



December 29, 2021

Project No. 2108

Town of Grand Valley
P.O. Box 249
Grand Valley, Ontario
L0N 1G0

Attention: Mark Kluge, MCIP, RPP, Planner

**Re: First Submission of Draft Plan of Subdivision and Zone Change applications
Grand Valley Business Park
Thomasfield Homes Limited**

During the pre-consultation meeting with the Town on May 10, 2021, the requirements for a complete application were identified. Changes were made to the proposal based on the pre-consultation comments received which included a site walk on August 11, 2021 of the properties. Please find the following items enclosed as the first submission;

- Completed Draft Plan of Subdivision application
- Completed Amendment to Zoning By-law application
- Cheque in the amount of \$20,000.00 payable to the Town of Grand Valley for the Draft Plan of Subdivision application fee.
- Cheque in the amount of \$2,500.00 payable to the Town of Grand Valley for the Zone Change application fee.
- Land Use Compatibility Study (Noise) prepared by HGC Engineering dated November 23, 2021.
- Environmental Impact Study prepared by Natural Resource Solutions dated December 2021.
- Functional Servicing Report prepared by GM BluePlan dated December 2021.
- Engineering Drawing package prepared by GM Blue Plan dated December 21, 2021.
- Transportation Impact Study prepared by Salvini Consulting dated December 2021.
- Draft Plan of Subdivision dated December 17, 2021.
- Planning Report dated December 27, 2021.
- Archaeological Ministry letter dated November 1, 2021
- Archaeological Report prepared by Amick, dated October 31, 2021.

The Hydrogeological Report and Source protection will be provided under separate cover to the Town directly by GM BluePlan.

I would be pleased to discuss any of these items with you and can be reached at 519-836-7526.

Yours truly,

Astrid Clos, RPP, MCIP

cc: Tom Krizsan, Thomasfield Homes

(2108.First Submission Cover Letter.pdf)

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