



GRAND VALLEY

## STAFF REPORT

**To:** Mayor and Members of Council  
**From:** Mark H. Kluge, Manager of Planning  
**Meeting Date:** March 11, 2025  
**Report Number:** **2025-045**  
**Subject:** Monthly Planning Update Report – March 2025

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### Recommendation

THAT Council receives Report PLN 2025-045 – March 2025 Planning Update, for information purposes.

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### Executive Summary

#### Purpose

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

#### 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:

- No new applications.

**Current File Status:**

**Condominium:**

- CDM01-2022 Hamilton Lane – Clearing Conditions

**Consent:**

- B02-2024 321339 Concession Road 6-7 (sale of Town owned ROW)  
**Sale of Town owned ROW completed on February 24, 2025.**
- B01-2024 402287 County Road 15  
**FORM 2 Certificate issued on February 24, 2025, all Conditions cleared and SEVERED Farmland has been sold to the Deaken Farm.**

**Official Plan:**

- No current applications

**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 – Property is for sale, Site Plan Agreement has NOT been finalized (signed or secured).
- 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  
Town Engineer and Planner met with Applicant's Engineer and (new) Planner on February 24, 2025, Town brought both consultants up to speed on status of Draft Plan Conditions, Scott Street Agreement and Stormwater Management issues. Property is not actively being marketed, but the intention is to sell once all approvals are in place.  
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-170 singles – under construction Registered 7M-85  
Phase 3B-249 singles, 57 townhomes  
Phase 3B-340 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  
**Public Meeting held February 25, 2025, Processing**
- Z04-2024 321339 Concession Road 6-7  
**BL 2025-16, passed on Feb 25, 2025. Appeal period ends Monday March 18, 2025**
- Z03-2024 034541 Concession Road 8-9 – **Processing**
- Z02-2024 Hill Town Drive (Monticello)  
**BL 2025-14 passed on February 11, 2025. Appeal period ends March 5, 2025 (verbal update)**
- Z05-2023 40, 50, 60 Emma Street – **Pending**
- Z07-2023 River's Edge by Thomasfield – **Processing**

#### Municipal Approvals:

- MA06-2025 New Urban Additional Residential Unit (ARU) Interior
- MA07-2025 Rooftop Solar Panels on a Rural Dwelling

#### Property Information Reports:

- PIR-01-2025 402287 County Road 15 Roll #207300 (BOND sale to DEAKEN)
- PIR-02-2025 Roll #217600 (HWY 89 and Sideroad 24-25)

**Provincial Update:**

- Nothing to report

**Dufferin County:**

- Nothing to report

**Planners of Dufferin (POD):**

February 27, 2025, Meeting, (did not attend)

- Recruitment for a Dufferin County Manager of Planning and Junior Planner is underway.
- County OPA 4 is with the Ministry for review, approval expected in Spring 2025

**Other Planning Matters:**

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

- DRAFT Official Plan and Zoning By-law (in conformity with the PPS 2024) received Feb 14, 2025, and under review
- Additional First Nation (HDI) consultation is being undertaken
- Tentative Public Meeting and Approval now April 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.

**This report was submitted by**

Mark H. Kluge, MCIP RPP  
Manager of Planning  
519-928-5652 extension 225  
[mkluge@townofgrandvalley.ca](mailto:mkluge@townofgrandvalley.ca)

**This report was approved by**

Meghan Townsend  
Chief Administrative Officer/Clerk  
519-928-5652 extension 222  
[mtownsend@townofgrandvalley.ca](mailto:mtownsend@townofgrandvalley.ca)