

May 29, 2026
Project No. 2402259

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

Attn: Meghan Townsend
CAO/Clerk-Treasurer

Re: Building Program / Anticipated Occupancy
Mayberry Hill Subdivision Phase 3B
(Stage 2)
Town of Grand Valley

Dear Ms. Townsend,

In support of the proposed clearance of Draft Plan Condition #42 and #43 for the Mayberry Hill Subdivision Phase 3B (Stage 2) and the lifting of the Holding Zone associated with the Mayberry Hill Subdivision Phase 3B, GM BluePlan Engineering Limited have prepared this letter on behalf of Thomasfield Homes to outline their building program and expected occupancies for by the summer of 2027.

Draft Plan Condition #42 and #43 are as follows:

- #42 That the Town Engineer has confirmed that wastewater treatment and conveyance capacity and water supply, storage and distribution capacity exists to accommodate this development and that financial arrangements as set out in these conditions of draft approval are in place to the satisfaction of the Town Treasurer and the Town Solicitor.*
- #43 That the Owner provides confirmation that sewage treatment and allocation for the plan is taken from the provisions of the Amending Surge Tank Agreement as signed by Thomasfield Homes on April 26, 2018.*

At this time, Thomasfield Homes have advised that upon registration of Phase 3B (Stage 2), their intent is to have approximately 49 lots constructed, and occupancy granted by the summer of 2027.

The Town has requested a delay to the reconstruction of Amaranth Street as they are planning water infrastructure upgrade in the area which will impact Amaranth Street. The upgrades are anticipated to be completed by the end of 2027. Therefore, the reconstruction of Amaranth Street will start no sooner than 2028 and will not be completed as part of Stage 2.

As a result, the following Pre-Servicing Agreement requirements are also anticipated to be delayed:

- *Prior to re-construction of Amaranth Street, provide a preliminary plan of Block 160 to support the general locations of the proposed service connections. The preliminary plan shall be prepared by the Owner's Engineer in conjunction with the Owner's Planner.*
- *Prior to re-construction of Amaranth Street, an information package shall be prepared and distributed to the properties between Beam Street and Mayberry Drive to the satisfaction of the Town. The Owner shall obtain approval from 2 Taylor Drive for grading improvements on their property and if approval is not obtained the Owner shall submit revised drawings.*

We also note that in the "RECOMMENDATION REPORT: THOMASFIELD PHASE 3B SUBDIVISION DRAFT PLAN OF SUBDIVISION & ZONING BY-LAW AMENDMENT" dated June 4, 2021, that specific reference is made to the Town of Grand Valley Council Meeting held on April 27, 2021 during which Council passed Resolution Number 2021-04-46, which stated:

BE IT RESOLVED THAT Council receives the allocation requests from Thomasfield Homes Ltd. And Innovative Planning Solutions (on behalf of Moco & Corseed);

AND FURTHER THAT Council supports the request in principle, subject to required reports and directs staff to prepare and present a recommendation report.

The breakdown of the required allocation for the proposed Thomasfield Phase 3B subdivision is:

Allocation Request:

153 Singles 153 SDE

57 Towns x .79 = 45 SDE

TOTAL 198 SDE

Based on the above, we kindly request that the Town of Grand Valley lift the holding zone and provide a letter which confirms allocation of servicing capacity for the Mayberry Hill Subdivision Phase 3B (Stage 2) to clear Draft Plan Condition #42 and #43.

We trust this is the information you require at this time. If you have any questions or require additional information, please do not hesitate to call.

Sincerely,
GEI Consultants Canada Ltd.



Jay Boily, P.Eng.,
Senior Project Engineer

GEI Consultants Canada Ltd.



Steve Conway, CET, rcsi, PMP.
Vice President, Senior Project Manager