



February 11, 2025

Via email

GRCA File: Z01-2025 – 50 Emma St S

Mark H. Kluge, Town Planner
Town of Grand Valley
5 Main Street North,
Grand Valley, ON, L9W 5S6

**Re: Zoning By-law Amendment & Site Plan Applications (Z01-2025 & SPA01-2025)
50 Emma Street South, Town of Grand Valley
Sheldon Creek Developments Inc. (c/o GSP Group)**

Dear Mark Kluge,

Grand River Conservation Authority (GRCA) staff has reviewed the above-noted application to construct a five-storey, 24 unit apartment building with 38 surface parking spaces.

Recommendation

The GRCA recommends approval of the zoning by-law amendment and site plan applications. A GRCA permit is required prior to construction for work within the regulated area.

Documents Reviewed by Staff

Staff have reviewed the following documents submitted with this application :

- Cover Letter (prepared by GSP Group, dated January 15, 2025)
- Planning Justification Addendum Letter (prepared by GSP Group, dated January 15, 2025)
- Site Plan and Architectural Drawings (prepared by Khalsa Design Inc., dated December 30, 2024)
- Servicing Brief Updated (prepared by Moorefield Excavating, dated December 18, 2024)
- Geotechnical Investigation and Stability Assessment (prepared by CMT Engineering Inc., dated June 12, 2024)

GRCA Comments

GRCA has reviewed this application under the Mandatory Programs and Services Regulation (Ontario Regulation 686/21), including acting on behalf of the Province regarding natural hazards identified in Section 5.2 of the Provincial Planning Statement (PPS, 2024), as a regulatory authority under Ontario Regulation 41/24 and as a public body under the *Planning Act* as per our CA Board approved policies.

Information currently available at this office indicates that the subject lands contain slope valley and floodplain (Two-Zone flood fringe) associated with the Grand River. As such, a portion of the subject lands are regulated by the GRCA under Ontario Regulation 41/24. Any new development/site alteration within the regulated area will require a permit from the GRCA.

GRCA previously provided comments on the associated Official Plan and Zoning By-law Amendment applications (OPA01-2023 and ZBA05-2023), dated November 8, 2023, which included a number of comments to be addressed. We understand that the Official Plan Amendment has since been approved and is in effect, while the proposed Zoning By-law Amendment was approved but not passed due to changes in the design. We understand that the updated design increases the height and density of the proposed development, and that the current application submissions aim to facilitate these changes.

Based on our review of the current submission materials, including the geotechnical report, we are satisfied that our previous comments (dated November 8, 2023) have been adequately addressed. However, we have one minor comment that we request to be addressed as part of the GRCA permit submission, as follows:

1. Please label the proposed floodplain limits in GRAD-1, SERV-1 and P&P1 to reflect the proposed grading work.

As stormwater is proposed to outlet to the municipal storm sewer on Emma Street, we defer stormwater management comments to the Town.

We wish to acknowledge receipt of the applicable plan review fee of \$465.00. No additional fees are required for our review of these applications. A separate fee will be required for a GRCA permit. The applicant can visit our [Online Permit Application](#) to apply.

We trust this information is of assistance. Should you have any questions, please contact Angela Wang at 519-621-2763 ext. 2270 or awang@grandriver.ca.

Sincerely,



Melissa Larion, MCIP, RPP
Supervisor of Planning and Regulations
Grand River Conservation Authority

Angela Wang
Resource Planner
Grand River Conservation Authority

Copy: Willem Wildeboer, Sheldon Creek Developments Inc. (via email)
Charlotte Lewington, GSP Group (via email)