



STAFF REPORT

To: Mayor and Members of Council

From: Mark H. Kluge, Manager of Planning

Meeting Date: February 11, 2025

Report Number: **PLN 2025-014**

Subject: February 2025 Planning Update

Recommendation

THAT Council receives Report PLN 2025-014 - February 2025 Planning Update, for information purposes.

Executive Summary

Purpose

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

Key Findings

- Two new applications received.
- Five Municipal Approvals issued.

Financial Implications

No financial implications.

Report

Background

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

Discussion

New Applications:

- Z01-2025 50 Emma Street South 5-storey infill multi-unit residential building
- SPA01-2025 50 Emma Street South 5-storey infill multi-unit residential building

Current File Status:

Condominium:

- CDM01-2022 Hamilton Lane – Clearing Conditions

Consent:

- B02-2024 321339 Concession Road 6-7 (sale of Town surplus land)
Council approved on January 28, 2025. Applicant is clearing conditions.
- B01-2024 402287 County Road 15
**Council approved on December 10, 2024, Appeal period over January 9, 2025.
No Appeal received. Applicant is clearing Conditions.**

Official Plan:

- OPA01-2023 OPA 7 40, 50, 60 Emma Street **County approved Town OPA 7 on December 12, 2024, there were no Appeals. Applicant is proceeding with a NEW Zoning By-law Amendment (Z01-2025).**

Part Lot Control:

- No active files

Site Plan:

- SPA01-2025 50 Emma Street South 5-storey infill multi-unit residential building Processing
- 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
Request to start maintenance period has been received and is under review by Town Engineering.

Zoning:

- Z01-2025 50 Emma Street South - **Processing**
- Z07-2024 402287 County Road 15
Council approved on December 10, 2024, Appeal period ended January 9, 2025, NO Appeals received, By-law in full force and effect
- Z06-2024 68 Water Street
Council approved on December 10, 2024 Appeal period ended January 9, 2025, NO Appeals received, By-law in full force and effect

- Z04-2024 321339 Concession Road 6-7
Pending finalization of sale of Town owned surplus land (ROW)
- 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 – **To be Closed**

Municipal Approvals issued:

- MA01-2025 Finished basement (Urban)
- MA02-2025 Addition to Community Centre
- MA03-2025 Private Septic
- MA04-2025 New Urban Dwelling
- MA05-2025 Addition (Urban)

Provincial Update:

- Provincial Election Thursday February 27, 2025

Dufferin County:

- Nothing to report

Planners of Dufferin (POD):

January 30, 2025 Meeting

- New User Fee By-law 2025-02, see **Appendix 1**
- DRAFT version of the County Planning Intake Process Manual for review, comments due Friday February 7th, 2025.

Other Planning Matters:

2023 Official Plan and Zoning Update Project:

- Pending receipt of final DRAFT Official Plan and Zoning By-law (in conformity with the PPS 2024)
- Additional First Nation (HDI) consultation is being undertaken
- 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

Appendix 1: County User Fee By-law 2025-02

This report was submitted by

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This report was approved by

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