

Our ref: 12563237

17 March 2022

Mark H. Kluge MCIP RPP, Planner  
Town of Grand Valley  
5 Main Street North  
Grand Valley, ON  
L9W 5S6

**RE: Second Submission of Zoning By-law Amendment and  
Draft Plan of Subdivision Application  
File No. 22T-202101 and Z12-2021  
765182 Ontario Limited  
152 Main Street N.  
Town of Grand Valley**

Dear Mark

GHD is please to provide this second submission for the Zoning By-law Amendment and Draft Plan of Subdivision applications on behalf of our client 765182 Ontario Limited. The applications pertain to the proposed 12 townhouse unit development located at the municipal address 152 Main Street North in the Town of Grand Valley.

This second submission addresses the comments provided by R.J. Burnside & Associates Limited. A 2-metre wide road widening block has been included to accommodate a future sidewalk along with a 10m site triangle at the end of Rainy Drive. The corner lot width on Main Street North and Rainy Drive has also increased from 12.9 metres to 13.0 metres. The first submission of the zoning by-law amendment application had requested the subject lands be rezoned from Institutional (IN) to Multiple Residential (RM) with an exception to reduce the minimum lot frontage for a corner from 15.0 metres to 12.0 metres. With the inclusion of the sight triangle, a minimum frontage of 10.0 metres for a corner lot is now being requested.

The following materials are being submitted digitally in support of the Zoning By-law Amendment Application and Draft Plan of Subdivision Application:

- The revised Draft Plan of Subdivision with the proposed townhouse units prepared by H.F. Grander Co. Ltd.
- A Letter responding to R.J. Burnside & Associates' Engineering Peer Review comments dated March 15, 2022 and the revised Engineering Drawing prepared by Tulloch Engineering

As previously discussed with Town Staff, the following materials are being submitted with the intention to have the Site Plan Approval for the development on the same recommendation report to Council:

- Front Elevations of the proposed development prepared by ICR Associates Incorporated
- Front Renderings for reference only of the exterior colours and materials prepared by ICR Associates Incorporated

We look forward to working with Town staff on the proposed development. Should you have any questions please do not hesitate to contact the undersigned directly.

Regards



**Samantha Chow, B.U.R.PI**  
Planner

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cc: 765182 Ontario Limited c/o David Sud