



GRAND VALLEY

The Corporation of the Town of Grand Valley Council Meeting Minutes

Tuesday, October 10, 2023, 6:00 PM

Council Chambers, 5 Main Street North, Grand Valley

Present:

Mayor Steve Soloman

Deputy Mayor Philip Rentsch

Councillor Lorne Dart

Councillor James Jonker

Councillor Paul Latam – Virtual Attendance

CAO/Clerk-Treasurer Meghan Townsend

Planner Mark Kluge

Deputy Clerk/Communications Coordinator Donna Tremblay

1. Call to Order and Roll Call

Mayor Soloman called the meeting to order at 6:00 p.m.

2. Adoption of Agenda

Resolution 2023-10-01

Moved by J. Jonker, Seconded by L. Dart

BE IT RESOLVED THAT Council adopts the addendum agenda dated October 10, 2023, as circulated.

CARRIED

3. Disclosure of Pecuniary Interest and the General Nature Thereof

No pecuniary interest was declared.

4. Approval of Previous Minutes

4.1. October 10, 2023, Regular Meeting Minutes

Resolution 2023-10-02

Moved by L. Dart, Seconded by P. Rentsch

BE IT RESOLVED THAT the minutes of the September 26, 2023 regular meeting be approved as amended, item 5.1. amend East Garafraxa to “East Luther”.

CARRIED

5. Announcements

None.

6. Deputations/Presentations

6.1. Hugh Handy, Vice President, GSP Group, Agent for Thomasfield Homes

Mr. Handy addressed Council with respect to agenda items 9.4.2, 9.4.3 and 9.4.4.

Resolution 2023-10-03

Moved by L. Dart, Seconded by J. Jonker

BE IT RESOLVED THAT leave be given to Hugh Handy to address Council.

CARRIED

See items 9.4.2, 9.4.3 and 9.4.4

6.2. Dylan McDougall, President and Amie Zukowski, Secretary/Treasurer, Grand Valley Minor Hockey

Resolution 2023-10-07

Moved by L. Dart, Seconded by P. Rentsch

BE IT RESOLVED THAT leave be given to Dylan McDougall, President and Amie Zukowski, Secretary/Treasurer, Grand Valley Minor Hockey, to address Council.

CARRIED

Dylan McDougall and Amie Zukowski came before Council to present information relating to the Grand Valley Minor Hockey Association including the board structure, hockey program details, the association’s growth, on-ice experience, benevolent fund, association finances, donations and Hockey Day in Grand Valley activities. Their requests included Council’s attendance at Hockey Day in Grand Valley on December 2nd and an in-kind donation for ice and room rental fees for the event.

Meghan Townsend, CAO/Clerk-Treasurer advised fee waiver requests for use of the Grand River Room would be submitted to Council by a fee waiver application. The association would need to appear before the Community Centre Board for the ice rental waiver.

Council discussed the presentation materials and provided the following questions:

- Grand Valley Minor Hockey registration fees – The delegates advised registration fees vary and are based on age and amount of ice time.
- Availability of funds in the Council donation budget for ice rental fees. Staff advised funds are available.
- Town's fee waiver policy clarification. Staff advised open, public events, met the Town's fee waiver policy.

Resolution 2023-10-08

Moved by P. Rentsch, Seconded by J. Jonker

BE IT RESOLVED THAT Council receive the presentation from Dylan McDougall, President and Amie Zukowski, Secretary/Treasurer, Grand Valley Minor Hockey

AND FURTHER THAT Council directs Grand Valley Minor Hockey apply for a fee waiver for the Grand River Room;

AND FURTHER THAT Council donate 60 percent of the ice rental cost from the Council donation budget.

CARRIED

6.3. Chris Knechtel, RJ Burnside – 2023 Bridge Inspection Report

Resolution 2023-10-09

Moved by L. Dart, Seconded by P. Latam

BE IT RESOLVED THAT leave be given to Chris Knechtel, RJ Burnside, to address Council.

CARRIED

Chris Knechtel, RJ Burnside came before Council to present the 2023 Grand Valley Bridge Inspect Report. Mr. Knechtel's presentation included a summary of the bridge inventory and conductions, recent bridge and culvert capital work. He

concluded with providing a list of priorities, recommendations and a next step ten-year capital plan.

Council discussed and provided the following questions to Mr. Knechtel:

- Priority status of bridges 8 and 14. Mr. Knechtel advised bridges 8 and 14 had comparable conditions. The 2023 bridge inspections indicated bridge 14 as a higher priority and was moved up on the priority list, whereas bridge 8 was a lower priority and removed.
- Benefits of joint tendering bridge rehabilitation work. Mr. Knechtel advised there are benefits to tendering rehabilitation bridge works together and the Town may want to consider joint tenders for some works during budgeting and capital works planning. Risks include ensuring permits and budget funds are available for both projects.
- Increased costs for two lanes versus single lane bridges. Mr. Knechtel advised costs are based on time and materials and not necessarily the number of lanes.

Council requested that that Public Works address a bump on the north end of bridge 7. Staff advised they will conduct an investigation.

Resolution 2023-10-10

Moved by P. Rentsch, Seconded by L. Dart

BE IT RESOLVED THAT Council receives the presentation from Chris Knechtel, RJ Burnside, regarding the 2023 Bridge Inspection Report.

CARRIED

7. Public Question Period

None.

8. Unfinished Business

8.1. Town Hall – October 23, 2023 – Planning Discussion

Meghan Townsend, CAO/Clerk-Treasurer sought direction from Council as to the draft October 23, 2023 Town Hall Agenda.

Council discussed and requested staff address the following:

- Item 7.2 – change to 2025 -2026 Budget Ideas

- information on public meetings for Official Plan, Zoning and employment lands.
- Availability of maps and resource materials
- Balance rural and urban items.

Staff advised they will address these requests.

9. Staff Reports

9.1. CAO/Clerk-Treasurer

9.1.1. Report –CAO/Clerk Treasurer Update

Meghan Townsend, CAO/Clerk-Treasurer provided a summary of the CAO/Clerk-Treasurer Update Report.

Council considered the report and requested updates on the following:

- Strategic Plan – Staff advised an update will be provided at the next meeting.
- Gravel Pit Sale – Staff advised regular updates will be provided.
- 23 Mill Street, year-end written report. Staff advised the report author will be contacted and advised of Council's request for a written report by year-end.

Resolution 2023-10-11

Moved by P. Latam, Seconded by P. Rentsch

BE IT RESOLVED THAT Council receives the CAO Progress Update for information purposes.

CARRIED

9.1.2. Council Memo – 2022 Audit- Management Letter

Meghan Townsend, CAO/Clerk-Treasurer provided a summary of the 2022 Council Memo – 2022 Audit – Management Letter. Council did not raise any questions of staff.

Councillor Dart left the meeting at 8:09 p.m.

9.2. Director of Public Works

9.2.1. Report – Director of Public Works Update

Council received the update report and asked the following questions of staff:

- 15-day timeline for the ditching project. Staff will advise.

Resolution 2023-10-12

Moved by J. Jonker, Seconded by P. Latam

BE IT RESOLVED THAT Council receives the Director of Public Works Update Report of October 10, 2023.

CARRIED

Councillor Dart returned to the meeting at 8:34 p.m.

9.3. Recreation Facilities Manager

None.

9.4. Planner

9.4.1. Report PLN36-2023 – Planning Update

Mark Kluge, Town Planner presented the Planning Update report including a verbal update on the 2023 Official Plan and Zoning Update project. Mr. Kluge advised the consulting firm of J.L. Richards & Associates Limited was selected through a formal RFP process to lead the project. The consultant and Town staff held a kick-off meeting on October 5th, staff have provided the consultant with background documents, and they are preparing a project workplan which will be shared with Council at a future meeting.

Resolution 2023-10-13

Moved by J. Jonker, Seconded by P. Latam

BE IT RESOLVED THAT Council receives Report PLN36-2023 – Planning Update dated October 10, 2023, for information.

CARRIED

9.4.2. Report PLN37-2023 – Recommendation Report – Red Line and

Subdivision Agreement, Thomasfield Homes, Subdivision 22T-201501 Phase 3B

Mark Kluge, Town Planner provided a summary of the Recommendation Report- Red Line and Subdivision Agreement, Thomasfield Homes, Subdivision 22T-201501 Phase 3B.

Hugh Handy, Agent for the Applicant, Thomasfield Homes attended to answer Council questions.

Council considered the report and provided the following questions:

Density

- Phase 3B (townhome block) Similar density as Hamilton Lane. Mr. Handy advised he would follow up with Thomasfield and advise.

Appendix 2 - Proposed Park land dedication

- Number of parks in phase 3. Staff advised amendments to parks in phase 3 will not be permitted as phase 3 has been draft plan approved by Council. Staff advised additional parks will be included in phase 4 including a woodland lot area. Staff advised phase 4 will include the school board's request for a school block.

Traffic

- MacIntosh Drive traffic calming. Staff advised traffic calming for McIntosh Drive can be considered during phase 4.

Subdivision Agreement

- Paragraph 17(a) –Parkland dedication amount. Staff advised mapping will need to be completed for an amount to be included.
- Paragraph 90 – Control of Weeds –Securities to control weeds. Staff advised they will work with the developer on this amendment.
- Paragraph 97(a) - Trees, Shrubs and Plantings – Preference for boulevard planting versus private lots. Staff advised underground infrastructure does not permit planting of trees in boulevard locations, and the cost of replacing trees is on the homeowner, not the taxpayer.
- Paragraph 15 – Fence permits. Staff advised this clause would be amended to remove fence permits.

Subdivision Agreement - Schedule G – Financial Obligations of the Owner

- Parkland 3B(b) – Park land Dedication - Land or cash value. Staff advised the park land dedication is land.
- Paragraph B(d) Engineering Grading Fee – Council asked why we do not charge for grading inspections pre-sod. Staff advised inspection fees and the process Thomasfield undertakes was a negotiated clause from several years ago and if Council wanted to revisit that agreement, it would need to be presented to Thomasfield before the next agreement is presented for a subdivision.

Subdivision Agreement – Schedule “I” Purchaser’s Acknowledgement

- Paragraph 15 – Fencing Permits – Staff advised fence permits are not required, this paragraph will be amended.

Subdivision Agreement – Schedule “Q” – Municipal Street Address Plan

- Road Maps and Municipal Number – Staff advised 3BNorth (townhouse block) has not been addressed because a further development application is required and addresses will be addressed at site plan stage.

Resolution 2023-10-04

Moved by J. Jonker, Seconded by L. Dart

BE IT RESOLVED THAT Report No. PLN37-2023, dated October 10, 2023, be received;

AND FURTHER THAT Council approve the minor RED LINE Draft Plan of Subdivision known as Thomasfield Phase 3B, File 22-201501, as generally shown in APPENDIX 1: PHASE 3B RED LINE DRAFT PLAN, of this report;

AND FURTHER THAT Council enter into a Subdivision Agreement with Thomasfield for the Phase 3B Subdivision, in the same form or substantially the same form as in the Subdivision Agreement attached as Schedule “A” to Appendix 3: DRAFT AUTHORIZATION BY-LAW & SUBDIVISION AGREEMENT, to this report.

AND FURTHER THAT Council directs staff to prepare and present the necessary Authorization By-law for passing.

CARRIED

9.4.3. Report PLN38-2023- Recommendation Report –Removal of the Holding Symbol, Thomasfield Homes, Subdivision 22T201501 Phase 3B
Mark Kluge, Town Planner provided a summary of the Recommendation Report - Removal of the Holding Symbol, Thomasfield Homes, Subdivision 22T201501 Phase 3B

Council considered the report and there were no questions of staff.

Resolution 2023-05

Moved by P. Rentsch, Seconded by J. Jonker

BE IT RESOLVED THAT Report No. PLN38-2023, dated October 10, 2023, be received;

AND FURTHER THAT Council approves Zoning Application Z4-2023(H), to amend the Town of Grand Valley Zoning By-law 2009-10, as amended, to remove the Holding Provision on the subject lands;

AND FURTHER THAT Council directs staff to prepare and present the necessary By-law for passing.

CARRIED

9.4.4. Report PLN39-2023- Recommendation Report – Model Home Agreement, Thomasfield Homes, Subdivision 22T201501 Phase 3B-1
Mark Kluge, Town Planner provided a summary of the Recommendation Report – Model Home Agreement, Thomasfield Homes, Subdivision 22T201501 Phase 3B-1

Council considered the report and provided the following questions of staff:

- Page 9 item 6(b) date October 9, 2021. Staff advised the date was incorrect and will be corrected.
- Tindall model home. Mr. Handy advised he was unsure of the plans for the Tindall model home. He will follow up with Thomasfield and advise.

Resolution 2023-10-06

Moved by L. Dart, Seconded by J. Jonker

BE IT RESOLVED THAT Report No. PLN39-2023, dated October 10, 2023, be received;

AND FURTHER THAT Council enter into a Model Home Agreement with Thomasfield, for their Phase 3B-1 Subdivision, in the same form or substantially the same form as in the Model Home Agreement attached as Schedule "A" to the Draft Authorization By-law;

AND FURTHER THAT Council directs staff to prepare and present the necessary Authorization By-law for passing.

CARRIED

9.4.5. Report PLN41-2023 – Recommendation Report – Fence Variance

Request – 1 Lang Lane (Roll#106327)

Mark Kluge, Town Planner provided a summary of the Recommendation Report – Fence Variance Request – 1 Lang Lane (Roll#106327)

Council considered the report and provided the following questions:

- Add corner lot fence variance requests to the Zoning By-law review. Staff advised fence variation applications are made in accordance with provisions in the Fence By-law and not Zoning By-law. Staff will review the Fence By-law and advise on amendments to include corner lots.

Resolution 2023-10-14

Moved by J. Jonker, Seconded by P. Rentsch

BE IT RESOLVED THAT Report No. PLN41-2023, dated October 10, 2023, with respect to a Fence Variance regarding the property municipally known as 1 Lang Lane (Roll #106327) be received;

AND FURTHER THAT Council approve the Fence Variance, to amend the Town of Grand Valley Fence and Pool Enclosure By-law 2020-31, as amended, for the lands municipally known as 1 Lang Lane (Roll#106327), to construct a fence beyond the rear wall of the home greater than the 2m permitted.

CARRIED

9.4.6. Report PLN42-2023-Recommendation Report – Fence Variance Request – 2 Grundy Crescent (Roll#106326)

Mark Kluge, Town Planner provided a summary of the Recommendation Report – Fence Variance Request – 2 Grundy Crescent (Roll#106326) Council did not provide any questions.

Resolution 2023-10-15

Moved by P. Rentsch, Seconded by J. Jonker

BE IT RESOLVED THAT Report No. PLN42-2023, dated October 10, 2023, with respect to a Fence Variance regarding the property municipally known as 2 Grundy Crescent (Roll #106326) be received.

AND FURTHER THAT Council approve the Fence Variance, to amend the Town of Grand Valley Fence and Pool Enclosure By-law 2020-31, as amended, for the lands municipally known as 2 Grundy Crescent (Roll#106326), to construct a fence beyond the rear wall of the home greater than the 2m permitted.

CARRIED

9.4.7. Report PLN40-2023 – Housing Affordability Task Force

Recommendations

Mark Kluge, Town Planner provided a summary of the staff report and sought direction from Council on their top five Housing Affordability Task Force Recommendations.

Council discussed the report and provided the following questions;

- Numbering of recommendations. Mr. Kluge advised his recommendation list included the bracketed numbers from Appendix 1 (original Task Force Report). Council requested the top five response to the Ministry include the “grey numbering” and their top five recommendations include: 47, 49, 50, 51 and 52.
- Provision of additional comments. Staff advised additional comments could be provided as a separate communication to the Ministry.
- Additional comments to the Ministry of Municipal Affairs and Housing include concerns regarding the construction of tiny homes and how current size and height restrictions in the Ontario Building Code restrict their construction. Municipalities require all housing options available to

meet housing targets; legislative amendments to the Ontario Building Code are necessary to ensure tiny homes are built in compliance with Ontario Building Code regulations.

Resolution 2023-10-16

Moved by J. Jonker, Seconded by P. Rentsch

BE IT RESOLVED THAT Report No. PLN40-2023, Recommendation Report – Housing Affordability Task Force Recommendations dated October 10, 2023, be received;

AND FURTHER THAT Council direct Planning to provide Ministry of Municipal Affairs and Housing with their top five Housing Affordability Task Force Recommendations by October 16, 2023.

CARRIED

9.5. By-Law Enforcement

None.

10. Public Meeting

None.

11. Pending Items

None.

12. Correspondence

12.1. 2023 Grand Valley Santa Clause Parade Committee Request

Council considered the request and provided the following questions:

- Clarification as to whether staff time would be additional time or regular time. Staff advised this would be considered additional time.

Resolution 2023-10-17

Moved by L. Dart, Seconded by P. Rentsch

BE IT RESOLVED THAT Council receives the 2023 Grand Valley Santa Clause Parade Committee request dated September 27, 2023;

BE IT RESOLVED THAT Council approve the request to provide special events insurance coverage and a Certificate of Insurance be forwarded to the Santa Claus Parade Committee and the Grand Valley Agricultural Society;

AND FURTHER THAT Council grants an exception to By-law 2021-72, a By-law to Prohibit Excessive Noise, to the Santa Claus Parade Committee during the Event;

AND FURTHER THAT Council directs the Public Works Superintendent to schedule Town staff to assist as required and to provide access to the Emma Street gate as required;

AND FURTHER THAT the Santa Claus Parade Committee obtain the necessary permit for a temporary road closure for special events.

CARRIED

12.2. Town of Grimsby- Support Resolution – County of Brant – Guaranteed Livable Income

12.3. Municipality of West Grey–Support Resolution– Town of Grimsby – Guaranteed Livable Income

12.4. Town of Midland – Resolution – Catch and Release Justice in the Ontario legal system

12.5. City of Quinte West – Support Resolution – Town of Wawa – Chronic Plan Treatments

12.6. Town of Wasaga Beach – Illegal Car Rally – Provincial Task Force

Resolution 2023-10-18

Moved by P. Latam, Seconded by J. Jonker

BE IT RESOLVED THAT Council receives the correspondence listed on the October 10, 2023 agenda.

CARRIED

13. County Council Report

Deputy Mayor Rentsch advised the next County Council meeting will be held on October 12th. County Council will consider two Notices of Motion: a review of the Community Development and Tourism scope of work and the County's upper-tier planning responsibilities.

14. Committee Minutes and Recommendations

14.1. Fire Board

14.1..1. Grand Valley and District Fire Board – Revision to By-Law 2017-63-
Revised Fire Board Agreement

Council considered the request and provided the following questions:

- Clarification regarding agreement amendments. Council was advised amendments included member municipalities' authority to collect on outstanding invoices for the provision of fire services.

Resolution 2023-10-19

Moved by J. Jonker Seconded by P. Rentsch

BE IT RESOLVED THAT Council receives the Grand Valley and District Fire Board correspondence dated September 26, 2023;

AND FURTHER THAT Council directs staff to prepare the necessary by- law for execution of the Agreement.

CARRIED

14.2. Community Centre Board

14.2..1. Township of Amaranth - Resolution – Grand Valley Community Centre Project dated October 4, 2023.

CAO/Clerk Townsend advised that as all parties have come to an agreement on the rehabilitation of the Grand Valley and District Community Centre, the consultant will be contacted and the project work can be completed.

14.3. Library Board - no update

14.4. Police Services Board

Council was provided with the following update:

- New Inspector has commenced his employment.
- Two officers have been assigned to speed enforcement.
- OPP towing of vehicles must be with companies on the OPP tow list.

14.5. Medical/Dental Board

14.2..2. Township of Amaranth– Resolution –Grand Valley Centre Agreement dated October 4, 2023.

Council reviewed the correspondence, and there were no questions of Council.

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

14.7. Business Improvement Area – no update.

14.8. Upper Grand Trailway – no update

14.9. Grand River Conservation Authority

14.9..1. Report – Category 2 Programs and Services Agreement with Grand River Conservation Authority

Resolution 2023-10-20

Moved by P. Rentsch, Seconded by L. Dart

BE IT RESOLVED THAT Council receive the report and draft agreement for Category 2 Programs and Services from the Grand River Conservation Authority and directs staff to prepare and present the necessary by-law to execute the agreement before the end of 2023.

CARRIED

14.10. Economic Development Committee

Council was provided with the following update:

- Committee met on October 5th
- Committee discussed employment lands, permitted uses and removing bulk fuel storage from the list.
- Committee discussed warehousing location within the employment lands.
- Staff provided the committee with a hydro servicing update of 2025 for the employment lands.

14.11. Orangeville Hydro – no update

14.12. Remembrance Day Ad-Hoc Committee - no update

15. New Business

None.

16. Notice of Motion

None.

17. By-laws

- 17.1. 2023-XX- A By-Law to Authorize an Agreement for joint management and operations of the Grand Valley and District Fire Department and to repeal By-law 2017-63.
- 17.2. 2023-XXX – A By-law Authorizing an Ontario Provincial Police Services Contract Extension
- 17.3. 2023-XXX- A By-law to Authorize the Corporation of the Town of Grand Valley to enter into a subdivision agreement with Thomasfield Homes Limited for Draft Plan of Subdivision 22T-201501 Phase 3B
- 17.4. 2023-XXX- 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 Village Residential Exception Eleven HOLDING (RV-11(H)) Zone to a Village Residential Exception Eleven (RV-11) Zone, to permit residential uses.
- 17.5. 2023-XXX – 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 3B-1 of Draft Plan of Subdivision 22T-201501 Phase 3B
- 17.6. 2023-XXX - A By-law to authorize the execution of a Memorandum of Understanding between the Town of Grand Valley and Grand River Conservation Authority for the provision of Grand River Conservation Authority Category 2 Programs and Services

Resolution 2023-10-21

Moved by P. Rentsch, Seconded by J. Jonker

BE IT RESOLVED THAT leave be given to introduce the by-law presented as Items 17.1, 17.2, 17.3, 17.4, 17.5 and 17.6 and that they be given the necessary readings and passed and numbered as By-laws 2023-41, 2023-42, 2023-43, 2023-44, 2023-45 and 2023-46.

CARRIED

18. Closed Session

None.

19. Confirming Proceedings

19.1. 2023-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 10, 2023.

Resolution 2023-10-22

Moved by J. Jonker, Seconded by P. Rentsch

BE IT RESOLVED THAT leave be given to introduce a by-law to confirm the proceedings of the October 10, 2023 regular meeting of Council, and that it be given the necessary readings and be passed and numbered By-law 2023-47.

CARRIED

20. Adjournment

Resolution 2023-10-23

Moved by L. Dart, Seconded by P. Rentsch

BE IT RESOLVED THAT we do now adjourn this Meeting of Council at 9:06 p.m. to meet again for a Special Meeting Town Hall on October 23, 2023, at 7:00 p.m. at the Grand Valley and District Community Centre, or at the call of the Mayor.

CARRIED

“original signed”

“original signed”

Mayor Steve Soloman

Meghan Townsend, Clerk