



**GRAND VALLEY**

## **STAFF REPORT**

**To:** Mayor and Members of Council  
**From:** Mark H. Kluge, Town Planner  
**Meeting Date:** December 10, 2024  
**Report Number:** **PLN 2024-118**  
**Subject:** December 2024 Planning Update

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### **Recommendation**

**THAT** Council receives Report PLN 2024-118 December 2024 Planning Update, for information purposes.

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### **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.

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### **Report**

#### **Background**

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

## Discussion

### New Applications:

- B02-2024 321339 Concession Road 6-7 – sale of Town owned Right Of Way (ROW)

### Current File Status:

#### Condominium:

- CDM01-2022 Hamilton Lane – Clearing Conditions

#### Consent:

- B01-2024 402287 County Road 15 – **On December 10, 2024 Agenda**
- B02-2024 321339 Concession Road 6-7 - **On December 10, 2024 Agenda**

#### 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 condominium singles and 13 condominium 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  
Request to start maintenance period has been received and is under review by engineers.

### Zoning:

- Z07-2024 402287 County Road 15 – **On December 10, 2024 Agenda**
- Z06-2024 68 Water Street – **On December 10, 2024 Agenda**
- Z05-2024 25 McIntyre Lane – **Appeal Period ended December 5, 2024**
- Z04-2024 321339 Concession Road 6-7 – **On December 10, 2024 Agenda**
- 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:

- MA44-2024 Demolition
- MA45-2024 Residential Addition (Rural)

### Provincial Update:

- Minister of Municipal Affairs and Housing letter on Additional Residential Units (ARU) **on December 10, 2024 Council Agenda - Correspondence.**

**Dufferin County:**

- Nothing to report

**Planners of Dufferin (POD):**

- No meeting in November 2024
- Town Planner did not attend December 5, 2024 year end meeting.

**Other Planning Matters:**

**2023 Official Plan and Zoning Update Project:**

- DRAFT Official Plan and Zoning By-law – PPS 2024 conformity in circulation for comment, deadline to comment is November 22, 2024
- Tentative Public Meeting and Approval March 25, 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**

None

**This report was submitted by**

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**This report was approved by**

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