



STAFF REPORT

To: Mayor and Members of Council

From: Mark H. Kluge, Manager of Planning

Meeting Date: July 22, 2025

Report Number: 2025-107

Subject: Monthly Planning Update Report – July 2025

Recommendation

THAT Council receives Report PLN 2025-107 – Monthly Planning Update Report - July 2025, for information purposes.

Executive Summary

Purpose

To provide an update to Council on the activities within Planning.

Financial Implications

No financial implication.

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
 - **Revised submission received and in circulation**
- SPA01-2022 10 Watson Road Roll #106585
 - Property is for sale
 - Site Plan Agreement has NOT been finalized (signed or secured)
 - Email sent to Owner and Agent advising file will be closed if Site Plan Agreement is not registered by July 31, 2025
- SPA01-2018 ORICA – Future Council Report.

Subdivisions:

EMPLOYMENT

22T-202201 Grand Valley Business Park (Thomasfield) – Clearing Draft Plan Conditions

Draft Plan Approved: September 27, 2022 (Sep 27/25) – extended to: **September 27, 2029**

PROPOSED UNIT COUNT:

- 7 lot/block Employment Subdivision on full municipal services

REQUIREMENTS:

- Southeast Pumping Station
- Watermain via Moco Lands via Talbot Street

GREENFIELD

22T-202301 River's Edge by Thomasfield – (Last greenfield site in current Urban Boundary)

PROPOSED UNIT COUNT:

- 175 single detached
- 14 semi-detached
- 78 townhomes
- 63 apartments

ACTIVITY:

- Processing

AGREEMENTS:

- TBD

ALLOCATION:

- **284 SDE** (*Not finalized*)

REQUIREMENTS:

- Upgrade to Scott Street
- Potential expansion to WWTP
- Bielby to Emma Sewer Trunk
- Potential new Water Tower

22T-201601 Cor Seed Subdivision

Draft Plan Approved: May 25, 2021 (May 25/24) – extended to: **May 25, 2027**

UNIT COUNT:

- 73 singles,
- 25 on-street towns
- 1 mixed used block
- 1 commercial block

ACTIVITY:

- Clearing Draft Plan Conditions
- On going Engineering meetings between Cor Seed, Moco, the Town (Burnside and Planning) and Dufferin County Engineering.

AGREEMENTS:

- Pre-Servicing
- Pre-Grading
- Subdivision

ALLOCATION:

- **118 SDE**

REQUIREMENTS:

- Southeast Pumping Station

22T-201502 MOCO Farms Subdivision

Draft Plan Approved: November 14, 2017 (Dec 12/20, Sep 22/22, Sep 30/22, Sep 22/24) –
Expires: Sep 23, 2025

UNIT COUNT:

- 96 singles,
- 68 on-street towns
- 18 Live-Work units
- 1 commercial block

ACTIVITY:

- Clearing Draft Plan Conditions
- On going Engineering meetings between Cor Seed, Moco, the Town (Burnside and Planning) and Dufferin County Engineering.
- Extension Request on July 22, 2025 Agenda

ALLOCATION:

- 196 SDE

AGREEMENTS:

- Pre-Grading
- Pre-Servicing
- Subdivision

REQUIREMENTS:

- Southeast Pumping Station

22T-201501 Thomasfield Phase 3B – Subdivision to be built in 3 Phases

UNIT COUNT:

Phase 3B-1 70 singles (7M-85)
Phase 3B-2 49 singles & 57 towns
Phase 3B-3 40 singles

ACTIVITY:

- Issuing Town Municipal Approval for County Building Permits for Phase 3B-1

AGREEMENTS:

- Pre-Grading - registered
- Pre-Servicing - registered
- Subdivision - registered

ALLOCATION:

- Phase 3B-1 70 SDE (7M-85)
- Phase 3B-2 94 SDE
- Phase 3B-3 40 SDE

REQUIREMENTS:

- Southeast Pumping Station for Phases 3B-2 and 3B-3

INFILL

22T-202101 152 Main Street @ Rainey Drive (5 to 25 Rainey Drive Plan 7M-83)

UNIT COUNT:

- 12 on-street townhomes

ACTIVITY:

- Subdivision Agreement is registered, Building Permits are pending
- Pending revision to parking plan to accommodate Basement ARU

ALLOCATION:

- 9 SDE

22T-201801 20 Scott Street

Draft Plan Approved: October 13, 2020 (Oct 13/23) – **Expires: Oct 13, 2026**

UNIT COUNT:

- 3 on-street singles
- 8 condo singles
- 13 condo towns

ACTIVITY:

- Clearing Draft Plan Conditions

AGREEMENTS:

- Pre-Grading
- Pre-Servicing
- Subdivision

ALLOCATION:

- 21 SDE

REQUIREMENTS:

- Upgrade to Scott Street
- Stormwater Outlet via SWMP in River's Edge Subdivision

RURAL:

24T-202401 Hill Town Drive Subdivision (Monticello deregistered Subdivision)
Sideroad 21-22 and County Road 15 in Monticello

UNIT COUNT:

- 21 Singles on private services

REQUIREMENTS:

- Local Improvement Charge By-law (Public Meeting June 24, 2025)

CONSTRUCTED:

22T-201501 Thomasfield Phase 3A-2 Plan 7M-78

UNIT COUNT: 56 single detached (1 vacant lot)

22T-201501 Thomasfield Phase 3A-1 Plan 7M-76

UNIT COUNT: 41 single detached and 17 townhomes

22T-149562 Cachet Homes Phase 2 Plan 7M-75 – assumed

UNIT COUNT: 30 single detached (1 vacant lot – part of temporary cul-de-sac)

22T-149562 Cachet Homes Phase 1 Plan 7M-73 – assumed

UNIT COUNT: 30 single detached and 24 townhomes

Zoning:

- Z01-2025 50 Emma Street South – **On Agenda**
- Z03-2024 034541 Concession Road 8-9 – **Processing**
- Z05-2023 40, 50, 60 Emma Street – **By-law 2025-31 passed on May 27, 2025, no appeals, in full force and effect**
- Z07-2023 River's Edge by Thomasfield – **Processing**

Municipal Approvals:

- MA29-2025 Agricultural structure
- MA34-2025 Urban Dwelling
- MA31-2025 Urban Accessory Building
- MA32-2025 Urban Deck
- MA33-2025 Rural Dwelling Addition
- MA34-2025 Urban Finished Basement
- MA35-2025 Urban Renovation
- MA36-2025 Urban Accessory Building
- MA37-2025 Urban Rear Yard Deck

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

- PIR-08-2025 Roll #110500
- PIR-09-2025 Roll #105000

Provincial Update:

- No update

Dufferin County:

- No update

Planners of Dufferin (POD):

June 26, 2025 Meeting Agenda

- Town and Township Updates
- June 12th – Planning and Economic Development Summit Meeting – no discussion as Ms. Rajbir Sian was not in attendance
- County Junior Planner – Introduction
- County Real Estate Roundtable – Local Planners Attendance (July 16th)
- Province of Ontario Bill's 5 and 17

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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