



GRAND VALLEY

The Corporation of the Town of Grand Valley

5 Main Street North
Grand Valley, ON L9W 5S6
Tel: (519) 928-5652
Fax: (519) 928-2275

www.townofgrandvalley.ca

July 12, 2022

The County of Dufferin
30 Centre Street
ORANGEVILLE ON L9W 2X1

Attention: Warden Wade Mills & County Council

Dear Warden Mills and Members of Council:

Grand Valley Council has reviewed the June 23, 2022 WSP presentation and report to County Council on the status of the County MCR process. To say that the Town is disappointed with only being allocated 57 hectares of land for future growth to 2051 is an understatement.

We are addressing this letter to the Warden and County Council because Council feels that its concerns and input have not been adequately addressed at the staff level.

This letter will outline to the Province, County, Local Municipalities, and our Development Partners why Grand Valley is ready and willing to accept new growth beyond the limited growth provided in the current Lands Needs Assessment (LNA), prepared by the County's Consultant, WSP.

In late 2021, Town Planning provided County Staff with an updated map of Council's preferred urban expansion area as of November 9, 2021. This map is attached to this letter, showing a mix of lands that the Town is interested in seeing developed. While the lands are numbered, the numbering does not indicate a ranking. The Cor Seed (#4) parcel is CRUCIAL for inclusion in this expansion due to its involvement with a critical piece of infrastructure (McIntosh Drive), as outlined in the Town's Transportation Master Plan. The Moco (#5) parcel would allow their current Draft Plan Approved subdivision to be completed. The Thomasfield Gravel Pit Lands (#8) would allow an eyesore to be redeveloped without taking farmland out of production. Finally, the De Luca lands (#2) at Concession Road 2-3 and Sideroad 28-29, and adjacent to the Town's new park, represent a unique opportunity for a senior's focused development, that would include a tourism component.

The November 9, 2021 map outlines a larger urban boundary expansion for the Town than the one outlined in the WSP Land Needs Assessment Report AND is still in conformity with APPENDIX F – Long Term Development Plan, found in the Town's approved Official Plan as attached and supported by Council Resolution 2014-03-40 in March 2014.

Grand Valley has a reputation for successfully developing within its existing urban boundary. The Town has multiple developers, large and small, with whom the Town has worked successfully in the past, along with new landowners that are ready to build both homes and commercial/industrial space.

Grand Valley has an abundance of land within its own boundary available for development, unfettered by political boundaries. One of the largest areas is a former gravel pit, just east of the downtown, which for years has been fenced-off, dangerous, and an eyesore in our community. It could become a stunning mixed density housing and recreation development, if it were to be included in the urban boundary.

Grand Valley understands that we need to increase the variety of dwelling types in our community to include semi-detached, townhomes and low-rise multi unit buildings (both rental and condominium). Expanding our urban settlement boundary for housing is in full alignment with the myriad of reports and recommendations from the Province, the Association of Municipalities of Ontario, and other bodies.

In terms of employment lands, Grand Valley requires more. Our current employment lands are just now going through the planning process of subdivision and zoning; however, the size and configuration of this land makes it both expensive and challenging to develop. Grand Valley needs to expand its employment lands to increase and diversify our tax base, fortify our small local economy, increase jobs which equates to an increased daytime population to supply much needed day-time firefighters to our volunteer Fire Department and give residents more time to participate in local voluntary initiatives.

Our water and wastewater infrastructure is being expanded in 2022-2023, which will see the entirety of the town's current urban boundary serviced to 2031. Furthermore, there is an opportunity to expand this even further with very few challenges. Grand Valley understands that growth cannot occur without servicing and the Town is prepared to update all the necessary studies to ensure that there are adequate services for continued growth.

To summarize, Grand Valley is well positioned within Dufferin County to accommodate more growth:

- Grand Valley has an abundance of land within its own political boundaries available for development. The expansion of Grand Valley's Settlement Boundary will occur within the Town's existing jurisdiction and will not require annexation.
- While an update to the servicing master plan is required, there are no existing servicing constraints to growth.
- There is a logical plan for contiguous future expansion through the Long Term Development Plan. The Town has studied these opportunities to coordinate future expansion through the Long Term Development Plan, Appendix F to the Town's Official Plan and supported by Council Resolution 2014-03-40 in March 2014.

- The Town of Grand Valley has an identified Natural Heritage system that will continue to be protected and enhanced through development, including through future trail linkages.
- Further to this long-range planning, the Town of Grand Valley implemented policies and regulations that are supportive of responsible growth, such as the implementation of a municipal-wide Development Charges By-law and the Grand Valley Tree Canopy and Natural Vegetation By-law.
- Grand Valley is planning for the future with other features in the Town to support a growing community, including a new Recreation Manager role created in 2022, the addition of a multimillion-dollar recreation park already in development, and completing work on a Recreation Master Plan to serve the recreation needs of the growing community.
- 57 hectares is simply not enough land to realize the full potential of the Town for residential, commercial, institutional and employment growth.

The urban boundary expansion strategy is supportive of the Town's long-term objectives:

- Providing a Seniors' facility for a multi-generational community
- Developing surplus lands not currently in agricultural production in proximity to the existing settlement area
- Expanding the economic base in Tourism and providing new capacity for overnight accommodation and needed community space for marquee events
- Providing opportunities for residents to live, work and play within Grand Valley by creating local employment opportunities and expanded recreation opportunities
- Expanding the economic base through the timely development of new employment lands

Dufferin County and their Consultant WSP have made no changes to the original LNA even though Grand Valley has repeatedly and consistently asked for more growth and an expanded urban boundary.

In order to achieve the desired outcome for Grand Valley, Council has directed the Town Planner to convene a meeting between the Town and its Development Partners regarding a potential Minister's Zoning Order under the Community Infrastructure and Housing Accelerator. We are exploring this option to determine if that process might serve to expedite our plans to grow our community.

Finally, Grand Valley acknowledges that the purpose of the LNA is to follow Provincial data analysis requirements, but as has been stated on several occasion at both County Committee and Council meetings, these are only targets.

Grand Valley can and is willing to do more to accommodate growth not only in Grand Valley but in Dufferin County as a whole.

Grand Valley looks forward to a favourable, supportive response from County Council.

Sincerely,



Steve Soloman
Mayor

cc. Minister of Municipal Affairs & Housing, Steve Clark MPP Leeds-Grenville Thousand Islands and Rideau Lakes
Ministry of Municipal Affairs & Housing – Kay Grant, London Office
Minister of Health & Deputy Premier, Sylvia Jones MPP Dufferin-Caledon
Sonya Pritchard, CAO, County of Dufferin
Cody Joudry, Director of Development and Tourism, County of Dufferin

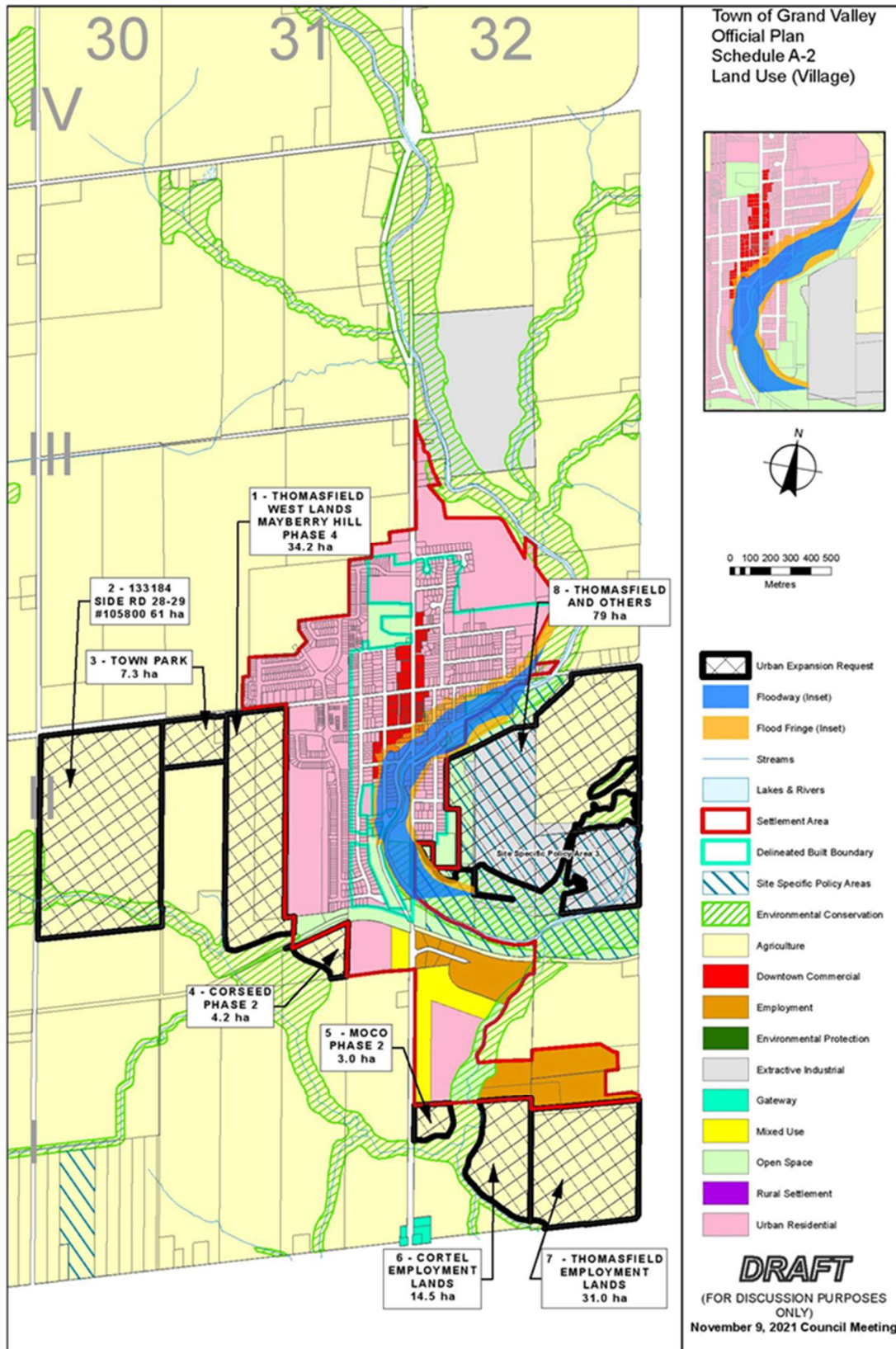
Mayor & Council Township of Amaranth
Mayor & Council Township of East Garafraxa
Mayor & Council Township of Melancthon
Mayor & Council Township of Mono
Mayor & Council Township of Mulmur
Mayor & Council Town of Orangeville
Mayor & Council Town of Shelburne

Darren P. Vella, Innovative Planning Solutions (Cortel Group)
Cameron Sellers, Innovative Planning Solutions (Cortel Group)

Adam C. De Luca, De Luca Group
Robert Walter-Joseph, Senior Planner Gladki Planning Associates (De Luca Group)

Tom Krizsan, President Thomasfield Homes
Katherine McLaughlin, Manager, Land Development & Acquisitions Thomasfield Homes
Astrid J. Clos Planning Consultants (Thomasfield Homes)

Grand Valley Council Preferred Urban Expansion Areas (November 9, 2021)



Grand Valley Official Plan APPENDIX F – Long Term Development Plan (2014)

