



SHAPING GREAT COMMUNITIES

November 16, 2023

File No. 23048

Building, Planning and Development, Town of Grand Valley  
5 Main Street North  
Grand Valley, Ontario  
L9W 5S6

Attn: Mark Kluge, MCIP, RPP  
Town Planner

**Re: Applications for Draft Plan of Subdivision and Zoning By-law Amendment  
River's Edge Residential Development, Grand Valley**

Dear Mr. Kluge:

On behalf of our client, Thomasfield Homes Ltd and Ariss Glen Developments Ltd., we are pleased to re-submit the enclosed applications regarding property municipally known as Part Lot 31, Concession 3 in the Town of Grand Valley, County of Dufferin (referred to the "Site").

A pre-consultation for the draft plan of subdivision was originally submitted in 2021. In 2021, a new pre-consultation meeting was held. Resulting from the 2021 pre-consultation meeting, a list of submission materials was provided for the formal application submission under the Planning Act.

The submitted applications are accompanied by all of the required application materials and comprise the following:

- Planning Justification Report, prepared by GSP Group Inc., dated November 2023;
- Functional Servicing Report, prepared by GM BluePlan, dated October 2023;
- Civil Engineering Drawing Set, prepared by GM BluePlan, dated October 2023;
- Stage 1-2 Archeological Property Assessment, prepared by Amick Consultants, dated September 29 2021;
- Registration Confirmation Letter RE: Archaeological Report, provided by the Ministry of Heritage, Sport, Tourism, and Culture Industries, dated October 1 2021;
- Environmental Impact Study, prepared by Natural Resource Solutions Inc, dated September 2023;
- Geotechnical Study, prepared by JLP, dated April 20 2022;
- Hydrogeological Study, prepared by GM BluePlan, dated October 4 2023;
- Transportation Impact and Parking Study, prepared by Salvini Consulting, dated October 2023; and,
- Draft Plan of Subdivision Drawing, prepared by GSP Group Inc., dated August 29 2023.

PLANNING | URBAN DESIGN | LANDSCAPE ARCHITECTURE

72 Victoria St. S., Suite 201, Kitchener, ON, N2G 4Y9  
162 Locke St. S., Suite 200, Hamilton, ON, L8P 4A9  
gspgroup.ca

In addition to the plans and reports listed above, please find enclosed the completed Draft Plan of Subdivision and Zone Change Application Forms, as well as one (1) cheque for the required application fees:

- one (1) cheque in the amount of \$2,500 payable to the Town of Grand Valley (as payment of the Zone Change Application fee);

Please note that when the original application for Draft Plan Approval was made in 2012, an application fee of \$20,000 was made to the Town which it still holds. These monies should now be applied towards the application fee of the Draft Plan of Subdivision application being made today.

Digital copies of all of the above, including scanned copies of the cheque, have been submitted to [mkluge@townofgrandvalley.ca](mailto:mkluge@townofgrandvalley.ca).

We look forward to working with the Town of Grand Valley on these applications. If you have any questions or require any further information, please do not hesitate to contact Hugh Handy or Charlotte Lewington of this office.

Yours truly,  
**GSP Group Inc.**



Hugh Handy, MCIP, RPP  
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Charlotte Lewington  
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cc. Mark Kluge, Town Planner  
Katherine McLaughlin, Thomasfield Homes Ltd.