



GRAND VALLEY

The Corporation of the Town of Grand Valley Council Meeting Minutes

Tuesday, November 12, 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 November 12, 2019 commencing at 6:00 p.m.

PRESENT:

Mayor Steve Soloman
Deputy-Mayor Philip Rentsch
Councillor Stephen Miles
Councillor Elizabeth Taylor
CAO/Clerk-Treasurer Jane Wilson
Public Works Superintendent Henry Rooyakkers
Planner Mark Kluge
Deputy Clerk Meghan Townsend

ABSENT:

Councillor Rick Taylor (prior notice)

1. Call to Order

2. Adoption of the Agenda

Amendment – add 7.1.9 Grand Valley Production Well #5 Tender

2019-11-01

Moved by S Miles, Seconded by E Taylor

BE IT RESOVLED THAT Council adopts the agenda dated November 12, 2019 as amended.

CARRIED

3. Disclosure of Pecuniary Interest – none

4. Approval of Previous Minutes

4.1. October 22, 2019

2019-11-02

Moved by E Taylor, Seconded by S Miles

BE IT RESOLVED THAT the minutes of the October 22, 2019 meeting be approved as circulated.

CARRIED

5. Public Question Period

Brian Mournahan spoke, on behalf of his mother, to ask Council to waive the application fee required to apply for a severance, since their family's two properties were merged by the provincial government in 1996 without their family's knowledge. Council asked Mr. Mournahan to submit a written request to the Planner, who could then submit to Council the request and a report regarding the request and these types of mergers.

6. Unfinished Business

7. Staff Reports

7.1. CAO/Clerk-Treasurer

- 7.1.1. Council Appointee to Dufferin County Municipal Shared Services/Resource Review Steering Committee

2019-11-03

Moved by E Taylor, Seconded by S Miles

BE IT RESOLVED THAT Council designates Philip Rentsch to represent the Town of Grand Valley on the Dufferin County Municipal Shared Services/Resource Review Steering Committee.

CARRIED

- 7.1.2. Report – Public Notice of New Tower Application

Council reviewed the report.

- 7.1.3. Report – Request for waiver of municipal portion of property taxes

2019-11-04

Moved by E Taylor, Seconded by P Rentsch

BE IT RESOLVED THAT Council receives Report – Municipal Property Tax Grant;

AND FURTHER THAT Council authorize the Treasurer to grant a write off for the municipal portion of the 2019 and 2020 increases to commercial property taxes for Roll #324700.

CARRIED

7.1.4. Façade Improvement Grant Application

2019-11-05

Moved by E Taylor, Seconded by S Miles

BE IT RESOLVED THAT Council grants approval to the application by The Perked Pierogi (Stephany St. Louis and Meghan Richards) for grants under the Town's Façade and Signage Improvement Grant Programs in the amount of \$257.08 for the sign and \$246.13 for the façade improvements.

CARRIED

7.1.5. Human Resources Manual Update

Townsend advised Council that the draft manual is ready for Council review, and that it would be sent out for review in advance of a Council agenda to give time to review the document.

7.1.6. Date of Council Meeting agenda publication

2019-11-07

Moved by P Rentsch, Seconded by E Taylor

BE IT RESOLVED THAT Council approves changing the date of Regular Council Meeting Agenda Package Publication to Friday before the meeting, as recommended by staff, with the exception of meetings that follow statutory holidays.

CARRIED

7.1.7. 2020 Council Meeting Calendar

2019-11-06

Moved by S Miles, Seconded by E Taylor

BE IT RESOLVED THAT Council approves the 2020 Regular Council Meeting Calendar as presented.

CARRIED

7.1.8. Meeting with MPP Jones

Townsend conveyed a message from the MPP's office, asking if a meeting could be scheduled for a Friday available on the MPP's agenda. Council advised that would be fine.

7.1.9. Grand Valley Production Well #5 Tender

2019-11-08

Moved by S Miles, Seconded by P Rentsch

BE IT RESOLVED THAT Council awards the contract for the Grand Valley Production Well #5 construction tender to SD Hopper Drilling in the amount of \$306,460.00 plus applicable taxes.

CARRIED

7.2. Public Works Superintendent

7.2.1. Verbal Update

- Crozier paving in progress
- Additional ditching will be completed if weather permits
- Culvert replacement on Concession 6/7 and Amaranth-East Luther Townline under review and pending locates
- Tree planting finished. 25 trees were planted
- No parking sign installation in progress.
- Bridge 11 construction is underway.
- Stop signs and no parking signs were removed. Incident has been reported to police who are investigating and increasing patrols.

7.2.2. Cross Walk Request

Rooyakkers advised Council that in order for a crosswalk to be installed on Main Street, the Town would have to have a study completed in accordance with the Ontario Traffic Manual. Council asked Rooyakkers to investigate costing of such a study and report back to Council.

8. Planner's Report

8.1. Update on ongoing files

APPLICATIONS RECEIVED:

- B2-2019 and Z10-2019 Fackler/Sambus Consent (lot line adjustment) and zoning

CURRENT FILE UPDATE:

Attridge Transportation SPA-2019

- Pending finalization of fire comments, meeting on November 14, 2019
- Site Plan Agreement Report and Authorization By-law to Council.

Cachet Homes Block 30 – Nothing to report

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

Cachet Homes Phase 2 – File 22T-149562

- Finalizing Subdivision Agreement for registration
- Processing Municipal Approvals for Building Permits

Corseed – File 22T-201601

- Fifth Resubmission received on September 17, 2019 and circulated

Golden Homes – Files SPA3-2018 & Z4-2018

- Public meeting on agenda

Crozier Street Lot – File Z7-2019 – no report

Lisgar (Grand Valley) Ltd.

- November 4, 2019 Community Open House was well attended. Main points were:
Density, Environment and Stormwater Drainage
 - Lisgar's Planning Consultant provided a brief on the Density Issue
 - Public Comment Response Matrix to be finalized after Lisgar's Community Open House
- Planning aims to have a Recommendation Report to Council before the end of 2019 (tentative, pending the outcome of the latest submission and Community Open House). It may not be a night meeting. Regardless if it was day or night, the Public would have to request to speak as a delegation before Council.

Grand Valley Dental (Korgroup) – File SPA2-2017 – pending signed and secured Site Plan Agreement

Moco Farms – File 22T-201502

- Redlined Subdivision Agreement and Zoning BY-law Amendment received October 11, 2019
- Applications circulated on October 24, 2019. Comments due November 21, 2019.

Thomasfield Phase 3A Files: 22T-201501

- Finalizing Model Home Agreement

22 Webb Street – Z2-2019, B2-2019 – owner clearing conditions and working on engineering and building permit submission

6 William Street – Z8-2019 – public meeting on agenda.

UPCOMING REPORTS & GENERAL MATTERS:

Reports:

- B2-2019 & Z10-2019 Fackler/Sambus Consent (Lot Line Adjustment) & Zoning Public Meeting

- SPA1-2019 Attridge Transportation Site Plan Recommendation & Authorization By-law
- Lisgar Scott Street Development – TENTATIVE Recommendation Report by the end of 2019/early 2020

Urban Design Guidelines: following up with potential consultant in November.

Grand Valley Lions Trailer Park Ad-hoc Council Committee – First meeting held October 29, 2019. Committee meets again November 25, 2019.

8.2. Provincial Legislation and Program Changes

- MCR – County Official Plan Review Kick off Meeting held today.
- Extensive Public Engagement Strategy
- WSP (County Planning Consultant) will be meeting with all local Municipalities in November to discuss growth and servicing issues
- Official Public Meeting sometime in January 2020, with a Public Open House in February 2020.

8.3. Report – Lot Line Adjustment Request, 122 Water Street

2019-11-13

Moved by E Taylor, Seconded by S Miles

BE IT RESOLVED THAT Council receives Report – Lot Line Adjustment Request, 122 Water Street;

AND FURTHER THAT Council agrees to proceed with a Lot Line Adjustment application with Mr. Degiorgio, where all costs associated with the application, including compensation for the lands being transferred, are borne by Mr. Degiorgio.

CARRIED

8.4. Report – Thomasfield Phase 3A Model Home Agreement

2019-11-16

Moved by S Miles, Seconded by E Taylor

BE IT RESOLVED THAT Council receives Report – Thomasfield Phase 3A Model Home Agreement;

AND FURTHER THAT Council agrees to enter into a Model Home Agreement with Thomasfield for their Phase 3A subdivision and directs staff to prepare and present a by-law for the execution of this agreement in the same or substantially the same form as presented.

CARRIED

9. Public Meeting under Subsection 34(12) of the *Planning Act* – 7:00 p.m.**2019-11-11**

Moved by E Taylor, Seconded by S Miles

BE IT RESOLVED THAT we adjourn this meeting of Council to hold a public meeting under Section 34(12) of the *Planning Act* at 7:04 p.m.

CARRIED

- 9.1. **Application Z8-2019**, for a Zoning Amendment under Subsection 34(12) of the *Planning Act*. Submitted by Trish Copeland Norwich, for property located at 6 William Street, Grand Valley. The purpose and effect of this application is to permit an expansion to a Legal Non-conforming Use, in the form of a covered rear yard patio. Kluge presented the application and his report. No questions were asked by the public. Council asked for clarification why the application was made. Applicant was in attendance and advised she wants to build the covered patio for privacy.
- 9.2. Application Z4-2018, for Zoning Amendments under Subsection 34(12) of the *Planning Act*. Submitted by Golden Canadian Homes Inc. for properties located at 100, 108 and 114 Emma Street, Grand Valley. The purpose and effect of this application is for various amendments to the Zoning By-law for a reduction in number of required loading spaces, parking stall size, barrier free stall size, number of required residential parking spaces, reduction in planting strips and setback from a steep slope/ravine, and further to permit the development of a 3-storey mixed use building with commercial use on the ground floor and a total of 18-residential units on the 2nd and 3rd floors.
- Kluge gave a presentation on the application and the purpose of the public meeting. He asked interested members of the public to identify if they want to be notified when this application comes back to council.
- The project architect presented their application and introduced the project, being a building with ground floor commercial and two floors residential.
- Patti Visser, 95 Leeson Street South, spoke to state that the mechanical room may be too high and may be in line with the view from her house to the river. She also wondered about disruption to the trees along the back of her lot and asked about Grand River Conservation Authority's comments that seniors/vulnerable populations not live in this zone. She was advised that the trees would not be harmed and that GRCA was concerned only if an assisted living or long-term care building was constructed in the area.

Karen Lee, 74 Water Street, spoke to state that she thinks the building is beautiful, she is pleased that it is rental and not a condominium. She stated she does not believe you buy the rights to a view when you buy a home.

Mr. Samdany, application, stated he has already received expressions of interest to rent apartments in the building.

Gail Clarke, 63 Main Street North, spoke to inquire if the proposed balcony along the front was all one structure. She was advised that it is one balcony and is not going to be subdivided for individual units.

Grace Franco-Lloyd, 38 Grand View Road and local real estate agent, spoke to state her support for the project because it meets a demand in our area.

Patti Visser spoke again to ask if there was another building like this being proposed for another property in Town. She was advised that there is not at this point.

Charles Steele, 84 Crozier Street, spoke to ask if a sidewalk would be installed along Emma Street. He was advised that the only one proposed with this project will be along William Street.

Council asked for consideration of relocating the mechanical room and stated concerns about parking.

Kluge thanked the public for attended and reminded them of the December 12, 2019 deadline for submission of comments.

2019-11-12

Moved by S Miles, Seconded by E Taylor

BE IT RESOLVED THAT we reconvene our regular meeting at 8:00 p.m.

CARRIED

2019-11-14

Moved by P Rentsch, Seconded by E Taylor

BE IT RESOLVED THAT Council approves Application Z8-2019 and directs staff to prepare and present a by-law to amend the Zoning By-law per this application.

CARRIED

2019-11-15

Moved by P Rentsch, Seconded by S Miles

BE IT RESOLVED THAT the Public Meeting Report, dated November 7, 2019, be received by Council, with respect to the proposed development at 100, 108 and 114 Emma Street, file numbers Z4-2018 and SPA3-2018;

AND FURTHER THAT the public has until Thursday, December 12, 2019, to provide

comments to the Town on this application;

AND FURTHER THAT all agency and public comments be referred to Planning and considered in a Recommendation Report to be scheduled for a future Council Meeting in 2020, regarding the final disposition of this matter;

THEREFORE, BE IT RESOLVED THAT the decision on applications Z4-2018 and SPA2-2018 be deferred.

CARRIED

10. Deputations/Presentations

- 10.1. Susan Johnson – Mount Haven Antenna – 6:45pm

2019-11-09

Moved by E Taylor, Seconded by S Miles

BE IT RESOLVED THAT Susan Johnson be given leave to address Council.

CARRIED

Ms. Johnson addressed Council to present her concerns about an antenna tower that her neighbour has erected on his property. She presented concerns regarding protocol for putting up the structure and covenants on the land in the Mount Haven Subdivision. She asked how approval was given and what measures are now being taken and will be taken going forward.

2019-11-10

Moved by P Rentsch, Seconded by E Taylor

BE IT RESOLVED THAT Council instruct staff to seek legal advice regarding the tower built in the Mount Haven Subdivision.

CARRIED

11. Pending Items List

- 11.1. Parking/Ticketing
11.2. By-law Enforcement
11.3. Inflow and Infiltration and Wastewater Capacity
11.3.1. ICIP Green Infrastructure Grant Application

Wilson advised Council that the next round of the Investment in Canada Infrastructure Program has been announced for water, wastewater and stormwater infrastructure projects and advised that she has sent the information about the

grant to Burnside Engineering for review and potential application for inflow and infiltration projects.

- 11.4. Bridge Maintenance
- 11.5. Splash Pad – construction in progress
- 11.6. Community Centre Upgrades

12. Correspondence

- 12.1. Town of Ingersoll – Continuation of Mandatory and Non-Mandatory Programs of the Upper Thames River Conservation Authority
- 12.2. Township of Springwater – Nottawasaga Valley Conservation Authority Levy process and costing
- 12.3. Municipality of West Elgin – Provincial Policy Statement, agriculture protections and green energy production
- 12.4. Town of Kingsville – health care funding
- 12.5. Condominium Authority of Ontario – Elected Officials Information kit
- 12.6. Grey Sauble Conservation Authority – mandatory and non-mandatory services
- 12.7. Ministry of Finance – 2020 Ontario Municipal Partnership Fund allocations
- 12.8. Federation of Canadian Municipalities – welcome to Partners for Climate Protection program
- 12.9. Township of Stirling-Rawdon – Municipal Liability and Insurance Costs

2019-11-17

Moved by P Rentsch, Seconded by E Taylor

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

CARRIED

13. County Council Report - none

14. Committee Minutes and Recommendations

- 14.1. Fire Board – Fire fighter appreciation evening is Friday, November 15. Transfer of administration from Amaranth to Grand Valley is in progress.
- 14.2. Community Centre Board – succession planning for staff under consideration.
- 14.3. Library Board – no meeting
- 14.4. Police Services Board – no meeting
- 14.5. Medical Dental Board – upper storey renovations under consideration.

- 14.6. Highland Youth for Christ Youth Centre (The Door) – Fundraiser scheduled for November 22.
- 14.7. Business Improvement Area – no meeting
- 14.8. Upper Grand Watershed Committee – no meeting
- 14.9. Upper Grand Trailway – no meeting
- 14.10. Grand River Conservation Authority – no update
- 14.11. Grand Valley Economic Development Committee – no update
- 14.12. Health and Safety Committee – No update

15. New Business

16. Announcements/Notice of Motion - none

17. By-laws

- 17.1. 2019-XX, A By-law to amend By-law 09-10, as amended, known as the Zoning By-law for the Corporation of the Town of Grand Valley, to rezone the lands from an Environmental Protection (EP) Zone to an Environmental Protection Exception Four (EP-4) Zone.

2019-11-18

Moved by S Miles, Seconded by E Taylor

BE IT RESOLVED THAT leave be given to introduce a By-law to amend By-law 09-10, as amended, known as the Zoning By-law for the Corporation of the Town of Grand Valley, to rezone the lands from an Environmental Protection (EP) Zone to an Environmental Protection Exception Four (EP-4) Zone, and that it be given the necessary readings and be passed and numbered 2019-64.

CARRIED

- 17.2. 2019-XX, By-law to authorize the Corporation of the Town of Grand Valley to enter into a Model Home Agreement with Thomasfield Homes Limited for Phase 3A of Draft Plan of Subdivision 22T-201501.

2019-11-19

Moved by S Miles, Seconded by E Taylor

BE IT RESOLVED THAT leave be given to introduce a By-law to authorize the Corporation of the Town of Grand Valley to enter into a Model Home Agreement with Thomasfield Homes Limited for Phase 3A, and that it be given the necessary readings and be passed and numbered 2019-65.

CARRIED

18. In-Camera Session**2019-11-20**

Moved by P Rentsch, Seconded by S Miles

BE IT RESOLVED THAT Council resolve itself into closed session under the provisions of the Municipal Act, 2001, in order to discuss a matter pertaining to:

- a proposed or pending acquisition or disposition of land by the municipality or local board

at approximately 8:42pm

CARRIED**19. Rise and Report****2019-11-21**

Moved by E Taylor, Seconded by S Miles

BE IT RESOLVED THAT we rise and report at 9:00pm.

CARRIED**2019-11-22**

Moved by S Miles, Seconded by E Taylor

BE IT RESOLVED THAT Council authorizes staff to enter into discussions to compile a draft agreement for the use of property Roll No. 332500.

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 November 12, 2019.

2019-11-23

Moved by S Miles, Seconded by E Taylor

BE IT RESOLVED THAT leave be given to introduce a By-law to confirm the proceedings of the November 12, 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 2019-66.

CARRIED

21. Adjournment

2019-11-24

Moved by P Rentsch, Seconded by E Taylor

BE IT RESOLVED THAT we do now adjourn this Regular Meeting of Council at 9:14 p.m. to meet again on November 26, 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