



GRAND VALLEY

The Corporation of the Town of Grand Valley Council Meeting Minutes

Tuesday, June 11, 2019 at 6:00 PM
Council Chambers, 5 Main Street North

The Town of Grand Valley Council met in Council Chambers of the Municipal Office at 5 Main Street North, Grand Valley on June 11, 2019 commencing at 6:00 p.m.

PRESENT:

Mayor Steve Soloman
Deputy-Mayor Philip Rentsch
Councillor Sam Pringle
Councillor Elizabeth Taylor
Councillor Rick Taylor
CAO/Clerk-Treasurer Jane Wilson
Public Works Superintendent Henry Rooyackers
Planner Mark Kluge
Deputy Treasurer Violet Bromley
Deputy Clerk Meghan Townsend

1. Call to Order

2. Adoption of the Agenda

Amendments: 11.7.2 Park 'n' Play Contract
12.8 Township of East Garafraxa – Service Review

2019-06-07

Moved by E Taylor, Seconded by R Taylor

BE IT RESOVLED THAT Council adopts the agenda dated June 11, 2019 as amended.

CARRIED

3. Disclosure of Pecuniary Interest – none

4. Approval of Previous Minutes

4.1. May 28, 2019

2019-06-08

Moved by R Taylor, Seconded by E Taylor

BE IT RESOLVED THAT the minutes of the May 28, 2019 regular meeting be approved as circulated.

CARRIED

5. Public Question Period

Darryl Bell addressed Council regarding the washrooms at the Greta and Titch Boswell Memorial Lions Park. He hoped that Council would work with Minor Ball to renovate what was there for ball diamond and splashpad users.

Charlie Steele addressed Council to express his dissatisfaction with the grass cutting at Union Cemetery.

Randy McClelland addressed Council to see if something was going to be done about the sign at the south end of Town, which was knocked down during a winter storm. He was advised that the matter was on the Council agenda for discussion.

6. Unfinished Business - none

7. Staff Reports

7.1. CAO/Clerk-Treasurer

7.1.1. Asset Management Policy – presentation and discussion

Bromley gave a presentation and showed a video from the Federation of Canadian Municipalities on Asset Management and Asset Management Policies. Council discussed the draft Guiding Principles and the future potential uses of the Asset Management Plan.

2019-06-09

Moved by E Taylor, Seconded by S Pringle

BE IT RESOLVED THAT Council approves the Asset Management Policy, as presented per discussions, and directs staff to prepare and present a by-law to adopt the policy at the next meeting of Council.

CARRIED

7.1.2. Report – Municipal Reporting Burden

2019-06-10

Moved by E Taylor, Seconded by S Pringle

BE IT RESOLVED THAT the Council of the Town of Grand Valley request a meeting with MPP Sylvia Jones regarding the process of reducing the Municipal Reporting Burden.

CARRIED

7.1.3. Report – Staff Remuneration Cost of Living Increase

2019-06-11

Moved by P Rentsch, Seconded by R Taylor

BE IT RESOLVED THAT Council receives Report – Staff Remuneration – Cost of Living Increase;

AND FURTHER THAT Council approves an increase of 2.20% to Town staff hourly rates of pay, with the increase to take effect for July 1, 2019;

AND FURTHER THAT Council adopts the average Consumer Price Index from November to October, yearly, as the annual staff remuneration increase, and directs the Treasurer to present this average as part of the Town's annual budget deliberations, starting with the 2020 budget.

CARRIED

7.1.4. Development Charges – update

Council reviewed the information from Watson and Associates.

7.1.5. Conservation and Demand Management Plan

2019-06-12

Moved by S Pringle, Seconded by E Taylor

BE IT RESOLVED THAT Council approves the Conservation and Demand Management Plan, as presented, and directs staff to prepare and introduce a by-law to adopt the plan at the June 25, 2019 meeting of Council.

CARRIED

7.1.6. Urban Area Gateway Signage – presentation and discussion

2019-06-13

Moved by E Taylor, Seconded by S Pringle

BE IT RESOLVED THAT Council approves the purchase of gateway signage for the urban area and directs staff to tender with the County as per option 2 as presented.

CARRIED

7.1.7. Public Works Superintendent Appointment

2019-06-14

Moved by S Pringle, Seconded by E Taylor

BE IT RESOLVED THAT effective immediately, Council appoints Henry Rooyackers as the Public Works Superintendent for the Corporation of the Town of Grand Valley.

CARRIED

7.1.8. Appointment to new Municipal By-law Officer/Roads Employee Position

2019-06-15

Moved by P Rentsch, Seconded by R Taylor

BE IT RESOLVED THAT effective immediately, Council approves the creation of a Municipal By-law Officer/Roads Employee position, and instates Neil Cowan to that position.

CARRIED

7.2. Public Works Superintendent

7.2.1. Verbal Update

Calcium road treatments in progress.

Sidewalk repairs scheduled for downtown in the coming weeks, and on Amaranth West in July. Local businesses have been notified.

Crozier Street Pumphouse has been removed. Well casing to be removed.

Bridge 2 guard rail repairs in progress.

Councillor E Taylor requested Public Works staff to assist with the installation of historical plaques downtown, prior to the Canada Day celebrations. Rooyackers advised that due to staff shortage and competing priorities, he would not have

anyone available for that project prior to Canada Day. Taylor advised she would investigate other options.

7.2.2. Report – Speed Bump installation

Rooyakkers presented his report.

2019-06-23

Moved by P Rentsch, Seconded by R Taylor

BE IT RESOLVED THAT Council directs staff to prepare and present a by-law to install stop signs at the intersection of Cooper and River Streets, Beam and Amaranth Streets, Bielby and Amaranth Streets, and Mill and Emma Streets in the eastbound direction.

CARRIED

2019-06-24

Moved by P Rentsch, Seconded by R Taylor

BE IT RESOLVED THAT Council directs staff to obtain costing from a traffic expert to determine the most effective method of reducing speeding within the urban area.

CARRIED

8. Planner's Report

8.1. Update on ongoing files

APPLICATIONS RECEIVED: none.

CURRENT FILE UPDATE:

Cachet Homes Block 30 – on tonight's agenda.

Cachet Homes Phase 1 – File 22T-149562 - Nothing to report.

Cachet Homes Phase 2 – File 22T-149562 – Pre-Servicing Agreement finalization in progress.

Corseed – File 22T-201601 – Nothing to report

Golden Homes – Files SPA3-2018 & Z4-2018 – pending resubmission following meeting with Planner on May 21. Public meeting to follow in September or October.

Lisgar (Grand Valley) Ltd. – Condo/Severance/Zoning – Public Comments have been sent to Applicant as of June 7, 2019

Grand Valley Dental (Korgroup) – File SPA2-2017 – Recommendation Report to Council pending receipt of comments from Burnside regarding resubmission.

Lomack 6 Fife Road – File Z7-2018 - Nothing to report

Moco Farms – File 22T-201502 – Pending resubmission

Thomasfield Phase 3A Files: 22T-201501

- Clearing conditions. Finalization of pre-grading agreement in progress.

UPCOMING REPORTS & GENERAL MATTERS:

- June 25, 2019 Fence Variance Request

8.2. Provincial Legislation and Program Changes

- Bill 108, *More Homes, More Choice, 2019* was passed on June 6, 2019. Kluge and other County planners will be meeting with MMAH Staff on June 17 to discuss.

8.3. Recommendation Report – Fence Variance Application

2019-06-22

Moved by E Taylor, Seconded by S Pringle

BE IT RESOLVED THAT Council permits the fence request and approves Option 2 on the northwest side of the home and Option 2 on the southeast side of the home as requested on the Fence Variance Application for 19 Stuckey Lane.

CARRIED

9. Public Meeting under the *Planning Act* – 7:00 p.m.

2019-06-16

Moved by E Taylor, Seconded by S Pringle

BE IT RESOLVED THAT we do now adjourn this Council meeting to hold a Public Meeting under the *Planning Act* for a Zoning By-law Amendment, a Consent Application and a Common Element Condominium Application at 7:00 p.m.

CARRIED

- 9.1. **Application Z2-2019**, for a Zoning By-law Amendment, and **Application B2-2019** for a Consent Application. Submitted by Cory Williamson for property located at 22 Webb Street, Lots 13 and 14 of Registered Plan 29A. The purpose and effect of this application is to allow for an infill development that will sever two lots into four and to rezone the site from a Village Residential (RV) Zone to a Multiple Residential (RM) Zone to permit semi-detached dwellings as a permitted use.

Kluge presented his report and introduced James Hunter, Planner for the applicant. Mr. Hunter gave a presentation regarding the proposal.

Mayor Soloman then opened the meeting for public questions.

- Charlie Steele from 84 Crozier and representing 90 Crozier, presented concerns for approving the applications before drainage is properly addressed, density, number of driveways, increased traffic and congestion, trees on the lot, and stated his preference would be that the lots be used for two single houses.
- Lynn Wilson from 56 Leeson Street North asked about minimum lot widths and agreed with concerns about density.
- Jack Hillis from 26 Baker Court presented concerns for the number of units proposed, traffic, loss of privacy in his backyard, noise from four families instead of two, design of the structures being too different from the area.
- Patricia Reive from 6 Baker Court presented concerns for developing a property in an established neighbourhood.
- Councillor Elizabeth Taylor stated her concern for traffic in the area, given the proposed development in that area.
- Councillor Sam Pringle asked for preservation of trees and existing vegetation and asked that traffic and parking be examined in that area out of concern for congestion in a small area.
- Crystal Rickan from 26 Baker Court presented concerns that services would be affected during construction and asked for planning to reduce impact on residents.
- Marcus Gagliardi from Cachet Homes gave a suggestion to put a holding provision on the zoning subject to drainage concerns being addressed prior to municipal approval.
- Deputy Mayor Rentsch stated concerns about the size of the houses.
- Mayor Soloman asked if detached or semi-detached homes would be more profitable.
- The applicant spoke to state they love the idea of developing affordable family units with trees, even though they might generate less profit for them.

2019-06-17

CONSENT DECISION
CORPORATION OF THE TOWN OF GRAND VALLEY

DATE: June 11, 2019**MOVED BY:** P Rentsch**SECONDED BY:** R Taylor**APPLICATION #:** B2-2019**RE: LOT(S) NO(S):** Lots 13 & 14 **CONCESSION:** Plan 29A**MUNICIPAL ADDRESS:** 22 Webb Street**APPLICATION:** **DEFERRED (X)**

CONDITIONS BELOW TO THE ABOVE APPLICATION, BEING A SEVERANCE OF LOTS 13 & 14 on PLAN 29A, WITH AN AREA OF 0.13ha AND A FRONTAGE OF APPROXIMATELY 30.8m.

1. That this consent applies to an approximate 0.13ha parcel, with approximately 30.8m of frontage on Webb Street, and a depth of approximately 44.5m, into 4 separate lots, each having a frontage of 7.70m and a depth of approximately 44.5m.
2. That the deed for the conveyance be submitted for endorsement on or before one year from the date of notice of decision.
3. That all costs pertaining to this application, survey expenses and all others applicable shall be borne by the applicant.
4. The existing dwelling and accessory building are to be demolished.
5. The Owner agrees to pay \$2,500.00 for Cash-in-lieu of Parkland as per By-law 2013-13, for the creation of 2 new lots, for a total of \$5,000.
6. Each lot is to have its own sanitary service, water service, and a storm service for the sump pump discharge.
7. Should the existing sanitary service be utilized, a CCTV is to be completed of the sanitary service to confirm it is in good condition for use to the satisfaction of the Town. The owner will be responsible for replacement if it is required.
8. Should the existing water service line not be utilized due to its location, it will be required to be abandoned to the satisfaction of the Town, and any existing wells shall be decommissioned, and proof provided to the Town.
9. Representatives of the Town will be required to be on site full time for the installation of the services at the cost of the owner including all associated restoration within the right of way.
10. Replacement trees to be planted in the rear yard to the satisfaction of the Town.
11. A plan of survey, both paper and digital format on diskette is required. All surveys shall include integrated survey data. The applicant shall submit a draft reference plan for review and approval from the Town prior to submission to the Land Registry Office. The applicant shall submit two hard copies and one electronic copy on CD/DVD of the resultant deposited reference plan in an AutoCAD drawing format in UTM-17 (NAD 83-CSRS) coordinates, which is accurate to the Urban Standard as specified in s. 14(2) of O.Reg. 216/10 of the Surveyors Act.
12. The proposed lots shall be rezoned to the Multiple Residential (RM) Zone.
13. The lands subject to this application shall comply with the property standards by-law. All derelict vehicles, derelict equipment, sea containers, scrap, materials and garbage and any other contraventions shall be rectified to the Town's satisfaction.
14. Taxes must be paid in full to date.

NOTES:

A. TOWN ENGINEERING (Burnside):

Burnside is concerned that grading may be an issue due to the limited space to accommodate the proposed semi-detached units. Burnside's require a topographic survey be completed, and a grading and servicing plan be prepared, prior to the issuance of Municipal Approval. Each lot is to have its own sanitary service, water service, and a storm service for the sump pump discharge.

B. UPPER GRAND DISTRICT SCHOOL BOARD:

That Education Development Charges shall be collected prior to the issuance of a Building Permit.

C. DUFFERIN-PEEL CATHOLIC DISTRICT SCHOOL BOARD:

The applicant proposes the development of 4 semi-detached units which are anticipated to yield:

- 1 Junior Kindergarten to Grade 8 students; and
- 1 Grade 9 to Grade 12 Students

The proposed development is located within the following school catchment areas which currently operate under the following student accommodation conditions:

Catchment Area	School	Enrolment	Capacity	# of Portables / Temporary Classrooms
Elementary School	St. Benedict	494	478	0
Secondary School	Robert F. Hall	965	1293	4

The Board requests that the following condition be incorporated in the development agreement:

1. That the applicant shall agree in the Servicing and/or Subdivision Agreement to include the following warning clauses in all offers of purchase and sale of residential lots:
 - a) "Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school."
 - b) "That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board."

D. ENBRIDGE

It is the responsibility of the applicant to verify the existing gas servicing does not encroach on more than one property when subdividing or severing an existing land parcel.

Steve Soloman
Chair

Philip Rentsch
Member

Elizabeth Taylor
Member

Rick Taylor
Member

Sam Pringle
Member

- 9.2. **Application CMD2-2018** Condominium, for a Common Element Condominium Application. Related to Application PLC1-2018 Part Lot Control. Submitted by Cachet Developments for property located at Block 30, Plan 7M-73 – Leeson Street (extension) and Landsborough Street. The purpose and effect of this application is for a residential plan of condominium containing 24 townhome units, condominium road and landscaped area. The condominium is a Common Element Condominium. The Common Elements would include the road, sidewalk and landscaped areas. The townhome lots would be under private ownership (POTL) but would be tied to the Condominium.
- Kluge presented his report. He advised that the agent for the applicant was in attendance. Council reviewed the report and correspondence regarding the application.
- Lynn Wilson from 56 Leeson Street presented concerns for snow removal and storage in the area. She asked if the ditch beside her property would be an easement and asked who would be responsible for grass maintenance. She was advised it would be a swale, not a ditch, and the new homeowner would be responsible for it.

2019-06-18

Moved by E Taylor, Seconded by S Pringle

BE IT RESOLVED THAT Council reconvene their regular meeting at 8:11 p.m.

CARRIED

2019-06-19

Moved by E Taylor, Seconded by R Taylor

BE IT RESOLVED THAT Council defers Application Z2-2019 (Williamson).

CARRIED

2019-06-20

Moved by P Rentsch, Seconded by R Taylor

BE IT RESOLVED THAT Council approves the request to adopt a Park Lot Control By-law for the lands described as Block 30, Plan 7M-73, and directs staff to prepare and introduce a by-law to designate the lands not subject to part lot control.

CARRIED

2019-06-21

Moved by P Rentsch, Seconded by R Taylor

BE IT RESOLVED THAT Council approves and adopts the Conditions of Draft Condominium Approval for Plan of Condominium CDM2-2018, Cachet Developments, Phase 1, Block 30, Plan 7M-73.

CARRIED

10. Deputations/Presentations - none

11. Pending Items List

11.1. Colbeck Property

11.1.1. Fence Quotes

2019-06-25

Moved by P Rentsch, Seconded by R Taylor

BE IT RESOLVED THAT Council authorizes staff to contact Van Harten Surveying Inc. to undertake a Boundary Survey with a Reference Plan at the Colbeck Park Property at an approximate cost of \$3500.00 plus HST.

CARRIED

2019-06-26

Moved by E Taylor, Seconded by S Pringle

BE IT RESOLVED THAT Council approves the quote from Haywire Fencing to fence the Colbeck Park property with a fence as per quote #0282 at a cost of \$14,215.98 plus applicable taxes.

CARRIED

11.2. Parking/Ticketing

11.3. By-law Enforcement

11.4. Inflow and Infiltration and Waste Water Capacity

11.5. Sewage Pumping Station – to be removed from standing agenda items

11.6. Bridge Maintenance – Bridge 11 tender is closed and recommendations have been received from Burnsidess and Associates.

11.7. Main Street Revitalization Initiative

11.8. Splash Pad

11.8.1. Frank Cowan Company Home Town Program \$5000.00 grant announcement
Townsend advised Council that the grant had been approved.

11.8.2. Park 'n' Play Contract

2019-06-27

Moved by E Taylor, Seconded by S Pringle

BE IT RESOLVED THAT Council receives the accepted quote from the Splash Pad Committee for the purchase of fixtures from Park 'n' Play Design, and authorizes the Clerk to sign the quote submitted by the Committee, in the amount of \$103,240.24 plus applicable taxes,

AND FURTHER THAT Council acknowledges that payment for these fixtures will be made by the Town, who will then be reimbursed by the Committee from the funds they have raised toward the project.

CARRIED**12. Correspondence**

- 12.1. Association of Municipalities Ontario – Conference Overview
- 12.2. David Tilson, MP – New Horizons for Seniors Program
- 12.3. Town of Mono – Bill 108 and Conservation Authorities
- 12.4. City of Toronto – Bill 108 review and recommendations to Province of Ontario
- 12.5. Town of Orangeville – Safe Drinking Water Act Standard of Care Training
- 12.6. Province of Ontario – Passage of Bill 108
- 12.7. Association of Municipal Clerks and Treasurers of Ontario – Passage of Bill 108
- 12.8. Township of East Garafraxa – Service Review

2019-06-28

Moved by P Rentsch, Seconded by R Taylor

BE IT RESOLVED THAT Council for the Town of Grand Valley agrees to support and participate in a review of services to be undertaken by the County of Dufferin;

AND FURTHER THAT this resolution be circulated to all Dufferin municipalities for their consideration and support.

CARRIED**2019-06-29**

Moved by S Pringle, Seconded by E Taylor

BE IT RESOLVED THAT the correspondence listed on the agenda be received.

CARRIED

13. County Council Report

- 13.1. Economic Development initiatives update

14. Committee Minutes and Recommendations

- 14.1. Fire Board – no meeting

- 14.2. Community Centre Board

Estimate for ice surface floor has been obtained.

Ceiling ventilation problem under review.

New hot water system has been ordered as an emergency purchase.

- 14.3. Library Board – no meeting

- 14.4. Police Services Board – no meeting

- 14.5. Medical Dental Board – no meeting

- 14.6. Highland Youth for Christ Youth Centre (The Door) – no meeting

- 14.7. Business Improvement Area

June 29 is Grand Valley's Canada Day weekend celebration.

Downtown businesses having financial difficulties of late.

- 14.8. Upper Grand Watershed Committee – no meeting

- 14.9. Upper Grand Trailway – no meeting

- 14.10. Grand River Conservation Authority – no report

- 14.11. Accessibility Committee – no report

- 14.12. Grand Valley Economic Development Committee – no meeting

- 14.13. Source Protection Committee – no report

- 14.14. Health and Safety Committee – no report

15. New Business - none**16. Announcements/Notice of Motion - none****17. By-laws**

- 17.1. 2019-XX, A By-law to provide for the levy and collection of taxes required for the Town of Grand Valley for the year 2019.

2019-06-30

Moved by E Taylor, Seconded by S Pringle

BE IT RESOLVED THAT leave be given to introduce a By-law to provide for the levy and collection of taxes required for the Town of Grand Valley for the year 2019, and that it be given the necessary readings and be passed and numbered 2019-30.

CARRIED

- 17.2. 2019-XX – withdrawn
- 17.3. 2019-XX, A By-law to designate part of a certain Plan of Subdivision not subject to Part Lot Control, being Block 30, Plan 7M-73, Cachet Developments, Phase 1.

2019-06-31

Moved by S Pringle, Seconded by E Taylor

BE IT RESOLVED THAT leave be given to introduce a By-law to designate part of a certain Plan of Subdivision not subject to Part Lot Control, being Block 30, Plan 7M-73, Cachet Developments, Phase 1, and that it be given the necessary readings and be passed and numbered 2019-31.

CARRIED

- 17.4. 2019-XX, A By-law to authorize the Mayor and Clerk to execute an amended and restated Unanimous Shareholder Agreement between the Corporation of the Town of Orangeville, the Corporation of the Town of Grand Valley and Orangeville Hydro Limited.

2019-06-32

Moved by S Pringle, Seconded by E Taylor

BE IT RESOLVED THAT leave be given to introduce a By-law to authorize the Mayor and Clerk to execute an amended and restated Unanimous Shareholder Agreement between the Corporation of the Town of Orangeville, the Corporation of the Town of Grand Valley and Orangeville Hydro Limited, and that it be given the necessary readings and be passed and numbered 2019-32.

CARRIED

18. In-camera Session**2019-06-33**

Moved by E Taylor, Seconded by S Pringle

BE IT RESOLVED THAT Council proceed in closed session, in accordance with the Municipal Act, 2001, s. 239, in order to address a matter pertaining to:

- Personal matters about an identifiable individual, including Town or local board employees.
- Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board

at approximately 9:37 p.m.

CARRIED

19. Rise and Report

2019-06-34

Moved by E Taylor, Seconded by S Pringle

BE IT RESOLVED THAT Council rise and report at approximately 10:40 p.m.

CARRIED

2019-06-35

Moved by E Taylor, Seconded by S Pringle

BE IT RESOLVED THAT Council direct staff to proceed as per discussion in closed session.

CARRIED

20. Confirmatory By-law

- 20.1. 2019-XX, A By-law to confirm the proceedings of the Council of the Corporation of the Town of Grand Valley at its meeting held on June 11, 2019.

2019-06-36

Moved by R Taylor, Seconded by P Rentsch

BE IT RESOLVED THAT leave be given to introduce a By-law to confirm the proceedings of the June 11, 2019 meeting of the Council of the Corporation of the Town of Grand Valley, and it be given the necessary readings and be passed and numbered 2019-33.

CARRIED

21. Adjournment

2019-06-37

Moved by P Rentsch, Seconded by R Taylor

BE IT RESOLVED THAT we do now adjourn this Regular Meeting of Council at 10:45 p.m. to meet again on June 25, 2019 at 9:30 a.m., or at the call of the Mayor.

CARRIED

Original signed by

Steve Soloman, Mayor

Original signed by

Jane M. Wilson, CAO/Clerk-Treasurer