



The Corporation of the Town of Grand Valley

Council Meeting Minutes

Tuesday, April 22, 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

Deputy Mayor Rentch arrived at 10:05 a.m.

Resolution: 2025-04-18

Moved by: P. Latam

Seconded by: J. Jonker

BE IT RESOLVED THAT Council adopts the Regular Council Meeting agenda and any addendums dated Tuesday, April 22, 2025 as circulated.

CARRIED

3. Disclosure of Pecuniary Interest and the General Nature Thereof

No pecuniary interest was declared.

4. Closed Meeting - 12:00 (noon)

Resolution: 2025-04-34

Moved by: L. Dart

Seconded by: P. Rentsch

BE IT RESOLVED THAT Council resolve itself into a meeting that is closed to the public at 1:05 p.m. pursuant to the Municipal Act, 2001, under the provisions of Sections 239(2)(c)(e) and (f) a proposed or pending acquisition or disposition of land by the municipality or local board, litigation or potential litigation, including matters before administrative tribunals affecting the municipality or local board and advice that is subject to solicitor-client privilege, including communications necessary for that purpose to discuss:

- Confidential Reports - Decision Normal Farm Practices Protection Board and Pothole Damage Claim
- Council Consideration - Authority to Commence Legal Claim and
- Dental Office Vacancy and Property Purchase Verbal Updates

CARRIED

The following items were discussed:

4.1 Call to Order

4.2 Disclosure of Pecuniary Interest and the General Nature Thereof

4.3 Closed Minutes

4.3.1 April 8, 2025 Closed Meeting Minutes

4.4 Items for Discussion

4.4.1 Confidential Report - Decision Normal Farm Practices Protection Board , 2025-071

4.4.2 Confidential Report - Pothole Damage Claim , 2025-072

4.4.3 Council Consideration - Authority to Commence Legal Claim - Verbal

4.4.4 Dental Office Vacancy - Verbal Update

4.4.5 Property Purchase - Verbal Update

5. Open Meeting - 10:00 a.m.

Closed recessed for lunch at 12:30 p.m. and resumed at 1:01 p.m.

Council recessed its open meeting at 1:02 p.m. and resumed at 1:52 p.m.

6. Rise and Report

Council rose from its closed meeting at 1:51 p.m. to report on its discussions as follows:

Resolution: 2025-04-35

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

BE IT RESOLVED THAT the Closed minutes of the April 8, 2025, Closed Council Meeting be approved as circulated/amended.

CARRIED

Resolution: 2024-04-36

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

BE IT RESOLVED THAT Council receive the Confidential Report – Decision of the Normal Farm Practices Board re Canini vs Town of Grand Valley

AND THAT Council directs the CAO to obtain a legal opinion on the outcome, its application to the Canini case and potential avenues for appeal of the decision if necessary.

CARRIED

Resolution: 2025-04-37

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

THAT Council receives Confidential Report – Pothole Damage Claim

AND FURTHER THAT Council denies the claim from Debbie Rego for tire repairs allegedly caused by a pothole on Water Street.

CARRIED

Resolution: 2025-04-38

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

BE IT RESOLVED THAT Council receives the confidential verbal update from Meghan Townsend, CAO/Clerk regarding the Dental Office Vacancy and Property Purchase and that staff proceed as directed.

CARRIED

Resolution: 2025-04-39

Moved by: L. Dart

Seconded by: P. Rentsch

BE IT RESOLVED THAT Council considered its authority to commence a legal claim and that staff proceed as directed.

CARRIED

7. Approval of Previous Minutes

Resolution: 2025-04-19

Moved by: J. Jonker

Seconded by: P. Latam

BE IT RESOLVED THAT the minutes of the April 8, 2024, Regular Council Meeting be approved as circulated/amended.

7.1 April 8, 2025 Council Minutes

8. Announcements

8.1 Proclamation - MS Awareness Month - May 2025

Mayor Soloman read the proclamation declaring May 2025 as MS Awareness Month in the Town of Grand Valley.

Mr. James Jackson, Dufferin-Caledon, MS Ambassador attended the proclamation reading. He thanked Grand Valley Council for the Proclamation and provided comments regarding his life experiences with MS.

8.2 Economic Development Survey - Final Gift Card Draw

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

9. Deputations/Presentations

Resolution: 2025-04-20

Moved by: L. Dart

Seconded by: P. Latam

BE IT RESOLVED THAT leave be given to Keith McKee to address Council regarding payment receipts of property taxes in a timely manner.

CARRIED

9.1 Keith McKee - Payment Receipts of Property Taxes in a Timely Manner

Mr. McKee appeared before Council to raise his concerns regarding payment receipts of property taxes in a timely manner. He spoke about his on-line February tax installment payment which he paid on the tax installment due date and received a late payment notice. He provided a summary of his conversation with Town staff regarding receipt of on-line banking funds and noted the Town's tax by-law requires clarity as it states "end of day" as the deadline for tax payments.

Council provided questions to the delegate which included how he made his tax payment and whether he had suggestions to assist with clarity regarding the deadline for receipt of tax payments.

Resolution: 2025-04-21

Moved by: P. Latam

Seconded by: J. Jonker

BE IT RESOLVED THAT Council receives the deputation from Keith McKee regarding payment receipts of property taxes in a timely manner.

AND FURTHER THAT Council directs staff to review the applicable by-law regarding payments of property taxes and to suggest changing the wording to clarify the timing of receipt of payment.

AND FURTHER THAT a report be brought back after the second payment with the details of how many batch payments are made the day after.

CARRIED

10. Public Questions

There were no public questions.

11. Unfinished Business

Traffic Calming on Taylor Drive

Councillor Jonker inquired if the Town had been contacted by the delegates who were concerned with speeding on Taylor Drive to request to delegate to the South West Dufferin Services Board. Staff advised the Town has not been contacted.

Councillor Jonker and Councillor Dart provided comments regarding their observations of speeding on Taylor Drive.

12. Staff Reports

12.1 CAO/Clerk

12.1.1 Drinking Water System Inspection Memo, 2025-065

Meghan Townsend, CAO/Clerk presented the memo. She advised the memo was provided for Council's information and there were no compliance issues with the Town's Drinking water System.

Council discussed the report with no questions to staff regarding the memo.

Resolution: 2025-04-22

Moved by: P. Rentsch

Seconded by: L. Dart

BE IT RESOLVED THAT Council receives the Drinking Water Systems Inspection Memo.

CARRIED

12.1.2 Additional Fire Protection Grant Year One Funding, 2025-066

Meghan Townsend, CAO/Clerk presented the report. She advised additional funding was available for the purchase of health and safety gear for firefighters. The funding required a new agreement, and she was seeking Council's authorization for its execution.

Council discussed the report with no questions to staff regarding the report or funding agreement.

Resolution: 2025-04-23

Moved by: J. Jonker

Seconded by: P. Latam

BE IT RESOLVED THAT Council receives the Report – Additional Fire Protection Grant Year 1 funding,

AND THAT Council authorizes the execution of the Transfer Payment for the additional funding and directs staff to prepare and present the necessary by-law for passing.

CARRIED

12.1.3 Easement Request from Enbridge - Verbal Discussion

Meghan Townsend, CAO/Clerk provided verbal information of Enbridge's easement request which included the location of the requested easement (Water/Melody) and reasons for the easement. She sought Council's direction and advised if Council's direction was to approve the request, next steps would include the CAO to work with legal to prepare the easement.

Council discussed the easement requested and sought clarity that the easement was to permit property access. Staff confirmed the easement was to provide property access.

Resolution: 2025-04-24

Moved by: L. Dart

Seconded by: P. Rentsch

BE IT RESOLVED THAT Council receives the easement request from Enbridge;

AND FURTHER THAT Council authorizes the CAO to work with legal for the creation of the easement.

CARRIED

12.1.4 Filming Company Request for Noise Exemption, 2025-073

Meghan Townsend, CAO/Clerk presented the report including a summary of the filming company's request for a noise exemption.

Council discussed the report and provided staff questions regarding the circulation area for the notice, the use of a staging location and parking concerns. Staff advised the Fire Chief requested a one-kilometer notification area, the filming company would not be using a staging area in the Town and parking would be managed by the County as the exemption was applicable to a County Road. CAO Townsend advised the filming company was provided with contacts for Dufferin County roads, Police and Emergency Services.

Resolution: 2025-04-25

Moved by: L. Dart

Seconded by: P. Rentsch

BE IT RESOLVED THAT Council receives the request from Cowboy Up Inc for a noise by-law exemption,

AND FUTHER THAT Council approves the request that was submitted for the following:

- Friday May 16: Filming until 4AM, wrapped by 5AM.
Location: 174366 Dufferin County Rd 25, Grand Valley
- Wednesday May 21: Filming until 11PM, wrapped by 12AM.
Location: 282446 County Rd 10, Grand Valley
- Thursday May 22: Filming until 2AM, wrapped by 4AM.
Location: 282446 County Rd 10, Grand Valley

AND FURTHER THAT Council directs that this resolution be included in their circulation.

CARRIED

12.1.5 BetterHomes Dufferin Project, 2025-074

Meghan Townsend, CAO/Clerk presented the report including a summary of information regarding Dufferin County's BetterHomes Project.

Council discussed the report including impacts to Town's staffing resources to implement the project and if the plan's criteria included the age of the home. CAO Townsend provided her concerns regarding the risks to the Town should an applicant default on property taxes and advised the funding criteria included all green energy projects.

Resolution: 2025-04-26

Moved by: P. Latam

Seconded by: J. Jonker

BE IT RESOLVED THAT Council receives the Report – BetterHomes Dufferin project,

AND FURTHER THAT Council agrees to participate in this project and directs staff to prepare and present the Local Improvements Authorization By-Law for passing.

AND FURTHER THAT Council requests the County to cover the administration costs of all lower tier municipalities.

AND FURTHER THAT this resolution be sent to Dufferin County and all lower tier municipalities in Dufferin County.

CARRIED

12.2 Director of Finance/Treasurer

12.2.1 Finance Department Hiring, 2025-067

Steven Frietas, Director of Finance/Treasurer introduced Council to Jennie Miguel, the Town's new Accounting Clerk.

Council welcomed Ms. Miguel to the Town.

12.2.2 Debenture By-Law Bridge 10, 2025-069

Steven Frietas, Director of Finance/Treasurer presented the report including a summary of the debenture process, debenture terms, repayment schedule and outlined the Town's next steps.

Council discussed the report and provided questions to staff regarding the ability to complete the tasks to meet the May 1st closing date. Staff advised the Town's Legal Council was awaiting the debenture documents and were confident the timelines could be met for the May 1st closing date.

Resolution: 2025-04-27

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

BE IT RESOLVED THAT Council receives the Report Debenture By-Law Bridge 10;

AND FURTHER THAT Council authorizes the issuance of a Debenture, carrying an interest rate of 4.01% p.a. (compounded semi-annually), principal amount of \$1,150,000.00, term of 10 years and with a closing date of May 1, 2025, to Ontario Infrastructure and Lands Corporation ("OILC");

AND FURTHER THAT the Mayor and the Treasurer are hereby authorized to cause the Debentures to be issued, one or more of the Clerk and Treasurer are hereby authorized to generally do all things and to execute all other documents and other papers in the name of the Municipality in order to carry out the issue of the Debentures and the Treasurer is authorized to affix the Municipality's municipal seal to any of such documents and papers;

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

CARRIED

12.2.3 Treasurer's Update Report, 2025-068

Steven Freitas, Director of Finance/Treasurer presented his report which included a summary of the Town's accounts and outstanding property taxes.

Council discussed the report and inquired as to the status of the southeast pumping station tender and community center expansion financing agreement. Staff advised final comments from the Town's engineer and developer have been provided to Hydro One on the southeast pumping station tender and the draft Community Centre financing agreement would be provided to Council for their consideration prior to submission to partner municipalities.

Resolution: 2025-04-28

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

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

CARRIED

12.3 By-Law and Property Standards Enforcement

12.3.1 By-Law Enforcement Status Update - March 2025, 2025-064

Brad Haines, By-Law and Property Standards Enforcement Officer presented his report. He summarized the month's enforcement activities and advised a copy of the By-Law Enforcement Policy and Procedures Manual was attached to the report as Council had requested.

Council discussed the report and By-Law Enforcement Policy including the policy's language and changes to by-law enforcement.

Resolution: 2025-04-29

Moved by: P. Rentsch

Seconded by: L. Dart

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

AND FURTHER THAT Staff prepare a report to propose changes to by-law enforcement in certain circumstances, specifically clean yards, property standards, and new construction in Grand Valley.

AND FURTHER THAT Staff develop a plan for more proactive parking enforcement on evenings and weekends.

CARRIED

12.4 Parks and Recreation

12.4.1 Recreation Update - April 2025, 2025-070

James Allen, Recreation Facilities Manager presented his report including a verbal update on the Community Center expansion project.

Council discussed the report and requested an update on the Concession 2/3 Ball Diamond Outbuildings design work. Mr. Allen advised some work has been completed and would come forward during Council's 2026 budget discussions.

Council discussed the Concession 2/3 ball diamond grand opening. Discussions included a soft-opening of the diamonds in May with a larger event planned for later in the season. Staff will provide an update on a larger grand opening event.

Resolution: 2025-04-30

Moved by: J. Jonker

Seconded by: P. Latam

BE IT RESOLVED THAT Council receives the Report Recreation Update – April 2025 for information purposes

CARRIED

12.5 Director of Public Works

Matthew Bos, Director of Public Works advised the Town's street sweeping continues with the project continuing into the following week.

12.6 Manager of Planning

Council requested the Manager of Planning provide an update on Cor Seed's tree removal plan in his next update report. Staff advised an update would be provided.

13. Public Meeting

There were no public meetings.

14. Pending Items

There were no pending items.

15. Correspondence

Council discussed the correspondence.

Resolution: 2025-04-31

Moved by: P. Rentsch

Seconded by: L. Dart

BE IT RESOLVED THAT Council receives the correspondence listed on the Tuesday, April 22, 2025, Council Agenda.

CARRIED

15.1 Township of Mulmur Resolution - Procurement and Advocacy for Trade Agreement Exemptions April 11, 2025

15.2 Ministry for Seniors and Accessibility - 2025 Senior of the Year Award

16. County Council Report

Mayor Soloman advised County Council will be meeting on Thursday, April 24th under its new Agenda and meeting format. CAO Townsend summarized the April 24th Dufferin County Staff report which outlined the process leading up to the

Planning and Economic Development Summit on June 12, 2025. CAO Townsend requested Council hold this date in their calendars.

17. Council Updates

Mayor Soloman's update included his attendance at the flag raising for Sikh Heritage Month, a food bank award presentation at Clover Farms Grocery and the unveiling of the Grand Valley Lion's Club Jim Shaw memorial bench at the Grand Valley Public Library.

Councillor Latam's update included his attendance at the Community Centre Board meeting where they discussed an amendment to the MOU with the Agricultural Society and the rental of the Community Centre snack bar to an outside party.

Councillor Dart's update included his attendance at the BIA's Hop on Main event which was well attended.

18. Boards and Committees

18.1 Board Minutes

Council discussed the Board Minutes.

Resolution: 2025-04-32

Moved by: P. Rentsch

Seconded by: L. Dart

BE IT RESOLVED THAT Council receives the Board and Committee Minutes listed on the Tuesday, April 22, 2025, Council Agenda.

CARRIED

18.1.1 Dufferin POA Board Meeting Agenda April 11, 2025

Council discussed the POA Board Meeting agenda and inquired as to ASE revenues. CAO Townsend advised a report on revenues would be provided.

18.1.2 Grand Valley and District Community Centre Board Minutes - March 10, 2025

18.1.3 South West Dufferin Police Services Board Minutes - November 28, 2024

18.2 Recommendations

There were no recommendations.

19. New Business

There was no new business.

20. Notice of Motion

There were no notices of motion.

21. By-laws

Council recessed for lunch at 12:30 p.m.

Resolution: 2025-04-33

Moved by: P. Latam

Seconded by: J. Jonker

BE IT RESOLVED THAT leave be given to introduce the by-laws listed on the Tuesday, April 22, 2025 agenda as items 21.1, 21.2 and 21.3 and that the By-laws be given the necessary reading and passed and numbered as By-laws 2025-26, 2025-27 and 2025-28.

CARRIED

21.1 2025-XXX - A By-law to authorize the execution of a Transfer Payment Agreement between the Minister of the Solicitor General and Town of Grand Valley for additional grant funding to improve fire services for the Town

21.2 2025-XXX A By-law to authorize the undertaking of energy efficiency and climate resilience works on private residential property as local improvements under the BetterHomes Dufferin Program

21.3 2025-26 A By Law to Authorize the Borrowing Upon Amortizing Debentures in the Principal Amount of \$1,150,000.00 towards the Cost of Town of Grand Valley Bridge 10 Replacement.

22. Confirm Proceedings

Resolution: 2025-04-40

Moved by: P. Rentsch

Seconded by: L. Dart

BE IT RESOLVED THAT leave be given to introduce a by-law to confirm the proceedings of the Regular Council Meeting held on Tuesday, April 22, 2025 and that it be given the necessary readings and be passed and numbered as By-Law 2025-29.

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 April 22, 2025

23. Adjournment

Resolution: 2025-04-41

Moved by: J. Jonker

Seconded by: P. Latam

BE IT RESOLVED THAT we do now adjourn this Regular Council Meeting at 1:53 p.m. to meet again for a Regular Council Meeting on Tuesday, May 13, 2025 at 6:00 p.m. or at the call of the Mayor.

CARRIED

Steve Soloman, Mayor

Meghan Townsend, CAO/Clerk