



GRAND VALLEY

## Council Planning Report

To: Mayor Soloman & Council  
From: Mark H. Kluge, MCIP RPP, Town Planner  
Date: December 10, 2024  
Report No.: PLN2024-115  
Subject: **Decision Proposed Zoning 68 Water Street File Z06-2024**

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### Recommendation:

**THAT** Report No. PLN2024-115, dated December 10, 2024, be received;

**AND FURTHER THAT** Zoning By-law Amendment file Z06-2024, to amend the Town of Grand Valley Zoning By-law 2009-10, as amended, for the lands municipally known as 68 Water Street (Roll #349900), as generally shown in **Appendix 2: Zoning By-law**, of this report be approved and the necessary by-law be adopted.

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### Key Points:

The following are key points for consideration with respect to this report:

- The application is to permit the expansion of a Legal Non-conforming (residential) use
- Planning Report [PLN2024-098](#) was presented at a Public Meeting on November 26, 2024.
- Council deferred their decision pending confirmation on the requirement for a Stage 1 Archeological Study, received from the Mississaugas of the Credit First Nation (MCFN) which has now been waived.

## **Background**

On November 26, 2024, Planning brought forward Public Meeting/Decision Report [PLN20204-98](#) for the subject property located at 68 Water Street.

At the November 26, 2024, Council Meeting, Council passed Resolution 2024-11-30:

**BE IT RESOLVED THAT** Report PLN2024-98, dated November 26,2024, be received;

**AND FURTHER THAT** Zoning By-law Amendment file Z06-2024, to amend the Town of Grand Valley Zoning By-law 2009-10, as amended, for the lands municipally known as 68 Water Street (Roll #349900), as generally shown in Appendix 4: Zoning By-law, of this report be approved and the necessary by-law be deferred pending clarification on the requirement for an archeological study.

## **Planning Follow-up**

On November 26, 2024, Planning reached out to the Mississaguas of the Credit First Nation (MCFN) to confirm if a Stage 1 Archaeological Study was in fact required.

Planning then followed up with an email on November 27, 2024. The MCFN responded on November 28, 2024 via email with updated comments that waived the requirement for a Stage 1 Archeological Study, but with conditions, see **Appendix 1: MCFN Email/Updated Comments**.

Now that the MCFN have waived the requirement for a Stage 1 Archeological Study, Council can pass the Zoning By-law to expand the Legal Non-conforming (Residential) Use and permit a Second Driveway as listed in **Appendix 2: Zoning By-law**.

### **Attachments:**

Appendix 1: MCFN Email/Updated Comments

Appendix 2: Zoning By-law

### **Report Submitted by**

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### **Report Approved by**

Meghan Townsend, CAO/Clerk

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