



GRAND VALLEY

## Council Planning Report

To: Mayor Soloman & Council  
From: Mark H. Kluge, MCIP RPP, Manager of Planning  
Date: February 25, 2025  
Report No.: PLN2025-022  
Subject: Public Meeting Proposed Zoning 50 Emma Street South Z01-2025

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### Recommendation:

**THAT** Report PLN2025-022 Public Meeting Proposed Zoning 50 Emma Street South, dated February 25, 2025, be received;

**AND FURTHER THAT** the public has until Friday March 21, 2025, to provide comments to Planning on application Z01-2025;

**AND FURTHER THAT** all agency and public comments be referred to Planning and considered in a Recommendation Report to be scheduled for a future Council Meeting, regarding the final disposition of this matter;

**AND FURTHER THAT** the decision on application Z01-2025 be deferred.

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### Key Points:

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

- The Town has received a Zoning By-law Amendment application proposing an in-fill development for a 5-storey, 24-unit residential building located at 40, 50 and 60 Emma Street South.
- The Town has also received an associated Site Plan Application (SPA01-2025) that is not subject to a public process.

## Public Meeting Proposed Zoning 50 Emma Street South Z01-2025

- Both applications are currently under review by internal departments and external agencies.
- The previous Zoning Amendment Application Z05-2023 is to be closed.
- The purpose of the Public Meeting is to obtain comment and feedback from the public. Any comments received will be reviewed, evaluated, and responded to in the Final Recommendation Report to Council at a later date.
- No decisions will be made regarding the final disposition of this application at the Public Meeting.

## Background

### Location:

The subject properties are located on the west site of Emma Street South, between Mill and William Street, in the Downtown area. The subject lands are vacant, see **Appendix 1: Location Map**.

### Site Characteristics:

<b>Municipal/Emergency Address</b>	40, 50 and 60 Emma Street South
<b>Roll Numbers</b>	352000, 352100 and 352200
<b>Legal Description</b>	PLAN 22A Block 5 Part of Lot 1 and PLAN 33A, Block 5, Lots 13, 14 and 15
<b>Current Use</b>	Vacant Land
<b>Site Area</b>	0.32 ha
<b>Official Plan</b>	<i>Urban Residential</i>
<b>Current Zoning</b>	Downtown Commercial (CD) and Downtown Commercial Flood Fringe (CD-F)
<b>Proposed Zoning</b>	Site-specific Multiple Residential (RM) Zone

### Surrounding Land Uses:

<b>NORTH</b>	Hydro One substation
<b>SOUTH</b>	Existing Employment Use
<b>EAST</b>	Existing Commercial and Multiple Residential
<b>WEST</b>	Residential

**History:**

**October 5, 2023:**

The Town received an Official Plan (OPA01-2023) and Zoning By-law (Z05-2023) amendment applications for a proposed infill development for eight on-street townhomes (two blocks of four), across three vacant parcels of land. A Public Meeting was held on November 14, 2023.

**June 20, 2024:**

The Agent (c/o Charlotte Lewington, GSP Group Inc.) submitted revised Official Plan and Zoning By-law Amendment applications for a proposed infill development for a 4-storey, 18-unit residential building, with 38 parking spaces. As per the [Planning Justification Addendum Letter dated June 20, 2024](#) submitted with the revised applications, *“a number of comments were received (at the Public Meeting) which led to the reconsideration of the built-form for the development site.”*

**October 8, 2024:**

On October 8, 2024, Town Council adopted OPA 7, redesignating the site from *Downtown Commercial* to *Urban Residential*, OPA 7 was then forwarded to Dufferin County Council for approval.

On October 8, 2024, Town Council also adopted by [Council Resolution 2024-10-07](#) the proposed Zoning By-law Amendment File (Z05-2023) to permit a 4-storey 18-unit multi-residential building, however the Zoning By-law was not passed pending County approval of OPA 7.

**December 10, 2024:**

On December 10, 2024, Dufferin County Council approved the Town’s OPA 7, redesignating the site from *Downtown Commercial* to *Urban Residential*.

**Proposed Development:**

The [Planning Justification Addendum Letter](#) submitted by GSP Group, dated January 15, 2025, with the current 2025 applications states:

*At the Council decision meeting on October 8th, 2024, Council decided to endorse the proposed Official Plan Amendment and approve the proposed Zoning By-law*

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*Amendment. However, they also expressed an interest in the developer exploring additional height and density.*

*The Owner considered the Town Council's suggestion and decided to revisit the building design.*

On January 20, 2025, GSP Group Inc. (Charlotte Lewington) on behalf of the Owner Sheldon Creek submitted Zoning By-law (Z01-2025) and Site Plan Approval (SPA01-2025) applications for a proposed in-fill development consisting of a 5-story 24-unit multi-residential building. See **Appendix 2: Site Plan** and **Appendix 3: Renderings**. All submission materials can be viewed on the Town's website under Current and Approved Applications for file – [50 Emma Street South File Nos Z01-2025 and SPA01-2025](#), via this link:

<https://www.townofgrandvalley.ca/business-development/building-planning-and-development/current-and-approved-applications/>

The Application(s) were deemed complete on January 31, 2025. A Site Plan will be required prior to the issuance of Building Permits. The Site Plan Application is not subject to a public meeting process and approval rests with Planning, in accordance with Provincial Planning Legislation. The Site Plan will address all the technical comments regarding the development. The proposed development also requires a Servicing Allocation and Condominium Application, and similar to Site Plan approval, Servicing Allocation and Condominium applications are not subject to a public meeting process.

### **Current Planning Context**

#### **Provincial Policy:**

All new development within the Province must conform to the Provincial Policy Statement 2024. The Recommendation Report will discuss how the proposed development conforms to Provincial Policy.

#### **Dufferin County Official Plan:**

The subject lands are designated *Urban Settlement Area* in the Dufferin County Official Plan and not located on a County Road.

**Grand Valley Official Plan:**

The subject lands are designated *Urban Residential* (OPA 7) in the Town’s Official Plan.

The permitted uses in this designation are:

- *all forms of residential development, including a range of housing sizes, types, tenures, and price;*
- *assisted and special needs housing, including group homes, nursing homes and homes for the aged;*
- *home occupations;*
- *institutional uses servicing the immediate community including public schools and places of worship;*
- *trails, parks, public open space; and*
- *small-scale retail uses such as, convenience stores, service commercial and person*

An Official Plan Amendment to permit a multi-unit residential building is not required.

**Grand Valley Zoning By-law 2009-10:**

The subject lands are zoned Downtown Commercial (DC) and Downtown Commercial with a Flood Fringe (DC(F)). A site-specific Zoning By-law Amendment is required to rezone the lands to a Multiple Residential (RM) Zone to permit a multi-unit residential building, with exceptions for:

- i. Maximum building height – 18.5 m
- ii. Maximum density – 75 units/ha
- iii. Minimum Off-Street Parking, Residential – 1.58 spaces per unit

See **Appendix 4: Draft Zoning By-law.**

**Public Consultation:**

Notice of this Public Meeting was provided on February 4, 2025, by email, regular mail and posted signage, pursuant to the *Planning Act*. As of the writing of this report, Planning has not received any comments from the public.

The Public has until March 21, 2025, to submit comments to the Town regarding this application. Members of the Public that submit comments, attend the Public Meeting, or

request to be notified will be notified (via email) when the Recommendation Report is scheduled for Council. All comments received will be reviewed, evaluated, and responded to in the Final Recommendation Report to Council.

### **Town and Agency Consultation:**

The applications were circulated for technical review on February 2, 2025. As of the writing of this report Planning has received the following comments:

- Upper Grand District School Board, see **Appendix 5**
- Dufferin County Planning, see **Appendix 6**
- Mississauga of the Credit First Nation, see **Appendix 7**
- Enbridge, see **Appendix 8**
- Grand River Conservation Authority, see **Appendix 9**

All technical comments received will be reviewed and addressed in the final Recommendation Report to Council.

All comments received from the public and technical circulations will be evaluated and reviewed by Planning and the Applicant. A response to all comments, addressing any issues and a full Planning Analysis will be provided in the Final Recommendation Report to Council.

### **Attachments:**

Appendix 1: Location Map

Appendix 2: Site Plan

Appendix 3: Rendering

Appendix 4: Draft Zoning By-law

Appendix 5: Upper Grand District School Board Comments

Appendix 6: Dufferin County Planning Comments

Appendix 7: Mississaugas of the New Credit First Nation Comments

Appendix 8: Enbridge Comments

Appendix 9: Grand River Conservation Authority Comments

**Report Submitted by**

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**Report Approved by**

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