



The Corporation of the Town of Grand Valley

Council Meeting Minutes

Tuesday, February 25, 2025, 10:00 am
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
James Allen, Recreation Facilities Manager
Brad Haines, By-Law Enforcement Officer
Donna Tremblay, Deputy Clerk/Communications Coordinator

1. Call to Order and Roll Call

Mayor Soloman called the meeting to order at 10:00 a.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.

2. Adoption of Agenda

Resolution: 2025-02-22

Moved by: P. Latam

Seconded by: J. Jonker

BE IT RESOLVED THAT Council adopts the Regular Agenda and any addendums dated Tuesday, February 25, 2025 as circulated.

CARRIED

3. Disclosure of Pecuniary Interest and the General Nature Thereof

No pecuniary interest was declared.

4. Closed Meeting - 10:00 a.m.

Resolution: 2025-02-23

Moved by: J. Jonker

Seconded by: P. Latam

BE IT RESOLVED THAT Council resolve itself into a meeting that is closed to the public at 10:04 a.m. pursuant to the Municipal Act, under the provision of Section 239(2)(b) personal matters about an identifiable individuals regarding the Confidential Correspondence - Water Fee Waiver Request.

CARRIED

The following items were discussed:

4.1 Call to Order

4.2 Disclosure of Pecuniary Interest and General Nature Thereof

4.3 Items for Consideration

4.3.1 Confidential Correspondence - Water Fee Waiver Request

5. Open Meeting - 10:30 a.m.

Councillor Dart arrived at 10:05 a.m.

Deputy Mayor Rentsch arrived at 10:27 a.m.

Council resumed into open session at 10:30 a.m.

6. Rise and Report

Council rose from its closed meeting at 10:30 a.m. and reported as follows:

Resolution: 2025-02-24

Moved by: J. Jonker

Seconded by: P. Latam

BE IT RESOLVED THAT Council receives the Confidential Correspondence - Water Fee Waiver Request;

AND FURTHER THAT Council directs staff to advise the applicant that the exception will not be granted.

CARRIED

7. Approval of Previous Minutes

7.1 February 11, 2025 Council Minutes

Council discussed the minutes. There was no request for amendments.

Resolution: 2025-02-25

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

BE IT RESOLVED THAT the minutes of the February 11, 2025, Regular Council Meeting be approved as circulated.

CARRIED

8. Announcements

8.1 Economic Development Committee Survey

Mayor Soloman conducted a draw to select a winner from the Economic Development Committee Survey entrants. He announced the winner and advised staff would be contacting this individual.

9. Deputations/Presentations

There were no deputations or presentations.

10. Public Questions

10.1 Grand Valley Adult Soccer - Satinder Kang

Mayor Soloman introduced the Public Question - Grand Valley Adult Soccer received from Satinder Kang.

Council discussed the public question and made inquiries of staff regarding a Grand Valley adult soccer program. James Allen, Manager Recreation Facilities advised adult soccer could be run as a drop-in program and he would contact the requestor to discuss.

Resolution: 2025-02-26

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

BE IT RESOLVED THAT Council receives the public questions regarding Grand Valley Adult Soccer received from Satinder Kang

AND FURTHER THAT Council directs staff to communicate with Satinder regarding opportunities to start adult soccer.

CARRIED

11. Unfinished Business

There was no unfinished business.

12. Staff Reports

12.1 CAO/Clerk

12.1.1 Human Resources Program Review – Final Report, 2025-041

Meghan Townsend, CAO/Clerk presented the report.

Council discussed the report. There were no questions for staff.

Resolution: 2025-02-27

Moved by: P. Rentsch

Seconded by: L. Dart

BE IT RESOLVED THAT Council receives the Report – Human Resources Program Review – Final Report for information purposes.

CARRIED

12.2 Director of Finance/Treasurer

12.2.1 Treasurer's Update, 2025-037

Steven Freitas presented the update report including a summary of the Town's accounts receivables and property tax arrears.

Council discussed the report and inquired as to whether the dust control project was completed within the 2024 budgeted amount. Matt Bos, Director of Public Works advised the project was completed on time and within the budget approved amount.

Resolution: 2025-02-28

Moved by: L. Dart

Seconded by: P. Rentsch

BE IT RESOLVED THAT Council receives the Report – Treasurer's Update for information purposes.

CARRIED

12.3 Planner

12.3.1 Decision Proposed Zoning By-Law Amendment Z04-2024 Brakke Farm Inc., 2025-028

Mark Kluge, Manager of Planner presented the report with a verbal update that the property transfer has been completed and the Town has received the sale funds.

Council discussed the report and requested a report outlining the purchase amount received and costs to complete the sale. Staff advised a report will be provided.

Resolution: 2025-02-29

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

BE IT RESOLVED THAT Report PLN2025-028 Decision Proposed Zoning By-law Amendment Z04-2024 Brakke Farm Inc, dated March 25, 2025, be received;

AND FURTHER THAT Zoning By-law Amendment File Z04-2024, to amend the Town of Grand Valley Zoning By-law 2009-10, as amended, for the lands municipally known as located 321339 Concession Road 6-7, as generally shown in **Appendix 2: Zoning By-law** of this report, be approved and the necessary by-law be adopted.

CARRIED

12.4 By-Law and Property Standards Enforcement

12.4.1 By-law Enforcement Annual Report and Program Details - 2025-039

Brad Haines, By-Law Enforcement and Property Standards Officer presented the report and provide a summary of the annual statistics.

Council discussed the report. There were no questions of staff.

Resolution: 2025-02-30

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

BE IT RESOLVED THAT Council receives the Report By-Law Enforcement Annual Report and Program Details

CARRIED

12.4.2 By-law Enforcement Status Update – January 2025, 2025-038

Brad Haines, By-Law Enforcement and Property Standards Officer presented the monthly update report.

Council discussed the report. There were no questions of staff.

Resolution: 2025-02-31

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

BE IT RESOLVED THAT Council receives the Report – By-Law Enforcement Status Update – January 2025, for information purposes.

CARRIED

12.5 Parks and Recreation

12.5.1 Recreation Update February 2025, 2025-036

James Allen, Manager Recreation Facilities, presented the report and provided a summary of the recreation activities.

Council discussed the report and sought clarification regarding the spray pad practitioner certification. Mr. Allen advised spray pad certification is a certification for the management of splash pads.

Resolution: 2025-02-32

Moved by: J. Jonker

Seconded by: P. Latam

BE IT RESOLVED THAT Council receives the Report Recreation Update February 2025 for information purposes.

CARRIED

12.6 Director of Public Works

Matt Bos, Director of Public works provided a verbal update on Public Works activities which included an update on winter control and snow removal.

13. Public Meeting under the Planning Act - 11:00 p.m.

Resolution: 2025-02-32

Moved by: L. Dart

Seconded by: P. Latam

BE IT RESOLVED THAT Council recess this Regular Meeting of Council at 11:00 a.m. to hold a Public Meeting under section 34 of the Planning Act.

CARRIED

13.1 Proposed Zoning By-Law Amendment Application Z01-2025, 50 Emma Street South

13.1.1 Notice of Complete Application and Statutory Public Meeting for a Zoning By-Law Amendment Application Z01-2025, 50 Emma Street South

13.1.2 Public Meeting Proposed Zoning By-Law Amendment - 50 Emma Street South Z01-2025, 2025-022

Mayor Soloman requested the Manager of Planning to provide a summary of the proposed Zoning By-Law Amendment.

Mark Kluge, Manager of Planning, advised the purpose of the public meeting is to obtain public comments and feedback regarding a new proposed zoning amendment application relating to the property located at 50 Emma Street South, which comprises of the municipal addresses 40, 50 and 60 Emma Street South. Mr. Kluge advised that this is a new application proposing a 5-storey, 24-unit residential building, whereas the previous application proposed a 4-storey, 18 unit structure, with 38 parking spaces and that the 4-storey application remains open.

Mr. Kluge advised that during the public meeting for the proposed 4-storey, 18- unit residential building, with 38 parking spaces, Council's comments included interest in increasing height and density. The applicant has considered Council's comments and made a decision to revisit the building's design and have prepared a new application which proposes a 5-storey residential building with 24 residential units and 38 parking spaces. Mr. Kluge advised a County Official Plan amendment was required for the previous application. Dufferin County Council has approved the Official Plan Amendment, OPA 7, with permitted use being Urban Residential. He stated the new application will require site specific zoning to a Multiple Residential Zone to permit a multi-unit residential building and zoning exceptions for maximum building height, density and off-street parking. He advised site plan and condominium applications are also required but are not part of the public process. This application will require 12 servicing allocations. He stated technical comments have been received and shared with the applicant for their review. Engineering comments have not been received, but will be reviewed by the Town upon receipt and included in a future report to Council. Mr. Kluge advised one letter with public comments has been received. This letter has been shared with Council and the applicant. Mr. Kluge stated the deadline for receipt of public comments is March 21, 2025 and all comments received will be addressed in a future report to Council. He advised no decision on the proposed application would be made at this meeting.

Mayor Soloman thanked Mr. Kluge and requested Council provide their questions and comments.

Councillor Latam sought clarification regarding increased density and reduction of parking. Mr. Kluge provided clarification, stating that the proposed density is 75 units per hectare, whereas 50 units per hectare is required. Additionally, 2 parking spaces per unit are required under our zoning by-law, and the applicant is requesting a reduction to 1.58 spaces per unit.

Councillor Jonker inquired as to number of bedrooms per unit.

Andrew Wildeboer and William Wildeboer, owners of the lands, and representatives of Sheldon Creek Developments Inc., appeared at the

meeting to provide comments and answered questions regarding the proposed application.

Andrew Wildeboer advised the building will consist of 20 two-bedroom units and 4 one-bedroom units.

Councillor Jonker inquired as to whether public comments received would be addressed. The Manager of Planning advised public comments would be addressed in a future Council report.

Councillor Jonker expressed concerns regarding the appropriateness of a 5-storey residential building in this location and inquired of the applicants as to the motivation for a 5-storey residential building.

Andrew Wildeboer advised motivation included economics, the housing crisis and to address comments received from Council for increased density.

Mayor Soloman inquired as to whether a fire ladder truck was required for this application. Mr. Kluge advised a fire ladder truck is not a specific requirement for this application.

Deputy Mayor Rentsch stated he is not in support of the proposed increase in density or reductions in parking and request the applicants complete a Shade Study. His comments included that direction was not provided by Council to the applicants to increase density and stated these were comments from a certain Member of Council.

Mr. Kluge advised that the applicants have kept the 4-storey application open.

Councillor Dart stated he is not in support of the proposed 5-storey residential building in this location. His comments included the Town can get by with what we have for fire services. He stated he was not in support of reduced parking and expressed concerns regarding the slope to the neighbouring properties, commenting that upper units would look into current Taylor Drive residences.

Councillor Latam inquired as to the affordability of units.

William Wildeboer stated the proposed 5-storey residential building provides additional availability. The additional storey maximizes unit availability and by increasing the building foot print it assists with affordability.

Councillor Dart inquired as to price range for the units.

William Wildeboer stated one bedroom units would potentially be listed in the range of low \$500,000, with 2 bedroom units listed in low \$600,000.

Andrew Wildeboer stated a large part of the price is the underground parking.

Councillor Latam requested engineering comments include clarification on whether lay-buys in front of Emma Street will be installed as the site plan provided is unclear. Mr. Kluge advised clarification would be sought from the Town's engineers.

Council Latam inquired as to whether the number of stories would affect the units' prices.

Andrew Wildeboer stated they would need to conduct a re-evaluation if the number of stories was decreased and stated comparable units in Orangeville are listed for an additional \$150,000.

Mayor Soloman thanked Council for providing their comments.

Mark Kluge advised public commenting would remain open until March 21, 2025.

Resolution: 2025-02-34

Moved by: L. Dart

Seconded by: P. Rentsch

BE IT RESOLVED THAT Council reconvene their Regular Meeting at 11:20 a.m.

CARRIED

Resolution: 2025-02-35

Moved by: L. Dart

Seconded by: P. Rentsch

BE IT RESOLVED THAT Report PLN2025-022 Public Meeting Proposed Zoning 50 Emma Street South, dated February 25, 2025, be received;

AND FURTHER THAT the public has until Friday March 21, 2025, to provide comments to Planning on application Z01-2025;

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, regarding the final disposition of this matter;

AND FURTHER THAT the decision on application Z01-2025 be deferred.

CARRIED

Council Discussions following the Public Meeting:

Council continued its discussion following the public meeting.

Discussions included the availability of affordable senior rentals, developer contributions towards the purchase of a ladder truck and appropriateness of the 5-storey residential building at the Emma Street location.

The Manager of Planning expressed concerns balancing residential development needs of the municipality and direction from the Provincial Government with the priorities of Council. Council discussed the Manager's concerns, providing clarification that comments regarding density were provided at the Public Meeting and there was no direction from Council to review density. The Manager of Planning suggested public education may be necessary to ease municipal concerns on residential intensification and growth.

14. Pending Items

15. Correspondence

Council discussed the correspondence and requested the Fire Board be contacted to provide a copy of the Fire Truck Tender.

Resolution: 2025-02-36

Moved by: P. Latam

Seconded by: J. Jonker

BE IT RESOLVED THAT Council receives the correspondence listed on the Tuesday, February 25, 2025, Council Agenda.

CARRIED

15.1 Town of Shelburne - Resolution - Removal of Municipal Trade Barriers dated February 10, 2025

15.2 Town of Orangeville - Support Resolution - Regarding Feasibility Study for Highway 407 dated February 12, 2025

15.3 Town of Mono - Resolution - Review of Town's Procurement Practices - maximizing economic benefit to Canada dated February 11, 2025

16. County Council Report

Mayor Soloman provided an update on the February 13, 2025 County Council meeting where Council met in closed session to discuss an Ontario Land Tribunal Appeal Submission.

16.1 Dufferin County Council - Support Resolutions

- 16.1.1 Town of Orangeville Resolution - Supporting City of Vaughan
Resolution to request the Province of Ontario implement a one-year pilot program to subsidize or eliminate tolls for dedicated truck lanes on Highway 407, dated February 13, 2025
- 16.1.2 Town of Shelburne Resolution Provincial and Federal governments to promote the use of Canadian companies and to request Dufferin County develop a buy local campaign dated February 13, 2025
- 16.1.3 Eastern Ontario Wardens' Caucus - Support the Federal and Provincial negotiations with the United States on trade tariffs dated February 13, 2024
- 16.1.4 Western Ontario Wardens' Caucus - Support Statement from the Kevin Marriot Vice Chair of the Western Ontario Wardens' Caucus on Tariffs dated February 13, 2025

17. Council Updates

Councillor Jonker and Mayor Soloman's update included their attendance at a recent structure fire on Main Street where Orangeville Fire provided assistance with a ladder truck.

Councillor Jonker's update included his attendance at the Grand Valley Library Board Meeting where they discussed planned March Break activities.

18. Boards and Committees

18.1 Board and Committee Minutes

Resolution: 2025-02-37

Moved by: P. Rentsch

Seconded by: L. Dart

BE IT RESOLVED THAT Council receives the Board and Committee Minutes listed on the Tuesday, February 25, 2025, Council Agenda.

CARRIED

18.1.1 Grand Valley Public Library Minutes - January 8, 2025

18.1.2 Grand Valley and District Community Centre Minutes - January 16, 2025

18.2 Recommendations

18.2.1 Grand Valley Public Library - 2024 Annual Report

Resolution: 2025-02-38

Moved by: P. Rentsch

Seconded by: L. Dart

BE IT RESOLVED THAT Council receives the Grand Valley Public Library - 2024 Annual Report for information purposes.

CARRIED

19. New Business

Councillor Jonker requested an update on the Town's permission for the Sea Can at the residence on King Street. CAO Townsend advised she has been in contact with the property owner. As a result of insurance delays, the restoration work has not been completed, and an extension has been granted to allow for the repairs to be completed.

Councillor Jonker inquired as to the plans for the Amaranth Street lands. CAO Townsend advised the property is currently being used for snow removal storage with future plans to be discussed by Council.

Meghan Townsend CAO Clerk sought direction regarding the March 11th Regular and Special Council meetings start times. Council requested this discussion be deferred to the February 25th, 2:00 p.m. Special Council Budget meeting.

20. Notice of Motion

There were no notices of motion.

21. By-laws

Resolution: 2025-02-39

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

BE IT RESOLVED THAT leave be given to introduce the by-laws listed on the Tuesday, February 25, 2025 agenda as items 21.1 and that the By-laws be given the necessary reading and passed and numbered as By-law 2025-16.

CARRIED

21.1 2025-XXX Being a By-law to Amend By-Law 09-10, as amended, to Rezone lands from Agricultural (A) Zone to Agricultural Exception Twenty-Four (A-24) Zone to permit a reduced front yard setback - 321339 Concession Road 6-7

22. Confirm Proceedings

Resolution: 2025-02-40

Moved by: P. Latam
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 25, 2025 and that it be given the necessary readings and be passed and numbered as By-Law 2025-17.

CARRIED

22.1 2025-XXX A By-law to Confirm the Proceedings of Council of the Corporation of the Town of Grand Valley at the Regular Meeting held on February 25, 2025

23. Adjournment

Resolution: 2025-02-41

Moved by: L. Dart

Seconded by: P. Rentsch

BE IT RESOLVED THAT we do now adjourn this meeting of Council at 11:50 a.m. to meet again for a Regular Meeting on March 11, 2025 at 6:00 p.m. or at the call of the Mayor.

CARRIED

Steve Soloman, Mayor

Meghan Townsend, CAO/Clerk