



GRAND VALLEY

The Corporation of the Town of Grand Valley

Council Meeting Minutes

Tuesday, October 26, 2021 at 10:00AM

Electronic Participation

The Town of Grand Valley Council met by Video Conference on October 26, 2021 commencing at 10:00am.

Notice:

In consideration of the current COVID-19 Provincial and Public Health orders prohibiting public gatherings, in-person attendance at this Council meeting will not be permitted.

PRESENT:

Mayor Steve Soloman
Deputy-Mayor Philip Rentsch
Councillor Stephen Miles
Councillor Rick Taylor
Councillor Paul Latam
CAO/Clerk-Treasurer Meghan Townsend
Public Works Superintendent Henry Rooyakkers
Planner Mark Kluge
Deputy Clerk Sabrina VanGerven
Recreation Facilities Manager, James Allen

1. Call to Order and Roll Call by the Clerk

The Mayor called the meeting to order at 10:00am.

2. Adoption of Agenda

2021-10-20

Moved by R Taylor, Seconded by P Rentsch

BE IT RESOLVED THAT Council adopts the agenda dated October 26, 2021 as amended.

CARRIED

3. Disclosure of Pecuniary Interest

No pecuniary interest was declared.

4. Approval of Previous Minutes

4.1. October 12, 2021 Meeting

2021-10-21

Moved by S Miles, Seconded by P Rentsch

BE IT RESOLVED THAT Council adopts the minutes of the October 12, 2021 regular meeting of Council as circulated.

CARRIED

5. Years of Service Presentation

5.1. Donna Steele, 5 years

Townsend presented Steele with a certificate and gift and The Mayor thanked her for her service to the Town.

6. Deputations/Presentations

6.1. Katherine McLaughlin, Thomasfield Homes Ltd

2021-10-22

Moved by R Taylor, Seconded by S Miles

BE IT RESOLVED THAT leave be given to Katherine McLaughlin from Thomasfield Homes Ltd to address Council.

CARRIED

6.1.1. Letter regarding Dufferin County Municipal Comprehensive Review Process Grand Valley Strategic Long-Term Growth Planning
Katherine McLaughlin expressed disappointment with the allocations for Grand Valley from the County's Municipal Comprehensive Review (MCR). Council discussed how they are supportive of growth and development within the Town.

7. Public Question Period

No public questions or comments were submitted.

8. Unfinished Business

8.1. COVID-19 Emergency Updates

8.1.1. Headwaters Health Care Centre – Visitor vaccination policy development
Townsend advised Council a visitor vaccination policy is now in place at the hospital.

8.1.2. Press Release – Reopen Ontario

Townsend advised Council the Province has released details of the next phase of their plan to reopen and is hopeful this will assist in improving the current supply chain.

Council directed staff to bring back information regarding the current requirements to hold in-person meetings.

9. Staff Reports

9.1. CAO/Clerk-Treasurer

9.1.1. CAO Update

- Arena Generator – on agenda
- Internet Tower – Vmedia to propose site visit dates
- Well #5 – on track for Tender early 2022
- Surge Tank – progressing well and on schedule
- Southeast Sewage Pumping Station – on track for Tender in 2022, unless ECA is held up
- Scott Street Redevelopment – drawings out for comment with developers
- Emma Street Sanitary Sewer upgrade – agreement with Thomasfield Homes for this development in progress
- Arena Renovation – 2 bids received for designer. Recommendation coming to November 9th Council meeting
- Canine Control By-law – in progress with staff considering all aspects of the program
- Asset Management Plan – looking at software options to facilitate our asset management processes
- Bridges – staff meeting with engineers on Wednesday the 27th to prep report for November 9th meeting
- 23 Mill Street – waiting for test results. Wells have been pumped in preparation for testing
- Recruitment – Deputy Treasurer job has closed. Recruitment on track
- Human Rights, Equity, Diversity Training – contacted Annemarie and working out details with her
- Indigenous Training and Land Acknowledgment – in progress with Ms Tovell assisting

- Optional Small Business Subclass for property taxes – on agenda
- Monticello Subdivision – Responses from some of the owners received. Waiting on a couple more and response date is October 29th
- By-law Enforcement – 15 parking tickets – total of 29 complaints have been received out of which 11 were Active (written, phone call or email) and rest 18 been proactively handled in the field (3 parking, 4 signs, 3 animal control, 2 clean yards, 2 zoning and 5 property standards) 5 still in progress – assisting with canine control and noise by-law updates
- Recreation Plan – on agenda for discussion with new Manager
- Greta and Titch Boswell Memorial Lions Park – Splash Pad pavilion is installed
- Municipal Modernization Project – transfer payment agreement on agenda
- Emergency Exercise – fuel shortage, electricity shortage, early winter weather scenario
- 2022 Budget – reminder of special meeting November 16, 2021 at 10am
- Rooyackers and Townsend have begun taking a Leadership Training course

9.1.2. Town of Grand Valley Accounts Receivable

2021-10-23

Moved by P Rentsch, Seconded by P Latam

BE IT RESOLVED THAT the receipts presented on October 26, 2021, in the amount of \$646,767.59, have been deposited into the Town of Grand Valley general bank account and are hereby approved.

CARRIED

9.1.3. Town of Grand Valley Accounts Payable

9.1.4. Grand Valley and District Community Centre Accounts Payable

2021-10-24

Moved By R Taylor, Seconded by P Rentsch

BE IT RESOLVED THAT the accounts payable presented to Council on October 26, 2021, for general administration and roads in the amount of \$754,509.31 be approved and paid;

And for Grand Valley and District Community Centre in the amount of \$2,922.28 be approved and paid.

CARRIED

9.1.5. Schill Drainage Works

9.1.5.1. Report – Schill Drainage Works next steps

2021-10-25

Moved by P Rentsch, Seconded by S Miles

BE IT RESOLVED THAT Council directs staff to prepare and present By-law 2021-55, a By-law to provide for a drainage works in the Town of Grand Valley in the County of Dufferin for the Schill Drainage Works for third reading and passing.

CARRIED

9.1.5.2. Report – Tender Results

2021-10-26

Moved by P Latam, Seconded by S Miles

BE IT RESOLVED THAT Drainage Engineer's Tender Report dated October 14, 2021 re: Tender Results: Schill Drainage Works be hereby received;

AND FURTHER THAT the tender for the construction of the Schill Drainage Works submitted by Marquardt Farm Drainage Ltd in the amount of \$64,002.07 including HST be accepted;

AND FURTHER THAT staff be directed to notify the assessed owners that the tender has been awarded and the starting date proposed by the Contractor.

CARRIED

9.1.6. Good Roads – 2022 conference registration

Townsend requested any Council members wanting to attend to advise her as soon as possible to take advantage of early bird pricing.

9.1.7. ROMA – 2022 virtual conference registration

Townsend requested any Council members wanting to attend to advise her as soon as possible.

9.1.8. Report - Wastewater Treatment Plant Performance

Council reviewed the report.

9.1.9. Report – Arena Generator Tender

Deputy Mayor Rentsch directed staff to apply for funding assistance for this project via the Municipal Emergency Supply Fund through the County.

2021-10-27

Moved by S Miles, Seconded by R Taylor

BE IT RESOLVED THAT Council receives Report – Arena Generator Tender;
AND THAT Council accepts the tender from F.Wilson Electric for the installation of the generator and transfer switch in the amount of \$72,085.00 plus applicable taxes.

CARRIED

9.1.10. Remembrance Day Ceremony

VanGerven advised Council that planning is almost finalized for the service this year.

9.2. Public Works Superintendent**9.2.1. Verbal Update**

- New Full-time Roads Employee started this week
- Culvert replacement on Sideroad 27-28 will be done within the week
- Splash Pad Shelter complete and inspection passed – Winterizing the system will be completed this week

10. Planner's Report**10.1. Planning Update**

Applications Received:

- 22T-202101 & Z12-2021 – 152 Main Street - Infill Townhouse Development Public Meeting scheduled for November 23rd

Current File Update:

- Z11-2021 – Leonardo - Zoning By-law Amendment (sea container) – Public meeting scheduled for November 23rd
- Z10-20221 – Kamphuis – on agenda
- B7-2021 & Z9-2021 – Graham – on agenda
- Z8-2021 – Amato – notice mailed out on October 13th appeal period over November 2nd
- B5-2021 – Tupling – clearing conditions
- Z1-2021 & B4-2021 – Greenwood – no appeals received period ended
- B6-2021 – Miles – no appeals received period ended
- SPA03-2021 – Thomasfield Block 43 Phase 3A – pending 3rd submission
- B3-2021 – 122 Water Street – pending sale closing – Land Registry Office to certify the Name Change
- SPA2-2018 & Z4-2018 – Golden Canadian Homes – pending financing from CMHC, then registration of Site Plan Agreement, followed by

Municipal Approval issuance

- 22T-201502 – Moco Farms – pending receipt of a Technical Zoning By-law Amendment, Draft under review
- 22T-201501 Thomasfield Phase 3A-2 – subdivision registered as Plan 7M-78 – easements in favour of the Town have been registered – building permits released
- 22T-201801 – Scott Street Infill Subdivision – additional information sent to new owner's consultant
- SPA01-2018 – ORICA – Peer Review of 2020 Site (water) Monitoring Report received, report to Council for November 9th
- Z3-2020 – 10 William St – update from John Cox, Planning Consultant *'the environmental risk assessment report prepared by Terraprobe is being finalized and will be submitted to the Town when available. It is the intent of my clients to amend the zoning bylaw amendment application they previously submitted to the Town to request zoning permission for limited residential use of their property.* – Cover letter and Planning Justification report required for the Amended & Consolidated Application – The Environmental Report will be Peer reviewed for the Town at the owner's expense – another Public Meeting expected early in 2022

No Activity/Nothing to Report:

- 22T-201501 Thomasfield Phase 3B
- 22T-201501 Thomasfield Phase 3A-1 (7M-76)
- SPA01-2021R – CanWe
- Cachet Phase 1 & 2

10.2. Provincial Updates and General Matters

Nothing to report.

10.3. Report – Dufferin County Municipal Comprehensive Review (MCR) Town Urban Boundary Expansion

Kluge presented his report. The Public had until October 22, 2021 to provide comments. Six (6) comments were received (including from Council), and two developers have requested to address Council at the next meeting regarding the Municipal Comprehensive Review and Kluge recommended delaying any response to the County to provide the opportunity.

2021-10-32

Moved by S Miles, Seconded by P Latam

BE IT RESOLVED THAT the Planning Update Report regarding the Dufferin County Municipal Comprehensive Review (MCR) and Town Urban Boundary Expansion be received;

AND FURTHER THAT Council directs the Planner to obtain estimates on required studies for a justification report;

AND FURTHER THAT Council defers any decisions on the report presented.

CARRIED

11. Public Meeting under Section 34 and 53 of the *Planning Act*

2021-10-28

Moved by R Taylor, Seconded by S Miles

BE IT RESOLVED THAT we adjourn this regular meeting of Council to hold a public meeting under Section 34 and Section 53 of the *Planning Act* at 11:10am.

CARRIED

11.1. Application Z10-2021, for a Zoning By-law Amendment under section 34 of the *Planning Act*. Submitted by Clarence & Carolin Kamphuis. The purpose and effect of this application is to permit a reduced (north) interior side yard setback and increased lot coverage to facilitate the construction of an accessory apartment and deck.

11.1.1. Notice of Complete Application and Statutory Public meeting for a Zoning Application

11.1.2. Public Meeting and Recommendation Report

Kluge presented his report. No comments were received.

11.2. Application B7-2021 and Z9-2021, for a Zoning By-law Amendment and for a Consent (Severance) under section 34 and 53 of the *Planning Act*. Submitted by Luke Wilcox c/o VanHarten Surveying Inc. The purpose and effect of this application is to permit a surplus farm dwelling severance, easement and applicable Zoning By-law amendment.

11.2.1. Notice of Complete Application and Statutory Public meeting for a Consent to Sever and Zoning By-law amendment Application

11.2.2. Public Meeting Report

Kluge presented his report. Luke Wilcox commented that the owner's have secured a firm buyer and inquired when the decision will be made. Kluge advised that when the required letter was received, it would be on the next available Council meeting agenda.

2021-10-29

Moved by P Rentsch, R Taylor

BE IT RESOLVED we reconvene the regular meeting of Council at 11:26am.

CARRIED

2021-10-30

Moved by P Latam, Seconded by R Taylor

BE IT RESOLVED THAT the Planning Public Meeting & Recommendation Report with respect to Zoning Application Z10-2021 be received;

AND FURTHER THAT Zoning By-law amendment File Z10-2021, to amend the Town of Grand Valley By-law 2009-10, as amended, for the lands municipally known as 073140 Sideroad 24-25, be approved and directs staff to prepare and present a by-law for passing.

CARRIED

2021-10-31

Moved by S Miles, Seconded by P Rentsch

BE IT RESOLVED THAT the Planning Report with respect to Severance Application B7-2021 and Zoning Application Z9-2021, regarding the property municipally known as 282069 Concession Road 4-5 be received;

AND FURTHER THAT Application B7-2021 and Application Z9-2021 be deferred, pending confirmation of the Secondary Party who will purchase the farm's land and consolidate it with their other land holdings in Grand Valley;

AND FURTHER THAT Council directs Planning to bring forward a Recommendation Report on this matter to a future Council meeting;

AND FURTHER THAT another Public Meeting Notice and Public Meeting is not required.

CARRIED

12. Pending Items List

12.1. Recreation, Industrial Land and Housing

- 12.1.1. Allen introduced himself to Council and provided a brief overview of his experience and recreation background.

The Mayor called a recess at 12:27pm.

The Mayor called the meeting to order at 12:35am.

13. Correspondence

13.1. Ontario Energy Board – natural gas rates

13.2. Ministry of the Environment, Conservation and Parks – new regulations under the *Conservation Authorities Act*

13.3. Township of Melancthon – additional COVID-19 funding

2021-10-33

Moved by P Latam, Seconded by R Taylor

BE IT RESOLVED THAT Council supports the Town of Melancthon in their request to the Premier to consider additional COVID-19 financial relief to assist municipalities with the extra costs and financial hardships associated with the extra costs and financial hardships associated with the enforcement of the Provincially mandated COVID-19 passports;

AND FURTHER directs staff to forward a copy of this resolution to the Premier of Ontario and the Township of Melancthon.

CARRIED

13.4. Family Transition Place – International Day for the Elimination of Violence Against Women

Council directed staff to bring the Proclamation to the November 25, 2021 meeting.

13.5. Township of Kingsville – eye care in Ontario

13.6. Municipality of Leamington – long-term care facilities

13.7. Township of Enniskillen – Cannabis Act

2021-10-34

Moved by P Rentsch, Seconded by P Latam

BE IT RESOLVED THAT Council supports the Township of Enniskillen in their request to the Minister of Health to research more fully when and before an applicant is issued a license for either medicinal or recreation cannabis and notification and/or communication be given to the appropriate municipality and that regular inspections of the facilities should be mandatory to verify compliance by license holders and upon complaints received by Health Canada online reporting should trigger an unannounced inspection and a comprehensive review of the *Cannabis Act* be undertaken;

AND FURTHER directs staff to forward a copy of this resolution to the Township of Enniskillen.

CARRIED

2021-10-35

Moved by R Taylor, Seconded by S Miles

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

CARRIED

14. County Council Report

- 14.1. Report – Small Business Property Subclass
Council reviewed the report.

15. Committee Minutes and Recommendations

- 15.1. Fire Board
The Chief position has been posted.
- 15.2. Community Centre Board
- 15.3. Library Board
- 15.3.1. September 8, 2021 Minutes
The Board has begun 2022 budget discussions.
- 15.4. Police Services Board
Dedicated task force for both ‘Traffic Enforcement Unit’ and ‘Community Street Crime’ have been implemented.
- 15.5. Medical/Dental Board
- 15.6. Community Engagement Team (The Door)
- 15.7. Business Improvement Area

15.7.1. January 18, 2021 Minutes

15.7.2. September 13, 2021 Minutes

'Masquerade on Main' will be held downtown on Saturday, October 30th.

15.8. Upper Grand Watershed Committee

15.9. Upper Grand Trailway

15.10. Grand River Conservation Authority

15.11. Grand Valley Economic Development Committee

15.11.1. September 16, 2021 Minutes

15.12. Health and Safety Committee

16. New Business

17. Announcements/Notice of Motion

2021-10-36

Moved by S Miles

WHEREAS we wish to show concurrence with Public Health guidance and show leadership on the importance of vaccination;

BE IT RESOLVED THAT Council directs staff to prepare and present a Vaccination Policy for staff and a Vaccination Policy for Council and Committee members.

18. By-Laws

18.1. 2021-55, By-law to provide for a drainage works in the Town of Grand Valley in the County of Dufferin for the SCHILL DRAINAGE WORKS

2021-10-37

Moved by R Taylor, Seconded by P Rentsch

BE IT RESOLVED THAT leave be given to introduce a By-law to provide for a drainage works in the Town of Grand Valley in the County of Dufferin for the Schill Drainage Works and that it be given the third reading and finally passed and numbered 2021-55.

CARRIED

18.2. 2021-XX, By-law to authorize the execution of a Transfer Payment Agreement between Her Majesty the Queen in right of Ontario as represented by the Minister of Municipal Affairs and Housing (the "Province") and the Corporation

of the Town of Grand Valley (the “Recipient”) for the Town of Grand Valley
Front Line Services Modernization Project

2021-10-38

Moved by P Rentsch, Seconded by S Miles

BE IT RESOLVED THAT leave be given to introduce a By-law to authorize the execution of a Transfer Payment Agreement between Her Majesty the Queen in right of Ontario as represented by the Minister of Municipal Affairs and Housing (the “Province”) and the Town of Grand Valley (the “Recipient”) for the Town of Grand Valley Front Line Services Modernization Project, and that it be given the necessary readings and be passed and numbered 2021-68.

CARRIED

18.3. 2021-XX, 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 a Rural Residential (RR) Zone to a site-specific Rural Residential Exception Thirty-two (RR-32) Zone

2021-10-39

Moved by P Latam, Seconded by P Rentsch

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 a Rural Residential (RR) Zone to a site-specific Rural Residential Exception Thirty-two (RR-32) Zone, and that it be given the necessary readings and be passed and numbered 2021-69.

CARRIED

19. In Camera Session - None**20. Confirmatory By-Law**

20.1. 2021-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 October 26, 2021.

2021-10-40

Moved by R Taylor, Seconded by S Miles

BE IT RESOLVED THAT leave be given to introduce a By-law to confirm the proceedings of the October 26, 2021 meeting of the Council of the Corporation of the Town of Grand Valley, and that it be given the necessary readings and be passed and numbered 2021-70.

CARRIED

21. Adjournment

2021-10-41

Moved by R Taylor, Seconded by P Rentsch

BE IT RESOLVED THAT we do now adjourn this Meeting of Council at 1:02pm to meet again on November 9, 2021 at 6:00pm or at the call of the Mayor.

CARRIED

Steve Soloman, Mayor

Meghan Townsend, CAO/Clerk-Treasurer