



The Corporation of the Town of Grand Valley

Council Meeting Minutes

Tuesday, May 27, 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.

2. Adoption of Agenda

Resolution: 2025-05-20

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

BE IT RESOLVED THAT Council adopts the Regular Council Meeting agenda and any addendums dated Tuesday, May 27, 2025 as amended, additions including:

- Delegation - Rafal Kraskiewicz relating to item 12.2.1 Decision Report for Zoning File Z05-2023, 40, 50 and 60 Emma Street South and
- A By-Law to authorize the execution of an Acknowledgment Agreement between Bell Mobility Inc. and the Town of Grand Valley item 21.3.

CARRIED

3. Disclosure of Pecuniary Interest and the General Nature Thereof

No pecuniary interest was declared.

4. Closed Meeting

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

6. Rise and Report

7. Approval of Previous Minutes

Resolution: 2025-05-21

Moved by: L. Dart

Seconded by: P. Latam

BE IT RESOLVED THAT the minutes of the May 13, 2025, Regular Council Meeting be approved as circulated.

CARRIED

8. Announcements

Mayor Soloman announced there will be a Women's Care Days Event sponsored by Hills of Headwaters Collaborative Health Care Team from 10:00 a.m. to 4:00 p.m. on Friday, May 30th at 21 Main Street North and the 40th Anniversary Tornado Commemoration will be held on Saturday, May 31st commencing at 2:30 p.m. with a processional along Main Street to the Grand Valley and District Community Centre with speeches and displays from 3:00 p.m. to 5:00 p.m.

9. Deputations/Presentations

Resolution: 2025-05-22

Moved by: J. Jonker

Seconded by: P. Latam

BE IT RESOLVED THAT leave be given to Carely Dixon, Jeff Paznar and Gord Feniak, from RJ Burnside and Associates Limited, to address Council.

CARRIED

9.1 10:00 a.m. Carley Dixon, P.Eng. RJ Burnside & Associates Limited - Presentation - Stormwater Management and Sewage/Water Allocations

Deputy Mayor Rentsch arrived at 10:18 a.m.

Carley Dixon, P.Eng. RJ Burnside and Associated Limited appeared before Council with a presentation regarding stormwater management. She summarized the purpose of stormwater management, the location of the Town's stormwater management facilities and legislative changes and

requirements regarding stormwater management. She explained the stormwater clean out process, potential risks if regular maintenance was not maintained and funding options that could be considered to maintain the Town's stormwater management systems.

Resolution: 2025-05-23

Moved by: P. Latam

Seconded by: J. Jonker

BE IT RESOLVED THAT Council receives the presentation from Carley Dixon, P.Eng, RJ Burnside and Associates Limited - Stormwater Management and Sewage/Water Allocations.

AND FURTHER THAT

CARRIED

- 9.2 10:30 a.m. - Jeff Paznar, P.Eng. EP and Gord Feniak, Executive Vice President, Public Sector, R.J. Burnside & Associates Limited - Presentation 2024 Annual Report Water and Wastewater Capacity

Jeff Paznar, P. Eng. EP and Gord Feniak Executive Vice President, Public Sector, RJ Burnside and Associates Limited appeared before Council with a presentation regarding the 2024 Annual Water and Wastewater Capacity Report. The presentation included a summary of 2024 infrastructure updates to increase the Town's water capacity which included commissioning of Well 5 and the Water Tower Restoration Project. Mr. Paznar and Mr. Feniak outlined wastewater impacts to servicing allocations, summarizing the current sewage capacity, higher than expected wastewater flows and conducting investigative work.

Resolution: 2025-05-24

Moved by: P. Latam

Seconded by: J. Jonker

BE IT RESOLVED THAT Council receives the presentation from Jeff Paznar, P.Eng and Gord Feniak, Executive Vice President, Public Sector, R.J. Burnside and Associates Limited - 2024 Annual Report and Wastewater Capacity.

AND FURTHER THAT the sewer problems be added to each Council agenda with updates accordingly.

CARRIED

10. Public Questions

- 10.1 Martin Anker - Traffic Calming on Taylor Drive

Council discussed the public question from Martin Anker regarding Traffic Calming on Taylor Drive.

Resolution: 2025-05-25

Moved by: L. Dart

Seconded by: P. Rentsch

BE IT RESOLVED THAT Council receives the public question from Martin Anker - Traffic Calming on Taylor Drive;

AND FURTHER THAT staff reply thanking advising Council is trying different measures to reduce speeding in the Town.

CARRIED

12. Staff Reports

12.1 CAO/Clerk

12.1.1 2024 East Luther Landfill Annual Monitoring Report, 2025-075

Resolution: 2025-05-30

Moved by: P. Latam

Seconded by: P. Rentsch

BE IT RESOLVED THAT Council receives Report – 2024 East Luther Landfill Annual Monitoring Report and approves the report from RJ Burnside and Associates Limited as presented.

CARRIED

12.1.2 Final Versions – Indemnification By-law and Traffic Violation Reimbursement Policy, 2025-094

Resolution: 2025-05-31

Moved by: P. Rentsch

Seconded by: J. Jonker

BE IT RESOLVED THAT Council receives Report – Final Versions – Indemnification By-law and Traffic Violation Reimbursement Policy

AND THAT Council approves the Indemnification By-law and directs staff to prepare and present the by-law for passing

AND THAT Council approves Policy – Traffic Violation Reimbursement as presented.

CARRIED

12.1.3 2025 CAO Performance Review - Verbal Discussion

Meghan Townsend, CAO/Clerk sought Council direction regarding the 2025 CAO Performance Review.

Council discussed review options for the CAO's annual review.

Resolution: 2025-05-32

Moved by: J. Jonker

Seconded by: P. Rentsch

BE IT RESOLVED THAT Council directs the CAO to present a report either a 360 review or a traditional Council lead review for the June 10, 2025 meeting.

CARRIED

12.2 Manager of Planning

12.2.1 Decision Report for Zoning File Z05-2023 40, 50 and 60 Emma Street South, 2025-089

Mark Kluge, Manager of Planning summarized the Decision Report for Zoning File Z05-2023, 40, 50 and 60 Emma Street South which included Council's October 8, 2024, approval of the zoning for the proposed four storey, 18- unit infill development, County of Dufferin's approval of the required Official Plan Amendment in December 2024 and that the development is subject to Site Plan Approval and a Condominium Plan which process are not subject to public process.

Resolution: 2025-05-27

Moved by: J. Jonker

Seconded by: P. Latam

BE IT RESOLVED THAT Report No. PLN2025-089 dated May 27, 2025, be received;

AND FURTHER THAT Application Z05-2023 from the Owner (Sheldon Creek) of 40, 50 and 60 Emma Street South (Roll #352000, #352100, #352200) for a Zoning By-law Amendment, to rezone the lands from a Downtown Commercial (CD) Zone and Downtown Commercial Exception Three Flood Fringe (CD-3(F)) Zone to a Multiple Residential Exception Fourteen (RM-14) Zone and Multiple Residential Exception Fourteen Flood Fringe (RM-14(F)) Zone, as generally shown in **Appendix 2: DRAFT Zoning By-law**, be approved and the necessary By-law be adopted.

CARRIED

- 12.2.1.1 Delegations - Decision Report - Zoning File Z05-2023, 40, 50 and 60 Emma Street South

Resolution: 2025-05-26

Moved by: P. Latam

Seconded by: J. Jonker

BE IT RESOLVED THAT leave be given to Willem Wildeboer, Sheldon Creek Development and Rafal Kraskiewicz, to address Council.

CARRIED

- 12.2.1.2 Delegation - Willem Wildeboer, Sheldon Creek - 50 Emma Street, 2025-089

Willem Wildeboer, Sheldon Creek, appeared as a delegate to address Council questions regarding the proposed development project.

Council inquired about the groundwater springs on the property. Mr. Wildeboer advised geotechnical studies had just been completed and would need to be reviewed.

- 12.2.1.3 Delegation - Rafal Kraskiewicz - 40, 50 and 60 Emma Street South

Mr. Rafal Kraskiewicz, an area resident appeared as to delegate to speak to Council regarding his concerns with the proposed development.

Councillor Dart left the meeting at 11:50 a.m.

- 12.2.2 Update on File SPA01-2022 – 10 Watson Road Roll #106585, 2025-087

Resolution: 2025-05-28

Moved by: P. Rentsch

Seconded by: P. Latam

BE IT RESOLVED THAT Council receives the Memo Update on File SPA01-2022 - 10 Watson Rd. Roll#106585, 2025-087

CARRIED

12.3 Director of Finance/Treasurer

- 12.3.1 Treasurer's Update, 2025-092

Councillor Dart returned at 12:50 p.m.

Resolution: 2025-05-33

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

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

AND FURTHER THAT Council requests the County of Dufferin supply literature and information regarding a breakdown of the 2025 County Budget

AND FURTHER THAT this resolution be forwarded to the County and all Dufferin municipalities

AND FURTHER THAT if timing does not work for 2025 it be included for 2026.

CARRIED

12.4 By-Law and Property Standards Enforcement

12.4.1 By-law Enforcement Status Update – April 2025, 2025-088

Resolution: 2025-05-34

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

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

CARRIED

12.5 Parks and Recreation

12.5.1 Recreation Update May 2025, 2025-091

Resolution: 2025-05-29

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

BE IT RESOLVED THAT Council receives the report Recreation Update May 2025 for information purposes.

CARRIED

13. Public Meeting

14. Pending Items

15. Correspondence

Council recessed at 12:59 and resumed at 1:37 p.m.

Resolution: 2025-05-39

Moved by: J. Jonker

Seconded by: P. Latam

BE IT RESOLVED THAT Council receives the correspondence listed on the Tuesday, May 27, 2025, Council Agenda.

CARRIED

15.1 Grand Valley Fire Fighters Association - Grand Valley Campground Management Proposal dated May 23, 2025

Mike Derkinderen, Grand Valley Fire Captain, appeared before Council to answer questions.

Resolution: 2025-05-35

Moved by: P. Latam

Seconded by: J. Jonker

BE IT RESOLVED THAT Council receives the Grand Valley Fire Fighters Association Grand Valley Campground Management Proposal dated May 23, 2025

AND FURTHER THAT Council approves the request for the Grand Valley Firefighters Association to run the Grand Valley Campground

AND FURTHER THAT to cover credit card fees 3% is taken off the amount collected online

AND FURTHER THAT insurance is maintained in the amount of \$2,000,000.00 liability insurance

AND FURTHER THAT Council requires a report year end.

CARRIED

15.4 Township of Melancthon - Support Resolution - Township of Otonabee-South-Monaghan regarding "Proposal to End Daylight Savings Time in Ontario" dated May 21, 2025

Resolution: 2025-05-36

Moved by: P. Latam

Seconded by: J. Jonker

BE IT RESOLVED THAT Council supports the Motion from Otonabee-South-Monaghan and forwards to them.

CARRIED

- 15.5 Town of Mono - Resolution - Opposition to Aspects of Bill 5 - Protect Ontario by Unleashing our Economy Act, 2025 dated May 11, 2025

Resolution: 2025-05-37

Moved by: P. Latam

Seconded by: J. Jonker

BE IT RESOLVED THAT Council supports Mono's resolution and forwards them this Motion.

CARRIED

- 15.9 Ministry of the Solicitor General - Ontario Provincial Policing (OPP) Cost Recovery Model Review and June 2025 Webinar dated May 21, 2025

Resolution: 2025-05-38

Moved by: P. Rentsch

Seconded by: L. Dart

BE IT RESOLVED THAT Council directs staff to attend an engagement seminar regarding the OPP cost recovery model

AND FURTHER THAT staff are directed to propose that the cost of ASE be subtracted from the policing contract sent to municipalities

AND FURTHER THAT this resolution be circulated to all Dufferin municipalities, the MPP, and the Ministry of the Solicitor General.

CARRIED

16. County Council Report

Mayor Soloman provided an update on County Council activities advising a Special Meeting has been scheduled for June 4th to discuss the Joint Dufferin County Municipalities Council Meeting scheduled for June 12th.

17. Council Updates

Councillor Latam's update included his attendance at the Lion's Club Duck Race on Saturday, May 24th.

Deputy Mayor Rentsch's updated included his attendance at a meeting with the Door and 85 Tornado Squadron to discuss the rental agreement and future

location and his attendance at the Economic Development Committee where they received the results of the economic development survey.

Councillor Jonker's update included his attendance at the Library Board meeting where the Board approved the rail trail location for a new library and a request to the Town to use development charges to conduct a study. CAO Townsend advised the Town received the Board's request and a report will be provided to Council.

18. Boards and Committees

18.1 Minutes

Resolution: 2025-05-40

Moved by: L. Dart

Seconded by: P. Rentsch

BE IT RESOLVED THAT Council receives the Board and Committee Minutes listed on the Tuesday, May 27, 2025, Council Agenda.

CARRIED

19. New Business

20. Notice of Motion

Councillor Latam provided notice of Motions which he will be presenting for discussions at the June 10, 2025 Council meeting including:

- Community member input to Council remuneration, benefits and meeting times of Council through the lens of increased Council participation.
- To get started on a review of approved motion methods to include electronic voting in 2026.
- To do a request for pre qualification (RFPQ) to develop a roster of prequalified engineering consultants
- a Report on billing versus resident sewer billing flat rates.

Mayor Soloman left the Chair.

Deputy Mayor Rentsch assumed the Chair.

20.1 Waive Procedural By-Law Notice to introduce a Motion

Mayor Soloman requested Council waive section 6.18 of the Procedural by-law requiring notice of motion, as his motion relates to fire fighter recruitment and is time sensitive.

A recorded vote was requested.

Resolution: 2025-05-41

Moved by: S. Soloman
Seconded by: L. Dart

BE IT RESOLVED THAT Council dispenses with Notice per section 6.18(3) of the Procedural By-Law.

For (4): S. Soloman, P. Rentsch, L. Dart, and P. Latam

Against (1): J. Jonker

CARRIED (4 to 1)

20.2 Motion - Reconsideration Fire Fighter Recruitment

Mayor Soloman presented Motion 2025-04-07 from the April 8, 2025 Council meeting for reconsideration as follows:

BE IT RESOLVED THAT Council directs the CAO to recruit the following positions:

- Fire Training Officer/Firefighter
- Fire Department Administrator/Firefighter
- Fire Prevention Office/Public Educator/Firefighter

AND THAT Council authorize the CAO to obtain assistance from Ward & Uptigrove for the recruitment process.

As the motion required reconsideration from Council's Resolution 2025-04-07 of April 8, 2025, the motion was withdrawn, and a motion to reconsider was presented.

The motion was withdrawn.

A recorded vote was requested.

Resolution: 2025-05-42

Moved by: S. Soloman
Seconded by: L. Dart

BE IT RESOLVED THAT Council reconsider Motion 2025-05-07 from the April 8, 2025 meeting;

For (4): S. Soloman, P. Rentsch, L. Dart, and P. Latam

Against (1): J. Jonker

CARRIED (4 to 1)

20.3 Motion - Firefighter Recruitment

Mayor Solomon re-introduced the motion for discussion.

Moved by: S. Soloman
Seconded by: L. Dart

BE IT RESOLVED THAT Council directs the CAO to recruit the following positions:

- Fire Training Officer/Firefighter
- Fire Department Administrator/Firefighter
- Fire Prevention Office/Public Educator/Firefighter

AND THAT Council authorize the CAO to obtain assistance from Ward & Uptigrove for the recruitment process.

Amendment:

Resolution: 2025-05-43

Moved by: P. Latam
Seconded by: S. Soloman

BE IT RESOLVED THAT the Motion be amended to include that Council receive a report on salaries at the June 10, 2025 meeting.

CARRIED

A recorded vote was requested.

Resolution: 2025-05-44

Moved by: S. Soloman
Seconded by: L. Dart

BE IT RESOLVED THAT Council directs the CAO to recruit the following positions:

- Fire Training Officer/Firefighter
- Fire Department Administrator/Firefighter
- Fire Prevention Office/Public Educator/Firefighter

AND THAT Council authorize the CAO to obtain assistance from Ward & Uptigrove for the recruitment process.

AND FURTHER THAT Council receive a report on salaries at the June 10, 2025 meeting.

For (3): S. Soloman, P. Rentsch, and L. Dart

Against (2): J. Jonker, and P. Latam

CARRIED (3 to 2)

21. By-laws

Mayor Soloman assumed the Chair.

Meghan Townsend advised the additional item 21.3 A By-law to authorize the execution of an Acknowledgement Agreement between Bell Mobility Inc. and the Town of Grand Valley, was required due to Bell's installation of new equipment on the Town's water tower. The By-Law will replace the schedule to the existing agreement where the equipment is listed.

Resolution: 2025-05-45

Moved by: J. Jonker

Seconded by: P. Latam

BE IT RESOLVED THAT leave be given to introduce the by-laws listed on the Tuesday, May 27, 2025 agenda as items 21.1, 21.2 and 21.3 that the By-laws be given the necessary reading and passed and numbered as By-laws 2025-31, 2025-32 an 2025-33.

CARRIED

21.3 2025-XXX - A By-Law to authorize the execution of an Acknowledgement Agreement between Bell Mobility Inc. and the Town of Grand Valley

22. Confirm Proceedings

Resolution: 2025-05-46

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, May 27, 2025 and that it be given the necessary readings and be passed and numbered as By-Law 2025-33.

CARRIED

23. Adjournment

Resolution: 2025-05-47

Moved by: P. Latam

Seconded by: J. Jonker

BE IT RESOLVED THAT we do now adjourn this Regular Council Meeting at 3:12 p.m. to meet again for a Regular Council Meeting on June 10, 2025 at 6:00 p.m. or at the call of the Mayor.

CARRIED

Steve Soloman, Mayor

Meghan Townsend, CAO/Clerk