



October 6th, 2023

File No. 23063

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

Attention: Mark Kluge, MCIP, RPP
Town Planner

Dear Mark:

**Re: Official Plan and Zoning By-law Amendment Applications
40 – 60 Emma Street**

On behalf of Sheldon Creek Developments, GSP Group is pleased to submit the following Official Plan and Zoning By-law Amendment applications for the above noted properties (the "Subject Site"). The Subject Site proposed to be redeveloped for two townhouse blocks of four units each. The Subject Site is currently designated Downtown Commercial in the Grand Valley Official Plan, and Downtown Commercial, Flood Fringe, with an exception, in the Zoning By-law. This existing framework permits residential uses, but not as a standalone use. As such, Official Plan and Zoning By-law Amendment applications are required to facilitate the development.

A pre-consultation meeting was held with the Town on November 30, 2022, providing the submission requirements for the applications. Based on this list, the following documents have been prepared and are being submitted as part of a complete application:

- Completed Official Plan Amendment application form;
- Completed Zoning By-law Amendment application form;
- Topographic Survey;
- Concept Plan and elevation and rendering package, prepared by Elevate Home Design;
- Preliminary Landscape Plan, prepared by GSP Group;
- Vegetation Management Plan, prepared by GSP Group;
- Planning Justification Report, including Urban Design Analysis, prepared by GSP Group;
- Noise Study, prepared by Jade Acoustics;
- Phase 1 Environmental Assessment, prepared by Criterium-Jansen Engineers;
- Geotechnical Investigation and Slope Stability Assessment, prepared by CMT Engineering;
- Site Screening Technical Memorandum, prepared by EnVision;
- Servicing Brief, including Civil Drawing Set, prepared by Moorefield Excavating; and,

PLANNING | URBAN DESIGN | LANDSCAPE ARCHITECTURE

The Request for Servicing Allocation and associated fee will be submitted to the Town upon the Official Plan and Zoning By-law Amendment applications being deemed complete.

Please do not hesitate to contact me if you have any questions or require further information. We look forward to working with you.

Sincerely,

GSP Group Inc.



Evan Wittmann, MCIP, RPP
Planner

Enclosures

c.c. Andrew Wildeboer, Sheldon Creek Developments
Carrie Antolos, Sheldon Creek Developments
Willem Wildeboer, Sheldon Creek Developments
Kim Pilon, Moorefield Excavating