



GRAND VALLEY

STAFF REPORT

To: Mayor and Members of Council
From: Mark H. Kluge, Town Planner
Meeting Date: October 8, 2024
Report Number: **PLN 2024-067**
Subject: October 2024 Planning Update

Recommendation

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

Executive Summary

Purpose

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

Key Findings

- One new application received.
- One Municipal Approval issued.

Financial Implications

No financial implications.

Report

Background

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

Discussion

New Applications:

- Z05-2024 25 McIntyre Lane Reduced setbacks for accessory buildings – Statutory Public Meeting Report – October 8, 2024

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 – **On October 8, 2024 Agenda**

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 condo singles and 13 condo townhomes
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 Townhomes
- **22T-201501 Thomasfield Phase 3A-2** (Plan 7M-78) – constructed (1 vacant lot)
UNIT COUNT: 56 Singles

Zoning:

- Z05-2024 25 McIntyre Lane – Public Meeting Oct 8/24
- Z04-2024 321339 Concession Road 6-7 – Pending review for completeness
- Z03-2024 034541 Concession Road 8-9 – Processing
- Z02-2024 Hill Town Drive (Monticello) – Processing
- Z07-2023 River's Edge by Thomasfield – Processing
- Z05-2023 40, 50, 60 Emma Street – **On Agenda**

Municipal Approvals issued:

- MA40-2024 Rural Dwelling Demo and Addition

Provincial Update:

- Nothing to report

Dufferin County:

- Nothing to report

Planners of Dufferin (POD):

- Meeting on September 19, 2024 – Unable to attend

Other Planning Matters:

2023 Official Plan and Zoning Update Project:

- Draft Official Plan received September 20, 2024 from JLRichards and Associates, Staff are conducting a review.
- Public Open House scheduled for October 29, 2024 6:30 to 8:30 (Drop-in style), at the Grand Valley and District Community Centre, Grand River Room.

2023 Planning Fee Study:

- Work on-going

GRCA:

- Nothing to report

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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