



The Corporation of the Town of Grand Valley

Council Meeting Minutes

Tuesday, September 23, 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, Manager of Planning
Brad Haines, By-Law Enforcement Officer
James Allen, Recreation Facilities Manager
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.

Meghan Townsend, CAO/Clerk conducted a roll call.

Councillor James Jonker attended the meeting virtually.

2. Adoption of Agenda

Resolution: 2025-09-32

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

BE IT RESOLVED THAT Council adopts the Regular Council Meeting agenda and any addendums dated Tuesday, September 23, 2025 as amended - addition of Correspondence item - Grand Highlands Home Builders' Association - Support for a Temporary Reduction in Development Charges.

CARRIED

3. Disclosure of Pecuniary Interest and the General Nature Thereof

No pecuniary interest was declared.

4. Closed Meeting - 1:30 p.m.

Resolution: 2025-09-51

Moved by: L. Dart

Seconded by: P. Rentsch

BE IT RESOLVED THAT Council approves the addition of a Closed Agenda Item - in accordance with section 6.3(1) an item due to its urgent nature requires Council consideration at the meeting - Development Delays and Request for Final Approval, pursuant to the Municipal Act, 2001, section 239(2)(e) of litigation or potential litigation affecting the municipality

CARRIED

Resolution: 2025-09-52

Moved by: P. Latam

Seconded by: P. Rentsch

BE IT RESOLVED THAT Council resolve itself into a meeting that is closed to the public at 1:32 p.m. pursuant to the Municipal Act, 2001, under the provisions of Section 239(2)(b) personal matters about identifiable individuals including municipal or local board employees and (e) litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board - Development Delays and Request for Final Approval.

CARRIED

The following items were discussed:

4.1 Call to Order

4.2 Disclosure of Pecuniary Interest and General Nature Thereof

4.3 Closed Minutes

4.4 Chief Administrative Officer Performance Review and 2025 Objective Setting

4.5 Development Delays and Request for Final Approval

6. Rise and Report

Council rose from its closed meeting at 2:58 p.m. to report as follows:

Council received information and provided direction to staff in closed session regarding:

- Development Delays and Request for Final Approval;
- Chief Administrative Officer's Performance Review

Resolution: 2025-09-53

Moved by: L. Dart

Seconded by: J. Jonker

BE IT RESOLVED THAT Council approves the Closed Session minutes dated July 22,2025 as presented in closed session.

CARRIED

7. Approval of Previous Minutes

Resolution: 2025-09-33

Moved by: J. Jonker

Seconded by: P. Latam

BE IT RESOLVED THAT the minutes of the September 9, 2025, Regular Council Meeting and September 12, 2025 Special Council Meeting be approved as circulated.

7.1 September 9, 2025 Council Minutes

7.2 September 12, 2025 Special Council Minutes

8. Announcements

Mayor Soloman announced that Council and staff are wearing orange shirts today in recognition of the September 30, 2025 National Day for Truth and Reconciliation.

9. Deputations/Presentations

9.1 10:05 a.m. Dufferin Food Share - Year End Update 2024-2025

Resolution: 2025-09-

Moved by: P. Rentsch

Seconded by: P. Latam

BE IT RESOLVED THAT leave be given to Heather Hayes, Executive Director, Dufferin Food Share, Grand Valley Food Bank, to address Council.

CARRIED

9.1.1 Presentation - Heather Hayes, Executive Director - Dufferin Food Share, Grand Valley Food Bank

Heather Hayes, Executive Director, Dufferin Food Share, Grand Valley Food Bank, came before Council to present the 2024-2025 year end update for Dufferin Food Share. Her presentation included an overview of food bank statistics, usage and year over year increases, the new location of the Grand Valley Food Bank, community food support programs and a request to Council for financial support.

Council discussed the presentation and financial support request.

Resolution: 2025-09-35

Moved by: J. Jonker

Seconded by: P. Latam

BE IT RESOLVED THAT Council receives the presentation from Heather Hayes, Executive Director, Dufferin Food Share, Grand Valley Food Bank.

CARRIED

Resolution: 2025-09-36

Moved by: P. Rentsch

Seconded by: J. Jonker

BE IT RESOLVED THAT Council consider the request from Dufferin Food Share to offset property taxes in the amount of \$8,000, to be included in the 2026 Budget.

CARRIED

9.2 10:20 a.m. - Delegation - Jim Irvine - Traffic Concerns - Intersection County Road 109 and 25 and Maintenance Concerns Taylor Drive Containment Pond

Resolution: 2025-09-37

Moved by: P. Rentsch

Seconded by: J. Jonker

BE IT RESOLVED THAT leave be given to Jim Irvine, to address Council.

CARRIED

9.2.1 Delegation

Jim Irvine appeared before Council to express his concerns regarding increased heavy truck traffic and lefthand turn difficulties with the

current traffic light at the intersection of County Roads 109 and 25. Mr. Irvine also expressed his concerns regarding maintenance at the containment pond on Taylor Drive. Mr. Irvine requested Council contact the County of Dufferin to consider the installation of an advance green left turning light and a reduction of the speed limit from 80km to 60km through this zone and that his maintenance concerns regarding the Taylor Pond be considered and addressed.

Council discussed the traffic concerns at the intersection of County Road 109 and 25.

Meghan Townsend, CAO/Clerk, advised staff are conducting a review of legislative changes to stormwater management and investigate the concerns raised by the delegate regarding the Taylor Drive containment pond.

Resolution: 2025-09-38

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

BE IT RESOLVED THAT Council receives the deputation from Jim Irvine.

AND FURTHER THAT Grand Valley asks County Council to conduct a road safety audit on 109 and 25 and consider the request for a left hand turn light at the intersection.

CARRIED

10. Public Questions

There were no public questions.

11. Unfinished Business

11.1 November 25, 2025 - Regular Council Meeting - Discussion

Meghan Townsend, CAO/Clerk sought Council's direction to amend the meeting start time from 10:00 a.m. to 6:00 p.m. to accommodate staff's attendance at the annual County of Dufferin Emergency Management Training. Council provided direction to amend the meeting start time to 6:00 p.m.

12. Staff Reports

12.1 CAO/Clerk

12.1.1 Request for Development Charge Reduction, 2025-164

Meghan Townsend CAO/Clerk provided a summary of the report.

Tom Krizan, President, Thomasfield Homes appeared before Council in support of the request for a reduction in the Town's Development Charges for new homes. Mr. Krizan stated there is a generational housing crisis, new homes have become unaffordable, and this has forced first time home buyers out of the housing market. Mr. Krizan stated 30-40% of the cost of a new home is associated with some form of government tax, including development charges which are passed on to the consumer and a reduction in development charges would assist in lowering the cost of a home and increase new home sales in Grand Valley.

Council discussed the request. Councillor Jonker left the meeting during discussions at 10:54 a.m. and returned at 11:07 a.m.

Resolution: 2025-09-40

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

BE IT RESOLVED THAT Tom Krizan from Thomasfield Homes be given leave to address Council and the suspension of the Procedural By-Law Rule.

CARRIED

A recorded vote was requested.

Resolution: 2025-09-41

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

WHEREAS Development Charges contribute to higher housing costs

BE IT RESOLVED THAT Council receives the Report - Request for Development Charges Reduction

AND FURTHER THAT Council directs staff to proceed as follows:

- to investigate reducing Development Charges by 40% for the next 2 years or until 40 municipal approvals have been granted at which time staff bring it back for Council's consideration.

For (3): S. Soloman, J. Jonker, and P. Latam

Against (2): P. Rentsch, and L. Dart

CARRIED (3 to 2)

12.1.2 Automated Speed Enforcement – Update to September 2025, 2025-162

Resolution: 2025-09-42

Moved by: L. Dart

Seconded by: J. Jonker

BE IT RESOLVED THAT Council receives Report – Automated Speed Enforcement – Update to September 2025 for information.

CARRIED

12.2 Director of Finance/Treasurer

12.2.1 Treasurer's Update, 2025-157

Steven Freitas, Director of Finance/Treasurer provided a summary of the report.

Council requested staff provide accounts receivables information quarterly and future update reports include updates on finance projects. Staff advised future reports will include project updates.

Resolution: 2025-09-43

Moved by: P. Rentsch

Seconded by: L. Dart

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 – July and August 2025, 2025-150

Brad Haines, By-Law and Property Standards Enforcement Officer, provided a summary of his report with a verbal update regarding the Town's outreach to the Public School to discuss parking concerns.

Resolution: 2025-09-44

Moved by: P. Latam

Seconded by: L. Dart

BE IT RESOLVED THAT Council receives the report – By-Law Enforcement Status Update –July and August 2025, for information purposes.

CARRIED

12.4 Parks and Recreation

12.4.1 Update - Future of the Greta and Titch Boswell Memorial Lions Ball Diamond, 2025-160

Council Dart arrived at 10:51 a.m.

Councillor Jonker left the meeting at 10:54 a.m.

Council discussed the report and public feedback received on the future use of the ball diamonds.

Council requested staff provide a report on usage, revenue and expenses of the Concession 2/3 ball diamond. Staff advised a report would be provided.

Resolution: 2025-09-39

Moved by: P. Latam

Seconded by: P. Rentsch

BE IT RESOLVED THAT Council receives the report Update Future of Greta and Titch Boswell Memorial Lions Ball Diamond

AND FURTHER THAT Council directs staff to include the use of the park as a ball diamond for the future years.

CARRIED

12.4.2 Plan for Concession 2/3 Park - 2025-161

Resolution: 2025-09-45

Moved by: J. Jonker

Seconded by: L. Dart

BE IT RESOLVED THAT Council receives the Memo Plans for Concession 2/3 Park;

AND FURTHER THAT

CARRIED

12.4.3 Recreation Update September 2025, 2025-159

James Allen, Recreation Facilities Manager, provided a summary of his report including a verbal update that grant application submissions have been unsuccessful.

Council requested that the 2026 RFP Grass cutting tender include 2 to 3 times per season rough cutting around the Well 5 pumphouse. Staff advised this request will be included in the 2026 RFP Grass Cutting tender.

Resolution: 2025-09-46

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

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

CARRIED

14. Pending Items

14.1 Update Wastewater Flows, 2025-163

Resolution: 2025-09-47

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

BE IT RESOLVED THAT Council receives the Update Wastewater Flows, 2025-163 and requests that RJ Burnside representative report monthly going forward.

CARRIED

15. Correspondence

15.1 Grand Highlands Home Builders' Association - Support for a Temporary Reduction in Development Charges

Resolution: 2025-09-48

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

BE IT RESOLVED THAT Council receives the correspondence from Grand Highlands Home Builders' Association.

CARRIED

16. County Council Report

Deputy Mayor Rentsch provided an update on County Council which included a Truth and Reconciliation Learning Series.

17. Council Updates

Councillor Latam's update included his attendance at the September 22nd, Fire Board meeting. He advised Fire Board Administrative have begun working. Several capital projects are coming to completion. The Fire Hall Dance took place on September 13th and the Appreciation Dinner will be held on November 14th.

Councillor Jonkers's update included his attendance at the Library Board Meeting where the board has begun 2026 pre-liminary budget discussions. His attendance at the September 18th Police Services Board Meeting where 2 new Board members from the Town of Amaranth have joined the Board.

Councillor Dart's updated included his attendance at the September 16th Business Improvement Area Board meeting. He advised the board received a summary of the July Car Show, discussed improvements for a 2026 Car Show and plans for Masquerade on Main to take place on Saturday, October 25th.

Deputy Mayor Rentsch's update including his attendance at the Grand Valley Agricultural Fall Fair where he met the Town's new canine control officer. He attended the September 18th Economic Development Committee meeting where the committee discuss a proposal for a Town sign advertising program and committee recruitment.

18. **Boards and Committees**

Resolution: 2025-09-49

Moved by: L. Dart

Seconded by: J. Jonker

BE IT RESOLVED THAT Council receives the Board and Committee Minutes listed on the Tuesday, September 23, 2025, Council Agenda.

CARRIED

18.1 Minutes

18.1.1 Grand Valley and District Community Center Minutes - July 14, 2025

20. **Notice of Motion**

20.1 Councillor Latam- Cash-in-Lieu of Parkland By-Law Update

Councillor Latam presented the Motion for which notice was provided at the September 9, 2025 Regular Council meeting.

Council recessed for lunch at 12:57 p.m.

Resolution: 2025-09-50

Moved by: P. Latam

Seconded by: P. Rentsch

WHEREAS Sections 42, 51.1 and 53 of the Planning Act, R.S.O. 1990, Chapter P. 13, as amended, provides that the Council of a local municipality may by By-law require that land be conveyed to the municipality for park or other public recreational purposes as a condition of development or redevelopment or the subdivision of lands;

AND WHEREAS Sections 42(6) and 51.1(2) of the Act provide for payment of money in lieu of the conveyance of land;

AND WHEREAS the Council for the Town of Grand Valley has adopted policies within its Official Plan regarding the provision of parkland dedication requirements or cash-in-lieu thereof to the Town as a condition of development or redevelopment, as referred to in the Act;

AND WHEREAS Council has adopted By-Law 2013-13 being a By-Law to require the provision of parkland or money in lieu for park or other public recreational purposes pursuant to the Planning Act, R.S.O. 1990, cP.13 and the By-Law has not been updated for some time;

AND WHEREAS as land prices have significantly increased in the past 12 years;

THEREFORE BE IT RESOLVED THAT Council directs staff to prepare a report regarding updating the By-Law;

AND FURTHER THAT the report explore the method of using a percentage of appraised value versus a fixed amount;

AND FURTHER THAT this report be presented for Council's consideration in Q3 2026.

CARRIED

22. Confirm Proceedings

Resolution: 2025-09-54

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 23, 2025 and that it be given the necessary readings and be passed and numbered as By-Law 2025-49.

CARRIED

22.1 2025-XXX By-Law to Confirm the Proceedings of the Council of the Corporation of the Town of Grand Valley at its Regular Meeting held on September 23, 2025

23. Adjournment

Resolution: 2025-09-55

Moved by: L. Dart

Seconded by: P. Rentsch

BE IT RESOLVED THAT we do now adjourn this Regular Council Meeting at 3:15 p.m. to meet again for a Regular Council Meeting on October 14, 2025 at 6:00 p.m. or at the call of the Mayor.

CARRIED

Steve Soloman, Mayor

Meghan Townsend, CAO/Clerk