



## Council Planning Report

To: Mayor Soloman & Council  
From: Mark H. Kluge, MCIP RPP, Manager of Planning  
Date: May 27, 2025  
Report No.: PLN2025-089  
Subject: **Decision Report for Zoning File Z05-2023 40, 50 and 60 Emma Street South**

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### Recommendation:

**THAT** Report No. PLN2025-089, dated, May 27, 2025, be received;

**AND FURTHER THAT** Application Z05-2023 from the Owner (Sheldon Creek) of 40, 50 and 60 Emma Street South (Roll #352000, #352100, #352200) for a Zoning By-law Amendment, to rezone the lands from a Downtown Commercial (CD) Zone and Downtown Commercial Exception Three Flood Fringe (CD-3(F)) Zone to a Multiple Residential Exception Fourteen (RM-14) Zone and Multiple Residential Exception Fourteen Flood Fringe (RM-14(F)) Zone, as generally shown in **Appendix 2: DRAFT Zoning By-law**, be approved and the necessary By-law be adopted.

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### Key Points:

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

- Council adopted the Zoning for the proposed 4-storey, 18-unit infill development on October 8, 2024.
- Dufferin County passed Town of Grand Valley Official Plan Amendment Seven (OPA 7) on December 12, 2024, which redesignated the lands from *Downtown Commercial* to *Urban Residential*, **Appendix 1**.
- The Owner (Sheldon Creek) has decided to pursue the development now that OPA 7 is in full force and effect.
- The development is still subject to Site Plan Approval (SPA01-2025 REVISED) and a Condominium Plan, both processes are not subject to a public process.

## **Background**

On October 8, 2024, Grand Valley Council passed **Resolution 2024-10-07**.

Moved by: J. Jonker

Seconded by: P. Latam

**BE IT RESOLVED THAT** [Report No. PLN2024-060](#), dated October 8, 2024, be received;

**AND FURTHER THAT** Town of Grand Valley Official Plan Amendment No. 7 (OPA 7), which amends the Town of Grand Valley Official Plan, for the lands municipally known as 40, 50 and 60 Emma Street South, as generally shown in Appendix 4: Official Plan Amendment, be adopted;

**AND FURTHER THAT** the By-law to adopt OPA 7 be approved, and staff are directed to present the by-law for passing as item 18.3 of the agenda;

**AND FURTHER THAT** OPA 7 be forwarded to Dufferin County Council for approval;

**AND FURTHER THAT** the Zoning By-law Amendment, to amend the Town of Grand Valley Zoning By-law 2009-10, as amended, for the lands municipally known as 40, 50 and 60 Emma Street South, as generally shown in Appendix 5: Zoning By-law, be adopted;

**AND FURTHER THAT** the Zoning By-law be passed once Dufferin County Council has approved OPA 7;

**AND FURTHER THAT** Council allocate 9 Single Detached Equivalents (SDE) of servicing to the proposed development for a period of 2 years from the date of Site Plan Approval;

**AND FURTHER THAT** the development shall be subject to Site Plan and Condominium Approval.

CARRIED

## **PLANNING ANALYSIS and RATIONALE**

The proposal is an in-fill development comprised of a 4-storey, 18-unit residential building at 40, 50 and 60 Emma Street South, adjacent to Downtown Grand Valley.

In Planning's opinion, the Zoning By-law Amendment allows for an appropriate development and represent good planning.

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This proposal also represents an opportunity for Grand Valley Council to approve a development that will contribute *an underrepresented form of housing* to the Town.

All technical matters associated with this development will be evaluated and address through the Site Plan Approval process (File SPA01-2025 REVISED) and Condominium Plan Approval.

For these reasons Planning can recommend its approval.

### **Attachments:**

Appendix 1: Dufferin County OPA 7 Approval

Appendix 2: DRAFT Zoning By-law

### **Report Submitted by**

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### **Report Approved by**

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