



GRAND VALLEY

STAFF REPORT

To: Mayor and Members of Council
From: Mark H. Kluge, Town Planner
Meeting Date: November 12, 2024
Report Number: **PLN 2024-084**
Subject: November 2024 Planning Update

Recommendation

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

Executive Summary

Purpose

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

Key Findings

- Three new applications received.
- Three Municipal Approvals issued.

Financial Implications

No financial implications.

Report

Background

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

Discussion

New Applications:

- B01-2024 402287 County Road 15 Lot Line Adjustment
- Z07-2024 402287 County Road 15 Zoning
- Z06-2024 68 Water Street Expansion of a Legal Non-Conforming Use

Current File Status:

Condominium:

- CDM01-2022 Hamilton Lane – Clearing Conditions

Consent:

- B01-2024 402287 County Road 15 - **Public Meeting Nov 26/24**
- B02-2023 14 Webb Street – Clearing Conditions

Official Plan:

- OPA01-2023 OPA 7 40, 50, 60 Emma Street – 18-unit 4-storey infill building – **Pending County approval**

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:

- Z07-2024 402287 County Road 15 – **Public Meeting November 26, 2024**
- Z06-2024 68 Water Street – **Public Meeting November 26, 2024**
- Z05-2024 25 McIntyre Lane – **Decision Report - on November 12, 2024 Council Agenda**
- Z04-2024 321339 Concession Road 6-7 – **Pending review for completeness Sale of Right of Way (ROW) and Building Permit, information from County Building:**

Timing and Transitions for the new code consists of the following:

- *The 2024 Building Code comes into effect on January 1, 2025, with a three-month grace period until March 31, 2025, for certain designs that are already underway.*
- *Until December 31, 2024, Permit applications must be submitted using the 2012 Building Code.*
- *January 1, 2025, to March 31, 2025, Permit applications may be submitted using the new 2024 Building Code. Permit applications may also be submitted using the 2012 Building Code if the applicant demonstrates that their working drawings were substantially complete by December 31, 2024.*
- *April 1, 2025, Permit applications must be submitted using the 2024 Building Code.*

- 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 – **Pending County Approval of OPA 7**

Municipal Approvals issued:

- MA41-2024 New Urban Dwelling
- MA42-2024 New Rural Dwelling
- MA43-2024 New Urban Dwelling

Provincial Update:

- Attended MMAH Western Office Planners Forum on Nov 08/24.

Dufferin County:

- Planner and CAO attended the County Green Development Standards Municipal Workshop on Oct 10/24, see **Appendix 1: Thomasfield Letter County Greed Development Standards**

Planners of Dufferin (POD):

- No meeting in October 2024
- Silva Yousef, County Senior Planner has resigned effective November 1, 2024, to take a position with the Province.

Other Planning Matters:

2023 Official Plan and Zoning Update Project:

- Public Open House held on October 29, 2024 6:30 to 8:30 (Drop-in style), at the Grand Valley and District Community Centre, Grand River Room.
- Fifteen (15) members of the Public/Landowners were in attendance
- Next steps:
 - DRAFT Official Plan – PPS 2024 conformity in circulation for comment, deadline to comment is Nov 22/24
 - Debrief/Next steps meeting with JLR Consultant in mid-November to plan out final phase and wrap up of project in Q1-2025.

2023 Planning Fee Study:

- Work on-going

Grand River Conservation Authority (GRCA):

- Nothing to report

Sarah Properties Amaranth:

- Subdivision (Rail Trail) – nothing to report

Financial Impact

No financial impacts.

Consultations

None.

Attachments

Attachment 1 - Thomasfield Homes Letter regarding County Green Development Standards

This report was submitted by

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This report was approved by

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