



GRAND VALLEY

STAFF REPORT

To: Mayor and Members of Council
From: Mark H. Kluge, Manager of Planning
Meeting Date: April 8, 2025
Report Number: 2025-058
Subject: Monthly Planning Update Report – April 2025

Recommendation

THAT Council receives Report PLN 2025-58 – April 2025 Planning Update, for information purposes.

Executive Summary

Purpose

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

Financial Implications

No financial implications

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:

- No current applications

Official Plan:

- No current applications

Part Lot Control:

- No current applications

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 - **Processing**
- Z04-2024 321339 Concession Road 6-7
BL 2025-16, passed on Feb 25, 2025. Appeal period ended March 18, 2025, no appeals received, By-law in full force and effect
- Z03-2024 034541 Concession Road 8-9 – **Processing**
- Z05-2023 40, 50, 60 Emma Street – **On hold**
- Z07-2023 River's Edge by Thomasfield – **Processing**

Municipal Approvals:

- MA09-2025 New Urban Dwelling
- MA10-2025 Addition to Agricultural Building

Property Information Reports:

- PIR-03-2025 – No Municipal Address Roll #217650

Provincial Update:

- Nothing to report

Dufferin County:

- A one-day Summit lead by a Consultant on Planning and Economic Development for all Councillors (not staff)

Planners of Dufferin (POD):

Summary of March 27, 2025, Meeting items:

Municipal Comprehensive Review

- County Staff are seeking County Council's direction on Official Plan Amendment, (OPA) 5 which is the Ministry of Finance (MOF) population numbers for the Province, 10% difference than the approved OPA 2 numbers
- There are no employment numbers in the MOF forecast
- This could affect the Settlement Area Boundaries in order to accommodate the increase in population

Municipal Official Plan Conformity Exercises

- The local municipalities are all at different stages in their conformity exercises.

County Concierge Program

- Economic Development focus
- What would this program look like

County-wide CIP Program

- \$80,000 county wide CIP program
- Agriculturally based, still developing what the program would look like and what would be beneficial
- An RFP is being developed

Other Planning Matters:

2025 Q1 Zoning By-law Office Consolidation

- All 2024 and Q1-2025 Zoning Amendments have been updated. The [Zoning By-law, Office Consolidation](#) has been posted on the Town's website

2023 Official Plan and Zoning Update Project:

- Public Meeting and Approval of the draft Official Plan rescheduled to May 13, 2025, at 7:00 p.m.
- Draft OPA, Zoning By-Law and Notice of Public Meeting will be posted on Town website on April 14th, 2025
- Public Meeting Notice will be published in the newspapers on April 17th, 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

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This report was approved by

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