



July 10, 2025

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

Attention: Mark Kluge, MCIP, RPP
Town Planner

RE: 50 Emma St, Grand Valley
Site Plan Application File SPA01-2025

Dear Mr. Kluge,

In January 2025, Sheldon Creek Developments Inc. submitted a site plan application for a 24-unit, 5-storey condominium development at 50 Emma Street, Grand Valley, Town of Grand Valley file SPA01-2025, along with a new zoning application, file Z01-2025. Since that time, the zoning for the 18-unit, 4-storey condominium has been approved by Council, through Town of Grand Valley file Z05-2023 previously submitted.

Further to the comments received on our site plan application, Town of Grand Valley file SPA01-2025, the following documents have been included with this resubmission for the site plan application for 50 Emma Street, Grand Valley:

1. Servicing Brief, Updated June 2025
2. Storm Sewer Design 5 and 100 Year Rational Updated June 2025
3. Pipe Data Form
4. Stormceptor Owner's Manual
5. XStream Manual
6. Site Plan – 24022_SP_50 Emma St Grand Valley

7. Architectural Design Drawings – 24022_DD_50 Emma St Grand Valley
8. Geotechnical Investigation and Slope Stability Assessment dated June 9, 2025 prepared by CMT Engineering Inc.
9. Hydrogeology Technical Memorandum dated May 26, 2025 prepared by Hydrogeology Consulting Services Inc.
10. Stage 1 Archaeological Background Study and Stage 2 Archaeological Property Assessment dated June 6, 2025, prepared by CRM Lab Archaeological Services
11. Hydrant Flow Test, completed by Zarzycki Contracting Inc, May 1, 2025
12. Landscape Design package, from GSP Group dated July 9, 2025
13. Landscape Design cost estimate, Off-site Opinion of Proposed Cost, from GSP Group dated July 9, 2025
14. Landscape Design cost estimate, On-site Opinion of Proposed Cost, from GSP Group dated July 9, 2025
15. Site Lighting Plan, SL1 prepared by Mighton Engineering dated July 10, 2025
16. Roadway Lighting Plan, RL1 prepared by Mighton Engineering dated July 8, 2025
17. Letter from Hydro One, dated May 27, 2015 to previous property owner
18. Letter from Stantec Consulting Ltd, dated March 30, 2015 to Hydro One
19. Certificate of Withdrawal of Prohibition, dated Feb 27, 2023
20. SPA01-2025 Response Matrix, dated July 10, 2025

We request that they be circulated for further review, as required, and for purpose of preparing the site plan agreement. If you have any questions, please do not hesitate to reach out. We look forward to hearing from you soon.

Respectfully submitted



Willem Wildeboer
Project Manager
Sheldon Creek Developments Inc