



The Corporation of the Town of Grand Valley

Council Meeting Minutes

Tuesday, September 9, 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, Manager of Planning
Donna Tremblay, Deputy Clerk/Communications Coordinator

1. Call to Order and Roll Call

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

Resolution: 2025-09-01

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

BE IT RESOLVED THAT Council approves waiving section 10.10(a) of the Town of Grand Valley Procedural By-Law, 2024-10, as amended, to permit a member of council to participate electronically in more than four (4) Council meetings per year.

CARRIED

Resolution: 2025-09-02

Moved by: J. Jonker
Seconded by: L. Dart

BE IT RESOLVED THAT Council approves Councillor Paul Latam to participate electronically.

CARRIED

2. Adoption of Agenda

Meghan Townsend, CAO/Clerk conducted a Roll Call.

Resolution: 2025-09-03

Moved by: J. Jonker

Seconded by: P. Latam

BE IT RESOLVED THAT Council adopts the Regular Council Meeting agenda dated Tuesday, September 9, 2025 as amended, with the addition of a By-Law to Amend the Zoning By-law for the Corporation of the Town of Grand Valley – (**Appendix 5** - Public Meeting and Decision - Proposed Consent and Zoning Files B01-2025 and Z02-2025 - 115252 Sideroad 27-28 – Roll 207900).

CARRIED

3. Disclosure of Pecuniary Interest and the General Nature Thereof

No pecuniary interest was declared.

5. Approval of Previous Minutes

Resolution: 2025-09-04

Moved by: P. Latam

Seconded by: L. Dart

BE IT RESOLVED THAT the minutes of the July 22, 2025 Council Regular Council and August 12, 2025 Special Council meetings be approved as circulated.

CARRIED

6. Announcements

Mayor Soloman reminded Council that the Grand Valley Fall Fair will be held on September 19, 20 and 21st in addition to the truck and tractor pull, there will be games and activities.

7. Deputations/Presentations

7.1 6:05 p.m. Highlands Youth for Christ/Youth Unlimited Annual Report

Resolution: 2025-09-05

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

BE IT RESOLVED THAT leave be given to Kerry Duffeld, Community Director and David Overton, Ministry Operations Manager, Youth Unlimited YFC Highlands, to address Council.

CARRIED

7.1.1 Presentation - Kerry Duffield, Community Director, Orangeville, Youth Unlimited YFC Highlands

Kerry Duffield and David Overton appeared before Council to present the Annual Report. The presentation included an overview of Youth Unlimited YFC Highlands mission, youth programs, activities, facility upgrades and their partnership with the 85 Tornado Squadron.

Resolution: 2025-09-07

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

BE IT RESOLVED THAT Council receives the presentation from Kerry Duffield, regarding the Highland Youth for Christ/Youth Unlimited Annual Report.

AND FURTHER THAT Council directs staff to develop the new lease in coordination with Youth Unlimited and report back to Council with the draft agreement before the current lease expires.

CARRIED

8. Public Questions

8.1 Kim and Dale Braiden - Request for Speed Bump - Cemetery Entrance - Cooper Street

Council discussed the public question.

Resolution: 2025-09-08

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

BE IT RESOLVED THAT Council receives the Public Question from Kim and Dale Braiden - Request for Speed Bump - Cemetery Entrance - Cooper Street.

AND FURTHER THAT staff speak with the Braidens' to discuss possible solutions.

CARRIED

10. Staff Reports

10.1 CAO/Clerk

10.1.1 Water System Operator Annual Management Review Meeting minutes, 2025-138

Resolution: 2025-09-13

Moved by: P. Latam

Seconded by: P. Rentsch

BE IT RESOLVED THAT Council receives the Council Memo - Water System Operator Annual Management Review Meeting minutes for information.

CARRIED

10.1.2 Staff Announcement - Co-Op Intern, 2025-154

CAO Townsend advised Connor Smith, a second-year co-op accounting student from Sheridan College has joined the Town to assist with the asset management data collection and plan update, as well as working with the Finance Team on various accounting tasks.

10.1.3 CAO Progress Update – September 2025, 2025-153

CAO Townsend provided a verbal update regarding the water taking program. She advised the co-op intern would be conducting a review to develop a new policy.

She also provided a verbal update and sought direction regarding the South-East Sewage Pumping Station project. She advised she has the final Hydro One Customer Service Contract for the construction of a new switchgear and rise pole, required for the South-East Sewage Pumping Station project, as well as the Moco subdivision. Under the terms of this agreement, the Town must provide a security expansion deposit. In order to receive the deposit back, the Town is obligated to ensure that the system connected to the infrastructure reaches a minimum monthly peak usage within the agreed-upon timeframe for connection. This condition allows Hydro One to recover their costs of the project within a reasonable time period. If the pumping station does not have houses or businesses connected to it within that time period, the pumping station will not be operating, and there will not be houses or businesses connected to the Hydro One infrastructure either. That means that the system usage will not meet that minimum monthly peak usage; therefore, the Town risks losing its deposit in signing the agreement. Council discussed the update and requested the CAO

proceed with the South-East Sewage Pumping Station project as directed.

Council requested the CAO contact the Fibre to Home to inquire as to whether the project will be completed in 2025. Staff advised they will provide an update.

Resolution: 2025-09-14

Moved by: L. Dart

Seconded by: P. Latam

BE IT RESOLVED THAT Council receives the Report – CAO Progress update for information purposes.

CARRIED

10.2 Director of Public Works

10.2.1 Public Works Update – July and August 2025, 2025-155

Matt Bos, Director of Public Works provided a summary of the report.

Resolution: 2025-09-15

Moved by: J. Jonker

Seconded by: P. Rentsch

BE IT RESOLVED THAT Council receives the Public Works Update Report - July and August 2025 for information.

CARRIED

10.3 Manager of Planning

10.3.1 Removal of Street Names named after Individuals (Surnames), 2025-152

Mark Kluge, Manager of Planning, provided a summary of the report.

Council discussed the report.

Resolution: 2025-09-16

Moved by: P. Rentsch

Seconded by: L. Dart

BE IT RESOLVED THAT Report No. PLN2025-152, dated September 9, 2025, be received;

AND FURTHER THAT Council adopts the UPDATED Master List of Approved Grand Valley Street Names as of September 9, 2025, as

generally shown in Appendix 1: DRAFT Master List of Approved Grand Valley Street Names.

AND FURTHER THAT Council directs staff to notify the Historical Society that the names that are on the list will be removed and why.

CARRIED

10.3.2 Request to the Town to Assume a Private Road – Sparrow Crescent, 2025-151

Manager of Planning provided a summary of the request received from Dufferin Common Element Condominium Corporation Number 35, for assumption by the Town of the private road Sparrow Crescent and engineering comments regarding the request.

Council discussed the request.

Resolution: 2025-09-17

Moved by: J. Jonker

Seconded by: P. Latam

BE IT RESOLVED THAT Council receives the Council Memo - Request to the Town to Assume a Private Road - Sparrow Crescent.

AND FURTHER THAT Council denies the request.

CARRIED

10.3.3 Monthly Planning Update Report – September 2025, 2025-139

Mark Kluge, Manager of Planning, provided a summary of the report.

Resolution: 2025-09-18

Moved by: L. Dart

Seconded by: P. Rentsch

BE IT RESOLVED THAT Council receives Report PLN 2025-139 – Monthly Planning Update Report – September 9, 2025, for information purposes.

CARRIED

11. Public Meeting - 7:00 p.m.

Resolution: 2025-09-10

Moved by: P. Latam

Seconded by: J. Jonker

BE IT RESOLVED THAT Council recess this Regular Meeting of Council at 7:00 p.m. to hold a Public Meeting under sections 34, 45 and 53 of the Planning Act.

CARRIED

11.1 B01-2025 Consent (Surplus Farm Dwelling Severance) and Z02-2025 Zoning - 115252 Sideroad 27-28 - Roll #207900

11.1.1 Notice of Complete Application and Statutory Public Meeting for a Consent (Surplus Farm Dwelling Severance) and Zoning By-Law Amendment Applications B01-2025 and Z02-2025, 115252 Sideroad 27-28

11.1.2 Public Meeting and Decision – Proposed Consent and Zoning Files B01-2025 and Z02-2025 – 115252 Sideroad 27-28, 2025-148

Mark Kluge, Manager of Planning, stated applications had been received for a Consent and Zoning By-Law Amendment for a proposed Surplus Farm Dwelling Severance and associated Zoning By-Law Amendment. He advised the applicant purchased the subject property in August 2024 and the existing dwelling on the property is surplus to their needs, so they wish to sever it.

Mr. Kluge advised the proposed farm dwelling parcel was 1.3ha and the retained farmland 38.9ha and in response to comments received from the Dufferin Federation of Agriculture, the Applicant reduced the proposed area of the surplus farm dwelling lot from 1.3ha to 1.1ha and the retained farmland at 39.1ha. Mr. Kluge stated the owner/applicant, Dayne Deaken, and Agent for the Applicant, Everett Lusk of Van Harten Surveying Inc. were in attendance to answer any questions regarding the proposed applications.

Mayor Soloman thanked the Manager of Planning for his presentation and requested Council provide any questions or comments regarding the proposed applications.

Mayor Soloman inquired as to whether the written questions of Deputy Mayor Rentsch regarding the barn and sea can had been addressed. Mr. Kluge advised the sea can and barn were to be removed from the property as a condition of the Consent.

Councillor Latam inquired as to the location of the hydro line. His observations were that one hydro pole was located in the ditch and the other close to the driveway of the house. Dayne Deaken, applicant/owner, advised one hydro line runs from the house and another attaches to the hydro poll at the road with the lines running across the field.

Councillor Latam inquired as to whether poles would need to be relocated to obtain a lot line along the driveway. Mr. Kluge sought

clarification as to whether the request was to move the hydro poll closer to the driveway. Councillor Latam stated yes, as the retained portion needed to include that portion of the field to the south and commented moving the poll would not be cost prohibitive. Mr. Kluge stated relocation of the hydro poll would require an easement if the hydro poll was not on the severed portion.

Dayne Deaken advised a new poll would be required as moving the poll at the roadway was not an option.

Councillor Latam stated moving the hydro poll was not cost prohibitive and would satisfy Dufferin Federation of Agricultural comments.

Councillor Latam inquired as to why the lot line at the back was not brought closer to the house.

Mark Kluge advised the Zoning By-Law did not include maximum lot size but minimums for surplus farm dwelling severances with the Town's policy stating under 1.5 ha it is permitted, as anything over that size would permit a hobby farm which is not permitted through a surplus farm dwelling severance.

Mr. Kluge stated he has processed many applications for surplus farm dwelling severances and as long as they were under 1.5ha, and if they were not for whatever reason, if it had to include a septic bed or well, the application became a site specific zoning amendment to exclude a hobby farm. Mr. Kluge stated the current application does not require site specific zoning as the reduction in size to 1.1ha meets the Provincial, County and Town policy.

Deputy Mayor Rentsch stated his preference was for a smaller lot size but understood the Town could not request a smaller lot than the rules permitted.

Councillor Latam stated the Provincial Policy Statement (PPS), 2024 says that the lot creation includes the minimum for well septic and house with anything beyond extra.

Mr. Kluge advised the Town's current Official Plan and Zoning By-Law are in conformity with the PPS, so the proposed application is in conformity with Provincial, County and Town Policy. The Town is not permitted to request a smaller surplus farm dwelling severance if the proposal is in conformity with current policy.

Deputy Mayor Rentsch inquired as to whether agricultural buildings were permitted on the severed parcel (the farm property). Mr. Kluge advised residential buildings were not, but agricultural buildings are permitted as long as they comply with Minimum Distance Separation requirements.

Mayor Soloman thanked Council for their comments and inquired as to whether the agent or owner/applicant wish to provide comments.

Everett Lusk of Van Harten Surveying Inc., commented that relocation of the hydro poll because of the line would be an unnecessary expense and dealt with a rather small area of land. The rear lot line was moved to accommodate the requests of the Dufferin Farm Association.

Mark Kluge advised there were no public comments or objections received.

Mayor Soloman thanked those in attendance for their comments.

11.1.2.1 Consent Decision

Resolution: 2025-01

Moved by: P. Rentsch

Seconded by: L. Dart

APPLICATION #: B01-2025

RE: LOT(S) NO(S): 27 **CONCESSION:** 11

MUNICIPAL ADDRESS: 115252 Sideroad 27-28 (Roll #207900)

APPLICATION: **APPROVED (X)** **DENIED ()**
DEFERRED ()

REASONS:

The application conforms to the policies of the Dufferin County and Grand Valley Official Plans, and The Provincial Planning Statement 2024 (PPS 2024).

CONDITIONS BELOW TO THE ABOVE APPLICATION, BEING A SURPLUS FARM SEVERANCE OF NORTH PART OF LOT 27, CONCESSION 11, WITH AN AREA OF APPROXIMATELY 1.1ha±, A DEPTH OF APPROXIMATELY 178m±, AND A FRONTAGE OF APPROXIMATELY 45m± AND THE RETAINED FARMLAND BEING APPROXIMATELY 39.1ha±.

1. That this consent applies to an approximate 1.1ha parcel, with approximately 45m of frontage on Sideroad 27-28, and a depth of approximately 178m and includes the existing dwelling, well and septic bed.

2. That the deed for the conveyance be submitted for endorsement on or before two years from the date of notice of decision.
3. That all costs pertaining to this application, survey expenses and all others applicable shall be borne by the applicant.
4. That the Owner agrees to pay \$2,500.00 for Cash-in-lieu of Parkland as per By-law 2013-13.
5. A plan of survey, both paper and digital format on diskette is required. All surveys shall include integrated survey data. The applicant shall submit a draft reference plan for review and approval from the Town prior to submission to the Land Registry Office. The applicant shall submit an electronic copy (PDF) of the resultant deposited reference plan in an AutoCad drawing format in UTM-17 (NAD 83-CSRS) coordinates, which is accurate to the Urban Standard as specified in s. 14(2) of O.Reg 216/10 of the Surveyors Act.
6. The lands subject to this application shall comply with the property standards by-law. All derelict vehicles, derelict equipment, sea containers, scrap, materials and garbage and any other contraventions shall be rectified to the Town's satisfaction.
7. Taxes must be paid in full to date.
8. That subsection 50(3) of the Planning Act applies to any subsequent conveyance of or transaction involving this parcel of land. Therefore, once the subject parcel of land has been conveyed to the owner of the parcel abutting, the subject parcel and the said abutting parcel shall merge in title and become one parcel of land.
9. That the surplus farm dwelling parcel (1.1ha) is rezoned to Rural Residential (RR) Zone and the vacant farmland parcel (39.1ha) is rezoned to an Agricultural Exception Nine (A-9) Zone.
10. That the existing barn and sea can be removed from the property.
11. That the Applicant shall provide an approved letter of lot suitability for the installation of a sewage system by the County of Dufferin Building Department and

confirmation the existing system is located on the retained portion only.

12. That the Applicant apply for a Green Emergency Number for the retained Farmland Parcel with the County of Dufferin.

CARRIED

"Original Signed By"
Chair, Steve Soloman

"Original Signed By"
Member, James Jonker

Member, Paul Latam

"Original Signed By"
Member, Philip Rentsch

"Original Signed By"
Member, Lorne Dart

12. Reconvene Regular Meeting

Resolution: 2025-09-11

Moved by: L. Dart
Seconded by: J. Jonker

BE IT RESOLVED THAT Council reconvene their Regular Meeting at 7:17 p.m.

CARRIED

- 12.1 Public Meeting and Decision – Proposed Consent and Zoning Files B01-2025 and Z02-2025 – 115252 Sideroad 27-28, 2025-148

Resolution: 2025-09-12

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

BE IT RESOLVED THAT Report No. PLN2025-148, dated September 9, 2025, be received;

AND FURTHER THAT application Z02-2025 from the property owners of 115252 Sideroad 27-28 (Roll #207900) for a Zoning By-law Amendment, to rezone the lands from the Agricultural (A) Zone to a Rural Residential (RR) and Agricultural Exception Nine (A-9) Zone, as generally shown in **Appendix 5: Zoning By-law**, be approved and the necessary By-law be adopted.

CARRIED

13. Pending Items

13.1 Update Wastewater Flows, 2025-156

Resolution: 2025-09-19

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

BE IT RESOLVED THAT Council receives the Update Wastewater Flows, 2025-156 for information.

CARRIED

14. Correspondence

Resolution: 2025-09-21

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

BE IT RESOLVED THAT Council receives the correspondence listed on the Tuesday, September 9, 2025, Council Agenda.

CARRIED

14.1 85 Tornado Squadron Cadets and Youth Unlimited - Funding Request - 25 Mill Street

Resolution: 2025-09-06

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

BE IT RESOLVED THAT Council receives the correspondence from 85 Tornado Squadron Cadets and Youth Unlimited;

AND FURTHER THAT Council approves the funding amount of \$1,350.00 for the flooring at 23 Mill Street.

CARRIED

14.2 Thomasfield Homes Ltd. - Signage Request at Melody Lane and Water Streets

Resolution: 2025-09-09

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

BE IT RESOLVED THAT Council receives the correspondence from Thomasfield Homes Ltd. - Signage Request at Melody Lane and Water Streets;

AND FURTHER THAT Council approves the request to install a sign until September 30, 2027, maximum size 100 square feet, costs of removal the responsibly of Thomasfield Homes Ltd.

CARRIED

- 14.3 Grand River Conservation Authority - Response to Council's Request - Scoped Review of Agricultural Policies in Flood Plain
- 14.4 Ministry of Environment, Conservation and Parks - Policy Update - Potential Low-Risk Incident Referrals to Municipalities
- 14.5 Town of Orangeville - Letter of Support - Resolution - Elect Respect Campaign

Resolution: 2025-09-20

Moved by: P. Rentsch

Seconded by: L. Dart

BE IT RESOLVED THAT Council supports the Town of Orangeville Resolution Elect Respect Campaign.

AND FURTHER THAT it be circulated to all municipalities in Dufferin County.

CARRIED

- 14.6 Township of Amaranth - Resolution - Opposition to Strong Mayor Powers
- 14.7 Township of East Garafraxa - Support Resolution - Township of Amaranth - County Road 109 Corridor Study

15. County Council Report

- 15.1 Dufferin County Climate and Energy Division - Me and My E.V. Stories from the Backroads Campaign

Council discussed the Me and My E.V. Stories project.

16. Council Updates

Mayor Soloman provided an update on his attendance at the Grand Valley and District Community Centre Board meeting. The renovations are proceeding within projected time lines and a contract has been awarded to a new concession vendor.

17. Boards and Committees

There were no board or committee minutes.

17.1 Minutes

17.2 Recommendations

18. New Business

18.1 Discussion Council Recognition of September 30th Orange Shirt Day at September 23, 2025 Grand Valley Council Meeting

Council confirmed recognition National Truth and Reconciliation Day with the wearing of orange shirts at the September 23, 2025 Grand Valley Council meeting.

18.2 Discussion - Special Council Meeting - 2024 Town of Grand Valley Auditor's Report

Council confirmed a Special Meeting will be held on Friday, September 12, 2025 at 10:00 a.m. regarding the presentation of the 2024 Town of Grand Valley Audit Report.

19. Notice of Motion

Councillor Latam provided Notice a Motion which he will be presenting for discussion at the September 23, 2025 Council meeting to direct staff to review the Cash-in-Lieu of Parkland By-law and have it amended to reflect an increase in the cash-in-lieu payment for new lots.

20. By-laws

Resolution: 2025-09-22

Moved by: J. Jonker

Seconded by: L. Dart

BE IT RESOLVED THAT leave be given to introduce the by-laws listed on the Tuesday, September 9, 2025 agenda as items 19.1 and 19.2 and by Council Resolution the addition of item 19.3 and that the By-laws be given the necessary reading and passed and numbered as By-laws 2025-43, 2025-44 and 2025-45.

CARRIED

20.1 A By-law to authorize the execution of a Commercial Lease Agreement between the Corporation of the Town of Grand Valley and Highlands Health Network Inc. for Upper Level -21 Main Street North, Grand Valley (Medical Dental Centre)

20.2 A By-Law to Appoint Canine Control Officers as Municipal Law Enforcement Officers for the Enforcement of the Control and Licensing of Dogs By-law 2014-46 as amended

20.3 A By-Law to Amend By-law 09-10, as amended, the Zoning By-law for the Town of Grand Valley, to Rezone the lands from A Zone to A-9 and RR Zone to permit a Surplus Farm Dwelling - 115252 Sideroad 27-28

21. Confirm Proceedings

Resolution: 2025-09-23

Moved by: P. Rentsch
Seconded by: P. Latam

BE IT RESOLVED THAT leave be given to introduce a by-law to confirm the proceedings of the Regular Council Meeting held on Tuesday, September 9, 2025 and that it be given the necessary readings and be passed and numbered as By-Law 2025-46.

CARRIED

21.1 2025-XXX A By-Law to Confirm the Proceedings of Council of the Corporation of the Town of Grand Valley at its Regular Meeting held on September 9, 2025.

22. Adjournment

Resolution: 2025-09-24

Moved by: L. Dart
Seconded by: J. Jonker

BE IT RESOLVED THAT we do now adjourn this Regular Council Meeting at 8:30 p.m. to meet again for a Special Council Meeting on September 12, 2025 at 10:00 a.m. and Regular Council Meeting on September 23, 2025 at 10:00 a.m. or at the call of the Mayor.

CARRIED

Steve Soloman, Mayor

Meghan Townsend, CAO/Clerk