



The Corporation of the Town of Grand Valley

Council Meeting Minutes

Tuesday, February 11, 2025, 6:00 pm
Council Chambers, 5 Main Street North, Grand Valley

Council Present: Mayor Steve Soloman
Deputy Mayor Philip Rentsch
Councillor Lorne Dart
Councillor James Jonker
Councillor Paul Latam

Staff Present: Meghan Townsend, Chief Administrative Officer/Clerk
Matthew Bos, Director Public Works
Steven Freitas, Director of Finance/Treasurer
Mark Kluge, Town Planner
Donna Tremblay, Deputy Clerk/Communications Coordinator

1. Call to Order and Roll Call

Mayor Soloman called the meeting to order at 6:03 p.m.

Mayor Soloman announced that the meeting is being live streamed and publicly broadcast with the recording of the meeting to be available on the Town's website.

Meghan Townsend, CAO/Clerk conducted a roll call.

Councillor Paul Latam and Councillor Lorne Dart attended the meeting virtually.

2. Adoption of Agenda

Resolution: 2025-02-01

Moved by: J. Jonker

Seconded by: P. Rentsch

BE IT RESOLVED THAT Council adopts the agenda and any addendums dated Tuesday, February 11, 2025 as circulated.

CARRIED

3. Disclosure of Pecuniary Interest and the General Nature Thereof

No pecuniary interest was declared.

4. Closed Meeting - 6:00 p.m.

Resolution: 2025-02-02

Moved by: P. Rentsch
Seconded by: J. Jonker

BE IT RESOLVED THAT Council resolve itself into a meeting that is closed to the public at 6:05 p.m. to discuss matters pertaining to Sections 239(2)(b)(c) and (e) personal matters about an identifiable individual, including municipal or local board employees and labour relations or employee negotiations and litigation or potential litigation, including matters before administrative tribunals affecting the municipality or local board and a proposed or pending acquisition or disposition of land by the municipality or local board.

CARRIED

The following items were discussed:

- 4.1 Call to Order
- 4.2 Disclosure of Pecuniary Interest and General Nature Thereof
- 4.3 Closed Meeting Minutes
 - 4.3.1 January 28, 2025 Closed Meeting Minutes
- 4.4 Items for Consideration
 - 4.4.1 Confidential Verbal Update - Human Resources Project
 - 4.4.2 Confidential Report - Civil Lawsuit Update, 2025-027
 - 4.4.3 Confidential Report–Land Sale, 2025-026

5. Open Meeting - 6:30 p.m.

Council resumed into open session at 7:00 p.m.

6. Rise and Report

Council rose from its closed meeting at 7:00 p.m. and reported as follows:

Resolution: 2025-02-03

Moved by: L. Dart
Seconded by: P. Latam

BE IT RESOLVED THAT the closed minutes of the January 28, 2025, Regular Council Meeting be approved as circulated.

CARRIED

Resolution: 2025-02-04

Moved by: J. Jonker

Seconded by: P. Rentsch

BE IT RESOLVED THAT Council receives the Confidential Verbal Update - Human Resources Project, from Meghan Townsend, CAO/Clerk regarding personal matters about an identifiable individual, including municipal or local board employees and labour relations or employee negotiations be received and that staff proceed as directed.

CARRIED

Resolution: 2025-02-05

Moved by: P. Rentsch

Seconded by: J. Jonker

BE IT RESOLVED THAT Council receives the Confidential Report – Civil Lawsuit update, 2025-027 from the Meghan Townsend CAO/Clerk regarding personal matters about an identifiable individual including municipal or local board employees and litigation or potential litigation, including matters before administrative tribunals affecting the municipal or local board and that staff proceed as directed.

CARRIED

Resolution: 2025-02-06

Moved by: P. Rentsch

Seconded by: J. Jonker

BE IT RESOLVED THAT Council receives the Confidential Report – Proton Pit Land Appraisal;

AND FURTHER THAT Council accepts the appraisal and directs staff to retain legal assistance to take all steps necessary to sell the land known as 046384 Southgate Road 04, Southgate Township, and report back to Council as directed.

CARRIED

7. Approval of Previous Minutes

Council discussed the minutes. There were no requests for amendments.

Resolution: 2025-02-07

Moved by: L. Dart

Seconded by: P. Latam

BE IT RESOLVED THAT the minutes of the January 28, 2025 Regular Council and Special Council - 2025 Draft Operating Budget Meetings be approved as circulated.

CARRIED

7.1 January 28, 2025 - Council Meeting Minutes

7.2 January 28, 2025 - Special Council - 2025 Draft Operating Budget Minutes

8. Announcements

8.1 Proclamation - National Human Traffic Awareness Day - February 22, 2025

Mayor Soloman read the proclamation and declared February 22, 2025 as Human Trafficking Prevention Awareness Day in the Town of Grand Valley.

9. Deputations/Presentations

There were no deputations or presentations.

10. Public Questions

Mayor Soloman thanked those who submitted their Public Questions regarding the 2025 Municipal Budget and Pre-Authorized Tax Payment Changes. CAO Townsend advised that members of the public who had submitted public questions were contacted and advised their questions would be added to the February 11, 2025 Council Agenda and were provided with details on how to delegate at the next budget meeting to speak to Council.

Council discussed the public questions, requesting staff provided details on the Public Works Road Patrols at the next budget meeting.

Resolution: 2025-02-08

Moved by: J. Jonker

Seconded by: P. Rentsch

BE IT RESOLVED that Council receives the Public Questions - 2025 Municipal Budget and Pre-Authorized Tax Payment Changes listed on the February 11, 2025 Council Agenda.

CARRIED

10.1 Public Questions- 2025 Municipal Budget and Pre-Authorized Tax Payment Changes

The following individuals submitted public questions: Maggie Bobinski, Ashley Lush, Heather Clinch, Kristina Zapletal, Shanika Morgan, Adam W., Rob Shumilak, Josh, Debra McFarlane and Violet Bromley.

11. Unfinished Business

There was no unfinished business.

12. Staff Reports

12.1 CAO/Clerk

12.1.1 2024 Annual Monitoring Report - East Luther Landfill

Meghan Townsend, CAO/Clerk presented the report.

Council discussed the report and inquired as risks of discontinuing monitoring. Staff advised risks could include penalties if monitoring was discontinued. Council suggested landfill monitoring be a future AMO or ROMA Conference delegation topic and requested staff prepare a report including monitoring requirements and the feasibility of harvesting methane from the landfill.

Resolution: 2025-02-09

Moved by: P. Rentsch
Seconded by: J. Jonker

BE IT RESOLVED THAT Council receives and accepts the 2024 Annual Monitoring Report - East Luther Landfill from R.J. Burnsidess and Associates Limited.

CARRIED

12.1.2 Medical Dental Centre Operations, 2025-024

CAO Townsend presented the report and updated Council by advising that neither the tenants nor Townships of Amaranth and East Garafraxa have provided any responses. She will be following up with them this week.

Council discussed the report and requested legal costs be billed to the Medical Dental Board.

Resolution: 2025-02-10

Moved by: J. Jonker
Seconded by: P. Rentsch

BE IT RESOLVED THAT Council receives the Report – Medical Dental Centre Operations for information purposes.

CARRIED

12.1.3 CAO Progress Update, 2025-017

CAO Townsend presented the report, advising that since writing the report, she has received responses from various individuals who will be participating in the planning meeting to commemorate the fortieth anniversary of the Grand Valley Tornado and invited Council to attend the planning meeting which is scheduled for March 6th at 7:00 p.m.

Council discussed the report and inquired as to installation date for the Automated Speed Enforcement Camera. CAO Townsend advised installation will take place next week with a camera go-live date at the end of February. Council advised snow has accumulated around the Coming Soon signage and is reducing visibility. Staff advised they will address the snow issue.

Resolution: 2025-02-11

Moved by: P. Latam
Seconded by: L. Dart

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

CARRIED

12.2 Director of Public Works

12.2.1 Leeson Street Traffic Calming Pilot – Survey Results, 2025-021

Mathew Bos, Director of Public Works presented the report and summarize the survey results.

Council discussed the report.

Resolution: 2025-02-12

Moved by: J. Jonker
Seconded by: P. Rentsch

BE IT RESOLVED THAT Council receives the Report – Leeson Street Traffic Calming Pilot – Survey Results.

AND FURTHER THAT Council will consider the survey data in determining future traffic calming devices and traffic calming areas.

CARRIED

12.2.2 Public Works Update Report – February 2025, 2025-020

Mathew Bos, Director of Public Works presented the report including updates on spring street sweeping, snow drifting on 24/25 Sideroad and ice formation on the sidewalk adjacent to Melody Lane.

Council discussed the report.

Resolution: 2025-02-13

Moved by: P. Rentsch
Seconded by: J. Jonker

BE IT RESOLVED THAT Council receives the Public Works Update Report February, 2025 for information purposes.

CARRIED

12.3 Planner

12.3.1 Decision Proposed Zoning Hill Town Drive (Monticello) File Z02-2024, 2025-018

Mark Kluge, Town Planner, presented the report, including a summary of the proposed zoning amendments to permit reduced lot sizes and coverage and maximum dwelling size and to permit the development of a rural lot subdivision. Mr. Kluge advised the Town received public comments and they have been addressed in the report.

Council discussed the report and inquired as to whether decks would be included in the calculation for lot coverage. Mr. Kluge advised lot coverage does not include decks without a roof.

Council inquired as to next steps. Mr. Kluge advised next steps include: Council adoption of the proposed Zoning By-Law, the 20 day appeal period of the by-law and staff discussions with the Town's legal and engineers.

Resolution: 2025-02-14

Moved by: J. Jonker
Seconded by: P. Rentsch

BE IT RESOLVED THAT Report No. PLN2025-018, dated February 11, 2025, be received;

AND FURTHER THAT Zoning By-law Amendment File Z02-2024, to amend the Town of Grand Valley Zoning By-law 2009-10, as amended, for the lands municipally located on Hill Town Drive (Monticello), as generally shown in **Appendix 5: Draft Zoning By-law** of this report, be approved and the necessary by-law be adopted.

CARRIED

12.3.2 2024 Year End Planning Report, 2025-016

Mark Kluge, Manager of Planning, presented the report.

Council discussed the report.

Resolution: 2025-02-15

Moved by: P. Rentsch
Seconded by: J. Jonker

BE IT RESOLVED THAT Council receives the report PLN2025-016 - Year End Planning Report dated February 11, 2025, for information purposes.

CARRIED

12.3.3 Monthly Planning Update February 2025, 2025-014

Mr. Kluge presented the report including an update on the Bond Lot Line adjustment. He advised the matter was proceeding with the clearing of conditions, as the Town has not received any notices from the Ontario Land Tribunal or County of Dufferin. Mr. Kluge stated conditions are being cleared to permit the sale of the property to the Deaken Farm. He was aware that Dufferin County Council would be discussing Grand Valley's approval of the application in closed session on February 13, 2025 and encouraged Grand Valley County Council members to attend that meeting.

He provided an update on the OPA and Zoning By-law review project indicating staff are working towards final presentation to Council at the March 25th meeting, but this date is subject to completion of work with representatives from various First Nations.

Mr. Kluge provided information on the County of Dufferin's new planning fee structure and that these new fees are resulting in financial impacts to Grand Valley development projects.

Resolution: 2025-02-16

Moved by: J. Jonker
Seconded by: P. Rentsch

BE IT RESOLVED THAT Council receives the Report PLN 2025-014 - February 2025 Planning Update, for information purposes.

CARRIED

12.4 Director of Finance/Treasurer

No reports.

12.5 By-Law and Property Standards Enforcement

No reports.

12.6 Parks and Recreation

No reports.

13. Public Meeting

There were no public meetings.

14. Pending Items

There were no pending items.

15. Correspondence

15.1 Headwaters Farm Fresh Guide Request for Support dated January 23, 2025

Council discussed the request.

Resolution: 2025-02-17

Moved by: P. Latam

Seconded by: J. Jonker

BE IT RESOLVED THAT Council receives the correspondence from the Headwaters Farm Fresh Guide dated January 23, 2025;

AND FURTHER THAT Council declines the request this year.

CARRIED

16. County Council Report

Mayor Soloman and Deputy Mayor Rentsch advised Dufferin County Council has approved their 2025 Budget with a 4.2% tax rate and they will be attending the Dufferin County Council meeting scheduled for February 13, 2025 at 7:00 p.m.

17. Council Updates

Councillor Dart provided an update on the BIA Board meeting held on February 4, 2025 where the board discussed Canada Day Fireworks and received a resignation from Meghan Richards and appointed Kim Layton as the replacement Board Member.

18. Boards and Committees

18.1 Board and Committee Minutes

Resolution: 2025-02-18

Moved by: P. Rentsch

Seconded by: J. Jonker

BE IT RESOLVED THAT Council receives the Board and Committee Minutes listed on the Tuesday, February 11, 2025, Council Agenda.

CARRIED

18.1.1 Grand Valley Business Improvement Area Board of Management
Minutes - January 7, 2025

18.2 Recommendations

There were no Board and Committee recommendations.

19. New Business

There was no new business.

20. Notice of Motion

There were no notices of motion.

21. By-laws

Resolution: 2025-02-19

Moved by: J. Jonker

Seconded by: P. Rentsch

BE IT RESOLVED THAT leave be given to introduce the by-law listed on the Tuesday, February 11, 2025 agenda as item 21.1 and that the By-law be given the necessary reading and passed and numbered as By-law 2025-14.

CARRIED

21.1 2025-XXX A By-law to Amend By-Law 09-10 to Rezone the lands from Hamlet Residential Holding (RH(H)) to Hamlet Residential Exemption Three Holding (RH-3(H)) Zone, to permit reduced lot sizes, reduced lot coverage and maximum dwelling size - Hill Town

22. Confirm Proceedings

Resolution: 2025-02-20

Moved by: P. Rentsch

Seconded by: J. Jonker

BE IT RESOLVED THAT leave be given to introduce a by-law to confirm the proceedings of the Regular Council Meeting held on Tuesday, February 11, 2025 and that it be given the necessary readings and be passed and numbered as By-Law 2025-15.

CARRIED

February 11, 2025 Council Meeting Minutes

22.1 2025-XXX Being a By-law to Confirm the Proceedings of Council of the Corporation of the Town of Grand Valley at its meeting held on February 11, 2025

23. Adjournment

Resolution: 2025-02-21

Moved by: L. Dart

Seconded by: P. Latam

BE IT RESOLVED THAT we do now adjourn this meeting of Council at 8:07 p.m. to meet again for a Regular Meeting on February 25, 2025 at 10:00 a.m. or at the call of the Mayor.

CARRIED

Steve Soloman, Mayor

Meghan Townsend, CAO/Clerk