



## STAFF REPORT

**To:** Mayor and Members of Council  
**From:** Mark H. Kluge, Manager of Planning  
**Meeting Date:** June 10, 2025  
**Report Number:** 2025-090  
**Subject:** Monthly Planning Update Report – June 2025

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### Recommendation

**THAT** Council receives Report PLN 2025-090 – Monthly Planning Update Report - June 2025, 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 implication

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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:**

- No current applications

**Official Plan:**

- No current applications

**Part Lot Control:**

- No current applications

**Site Plan:**

- SPA01-2025 50 Emma Street South 4-storey infill multi-unit residential building – **Pending revised submission**
- 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
  - Local Improvement Charge By-law Public Meeting June 24, 2025
- **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  
No current activity  
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  
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**

- On going Engineering meetings between Cor Seed, the Town (Burnside and Planning) and Dufferin County Engineering.
- **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**
  - On going Engineering meetings between Moco, the Town (Burnside and Planning) and Dufferin County Engineering.
- **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 – **To be closed**
- Z03-2024 034541 Concession Road 8-9 – **Processing**
- Z05-2023 40, 50, 60 Emma Street – **By-law 2025-31 passed on May 27, 2025, appeal period over June 23, 2025**
- Z07-2023 River's Edge by Thomasfield – **Processing**

**Municipal Approvals:**

- MA26-2025 Legalize 1987 addition to Urban Dwelling
- MA27-2025 New Urban Additional Residential Unit (basement)
- MA28-2025 New Urban Additional Residential Unit (basement)

**Property Information Reports (Planning & Office Co-ordinator):**

- PIR-07-2025 – Roll #212500

**Provincial Update:**

- No update

**Dufferin County:**

- A one-day Planning and Economic Development Summit lead by Watson & Associates to be held on June 12, 2025. The agenda is still being developed.

- Watson met virtually with all Local and County Planning Staff on May 26, 2025.

**Planners of Dufferin (POD):**

May 22, 2025, meeting items:

- Watson and Associates Meeting with Planners of Dufferin (May 26th)
- Province of Ontario Bills 5 and 17
- Dufferin County Junior Planner start date May 26<sup>th</sup>
- Dufferin County Real Estate Roundtable – Local Planners Attendance (July 16<sup>th</sup>)

**Municipal Comprehensive Reviews:**

- No update

**Other Planning Matters:**

**Vision Grand Valley - Official Plan and Zoning Update:**

- Public Meeting held on May 13, 2025. Town's consultants, JL Richards is compiling all comments received from the Public Meeting and Council questions.
- Planning intends to bring a final Recommendation Report to Council before the end of the September 2025.

**Planning Fee Study:**

- Work on hold pending Finance review of Fees

**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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