

Municipal Services Office – Western Ontario
659 Exeter Road
Floor 2
London, Ontario
N6E 1L3

May 24, 2024

Dear Dellarue Howard,

Subject: ERO Number 019-8488
Ministry Reference Number 22-OP-230826
Comment on County of Dufferin Official Plan Amendment No. 4
133184 Sideroad 28-29, Town of Grand Valley

Gladki Planning Associates Inc. (“GPA”) are the planning consultants retained by the United People Corporation, the owner of the property at 133184 Sideroad 28-29 in the Town of Grand Valley (“Town”), located west of the commercial downtown area, and southwest of the intersection of Sideroad 28 & 29 and Concession Road 2 & 3 (the “subject lands”).

This letter is provided on behalf of our client to provide comments on the County of Dufferin Official Plan Amendment No. 4. and the broader County Municipal Comprehensive Review (MCR) submission inclusive of OPA Nos. 2 and 3. We are in general support of the proposed amendment. We look forward to the approval of the new Dufferin Official Plan and eagerly anticipate working with Grand Valley in developing the detailed land use policy framework of the new Town official plan in view of facilitating the Town-endorsed community vision on our client's lands.

Our client's proposal for the subject lands includes the development of a new multi-generational community that provides a range of housing options within a variety of built forms. This includes community-supportive amenities for people in all stages of life, overnight accommodations (hotel or inn), community-gathering spaces for entertainment and events, parks, parkettes, and open spaces within landscaped and natural settings and connected to the wider trail system.

The proposed design concept aligns with strong neighbourhood development principles, utilizes natural landscapes and trail systems to promote an active outdoor lifestyle, and supports a continuum of care model for seniors. The proposal respects the Provincial Policy Statement (PPS) and the Growth Plan for the Greater Golden Horseshoe, ensuring alignment with relevant agricultural policies and minimizing conflicts with surrounding agricultural operations. This is further supported by an independent analysis completed by MacNaughton, Hermesen, Britton, Clarkson Planning Ltd.

This proposal meets the Town and County objectives by fostering a compact, efficient, and sustainable community that enhances the quality of life for all residents. It considers local demographics, economic, and market conditions, and can be implemented within the framework established by OPA No. 4 and the Dufferin County MCR framework.

Parcel Economics Inc. ("Parcel") is currently undertaking an independent, third-party Market & Economic Assessment of the subject lands. This assessment includes a review of the broader competitive positioning of Grand Valley as a whole, in addition to more specific consideration of the prospects for future development on the subject lands.

Based on their preliminary results, we are confident in the merit of approving the OPA, as adopted, from an underlying market perspective. Additional details relating to the full results of the Parcel assessment will be available in due course.

Gladki Planning Associates Inc., on behalf of United People Corporation, supports the County of Dufferin Official Plan Amendment No. 4. We believe this amendment aligns with both the County and Town's strategic objectives and will foster sustainable and organized growth for the community. We are committed to continuing our collaboration with Grand Valley and Dufferin County to ensure that the community vision for our client's lands is realized effectively and efficiently.

Thank you for the opportunity to provide our comments. Please feel free to contact me should you have any questions or require further information.

Sincerely,

Gladki Planning Associates

Per:

A handwritten signature in black ink, appearing to be 'RWJ' followed by a long horizontal flourish.

Robert Walter-Joseph RPP, MCIP
Principal

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