERK

CERTIFICATION OF COMPLIANCE WITH PUBLIC INVOLVEMENT AND
NOTICE REQUIREMENTS

OFFICIAL PLAN OF THE TOWN OF GRAND VALLEY
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(Roll Numbers: 352000, 352100 and 352200)

I, Meghan Townsend, CAO/Clerk of the Corporation of the Town of Grand Valley,
hereby certify that the requirements for giving notice, and the holding of at least
one public meeting as set out in the Planning Act, R.S.O. 1990, c.P. 13, as
amended, have been complied with

Meghan Townsend, CAO/Clerk

Date

THE CONSISTUTIONAL STATEMENT

PART A – THE PREAMBLE does not constitute part of the Amendment

PART B – THE AMENDMENT consisting of the text and the attached Schedule A, constitutes Amendment #7 to the Official Plan of the Town of Grand Valley.

OFFICIAL PLAN OF THE TOWN OF GRAND VALLEY
AMENDMENT # 7

40, 50 and 60 EMMA STREET SOUTH
(Roll Numbers: 352000, 352100 and 352200)

PART A – THE PREAMBLE

1.1 Purpose of the Amendment

The purpose of this Amendment to the Official Plan is to amend the Planning document to:

- a) Redesignate the lands municipally known as 40, 50 and 60 Emma street South (Roll #'s 352000, 352100 and 352300) from a *Downtown Commercial* designation to an *Urban Residential* designation

1.2 Location

This amendment affects 40, 50 and 60 Emma Street South (Roll Numbers: 352000, 352100 and 352200) located within the Town of Grand Valley.

1.3 Basis of the Amendment

An Official Plan Amendment is required to:

- redesignate the lands municipally known as 40, 50 and 60 Emma street South (Roll #'s 352000, 352100 and 352300) from a *Downtown Commercial* designation to an *Urban Residential* designation;

The proposed Official Plan Amendment is consistent with the Provincial Planning Statement 2020, conforms with applicable Provincial Plan, the County of Dufferin Official Plan and the Town of Grand Valley Official Plan, has regard for matters of provincial and local interest, and represents good planning for the reasons set out in the staff report titled *Decision Proposed Official Plan OPA01-2023 and Zoning By-law Z05-2023 40, 50, and 60 Emma Street*.

A Statutory Public Meeting on the proposed Official Plan and Zoning By-law Amendment was held on July 16, 2024, by Town of Grand Valley Municipal Council.

Notice of the Statutory Public Meeting regarding the applications via email, mailout, on the Town's website and signage was provided pursuant to the *Planning Act* on June 26, 2024.

Notice of the Recommendation Meeting was emailed to those persons who requested to be notified, and to any persons who provided written and/or oral submissions.

PART B – THE AMENDMENT

40, 50 and 60 EMMA STREET SOUTH
(Roll Numbers: 352000, 352100 and 352200)

2.1 Introduction to the Amendment

The following Amendment constitutes Amendment # 7 to the Official Plan of the Town of Grand Valley.

2.2 Text Amendments

There is no text amendments associated with this Amendment.

2.3 Mapping Amendments

That Schedule A-2 Land Use (Village) is hereby amended by identifying lands municipally known as 40, 50 and 60 Emma Street South (Roll #352000, 352100 and 352200) as *Urban Residential* by colour-coding these properties with the corresponding colour as shown in Schedule 1 to this amendment.

2.4 Implementation

The Implementation policies of the Official Plan shall apply to the implementation of this Amendment and in addition, appropriate zoning and site plan controls will implement any and all use of the land.

2.5 Interpretation

The provisions of the Official Plan, as amended from time to time regarding the interpretation of the Plan shall apply with respect to this amendment.

SCHEDULE 1 to OPA No. 7

