



SHAPING GREAT COMMUNITIES

June 3, 2025

File No. 23045

Town of Grand Valley  
5 Main Street North  
Grand Valley  
ON, L9W 5S6

Attn: Mark Kluge, Town Planner

**Re: Request for Draft Plan Approval Extension  
Grand Valley Business Park, Thomasfield Homes**

Dear Mr. Kluge,

On behalf of Thomasfield Homes, GSP Group is requesting an extension of draft plan conditions for Thomasfield's employment lands, the Grand Valley Business Park (GVBP), located on Amaranth-East Luther Townline Road, file number Z02-2022 & 22T-202201. The draft plan conditions which were approved on September 27, 2022 are set to expire on September 27, 2025.

As Council and staff are aware, there are several factors influencing the timing of development of the employment lands. The primary challenge is that the GVBP is dependent on the delivery of municipal infrastructure that lies outside of Thomasfield's direct control. The vision for the GVBP is a fully serviced business park with both municipal water and sanitary services, including a sewage pumping station that is intended to serve both the Moco subdivision and the GVBP lands. Watermains are also planned to extend along the future collector road through the Moco subdivision, crossing Boyne Creek.

We also understand that the Town of Grand Valley is initiating an update to the Master Servicing Plan, which may identify the need for a water tower—an additional infrastructure component that could influence project timelines.

Further, the current draft plan conditions require servicing to be in place before the Town can issue clearance. As such, Thomasfield is unable to clear conditions until the necessary infrastructure is advanced.

While draft plan approval for the GVBP was granted for a 3-year time period, we would kindly request that Council consider a 5-year extension of draft plan conditions given the prolonged timelines that infrastructure projects often incur.

PLANNING | URBAN DESIGN | LANDSCAPE ARCHITECTURE

72 Victoria St. S., Suite 201, Kitchener, ON, N2G 4Y9  
162 Locke St. S., Suite 200, Hamilton, ON, L8P 4A9  
gspgroup.ca



On a separate matter, Thomasfield is pleased that the County of Dufferin, through the Municipal Comprehensive Review, approved the expansion of Grand Valley's urban boundary to include additional employment lands extending south to County Road 109. This expansion strengthens and will eventually complete the GVBP layout. The addition of frontage along County Road 109 provides excellent visibility, supports flexible lot configurations, and enhances the attractiveness of the business park to a broader range of potential users.

We respectfully request Council's support for a draft plan extension and consideration of a 5-year extension. The eventual development of the GVBP will meaningfully contribute to Grand Valley's economic base and support the Town's evolution into a complete community. Grand Valley has many advantages that make it a desirable location for business investment, and Thomasfield remains committed to seeing this project succeed.

We appreciate Council's consideration and support as we continue to advance this employment lands initiative in alignment with infrastructure availability.

Sincerely,  
**GSP Group Inc.**



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cc. Katherine McLaughlin, Thomasfield Homes Ltd.  
Tom Krizsan, Thomasfield Homes Ltd.

ASTRID J. CLOS

PLANNING CONSULTANTS

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## THOMASFIELD HOMES LIMITED DRAFT PLAN OF SUBDIVISION

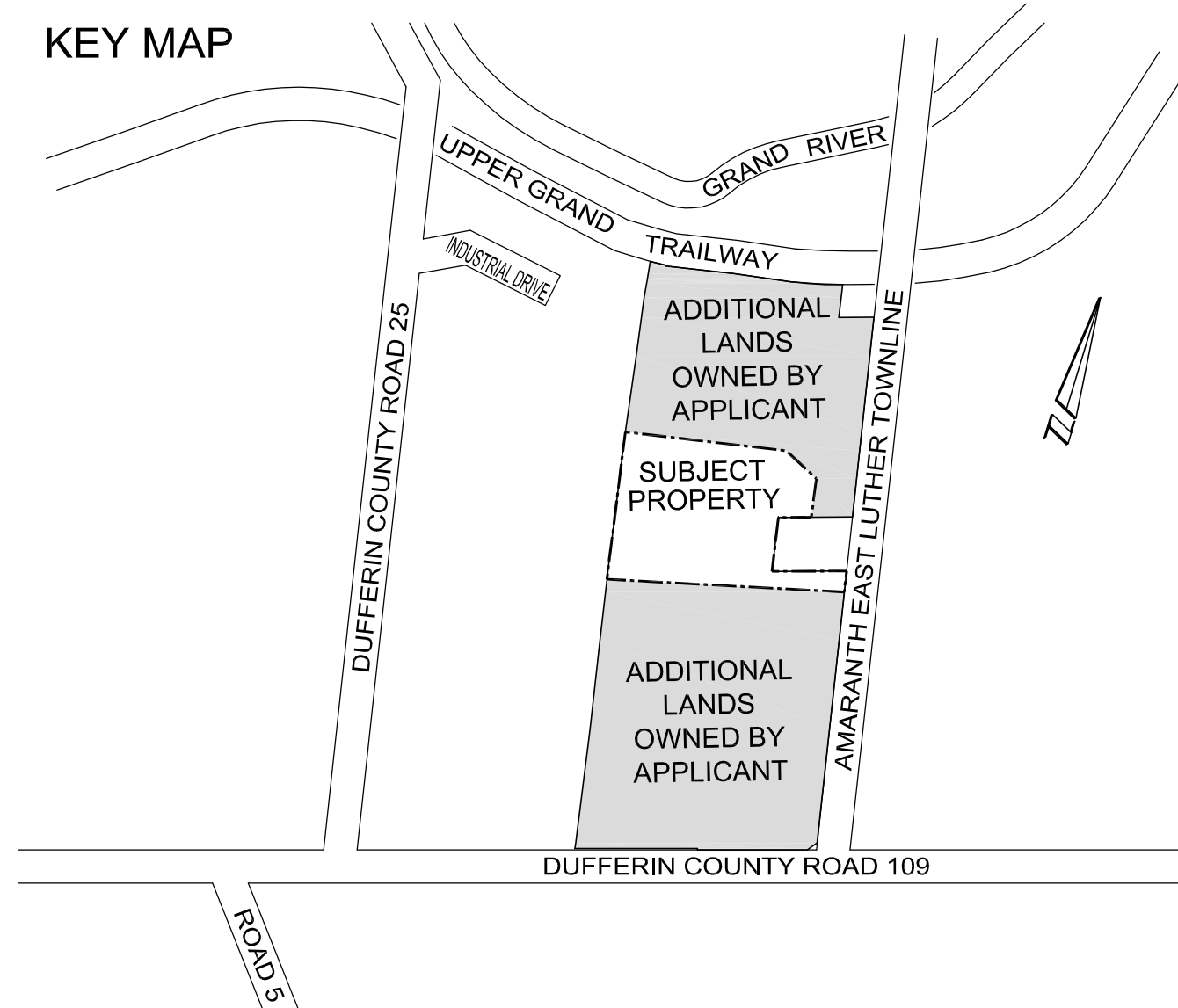
DATE: JUNE 10, 2022

SCALE: 1:2,000

PROJECT No. 2108

DRAWN BY: A.R.N.

### KEY MAP



### LEGAL DESCRIPTION

PART OF LOT 32, CONCESSION 1 (GEOGRAPHIC TOWNSHIP OF EAST LUTHER) TOWN OF GRAND VALLEY COUNTY OF DUFFERIN

### LAND USE SCHEDULE

DESCRIPTION	BLOCKS	AREA (hectares)
INDUSTRIAL	1-7	10.200
FUTURE DEVELOPMENT	8	0.184
STORMWATER MANAGEMENT	9	0.106
ROADS		2.796
TOTAL	9	13.286

### ADDITIONAL INFORMATION

(UNDER SECTION 51(17) OF THE PLANNING ACT)  
INFORMATION REQUIRED BY CLAUSES a,b,c,d,e,f,g,j and l ARE AS SHOWN ON THE DRAFT PLAN OF SUBDIVISION

- h) municipal water supply
- i) silty sand
- k) municipal sanitary

### OWNER'S CERTIFICATE

I AUTHORIZE ASTRID J. CLOS, PLANNING CONSULTANTS TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION.

*Tom Krizan*  
TOM KRIZAN  
THOMASFIELD HOMES LIMITED

DECEMBER 21, 2021  
DATE

### SURVEYOR'S CERTIFICATE

I CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE CORRECTLY SHOWN.

*James M. Laws*  
JAMES M. LAWS, O.L.S.  
VAN HARTEN SURVEYING INC.

DECEMBER 21, 2021  
DATE