



GRAND VALLEY

STAFF REPORT

To: Mayor and Members of Council
From: Mark H. Kluge, Manager of Planning
Meeting Date: December 9, 2025
Report Number: 2025-212
Subject: Monthly Planning Update Report – December 2025

Recommendation

THAT Council receives Report PLN 2025-212 – Monthly Planning Update Report – December 2025, for information purposes.

Executive Summary

Purpose

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

Financial Implications

No financial implication.

Report

Background

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

Discussion

New Applications:

- Z05-2025 501320 Highway 89 (Roll #217600) - Zoning Amendment to increase the size of a Home Industry building – **ON AGENDA**

CURRENT FILE STATUS:

CONDOMINIUM:

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

CONSENT:

- B01-2025 115252 Sideroad 27-28 (Deaksvew Farms) - **Clearing Conditions**

OFFICIAL PLAN AMENDMENTS:

- No current applications

PART LOT CONTROL:

- PLC01-2025 for 20 Hamilton Lane (Roll #106274) Block 43 7M-76, Part 4 7R-6801 – By-law passed.

SITE PLAN:

- SPA01-2025 50 Emma Street South 4-storey infill multi-unit residential building
Technical circulation completed, response pending, drafting of Site Plan Agreement By-law to Council in Q1 - 2026
- SPA01-2018 ORICA – no activity

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 Wastewater Treatment Plant (WWTP)
- Bielby to Emma Sewer Trunk
- Potential new Water Tower

22T-201601 CorSeed 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

- **Assumption Request ON AGENDA**

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:

- Z05-2025 501320 Highway 89 (Roll #217600)
Zoning Amendment to increase the size of a Home Industry building – ON AGENDA Public Meeting
- Z03-2025 193064 Amaranth East Luther Townline
Zoning Amendment to increase Lot Coverage and decrease Side Yard setback – Public Meeting January 13, 2026
- Z03-2024 034541 Concession Road 8-9 (Pullen & Tupling)
Archaeological Study finalized, Recommendation report January 13, 2026
- Z07-2023 River’s Edge by Thomasfield
Processing

MUNICIPAL APPROVALS:

- MA54-2025 Urban Accessory Building

- MA55-2025 New Urban Dwelling

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

- None this month

PROVINCIAL UPDATE:

- No update

DUFFERIN COUNTY:

- Dufferin County has been working jointly with the Counties of Grey and Wellington on the creation of a Future Ready Development Program (formerly referred to as the Tri-County Green Development Standards). Through that work the project lead has identified the need for the creation of a Planning Advisory Group to assist in the review and implementation of the Future Ready Development Program.
The Manager of Planning has asked to join the Planning Advisory Group.

PLANNERS of DUFFERIN (POD):

- November and December meetings were cancelled.

COUNTY MUNICIPAL COMPREHENSIVE REVIEW (MCR):

- Nothing to report.

OTHER PLANNING MATTERS:**Vision Grand Valley - Official Plan and Zoning Update:**

- Special Council Meeting on November 4, 2025.
- OPA 8 By-law 2025-57 passed on November 4, 2025, Council also endorsed the updated Town Zoning By-law.
- Notice of Adoption of OPA 8 was issued on November 13, 2025, via email, on the Town's website and published in the Wellington Advertiser and Orangeville Citizen.
- All material was forwarded to Dufferin County Clerks/Planning for approval on November 14, 2025 (confirmation of receipt was received on November 17, 2025).
- Once OPA 8 is approved by County Council, Planning will bring forward the updated Zoning By-law for approval.

Planning Fee Study:

- Work on hold pending Finance review of Fees

Grand River Conservation Authority (GRCA):

- Planning to attend a Regional Engagement Session – *Conservation Authority Regional Consolidation*, in London ON, on December 12, 2025.

Sarah Properties Amaranth:

- Subdivision (Rail Trail) – nothing to report

FINANCIAL IMPACT

- No financial impacts

CONSULTATIONS

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This report was submitted by:

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