



June 20, 2024

File No. 23063

Town of Grand Valley
5 Main Street
Grand Valley, ON
L9W 5S6

Attn: Mark Kluge, MCIP, RPP
Town Planner

**Re: Official Plan and Zoning By-law Amendment Resubmission, and Site Plan and Draft Plan of Condominium Application
40-60 Emma Street, Grand Valley**

Dear Mr. Kluge,

On behalf of Sheldon Creek Developments Inc., GSP Group is pleased to resubmit the following Official Plan and Zoning By-law Amendment applications for the property located at 40-60 Emma Street (the "Subject Site"). A joint Official Plan and Zoning By-law Amendment application was originally submitted November 2023, and a revised application received comments on March 7, 2024. The Subject Site is designated Downtown Commercial in the Grand Valley Official Plan, and Downtown Commercial, and Downtown Commercial Flood Fringe, with an exception, in the Grand Valley Zoning By-law. As such, Official Plan and Zoning By-law Amendment applications are required to facilitate the proposed development to permit a standalone residential use.

Proposed Development

The proposed development includes a 4-storey, 18-unit apartment building with 38 parking spaces, two of which being barrier-free. Two entrances to the Subject Site are proposed off Emma Street which allows for continuous flow through the parking area.

Submission

The original Official Plan and Zoning By-law Amendment application included a proposal for 8 townhouses. Comments were received following this submission which outlined submission requirements for a resubmission. The comments led to the redesign of the Site from townhouses to a 4-storey apartment building. Informally, additional comments were received by staff relating to the redesign. Based on the two sets of comments received, the following documents have been prepared and are being submitted as part of a complete application:

- Comment Matrix;

- Architectural Plans, including a conceptual Site Plan, Elevations and Rendering, prepared by Khalsa Design Inc.;
- Environmental Noise Report (revised), prepared by Jade Acoustics;
- Geotechnical Investigation and Slope Stability Assessment, prepared by CMT Engineering Inc.;
- Landscape Concept Plan, prepared by GSP Group Inc.;
- Servicing Brief, prepared by Moorefield Excavating; and
- Site Lighting Plan, prepared by Mighton Engineering.

Cheques made payable to the Town of Grand Valley for the site plan application and draft plan of condominium application will be provided under separate cover.

We trust that the above-enclosed is sufficient to proceed with the circulation of the application(s). Please do not hesitate to contact me if you have any questions or require further information. We look forward to continuing to work with you.

Yours truly,

GSP Group Inc.



Charlotte Lewington, MCIP, RPP
Planner

Enclosures

c.c. Andrew Wildeboer, Sheldon Creek Developments Inc.

Carrie Antolos, Sheldon Creek Developments Inc.

Willem Wildeboer, Sheldon Creek Developments Inc.