



Council Planning Report

To: Mayor Soloman & Council
From: Mark H. Kluge, MCIP RPP, Town Planner
Date: July 22, 2025
Report No.: PLN2025-129
Subject: Closure of File Z01-2025 – 50 Emma Street South

Recommendation:

THAT Report No. PLN2025-129 – Closure of File Z01-2025 – 50 Emma Street South, dated, July 22, 2025 be received;

AND FURTHER THAT File Z01-2025 – 50 Emma Street South be closed;

AND FURTHER THAT the Applicant be partially refunded \$1,000 from the Application Fee.

Key Points:

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

- 50 Emma Street South was also subject to Zoning Amendment Application Z05-2023, for an 18-unit, 4-storey multi-unit residential building
- Council passed By-law 2025-31 on May 27, 2025 to permit the 18-unit, 4-storey multi-unit residential building
- Zoning By-law Amendment Application Z01-2025 was for a 24-unit, 5-storey multi-unit residential building, which the Applicant no longer wishes to pursue.

Background

Location:

Closure of File Z01-2025 – 50 Emma Street South

The subject properties are located on 50 Emma Street South in the Urban Area of Grand Valley just west of the Main Street downtown. The subject lands are currently vacant, see **Appendix 1: Location Map**.

History:

In January 2025, Sheldon Creek Developments submitted a zoning by-law application, Z01-2025 for a 24-unit, 5-storey multi-unit residential building at 50 Emma Street South.

Due to subsequent feedback received from Town Council, at the Public Meeting on February 25, 2025, the Applicant decided to proceed with the original 18-unit, 4-storey multi-unit residential building, under file Z05-2023. This 4-storey condominium has since been approved under file Z05-2023 previously submitted under By-law 2025-31, passed on May 27, 2025. The appeal period for this By-law has passed and it is now in full force and effect.

The Applicant submitted a request to close the Application Z01-2025 on July 14, 2025, see **Appendix 2: Request to Close File**.

Planning Analysis

Planning agrees that file Z01-2025 should be closed and is recommending that a partial refund of \$1,000 be provided to the Applicant since they did not proceed with the application.

Attachments:

Appendix 1: Location Map

Appendix 2: Request to Close File

Report Submitted by

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Report Approved by

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