



GRAND VALLEY

The Corporation of the Town of Grand Valley

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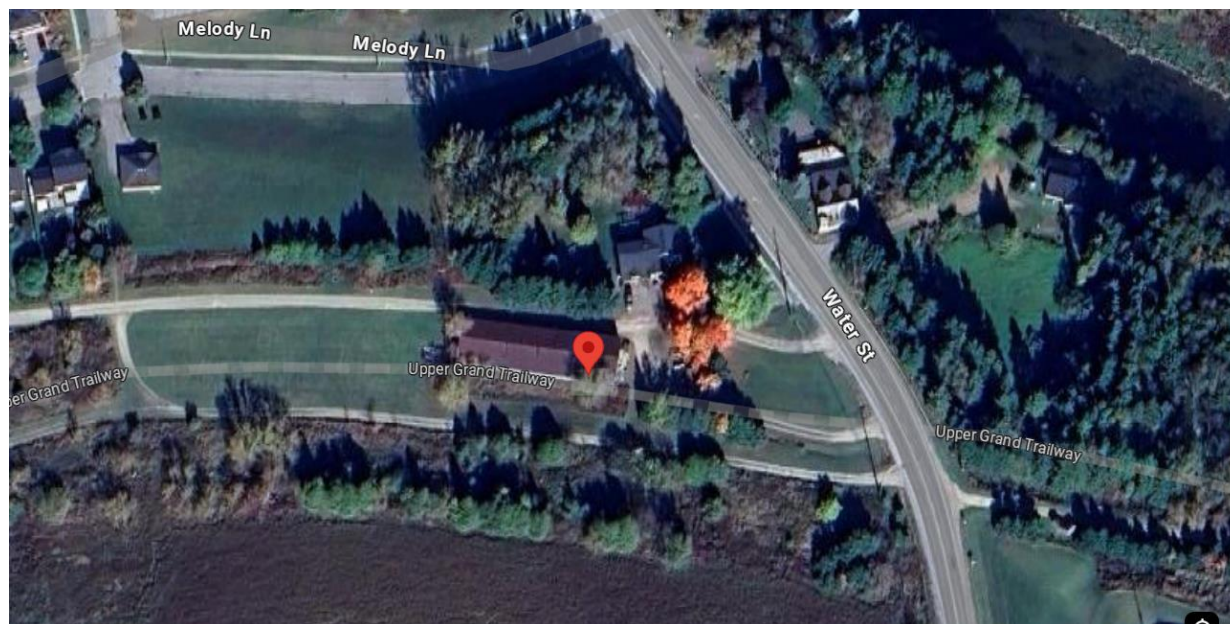
Grand Valley Public Library Board
4 Amaranth Street East
Grand Valley, ON L9W 5L2

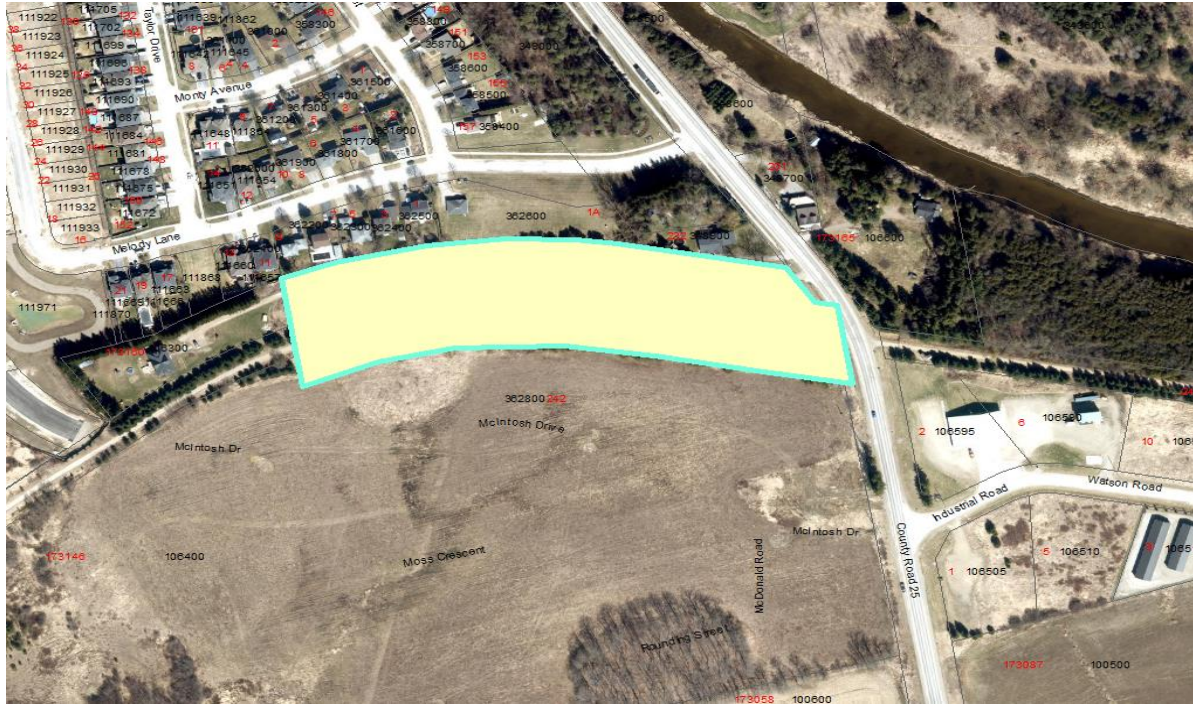
April 8, 2025

To the Grand Valley Public Library Board,

At a recent meeting, Grand Valley Council considered options for space for a larger library building. Council asked the CAO to connect with you regarding these two properties, currently owned by the Town, which Council feels could serve as a future home for the library.

Property #1 – 242 Water Street





Current Use: this land is the former railway station property, immediately beside the railway. The building on the property, a large shed, is currently under a lease, but is not suitable nor recommended to be renovated for the library. The land would be vacant for library construction purposes.

Lot Description

Zoning: Open Space (OS)

Property Size: 21,980 square meters (approximately 5 acres). For reference, the existing building is approximately 45m long and 13m wide.

Frontage: 45 m along Water Street, from north edge of trail to north property line

Official Plan Designation:

- The Open Space and Recreation designation is a general designation including park space, trails, green space, recreational lands and recreational or leisure facilities. (Grand Valley O.P. 5.10.1)
- The following uses are permitted in the Open Space and Recreation designation
 - o all recreational facilities operated, owned or maintained by a public authority; and
 - o private recreational facilities. (Grand Valley O.P. 5.10.3)

Potential for Library Purposes:

This site is large enough for a building, parking for vehicles of various sizes (cars, trucks, school buses) and outdoor space. It could become a library and recreation site, given the proximity of the railway.

The Town would need to sort out access issues for the property to the east of the site but that can be managed through a few different options. The sidewalk along Water Street could be extended to reach the entryway for the library. This property will be at the edge of the village until the subdivisions to the south are developed, after which the property will be within walking distance of several existing new homes.

The design challenges would include constructing the facility alongside the trail and the Town's infrastructure that is underground running along the trail, as well as creating the entry from Water Street, given the proximity of the curve in the road. Additionally, the trail crossing would need to be reviewed and potentially improved to ensure both library and trail user safety. However, if the library is going to be built, this would be the opportunity to address the safety issues for that entire area, which will become busier as the town grows.

Property #2 – 23 Mill Street



(Above - Front View Mill St)



(Side View Emma St)

Current Use:

This is the former Co-op site, now owned by the Town. The fenced area has some petroleum contamination that is undergoing remediation. If the library was interested in this site, this contamination would be dealt with appropriately for the type of development on the site.

The building is being used by the Highland Youth for Christ youth centre and the 85 Tornado Squadron Air Cadets for their activities.

The shed and silos are owned by the Wind Farm corporation for their storage purposes. The apartment building to the south is owned by the County of Dufferin.

Lot Description

Zoning: Downtown Commercial (CD-2)

5.3.2 Permitted Uses

Uses permitted in a Zone are noted by the symbol 'X' in the column applicable to that Zone and corresponding with the row for a specific permitted use in Table 5.3.1. A number(s) following the symbol 'X', zone heading or identified permitted use, indicates that one or more conditions apply to the use noted or, in some cases, to the entire Zone. Special Conditions are listed in the Footnotes below the Permitted Use Table, Table 5.3.1.

5.3 COMMERCIAL AND EMPLOYMENT ZONES

5.3.1 General Prohibition

No person shall, within any Commercial and Employment Zone, use any land, or erect, alter or use any building or structure except in accordance with the following provisions.

5.3.2 Permitted Uses

Uses permitted in a Zone are noted by the symbol 'X' in the column applicable to that Zone and corresponding with the row for a specific permitted use in Table 5.3.1. A number(s) following the symbol 'X', zone heading or identified permitted use, indicates that one or more conditions apply to the use noted or, in some cases, to the entire Zone. Special Conditions are listed in the Footnotes below the Permitted Use Table, Table 5.3.1.

The Commercial and Employment Zones established by this By-law are as follows:

CD	Downtown Commercial
CH	Highway Commercial
M1	Employment
M2	Rural Employment
MX	Extractive Industrial
MD	Disposal Industrial

Table 5.3.1

Use	Zones					
	CD	CH	M1	M2	MX	MD
Accessory apartment				X	X	
Aggregate extraction operation						
Agricultural implement sales outlet		X	X	X		
Agricultural manufacturing establishment				X		
Agricultural processing establishment				X		

Agricultural produce storage area or facility			X	X		
Agricultural related commercial use				X		
Agricultural uses, existing;					X	
Apartments above or behind a permitted non-residential use	X					
Asphalt plant, portable					X	
Assembly Area	X					
Auction establishment		X				
Bakery	X					
Building supply and lumber establishment			X			
Bulk fuel depot			X			
Office, Business, Professional or Administrative	X		X			
Clinic, medical;	X					
Clinic	X					
Commercial offices	X					
Computer, electronic or data processing			X			
Concrete batching plant					X	
Contractor or tradesman establishment			X	X		
Convenience store		X				
Day nursery	X					
Drugstores or Pharmacy	X					
Dry cleaning establishment	X					
Entertainment establishment			X			

Entertainment establishment, <i>but not including an adult entertainment establishment</i>	X					
Equipment sales and rental establishment		X	X	X		
Farmers market	X					
Feed mill			X	X		
Financial institution;	X		X			
Funeral home;	X					
Gate house, accessory;						X
Greenhouse, commercial				X		
Laundromat	X					
Letter carrier depot			X			
Lodging accommodations	X					
Manufacturing, processing, packaging, fabricating and assembly plant			X			
Microbreweries	X					
Liquor store	X					
Motor vehicle body shop		X	X			
Motor vehicle dealership		X				
Motor vehicle parts establishment		X	X			
Motor vehicle repair garage		X	X			
Motor vehicle service station		X				
Motor vehicle washing establishment		X				
Museums	X					
Art gallery	X					
Studio	X					

Cultural facility	X					
Cultural School	X					
Outdoor storage, accessory			X	X		
Parking garage or parking structure	X	X				
Parking garage, structure, or lot;			X			
Parking lot	X	X				
Parking lot, commercial	X	X				
Peat extraction					X	
Pit or quarry					X	
Post office	X					
Catalogue store and mail-in depot						
Printing or publishing establishment;	X		X			
Private club	X					
Recreational establishment	X		X			
Recreational vehicles sales and service establishment.		X	X	X		
Recycling facility						X
Research and development establishments			X			
Research centre	X					
tutoring, education facilities						
Residential dwelling unit, accessory, subject to the provisions of section 3.1.8;				X		
Restaurant	X	X	X			
Retail outlet or large-scale retail			X			
Retail outlet, accessory for products				X		

manufactures on the premises						
Retail outlet	X					
Retail store	X					
Sales office	X					
Service and repair establishment	X					
Sawmill				X		
School, commercial	X					
Service and repair establishment			X	X		
Service shop, personal	X					
Sewage treatment facility or services						X
Tavern	X					
Taxi establishment	X					
Telecommunication broadcasting or transmission establishment	X		X			
Transportation depot			X	X		
Veterinarian hospital/clinic;	X					
Pet store						
Video film outlet	X					
Warehouse			X	X		
Warehouse, mini or self-storage facility			X			
Waste disposal area						X
Water reservoir						X

5.3.3 Zone Requirements

No person shall, within a Commercial and Employment Zone, use any lot or erect, alter, use any building or structure except in accordance with the following zone provisions. A number(s) following the zone requirement, zone heading or description of the standard, indicates an additional zone requirement. These additional standards are listed in the Footnotes at the end of each table

Table 5.3.2

Requirement	Zones					
	CD	CH	M1	M2	MX	MD
Minimum Lot Area	N/A	0.8ha	0.25ha	0.4ha	22ha	10ha
Minimum Lot Frontage	N/A	60m	30m	60m	150m	60m
Minimum Front Yard	N/A	25m	7.5m	15m	120m	60m
Minimum interior side yard	N/A	15m	4.5m	6m	120m	60m
Minimum exterior side yard	N/A	15m	7.5m	15m	120m	60m
Minimum rear yard	2.5m (1)	7.5m (2)	7.5m	7.5m	120m	60m
Minimum rear yard abutting a residential zone	4.5m	15m	N/A	N/A	N/A	N/A
Maximum lot coverage	75%	30%	50%	25%	N/A	30%
Maximum height	12m	12m	12m	12m	12m	N/A
Minimum landscaped open space strip abutting any front lot line and exterior lot line	N/A	3m	3m	3m	3m (1)	3m
Minimum landscaped open space strip abutting any residential or institutional zone or use	3m (2)	3m	10m	10m	10m	10m
Minimum setback from any	3m	N/A	N/A	10m	N/A	N/A

residential zone or use						
Maximum ground floor area devoted to apartments or residential use	40%	N/A	N/A	N/A	N/A	N/A

Footnotes to Table 5.3.2:

- 1) Minimum rear yard abutting a residential zone – 4.5m
- 2) Minimum rear yard abutting a residential zone – 15m

CD-2

- Minimum easterly interior side yard for the existing building shall be 0.91m
- Any additions to this building or new buildings shall meet the interior side yard requirements of the Downtown Commercial (CD) Zone

Property Size: 2,405.22 square meters (approximately 0.5 acres)

Frontage: 11m on Mill Street; 37m on Emma Street South

Official Plan Designation:

- The Downtown Commercial designation generally includes commercial and service establishments within the downtown area of the Urban Area. Institutional uses and residential uses within the downtown area are included in the Downtown Commercial designation. (Grand Valley O.P. 5.4.1)
- Permitted uses shall include a range of commercial, residential and institutional and recreational uses that serve the residents of the Town and surrounding area. The uses shall generally be small in scale. Residential uses shall only be permitted above commercial or institutional uses, with the intent on maintaining a character of the Downtown Commercial core. (Grand Valley O.P. 5.4.3)

Potential for Library Purposes:

This site would provide the library with the opportunity to for a multi-storey facility with a small green space, located in the centre of the village. Easily walkable for a significant portion of the community. Parking spaces would be designed to hold as many vehicles as possible.

The Town's current land holdings are limited. Most other land that the Town owns is for water or wastewater infrastructure, a few parks, or stormwater management facilities.

We look forward to hearing from you regarding these two possibilities and/or other ideas you might have.

Sincerely,

Meghan Townsend, CAO/Clerk