



## The Corporation of the Town of Grand Valley

### Council Meeting Minutes

Tuesday, October 14, 2025, 6:00 pm  
Council Chambers, 5 Main Street North, Grand Valley

Council Present: Deputy Mayor Philip Rentsch  
Councillor Lorne Dart  
Councillor James Jonker  
Councillor Paul Latam

Council Absent: Mayor Steve Soloman

Staff Present: Steven Freitas, Director of Finance/Treasurer  
Mark Kluge, Manager of Planning  
Steven Krepps, Planning/Administration Co-ordinator  
Donna Tremblay, Deputy Clerk/Communications Coordinator

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#### 1. Call to Order and Roll Call

Deputy Mayor Rentsch called the meeting to order at 6:01p.m.

Deputy Mayor Rentsch 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: 2025-10-01**

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

**BE IT RESOLVED THAT** Council adopts the Regular Council Meeting agenda dated Tuesday, October 14, 2025 as amended, addition of a correspondence item from the October 14, 2025 Information Items, 1.25 Town of Newmarket - Resolution - Automated Speed Enforcement.

CARRIED

#### 3. Disclosure of Pecuniary Interest and the General Nature Thereof

No pecuniary interest was declared.

**4. Closed Meeting - 6:05 p.m.**

**Resolution: 2025-10-02**

Moved by: P. Latam

Seconded by: J. Jonker

**BE IT RESOLVED THAT** Council resolve itself into a meeting that is closed to the public at 6:03p.m. pursuant to the Municipal Act, 2001, under the provisions of Section 239(2)(b) and (e) personal matters about identifiable individuals and litigation or potential litigation affecting the municipality.

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

4.3.1 September 23, 2025 Closed Council Minutes

4.4 Confidential Report - Public Appointments to the Grand Valley Economic Development Advisory Committee, 2025-167

4.5 Development Delays and Request for Final Approval - Verbal Update

**5. Open Meeting 6:30 p.m.**

Council resumed into open session at 6:32pm.

**6. Rise and Report**

Council rose from its closed session at 6:32pm to report into open session as follows:

**Resolution: 2025-10-03**

Moved by: P. Latam

Seconded by: L. Dart

**BE IT RESOLVED THAT** Council approves the Closed Session minutes dated September 23, 2025 as presented in closed session

CARRIED

**Resolution: 2025-10-04**

Moved by: J. Jonker

Seconded by: P. Latam

**THAT** Council appoints Stephen Miles and Amy Steele to the Grand Valley Economic Development Advisory Committee for the term ending November 2026 or until such time as a successor is appointed.

CARRIED

**7. Approval of Previous Minutes**

**Resolution: 2025-10-05**

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

**BE IT RESOLVED THAT** the minutes of the September 23, 2025, Regular Council Meeting be approved as circulated.

CARRIED

**8. Announcements**

There were no announcements.

**9. Deputations/Presentations**

9.1 6:35 p.m. - Development Charges Reduction Request - Mathew Krizsan and Tom McLaughlin, Thomasfield Homes Inc.

**Resolution: 2025-10-06**

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

**BE IT RESOLVED THAT** leave be given to Mathew Krizsan and Tom McLaughlin, from Thomasfield Homes Inc., to address Council.

CARRIED

9.1.1 Deputation

Tom McLaughlin appeared before Council regarding Thomasfield Homes Inc.'s request for a temporary reduction of development charges. Mr. McLaughlin requested to defer his deputation and for Council to defer its decision on the Temporary Reduction of Development Charges staff report until the October 28, 2025 Council meeting, given the absence of the Mayor and CAO.

Council offered Mr. McLaughlin the opportunity to proceed with his deputation and that Council would proceed with discussing the staff report to provide further direction to staff.

Mr. McLaughlin proceeded with the deputation which included background information on the costs associated with new homes including development charges and a cost comparison of the list price of a new home with and without a development charge reduction.

**Resolution: 2025-10-07**

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

**BE IT RESOLVED THAT** Council receives the deputation from Mathew Kriszan and Tom McLaughlin, Thomasfield Homes Inc.

CARRIED

**10. Public Questions**

There were no public questions.

**11. Unfinished Business**

There was no unfinished business.

**12. Staff Reports**

12.1 Manager of Planning

12.1.1 Temporary Reduction of Development Charges, 2025-172

Council discussed the report to provide direction to staff.

**Resolution: 2025-10-08**

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

**BE IT RESOLVED THAT** Council receives Report 2025-172, dated October 14, 2025, Temporary Reduction of Development Charges;

**AND FURTHER THAT** staff be directed to look at Scenario A.

**AND FURTHER THAT** staff look at Development Charge reduction based on occupancy versus Municipal Approval

**AND FURTHER THAT** Council holds a Special Meeting on November 4, 2025 at 6 p.m.

**AND FURTHER THAT** all developers get notice of said meeting and invited to comment

CARRIED

12.1.2 Monthly Planning Update Report – October 2025, 2025-169

**Resolution: 2025-10-12**

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

**WHEREAS** Planning and the Towns OP is an integral part of the Town's future;

**THEREFORE BE IT RESOLVED** Vision Grand Valley is added to the Special Meeting of Council on November 4 at 6 p.m. to be considered as the first item

CARRIED

**Resolution: 2025-10-13**

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

**BE IT RESOLVED THAT** Council receives Report PLN 2025-169 – Monthly Planning Update Report – October 14, 2025, for information purposes.

CARRIED

**13. Public Meeting - 7:00 p.m.**

**Resolution: 2025-10-09**

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

**BE IT RESOLVED THAT** Council recess this Regular Meeting of Council at 7:25 p.m. to hold a Public Meeting under section 34 of the Planning Act.

CARRIED

13.1 Proposed Zoning By-Law Amendment Application - Z04-2025- 8 Rainey Drive

13.1.1 Notice of Complete Application and Statutory Public Meeting For a Zoning By-Law Amendment Application Z04-2025, 8 Rainey Drive

13.1.2 Public Meeting and Decision Proposed Zoning 8 Rainey Drive Z04-2025, 2025-168

Mark Kluge, Manager of Planning stated the applicants were not in attendance and were advised of the meeting date. He introduced Steven Krepps, Planning and Office Coordinator who would be presenting the application.

Mr. Krepps provided a summary of the proposed Zoning By-Law amendment stating the application is for the property located at 8 Rainey Drive. He advised the purpose of the proposed amendment is to reduce the minimum rear yard set back from 6.0m to 2.54m and increase the maximum lot coverage from 50 percent to 56 percent to allow for the construction of an elevated deck in the owner's rear yard.

Deputy Mayor Rentsch thanked Mr. Kluge and Mr. Krepps for presenting the application and requested Council provide questions and comments.

Councillor Paul Latam inquired as whether the deck would be covered and the reasons for the amendment to the lot coverage.

Mr. Krepps advised the lot coverage amendment relates to the height of the deck. The proposed deck is over 1.8 meters in height and needs to respect the requirements in place for rear yard setback. He stated the set back requires a minimum of 6 meters and the current rear yard set back is at 6.2 meters and it is not a covered deck.

Councillor Paul Latam inquired as to where deck support posts would be located and if they would be within the drainage swale.

Mr. Krepps stated supports posts would not reach the swale area. He added the swale area experiences excess water during rain, impacting the use of the rear yard and is the reasoning for the construction of a raised deck to provide for additional use of the backyard space.

Mr. Kluge advised during a site visit, the applicant stated "it was a big house on a little lot".

Councillor Paul Latam inquired as to height of finished deck and whether the deck would overhang the fence and school yard.

Mr. Krepps advised the property is located in a wooded area and there are no impacts to fencing or the school yard.

Councillor James Jonker expressed concerns regarding flooding, installation of support posts in the swale, drainage of the property and inquired as to whether engineering drawings had been submitted.

Mr. Kluge advised through submission of a building permit application to County, the Town reviews applications to provide municipal approvals regarding the Town Zoning By-law. Mr. Kluge advised it was through the review of zoning that the Town became aware of the requirement for a zoning by-law amendment and that engineering drawings would be submitted as part of the process for building permits. He advised support posts would not be permitted in the swale area and referred to materials submitted with the Zoning-By-Law application on the Town's website.

Deputy Mayor Rentsch commented building permits are issued by the County of Dufferin and building permit requirements and responsibility of the County

Councillor Lorne Dart commented that the justification for building a raised deck was to compensate for a wet backyard and he was concerned building a deck within the wet area would impact drainage and affect other property owners.

Mark Kluge advised the deck is raised permitting an open area underneath allowing for drainage and the owners will not be permitted to change the property's grading.

Councillor Lorne Dart inquired as to whether the applicants could be required to state why the rear yard is flooding and fix this issue before proceeding with the construction of the deck.

Mr. Kluge clarified, it was not his belief the area flooded, it experienced excess water during thaws. There is a drainage swale in the rear yard to deal with excess water and was installed as part of the subdivision agreement. Mr. Kluge advised the swale drained to a catch basin in the neighbouring property.

Deputy Mayor Rentsch sought clarification as to the direction of swale drainage. He commented the property owners have advised the swale does not capture all of the drainage at times and regardless of where posts are located, the property will remain wet, and this is a risk of the property owners.

Councillor Lorne Dart commented the deck should not impact drainage of other property owners and as the property owners have identified the property floods, consideration should be given to the drainage for other properties if the deck is constructed.

Mr. Kluge advised the applicants applied for a building permit to the County. The Town's responsibility is to review zoning and provide municipal approval with respect to the Town's Zoning By-Law. He clarified, it was identified by the Town that municipal approval could not be granted as the application did not meet current zoning. Staff conducted a site visit and it was during the site visit, staff were made aware by the applicants of the excessive water in the rear-yard. Staff were not aware if the entire property flooded, but were advised there is excess water along the swale area which limited the use of the backyard and a raised deck enable the property owners to expand their living area from their main floor.

Mr. Krepps clarified "flooding" was an incorrect term, the rear-third of the yard experienced excess water when it rained. The raised deck permitted an expanded outdoor living area for the owners as the raised deck would be constructed outside of their main floor living area.

Councillor Paul Latam inquired as to the requirement for privacy screens on each end of the elevated deck.

Mr. Krepps stated the request for privacy screens was to mitigate any potential neighbour privacy concerns.

Councillor Paul Latam inquired as to whether the owner was aware of the requirement for privacy screens.

Mr. Krepps advised privacy screens were discussed with the owners and they did not express any concerns.

Deputy Mayor Rentsch inquired as to whether the application had been circulated.

Mr. Krepps advised the application had been circulated and no comments had been received.

Deputy Mayor Rentsch inquired as to whether any public members in attendance wished to provide comments.

Jim Moses, a resident at 42 Jenkins Drive appeared to provide comments. He stated he resides across the street from the applicant's property. He was concerned approval of the application would result in setting a precedent, could result in neighbour complaints and the need for further approvals.

He stated his property has experienced a drainage easement in the past issue which was rectified when a broken drainage pipe was repaired. He recommend the applicants conduct an investigation of the current drainage piping.

Mr. Kluge responded to Mr. Moses comments, advising, if raised decks are constructed without proper permits or zoning and the Town was to receive a complaints, it would be investigated and, if necessary, further action would be taken.

Deputy Mayor Rentsch advised if the application was approved, the Town would be setting a precedent.

Deputy Mayor Rentsch thanked those in attendance for their comments and questions.

**Resolution: 2025-10-10**

Moved by: L. Dart

Seconded by: J. Jonker

**BE IT RESOLVED THAT** Council reconvene their Regular Meeting at 7:40 p.m.

CARRIED

**Resolution: 2025-10-11**

Moved by: J. Jonker

Seconded by: P. Latam

**BE IT RESOLVED THAT** Report No. PLN2025-168, dated October 14, 2025, be received;

**AND FURTHER THAT** Zoning By-law Amendment file Z04-2025, to amend the Town of Grand Valley Zoning By-law 2009-10, as amended, for the lands municipally known as 8 Rainey Drive (Roll#311450), as generally shown in **Appendix 2: Zoning By-law**, of this report be approved and the necessary by-law be adopted.

CARRIED

**12. Staff Reports**

12.2 Director of Public Works

12.2.1 Public Works Update – September 2025, 2025-173

**Resolution: 2025-10-14**

Moved by: P. Latam

Seconded by: J. Jonker

**BE IT RESOLVED THAT** Council receives the Public Works Update Report September 2025 for information purposes.

CARRIED

12.3 CAO/Clerk

12.3.1 Gravel Pit Sale – Tender Results and Discussion of Next Steps, 2025-170

**Resolution: 2025-10-15**

Moved by: L. Dart

Seconded by: J. Jonker

**BE IT RESOLVED THAT** Council receives Report – Gravel Pit Sale – Tender Results and Discussion of Next Steps,

**AND FURTHER THAT** Council directs the CAO to advertise the property through a real estate agent, with a minimum list price of 1.25 million.

CARRIED

**14. Pending Items**

14.1 Update Wastewater System Flows - No Update

**15. Correspondence**

**Resolution: 2025-10-20**

Moved by: L. Dart

Seconded by: J. Jonker

**BE IT RESOLVED THAT** Council receives the correspondence listed on the Tuesday, October 14, 2025, Council Agenda.

CARRIED

15.1 Grand Valley Lions Club - Request for Approval to Install a Friendship Arch - Grand Valley Lions 75 Anniversary

Council discussed the proposed location.

**Resolution: 2025-10-16**

Moved by: P. Latam

Seconded by: J. Jonker

**BE IT RESOLVED THAT** Council receives the Grand Valley Lions Club Request for Approval to Install a Friendship Arch in recognition of the Grand Valley Lions' 75 Anniversary;

**AND FURTHER THAT** Council directs staff to work with the Lions Club to find a suitable location;

**AND FURTHER THAT** while the proposed location be considered, alternatives be presented;

**AND FURTHER THAT** uses for the new intersection and the Town property be considered.

**AND FURTHER THAT** any agreements be prepared.

CARRIED

15.4 Town of Shelburne - Support Resolution - City of Brampton - Automated Speed Enforcement

15.5 Grand River Conservation Authority - 2024 Watershed Overview of Wastewater Treatment Plant Performance

15.2 Township of Melancthon - Resolution - Consultation on the Future of Natural Gas Expansion in Ontario

**Resolution: 2025-10-17**

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

**BE IT RESOLVED THAT** Council receives Township of Melancthon resolution regarding Future of Natural Gas Expansion in Ontario;

**THEREFORE BE IT RESOLVED THAT** Council support the resolution as carried by Township of Melancthon;

and forward this resolution to Sylvia Jones, MPP, the Minister of Energy and Mines, Ontario Energy Board, AMO and neighbouring municipalities in Dufferin County.

CARRIED

15.7 Town of New Market - Resolution - Automated Speed Enforcement

This item of correspondence was added for discussion at the approval of the Council Agenda. Resolution 2025-10-01

**Resolution: 2025-10-19**

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

**BE IT RESOLVED THAT** Council receives the Resolution from the Town of Newmarket regarding Automated Speed Enforcement.

**AND FURTHER THAT** Council directs staff to work with our MPP either through delegation or correspondence to make the case on why ASEs should stay;

**AND FURTHER THAT** staff share the speeds that are 25km/h over the speed limit with our MPP.

CARRIED

15.6 Ministry of the Solicitor General - Regulatory Amendments - OPP Municipal Policing Costs

**Resolution: 2025-10-18**

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

**WHEREAS** the Solicitor General has sent to Grand Valley a letter with unclear direction of the policing costs for 2026

**BE IT RESOLVED THAT** Council directs staff to ask for clarity on the 11% cap on the increase on policing costs as stated in the letter.

CARRIED

**16. County Council Report**

Deputy Mayor Rentsch provided an update on the presentation to County Council of the October 9, 2025 Paramedic Services Service Delivery Review and Master Plan.

16.1 County of Dufferin - Resolution - Agriculture Industry Consultation

**17. Council Updates**

Councillor Dart's update included the cancellation of the October 7th BIA Board meeting and Masquerade on Main which will be held on Saturday, October 25th.

Councillor Jonker's update included his attendance at the Library Board meeting where they have been discussing the Board's 2026 budget.

Councillor Latam's updated included his attendance at Community Centre and Fire Board meetings. He advised the ice season has begun at the community centre and the Board will be meeting with the Agricultural Society for a 2025 Fall Fair debrief. The Fire Board is currently recruiting for Volunteer Firefighters and a Fire Prevention Officer. The Firefighter Appreciation night will be held on November 14th and the Firefighter Association is holding a Haunted House on November 25th.

Deputy Mayor Rensch's update included his attendance at the Volunteer Fair at the Edelbrock Centre on October 22nd where current volunteers were thanked and new volunteers recruited.

**18. Boards and Committees**

18.1 Board and Committee Minutes

**Resolution: 2025-10-21**

Moved by: P. Latam

Seconded by: L. Dart

**BE IT RESOLVED THAT** Council receives the Board and Committee Minutes listed on the Tuesday, October 14, 2025, Council Agenda.

CARRIED

**19. New Business**

**2026 Town Budget - Grand Valley Public Library Board**

**Resolution: 2025-10-22**

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

**WHEREAS** we prepare for the 2026 budget;

**WHEREAS** the library board is looking to expand their building;

**BE IT RESOLVED THAT** the Town of Grand Valley request the Library Board to start budgeting for rental payments in anticipation of a new building.

CARRIED

**20. Notice of Motion**

There were no notices of motion.

**21. By-laws**

**Resolution: 2025-10-23**

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

**BE IT RESOLVED THAT** leave be given to introduce the by-laws listed on the Tuesday, October 14, 2025 agenda as items 21.1 to 21.3 and that the By-laws be given the necessary reading and passed and numbered as By-laws 2025-50, 2025-51 and 2025-52.

CARRIED

**22. Confirm Proceedings**

**Resolution: 2025-10-24**

Moved by: L. Dart  
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, October 14, 2025 and that it be given the necessary readings and be passed and numbered as By-Law 2025-53.

CARRIED

**23. Adjournment**

**Resolution: 2025-10-25**

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

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**BE IT RESOLVED THAT** we do now adjourn this Regular Council Meeting at 9:05p.m. to meet again for a Regular Council Meeting on October 28, 2025 at 10:00 a.m. or at the call of the Mayor.

CARRIED

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Philip Rentsch, Deputy Mayor

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Donna Tremblay, Deputy Clerk