



The Corporation of the Town of Grand Valley

Council Meeting Minutes

Tuesday, February 13, 2024, 6:00 pm
Council Chambers, 5 Main Street North, Grand Valley

Council Present: Mayor Steve Soloman
Deputy Mayor Philip Rentsch
Councillor James Jonker
Councillor Lorne Dart

Council Absent: Councillor Paul Latam

Staff Present: Meghan Townsend, Chief Administrative Officer/Clerk - Treasurer
Donna Tremblay, Deputy Clerk/Communications Coordinator
Mark Kluge, Town Planner
Matthew Bos, Director Public Works

Others Present: David Welwood, Senior Planner, J.L. Richards and Associates Limited
Alison Bucking, Planner, J.L. Richards and Associates Limited
Marilyn Cameron, Planner, J.L. Richards and Associates Limited

1. Call to Order and Roll Call

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

2. Adoption of Agenda

Resolution: 2024-02-01

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

BE IT RESOLVED THAT Council adopts the agenda and any addendums dated February 13, 2024 as circulated.

CARRIED

3. Disclosure of Pecuniary Interest and the General Nature Thereof

No pecuniary interest was declared.

4. Approval of Previous Minutes

February 13, 2024 – Regular Council Minutes

- 4.1 January 30, 2024 - Regular Council Minutes
- 4.2 Special Council - 2024 Operating Budget Minutes

Resolution: 2024-02-02

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

BE IT RESOLVED THAT the minutes of the January 30, 2024, Regular Council Meeting and Special Meeting- 2024 Operating Budget be approved as circulated.

CARRIED

5. Announcements

- 5.1 National Human Trafficking Awareness Day - February 22, 2024

- 5.1.1 Town of Grand Valley Proclamation

- Mayor Soloman read the Proclamation declaring February 22, 2024 as Human Trafficking Awareness Day in the Town of Grand Valley.

6. Deputations/Presentations

There were no deputations.

7. Public Question Period

There were no public questions.

8. Unfinished Business

There was no unfinished business.

9. Staff Reports

- 9.1 Planning

- 9.1.1 Report - PLN04-2024 Planning Update

- Mark Kluge, Town Planner, provided a summary of his Planning Update report including a verbal update on the County's Municipal Comprehensive Review. Mr. Kluge advised CAO Townsend attended a recent meeting with County Planning where Grand Valley was requested to provide further justification on the request for the urban expansion. Staff advised information would be provided to County Council at the meeting scheduled for March 14, 2024 where they will consider Official Plan Amendment four.

Resolution: 2024-02-03

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

BE IT RESOLVED THAT Council receives Report PLN04-2023 Planning Update dated February 13, 2024 for information purposes.

CARRIED

9.2 Public Works

9.2.1 Report - Public Works Update

Mathew Bos, Director of Public Works provided a summary of his Public Works Update, including a verbal update that tender bids are being accepted for the gravel purchase and micro-surfacing project.

Council discussed the report and provided the following questions:

- Street sweeping contractor and schedule. Staff advised a contractor from Utopia will performing street sweeping with the schedule to be adjusted based on weather.
- Road traffic calming painting. Staff will advice once road painting for traffic calming is confirmed.
- Rainey Drive Road Maintenance. Staff advised road maintenance is currently the builder's responsibility as the road has not been assumed by the Town. Staff requested Council provide all road maintenance issues directly to the Director or Town upon receipt.

Resolution: 2024-02-04

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

BE IT RESOLVED THAT Council receive the Report – Public Works Update for information purposes.

CARRIED

9.3 CAO/Clerk Treasurer

9.3.1 Report - CAO Update

Meghan Townsend, CAO/Clerk-Treasurer provided a summary of her CAO Update including a verbal update on the trail agreement, advising the property owner will be providing the draft agreement to his insurers for review.

Council discussed the report and there were no questions of staff.

Resolution: 2024-02-05

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

BE IT RESOLVED THAT Council receive the Report - CAO Progress Update for information purposes.

CARRIED

9.3.2 Report - Approval Authority Delegation for Ontario Grants

CAO Townsend provided a summary of the report.

Council discussed the report and provided the following questions:

- Town's Obligations. Staff advised there were no implications to the Town when submitted grant applications.

Resolution: 2024-02-06

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

BE IT RESOLVED THAT Council receives Report – Approval Authority Delegation for Ontario Grants

AND FURTHER THAT Council directs staff to prepare and present the necessary by-law to authorize the Mayor and Clerk to enter into agreements on behalf of the Town for the purposes of grants awarded by the Province of Ontario.

CARRIED

9.3.3 Report - Water Tower Restoration RFT - Council Approval For Funding

CAO Townsend provided a summary of the report.

Council discussed the report and provided the following questions:

- Bell Agreement. Staff advised Bell has been contacted to discuss maintaining services.
- Budget Increase. Staff advised budget increase resulted from higher mobilization and materials costs and general inflation.
- Duration between repairs. Staff advised duration between repairs is 30 years.

Resolution: 2024-02-07

Moved by: L. Dart

Seconded by: J. Jonker

BE IT RESOLVED THAT Council receives the Report - Water Tower Restoration RFT - Council Approval For Funding.

AND FURTHER THAT Council approves the tender submitted by Landmark Municipal Services for the restoration of the water tower, in the amount of \$1,111,750.00, plus applicable taxes, and directs the Treasurer to add the additional costs to the 2024 budget, using funds from the water reserve and 2024 surplus revenues to pay for the costs that exceed the original budget.

CARRIED

9.3.4 Mayberry Phase 3B Subdivision- R.J. Burnside Correspondence

CAO Townsend provided a summary of the report. Council did not provide any questions.

Resolution: 2024-02-08

Moved by: P. Rentsch

Seconded by: L. Dart

BE IT RESOLVED THAT Council receives the correspondence from R.J. Burnside regarding the Mayberry Phase 3B Subdivision;

AND FURTHER THAT Council approves waiving the requirement for the base course asphalt to be certified prior to issuing building permits;

AND FURTHER THAT the base asphalt be replaced or repaired to the satisfaction of the Town Engineer, which may include retaining a third party geotechnical consultant if required at the Developer's expense.

CARRIED

9.4 By-Law Enforcement

There were no reports.

9.5 Recreation Facilities

There were no reports.

10. Public Meetings under Sections 26(3), 34 and 51 of the Planning Act

Council recessed at 6:48 p.m. and resumed at 7:00 p.m.

Resolution: 2024-02-13

Moved by: L. Dart

Seconded by: P. Rentsch

BE IT RESOLVED THAT Council recess this Regular Meeting of Council at 7:03 p.m. to hold a Public Meeting under sections 26(3), 34 and 51 of the Planning Act.

CARRIED

10.1 Application File Z07-2023 (related file 202301)

Zoning By-law Amendment. Submitted by GSP Group, Agent for the Applicant, Thomasfield Homes Ltd. and Ariss Glen Developments Limited for the property located at Part of Lot 31, Concession 3 - Urban Area. The purpose and effect of this application is to permit a residential subdivision.

10.1.1 Public Meeting Report PLN02-2024

Mr. Kluge, Town Planner provided opening remarks stating the purpose of the public meeting was to discuss and receive public comments regarding the application for proposed zoning amendments for the proposed River's Edge Subdivision.

Mr. Kluge explained recent legislative changes resulting from Bill 23, The More Homes Built Faster Act, which received Royal Assent on November 28, 2023, removed requirements for public meetings for draft plans of subdivision such as for River's Edge, associated file 22T-20232301, as the intention of the legislative changes is to assist the Government achieve their objective to build 1.5 million homes over the next 10 years.

Mr. Kluge advised Council's decision on the proposed zoning amendments would be made at a future Council meeting.

Mr. Kluge provided an overview of Public Meeting Report - PLN02-2024, stating the subject property is privately owned lands, approved for urban development in 2013 with final approval given by the Ontario Municipal Board in 2015 and completed through the last urban expansion under Official Plan Amendment 4. The subject lands include the last Greenfield Area within the Town's current Urban Settlement Area and the lands zoned Environmental Protection are to be transferred to the Town to provide an expansion to the Town's trail network. Expansion of the Town's water and wastewater infrastructure will be required to facilitate this development with some of this work already begun.

Mr. Kluge encouraged members of the public to provide comments by the deadline of March 15, 2024 and all comments received would be

included and addressed in staff's final recommendation report to Council.

Mr. Kluge reminded those who wished to be notified of the final report to Council, to send a request by email to the Town's Planner. Notification will only be provided by email and encouraged those in attendance to provide their contact information on the sign-in sheet in the Town's main lobby.

10.1.2 Presentation

Katherine McLaughlin, Manager, Land Development and Acquisition, Thomasfield Homes and Hugh Handy, GSP Group, Agent for the Applicant

Katherine McLaughlin, Manager, Land Development and Acquisition, Thomasfield Homes and Tom Krizsan, President, Thomasfield Homes appeared before Council as owners of the property. Ms. McLaughlin provided opening remarks stating the lands subject to the application for the proposed zoning by-law amendments represented the last designated urban development area with a portion of the lands being a former gravel pit. Ms. McLaughlin stated the proposed subdivision included a mix of residential unit types and price points.

Hugh Handy, Vice President, GSP Group, Agent for the Applicant appeared before Council to present information on the proposed Zoning By-Law application amendments.

Mr. Handy commenced his presentation with introductions of individuals in attendance from Thomasfield Homes and GSP Group, listed below, and advised they were prepared to address public questions.

- Tom Krizsan - President, Thomasfield Homes
- Katherine McLaughlin - Manager, Land Development & Acquisitions, Thomasfield Homes
- Charlotte Lewington - Planner, GSP Group (virtual)
- Julia Salvini – President, Salvini Consulting
- Angela Kroetsch – Senior Project Manager, GM BluePlan Engineering Limited
- Pat Deacon - Terrestrial and Wetland Biologist, Natural Resource Solutions Inc. (NRSI)

Mr. Handy's presentation outlined the site location, description, current proposal including number of units, proposed zoning by-law amendments and outlined the various support studies.

Mayor Soloman thanked Mr. Handy for his presentation and opened the floor to Public Comments.

10.1.3 Public Comments

Mayor Soloman advised those who wished to provide comments were to state their name and address for the record. Mr. Kluge, Town Planner advised all comments received would be included in the final recommendation report to Council.

The following individuals provided comments:

Clinton Taylor - 21 Luther Road provided comments as to the traffic plan and inquired as to how construction traffic would infiltrate the current residential area. GSP Group stated a traffic plan was completed and submitted with the Zoning By-law Amendment Application. Based on servicing requirements the development would be constructed from a south to north direction with the proposed construction access entering from Amaranth St.

Michelle Sguigna - 104 Amaranth St. East provided comments inquiring as to whether the development would include housing for seniors. GSP Group stated residential units would include affordable accessible housing. Ms. Sguigna provided additional comments expressing concerns subdivision residents may by-pass the exits and entrance proposed and where the development's children would attend school. Mr. Kluge, Town Planner stated the proposed Zoning By-Law Amendment Application was submitted for commenting to both School Boards. The Catholic Board indicated children would be bussed to Orangeville, with the Public-School Board stating they may obtain a schooling block in the future Phase 4 Thomasfield Subdivision.

Dale Cornelson - 56 Luther Road provided comments regarding construction timelines. GSP Group stated construction timelines were dependent upon subdivision approval and completion of infrastructure requirements which included water and wastewater. Commencement of construction is estimated in in 7 to 8 years.

Darlene Doucet - 42 Scott Street provided comments regarding the number of proposed units, impacts to existing homes, off-street parking requirements and inquired as to the number of floors for the proposed apartment block. GSP Group indicated there are no off-street parking requirements under the Town's current Zoning By-law, the proposal includes 0.7 spaces for off-street parking and this took into consideration long-term and short-term unit parking. The apartment levels are proposed for 12 metres or 4 floors.

Richard Cowper - 32 Luther Road provided comments regarding the proposed location for the apartment block, could it be relocated within the subdivision plan and requested details on the apartment block

design features. GSP Group stated the apartment block final design was not completed, but the design would incorporate perimeter fencing and landscaping. The apartment block location could be reviewed but are generally brought to a street edge.

Alison Evans - 26 Luther Road provided comments regarding the apartment block and water tower location, water tower fencing, loss of privacy and enjoyment of her outdoor space, apartment block snow removal and water run-off. She also commented on the current lack of sidewalks along Luther Road. GSP Group stated the Town has future road work scheduled for Luther Road which may include the addition of sidewalks. Thomasfield representatives stated an alternative location for the apartment block could be considered.

Rachel Fraser - 154 Amaranth Street provided comments regarding the construction entrance on Amaranth Street, stating her small children and neighbourhood children played in the yard adjacent to where large construction trucks would be accessing the property and inquired as to plans for the future development block. GSP Group stated the construction entrance was a proposed route based upon required servicing works and direction of the development servicing. The plans for the future development block required additional consideration.

Dave Krasnokutsky - 50 Bielby Street provided comments regarding employment opportunities and tree removal. GSP Group summarized the tree removal and re-planting plan stating that trees on private property would not be removed. Tree protective fencing would be installed prior to and maintained during construction. Mayor Soloman advised employment lands have been identified by the Town (Grand Valley Business Park) and the Town has requested additional lands, which are subject to approval through the County of Dufferin's Municipal Comprehensive Approval Process.

Carrie MacKinnon-Molson - 96 Amaranth Street East provided comments regarding the tree removal plan, could more trees be retained and who was responsible for tree maintenance and parkland design. GSP Group stated tree removal is subject to grading specifications, tree removal is not subject to requirements under a Tree By-law, with the tree plan being a proposal as there is no requirement to compensate. Mr. Kluge stated the Town has requested a parkland proposal and design and it will be part of the draft plan conditions and approval.

Rebecca Gilbert - 32 Luther Road provided comments regarding length and impacts of construction including dust and maintenance of mature trees along her property line. GSP Group stated construction is not anticipated to commence for 7 to 8 years, several methods are

used to mitigate dust during construction and questions regarding tree maintenance should be sent to the Town.

Rory Jack - 123 Crozier Street provided comments regarding excessive growth and the availability of medical services.

Ethan Henry - 131 Crozier Street provided comments regarding the subdivision final design, designated green spaces, assumption of greenspaces by the Town and connectivity of his property easement to the designated greenspaces. Mr. Kluge, Town Planner advised discussions are ongoing regarding designated green spaces, and he would investigate the connectivity of the easement to the future green space.

Howard Coote - 21 Bielby Street provided comments regarding fill requirements and fill delivery routes. GSP Group advised fill would be required.

Ashley Raynard - 49 Luther Road provided comments on the number of entrances and exists to the proposed subdivision.

Mark Kluge, Town Planner, reminded those in attendance the deadline to submit written comments is March 15, 2024, and that requests to be advised on the final report to council are to be made by email.

Council recessed from 8:30 p.m. to 8:38 p.m.

10.2 Special Public Meeting - Official Plan Review - Vision Grand Valley

Public Meeting pursuant to Section 26(3) of the *Planning Act*. The purpose is to discuss the Official Plan Review and Revisions that may be required to the Official Plan.

10.2.1 Public Meeting Report PLN03-2024 Official Plan and Zoning By-Law Update Project

Mr. Kluge, Town Planner provided a summary of the Public Meeting Report PLN03-2024 Official Plan and Zoning By-Law Update Project.

10.2.2 Virtual Presentation

David Welwood, Senior Planner, Alison Bucking, Planner and Marilyn Cameron, Planner, J.L. Richards and Associates Ltd.

David Welwood, Senior Planner, Allison Bucking, Planner and Marilyn Cameron, Planner from J.L. Richards and Associated Ltd. appeared before Council to provide an introduction and summary of the workplan for the Town's Official Plan and Zoning By-law review. The presentation included a summary of the Ontario planning process and framework, information contained within the Town's Official Plan and Zoning By-laws, the scope and timelines for the reviews and a summary of stakeholder engagement opportunities.

Mayor Soloman thanked staff from J.L. Richards and Associates Ltd. for their presentation and Council provided the following questions:

- Proposed July Open House Date - Consultants advised the date will be taken under advisement and adjustments can be made based on survey feedback received from the public.

10.2.3 Correspondence - Roy Sheardown

10.2.4 Public Comments

Mayor Soloman opened the floor to any members of the public who wished to provide comments.

The following individuals provided comments:

- **Roy Sheardon** provided comments regarding whether lands could be added to the Town's Official Plan and included in the scope of the review. Consultants and Town Planner advised they would take this request under advisement.

11. **Reconvene Regular Session**

Resolution: 2024-02-14

Moved by: L. Dart

Seconded by: P. Rentsch

BE IT RESOLVED THAT Council adjourn its Public Meeting at 9:00 p.m. and reconvenes its Regular Meeting.

CARRIED

Resolution: 2024-02-15

Moved by: J. Jonker

Seconded by: P. Rentsch

BE IT RESOLVED THAT Report No. PLN02-2024, dated February 13, 2024, be received;

AND FURTHER THAT the Public has until Friday March 15th, 2024, to provide comments to Planning on Zoning By-law Amendment Application Z07-2023;

AND FURTHER THAT all agency and public comments be referred to Planning and considered in a future Recommendation Report to Council, regarding the final disposition of this matter.

AND FURTHER THAT the decision regarding application Z07-2023 be deferred.

CARRIED

Resolution: 2024-02-16

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

BE IT RESOLVED THAT Report No. PLN03-2024, dated February 13, 2024, be received;

AND FURTHER THAT the Official Plan and Zoning By-law Update Project be known as Vision Grand Valley.

AND FURTHER THAT Council adopts the Recommendations outlined in the J.L. Richards and Associated Limited Memo dated January 26, 2024, and attached to this Report as Appendix 1: February 13, 2024 Memorandum to Council.

AND FURTHER THAT all Agency and Public Comments be referred to Planning and J.L. Richards and Associated Limited, to be considered in the Vision Grand Valley project.

CARRIED

12. Pending Items

None.

13. Correspondence

- 13.1 Town of Orangeville - Resolution - Social and Economic Prosperity Review
- 13.2 Town of Newmarket - Resolution - Notice Policy and Procedure By-Law
- 13.3 Municipality of Calvin- Resolution - Provincial National Fire Fighting Strategy
- 13.4 The Brave Canoe Media Release
- 13.5 City of Brantford Resolution - Reliable and Accessible Public Rail Transit

Resolution: 2024-02-09

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

BE IT RESOLVED THAT Council receive the Correspondence listed on the February 13, 2024 Agenda.

CARRIED

14. County Council Report

Mayor Soloman advised he was unable to attend County Council on February 8th.

15. Committee Minutes and Resolutions

15.1 Grand Valley and District Fire Board

Council was provided the following update:

- Board members were provided a tour of the fire hall to view recent repairs.
- A new Board member has been appointed to replace a recent resignation.

15.1.1 Minutes - January 15, 2024

15.1.2 Township of East Garafraxa

Resolution - Grand Valley and District Fire Board 2024 Draft Budget

Resolution: 2024-02-10

Moved by: P. Rentsch

Seconded by: L. Dart

BE IT RESOLVED THAT Grand Valley Council receives correspondence from the Township of East Garafraxa regarding the Grand Valley and District Fire Department 2024 Budget.

AND FURTHER THAT Grand Valley Council believes that only the Board of the Grand Valley Fire Department should make decisions regarding the budget.

CARRIED

15.2 Grand Valley and District Community Centre Board

Council was provided an update on the Board's budget discussions.

15.2.1 Minutes - January 8, 2024

15.2.2 Community Centre Board - Resolution - 2024 Municipal Levy

15.3 Grand Valley Public Library Board

No update.

15.4 Police Services Board

15.4.1 Ontario Provincial Police Correspondence

Community Safety and Policing Act, annual municipal billing

15.5 Grand Valley and District Medical Dental Board

15.5.1 2024 Draft Budget

February 13, 2024 – Regular Council Minutes

CAO Townsend sought clarification as to including budget amounts in the Town's Budget. Staff were advised final budget approval would be at the next Board meeting on February 20th.

15.5.2 Minutes - January 4, 2024

15.6 Youth Unlimited YFC Grand Valley

No update.

15.7 Grand Valley Business Improvement Board

Council was advised the BIA will be obtaining a OBIAA membership and attending the conference in April to bring back information to the Board. Hop on Main will be taking place March 30th along with other BIA events in 2024.

15.7.1 Minutes - January 16, 2024

15.8 Upper Grand Trailway

No update.

15.9 Grand River Conservation Authority

No update.

15.10 Economic Development Committee

No update.

15.11 Orangeville Hydro

No update.

Resolution: 2024-02-11

Moved by: P. Rentsch

Seconded by: L. Dart

BE IT RESOLVED THAT Council receive the Committee Board minutes as listed on the February 13, 2024 Agenda.

CARRIED

16. New Business

None.

17. Notice of Motion

None.

18. By-laws

- 18.1 2024-XXX A By-law to delegate authority to Chief Administrative Officer/Clerk-Treasurer for the Corporation of the Town of Grand Valley to submit applications and execute Community Emergency Preparedness Grant funding agreements awarded by the Province of Ontario.

Resolution: 2024-02-12

Moved by: J. Jonker

Seconded by: P. Rentsch

BE IT RESOLVED THAT leave be given to introduce the by-laws presented on the February 13, 2024 agenda and that the By-law be given the necessary reading and passed and numbered as By-law 2024-08.

CARRIED

19. Closed Session (if required)

None.

20. Rise and Report

- 20.1 Closed Meeting Summary

None.

21. Confirm Proceedings

- 21.1 2024-XXX A By-law to confirm the proceedings of the Council of the Corporation of the Town of Grand Valley at its meeting held on February 13, 2024.

Resolution: 2024-02-17

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 February 13, 2024 meeting of Council, and that it be given the necessary readings and be passed and numbered By-Law 2024-09.

CARRIED

22. Adjournment

Resolution: 2024-02-18

Moved by: L. Dart

Seconded by: P. Rentsch

BE IT RESOLVED THAT we do now adjourn this meeting of Council at 9:05 p.m. to meet again on February 27, 2024 for a Regular Meeting at 10:00 a.m. and a Special Meeting - 2024 Operating Budget at 2:00 p.m. or at the call of the Mayor.

CARRIED

“Original Signed”

Steve Solomon, Mayor

“Original Signed”

Meghan Townsend, Clerk