



P-3595

October 28, 2025

Town of Grand Valley  
5 Main Street North  
Grand Valley, ON  
L9W 5S6

**Attention: Hon. Mayor Soloman & Members of Council**

**Re: Town of Grand Valley Official Plan Review  
133184 Sideroad 28 & 29,  
LON 1G0  
Town of Grand Valley, Dufferin County**

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Hon. Mayor Soloman & Members of Council,

KLM Planning Partners Inc. ("KLM") has been retained by United People Corporation, (the "Owner") with respect to the above noted lands municipally known as 133184 Sideroad 28 & 29 (the "Subject Lands"). We are writing on behalf of the Owner to provide our comments on the September 25, 2025 - Grand Valley Updated Draft Official Plan and ongoing participation in the Town of Grand Valley's Official Plan Review process. This letter supplements the letters that were previously submitted to the Town on behalf of the Owner dated November 25, 2024 and May 9, 2025.

We are grateful for the opportunity to engage with staff and appreciate their efforts in moving the Official Plan update along through the process. We support the overall direction of the updates proposed to the Draft Official Plan and are pleased to see changes made to the draft policy that align with the recommendations we previously provided on behalf of the Owner. Having an opportunity to review the final draft of the Town Official Plan, we note several very minor "housekeeping revisions" which would help further strengthen matters of implementation and make other technical improvements. We respectfully ask Council to permit staff to make any stylistic and technical changes to improve the overall readability and implementation of the Draft Official Plan and we would be pleased to meet with staff to assist with this.

#### All Sections

While the current Draft Official Plan contains more consistent language, it appears that some inconsistencies with the terminology remain. For example, the terms 'Settlement Area', 'urban area', 'Urban Settlement Area' and "Grand Valley Settlement Area" all appear to be used interchangeably. In addition, the capitalization of these terms is not consistent. We continue to encourage the streamlining of terms to assist with clear and consistent interpretation through very minor and technical revisions to the Draft Official Plan.

While we believe that resolving the above comments is important, they can generally be categorized as administrative in nature and we do not wish to delay the timely approval of the Town's Official Plan. To this effect, it may be appropriate that Council allow administrative corrections to the Plan that have no material change to the meaning of the Plan. In this regard,

Council may authorize staff to make such changes or corrections to format, grammatical or spelling errors, or reference errors without an Amendment to the Plan.

We reiterate our appreciation for the changes made to the latest Draft Official Plan and request your consideration of the above. Please do not hesitate to contact the undersigned if there are any questions or concerns or if you require any additional information.

Yours truly,

**KLM PLANNING PARTNERS INC.**



Ryan Mino-Leahan, BURPI, MCIP, RPP  
Partner



Rob Lavecchia, BURPI, MCIP, RPP  
Partner

Cc: Adam DeLuca, United People Corporation