



GRAND VALLEY

Council Planning Report

To: Mayor Soloman & Council
From: Mark H. Kluge, MCIP RPP, Town Planner
Date: August 12, 2025
Report No.: PLN2025-140
Subject: Closure of File SPA01-2022 – 10 Watson Road Roll 106585

Recommendation:

THAT Report No. PLN2025-129 – Closure of File SPA01-2022 – 10 Watson Road Roll 106585 dated August 12, 2025 be received;

AND FURTHER THAT File SPA01-2022 – 10 Watson Road Roll 106585 be closed;

AND FURTHER THAT By-law 2023-06, being a By-law to authorize the Corporation of the Town of Grand Valley to enter into a Site Plan Agreement to permit the development of a warehouse be rescinded.

Key Points:

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

- 10 Watson Road was rezoned to Employment Uses via site-specific Zoning By-law 2023-05, passed on January 24, 2023, (Appendix 1).
- By-law 2023-06 was also passed on January 24, 2023, (Appendix 2) authorizing the Town to enter into a Site Plan Agreement with the Owner.
- The final Draft of the Site Plan Agreement was sent to the Owner for signature and securities on April 6, 2023.
- Planning has sent out yearly reminders to the Owner to finalize the Agreement.
- In October 2024, Planning was made aware that the property was listed for sale.

- To date Planning has not received a response from the Owner as to the status of finalizing the Site Plan Agreement.

Background

Location:

The subject property is located at 10 Watson Road (Roll #106585) in the Urban Area of Grand Valley in between the Grand Valley and District Fire Station and the Town's Wastewater Treatment Plant. The subject lands are currently vacant.

History:

On June 1, 2022 the Applicant submitted Zoning (Z08-2022) and Site Plan (SPA01-2022) Applications to facilitate the development of a 1,440 m² warehouse facility with associated office space on the subject lands.

The Public Meeting for these applications was held on July 12, 2022. [Item 10.1.2 Public Meeting Report dated July 8, 2022](#), was listed on the Council Agenda. There were no residents in attendance and no other public comments have been received by Planning regarding these applications.

Council passed the following Resolution at the Public Meeting:

Resolution 2022-07-12

Moved by P Rentsch, Seconded by R Taylor

BE IT RESOLVED THAT Council receives the Public Meeting Report regarding 10 Watson Road (Roll #106585) for a Zoning By-law amendment application Z08-2022 and associated Site Plan SPA01-2022 dated July 10, 2022 be received;

AND FURTHER THAT all technical and public comments will be accepted until July 29, 2022;

AND FURTHER THAT all agency and public comments be referred to Planning and considered in a Recommendation Report to be scheduled for a future Council meeting regarding the final disposition of these applications.

At the January 24, 2023 Council Meeting, Planning brought forward [Recommendation Report PLN05-2023, dated January 20, 2023](#), recommending approval of the Zoning and Site Plan for the subject property. Council passed the following Resolution at the meeting:

Resolution 2023-01-34

Moved by J Jonker, Seconded by P Rentsch

BE IT RESOLVED THAT Report No. PLN05-2023, dated January 20, 2023, with respect to Zoning Application Z08-2022 and Site Plan Application SPA01-2022, regarding the property municipally known as 10 Watson Road (Roll #106585) be received;

AND FURTHER THAT Zoning By-law Amendment File Z13-2022, to amend the Town of Grand Valley Zoning By-law 2009-10, as amended, for the lands municipally known as 10 Watson Road (Roll #106585), as generally shown in APPENDIX 3: DRAFT ZONING BY- LAW, be approved, and staff be directed to prepare and present the necessary zoning by-law for passing;

AND FURTHER THAT the Head of Council and Town Clerk are hereby authorized to execute the Site Plan Agreement with the Owner, in the same form or substantially the same form as shown in APPENDIX 4: SITE PLAN AGREEMENT (Schedule “A” to Authorization By-law) of this report and attached as Schedule “A” to the Site Plan Authorization By-law as shown in APPENDIX 5: SITE PLAN AUTHORIZATION BY- LAW to this report, and staff be directed to prepare and present the necessary agreement by-law for passing;

Site-specific Zoning By-law 2023-05 was passed, rezoning the subject property from a Development (D) Zone to an Employment Exception Two (EM1-2) Zone. By-law 2023-06 was passed, authorizing the Town to enter into a Site Plan Development Agreement with the Owner to permit the development of a warehouse.

On April 6, 2023, Planning sent the final Draft Site Plan Agreement to the Agent and Owner for 10 Watson Road. The Owner was to sign-back and provide the necessary securities to the Town so that the Site Plan Agreement could be registered on title. This would allow the Town to issue Municipal Approval in advance of a County issued Building Permit.

On April 27, 2023, the Agent advised *“We will get back to you with the signed document quickly unless there is any questions from (the) owner’s legal team”*.

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On April 9, 2024, Planning reached out to the Agent advising them it has been over a year (April 6, 2023) since the final Site Plan Agreement was sent out for execution and that to date, we have not received the signed and secured document back.

The Agent responded, *“Thanks for the follow-up. I have included the owner to advise the status of the development by the requested date. I will follow up with him and make sure a response is provided on time.”*

On April 16, 2024, the Agent advised, *“Thanks for the follow up. The main reason we have not made good progress on this file is primarily because the civil work cost component is significantly more than the budget. Higher civil cost is realized primarily due to the need for significant fill and retaining wall to support the drainage towards the Watson Road to drain into the future storm sewer, as detailed in our SPA package.”*

Burnside responded on April 23, 2024, *“We have no objection to draining the site in the manner you have described: towards the creek with LID measures put in place. Please let me know if further discussion is required.”*

In October 2024, Planning was made aware that the property had been listed for sale.

At the May 27, 2025, Council Meeting Planning presented an [Update on File SPA01-2022 – 10 William Street Roll #106585, 2025-087](#).

On June 9, 2025, Planning sent the following email to the Agent:

From: Mark Kluge <mkluge@townofgrandvalley.ca>

Sent: June 9, 2025 10:24 AM

To: David V. Navaratnarajah <nava.cepe@rogers.com>; Ragu Nathan <ragun@raengineer.com>; Abi Rajagopal <abir@raengineer.com>

Cc: Mark Kluge <mkluge@townofgrandvalley.ca>; Carley Dixon <carley.dixon@rjburnside.com>; Gord Feniak <gord.feniak@rjburnside.com>; Meghan Townsend <mtownsend@townofgrandvalley.ca>

Subject: SPA01-2022 10 Watson Road FINAL SITE PLAN APPROVAL

Hello

It has been over two years (April 6, 2023) since we sent you the final Site Plan Agreement for execution.

To date we have not received the signed and secured agreement from you. It is not the policy of the Town to leave files open indefinitely without any progress.

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To finalize the Agreement, **revised and updated** cost estimates and final drawings must be approved by Town's Engineer. Once approved a signed agreement and the necessary securities and fees will be required.

Please provide a revised cost estimate and final drawings by June 30, 2025, otherwise the file will be closed due to inactivity. If the Site Plan Agreement is not registered by July 31, 2025, the file will be closed.

Regards,



Mark H. Kluge MCIP RPP, Manager of Planning

Town of Grand Valley 5 Main Street North GRAND VALLEY ON L9W 5S6

Tel: (519) 928-5652 Ext. 225 Fax: (519) 928- 2275 mkluge@townofgrandvalley.ca

To date Planning has not received a response from the Agent or Owner as to the status of the file.

Planning Analysis

While the Town actively encourages and promotes employment uses and development, it has not been the practice of Planning to keep inactive files open indefinitely. The Agent and Owner have not provided any update on the status of the Site Plan or their plans to execute the Agreement, for over two years. For these reasons, Planning is recommending that the file be closed, and Site Plan Authorization By-law 2023-06 be rescinded.

Attachments:

Appendix 1: Zoning By-law 2023-05

Appendix 2: Site Plan Authorization By-law 2023-06

Appendix 3: Draft By-law to rescind Site Plan Authorization By-law 2023-06

Report Submitted by

Mark H. Kluge, MCIP RPP

Manager of Planning

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Report Approved by

Meghan Townsend

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CAO/Clerk

519-928-5652 extension 222

mtownsend@townofgrandvalley.ca