



Town of Grand Valley
5 Main Street North
GRAND VALLEY ON L9W 5S6
Tel: (519) 928-5652
Fax: (519) 928-2275
www.townofgrandvalley.ca

NOTICE OF COMPLETE APPLICATION & STATUTORY PUBLIC MEETING FOR A ZONING BY-LAW AMENDMENT APPLICATION

The Municipal Council of the Town of Grand Valley will hold a meeting to consider the following application:

Application Numbers:	Z07-2023 Related Subdivision File 22T-202301 no Public Meeting required
Date of Meeting:	Tuesday February 13, 2024
Time:	7:00 PM
Meeting Location:	IN PERSON – COUNCIL CHAMBERS Town of Grand Valley Municipal Office 5 Main Street North GRAND VALLEY ON L9W 5S6
Owner:	Thomasfiled Homes Ltd. and Ariss Glen Developments Limited
Agent:	GSP Group c/o Charlotte Lewington
Location:	Part of Lot 31, Concession 3 Roll #108102, #300300, #300400, #300700 & #313100
Purpose and Effect of the Application:	Zoning By-law Amendment to permit a residential subdivision.

The application can be viewed on the Town's website under Current and Approved Applications – ***River's Edge Subdivision File nos. 22T-202301 and Z07-2023***, via this link:

<https://www.townofgrandvalley.ca/en/doing-business/current-and-approved-applications.aspx>.

A Location Map, and Draft Plan are included with this Notice.

Dated: January 16, 2024
Meghan Townsend, Clerk – Treasurer
TOWN OF GRAND VALLEY



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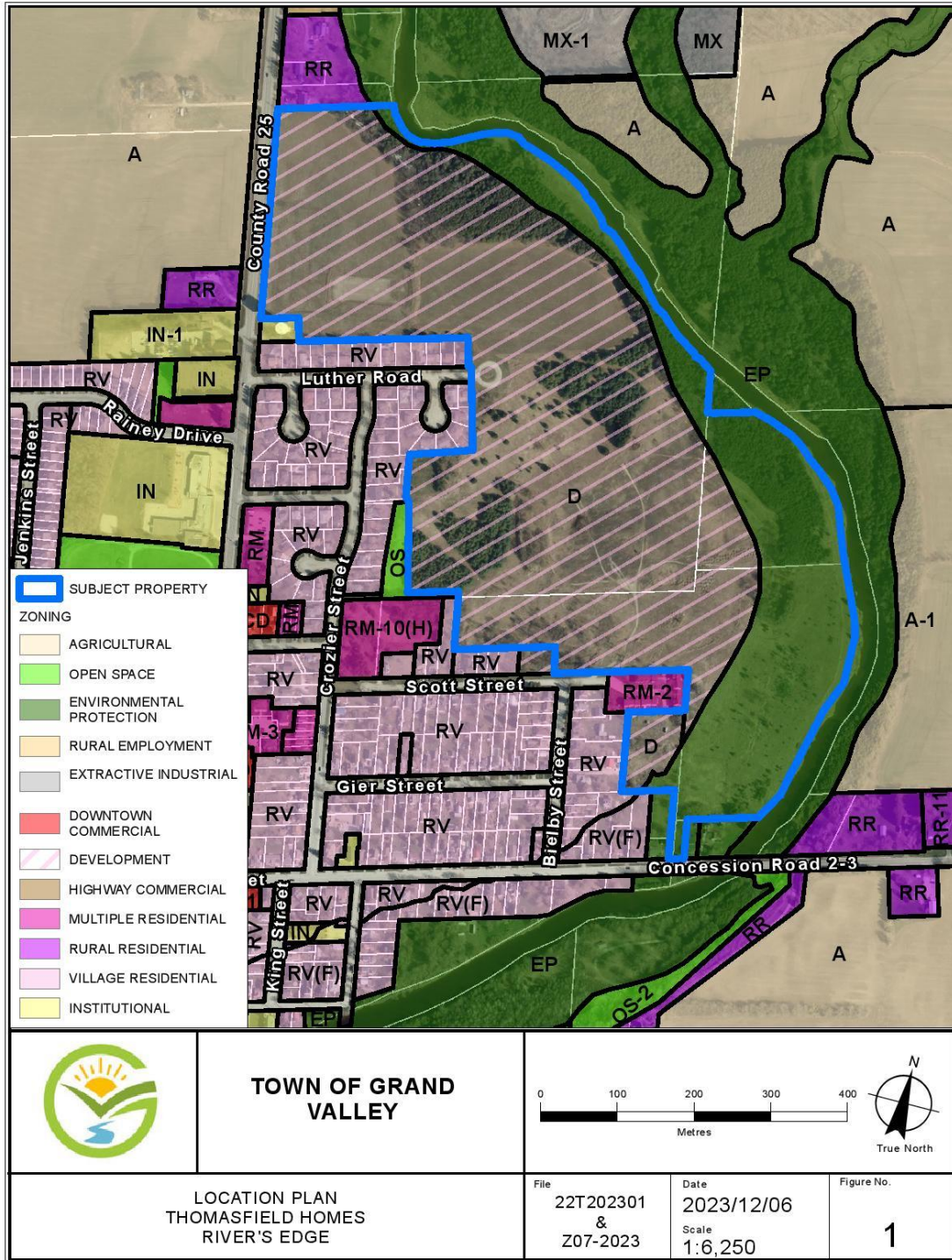
NOTES:

1. You or your representative are entitled to attend this meeting to express your views on this application. If you do not attend and are not represented at this meeting, Council may proceed in your absence.
2. If a person or public body does not make oral submissions at a public meeting or make written submissions to The Council of the Corporation of the Town of Grand Valley before the by-law is passed or decision is rendered, the person or public body is not entitled to appeal the decision of The Council of the Corporation of the Town of Grand Valley to the Ontario Land Tribunal.
3. If a person or public body does not make oral submissions at a public meeting or make written submissions to the Council of the Corporation of the Town of Grand Valley before the by-law is passed or decision is rendered, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.
4. **Any written comments/objections submitted to the Town of Grand Valley regarding this application which are being processed under the *Planning Act 1990*, will form part of the public record, and will be made public as part of the application process.**
5. **No decision on this application will be made at the Public Meeting. A further Recommendation Report on these matters will be forwarded to Town Council at a later date. If you wish to be notified of the meeting date you must indicate your request in writing or via e-mail to the Town Planner at mkluge@townofgrandvalley.ca. You must quote the appropriate application number.**
5. The Planning Report will be available after 4:30 PM on Thursday February 8, 2024, on the Town's Website at: <https://calendar.townofgrandvalley.ca/Council>
6. For further information or to submit comments please contact the Town Planner, Mark Kluge via email at mkluge@townofgrandvalley.ca.



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LOCATION MAP

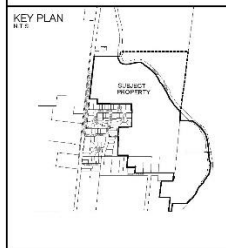
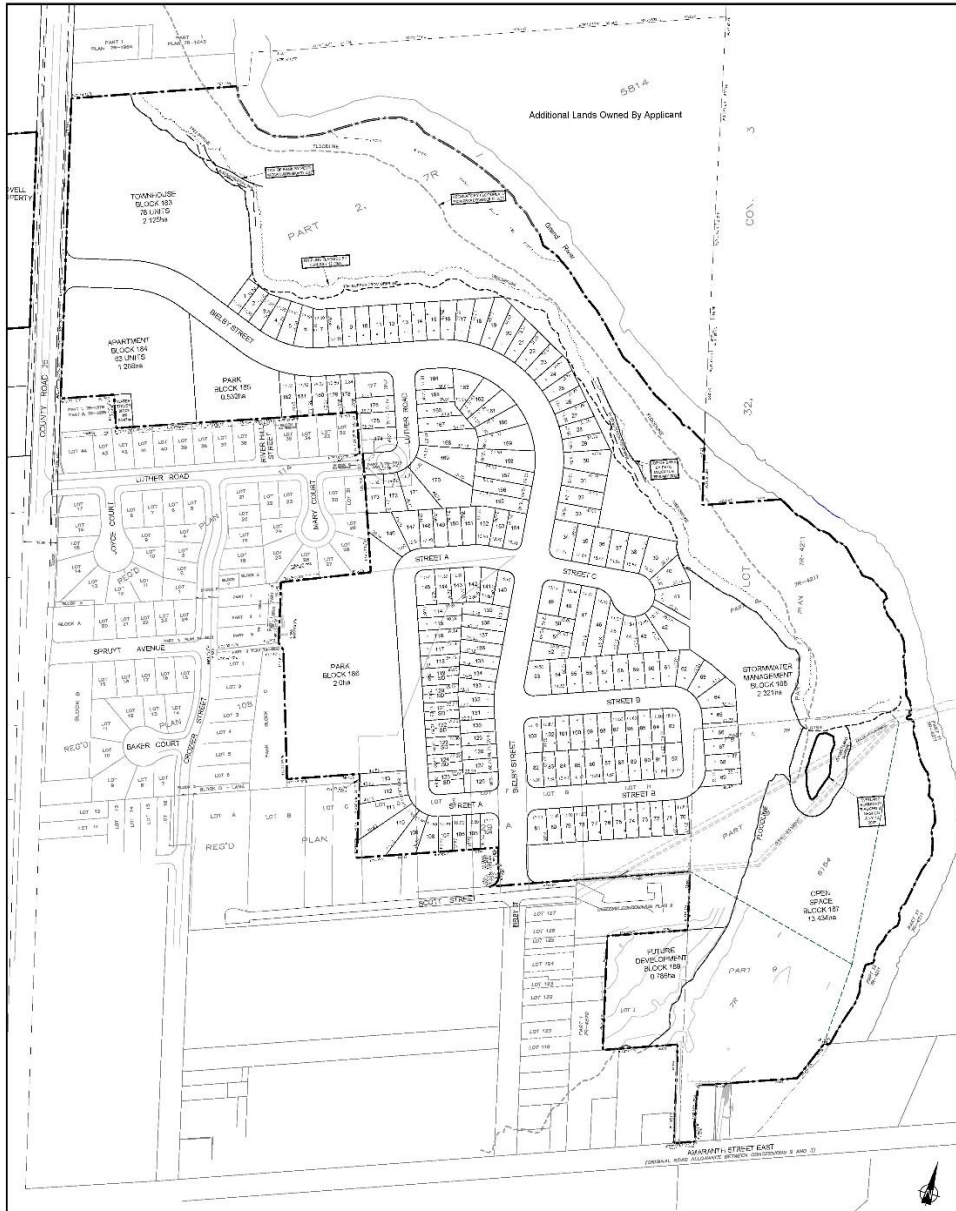


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DRAFT PLAN



LAND USE SCHEDULE	LOTS & CORNERS	AREA (sq. ft.)	AREA (sq. m.)
RESIDENTIAL - SINGLE-DWELLING	1-26	143,327	13,243
RESIDENTIAL - APARTMENT	17-26	729,421	67,343
RESIDENTIAL - TOWNHOUSE	1-32N	146,156	13,519
RESIDENTIAL - SEMI-DETACHED	26-34N	290,348	26,846
COMMERCIAL - GENERAL	1-32S	146,156	13,519
COMMERCIAL - OFFICE	1-32S	146,156	13,519
COMMERCIAL - RETAIL	1-32S	146,156	13,519
COMMERCIAL - INDUSTRIAL	1-32S	146,156	13,519
COMMERCIAL - MIXED USE	1-32S	146,156	13,519
COMMERCIAL - OTHER	1-32S	146,156	13,519
RECREATION - OPEN SPACE	1-32S	146,156	13,519
RECREATION - SPORTS	1-32S	146,156	13,519
RECREATION - OTHER	1-32S	146,156	13,519
TOTAL	803	300	27,809

ADDITIONAL INFORMATION
 1. THIS PLAN IS SUBMITTED TO THE TOWN OF GRAND VALLEY FOR REVIEW AND APPROVAL.
 2. THE TOWN OF GRAND VALLEY IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
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OWNER'S CERTIFICATE
 I, the undersigned, being the owner of the lands described in this plan, hereby certify that the information contained herein is true and correct to the best of my knowledge and belief.

SURVEYOR'S CERTIFICATE
 I, the undersigned, being a duly qualified and licensed surveyor, hereby certify that the information contained herein is true and correct to the best of my knowledge and belief.

DRAFT PLAN OF SUBDIVISION
THOMASFIELD HOMES
RIVER'S EDGE

PART OF LOT 31, CONCESSION 3
 UNDER THE TOWNSHIP OF GRAND VALLEY
 COUNTY OF DUFFERIN

GSP group

REVISIONS

Dated: January 16, 2024
 Meghan Townsend, Clerk – Treasurer
 TOWN OF GRAND VALLEY