



GRAND VALLEY

STAFF REPORT

To: Mayor and Members of Council
From: Mark H. Kluge, Manager of Planning
Meeting Date: October 14, 2025
Report Number: 2025-169
Subject: Monthly Planning Update Report – October 2025

Recommendation

THAT Council receives Report PLN 2025-169 – Monthly Planning Update Report – October 14, 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:

- Z04-2025 8 Rainey Drive
Zoning Amendment to increase Lot Coverage and decrease Rear Yard setback

CURRENT FILE STATUS:

CONDOMINIUM:

- CDM01-2022 Hamilton Lane – pending registration at Land Registry Office

CONSENT:

- B01-2025 115252 Sideroad 27-28 (Deaksvew Farms) **Appeal Period Expires October 6, 2025.**
- B02-2023 14 Webb Street (BIEGEL), no activity since June 2023 – File is now closed as per Planning Act.

OFFICIAL PLAN AMENDMENTS:

- No current applications

PART LOT CONTROL:

- No current applications

SITE PLAN:

- SPA01-2025 50 Emma Street South 4-storey infill multi-unit residential building
- 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) – expires: **September 27, 2029**

Proposed Unit Count:

- 7 lot/block Employment Subdivision on full municipal services

Requirements:

- Southeast Pumping Station
- Watermain through Moco Subdivision 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:

- Engineering discussions with Thomasfield, Crozier, Burnside, and Planning

Agreements:

- TBD

Allocation:

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

Requirements:

- Upgrade to Scott Street
- Potential expansion to Waste Water Treatment Plant (WWTP)
- Bielby to Emma Sewer Trunk
- Potential new Water Tower

22T-201601 Cor Seed Subdivision

Clearing Draft Plan Conditions

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

Unit Count:

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

Activity:

- Clearing Draft Plan Conditions
- Town redlined Engineering Drawings finalized and sent to Corseed on Sep 30, 2025.

Agreements:

- Pre-Servicing
- Pre-Grading
- Subdivision

Allocation:

- 118 SDE

Requirements:

- Construction and certification of Southeast Pumping Station

22T-201502 MOCO Farms Subdivision

Clearing Draft Plan Conditions

Draft Plan Approved: November 14, 2017 (Dec 12/20, Sep 22/22, Sep 30/22, Sep 22/24, Jul 22/25) –

Expires: Sep 23, 2028

Unit Count:

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

Activity:

- Clearing Draft Plan Conditions
- Town redlined Engineering Drawing finalized and sent to Moco on Sep 30, 2025.

Allocation:

- 196 SDE

Agreements:

- Pre-Grading
- Pre-Servicing

- Subdivision

Requirements:

- Construction and certification of 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:

- Registration of M-plans for Phases 3B-2 and 3B-3

Infill Development:

22T-202101 152 Main Street @ Rainey Drive

5 to 25 Rainey Drive Plan 7M-83

Unit Count:

- 12 on-street townhomes

Activity:

- Subdivision Agreement registered, Building Permits are pending
- Pending revision to parking plan to accommodate Basement Additional Residential Units (ARU)

Allocation:

- 9 SDE

22T-201801 20 Scott Street

Clearing Draft Plan Conditions

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:

- No recent activity

Agreements:

- Pre-Grading
- Pre-Servicing
- Subdivision

Allocation:

- 21 SDE

Requirements:

- Upgrade to Scott Street (separate Agreement with Town and Thomasfield)
- 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 2025-37 passed June 24, 2025
- Register By-law on title, notification to Owners
- Finalize Subdivision Engineering Plans
- Tender project for construction Spring 2026

Constructed:

22T-201501 Thomasfield Phase 3A-2 **Plan 7M-78** - 56 single detached (1 vacant lot)

22T-201501 Thomasfield Phase 3A-1 **Plan 7M-76** - 41 single detached, 17 townhomes

22T-149562 Cachet Homes Phase 2 **Plan 7M-75** – **assumed** - 30 single detached
(1 vacant lot – part of temporary cul-de-sac)

22T-149562 Cachet Homes Phase 1 **Plan 7M-73** – **assumed** - 30 single detached, 24 townhomes

ZONING:

- Z03-2025 193064 Amaranth East Luther Townline
Zoning Amendment to increase Lot Coverage and decrease Side Yard setback - **Processing**
- Z02-2025 115252 Sideroad 27-28 (Deaksvew Farms)
BL 2025-45 passed, Appeal period over October 6, 2025
- Z03-2024 034541 Concession Road 8-9 (Pullen & Tupling)
Archaeological Study pending finalization before being sent to Ministry
Recommendation report Q1-2026
- Z07-2023 River's Edge by Thomasfield
Processing

MUNICIPAL APPROVALS:

- MA45-2025 Urban Finished Basement
- MA46-2025 Rural Accessory Building
- MA47-2025 Urban Deck and Garage
- MA48-2025 Rural Accessory Building

PROPERTY INFORMATION REPORTS (Planning & Office Co-ordinator):

- PIR-10-2025 # 311413

PROVINCIAL UPDATE:

- No update

DUFFERIN COUNTY:

- No update

PLANNERS of DUFFERIN (POD):

August 28, 2025 Meeting Agenda:

- Town and Township Updates
- Summary of large-scale development applications in the pipeline
- Cannabis agricultural policies for production
- Official Plan Amendment No.5
- Proposed Official Plan Policies – Prime Agricultural
- Employment Lands Inventory Handbook
- Waste Services – Development Guidelines Draft

MUNICIPAL COMPREHENSIVE REVIEW (MCR):

- No update

OTHER PLANNING MATTERS:

Vision Grand Valley - Official Plan and Zoning Update:

- Planning intends to bring a final Recommendation Report to Council before the end of 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

Steven Krepps, Planning /Office Coordinator

This report was submitted by:

Mark H. Kluge, MCIP RPP

Manager of Planning

519-928-5652 extension 225

mkluge@townofgrandvalley.ca