



Re: 10 William St. Grand
Valley ; Request for
Broader Commercial
Uses

Opening

Good Morning Mayor Soloman and Members of Council,

My name is Rachell McCrone, a local Real Estate agent here in Grand Valley, and I'm here this morning as the **representative for the Seller of 10 William Street.**

This property is currently zoned **Environmental Protection Exception Three (EP-3) Zone**, with very limited permitted uses namely, **offices for business, administrative, or professional services.**

While the location has great potential, these zoning constraints are making it difficult for interested buyers to move forward despite **strong demand for services Grand Valley residents want and need.**



The Challenge

Under the current zoning definition, permitted use is restricted to:

"A building in which one or more persons are employed in the management, administration or direction of a business... or where professionally qualified persons serve clients."

That excludes many desirable and low-impact community uses such as:



Licensed daycare



Senior wellness centre



Small gym or yoga studio



Coffee shop, bakery, or eatery



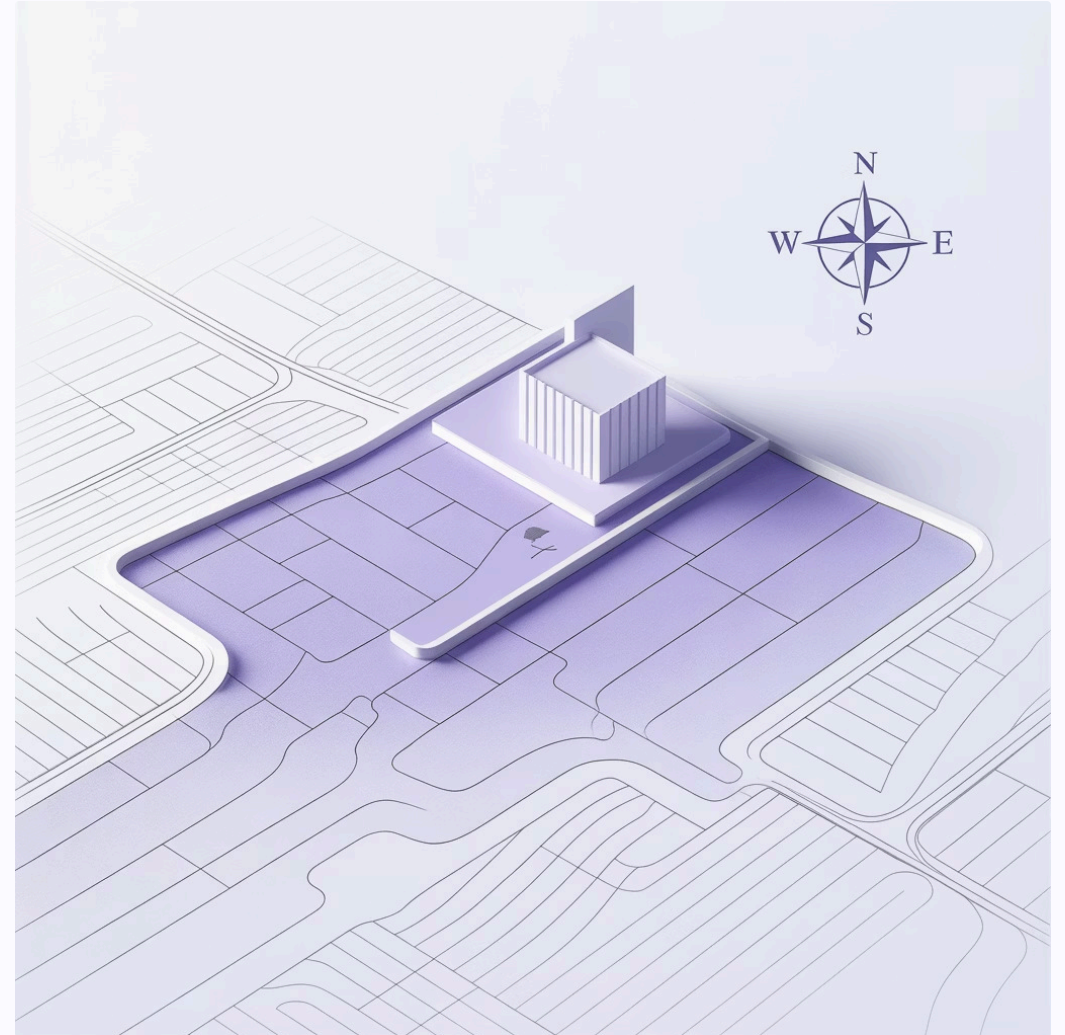
Pet or wellness boutique

Each of these is a business that **residents are actively asking for**, yet the zoning framework prevents these opportunities from being realized.

The Site Context

It's also worth noting that **only part of the property at 10 William Street lies within the floodplain**. The remainder of the lot is in the **fringe area**.

We understand that any development or use must comply with **GRCA regulations**, and any buyers are prepared to work within those constraints. However, the site is **not entirely within a flood hazard area**, and the existing building presents a **viable footprint** for responsible, community-serving business use especially if zoning flexibility is considered.



The Opportunity

This is not a call for major redevelopment.

Instead, it's a chance to:



Activate a currently underutilized commercial building



Bring in services residents are driving to other towns to access



Attract local entrepreneurs who are looking to invest, employ, and serve Grand Valley

We currently have multiple potential buyers interested but their visions do **not qualify under current zoning**.

With modest adjustments or with Council's support for a rezoning pathway this property could support small-scale businesses that align with:

- Grand Valley's Official Plan goals
- Downtown revitalization
- Walkable community planning

The Request

I respectfully ask Council to consider one of the following:

Option 1

Explore expanding the permitted uses under the existing zoning to allow more community-serving businesses

Option 2

Support a rezoning application to allow Mixed Use or special commercial flexibility at 10 William Street

This would not only benefit my client but also future buyers, local entrepreneurs, and most importantly, **the people of Grand Valley**.



Closing

We're not proposing anything disruptive or intensive. We're proposing that this property be allowed to evolve in a way that:

Meets real community needs

Supports small business

Keeps local dollars local

Yes, part of the property lies in a floodplain but there is room, and precedent, for **safe, well-regulated, low-impact use** within those boundaries.

Let's give this property the opportunity to serve Grand Valley better.

Thank you for your time and consideration. I welcome further discussion with Council or planning staff about what's possible for 10 William Street.