



SHAPING GREAT COMMUNITIES

June 8, 2026

File No. 23047

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

Attn: Mark Kluge, Manager of Planning

**Re: Request for Removal of Holding Symbol
Thomasfield Homes Ltd., Mayberry Hill, Phase 3B, Stage 2**

Dear Mr. Kluge:

On behalf of our client, Thomasfield Homes Ltd., GSP Group Inc. asks that the Town of Grand Valley (the "Town") please accept the attached Application for Amendment to the Zoning By-law, requesting the removal of the holding symbol from certain lands located in Stage 2 of Phase 3B (or "Phase 3B-2") of the Mayberry Hill subdivision (the "Subject Lands").

The Subject Lands comprise 49 lots in Phase 3B-2, identified as Lots 52–61, 70–90, 98–107, and 118–125 on the attached Staging Plan, along with parts of Lougheed Drive and Donaghy Drive. The Subject Lands are presently zoned "RV-11(H)", with the removal of the "(H)" holding symbol requiring confirmation that sufficient sanitary sewage capacity exists to accommodate proposed development. The removal of the holding symbol is required as a condition of final approval for the registration of Phase 3B-2.

To clarify, this request does not apply to Townhouse Block 160, which the attached Staging Plan also shows as part of Phase 3B-2 but which will not be registered as part of that stage.

In support of this request, please find attached a letter from GEI Consultants Canada Ltd. (formerly GM BluePlan), dated May 29, 2026, outlining the construction and occupancy schedule for the Subject Lands and addressing the allocation of sanitary sewage capacity to Phase 3B. A cheque in payment of the \$2,000.00 application fee has been sent to the Town under separate cover.

PLANNING | URBAN DESIGN | LANDSCAPE ARCHITECTURE

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gspgroup.ca

Should you have any questions or require anything further, please do not hesitate to contact me.

Yours truly,
GSP Group Inc.

A handwritten signature in blue ink that reads "Patrick Casey". The signature is written in a cursive, flowing style.

Patrick Casey
Planner

226-499-6769
pcasey@gspgroup.ca

cc. Katherine McLaughlin, Thomasfield Homes Ltd.
Jay Boily, GEI Consultants Canada Ltd.
Hugh Handy, GSP Group Inc.