



## Council Planning Report

To: Mayor Soloman & Council  
From: Mark H. Kluge, MCIP RPP, Manager of Planning  
Date: June 10, 2025  
Report No.: PLN2025-099  
Subject: Draft Plan Approval Extension Request Grand Valley Business Park  
(Thomasfield) File 22T-202201

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### Recommendation:

**THAT** Report No. PLN2025-099 Draft Plan Approval Extension Request, Grand Valley Business Park (Thomasfield) File 22T-202201 be received;

**AND FURTHER THAT** Council approve the extension of Draft Plan Approval for the Grand Valley Business Park (Thomasfield) File 22T-202201, for five years to September 27, 2030.

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### Key Points:

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

- The Grand Valley Business Park (GVBP) by Thomasfield was draft approved on September 27, 2022
- Extensions of Draft Plan Approval do not require public notice.
- The GVBP requires municipal infrastructure that has not been constructed yet.

### Background:

- September 27, 2022 Council gave Draft Approval to the Grand Valley Business Park (GVBP) Thomasfield for three years lapsing on September 27, 2025, see **Appendix 1: Approved Draft Plan (September 27, 2022).**

- June 3, 2025, Planning received an Extension Request from Thomasfield's Planning Consulting firm GSP Group, see **Appendix 2: Extension Request**.

## Planning Analysis

Section 51(45) of the Planning Act allows administrative and technical revisions to approved Draft Plans of Subdivision by the approval authority (Town). If an applicant is unable to fulfill the conditions prior to the lapsing date, the Planning Act permits the Town to extend the period of draft plan approval, provided the request is received prior to the lapsing date. Furthermore, in accordance with Section 51(47) of the Planning Act, no public notice is required.

The development of the GVBP Thomasfield Subdivision is dependant upon the delivery of municipal infrastructure, in particular the new Southeast Sewage Pumping Station which is to be tendered soon. Additionally, watermain are also planned to extend along the future collector road (Talbot Street) through the Moco subdivision, which also relies on the construction of the Southeast Sewage Pumping Station.

Therefore, as outlined in their request, *Thomasfield is unable to clear conditions until the necessary infrastructure is advanced.*

Typically, extension requests are approved on 3-year basis; however, Thomasfield is requesting a 5-year extension of Draft Approval *given the prolonged timelines that infrastructure projects often incur.*

Planning is of the opinion that the extension of Draft Plan Approval for the Grand Valley Business Park Thomasfield Subdivision File 22T-202201 is appropriate and should be approved for a 5-year term, to expire on September 27, 2030. This date falls within the next term of Council (2026-2030) which is set to begin in November 2026, following the October 2026 Municipal Election.

## Attachments:

Appendix 1: Approved Draft Plan (September 27, 2022)

Appendix 2: Extension Request

**Report Submitted by**

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**Report Approved by**

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