



SHAPING GREAT COMMUNITIES

January 15, 2025

File No. 23063

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

Attn: Mark Kluge, MCIP, RPP
Town Planner

**Re: Zoning By-law Amendment Revised Submission
40-60 Emma Street, Grand Valley**

Dear Mr. Kluge,

On behalf of Sheldon Creek Developments Inc., GSP Group is pleased to submit a revised proposal for a Zoning By-law Amendment application 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, which was endorsed and approved by Council on October 8th, 2024. The Official Plan Amendment was approved by the County of Dufferin on December 31st, however the implementing Zoning By-law has not been presented to Grand Valley Council for formalization as discussions around a revised proposal requiring additional amendments were ongoing.

The Subject Site is designated Urban Residential in the Grand Valley Official Plan through OPA 7, and Downtown Commercial, and Downtown Commercial Flood Fringe, with an exception, in the Grand Valley Zoning By-law. A Zoning By-law Amendment application is required to facilitate the revised proposed development to permit the 5-storey apartment building.

Proposed Development

The proposed development includes a 5-storey, 24-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 following documents have been prepared in support of the application and are being submitted as part of a complete submission package:

- Architectural Package, prepared by Khalsa Design Inc., dated December 30, 2024; and,
- Parking Justification Study, prepared by CGH Transportation, dated December 2024;

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

Cheques made payable to the Town of Grand Valley for the Zoning By-law Amendment application will be provided under separate cover.

We trust that the above-enclosed is sufficient to proceed with the circulation of the application. 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.

A handwritten signature in cursive script, appearing to read "Lewington".

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.