



GRAND VALLEY

The Corporation of the Town of Grand Valley Council Meeting Agenda

Tuesday, May 28, 2024, 10:00 a.m.

Council Chambers, 5 Main Street North, Grand Valley

Accessibility Accommodations

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Changes to the original agenda are noted with an asterisk "**".

Pages

1. **Call to Order and Roll Call**

2. **Adoption of Agenda**

Members of Council are required to request items they wish to discuss from the Information Items. Items will be discussed under Agenda Item 12- Correspondence.

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

Members of Council are required to state any pecuniary interest in accordance with the Municipal Conflict of Interest Act.

4. **Approval of Previous Minutes**

4.1 May 14, 2024 Council Minutes

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5. **Announcements**

Members of the Public or organizations wishing to have an announcement read at a meeting are required to contact the Town Offices at info@townofgrandvalley.ca no later than 4:30 p.m. on the Tuesday preceding the date of the Regular Council Meeting.

6. Deputations/Presentations

Members of the Public wishing to present information or delegate to matters on the agenda are required to register to delegate using the Council Delegation Request Form. Deadlines for registration are set out in Procedural By-Law 2024-10 section 6.7.

6.1 Headwaters Health Care

- 6.1.1 Presentation - 2023-2028 Clinical Priority Plan Update 20
Presenter:
Kim Delahunt, President, CEO Headwaters Health Care

6.2 Orangeville Hydro

- 6.2.1 Presentation - Shareholders Meeting Package 38
Presenters:
Rob Koekkoek, P. Eng
President, Orangeville Hydro Limited
Amy Long, CPA, CGA
Chief Financial Officer, Orangeville Hydro Limited

7. Public Questions

Members of the Public are required to submit written questions in advance to info@townofgrandvalley.ca.

None.

8. Unfinished Business

- 8.1 Special Council Meeting - Strategic Planning - Land Use for Town Services - Verbal Discussion

9. Staff Reports

9.1 CAO/Clerk

- 9.1.1 Report - Union Cemetery Entrance Repair Quote 117

Recommendation

THAT Council receives the report Union Cemetery Entrance Repair Quote and the quotation from B.E.N Stoneworks,

AND FURTHER THAT Council directs staff to proceed with the preferred costing option as discussed.

- 9.1.2 Report - 2023 Annual Report - Grand Valley and District Community Centre Fee Waivers 120

Recommendation

THAT Council receive Report – 2023 Annual Report – Grand Valley and District Community Centre Fee Waivers for information.

9.2 Treasurer

- 9.2.1 Report Treasurer's Update, 2024-011 122
Recommendation
THAT Council receive the Report Treasurer's Update for information purposes.
- 9.3 Public Works Director
- 9.3.1 Report - Leeson Street Traffic Calming Project Update 131
Recommendation
THAT Council receives the Report-Leeson Street Traffic Calming Project Update and directs staff to proceed as proposed.
- 9.4 Planner
- 9.4.1 Report PLN12-2024 - Status and Recommendation - 100, 108 and 114 Emma Street - Golden Canadian Homes Inc. 134
Recommendation
THAT Report No. PLN12-2024, dated May 28, 2024, be received;

AND FURTHER THAT Council revoke the 18 Single Detached Equivalent (SDE) of allocation currently allocated to the proposed development located at 100, 108 and 114 Emma Street in the Town of Grand Valley;

AND FURTHER THAT Council direct staff to close Site Plan Application File SPA03-2018 and return all the necessary Securities (\$6500) held for the development.

9.4.1.1 Delegation - Mohsin Samdani, CEO - Golden Canadian Homes Inc.
- 9.4.2 Report PL13-2024 Vision Grand Valley - Official Plan and Zoning By-Law Update Project -Background Report 143
Recommendation
THAT Report No. PLN13-2024, dated May 28, 2024, be received;

AND FURTHER THAT Council adopts the Recommendations outlined in the J.L. Richards & Associates Limited Background Report attached to this Report as Appendix 1: Background Report - May 21, 2024 and Appendix 2: May 28, 2024 Council Presentation.

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

9.4.2.1	Presentation - J.L. Richards and Associates - Town of Grand Valley Official Plan and Zoning By-Law Review - Background Report Presenters: David Welwood, Senior Planner Alison Bucking, Planner Marilyn Cameron, Planner	229
9.5	By-Law Enforcement	
9.5.1	Report - By-Law Enforcement Status Update - April 2024 Recommendation THAT Council receive Report - By-law Enforcement Status Update - April 2024, for information purposes.	248
9.5.2	Report - Revisions to By-Law 2023-29 Enforcement of Parking on Private Property By-Law Recommendation THAT Council receives Report – Revision to By-Law 2023-29 Parking on Private Property By-law, AND FURTHER THAT Council directs staff to prepare the revised by-law for passing.	251
9.6	Parks and Recreation	
9.6.1	Report - New Recreation Employee Recommendation THAT Council receives Report – New Recreation Employee AND THAT Council approves the revised job description as presented and authorizes the recruitment of one new Recreation Programmer and Facility Operator.	259
10.	Public Meeting None.	
11.	Pending Items	
12.	Correspondence	
12.1	Grand Valley and District Firefighters Association - Notice of Public Event - Baseball Tournament Boswell Park- August 9-10, 2024	265
12.2	Grand Valley and District Firefighters Association -Notice of Public Event - Annual Dance - September 7, 2024	266
13.	Council Updates Members of Council may provide updates relating to board, committee or association meetings and community events.	
14.	County Council Report	
15.	Boards and Committees	
15.1	Boards and Committee Minutes	

15.1.1	Grand Valley Economic Development Committee Minutes - March 14, 2024	267
15.1.2	Grand Valley Public Library Board Minutes - April 10, 2024	270
15.1.3	Grand Valley and District Community Centre Minutes - April 10, 2024	273
15.2	Boards and Committee Recommendations None.	
16.	New Business	
17.	Notice of Motion None.	
18.	By-laws	
18.1	2024-XX Being a By-Law to prohibit the parking or leaving of motor vehicles on private property without the consent of the owner or occupant or designate of said property and to repeal By-law 2023-29.	278
19.	Closed Session - 2:00 p.m. Recommendation Recommendation: That Council resolve itself into closed session under the provisions of the Municipal Act, to discuss a matter pertaining to:	
19.1	Call to Order	
19.2	Disclosure of Pecuniary Interest and General Nature thereof (closed items)	
19.3	Closed Minutes	
19.3.1	March 12, 2024 - Closed Meeting Minutes	
19.3.2	May 14, 2024 Closed Meeting Minutes	
19.4	CAO/Clerk - Performance Review Section 239(2)(b) personal matters about an identifiable individual, including municipal or local board employees	
20.	Closed Meeting Summary	
21.	Confirm Proceedings	
21.1	2024-XX A By-Law to Confirm the Proceedings of Council of the Corporation of the Town of Grand Valley at its meeting held on May 28, 2024.	283
22.	Adjournment	



The Corporation of the Town of Grand Valley

Council Meeting Minutes

Tuesday, May 14, 2024, 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
Steven Freitas, Director Finance/Treasurer
Matthew Bos, Director Public Works
Mark Kluge, Town Planner
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 6:00 p.m.

2. Adoption of Agenda

Resolution: 2024-05-01

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

BE IT RESOLVED THAT Council adopts the agenda and any addendums dated Tuesday, May 14, 2024 as circulated.

CARRIED

3. Disclosure of Pecuniary Interest and the General Nature Thereof

No pecuniary interest was declared.

4. Approval of Previous Minutes

4.1 April 23, 2024 Council Meeting

Resolution: 2024-05-02

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

BE IT RESOLVED THAT the minutes of the April 23, 2024 Regular Council Meeting a be approved as circulated.

CARRIED

5. Announcements

5.1 Proclamation - International National Day Against Homophobia and Transphobia - May 17, 2024

Mayor Soloman read the proclamation declaring May 17, 2024 as International Day Against Homophobia and Transphobia in the Town of Grand Valley.

6. Deputations/Presentations

There were no deputations or presentations.

7. Public Questions

7.1 Fence and Request for Town Contribution - 48 Main Street North

Meghan Townsend, CAO/Clerk provided Council with a verbal update. She advised the requester was contacted and informed that the Town is conducting a review of the property boundaries of the Public Works Yard. CAO/Clerk Townsend indicated the Town suggested the requestor may wish to wait until the Town's boundary review is completed as it is unknown as to whether this will affect additional property boundaries.

Council inquired as to whether the requestor could proceed to erect the fence, before the Town completed the property boundary investigation. Staff advised the requestor was not obligated to wait and could proceed to erect the fence.

Resolution: 2024-05-03

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

BE IT RESOLVED THAT Council receives the correspondence from the owners of 48 Main Street North.

CARRIED

8. Unfinished Business

There was no unfinished business.

9. Staff Reports

9.1 CAO/Clerk

9.1.1 Report CAO/Clerk Update , 2024-004

CAO/Clerk Townsend provided a summary of the report and a provided a verbal update regarding the CAO Performance Review. She advised Council would be provided with the CAO Performance Review documents which Council was asked to complete for their discussion in closed session on May 28th. She advised the Deputy Clerk would be attending the closed session to take minutes.

Council discussed the report and inquired as to whether fire communications was raised at the Emergency Management Exercise. Staff advised fire communications was not raised or discussed.

Council requested two items be included on the next CAO Update as follows:

- Land use planning meeting;
- Review of Dufferin County Contract for Building Services.

Council discussed dates for a Special Council Meeting on the land use planning matter and requested staff schedule a Special Meeting for Wednesday, June 19th at 6:00 p.m.

Council requested the CAO/Clerk remove the financial items from the CAO/Clerk Update list.

Resolution: 2024-05-04

Moved by: P. Rentsch

Seconded by: L. Dart

THAT Council receives the Report- CAO Progress Update for information purposes.

CARRIED

9.1.2 Report Updated 2023 Council Remuneration, 2024-005

CAO/Clerk Townsend provided a summary of the report.

Council discussed the report, there were no questions.

Resolution: 2024-05-05

Moved by: L. Dart

Seconded by: P. Rentsch

THAT Council receive the Report – Update 2023 Council Remuneration for information purposes.

AND FURTHER THAT Staff be directed to post the 2023 Council Remuneration information on the Town's website.

CARRIED

9.1.3 Report Canine Control Contract, 2024-003

CAO/Clerk Townsend provided a summary of the report.

Council discussed the report and suggested a dog census could be included as part of the renewal of the Canine Control Contract. Staff will consider and advise.

Resolution: 2024-05-06

Moved by: J. Jonker

Seconded by: P. Latam

THAT Council receives Report – Canine Control Contract

AND THAT Council approves the recommendation of a one-year contract extension with Agapi K9, directs the CAO to negotiate the extension and directs that the RFP for a new contract be issued in February 2025 as proposed.

CARRIED

9.1.4 Report Automated Speed Enforcement Project Proposal, 2024-008

CAO Townsend provided a summary of the report.

Council discussed the report and provided the following questions:

- Consideration to incorporating a crosswalk at the school location with the installation of the cameras.
- Clarification regarding the upset limit amount. Staff advised this amount does not include leasing costs.
- Number of cameras and location. Staff advised there will be one camera in one location to be placed within the Community Safety Zone. Should Council direct a new location for the camera once they are installed, the Town is required to provide 90 days notice prior to moving it to its new location.
- Staff time/resources. Staff advised initial start-up will require additional time and resources, this will reduce as the project moves forward.

Council requested staff's final report include speed data before and after the project implementation and number of collisions and injuries.

Council discussed placing the camera at a location with the highest speed volumes.

Motion as Amended

Moved by: P. Latam

Seconded by: P. Rentsch

BE IT RESOLVED THAT Council receives Report - Automated Speed Enforcement Project proposal,

AND THAT staff be authorized to move forward with the Automated Speed Enforcement Program with the Local Authority Services, placing the camera where the highest speeding occurrence area is with a net upset limit of \$10,000 for 2024 to cover the costs of implementing the program, including:

- Leasing 1 mobile camera
- Ministry of Transportation, Joint Processing Centre and Provincial Offences costs
- Signage
- Electrical

AND THAT staff be directed to present Council with the agreements required for implementing the program upon receipt and review by the Town's insurance and legal,

AND THAT staff be directed to present financial results of the program with the 2025 budget, and if additional revenue is generated from the program, staff be directed to review ways to use the net revenue for other traffic safety initiatives and report back to Council with recommendations.

CARRIED

9.1.5 Report Cenotaph Upgrade Project, 2024-006

CAO Townsend provided a summary of the report.

Council discussed the report and inquired as to whether Public Works had reviewed the proposal. CAO Townsend advised the proposal included both drawings and specifications. The Director of Public works advised that he was aware of the proposal and specifications.

Resolution: 2024-05-08

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

BE IT RESOLVED THAT Council receives Report – Cenotaph Upgrade Project and directs staff to work with the lowest quote bidder to have the project completed this fall.

CARRIED

9.2 Treasurer

None.

9.3 Public Works Director

9.3.1 Report Public Works Update, 2024-009

Matthew Bos, Director of Public Works provided a summary of his report including verbal updates regarding completion of: maintenance gravel, line painting, grave yard casket burials and Webb Street top coating and ongoing works including: grass cutting, winter damage repairs, and commencement of the Water Street tree trimming work the week of May 21st. He advised the Water Street sidewalk would be closed from Emma to Melody Lane for pedestrian traffic during tree trimming activities.

Council requested staff post sidewalk closure messaging on the Town's digital sign.

Council inquired as to timelines to complete the Traffic Calming project. CAO/Clerk Townsend advised staff will work with Burnside on timelines for the projects completion.

Resolution: 2024-05-09

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

BE IT RESOLVED THAT Public Works be directed to prepare a report on Traffic Calming measures for the May 28 Council meeting with regarding to completing resolution 2023-09-06 from September 12, 2023 Council meeting, which includes timing and costing for the completion of the project.

CARRIED

Resolution: 2024-05-10

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

BE IT RESOLVED THAT Council receives the Report-Public Works Update for information purposes.

CARRIED

9.4 Planner

9.4.1 PLN11-2024 - Planning Update Report, 2024-007

Mark Kluge, Town Planner provided a summary of this report including a verbal update regarding the June 11th Public Meeting date for the Monticello Hill Town Zoning amendment and the May 28th presentation from the Town's consultants regarding the Background Report for the Official Plan and Zoning By-law Review. Mr. Kluge encouraged Council to review the Background Report when it became available.

Resolution: 2024-05-11

Moved by: P. Rentsch

Seconded by: L. Dart

BE IT RESOLVED THAT Council receives Report PLN11-2024 - Planning Update Report May 14, 2024, for information purposes.

CARRIED

9.5 By-Law Enforcement

None.

9.6 Parks and Recreation

9.6.1 Report - Recreation Facilities Update, 2024-010

James Allen, Recreation Facilities Manager provided a summary of his report.

Council discussed the report and provided the following questions:

Concession 2/3 Ball Park

Council inquired as to ballpark maintenance, a plan for the park completion and a proposed opening day. Staff advised maintenance along the park entrance was missed by the new grass cutting contractor and will be addressed this week. Projects remaining on the site include, installation of the Town's new well which is anticipated to take another month. The ball diamond lighting tender is scheduled to close the end of May, staff will conduct a bidder review and award the tender, with work to begin in July and project completion by the end of 2024.

Staff advised rainy weather has delayed ball playing. Boswell diamond is almost playable and the Concession 2/3 diamonds are too wet for play.

Council discussed overall park design and buildings. Staff advised buildings would require Council's direction to obtain architect design drawings.

Programmer and Facility Operator Position

Mr. Allen advised the request for additional staffing is the result of additional staff resources related to Upper Grand Trailway maintenance, senior programming and other recreation programs which require staffing resources.

Council discussed the draft job description provided and inquired as to whether social media and summer camp could be included in the Programmer and Facility Operator job responsibilities and requested a reduction in work hours to 35 hours per week. Council requested staff revise the job description to be more reflective of recreation duties.

Resolution: 2024-05-12

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

BE IT RESOLVED THAT Council directs the Recreation Facilities Manager to work with Minor Baseball and the Mayor to finalize a Pavilion layout for the Concession 2-3 Park.

AND FURTHER THAT the proposal be provided to Council by September 2024.

CARRIED

Resolution: 2024-05-13

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

BE IT RESOLVED THAT Council receives the Report – Recreation Facilities Update for information purposes,

AND FURTHER THAT Council refers the creation of a full time permanent position Programmer and Recreation Facilities Operator back to staff to review the Job Description to favour Grand Valley Parks and Recreation Programming and to include summer camp responsibilities and include other discussed options.

AND FURTHER THAT the report include financial costing for 2025.

CARRIED

10. Public Meeting

None.

11. Pending Items

None.

12. Correspondence

12.1 Grand Valley River City Truck Show - request for Public Works Water Truck

Council discussed the request and there were no questions.

Resolution: 2024-05-14

Moved by: P. Rentsch

Seconded by: L. Dart

BE IT RESOLVED that Council receives the request from the Grand Valley River City Truck Show

AND FURTHER THAT Council directs staff to work with event organizers regarding their request for the water truck service.

CARRIED

12.2 Grand Valley and District Public School - Intermediate Citizenship Award Presentation

Council discussed the request and directed staff to change the Special Meeting, land use planning meeting date from June 19th to June 17th to enable the Mayor to attend the graduation ceremonies.

Resolution: 2024-05-15

Moved by: J. Jonker

Seconded by: P. Latam

BE IT RESOLVED THAT Council receives the request from the Grand Valley and District Public School regarding the Intermediate Citizenship Award Presentation

AND FURTHER THAT Council directs staff to advise the school that Mayor Soloman will be attending the graduation ceremonies on behalf of Grand Valley Council on June 19, 2024 at 6:00 p.m.

AND FURTHER THAT the amount of \$25 be provided to cover the engraving and recipient gift.

CARRIED

- 12.3 Youth Unlimited Grand Valley- Elizabeth Taylor Memorial Bike Ride Event - June 15, 2024 Road Closure Request

Council discussed the request and there were no questions.

Resolution: 2024-05-16

Moved by: P. Rentsch

Seconded by: L. Dart

BE IT RESOLVED THAT Council receives the road closure request from Youth Unlimited Grand Valley for the Elizabeth Taylor Memorial Bike Ride Event to be held on June 15, 2024;

AND FURTHER THAT Council directs staff to work with the event organizers in completing the Special Event Road Closure request and request regarding access to the fenced area.

CARRIED

- 12.4 Town of Orangeville - Resolution - Bill 23 - Ontario Heritage Act Amendments
- 12.5 Orangeville Food Bank and Dufferin Food Share - Bridges out of Poverty Event - May 27, 2024

Resolution: 2024-05-17

Moved by: P. Latam

Seconded by: J. Jonker

BE IT RESOLVED THAT Council receives the correspondence listed on the Tuesday, May 14, 2024, Council Agenda.

CARRIED

13. Council Updates

Mayor Soloman provided an update including his attendance at the Coffee/Tea and Connection at the Grand Valley Public Library on Friday, May 10, 2024. He advised those in attendance expressed concerns regarding speeders on the Town's roads.

Councillor Dart provided an update including his attendance at the BIA Board meeting where they discussed Canada Car Show planning and the Grand Valley and District Fire Board meeting and their discussion on the new traffic light on County Road 109 before Orangeville, and new legislation regarding the lifecycle of fire gear and costs implications.

Councillor Latam provided an update, including his attendance at the Grand Valley and District Community Centre Board meeting where they discussed increases in arena evening activities and commencement of the outdoor basketball court project.

14. County Council Report

Deputy Mayor Rentsch advised he attended the May 9th County Council meeting where County Council discussed the Shelburne By-pass.

15. Boards and Committees

15.1 Board and Committee Minutes

15.1.1 Grand Valley Business Improvement Area - March 5, 2024

15.1.2 Grand Valley and District Fire Board - March 4, 2024

Resolution: 2024-05-19

Moved by: P. Rentsch

Seconded by: L. Dart

BE IT RESOLVED THAT Council receive the Board and Committee Minutes listed on the Tuesday, May 14, 2024, Council Agenda.

CARRIED

15.2 Board and Committee Recommendations

15.2.1 Grand River Conservation Authority (GRCA) - Resource Management Strategy

Resolution: 2024-05-18

Moved by: L. Dart

Seconded by: P. Rentsch

BE IT RESOLVED THAT Council receives the draft Watershed-based Resource Management Strategy from the Grand River Conservation Authority;

AND FURTHER THAT Council requests staff to provide Council and staff's comments as discussed at the May 14, 2024 Council meeting;

CARRIED

16. New Business

Councillor Jonker requested staff investigate implementing a Town vacant commercial property tax. Staff will advise on this item and report back to Council.

Councillor Jonker inquired as which methods the Town could prevent the use of lands for impromptu truck yards. Staff advised the Town's Zoning By-law would prohibit the unauthorized use of land for truck yards.

17. Notice of Motion

17.1 Dog Census

Councillor Latam spoke to the Motion.

Council discussed the motion.

Motion as Amended

Resolution: 2024-05-20

Moved by: P. Latam

Seconded by: J. Jonker

WHEREAS residents in the Town of Grand Valley enjoy owning dogs as pets

AND WHEREAS it is the responsibility of the residents to license their dogs with the town

AND WHEREAS the Town of Grand Valley moved to using Docupet to manage dog licensing in March of 2022

AND WHEREAS there is mostly likely dogs within the urban households in the Town of Grand Valley that have dogs as pets that are not licensed

AND WHEREAS the funding from these licenses are to contribute to some of the expenses of a dog park and other animal related controls in the Town of Grand Valley

BE IT RESOLVED THAT staff be directed to conduct a door-to-door dog census within the Town of Grand Valley to ensure that all dogs are registered and properly licensed within the Town and households conform to the current by-laws in place with regards to the regulating or prohibiting the keep of dogs.

AND FURTHER THAT this dog census be completed by June 1, 2025

CARRIED

17.2 Director Appointment, Rural Caucus, AMO Board of Directors

Resolution: 2024-05-21

Moved by: J. Jonker

Seconded by: L. Dart

BE IT RESOLVED THAT Council for the Town of Grand Valley nominates Paul Latam, Councillor for the position of Director on Rural Caucus on the AMO Board of Directors for the 2024-2026 term.

CARRIED

18. By-laws

None.

19. Closed Session

Resolution: 2024-05-22

Moved by: L. Dart

Seconded by: P. Rentsch

BE IT RESOLVED THAT Council of the Town of Grand Valley now hold a meeting that is closed to the public, pursuant to Section 239(2)(f) of the Municipal Act, 2001 related to advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

CARRIED

The following items were considered.

19.1 Call to Order

19.2 Closed Minutes

19.2.1 January 30, 2024 Closed Meeting Minutes

19.3 Question of Ownership Municipal Property

20. Recess

Council recessed its regular meeting at 8:50 p.m. and resolved into closed session.

21. Closed Meeting Summary

Council resumed into open session at 9:15 p.m.

21.1 Closed Session Minutes - January 30, 2024

Council did not address this item as the January 30, 2024 Closed Session Minutes had been approved at the March 12, 2024 Regular Council Meeting.

21.2 Question of Ownership Municipal Property

Resolution: 2024-05-23

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

BE IT RESOLVED THAT Council receives the legal opinion regarding the Ownership of Municipal Property presented in closed session, and directs staff to have the Town's solicitor prepare a letter to be sent in accordance with the direction given in closed session.

CARRIED

22. Confirm Proceedings

22.1 By-Law 2024-XX

Resolution: 2024-05-24

Moved by: J. Jonker
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, May 14, 2024 and that it be given the necessary readings and be passed and numbered as By-Law 2024-23.

CARRIED

23. Adjournment

Resolution: 2024-05-25

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

BE IT RESOLVED THAT we do now adjourn this meeting of Council at 9:20 p.m. to meet again on May 28, 2024 for a Regular Meeting at 10:00 a.m. or at the call of the Mayor.

CARRIED

Steve Solomon, Mayor

Meghan Townsend, Clerk

Town of Grand Valley Delegation

Kim Delahunt, President & CEO, Headwaters Health Care Centre

May 28, 2024

Our Proudest Accomplishment



ACCREDITED WITH
EXEMPLARY STANDING

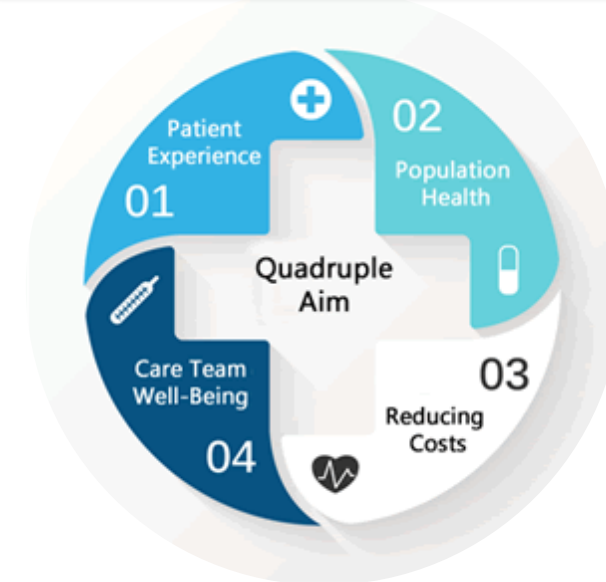


ACCREDITATION
AGRÉMENT
CANADA

Clinical Priority Plan (CPP)


Launched in 2023, the CPP is a Clinical Action Plan that:

- Identifies the overarching clinical priorities and areas of focus for HHCC (“Who do we want to be?”) for the next 5 years
- This is aligned to the Quadruple Aim framework
- It lays the foundation for Strategic Directions renewal in 2024.
- The CPP is on our website under [who we are](#)



Clinical Priority Plan, Year 1 Outcomes

Obstetrics

 **90%** of all Maternal Newborn Child Youth Network Obstetrical review best practice recommendations implemented

 **24hr Physician On Call**
model of care supporting enhanced pt care, engagement, reduced risk

100%
1:1 nurse / patient ratio for all continuous electronic fetal monitoring.

Pediatrics


 **Peds Urgent Care Clinic**
Implemented, over 300 pts. seen since Sept. 2023


 **4**
Fully funded pediatricians

 **1**
Department of Pediatrics created

Geriatrics

 **1st Geriatric Physician**
Hired, driving a deeper focus on geriatric needs

 **Established**
Direct referrals now being seen through new geriatric consult service

 **30**
ALC patients referred to the Headwaters2Home program to date.

Mental Health & Substance Use


 **1st Hospital Based Psychiatrist**
Recruitment underway, supporting community & hospital


 **100%**
Mobile Mental Health Crisis Response Team funding approved providing 7 day/wk. coverage

 **100%**
Permanent relocation of mental health inpatients to a specific inpatient wing.

Emergency

 **Clinical Decision Unit**
Implemented in Dec 2023 to improve patient flow.

 **81%**
of patients rated their overall ED experience at 7 or higher, out of 10

 **50%**
reduction in door to ECG time for chest pain patients

Clinical Priority Plan – Priority Area Successes

Emergency	Mental Health	Geriatrics	Obstetrics	Pediatrics
Completed pre-capital submission to Ontario Health	Funded Mobile Mental Health Crisis Response Team 7 days/week	Explored options to support geriatric clinic	Implemented enhanced staffing model of care	Create Department of Pediatrics
Expanded Sexual Assault Domestic Violence response 24x7	Expanded crisis worker support in Emergency Department, 7 days/week	Created Integrated Care Advisory Group with Hills of Headwaters Collaborative Ontario Health Team.	Updated all level of care documentation	Restarted and expanded Pediatric Urgent Clinic
Chest Pain process review & reduced ECG to door to improve patient outcomes	Mental Health inpatients co-located on one wing for improved patient & staff experience.	Recruited geriatric physician	Implemented dedicated unit educator	Completed enhanced pediatric nursing training
Dedicated patient experience surveys	Ongoing access & advocacy for psychiatry beds	Initiated geriatric direct referrals	Implemented physician 24hr call model	
Implemented patient wait time clock online + in the ED.	Collaborate with Hills of Headwaters Collaborative Ontario Health Team on physician recruitment task force	Implemented Headwaters 2 Home program with Bayshore Healthcare's Integrated Health Care Solutions division	Began William Olser Health System level of care discussions	
Implemented Clinical Decision Unit – a short stay unit	Waypoint partnership for mental health outpatient consultation	Implement Behavioural Support role with the Alzheimer's Society	Implemented Workstations on Wheels (WoWs)	

Snapshot of Our Successes

Our team continued to deliver other significant accomplishments over the FY23-24 period.

Patient Experience	People & Culture	Planning & Strategy	Internal Systems & Processes	Community & Care Partners
Introduced new radical prostatectomy cancer procedure	Ontario Health Central West Regional Cancer program training in oncology & palliative care for nursing staff	Additional 13 beds permanently funded	Received Exemplary standing from Accreditation Canada	Developed an updated spiritual care framework with faith-based community leaders
Certified as ON Breast Assessment site by Cancer Care Ontario	Expanded Take 5 communication sessions with CEO and executive team to engage with staff and physicians	Launched \$18M SMART campaign with HHCC Foundation	Implemented new Sapphire pumps in Obstetrics, narcotic med carts, and Med Queue model in Pharmacy to enhance medication management and safety.	Launched AMPLIFI – MoH Long Term Care initiative allowing access to Meditech electronic medical health records for pt records throughout the province
Launched Pockethhealth integration for patient access to medical images	Numerous members of paramedic service recognized by Province through Exemplary Service Medals	Developed Medical Affairs Strategy and key priorities	Upgraded and expanded Philips central station systems throughout ICU, E & F Wings	Centralized surge planning across OHT partnership to raise awareness of respiratory illness across the community
Post surgery discharge phone calls supporting pt. safety and potential readmission reduction		Embedded Patient Family Advisors across 13 different depts and services influencing major projects and initiatives	Initiated a SharePoint redevelopment project to refresh our Intranet in FY24-25	Heightened community engagement and recognition (seasonal events, flag raisings, community presentations & ceremonies)
Launched oncology patient transportation supports		Government relations and provincial advocacy with MoH, AMO, ROMA and municipal delegation presentations	Numerous facility upgrades in walkways, lighting, roofing completed through \$2.7M Hospital Infrastructure Renewal Funding.	Re-invigorated our commitment to Trillium Gift of Life Network (13% higher notification rate over year prior.)
Relaunched an overwhelmingly successful Teddy Bear clinic to support pediatric patients & engage with our community.				

Clinical Priority Plan – Quadruple Aim Successes

Surgical Services	Ambulatory Care	Medicine	Paramedic Services	Clinical Support Services
Implemented process to reduce waits for surgery	Began dialysis relocation and expansion construction	Executed partnerships with hospice care	Successful Provincial Services Review complete	Installed new CT and Bone Densitometry equipment
Stabilized and expanded urology services	Reorganized current clinics for enhanced patient experience & flow	Updated family practice, hospitalist and internal medicine model of care	Increased Telecheck community referrals & poly-cultural supports	Completed digital Radiography request for proposal
Advocated for and received Surgical Innovation funding	Implemented peripherally inserted central catheter line (PICC) program at HHCC to enhance patient care and reduce patient travel.	Implemented Home First and other OHT programs	Completed palliative training	Began MRI implementation planning
Completed Surgical Pathway training for nurses	Implemented Internal Medicine urgent care clinic	Implemented personal support worker (PSW) model change in collaboration with staff and physicians.	Upgraded support systems (priority dispatch system, radios, etc.)	New lab hematology analyzers, automated blood culture system and urinalysis unit
	Expanded diabetes staffing and supports		Expanded scope of practice for treat & refer	Initiated microbiology outsourcing Implemented process for automated e-requisition processing

OUR VISION: **ONE COMMUNITY, CARING TOGETHER.**



OUR PURPOSE: **PROVIDE EXCELLENT CARE, CLOSE TO HOME.**

Empower Our People

- Attract, retain, and recognize our people
- Focus on an engaged, inclusive, safe and healthy workplace
- Enable teams to deliver high quality care with tools and resources

Get Even Better

- Use timely, evidence and data-based analysis to support decision making and enhance equitable access to care
- Advance digital health opportunities
- Continue to build for the future of our facility



Deliver Patient Centred Quality Care

- Listen to patients and families to support what's most important to them
- Build a safe, quality driven, continuous improvement culture following best practice guidelines
- Ensure population health measures inform our approach to decisions
- Promote health equity, ensuring inclusion and diversity are respected and achieved

Connect Through Partnerships

- Lead and pursue meaningful partnerships that extend our capability to support seamless, equitable and timely access to care
- Strengthen our academic partnerships
- Grow opportunities for training and development
- Use technology to enhance efficiency, safety and care

OUR FUNDAMENTALS: **Diversity, Equity & Inclusion** • **Safe & Healthy Environment** • **Technology & Innovation**

OUR STRATEGIC DIRECTIONS

Our Strategic Directions reflect the reality of delivering health care in an ever-evolving environment. They are the foundation to achieving success over the next five years.

Empower Our People

Our team is invaluable. Empowering and investing in the development, well-being, safety, and support of our people is paramount to ensure a high performing and sustainable workplace environment that delivers the best care for our patients and communities.

- Attract, retain, and recognize our people
- Focus on an engaged, inclusive, safe and healthy workplace
- Enable teams to deliver high quality care with tools and resources

Get Even Better

Continually improving systems, processes and our facility is fundamental to achieving our commitments, delivering a consistent patient experience, and ensuring operational excellence. We have a responsibility to ensure our performance meets the needs of our patients and community.

- Use timely, evidence and data-based analysis to support decision making and enhance equitable access to care
- Advance digital health opportunities
- Continue to build for the future of our facility

Deliver Patient Centred Quality Care

Pursuing continuous quality improvement is fundamental to achieving our commitments and delivering excellent patient care and experiences. Through a relentless focus on quality and safety, we will deliver quality care to be proud of.

- Listen to patients, families and caregivers to support what's most important to them
- Build a safe, quality driven, continuous improvement culture following best practice guidelines
- Ensure population health measures inform our approach to decisions
- Promote health equity, ensuring inclusion and diversity are respected and achieved

Connect Through Partnerships

Ongoing success and innovation includes collaboration and support from and with system partners. Together, we can achieve more to support delivery of the best care to our communities.

- Lead and pursue meaningful partnerships that extend our capability to support seamless, equitable and timely access to care
- Strengthen our academic partnerships
- Grow opportunities for training and development
- Use technology to enhance efficiency, safety and care

By 2029 we will:

- Be a workplace of choice for proud healthcare professionals and supporting staff
- Set and achieve job vacancy and retention rate targets that meet or exceed industry benchmarks
- Be implementing multi-year recruitment, education and retention plans
- Be working towards training targets set to ensure psychological health and safety within the workplace
- Ensure our teams more strongly reflect the community we serve
- Complete a stage 1.2 and begin a stage 1.3 Ministry of Health proposal supporting renovations and expansions to our hospital
- Be using enhanced clinical tools that are improving safety and efficiency of clinical operations with targeted adoption rates
- Achieve initial targets supporting a reduction in plant emissions as part of ongoing environmental sustainability measures
- Support an optimized health information system that includes use by community partners
- Be using 20% more virtual applications and digital platforms
- Reach top 75th percentile in Ontario Qualtrics patient satisfaction measures
- Increase patient safety culture survey rates by 10% compared to 2024
- Achieve outcomes identified in our five year clinical priority plan
- Reach a 25 member strong Patient Family Advisory Partnership, embedding members in all key organizational initiatives or program developments
- Have developed measures and demonstrate progress in care as part of our DEI fundamental commitment
- Have an increase in the number of students and medical residents at the hospital
- Reduce re-admission rates for our senior population through seamless care with our Ontario Health Team partners
- Have expanded our partnerships for access to more health and social care
- Have more timely information and data to support enhanced communications with our patients and their healthcare team

Our Values

Our values are more than just words, they define and connect us. Our values will enable us to meet our full potential and will guide us in how we work, how we behave and how we relate to our patients, families and to one another. Our values are how we show our commitment to our vision and purpose.



Kindness

- We show compassion, care and empathy
- We encourage each other
- We care for one another
- We see the person in every patient



Accountability

- We take personal responsibility for our actions and decisions
- We learn from our mistakes
- We set clear expectations for ourselves and each other
- We are transparent



Respect

- We understand interactions start with listening
- We are open, honest and act with integrity
- We treat all individuals with dignity
- We embrace diversity of people, opinions and perspectives



Teamwork

- We inspire each other to be the best we can be
- We come together to solve problems and celebrate success
- We appreciate each other's abilities and use the strength of us all
- We are better together

Our Fundamentals

Our fundamentals are our commitment to basic principles that we want Headwaters' to be known for and what we expect to provide for our patients, families, and one another. They are important principles upon which our strategic plan can depend.

Diversity, Equity & Inclusion

Everyone has the right to be treated fairly and respectfully. We embrace and respect the needs of all individuals and listen to and consider the voices of others.

Safe & Healthy Environment

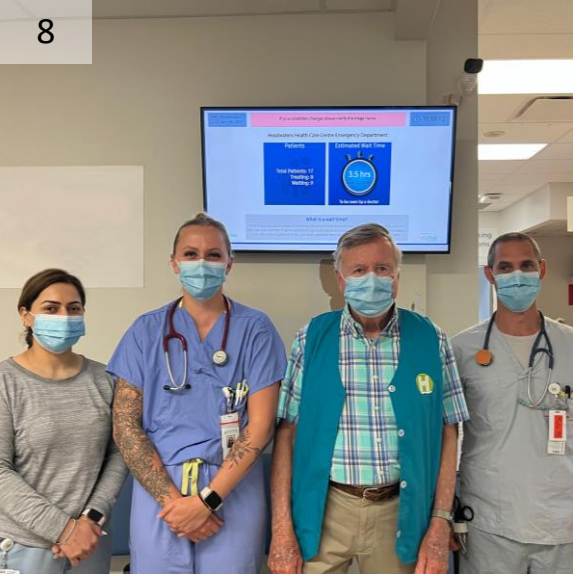
Cultivating a safe and healthy workplace, from the physical to the psychosocial elements, is an essential responsibility and commitment that we all pledge.

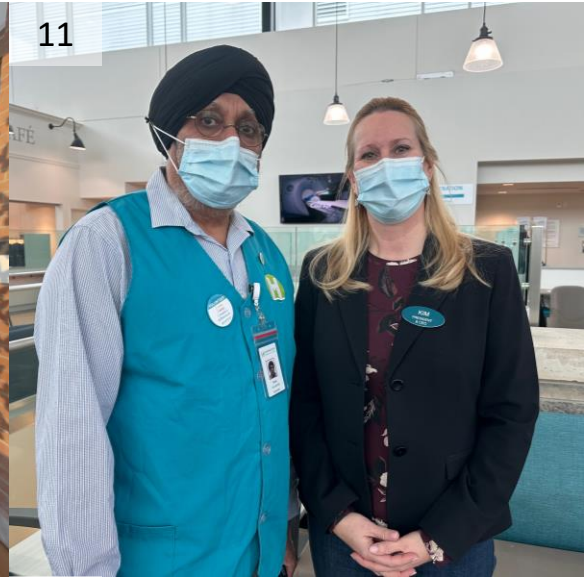
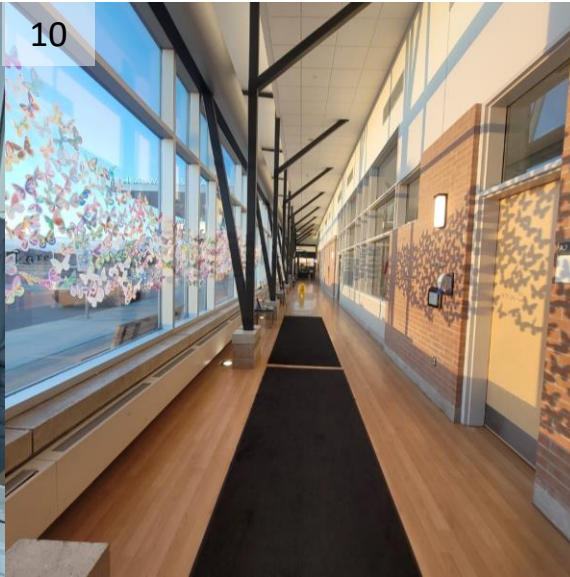
Technology & Innovation

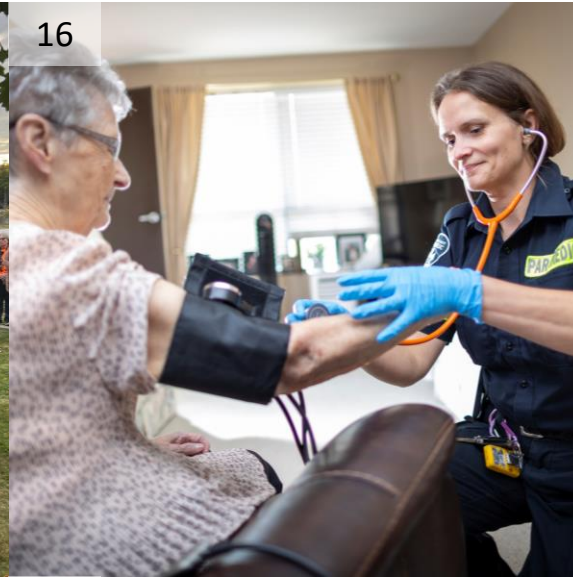
We will leverage technology and innovation through research, data and analytics, leading practice protocols, user experience and information integration leading to better outcomes.

Looking Ahead

- Focus on Clinical Priority Plan, Year 2 priorities and continued quality improvements
- People Strategy Plan, Year 2 priorities to recruit, retain, develop and recognize our people
- MRI, new X-Ray, renovated Dialysis Department etc.
- Master Planning and Master Program
- Develop our Emergency Department pre-capital activity
- Continued focus improving surgical wait times
- Continued focus on being a data-informed organization – data fuels innovation, decision-making and progress
- Partnership in Physician Recruitment Task Force
- Continued focus on our financial position and planning for the future













Be Part of Health Care in Our Community

- Encourage others to join our health care team
- Visit **headwatershealth.ca** to discover ways you can get involved
- Donate to Headwaters Health Care Foundation at **hhcfoundation.com**



For more information

Connect with us anytime:

- email **info@headwatershealth.ca**
- online at **headwatershealth.ca**
-     **@HeadwatersHCC**

We are a proud partner in the Hills of Headwaters Collaborative Ontario Health Team serving Dufferin-Caledon.

hillsofheadwaterscollaborative.ca

Photo captions

1. Neil Evans, Power Engineering/Plant Operations, after graduating Conestoga College's Power Engineering Technique certificate course.
2. Dr. Harpreet Grover, Chief of Surgery, and Dr. Peter Cino, anesthesiologist joining the holiday lunch organized by Headwaters Engagement Action and Recognition Team (HEART).
3. Volunteer Jim is joining the ED team members on the first volunteer shift back in the ED since before the COVID-19 pandemic.
4. We had an excellent turnout at our baseball tournament last summer. The tournament will be returning in 2024.
5. Members of our Diagnostic Imaging team showcasing one of our new mobile x-ray units.
6. Headwaters is certified as a Breast Assessment Centre. The recent certification was made possible through the hospital's new mammography unit, with capabilities for stereotactic 3D biopsy and tomosynthesis.
7. Terry and Sara, pictured in Oncology, were among the first nurses to successfully complete peripherally inserted central catheter line (PICC) training.
8. Members of our ED team posing in front of the new ED wait clock. The clock is now accessible both in the Emergency Department and on the Headwaters website.
9. Project team members gathered outside the dialysis unit renovation, which is well underway. This renovation will create an improved space for both patients and team members.
10. To mark National Grief & Bereavement Day in November, Headwaters collaborated with Hills of Headwaters Collaborative, Bethell Hospice, and Hospice Dufferin to host butterfly bereavement workshops. Completed butterflies were showcased in an art installation at Headwaters, honoring those we've lost.
11. President and CEO Kim Delahunt meets with Information Desk, Auxiliary volunteer Sarup.
12. Ted and Christine are two of our Auxiliary volunteers at Pulse Cafe. The cafe is entirely run by Auxiliary volunteers, with all proceeds going to various hospital needs.
13. Members of our Diagnostic Imaging team unveiling Headwaters' new replacement CT machine. As the first hospital in Canada to implement the GE HealthCare Revolution Ascend CT, the arrival of this innovative equipment demonstrates Headwaters' strategic direction, Getting even better and Continuously improving our facility and driving operational excellence, to provide better care for patients in our community.
14. Members of Headwaters Patient and Family Advisory Program. The program aims to create a collaborative and inclusive environment where the voices of patients and their families play a pivotal role in shaping healthcare services provided.
15. Garry Sault, an elder and knowledge holder from the Mississauga of the Credit First Nation, and Jeff Debosh, a fire-keeper, guided us through a Sunrise Healing Ceremony in honour of the National Day of Truth and Reconciliation.
16. Dufferin County Community Paramedic Program Secures Additional \$1.8M in Funding to Extend Vital Services to 2026. Kate Martin, Community paramedic visits client Joan Meehan who says this program has given her the confidence to continue living independently.
17. Frances Duiker, Vice President of People & Culture, HHCC stands alongside members of our community and the Dufferin County Cultural Resource Circle at the National Indigenous History Month flag raising ceremony in Orangeville.
18. Teddy Scrubs made a special appearance at the Teddy Bear Clinic. This carnival-style event allows children to bring their teddy bears or stuffed animals to the hospital for care, diagnosis, and treatment by real doctors and healthcare providers from Headwaters as part of our pediatric patient care experience.
19. Dr. Grace Wang, Vice President, Medical Affairs, Chief of Staff and Surgeon at the 2023 Teddy Bear clinic.
20. Members of our team visited Chartwell Montgomery Village Retirement Residence in Orangeville to talk about local health care with residents.
21. Thanks to generous donations, E-Wing now boasts a new mural inspired by Island Lake Conservation Area.
22. Headwaters Health Care Foundation is proud to announce the launch of Smart Headwaters, its transformative \$18 million fundraising campaign, aimed at acquiring a cutting-edge MRI machine and other vital medical technology to enhance diagnostic capabilities and elevate patient care within the community.
23. Dufferin County Paramedic Service (DCPS) members have received remarkable recognition from the Province and Canada, celebrating their outstanding contributions to Paramedicine and their unwavering commitment to excellence.



Shareholders' Meeting

**Thursday, June 27, 2024
4:00 p.m.**

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ORANGEVILLE HYDRO LIMITED

400 C Line, Orangeville, Ontario

AGENDA

ANNUAL SHAREHOLDERS' MEETING

Thursday, June 27, 2024 – 4:00 p.m.

1 Chairman's welcome and opening remarks

2 Approval of Agenda

Proposed resolution

RESOLVED the agenda as printed and circulated be approved.

3 Adoption of Minutes

Adoption of Minutes of June 15th, 2023 Annual Shareholders' Meeting.

Proposed resolution

RESOLVED that the Minutes of June 15th, 2023 Annual Shareholders' Meeting as printed and circulated be adopted.

4 Adoption of Financial Statements & Annual Report

Proposed resolution

RESOLVED that the audited financial statements for the fiscal year ended December 31, 2023, together with the report of the Board, thereon be adopted.

5 Confirmation of Bylaw No. 4

Proposed resolution

RESOLVED that the Shareholders of the Corporation confirm Bylaw No. 4.

6 Appointment of Auditors

Proposed resolution

RESOLVED that KPMG LLP be appointed as the auditors of the Corporation until the next annual meeting of the Shareholder, or until a successor is appointed at a remuneration to be fixed by the Board of Directors.

6 Adjournment

Proposed resolution

RESOLVED that there being no further business, we now adjourn.

ORANGEVILLE HYDRO LIMITED

**Minutes of an Annual Shareholders' Meeting
held at 4:00 p.m. on Wednesday, June 15, 2023
at 400 C Line, Orangeville, ON**

Present:

Shareholders:

Town of Orangeville

Mayor L. Post

Town of Grand Valley

Mayor S. Soloman

Hydro Board Members:

M. Caputi

G. DeJulio

S. Karas

R. Long

A. Macintosh

Hydro Staff:

K. Brooks, Manager of Customer Service

R. Koekkoek, President

A. Long, CFO

J. Monk, Manager of Engineering and Metering

P. Page, Lines Supervisor

Regrets:

1. The Chair, G. DeJulio, called the meeting to order at 4:01 p.m. and welcomed those in attendance.

2. **APPROVAL OF AGENDA**

Resolution 2023-01

Moved by:

Mayor S. Soloman

Seconded by:

Mayor L. Post

RESOLVED the agenda as printed and circulated be approved.

CARRIED

3. **ADOPTION OF MINUTES**

Resolution 2023-02

Moved by:

Mayor L. Post

Seconded by:

Mayor S. Soloman

RESOLVED that the Minutes of June 22nd, 2022 Annual Shareholders' Meeting as printed and circulated be adopted.

Financial Statements of

**ORANGEVILLE HYDRO
LIMITED**

And Independent Auditor's Report thereon

Year ended December 31, 2023



KPMG LLP
120 Victoria Street South
Suite 600
Kitchener, ON N2G 0E1
Canada
Telephone 519 747 8800
Fax 519 747 8811

INDEPENDENT AUDITOR'S REPORT

To the Shareholder of Orangeville Hydro Limited

Opinion

We have audited the financial statements of Orangeville Hydro Limited (the Entity), which comprise:

- the statement of financial position as at December 31, 2023
- the statement of comprehensive income for the year then ended
- the statement of changes in equity for the year then ended
- the statement of cash flows for the year then ended
- and notes to the financial statements, including a summary of material accounting policy information

(Hereinafter referred to as the "financial statements").

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Entity as at December 31, 2023 and its financial performance and its cash flows for the year then ended in accordance with IFRS Accounting Standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the "***Auditor's Responsibilities for the Audit of the Financial Statements***" section of our auditor's report.

We are independent of the Entity in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with IFRS Accounting Standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.



In preparing the financial statements, management is responsible for assessing the Entity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Entity or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Entity's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit.

We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.

The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Entity's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Entity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Entity to cease to continue as a going concern.



Page 3

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

KPMG LLP

Chartered Professional Accountants, Licensed Public Accountants

Kitchener, Canada

April 26, 2024

ORANGEVILLE HYDRO LIMITED

Statement of Financial Position

December 31, 2023, with comparative information for 2022

	2023	2022
Assets		
Current assets:		
Cash	\$ 439,680	\$ 1,595,236
Accounts receivable (note 3)	5,175,906	4,436,206
Income taxes receivable	-	172,933
Unbilled revenue	3,087,796	3,241,571
Inventory	452,655	450,531
Prepaid expenses	193,664	168,244
Total current assets	9,349,701	10,064,721
Non-current assets:		
Property, plant and equipment (note 4)	25,924,403	24,592,614
Intangible assets (note 5)	205,861	205,626
Total non-current assets	26,130,264	24,798,240
Total assets	35,479,965	34,862,961
Regulatory debit balances (note 7)	3,257,885	4,505,500
Total assets and regulatory balances	\$ 38,737,850	\$ 39,368,461

See accompanying notes to financial statements.

ORANGEVILLE HYDRO LIMITED

Statement of Financial Position (continued)

December 31, 2023, with comparative information for 2022

	2023	2022
Liabilities		
Current liabilities:		
Accounts payable and accrued liabilities (note 8)	\$ 4,995,668	\$ 6,334,443
Income taxes payable	108,890	-
Long-term debt due within one year (note 9)	3,638,054	590,827
Customer deposits	150,000	200,000
Other payables	186,292	184,341
Total current liabilities	9,078,904	7,309,611
Non-current liabilities:		
Long-term debt (note 9)	11,949,595	15,540,781
Employee future benefits (note 10)	452,416	434,474
Customer deposits	338,547	299,914
Contributions in aid of construction (note 11)	2,736,694	2,317,945
Deferred tax liability (note 6)	561,380	412,695
Total non current liabilities	16,038,632	19,005,809
Total liabilities	25,117,536	26,315,420
Equity:		
Share capital (note 12)	8,290,714	8,290,714
Accumulated other comprehensive loss	(14,964)	(14,964)
Retained earnings	4,955,843	4,317,609
	13,231,593	12,593,359
Regulatory credit balances (note 7)	388,721	459,682
Total liabilities, equity and regulatory balances	\$ 38,737,850	\$ 39,368,461

See accompanying notes to financial statements.

On behalf of the Board:

_____ Director

_____ Director

ORANGEVILLE HYDRO LIMITED

Statement of Comprehensive Income

Year ended December 31, 2023, with comparative information for 2022

	2023	2022
Revenue:		
Sale of energy (note 13)	\$ 32,072,635	\$ 31,873,671
Distribution revenue (note 13)	6,033,323	5,588,004
Other (note 13)	382,968	365,055
	<u>6,416,291</u>	<u>5,953,059</u>
	38,488,926	37,826,730
Operating expenses:		
Cost of power purchased	30,272,632	32,063,987
Operating and maintenance	1,134,731	1,164,462
Billing and collection	1,154,191	1,003,017
General and administrative	1,672,166	1,523,517
Depreciation and amortization	1,029,373	981,573
Loss on sale of property, plant and equipment and intangible assets	19,141	45,768
	<u>5,009,602</u>	<u>4,718,337</u>
	35,282,234	36,782,324
Income from operating activities	3,206,692	1,044,406
Finance costs (note 15)	(707,537)	(553,390)
Finance income (note 15)	57,217	21,878
Income before income taxes and undernoted items	2,556,372	512,894
Income tax expense (note 6)	(718,762)	(128,873)
Earnings before the undernoted items	1,837,610	384,021
Other income (expenses):		
Net movement in regulatory balances (other)	(1,176,653)	427,688
Tax on net movement in regulatory balances	351,069	(64,130)
	<u>(825,584)</u>	<u>363,558</u>
Total comprehensive income for the year	\$ 1,012,026	\$ 747,579

See accompanying notes to financial statements.

ORANGEVILLE HYDRO LIMITED

Statement of Changes in Equity

Year ended December 31, 2023, with comparative information for 2022

	Share capital	Retained earnings	Accumulated other comprehensive loss	Total
Balance at January 1, 2022	\$ 8,290,714	\$ 4,055,694	\$ (14,964)	12,331,444
Net income and net movement in regulatory balances	-	747,579	-	747,579
Dividends	-	(485,664)	-	(485,664)
Balance at December 31, 2022	\$ 8,290,714	\$ 4,317,609	\$ (14,964)	12,593,359
Balance at January 1, 2023	\$ 8,290,714	\$ 4,317,609	\$ (14,964)	12,593,359
Net income and net movement in regulatory balances	-	1,012,026	-	1,012,026
Dividends	-	(373,792)	-	(373,792)
Balance at December 31, 2023	\$ 8,290,714	\$ 4,955,843	\$ (14,964)	13,231,593

See accompanying notes to financial statements.

ORANGEVILLE HYDRO LIMITED

Statement of Cash Flows

Year ended December 31, 2023, with comparative information for 2022

	2023	2022
Cash provided by (used in):		
Operating activities:		
Net Income and net movement in regulatory balances	\$ 1,012,026	\$ 747,579
Items not involving cash:		
Depreciation and amortization	1,130,699	1,084,978
Loss on sale of property, plant and equipment and intangible assets	19,142	45,768
Net finance costs	650,320	531,512
Income tax expense	718,762	128,874
Tax on net movement in regulatory	(508,112)	64,130
Employee future benefits	17,942	15,993
Contributions received from customers revenue recognized	(73,015)	(66,847)
	2,967,764	2,551,987
Changes in non-cash operating working capital:		
Accounts receivable	(739,700)	127,338
Unbilled revenue	153,775	(437,342)
Inventory	(2,124)	(92,604)
Prepaid expenses	(25,420)	(32,740)
Accounts payable and accrued liabilities	(1,338,777)	1,418,038
Other payables	1,951	12,509
Customer deposits	(11,367)	(14,933)
	(1,961,662)	980,266
Interest paid	(707,537)	(553,390)
Interest received	57,217	21,878
Income tax recovered (paid)	62,816	(206,451)
Regulatory balances	1,333,696	(428,015)
	1,752,294	2,366,275
Financing activities:		
Repayment of long-term debt	(543,959)	(674,214)
Proceeds of long-term debt	-	3,000,000
Dividends paid	(373,792)	(485,664)
	(917,751)	1,840,122
Investing activities:		
Purchase of property, plant and equipment	(2,450,750)	(2,954,194)
Proceeds on disposal of property, plant and equipment	-	3,469
Purchase of intangible assets	(31,113)	(25,735)
Contributions received from customers	491,764	62,765
	(1,990,099)	(2,913,695)
(Decrease) increase in cash	(1,155,556)	1,292,702
Cash, beginning of year	1,595,236	302,534
Cash, end of year	\$ 439,680	\$ 1,595,236

See accompanying notes to financial statements.

ORANGEVILLE HYDRO LIMITED

Notes to Financial Statements

Year ended December 31, 2023

Reporting entity:

Orangeville Hydro Limited (the "Corporation") is a rate regulated, municipally owned hydro distribution company incorporated under the laws of Ontario, Canada. The address of the Corporation's registered office is 400 C Line, Orangeville, Ontario.

The Corporation delivers electricity and related energy services to residential and commercial customers in the Town of Orangeville and Town of Grand Valley. The Corporation is owned by the Town of Orangeville and Town of Grand Valley.

The financial statements are for the Corporation as at and for the year ended December 31, 2023.

1. Basis of presentation:

(a) Statement of compliance:

The Corporation's financial statements have been prepared in accordance with International Financial Reporting Standards ("IFRS").

The financial statements were approved by the Board of Directors on April 18, 2024.

(b) Basis of measurement:

These financial statements have been prepared on the historical cost basis, unless otherwise stated.

(c) Functional and presentation currency:

These financial statements are presented in Canadian dollars, which is the Corporation's functional currency.

(d) Use of estimates and judgments:

The preparation of financial statements in conformity with IFRS requires management to make judgments, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses and disclosure of contingent assets and liabilities. Actual results may differ from those estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized in the year in which the estimates are revised and in any future years affected.

ORANGEVILLE HYDRO LIMITED

Notes to Financial Statements (continued)

Year ended December 31, 2023

1. Basis of presentation (continued):

(d) Use of estimates and judgments (continued):

Information about assumptions and estimation uncertainties that have a significant risk of resulting in material adjustment is included in the following notes:

- (i) Note 2(b) - measurement of unbilled revenue
- (ii) Notes 4, 5 - estimation of useful lives of its property, plant and equipment and intangible assets
- (iii) Note 7 - recognition and measurement of regulatory balances
- (iv) Note 10 - measurement of defined benefit obligations: key actuarial assumptions
- (v) Note 16 - recognition and measurement of provisions and contingencies

(e) Rate regulation:

The Corporation is regulated by the Ontario Energy Board (“OEB”), under the authority granted by the Ontario Energy Board Act, 1998. Among other things, the OEB has the power and responsibility to approve or set rates for the transmission and distribution of electricity, providing continued rate protection for electricity consumers in Ontario, and ensuring that transmission and distribution companies fulfill obligations to connect and service customers. The OEB may also prescribe license requirements and conditions of service to local distribution companies (“LDCs”), such as the Corporation, which may include, among other things, record keeping, regulatory accounting principles, separation of accounts for distinct businesses, and filing and process requirements for rate setting purposes.

Rate setting

Distribution revenue

For the distribution revenue included in sale of energy, the Corporation files a “Cost of Service” (“COS”) rate application with the OEB every five years where rates are determined through a review of the forecasted annual amount of operating and capital expenditures, debt and shareholder’s equity required to support the Corporation’s business. The Corporation estimates electricity usage and the costs to service each customer class to determine the appropriate rates to be charged to each customer class. The COS application is reviewed by the OEB and interveners and rates are approved based upon this review, including any revisions resulting from that review.

The application is based on the Annual IR Index option to set rates for 2021. The Corporation was required by the OEB to apply the Annual IR Index method after deferring its COS rate application for three consecutive years. The Annual IR Index is based on inflation less the OEB’s highest stretch factor assessment of a distributor’s efficiency.

ORANGEVILLE HYDRO LIMITED

Notes to Financial Statements (continued)

Year ended December 31, 2023

1. Basis of presentation (continued):

(e) Rate regulation (continued):

As a licensed distributor, the Corporation is responsible for billing customers for electricity generated by third parties and the related costs of providing electricity service, such as transmission services and other services provided by third parties. The Corporation is required, pursuant to regulation, to remit such amounts to these third parties, irrespective of whether the Corporation ultimately collects these amounts from customers.

The Corporation last filed a COS application in October 2013 for rates effective May 1, 2014 to April 30, 2019. The Corporation received approval for a deferral of a COS application for 2023 rates. The GDP IPI-FDD for 2023 is 3.7%, the Corporation's productivity factor is nil% and the stretch factor is 0.60%, resulting in a net adjustment of 3.1% to the previous year's rates.

Electricity rates

The OEB sets electricity prices for low-volume consumers once each year based on an estimate of how much it will cost to supply the province with electricity for the next year. All remaining consumers pay the market price for electricity. The Corporation is billed for the cost of the electricity that its customers use and passes this cost on to the customer at cost without a mark-up.

2. Significant accounting policies:

The accounting policies set out below have been applied consistently in all years presented in these financial statements.

(a) Financial instruments:

At initial recognition, the Corporation measures its financial assets at fair value plus, in the case of a financial asset not at fair value through profit or loss, transaction costs that are directly attributable to the acquisition of the financial asset. Transaction costs of financial assets carried at fair value through profit or loss are expensed in profit or loss.

Subsequent measurement of the financial asset depends on the classification determined on initial recognition. Financial assets are classified as either amortized cost, fair value through other comprehensive income or fair value through profit or loss, depending on its business model for managing the financial assets and the contractual cash flow characteristics of the financial assets. Financial assets are not reclassified subsequent to their initial recognition, unless the Corporation changes its business model for managing financial assets.

ORANGEVILLE HYDRO LIMITED

Notes to Financial Statements (continued)

Year ended December 31, 2023

2. Significant accounting policies (continued):

(f) Impairment (continued):

(a) Financial instruments (continued):

Financial liabilities are initially measured at fair value, net of transaction costs incurred. They are subsequently carried at amortized cost using the effective interest rate method; any difference between the proceeds (net of transaction costs) and the redemption value is recognized as an adjustment to interest expense over the period of the borrowings.

The Corporation has not entered into derivative instruments.

Hedge accounting has not been used in the preparation of these financial statements.

Cash equivalents include short-term investments with maturities of three months or less when purchased.

(b) Revenue recognition:

Sale and distribution of electricity

The performance obligations for the sale and distribution of electricity are recognized over time using an output method to measure the satisfaction of the performance obligation. The value of the electricity services transferred to the customer is determined on the basis of cyclical meter readings plus estimated customer usage since the last meter reading date to the end of the year and represents the amount that the Corporation has the right to bill. Revenue includes the cost of electricity supplied, distribution, and any other regulatory charges. The related cost of power is recorded on the basis of power used.

For customer billings related to electricity generated by third parties and the related costs of providing electricity service, such as transmission services and other services provided by third parties, the Corporation has determined that it is acting as a principal for these electricity charges and, therefore, has presented electricity revenue on a gross basis.

Capital contributions

Developers are required to contribute towards the capital cost of construction of distribution assets in order to provide ongoing service. The developer is not a customer and therefore the contributions are scoped out of IFRS 15 Revenue from Contracts with Customers. Cash contributions, received from developers are recorded as deferred revenue. When an asset other than cash is received as a capital contribution, the asset is initially recognized at its fair value, with a corresponding amount recognized as deferred revenue. The deferred revenue, which represents the Corporation's obligation to continue to provide the customers access to the supply of electricity, is amortized to income on a straight-line basis over the useful life of the related asset.

ORANGEVILLE HYDRO LIMITED

Notes to Financial Statements (continued)

Year ended December 31, 2023

2. Significant accounting policies (continued):

(b) Revenue recognition (continued):

Certain customers are also required to contribute towards the capital cost of construction of distribution assets in order to provide ongoing service. These contributions fall within the scope of IFRS 15 Revenue from Contracts with Customers. The contributions are received to obtain a connection to the distribution system in order to receive ongoing access to electricity. The Corporation has concluded that the performance obligation is the supply of electricity over the life of the relationship with the customer which is satisfied over time as the customer receives and consumes the electricity. Revenue is recognized on a straight-line basis over the useful life of the related asset.

Other revenue

Revenue earned from the provision of services is recognized as the service is rendered.

Government grants and the related performance incentive payments under CDM programs are recognized as revenue in the year when there is reasonable assurance that the program conditions have been satisfied and the payment will be received.

(c) Inventory:

Inventory, the majority of which is consumed by the Corporation in the provision of its services, is valued at the lower of cost and net realizable value, with cost being determined on an average cost basis, and includes expenditures incurred in acquiring the materials and supplies and other costs incurred in bringing them to their existing location and condition.

(d) Property, plant and equipment:

Items of property, plant and equipment ("PP&E") used in rate-regulated activities and acquired prior to January 1, 2015 are measured at the deemed cost (carrying value as elected under IFRS 1) established on the transition date, less accumulated depreciation. All other items of PP&E are measured at cost, or, where the item is contributed by customers, its fair value, less accumulated depreciation.

Cost includes expenditures that are directly attributable to the acquisition of the asset. The cost of self-constructed assets includes contracted services, materials and transportation costs, direct labour, overhead costs, borrowing costs and any other costs directly attributable to bringing the asset to a working condition for its intended use.

Borrowing costs on qualifying assets are capitalized as part of the cost of the asset based upon the weighted average cost of debt incurred on the Corporation's borrowings. Qualifying assets are considered to be those that take in excess of 12 months to construct.

ORANGEVILLE HYDRO LIMITED

Notes to Financial Statements (continued)

Year ended December 31, 2023

2. Significant accounting policies (continued):

(d) Property, plant and equipment (continued):

When parts of an item of PP&E have different useful lives, they are accounted for as separate items (major components) of PP&E.

When items of PP&E are retired or otherwise disposed of, a gain or loss on disposal is determined by comparing the proceeds from disposal, if any, with the carrying amount of the item and is included in profit or loss.

Major spare parts and standby equipment are recognized as items of PP&E.

The cost of replacing a part of an item of PP&E is recognized in the net book value of the item if it is probable that the future economic benefits embodied within the part will flow to the Corporation and its cost can be measured reliably. In this event, the replaced part of PP&E is written off, and the related gain or loss is included in profit or loss. The costs of the day-to-day servicing of PP&E are recognized in profit or loss as incurred.

The need to estimate the decommissioning costs at the end of the useful lives of certain assets is reviewed periodically. The Corporation has concluded it does not have any legal or constructive obligation to remove PP&E.

Depreciation is calculated to write off the cost of items of PP&E using the straight-line method over their estimated useful lives, and is generally recognized in profit or loss. Depreciation methods, useful lives, and residual values are reviewed at each reporting date and adjusted prospectively if appropriate. Land is not depreciated. Construction-in-progress assets are not depreciated until the project is complete and the asset is available for use.

The estimated useful lives are as follows:

Asset	Rate
Buildings	20-60 years
Distribution equipment	15-60 years
Vehicles	8-15 years
Other tools and equipment	10-60 years
Computer equipment	5 years

ORANGEVILLE HYDRO LIMITED

Notes to Financial Statements (continued)

Year ended December 31, 2023

2. Significant accounting policies (continued):

(e) Intangible assets:

Intangible assets used in rate-regulated activities and acquired prior to January 1, 2015 are measured at deemed cost (carrying value as elected under IFRS 1) established on the transition date, less accumulated amortization. All other intangible assets are measured at cost.

Computer software that is acquired or developed by the Corporation after January 1, 2015, including software that is not integral to the functionality of equipment purchased which has finite useful lives, is measured at cost less accumulated amortization.

Payments to obtain rights to access land ("land rights") are classified as intangible assets. These include payments made for easements, right of access and right of use over land for which the Corporation does not hold title. Land rights are measured at cost. Management has determined that land rights have an indefinite life. Land rights are tested for impairment when events or circumstances indicate their carrying amount exceeds their fair value. As at December 31, 2023, management has not identified any events or circumstances indicating that land rights are impaired.

Amortization is recognized in profit or loss on a straight-line basis over the estimated useful lives of intangible assets from the date that they are available for use. Amortization methods and useful lives of all intangible assets are reviewed at each reporting date and adjusted prospectively if appropriate. The estimated useful lives are:

Asset	Rate
Computer software	5 years

ORANGEVILLE HYDRO LIMITED

Notes to Financial Statements (continued)

Year ended December 31, 2023

2. Significant accounting policies (continued):

(f) Impairment:

(i) Financial assets measured at amortized cost:

A loss allowance for expected credit losses on financial assets measured at amortized cost is recognized at the reporting date. The loss allowance is measured at an amount equal to the lifetime expected credit losses for the asset.

(ii) Non-financial assets:

The carrying amounts of the Corporation's non-financial assets, other than materials and supplies and deferred tax assets, are reviewed at each reporting date to determine whether there is any indication of impairment. If any such indication exists, then the asset's recoverable amount is estimated.

For the purpose of impairment testing, assets are grouped together into the smallest group of assets that generates cash inflows from continuing use that are largely independent of the cash inflows of other assets or groups of assets (the "cash-generating unit" or "CGU"). The recoverable amount of an asset or CGU is the greater of its value in use and its fair value less costs to sell. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset.

An impairment loss is recognized if the carrying amount of an asset or its CGU exceeds its estimated recoverable amount. Impairment losses are recognized in profit or loss.

An impairment loss is reversed only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortization, if no impairment loss had been recognized.

(g) Customer deposits:

Customer deposits represent cash deposits from electricity distribution customers and retailers to guarantee the payment of energy bills. Interest is paid on customer deposits.

Deposits are refundable to customers who demonstrate an acceptable level of credit risk as determined by the Corporation in accordance with policies set out by the OEB or upon termination of their electricity distribution service.

ORANGEVILLE HYDRO LIMITED

Notes to Financial Statements (continued)

Year ended December 31, 2023

2. Significant accounting policies (continued):

(h) Provisions:

A provision is recognized if, as a result of a past event, the Corporation has a present legal or constructive obligation that can be estimated reliably, and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability.

(i) Regulatory balances:

Regulatory deferral account debit balances represent costs incurred in excess of amounts billed to the customer at OEB approved rates. Regulatory deferral account credit balances represent amounts billed to the customer at OEB approved rates in excess of costs incurred by the Corporation.

Regulatory deferral account debit balances are recognized if it is probable that future billings in an amount at least equal to the deferred cost will result from inclusion of that cost in allowable costs for rate-making purposes. The offsetting amount is recognized in net movement in regulatory balances in profit or loss or OCI. When the customer is billed at rates approved by the OEB for the recovery of the deferred costs, the customer billings are recognized in revenue. The regulatory deferral debit balance is reduced by the amount of these customer billings with the offset to net movement in regulatory balances in profit or loss or OCI.

The probability of recovery of the regulatory deferral debit account balances is assessed annually based upon the likelihood that the OEB will approve the change in rates to recover the balance. The assessment of likelihood of recovery is based upon previous decisions made by the OEB for similar circumstances, policies or guidelines issued by the OEB, etc. Any resulting impairment loss is recognized in profit or loss in the year incurred. When the Corporation is required to refund amounts to ratepayers in the future, the Corporation recognizes a regulatory deferral account credit balance. The offsetting amount is recognized in net movement in regulatory balances in profit or loss or OCI. The amounts returned to the customers are recognized as a reduction of revenue. The regulatory deferral credit balance is reduced by the amount of these customer repayments with the offset to net movement in regulatory balances in profit or loss or OCI.

ORANGEVILLE HYDRO LIMITED

Notes to Financial Statements (continued)

Year ended December 31, 2023

2. Significant accounting policies (continued):

(j) Post-employment benefits:

(i) Pension plan

The Corporation provides a pension plan for all its full-time employees through Ontario Municipal Employees Retirement System (“OMERS”). OMERS is a multi-employer pension plan which operates as the Ontario Municipal Employees Retirement Fund (“the Fund”), and provides pensions for employees of Ontario municipalities, local boards and public utilities. The Fund is a contributory defined benefit pension plan, which is financed by equal contributions from participating employers and employees, and by the investment earnings of the Fund. To the extent that the Fund finds itself in an under-funded position, additional contribution rates may be assessed to participating employers and members.

OMERS is a defined benefit plan. However, as OMERS does not segregate its pension asset and liability information by individual employers, there is insufficient information available to enable the Corporation to directly account for the plan. Consequently, the plan has been accounted for as a defined contribution plan. The Corporation is not responsible for any other contractual obligations other than the contributions. Obligations for contributions to defined contribution pension plans are recognized as an employee benefit expense in profit or loss when they are due.

(ii) Post-employment benefits, other than pension

The Corporation provides some of its retired employees with life insurance and medical benefits beyond those provided by government sponsored plans.

The obligations for these post-employment benefit plans are actuarially determined by applying the projected unit credit method and reflect management’s best estimate of certain underlying assumptions. Remeasurements of the net defined benefit obligations, including actuarial gains and losses and the return on plan assets (excluding interest), are recognized immediately in other comprehensive income. When the benefits of a plan are improved, the portion of the increased benefit relating to past service by employees is recognized immediately in profit or loss.

(k) Leased assets:

At inception of a contract, the Company assesses whether a contract is, or contains, a lease. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

For leases and contracts that contain a lease, the Corporation recognizes a right-of-use asset and a lease liability at the lease commencement date. The right-of-use asset is initially measured at cost which comprises the initial amount of the lease liability adjusted

ORANGEVILLE HYDRO LIMITED

Notes to Financial Statements (continued)

Year ended December 31, 2023

2. Significant accounting policies (continued):

(k) Leased assets (continued):

for any lease payments made at or before the commencement date, plus any initial direct costs incurred and an estimate of costs to dismantle and remove the underlying asset or to restore the underlying asset or the site on which it is located, less any lease incentives received.

The right-of-use asset is subsequently depreciated using the straight-line method from the commencement date to the earlier of the end of the useful life of the right-of-use asset or the end of the lease term. The estimated useful lives of right-of-use assets are determined on the same basis as those of property, plant and equipment. Subsequent to initial recognition, the right-of-use asset is recognized at cost less any accumulated depreciation and any accumulated impairment losses, adjusted for certain remeasurements of the corresponding lease liability.

The lease liability is initially measured at the present value of lease payments plus the present value of lease payments that are not paid at the commencement date, discounted using the interest rate implicit in the lease, or if that rate cannot be readily determined, the Corporation's incremental borrowing rate.

The lease liability is subsequently measured at amortized cost using the effective interest method. It is remeasured when there is a change in future lease payments arising from a change in an index or rate, if there is a change in the Corporation's estimate of the amount expected to be payable under a residual value guarantee, or if the Corporation changes its assessment of whether it will exercise a purchase, extension or termination option. When the lease liability is remeasured in this way, a corresponding adjustment is made to the carrying amount of the right-of-use asset, or is recorded in profit or loss if the carrying amount of the right-of-use asset has been reduced to zero.

Short-term leases and low value assets

The Corporation has elected not to recognize right-of-use assets and lease liabilities for short-term leases that have a lease term of 12 months or less and leases of low-value assets. The Corporation recognizes the lease payments associated with these leases as an expense on a straight-line basis over the lease term.

(l) Finance income and finance costs:

Finance income is recognized as it accrues in profit or loss, using the effective interest method. Finance income comprises interest earned on cash.

Finance costs comprise interest expense on borrowings and net interest expense on post-employment benefits. Finance costs are recognized in profit or loss unless they are capitalized as part of the cost of qualifying assets.

ORANGEVILLE HYDRO LIMITED

Notes to Financial Statements (continued)

Year ended December 31, 2023

2. Significant accounting policies (continued):

(m) Income taxes:

The income tax expense comprises current and deferred tax. Income tax expense is recognized in profit or loss except to the extent that it relates to items recognized directly in equity, in which case, it is recognized in equity.

The Corporation is currently exempt from taxes under the Income Tax Act (Canada) and the Ontario Corporations Tax Act (collectively the "Tax Acts"). Under the Electricity Act, 1998, the Corporation makes payments in lieu of corporate taxes to the Ontario Electricity Financial Corporation ("OEFC"). These payments are calculated in accordance with the rules for computing taxable income and taxable capital and other relevant amounts contained in the Tax Acts as modified by the Electricity Act, 1998, and related regulations. Prior to October 1, 2001, the Corporation was not subject to income or capital taxes. Payments in lieu of taxes are referred to as income taxes.

Current tax comprises the expected tax payable or receivable on the taxable income or loss for the year, using tax rates enacted or substantively enacted at the reporting date, and any adjustment to tax payable in respect of previous years.

Deferred tax is recognized in respect of temporary differences between the tax basis of assets and liabilities and their carrying amounts for accounting purposes. Deferred tax assets are recognized for unused tax losses, unused tax credits and deductible temporary differences to the extent that it is probable that future taxable profits will be available against which they can be used. Deferred tax is measured at the tax rates that are expected to be applied to temporary differences when they reverse, using tax rates enacted or substantively enacted, at the reporting date.

3. Accounts receivable:

	2023	2022
Trade customer accounts receivable	\$ 4,729,298	\$ 4,024,710
Other receivables	481,608	446,496
Provision uncollectible accounts	(35,000)	(35,000)
	<u>\$ 5,175,906</u>	<u>\$ 4,436,206</u>

ORANGEVILLE HYDRO LIMITED

Notes to Financial Statements (continued)

Year ended December 31, 2023

4. Property, plant and equipment:

	Land and buildings	Distribution equipment	Other fixed assets	Construction- in-progress	Total
<i>Cost of deemed cost</i>					
Balance at January 1, 2023	\$ 2,156,960	\$ 28,414,271	\$ 1,697,003	\$ 35,065	\$ 32,303,299
Additions	67,168	2,393,013	25,636	-	2,485,817
Disposals/ retirements	-	(25,979)	-	(35,065)	(61,044)
Balance at December 31, 2023	\$ 2,224,128	\$ 30,781,305	\$ 1,722,639	\$ -	\$ 34,728,072
Balance at January 1, 2022	\$ 2,118,927	\$ 25,626,322	\$ 1,644,441	\$ 38,149	\$ 29,427,839
Additions	38,033	2,845,006	71,155	-	2,954,194
Transfers	-	3,084	-	(3,084)	-
Disposals/ retirements	-	(60,141)	(18,593)	-	(78,734)
Balance at December 31, 2022	\$ 2,156,960	\$ 28,414,271	\$ 1,697,003	\$ 35,065	\$ 32,303,299
<i>Accumulated depreciation</i>					
Balance at January 1, 2023	\$ 721,205	\$ 6,012,334	\$ 977,146	\$ -	\$ 7,710,685
Depreciation	72,980	889,865	141,267	-	1,104,112
Disposals	-	(11,128)	-	-	(11,128)
Balance at December 31, 2023	\$ 794,185	\$ 6,891,071	\$ 1,118,413	\$ -	\$ 8,803,669
Balance at January 1, 2022	\$ 643,009	\$ 5,195,681	\$ 846,045	\$ -	\$ 6,684,735
Depreciation	78,196	836,099	141,889	-	1,056,184
Disposals	-	(19,446)	(10,788)	-	(30,234)
Balance at December 31, 2022	\$ 721,205	\$ 6,012,334	\$ 977,146	\$ -	\$ 7,710,685
<i>Carrying amounts</i>					
At December 31, 2023	\$ 1,429,943	\$ 23,890,234	\$ 604,226	\$ -	\$ 25,924,403
At December 31, 2022	1,435,755	22,401,937	719,857	35,065	24,592,614

ORANGEVILLE HYDRO LIMITED

Notes to Financial Statements (continued)

Year ended December 31, 2023

5. Intangible assets:

	Computer software	Land rights	Total
<i>Cost of deemed cost</i>			
Balance at January 1, 2023	\$ 271,373	\$ 139,807	\$ 411,180
Additions	31,113	-	31,113
Disposals	(18,225)	-	(18,225)
Balance at December 31, 2023	\$ 284,261	\$ 139,807	\$ 424,068
Balance at January 1, 2022	\$ 289,164	\$ 139,807	\$ 428,971
Additions	25,735	-	25,735
Disposals	(43,526)	-	(43,526)
Balance at December 31, 2022	\$ 271,373	\$ 139,807	\$ 411,180
<i>Accumulated amortization</i>			
Balance at January 1, 2023	\$ 205,554	\$ -	\$ 205,554
Amortization	26,588	-	26,588
Disposals	(13,935)	-	(13,935)
Balance at December 31, 2023	\$ 218,207	\$ -	\$ 218,207
Balance at January 1, 2022	\$ 219,549	\$ -	\$ 219,549
Amortization	28,794	-	28,794
Disposals	(42,789)	-	(42,789)
Balance at December 31, 2022	\$ 205,554	\$ -	\$ 205,554
<i>Carrying amounts</i>			
At December 31, 2023	\$ 66,054	\$ 139,807	\$ 205,861
At December 31, 2022	65,819	139,807	205,626

ORANGEVILLE HYDRO LIMITED

Notes to Financial Statements (continued)

Year ended December 31, 2023

6. Income tax expense:

Current tax expense (recovery):

	2023	2022
Current tax expense (recovery)	\$ 570,077	\$ (41,901)
Deferred tax expense	148,685	170,774
Income tax expense	\$ 718,762	\$ 128,873

Reconciliation of effective tax rate:

	2023	2022
Income before taxes	\$ 2,556,372	\$ 512,894
Statutory income tax rates	26.5 %	26.5 %
Expected tax provision on income at statutory rates	\$ 677,439	\$ 135,917
Increase (decrease) in income taxes resulting from:		
Permanent differences	3,957	626
Other	(2,514)	-
Adjustment for prior years	39,880	(7,670)
Income tax expense	\$ 718,762	\$ 128,873

Significant components of the Corporation's deferred tax balances:

	2023	2022
Deferred tax assets (liabilities):		
Property, plant and equipment	\$ (690,611)	\$ (536,545)
Post-employment benefits	119,890	115,136
Other	9,341	8,714
	\$ (561,380)	\$ (412,695)

ORANGEVILLE HYDRO LIMITED

Notes to Financial Statements (continued)

Year ended December 31, 2023

7. Regulatory account balances:

Reconciliation of the carrying amount for each class of regulatory balances:

Regulatory deferral account debit balances	January 1, 2023	Additions	Recovery/ reversal	December 31, 2023	Remaining recovery/ reversal years
Retail settlement variances	\$ 3,613,156	\$ (477,643)	\$ (1,050,739)	\$ 2,084,774	-
IFRS transition	168,651	7,407	-	176,058	-
Regulatory variances disposition	306,945	31,071	-	338,016	-
Deferred income tax	414,450	147,062	-	561,512	-
Other	2,298	36,790	58,437	97,525	-
	\$ 4,505,500	\$ (255,313)	\$ (992,302)	\$ 3,257,885	

Regulatory deferral account debit balances	January 1, 2022	Additions	Recovery/ reversal	December 31, 2022	Remaining recovery/ reversal years
Retail settlement variances	\$ 3,149,419	\$ 1,606,387	\$ (1,142,650)	\$ 3,613,156	-
IFRS transition	165,840	2,811	-	168,651	-
Regulatory variances disposition	373,502	-	(66,557)	306,945	-
Deferred income tax	241,987	172,463	-	414,450	-
Other	1,939	359	-	2,298	-
	\$ 3,932,687	\$ 1,782,020	\$ (1,209,207)	\$ 4,505,500	

ORANGEVILLE HYDRO LIMITED

Notes to Financial Statements (continued)

Year ended December 31, 2023

7. Regulatory account balances (continued):

Regulatory deferral account credit balances	January 1, 2023	Additions	Recovery/ reversal	December 31, 2023	Remaining recovery/ reversal years
Retail settlement variances \$	- \$	740,633 \$	(740,633) \$	-	-
Change in asset useful lives	20,093	-	-	20,093	-
Other	439,589	(129,398)	58,437	368,628	-
	\$ 459,682	\$ 611,235	\$ (682,196)	\$ 388,721	

Regulatory deferral account credit balances	January 1, 2022	Additions	Recovery/ reversal	December 31, 2022	Remaining recovery/ reversal years
Retail settlement variances \$	(55,560) \$	- \$	55,560 \$	-	-
Change in asset useful lives	20,093	-	-	20,093	-
Other	350,351	89,238	-	439,589	-
	\$ 314,884	\$ 89,238	\$ 55,560	\$ 459,682	

The regulatory balances are recovered or settled through rates approved by the OEB which are determined using estimates of future consumption of electricity by its customers. Future consumption is impacted by various factors including the economy and weather. The Corporation has received approval from the OEB to establish its regulatory balances.

Settlement of the Group 1 deferral accounts is done on an annual basis through application to the OEB. An application has been approved on an interim basis by the OEB to recover \$1,231,694 for the Group 1 deferral accounts for the 2023 rate application. The OEB requires the Corporation to estimate its income taxes when it files a COS application to set its rates. As a result, the Corporation has recognized a regulatory deferral account for the amount of deferred taxes that will ultimately be recovered from/paid back to its customers. This balance will fluctuate as the Corporation's deferred tax balance fluctuates.

Regulatory balances attract interest at OEB prescribed rates, which are based on Bankers' Acceptances three-month rate plus a spread of 25 basis points. In 2023, the rate ranged from 4.73% to 5.39% (2022 - 0.57% to 3.87%).

ORANGEVILLE HYDRO LIMITED

Notes to Financial Statements (continued)

Year ended December 31, 2023

8. Accounts payable and accrued liabilities:

	2023	2022
Accounts payable – energy purchases	\$ 2,378,347	\$ 3,762,569
Water and sewer charges payable	892,810	984,737
Other	1,724,511	1,587,137
	<u>\$ 4,995,668</u>	<u>\$ 6,334,443</u>

9. Long-term debt:

	2023	2022
TD Bank term loan payable, interest at 4.87%, payable in monthly instalments of \$16,642, due 2027	\$ 1,979,893	\$ 2,080,483
TD Bank term loan payable, interest at 5.07%, payable in monthly instalments of \$10,284 plus interest, due 2027	2,282,979	2,402,778
TD Bank term loan payable, interest at 3.54%, payable in monthly instalments of \$18,366, due 2024	3,183,994	3,289,652
TD Bank term loan payable, interest at 3.60%, payable in monthly instalments of \$10,118, due 2027	1,617,684	1,679,654
TD Bank term loan payable, interest at 4.20%, payable in monthly instalments of \$10,780, due 2029	1,748,342	1,803,027
TD Bank term loan payable, interest at 2.58%, payable in monthly instalments of \$4,409, due 2025	887,208	916,809
TD Bank term loan payable, interest at 3.62%, payable in monthly instalments of \$5,071, due 2031	946,894	972,961
TD Bank term loan payable, interest at 4.92%, payable in monthly instalments of \$15,961, due 2027	2,940,655	2,986,244
	<u>15,587,649</u>	<u>16,131,608</u>
Less current portion of long-term debt	3,638,054	590,827
	<u>\$ 11,949,595</u>	<u>\$ 15,540,781</u>

The TD Bank term loans holds as security a general security agreement representing a first charge on all assets and undertakings of the Corporation and assignment of general liability insurance for the Corporation.

The agreement with respect to the TD Bank term loans contain certain covenants regarding (i) leverage, (ii) liquidity, (iii) change in status of business, (iv) change in ownership, and (v) limitations on additional debt and encumbrance of assets.

ORANGEVILLE HYDRO LIMITED

Notes to Financial Statements (continued)

Year ended December 31, 2023

9. Long-term debt (continued):

The agreement with TD Bank also contains financial covenants that require the Corporation to maintain a maximum debt to capital ratio of 0.60 to 1 and a minimum debt service coverage ratio of 1.20x to be tested and calculated on a quarterly basis. The Corporation is in compliance with these covenants as at December 31, 2023.

Principal repayments are due as follows:

2024	\$ 3,638,054
2025	469,479
2026	1,278,114
2027	7,863,819
2028	98,391
Thereafter	2,239,792
	<hr/>
	\$ 15,587,649

10. Post-employment benefits:

(a) OMERS pension plan:

The Corporation provides a pension plan for its employees through OMERS. The plan is a multi-employer, contributory defined pension plan with equal contributions by the employer and its employees. In 2023, the Corporation made employer contributions of \$197,916 to OMERS (2022 - \$196,157), of which has been recognized in profit or loss. The Corporation estimates that a contribution of \$220,683 to OMERS will be made during the next fiscal year.

As at December 31, 2023, OMERS had approximately 600,000 members, of whom 20 are current employees of the Corporation. The most recently available OMERS annual report is for the year ended December 31, 2023, which reported that the plan was 97% funded, with an unfunded liability of \$4.2 billion. This unfunded liability is likely to result in future payments by participating employers and members.

ORANGEVILLE HYDRO LIMITED

Notes to Financial Statements (continued)

Year ended December 31, 2023

10. Post-employment benefits (continued):

(b) Post-employment benefits other than pension:

The Corporation pays certain medical and life insurance benefits on behalf of some of its retired employees. The Corporation recognizes these post-employment benefits in the year in which employees' services were rendered. The Corporation is recovering its post-employment benefits in rates based on the expense and remeasurements recognized for post-employment benefit plans.

Reconciliation of the obligation	2023	2022
Defined benefit obligation, beginning of year	\$ 434,474	\$ 418,481
Included in profit or loss:		
Current service cost	18,316	18,704
Interest cost	12,554	12,265
	30,870	30,969
Benefits paid	465,344 (12,928)	449,450 (14,976)
	\$ 452,416	\$ 434,474
Actuarial assumptions	2023	2022
Discount (interest) rate	3.00 %	3.00 %
Medical costs	4.90 %	4.70 %
Dental costs	5.10 %	4.90 %

A 1% increase in the assumed discount rate would result in the defined benefit obligation decreasing by \$65,200. A 1% decrease in the assumed discount rate would result in the defined benefit obligation increasing by \$88,900.

ORANGEVILLE HYDRO LIMITED

Notes to Financial Statements (continued)

Year ended December 31, 2023

11. Contributions in aid of construction:

	2023	2022
Contributions in aid of construction, beginning of year	\$ 2,317,945	\$ 2,322,027
Contributions in aid of construction received	491,764	62,765
Contributions in aid of construction recognized as other revenue	(73,015)	(66,847)
	\$ 2,736,694	\$ 2,317,945

12. Share capital:

	2023	2022
Authorized:		
Unlimited number of common shares		
Issued:		
1,000 common shares	\$ 8,290,714	\$ 8,290,714

13. Revenues:

	2023	2022
Collection and other service charges	\$ 87,655	\$ 109,846
Water and sewer billing services	77,348	23,856
Rent	85,895	95,173
Other	132,070	136,180
Total other revenue	\$ 382,968	\$ 365,055

ORANGEVILLE HYDRO LIMITED

Notes to Financial Statements (continued)

Year ended December 31, 2023

13. Revenues (continued):

In the following table, sale of energy and distribution revenue is disaggregated by type of customer.

	2023	2022
Residential	\$ 15,929,952	\$ 16,070,700
Commercial	21,853,827	21,078,046
Other	322,179	312,929
	<u>\$ 38,105,958</u>	<u>\$ 37,461,675</u>

14. Employee salaries and benefits:

	2023	2022
Salaries, wages and benefits	\$ 2,034,639	\$ 2,031,014
CPP and EI remittances	82,366	81,677
Contributions to OMERS	197,916	196,157
	<u>\$ 2,314,921</u>	<u>\$ 2,308,848</u>

15. Finance income and costs:

	2023	2022
Finance income:		
Interest income on bank deposits	\$ 57,217	\$ 21,878
Finance costs:		
Interest expense on long-term debt	(669,429)	(540,321)
Interest expense on customer deposits	(38,108)	(13,069)
	<u>(707,537)</u>	<u>(553,390)</u>
Net finance costs recognized in profit or loss	<u>\$ (650,320)</u>	<u>\$ (531,512)</u>

ORANGEVILLE HYDRO LIMITED

Notes to Financial Statements (continued)

Year ended December 31, 2023

16. Commitments and contingencies:

Cornerstone Hydro Electric Concepts ("CHEC"):

CHEC is an association of fifteen LDCs modelled after a co-operative to share resources and proficiencies (note 17).

The Corporation may terminate its membership at any time upon the following terms:

- (a) giving written notice 60 days in advance of termination; and
- (b) by making a prepayment in full of the balance of its contract service costs to CHEC. The amount of prepayment cost shall be the total cost which the Corporation would have paid over the three year term of the agreement less amounts already paid by it to the date of the termination. The current three year term for CHEC commitment goes to December 31, 2026. The prepayment cost of termination is a settlement of the Corporation's obligation under the agreement by reason of termination of its membership before the expiry of the term. The amount is liquidated damages and not a penalty for early termination and is intended to leave the remaining members in the same position as if the Corporation had not terminated the agreement. As at December 31, 2023, the obligation to CHEC includes the 2024 to 2026 membership dues of approximately \$48,000 per year, \$144,000 total.

Utility Collaborative Services Inc. ("UCS"):

The Corporation has the right to redeem its shares in UCS (note 17) by retraction upon the following terms:

- (a) notice of such retraction shall be given 120 days prior to the effective date; and
- (b) a redemption fee shall be paid equal to the previous three years' worth of average purchases from UCS for services or products; or in alternative to paying such fees, the Corporation may elect in writing to provide three years' written notice of the retraction, provided that the Corporation continues to receive services at the same or greater average volume as those received at the time the notice was given.

General Liability Insurance:

The Corporation is a member of the Municipal Electric Association Reciprocal Insurance Exchange ("MEARIE"). MEARIE is a pooling of public liability insurance risks of many of the LDCs in Ontario. All members of the pool are subjected to assessment for losses experienced by the pool for the years in which they were members, on a pro-rata basis based on the total of their respective service revenues. As at December 31, 2023, no assessments have been made.

ORANGEVILLE HYDRO LIMITED

Notes to Financial Statements (continued)

Year ended December 31, 2023

17. Related party transactions:

(a) Parents and ultimate controlling party:

The common shares of Orangeville Hydro Limited are owned by the Town of Orangeville and Town of Grand Valley, the ultimate parents.

(b) Outstanding balances with related parties:

	2023	2022
Town of Orangeville - receivable	\$ 137,044	\$ 98,507
Town of Grand Valley - receivable	7,686	-
Town of Orangeville - payable	(860,836)	-
Town of Grand Valley - payable	(31,974)	-
	\$ (748,080)	\$ 98,507

(c) Transactions with ultimate parents:

The Corporation provides water and sewage billing and collection services to the customers of the Town of Orangeville and Town of Grand Valley, as well as supplying street light energy and street lighting maintenance services to the Town of Orangeville and Town of Grand Valley. Revenue includes \$455,854 (2022 - \$437,854) from the Town of Orangeville and \$39,357 (2022 - \$34,172) from the Town of Grand Valley for these services.

The Corporation delivers electricity to the Town of Orangeville and Town of Grand Valley throughout the year for the electricity needs of the Towns and its related organizations. Electricity delivery charges are at prices and under terms approved by the OEB. The Corporation also provides additional services to the Towns, including streetlight maintenance services, sentinel lights and water and waste water billing and customer care services.

ORANGEVILLE HYDRO LIMITED

Notes to Financial Statements (continued)

Year ended December 31, 2023

17. Related party transactions (continued):

(d) Transactions with related parties:

The Corporation paid \$71,668 (2022 - \$58,306) in membership fees and shared GIS services to Cornerstone Hydro Electric Concepts Association Inc. (CHEC). CHEC is an association of fifteen electricity distribution utilities modeled after a cooperative to share resources and proficiencies.

The Corporation owns 100 common shares, at a cost of \$100, in Utility Collaborative Services Inc. (UCS) which represents a 10% interest. At the time of purchase, due to the immaterial amount, the investment was expensed. The Corporation paid \$211,490 (2022 - \$216,969) in fees to UCS. UCS offers standards-based back office services and the collaboration allows leverage in the reduction of costs for items such as information technology hosting and software licensing.

(e) Key management personnel:

The key management personnel of the Corporation have been defined as members of its board of directors and executive management team members. The compensation paid during the year is \$510,296 (2022 - \$491,943).

18. Financial instruments and risk management:

Fair value disclosure:

The carrying values of cash, accounts receivable, unbilled revenue, due from/to related parties and accounts payable and accrued liabilities approximate fair value because of the short maturity of these instruments. The carrying value of the customer deposits approximates fair value because the amounts are payable on demand.

The fair value of the TD Bank long-term debt at December 31, 2023 is \$15,246,217. The fair value is calculated based on the present value of future principal and interest cash flows, discounted at the current rate of interest at the reporting date. The interest rate used to calculate fair value at December 31, 2023 was 4.48%.

Financial risks:

The Corporation understands the risks inherent in its business and defines them broadly as anything that could impact its ability to achieve its strategic objectives. The Corporation's exposure to a variety of risks such as credit risk, interest rate risk, and liquidity risk, as well as related mitigation strategies are discussed below.

ORANGEVILLE HYDRO LIMITED

Notes to Financial Statements (continued)

Year ended December 31, 2023

18. Financial instruments and risk management (continued):

(a) Credit risk:

Financial assets carry credit risk that a counterparty will fail to discharge an obligation which could result in a financial loss. Financial assets held by the Corporation, such as accounts receivable, expose it to credit risk. The Corporation earns its revenue from a broad base of customers located in the Town of Orangeville and Town of Grand Valley.

The carrying amount of accounts receivable is reduced through the use of an allowance for impairment and the amount of the related impairment loss is recognized in profit or loss. Subsequent recoveries of receivables previously provisioned are credited to profit or loss. The balance of the allowance for impairment at December 31, 2023 is \$35,000 (2022 - \$35,000). An impairment loss of \$39,482 (2022 - \$15,821) was recognized during the year.

The Corporation's credit risk associated with accounts receivable is primarily related to payments from distribution customers. At December 31, 2023, approximately \$189,105 (2022 - \$156,611) is considered 60 days past due. The Corporation has over 12,000 customers, the majority of whom are residential. Credit risk is managed through collection of security deposits from customers in accordance with directions provided by the OEB and through credit insurance. As at December 31, 2023, the Corporation holds security deposits in the amount of \$488,547 (2022 - \$499,914) which also includes deposits received from developers.

(b) Market risk:

Market risks primarily refer to the risk of loss resulting from changes in commodity prices, foreign exchange rates, and interest rates. The Corporation currently does not have any material commodity or foreign exchange risk. The Corporation is exposed to fluctuations in interest rates as the regulated rate of return for the Corporation's distribution business is derived using a complex formulaic approach which is in part based on the forecast for long term Government of Canada bond yields. This rate of return is approved by the OEB as part of the approval of distribution rates.

A 1% increase in the interest rate at December 31, 2023 would have increased interest expense on the long-term debt by \$158,596 (2022 - \$149,687), assuming all other variables remain constant. A 1% decrease in the interest rate would have an equal but opposite effect.

ORANGEVILLE HYDRO LIMITED

Notes to Financial Statements (continued)

Year ended December 31, 2023

18. Financial instruments and risk management (continued):

(c) Liquidity risk:

The Corporation monitors its liquidity risk to ensure access to sufficient funds to meet operational and investing requirements. The Corporation's objective is to ensure that sufficient liquidity is on hand to meet obligations as they fall due while minimizing interest exposure. The Corporation has access to a \$3,500,000 credit facility and monitors cash balances daily to ensure that a sufficient level of liquidity is on hand to meet financial commitments as they become due. As at December 31, 2023, the Corporation has \$2,170,709 available on this credit facility.

The Corporation also has a facility for \$1,329,291 (the "LC" facility) for the purpose of issuing letters of credit mainly to support the prudential requirements of the IESO, of which \$nil has been drawn and posted with the IESO (2022 - \$nil).

The majority of accounts payable, as reported on the statement of financial position, are due within 30 days.

(d) Capital disclosures:

The main objectives of the Corporation, when managing capital, are to ensure ongoing access to funding to maintain and improve the electricity distribution system, compliance with covenants related to its credit facilities, prudent management of its capital structure with regard for recoveries of financing charges permitted by the OEB on its regulated electricity distribution business, and to deliver the appropriate financial returns.

The Corporation's definition of capital includes equity and long-term debt. As at December 31, 2023, equity amounts to \$13,232,667 (2022 - \$12,593,359) and long-term debt amounts to \$15,587,649 (2022 - \$16,131,608).



Orangeville Hydro

Annual Report

2023

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Chair's Message to the Shareholder 2023

Your Board of Directors worked effectively during this past year, supported by our excellent management team, creating sustainable shareholder value and a strong balance sheet. Orangeville Hydro Limited has been recognized as one of Ontario's best managed local electrical distribution companies (LDCs), acknowledged as a leader among electric utilities in the areas of safety, reliability, customer service and financial performance.

I sincerely appreciate Orangeville Council's confidence, renewing my term until October 2025 and the Board's support, electing me Chair. I commend the former Council for its approach to selecting new board members. As I reported last year, your three most recent appointees have significantly improved board diversity and breadth of expertise.

Mayors Lisa Post and Steve Soloman and Councillor Andy Macintosh support our board, on behalf of its shareholders, with their intimate knowledge of their communities and informed political advice.

The board has excellent senior staff support from President and CEO, Rob Koekkoek, Chief Financial Officer, Amy Long, Customer Service Manager, Kim Brooks, Lines Supervisor, Peter Page, and Supervisor of Engineering and Metering, Jamie Monk. Last October we enacted new By-law No. 4 and appointed Rob Koekkoek as the company's CEO.

2023 was a particularly challenging year for the Finance and Regulatory team. They completed a "Cost of Service" Rate Application, the first since 2014, for Ontario Energy Board (OEB) approval. It was submitted in September, with the interrogatory process in December 2023 and January 2024. The Settlement Conference was held in February 2024, with the final Draft Decision and Rate Order received in April 2024.

We operate in a highly regulated environment, under the Ontario Energy Board and Ontario Business Corporations Act. However, we value our local control, accountability and access to our shareholders and customers. In addition, we aim to contribute to the economic progress of our community. In April the board approved a dividend in excess of \$500,000 for the shareholders, based on our 2023 net income.

On behalf of my board colleagues, I would like to thank you sincerely for the opportunity to have served, during this past year. As Chair, I appreciate this board, management, and employees for their diligence and hard work, during another challenging year. We welcome our new staff members. I would also like to acknowledge the timely, professional support services, provided by our auditors KPMG and our legal team at Stutz, Brown and Self.

The bottom line, because of you the shareholders, our staff and the people of Orangeville and Grand Valley, this is a great utility!

Respectfully submitted,

Bob Long, Chairman
Orangeville Hydro Limited

President & CEO's Message to the Shareholder 2023

I am humbled and honored to be writing the President & CEO's message once again. I would like to take this opportunity to thank the Board of Directors and Shareholders for your support, trust, and confidence in the entire team at Orangeville Hydro.

2023 was a year that brought forward new challenges to overcome as well as continued challenges from prior years. Supply chain constraints and inflationary pressures continued worldwide. While solutions were found for many supply chain issues, there were still constraints on critical infrastructure equipment throughout the year. In 2023, our Cost-of-Service rate application was successfully filed with the Ontario Energy Board. This significant process had not been completed since 2013. In late 2023, Orangeville Hydro and the Power Workers' Union successfully negotiated and ratified a four-year Collective Agreement. I'm proud of what was accomplished by the Orangeville Hydro staff, Board, and our trusted contractors. Orangeville Hydro remains focused on the safety of the public and staff while delivering safe, reliable, and cost-efficient electricity.

Reliability (Adjusted for Loss of Supply and Major Events):

Orangeville Hydro's distribution system provided reliable service throughout the year. Our average customer experienced less than 18 minutes of power outages due to issues within Orangeville Hydro's service area.

Efficiency:

Orangeville Hydro is a cost effective and efficient company. Our regulated revenue per customer is the 11th lowest in Ontario. Our customers benefit from having lower distribution costs than most areas of the province. We are an efficient organization with only 20 employees serving over 13,077 customers.

Financial Performance:

Orangeville Hydro achieved a Net Income of \$1,012,026 and a Regulatory Return on Equity of 8.25%. This is just under our Deemed Return on Equity of 9.36%.

Looking forward to 2024, Orangeville Hydro will continue to focus on exceeding our customers' expectations as challenges arise such as continued rising costs and supply chain constraints on critical infrastructure components. Orangeville Hydro will be working closely with the Town of Orangeville and their contractors throughout the upcoming Water Meter Replacement program. The valuable information received from our customers through our past customer satisfaction surveys, social media channels, open house, and day-to-day comments will drive our initiatives to improve our customers' experience and ensure we are providing the service they expect and deserve from their electric utility.

While we are proud of what we accomplished at Orangeville Hydro last year and the 106 years before that, we strive to continue to improve the lives of our customers and our communities.

Thank you for the opportunity to serve you!

Rob Koekkoek, P.Eng.
President & CEO
Orangeville Hydro Limited

About Us

Orangeville Hydro was established in 1916 serving its customers under the regulatory control of Ontario Hydro. The Electricity Act was passed in 1998 and Orangeville Hydro Limited was incorporated on October 1, 2000 and is now regulated by the Ontario Energy Board (OEB). On January 1, 2009, Orangeville Hydro Limited and Grand Valley Energy Inc. officially amalgamated the two service territories to form the new Orangeville Hydro Limited.

Orangeville Hydro must operate its business in compliance with all applicable laws, including the Electricity Act, 1998, the Ontario Energy Board Act, 1998, the Ontario Business Corporations Act, and the rules, policies and requirements of the OEB including the Distribution System Code, the Affiliate Relationships Code, the Retail Settlement Code, the Standard Supply Service Code, the Accounting Procedures Handbook and the Uniform System of Accounts as well as the applicable Rate Handbook and Filing Requirements.

Vision Statement

To be acknowledged as a leader among electric utilities in the areas of safety, reliability, customer service, customer satisfaction, sustainability, and financial performance.

Mission Statement

To provide safe, reliable, efficient delivery of electrical energy while being accountable to our shareholders...the citizens of Orangeville and Grand Valley.

While we must operate as a business and be profitable for our shareholders, our main reason for existing is to provide safe, reliable, and economic electricity services to the people of the Town of Orangeville and the Town of Grand Valley. That is what distinguishes us from other large, remotely owned and controlled energy companies.

Values Statement

To continue into the future as a profitable electricity distribution enterprise the following principles are core features of our Company:

- We value professionalism and safety in our service and our work;
- We value people - our customers, employees, Board members, and shareholders;
- We value our community - its environment and its economic progress;
- We value integrity, honesty, respect, and communications;
- We value local control, local accountability, local employment, and local purchasing; and
- We value easy accessibility to our ratepayers.

At a Glance

42
GENERATION

19.58
EMPLOYEES

13,077
TOTAL CUSTOMERS

\$26,130,264
FIXED ASSETS

1,670
POLES

3
MUNICIPAL
SUBSTATIONS

1,376
TRANSFORMER
LOCATIONS

11,668 
RESIDENTIAL

1,175 
GENERAL SERVICE <50KW

127 
GENERAL SERVICE >50KW

Electricity Distribution

265,661,014 kWh
Total Supplied to Orangeville Hydro

262,374,262 kWh
Total Delivered to Customers

8,009 kWh
Average Residential Annual Consumption

49,960 kW
2023 System Peak Demand

51,287 kW
All-Time System Peak Demand 2024

Service Territory

71 km
Overhead Circuit Wires

149 km
Underground Cable

17 Km²
Total Service Area

2023 Annual IR Rate Application

In 2023, Orangeville Hydro rates were set utilizing the Annual IR method, and will continue using this method until the utility completes a cost of service rate application in 2024. The Annual IR process allows for a rate increase using the OEB-set inflation factor of 3.7% less the highest stretch factor rate of .6%.

After approval by the OEB, these rates came into effect May 1, 2023.

The average residential customer using 750 kWh a month saw an increase of \$4.16 or 3.4% on their bill. Small general service customers using a monthly average of 2,000 kWh saw an increase of \$12.83 or 4.2% on their bill. Larger commercial, institutional and manufacturing businesses using a monthly average demand of 221kW saw an increase of \$283.42 or 2.4% on their bill.

Orangeville Hydro
 Location: 400 C Line Orangeville ON L9W 3Z8
 Office Hours: 8:30 AM - 4:30 PM | Monday to Friday

Remittance Portion
 Customer Account Number
 Bill Date: 2022-04-19 Due Date: 2022-05-15 Amount Due: \$ 47.63
 Service Address: Amount Enclosed

P.A.P. DO NOT PAY

Meter Number	Read Dates			Billed Days	Meter Readings			Billing Multiple	Usage		Billed Units	Power Factor%	Adjusted Factor
	Present	Previous			Code	Present	Previous		Base	Billed			
	2022-04-01	2022-03-01	31	RK	4199	4092	1	104.64	111.77	kWh	1.0481		

PREVIOUS BALANCE \$40.01
 PAYMENTS -\$40.01
 ADJUSTMENTS \$0.00
 BALANCE FORWARD \$0.00

	RATE (\$)	USAGE	CHARGES
ELECTRICITY			
WINTERS ENERGY BLOCK 1*	0.098000	106.64	\$10.45
DELIVERY*			\$36.48
REGULATORY CHARGES*			\$0.69
TOTAL ELECTRICITY CHARGES			\$49.61
*HST (R86463 9562)			\$6.45
ONTARIO ELECTRICITY REBATE			-\$6.43
CURRENT CHARGES			\$47.63
TOTAL AMOUNT DUE			\$47.63

IMPORTANT WATER BILLING INFORMATION:
 Property owners are responsible for all water charges for their property, including their tenants use. Your water meter measures your property's water consumption. If your bill has been estimated please call 519-942-8000 with a meter read to ensure you are billed accurately. Estimated read is indicated in the meter reading line. IE or CE indicates an estimated read.

MESSAGES:

CONSUMPTION COMPARISON (Usage Per Day)

	This Bill	Last Bill	Last Year
Electric (kWh)	3.61	1.81	2.40

An interest charge is applied on all overdue amounts at 1.5% per month

Bill Type	Account Type	Bill Date	Due Date	Amount Due	Payment Type
REGULAR	GS<50	2022-04-19	2022-05-15	\$47.63	DO NOT PAY

Please note terms and conditions on reverse
 Orangeville Hydro Limited | Location: 400 C Line Orangeville ON L9W 3Z8 | Tel: 519-942-8000 Fax: 519-941-6061 | Web: www.orangevillehydro.on.ca

Charges and Rates

Orangeville Hydro purchases electricity from the wholesale market administered by the Independent Electricity System Operator (IESO) or Hydro One during load transfers; and pays transmission costs to Hydro One.

Distribution Rates – Service charges and Distribution volumetric charges are revenues kept by Orangeville Hydro to fund ongoing operating and capital expenditures and achieve a regulated rate of return.

Pass Through Charges – paid to the IESO and Hydro One

- Commodity Cost of Electricity – Time of Use (TOU), Tiered, Ultra-Low Overnight (ULO), Weighted Average Price (WAP), Hourly Ontario Energy Price (HOEP), Global Adjustment (GA)
- Retail Transmission Rates - Low Voltage, Network and Connection rates
- Wholesale Market Service Charge.

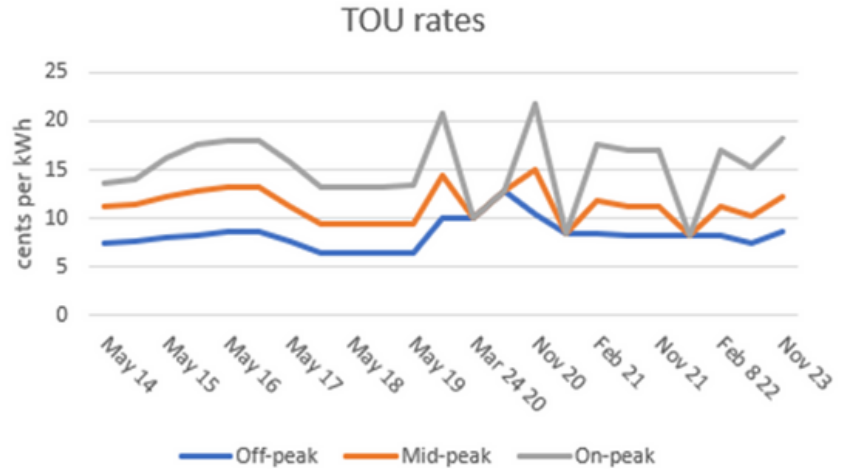
Deferral and Variance Account Disposition – The differences between the expenses paid to IESO and Hydro One and the associated charges billed to customers, are recovered from customers or refunded to customers through future billing.

Rates

The Regulated Price Plan (RPP) prices for Time of Use (TOU), Tiered and Ultra-Low Overnight (ULO) are now updated once yearly on November 1st. Customers are able to compare the rate options using their historical usage and choose their rate structure on the OHL website, using Customer Connect and the TOU Optionality Calculator. TOU is the default rate structure for RPP customers, but customers can opt into Tiered or ULO rates through Customer Connect. There has been significant variation in the rate pricing over the last 10 years, as shown in the graphs below.

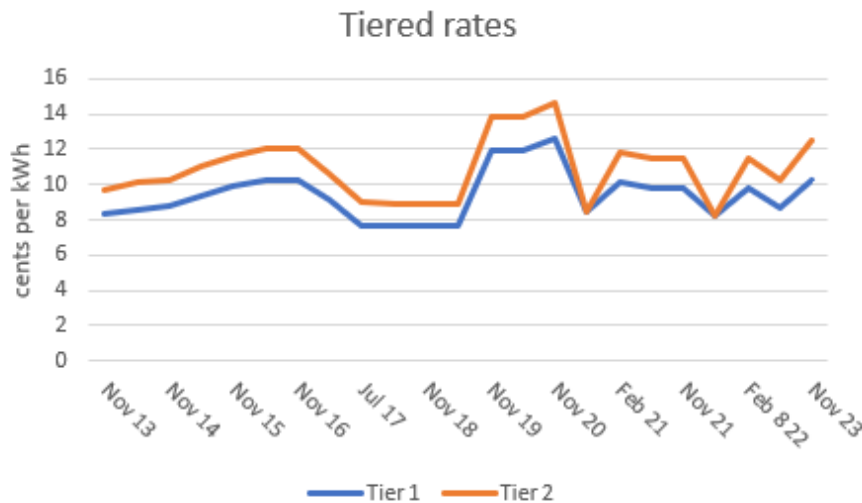
Time of Use

Time of use rates vary depending on the time of day the electricity is used. They are cheapest when demand is lowest: during the evenings, on weekends and on holidays. These time bands change at different times of the year, and on weekends and statutory holidays.



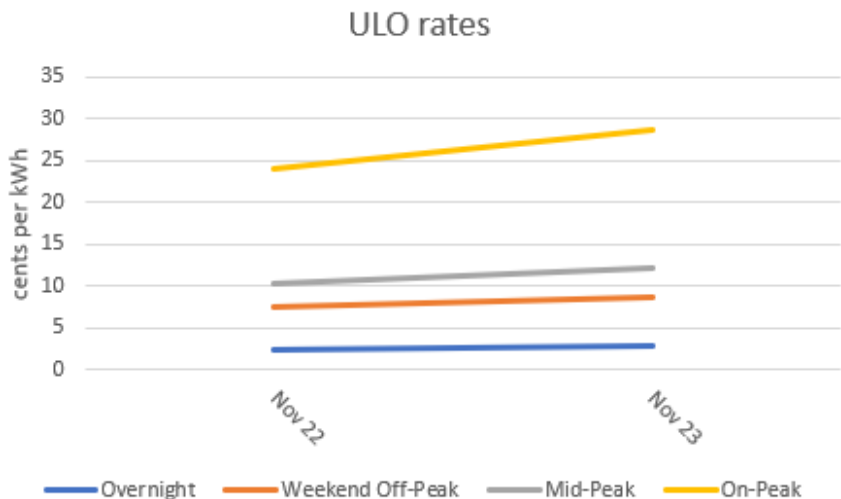
Tiered

Some Ontario electricity customers are billed using tiered rates. Under tiered rates, a customer can use a certain amount of electricity each month at a lower rate. Once that limit is exceeded, the rate increases to the Tier 2 rate.



Ultra-Low Overnight

ULO prices are the lowest throughout the night. There are three other increasing rates on this rate option: weekend off-peak, mid-peak and the highest being on-peak.

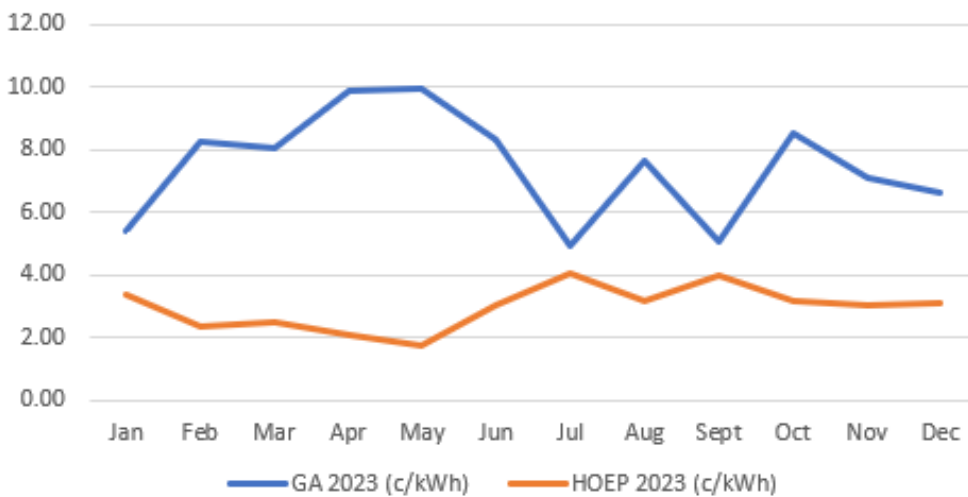


HOEP and Global Adjustment

The Hourly Ontario Energy Price (HOEP) is charged to local distribution companies (LDCs) who recover it from the class of customers that pay the market price. Commercial customers that use more than 250,000 kWh a year pay the hourly price. The HOEP is also the basis for regulated rates charged to residential and small business customers.

Global Adjustment (GA) is a charge on a customer's electricity bill that reflects the difference between the market price of electricity and the rates paid to regulated and contracted generators, and for demand management programs and conservation programs.

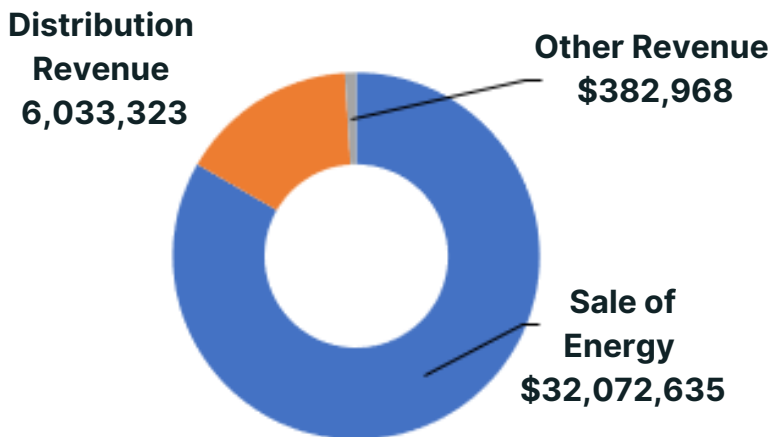
2023 HOEP vs GA



The GA charge fluctuates in relation to changes in the market price; when the market price for electricity is lower, the GA is higher to cover additional costs that were not already received through the market price, and accordingly, when the market price is higher, the GA is lower.

Financial Results

Components of Total Revenue



Total Comprehensive Income

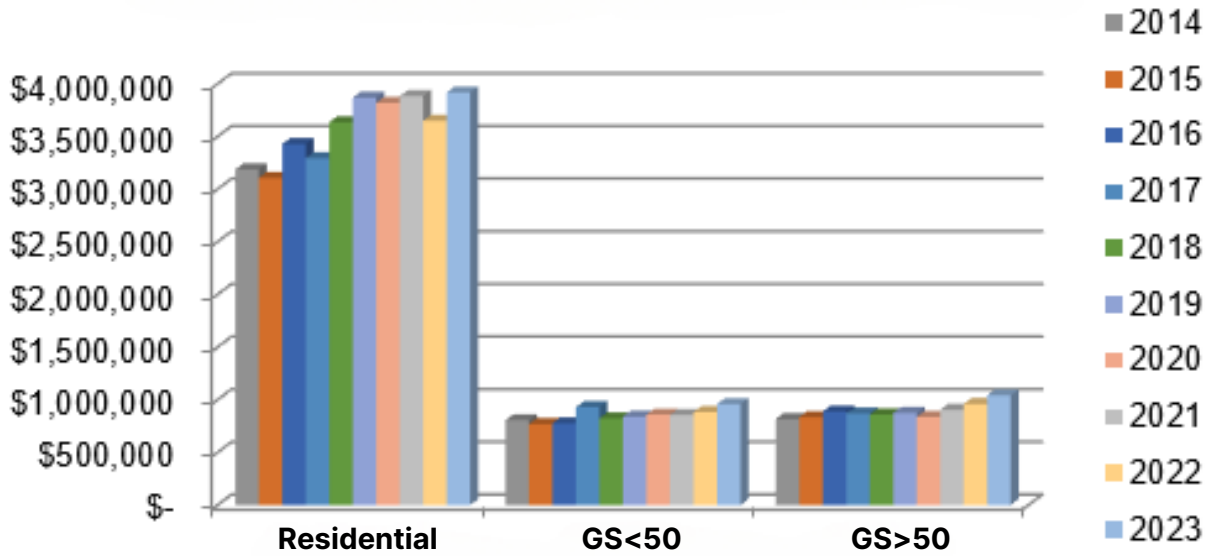
Total comprehensive income for 2023 amounted to \$1,012,026 compared to \$747,579 in 2022. This amount was higher than last year, with the increase attributed to higher distribution revenue. Offsetting expenses were also slightly higher in 2023 mainly due to increased labour and conference costs, increased cost of service rate application costs, and higher bad debt.

Distribution Revenue and Other Revenue

Distribution revenue is the revenue received from customers to operate our business and represents the revenue requirement that is approved by the OEB during a cost of service rate application. In 2023, distribution revenue amounted to \$6,033,323, an increase from \$5,588,004 in 2022.

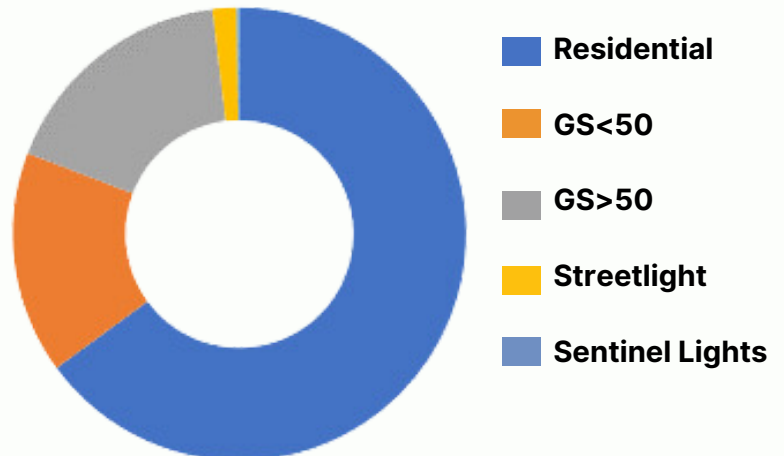
The revenue increase over the previous year was mainly due to an increase in approved fixed and variable rates.

Distribution Revenue by Customer Class



The chart below shows the breakdown of distribution revenue between the different customer classes, highlighting that 65% of distribution revenue is derived from residential customers, and 33% comes from General Service less than 50kW (GS<50) and General Service greater than 50kW (GS>50) customers.

% Breakdown of Distribution Revenue



Other revenue amounted to \$382,968 in 2023 compared to \$365,055 in 2022. 2023 other revenue was higher than the prior year due to higher late payment revenues and higher water billing revenues.

Sale of Energy

Sale of energy for 2023 was \$32,072,635, which was higher than the 2022 sale of energy of \$31,873,671 due to an increase in Global Adjustment, Network, Connection and Low Voltage revenues.

Total electricity sales include a pass-through of the cost of power that Orangeville Hydro pays the IESO for energy, wholesale market service charges and rural rate assistance as well as to Hydro One Networks for transmission network and connection charges, and low voltage charges. Sale of energy accounts for 83% of Total Revenues.

Operating Expenses

Operating expenses are the costs associated with the day-to-day operations, maintenance and administration (OM&A) of the utility, comprising of labour, material, equipment, purchased services, as well as depreciation of capital assets. The total OM&A expenses amounted to \$3,961,088 in 2023, compared with \$3,690,996 in 2022. 2023 expenditures were 3% higher than the budgeted amount of \$3,837,475.

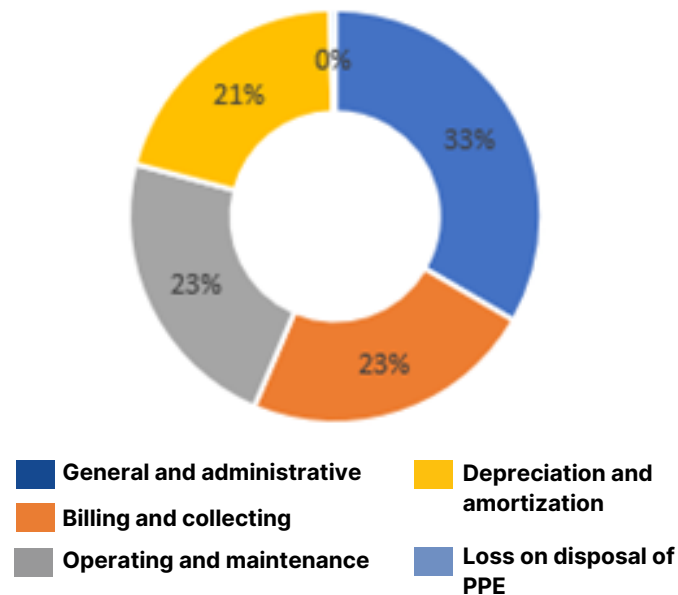
Expenses were higher in 2023 over 2022 due to increased internal labour cost increases, as well as higher conference costs. In preparation for the 2024 cost of service rate application, consultant costs were higher than in previous years. There were also additional HR and legal expenses in 2023. Bad debt was higher in 2023 than 2022. Finance costs were higher due to increased debt taken in 2022, which was offset by increased interest income from higher interest rates.

Orangeville Hydro management and staff scrutinize operating costs and work diligently during the course of the year to keep costs at a stable level.

Depreciation of property, plant and equipment (PP&E) increased to \$1,029,373 in 2023, up from \$981,573 in 2022.

In 2023, OM&A expenses per customer increased to \$303 per customer from \$285 in 2022.

Type of Expense as a % of Total Operating Expenses



Cost of Power Purchased

The total cost of power purchased in 2023 was \$30,272,632, a 5% decrease from the 2022 cost of power purchased of \$32,063,987. This decrease is mainly due to lower HOEP rates paid to the IESO over the year as well as lower Wholesale Market Service and Low Voltage costs charged by Hydro One.

Capital Expenditures

In 2023, gross capital expenditures amounted to \$2,516,930, compared to \$2,983,010 in 2022. These expenditures were 15% higher than the budgeted capital expenditures of \$2,186,925. This increase was due to additional transformer stock purchases for future use as well as higher customer driven capital contribution work.

System Access projects represent customer driven requests for service upgrades, service connections and subdivisions.

System Renewal projects are designed to replace/refurbish assets to extend the original service life of the assets in order to improve the reliability of the system.

System Service consists of projects planned to ensure the distribution system continues to meet operational objectives, while addressing future needs.

General Plant consists of non-distribution assets. **Intangibles** include land rights and computer software.

Job Type	Cost	% of total
System Access	\$ 845,007	34%
System Renewal	\$ 803,908	32%
System Service	\$ 744,099	30%
General Plant	\$ 92,804	4%
Intangibles	\$ 31,113	1%
Total	\$ 2,516,930	100%

2023 Major Projects

Conversion of MS#2 South feeder
Edelwild/Rustic/Cedar/Lawrence

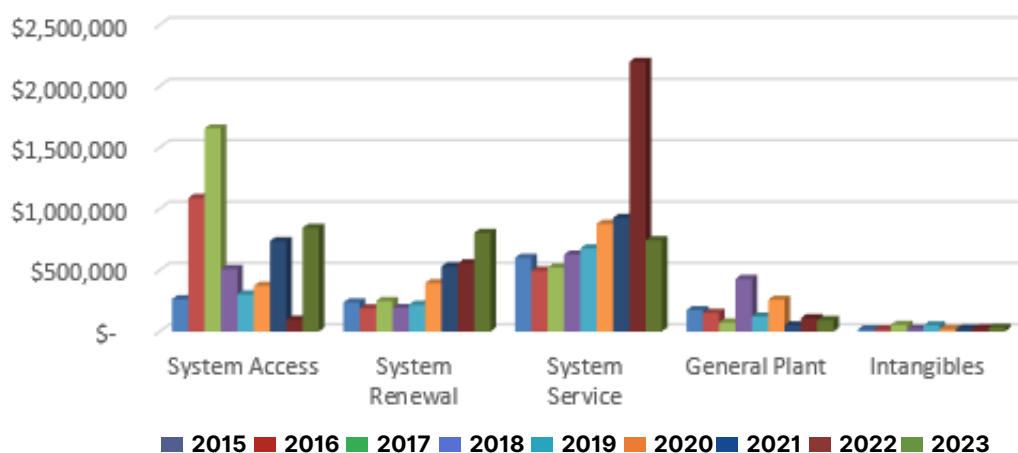
Conversion of MS#2 South feeder
Edelwild/Avonmore/Johanna

Orangeville rail line pole renewal

Continuation of pole replacement program and replacement of failed transformers

Connections of new homes in Orangeville and Grand Valley

Capital Expenditures by Year and Type



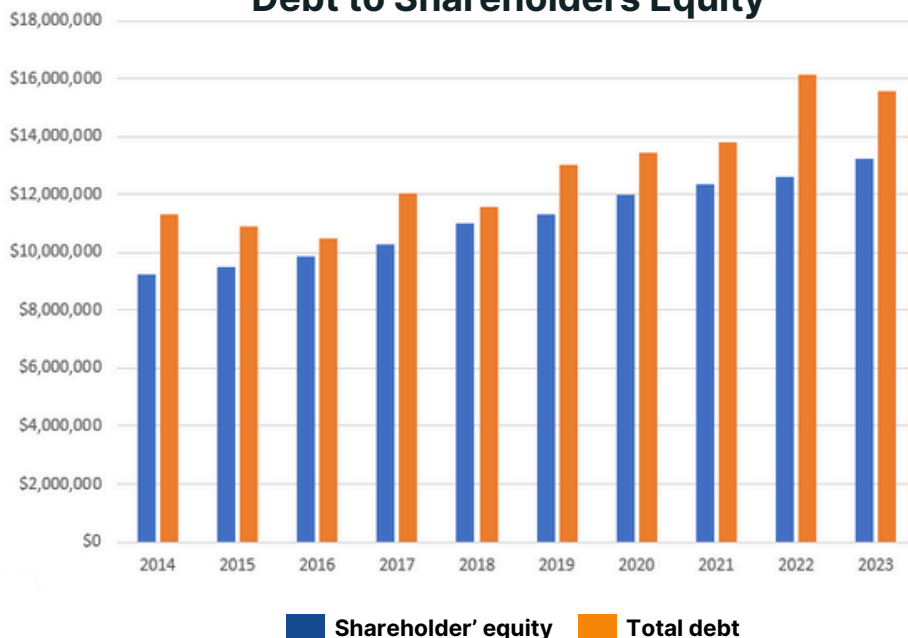
Debt and Shareholder's Equity

In 2023, total debt was at a favourable level of 54% compared to total shareholders' equity of 46%. Additional debt is generally taken to finance general operating requirements as well as capital expenditures, and to fund increasing regulatory variances.

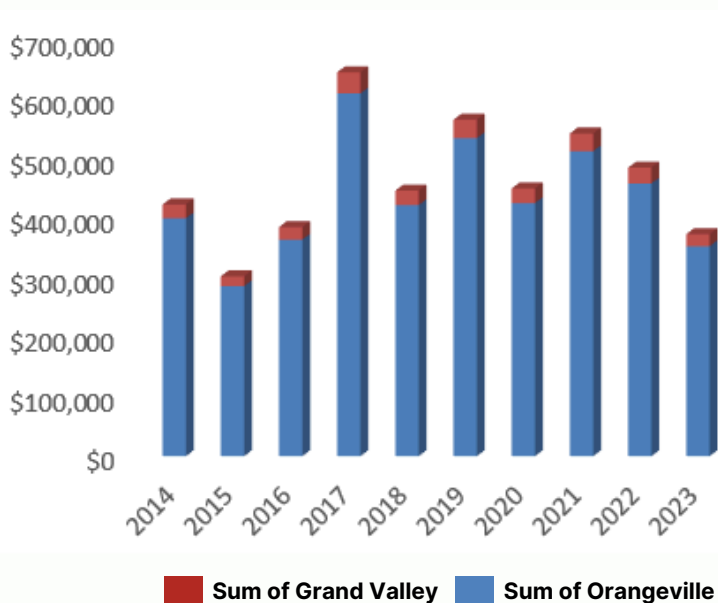
The debt-to-equity ratio is a financial ratio indicating the relative proportion of shareholders' equity and debt used to finance a company's assets. The Ontario Energy Board (OEB) uses a deemed capital structure of 60% debt, 40% equity for electricity distributors when establishing rates. This deemed capital mix is equal to a debt-to-equity ratio of 1.5 (60/40).

Orangeville Hydro continues to maintain a debt-to-equity structure that closely resembles the ratio expected by the OEB.

Debt to Shareholders Equity



Total Dividend Payment 2014-2023



Dividends

Orangeville Hydro has paid the Town of Orangeville \$21,557,103 since incorporation in 2000 and the Town of Grand Valley \$533,962 since amalgamation in 2007.

Dividends were paid in 2023 in accordance with the Orangeville Hydro dividend policy, in the amount of \$373,792, which were under the budgeted dividends of \$478,923.

Financial Statistics

	2019	2020	2021	2022	2023
Sale of energy	\$29,164,689	\$33,148,280	\$30,406,079	\$31,873,671	\$32,072,635
Distribution revenue	\$5,674,628	\$5,664,418	\$5,796,532	\$5,588,004	\$6,033,323
OM&A expenses	\$3,492,710	\$3,285,656	\$3,386,801	\$3,690,996	\$3,961,088
Capital expenditures	\$1,368,228	\$1,924,938	\$2,265,235	\$2,983,010	\$2,516,930
Total comprehensive income	\$901,542	\$1,086,517	\$908,964	\$747,579	\$1,012,026
Shareholders' equity	\$11,329,992	\$11,965,738	\$12,331,444	\$12,593,359	\$13,231,593
Total debt	\$13,009,817	\$13,418,780	\$13,805,822	\$16,131,608	\$15,587,649
Capital assets (PP&E)	\$20,934,988	\$21,786,371	\$22,952,526	\$24,798,240	\$26,130,264
Annual Dividends to shareholders	\$566,435	\$450,771	\$543,259	\$485,664	\$373,792
Cumulative Dividends Paid	\$20,237,582	\$20,688,353	\$21,231,612	\$21,717,276	\$22,091,068
Number of customers	12,766	12,808	12,885	12,956	13,077
Number of employees (FTE)	20	20	20	21	20

	2019	2020	2021	2022	2023
Return on Equity (Financials)	7.96%	9.08%	7.37%	5.94%	7.65%
Return on Equity (Regulated)	10.34%	11.83%	9.46%	5.71%	8.25%
Debt %	53%	53%	53%	56%	54%
Equity %	47%	47%	47%	44%	46%
Debt to Equity	1.15	1.12	1.12	1.28	1.18
Debt to Assets %	41%	39%	39%	46%	44%
Debt to Capital Assets %	62%	62%	60%	65%	60%
OM&A expenses/customer	\$274	\$257	\$263	\$285	\$303
Customers/employee	646	642	645	605	668

	2014	2015	2016	2017	2018
Sale of energy	\$26,720,348	\$29,637,637	\$33,499,518	\$30,048,911	\$28,491,290
Distribution revenue	\$4,954,958	\$4,839,850	\$5,200,350	\$5,219,614	\$5,444,878
OM&A expenses	\$3,226,833	\$3,292,572	\$3,322,207	\$3,328,900	\$3,229,776
Capital expenditures	\$2,167,163	\$1,293,107	\$1,940,991	\$2,551,610	\$1,778,360
Total comprehensive income	\$712,039	\$549,640	\$742,839	\$1,070,150	\$1,152,374
Shareholders' equity	\$9,261,741	\$9,508,537	\$9,865,747	\$10,289,603	\$10,994,885
Total debt	\$11,303,321	\$10,910,584	\$10,505,200	\$12,043,169	\$11,554,844
Capital assets (PP&E)	\$17,089,439	\$17,320,291	\$18,337,875	\$19,850,847	\$20,620,014
Annual Dividends to shareholders	\$423,796	\$302,844	\$385,629	\$646,294	\$447,092
Cumulative Dividends Paid	\$17,889,288	\$18,192,132	\$18,577,761	\$19,224,055	\$19,671,147
Number of customers	11,757	11,934	12,000	12,462	12,690
Number of employees (FTE)	23	21	19	15	19

	2014	2015	2016	2017	2018
Return on Equity (Financials)	7.69%	5.78%	7.53%	10.40%	10.48%
Return on Equity (Regulated)	9.47%	6.40%	8.68%	10.60%	11.92%
Debt %	55%	53%	52%	54%	51%
Equity %	45%	47%	48%	46%	49%
Debt to Equity	1.21	1.15	1.06	1.17	1.05
Debt to Assets %	41%	38%	36%	37%	38%
Debt to Capital Assets %	66%	63%	57%	61%	56%
OM&A expenses/customer	\$274	\$276	\$277	\$267	\$255
Customers/employee	511	568	632	831	684

Customer Service



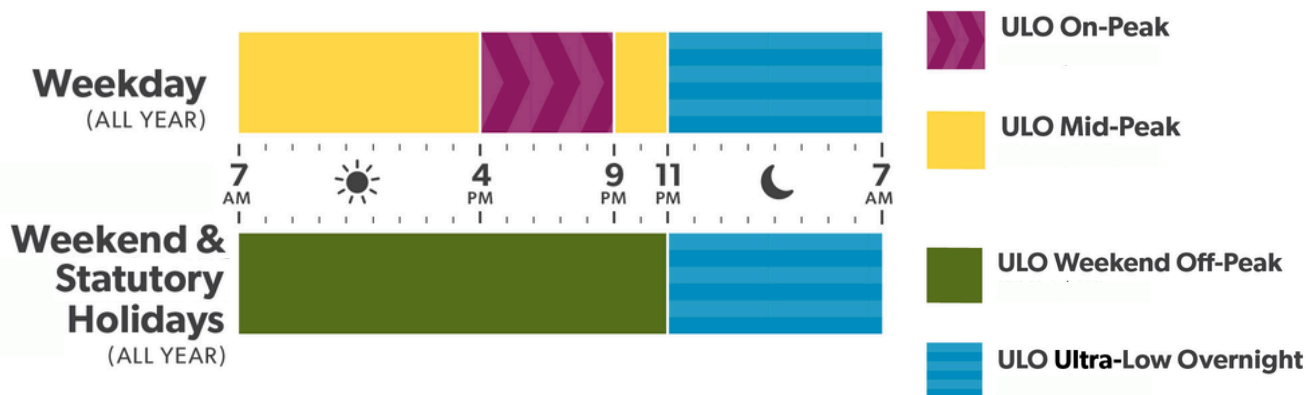
Orangeville Hydro now serves 13,077 valuable customers in the Town of Orangeville and Town of Grand Valley. Our amazing team adapts quickly to the regularly changing electricity sector and continues to serve our customers with knowledge, efficiency, and empathy.

Green Button

Orangeville Hydro went live with Green Button on October 17th, 2023. Green Button is the data standard for use in providing customers access to their energy usage and account information, as well as the ability to authorize the sharing of that data with third parties.

Ultra-Low Overnight Plan (ULO)

Effective May 1, 2023, the OEB issued amendments to the Regulated Price Plan to enable electricity consumers on RPP the option to enroll in the Ultra-Low Overnight Price Plan. The ULO price periods are the same in the summer as they are in the winter.



There are four ULO price periods:

Ultra-Low Overnight - demand for electricity is lowest on average.

Weekend Off-peak - demand for electricity is generally lower.

Mid-peak - demand for electricity is moderate.

On-peak - demand for electricity is highest on average.

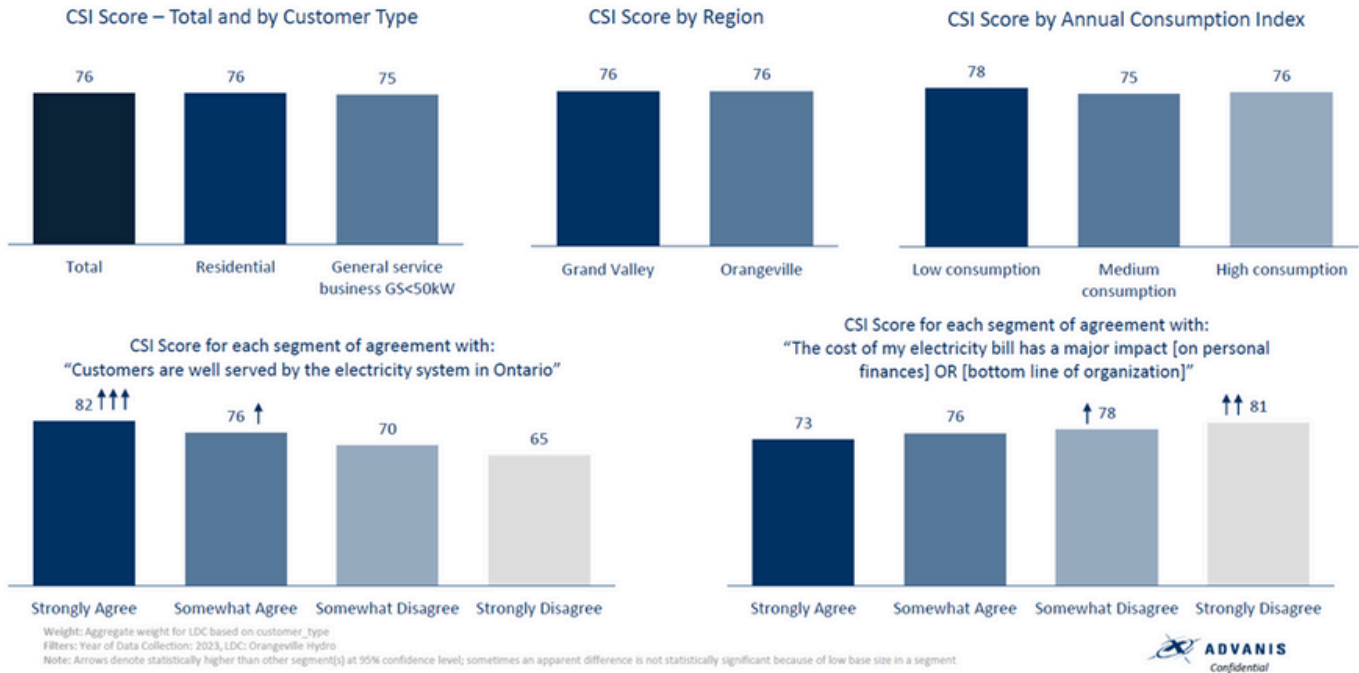
Ontario Electricity Support Program (OESP)

The OESP provides ongoing assistance by lowering bills for lower income electricity consumers based on household income and household size. The OESP credits are applied directly to eligible customers' bills. In 2023, \$261,579 was credited to eligible customers.

Customer Satisfaction Survey

Advanis provided the results of our 2023 Customer Satisfaction Survey and Orangeville Hydro scored a 76 (same as last survey).

Customer Satisfaction Index: Orangeville Hydro for 2023



Low Income Energy Assistance Program (LEAP)

Customer Service staff continue to work with Dufferin County Community Services to assist Low-income energy customers (LEAP). In 2023 Orangeville Hydro provided a total of \$6,259 to the County of Dufferin. The program assisted 18 qualifying customers and on average the program allocated \$405.76 per customer.

The maximum grant amounts per year have returned to their pre-pandemic levels. Eligible customers can receive up to \$500 for their electricity bills and \$600 if the home is heated by electricity.

Temporary changes to the screening guidelines, put in place during Covid remained unchanged in 2023.

The changes were:

- To be eligible for LEAP, the applicant still needed to be in arrears but did not need to be in threat of disconnection or have been disconnected.
- The limitation on receiving LEAP only once per year is waived; however, the total amount received by a household may not exceed the maximum grant amount for the year.

Community Events

Orangeville Hydro attended the Orangeville Farmer's Market on Saturday, May 6th providing bucket truck rides. The event was a huge success! We had over 100 people go for a ride in the bucket.

Orangeville Hydro attended the Grand Valley Lions 26th Annual Duck Race providing bucket truck rides. The event was a lot of fun for all! We had 165 people go for a ride in the bucket.

OHL hosted our annual Educate, Engage, Energize (EEE) event! This was our first EEE Event in 3 years, since the COVID-19 Pandemic and we had a great turn out. OHL hosted community partners such as the Town of Orangeville Water, Climate Action in Dufferin, Police services, Hazard Hamlet, MyFM Radio, and Save-On-Energy from the IESO. We included a Cost of Service (COS) booth accompanied by the COS survey to better educate customers and gather their feedback, and of course we offered our famous Bucket Truck rides. Pizza and Freezies were very well received by the attendees. All in all, we had a fantastic turnout of over 100 guests, 20 surveys completed and 60 bucket truck rides!

OHL attended KidsFest at the 13th Annual Rotary Ribfest, offering free bucket truck rides, swag, and colouring activities. As always proceeds from the Rotary Ribfest will be used for projects in our community. In the past Ribfest has supported Fendley Park splashpad, the trails and natural playground at Island Lake, Orangeville Food Bank, Community Living Dufferin, Headwaters Health Care Centre and more.

Orangeville Hydro hosted our 2nd Annual Yard sale to help support the Orangeville Food Bank. It was a huge success! A big thank you to our employees for donating their time and items, and all our amazing customers who shopped till they dropped and donated money! All monies raised were donated to the Orangeville Food Bank.



Grand Valley Duck Race



Orangeville Kids Fest



Orangeville Hydro EEE Event

Staff Donations



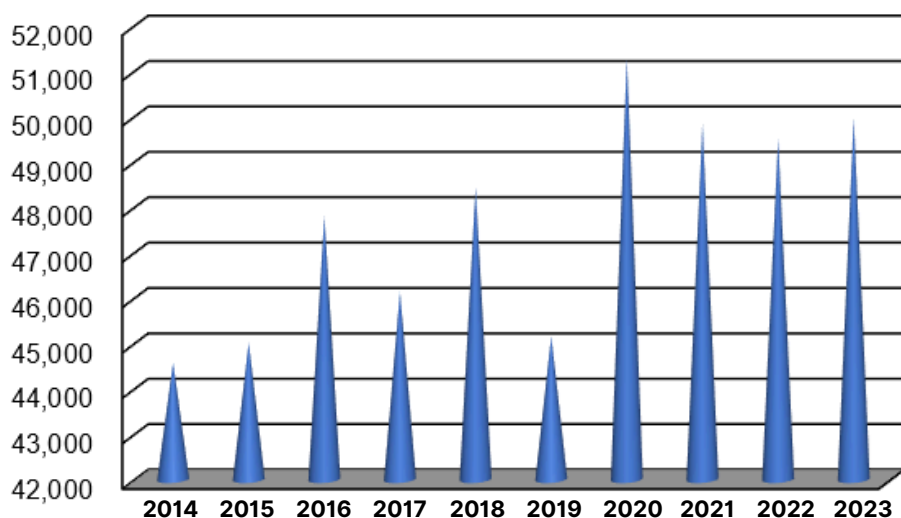
Annually, Orangeville Hydro staff holds its Christmas Cheer Week. With the generous contributions from our vendors for our Silent Auction, Orangeville Hydro was able to raise \$4,536 for the Orangeville Food Bank.

Operating Statistics



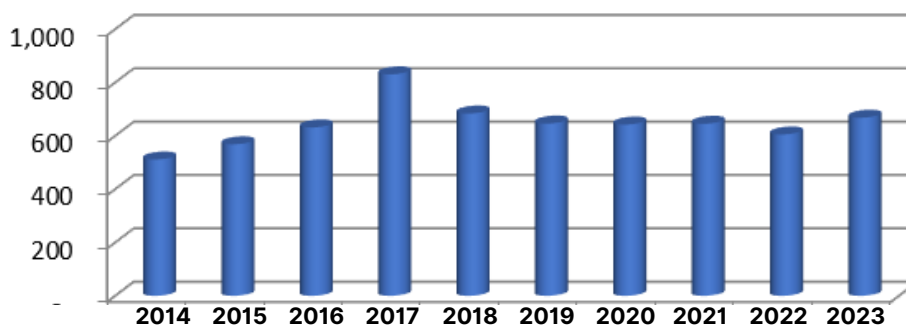
The system peak of 49,960 kilowatts occurred in September 2023. This is an increase from the 2022 system peak of 49,506 kilowatts which occurred in June, and was a decrease from our overall system peak of 51,287 kilowatts in July 2020. Factors that have an effect on the system peak include our voltage conversion projects, hotter summers, as well as the industrial and commercial economy within our service area and our largest Class A customers reducing their demand during peak summer hours.

Peak Demand



The number of customers served per employee has decreased to 668 in 2023. Our number of customers has increased over 2022, with the number of full-time equivalent staff (FTE), which includes part-time staff, decreasing by one over 2022. Orangeville Hydro continues to train staff for progression and succession planning in order to plan for future retirements.

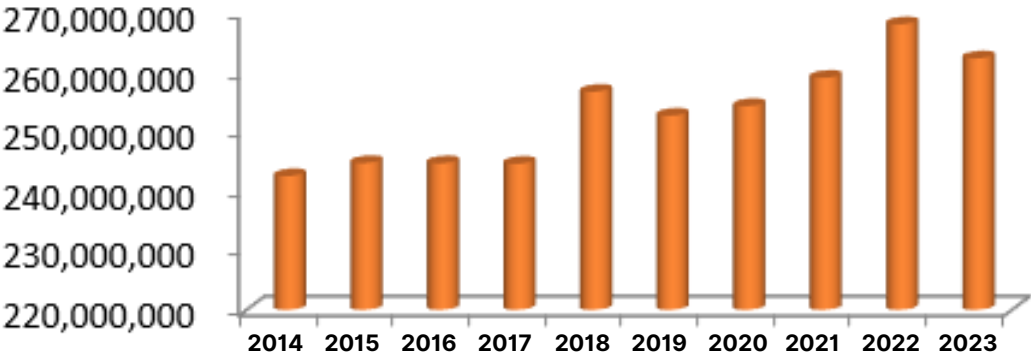
Number of Customers Served by Employee



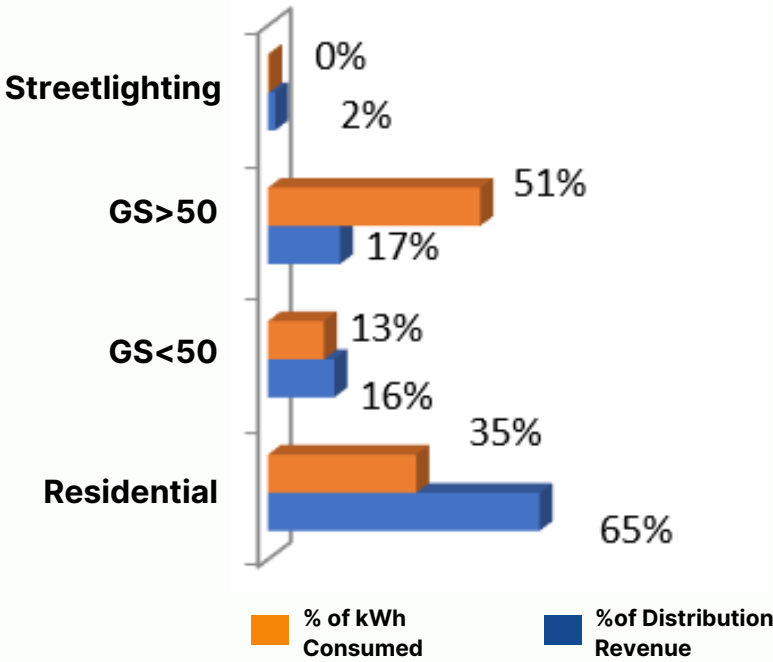
Customer Profile and Electricity Consumption

At the end of 2023, Orangeville Hydro had 13,077 customers. Orangeville Hydro’s customer base has increased by an additional 121 customers from 2022. Our customers consumed a total of 262,374,262 kilowatt hours in 2023, a decrease from 2022 mainly due to lower consumption in most customer classes.

Annual kWh Consumption



kWh Consumed Compared to Revenue



As illustrated in this chart, the residential customer class consumes a smaller percentage of the overall consumption as compared to the industrial class even though they represent 89% of our number of customers. Residential customers also account for 65% of our Distribution Revenue.

System Reliability

Orangeville Hydro's mission is to provide safe and reliable electricity to our customers. Each year Orangeville Hydro analyzes the overall system reliability performance as well as the root cause of every outage. In 2023, Orangeville Hydro's system had another strong year for reliability performance excluding loss of supply and major event days.

In 2023, there were five significant outage events that caused 92% of customer interruptions. These events were:

- March 8th, 2023: a loss of supply from Hydro One impacted 1,152 customers
- April 20th, 2023: a loss of supply from Hydro One impacted 4,261 customers
- July 17th, 2023: a loss of supply from Hydro One impacted 5,742 customers
- July 19th, 2023: construction equipment struck a guy wire impacting 1,046 customers
- October 10th, 2023: a feeder meter failed catastrophically impacting 1,046 customers

System Average Interruption Duration Index (SAIDI)

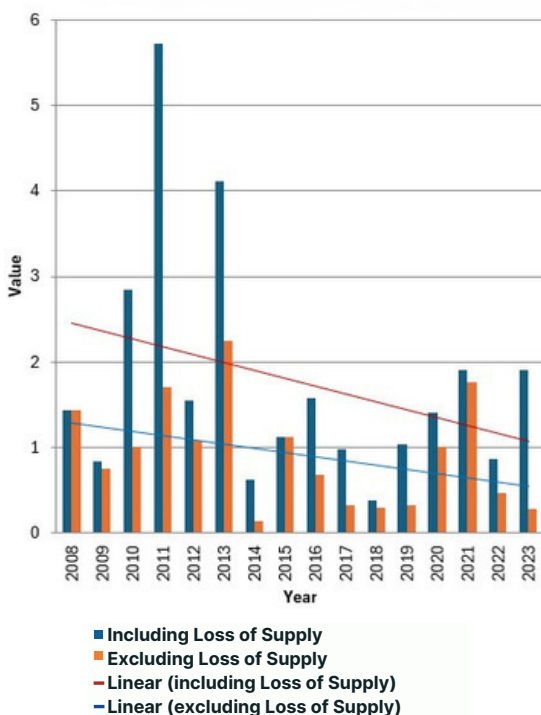
SAIDI is the average outage duration for each customer served. The average outage duration a customer experienced in 2023 including a loss of supply from Hydro One was 1.90 hours and 0.29 hours excluding outages caused by loss of supply. Both values exclude the Major Event Day outage statistics.

System Average Interruption Frequency Index (SAIFI)

SAIFI is the average number of interruptions that a customer experiences. The average number of interruptions that an Orangeville Hydro customer experienced in 2023 including a loss of supply from Hydro One was 1.11 and 0.24 excluding outages caused by loss of supply. Both values exclude the Major Event Day outage statistics.

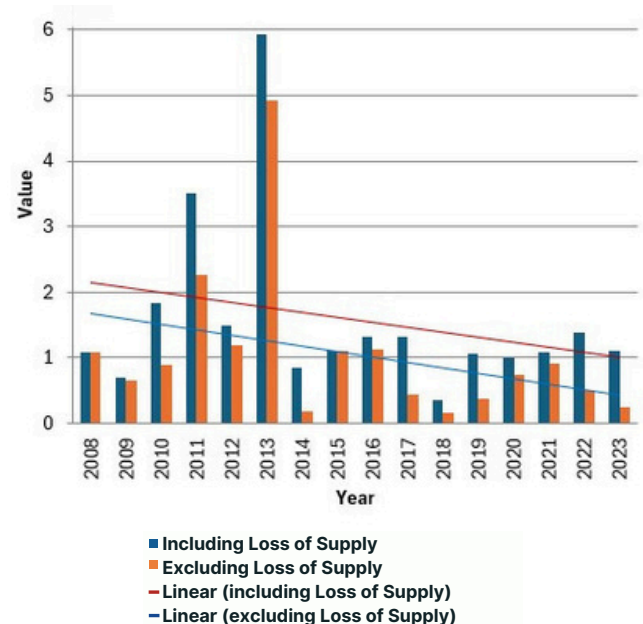
Orangeville Hydro SAIDI

System Average Interruption Duration Index (excluding Major Event Days)



Orangeville Hydro SAIFI

System Average Interruption Frequency Index (excluding Major Event Days)



Health and Safety

Orangeville Hydro is committed to the health and safety of its employees, customers, contractors, and the public. The health and well-being of every employee is of primary importance and our ultimate objective is to eliminate injuries and losses at work and at home.

In 2023 there were zero loss time incidents. We strive to maintain a healthy and safe work environment by providing suitable training, attending safety meetings, and following directions from our Joint Health and Safety Committee (JHSC). We also recognize the importance of the involvement and commitment of the Board of Directors and Management to achieve success. Management and staff have increased safety related training and awareness for all employees.

Orangeville Hydro and its' employees strive to adhere to the safe work practices of the Infrastructure Health and Safety Association (IHSA), all applicable health and safety legislation and our own specific health and safety guidelines, policies, and procedures.

Training that took place in 2023:

- Construction Verification Program
- Violence and Harassment
- GHS Training/WHMIS
- Pole Top/Bucket Rescue
- May Day Procedure
- Chainsaw Safety
- Forklift Certification
- Propane Safety
- Basics of Supervision
- On-line Supervisor Health and Safety Awareness
- Mental Health Leadership
- Book 7 Training – Area Protection/Traffic Control

In accordance with the Occupational Health and Safety Act (OHSA), organizations with 20 employees are required to have two certified JHSC members, however, to create a safe and healthy work environment Orangeville Hydro has provided JHSC training to all our employees.

1	Safety Meetings for Inside Staff, Spring & Fall	Achieved Goal
2	Safety Appreciation Lunch for Staff	Achieved Goal
3	Improve Near Miss Reporting	Ongoing
4	Ensure Workplace Inspections are Completed on a Monthly Basis	Ongoing
5	Staff Involvement with Monthly Inspections	Ongoing
6	Encourage Staff to Participate in Safety Culture at OHL	Ongoing
7	Front Office Staff Site Visit	Moved to 2024
8	Continue JH&S Certification for all New Staff	Achieved Goal



Orangeville
Hydro

Annual Report

2023

Orangeville
Hydro



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BY-LAW NO. 4

A by-law relating generally to the conduct of the business and affairs of

ORANGEVILLE HYDRO LIMITED
(hereinafter called the "Corporation")

- CONTENTS -

1. Interpretation	8. Dividends
2. Directors	9. Financial Year
3. Meetings of Directors	10. Notices
4. Remuneration and Indemnification	11. Execution of Documents
5. Officers	12. Effective Date
6. Meetings of Shareholders	13. Repeal
7. Shares	

1. INTERPRETATION

1.01 DEFINITIONS: in this by-law and all other by-laws and resolutions of the Corporation, unless the context otherwise requires:

- (a) **"Act"** means the Ontario Business Corporations Act together with the Regulations made pursuant thereto and any statute or regulations that may be substituted therefor, as amended or re-enacted from time to time;
- (b) **"articles"** means the original or restated articles of incorporation, articles of amendment, articles of amalgamation, articles of arrangement, articles of continuance, articles of dissolution, articles of reorganization, articles of revival and includes any amendments thereto;
- (c) **"board"** means the board of directors of the Corporation;
- (d) **"by-laws"** means this by-law and all other by-laws of the Corporation as amended from time to time, and as from time to time in force and effect;
- (e) **"Corporation"** means this corporation;
- (f) **"meeting of shareholders"** means any meeting of shareholders, whether annual or special; and "special meeting of shareholders" means a special meeting of all shareholders entitled

to vote at an annual meeting of shareholders and a meeting of any class or classes of shareholders entitled to vote on the question at issue;

- (g) **“person”** includes an individual, sole proprietorship, partnership, unincorporated association, unincorporated syndicate, unincorporated organization, trust, body corporate, and a natural person in his capacity as trustee, executor, administrator, or other legal representative;
 - (h) **“recorded address”** means, in the case of a shareholder, his address as recorded in the shareholders’ register; and in the case of joint shareholders, the address appearing in the shareholders’ register in respect of such joint holding or the first address so appearing if there are more than one; and in the case of a director, officer, auditor or member of a committee of the board, his latest address recorded in the records of the Corporation;
 - (I) **“unanimous shareholder agreement”** shall have the meaning ascribed to such term under the Act.
- 1.02 In this by-law where the context requires, words important the singular include the plural and vice versa and words importing masculine gender shall include the feminine and neuter genders.
- 1.03 Save as aforesaid, all the words and terms contained in this by-law shall have the same definition and application as in the Act, save as specifically provided herein to the contrary.

2. DIRECTORS

- 2.01 Powers: Subject to any unanimous shareholder agreement, the business and affairs of the Corporation shall be managed or supervised by a board of directors. Until changed in accordance with the Act, the Board shall consist of not fewer than the minimum number and not more than the maximum number of directors provided for in the articles.
- 2.02 Resident Canadians – Except where the Corporation is a non-resident Corporation, a majority of the directors shall be resident Canadians but where the Corporation has only one or two directors, that director or one of the two directors, as the case may be, shall be a resident Canadian.
- 2.03 Qualifications – No person shall be qualified for election as a director if he is less than 18 years of age; if he is of unsound mind and has been so found by a court in Canada or elsewhere; if he is not an individual; or if he has the status of a bankrupt.
- 2.04 Election and Term: The election of directors shall take place at the first meeting of shareholders and at each succeeding annual meeting at which an election of directors is required. The directors shall hold office for an expressly stated term, which shall expire not later than the close of the third annual meeting of shareholders following the election. A

director not elected for an expressly stated term ceases to hold office at the close of the first annual meeting of shareholders following his election. Incumbent directors, if qualified, shall be eligible for re-election. If an election of directors is not held at the proper time the directors shall continue in office until their successors are elected.

- 2.05 Resignation – A director who is not named in the articles may resign from office upon giving a written resignation to the Corporation and such resignation becomes effective when received by the Corporation or at the time specified in the resignation, whichever is later. A director named in the articles shall not be permitted to resign his office unless at the time the resignation is to become effective a successor is elected or appointed.
- 2.06 Removal – Subject to the provisions of the Act, the shareholders may, by ordinary resolution passed at a meeting of shareholders, remove any director or directors from office before the expiration of his or their respective terms and may, by a majority of the votes cast at the meeting, elect any person in his place for the remainder of his term.
- 2.07 Vacation of Office – A director ceases to hold office when he dies, resigns, is removed from office by the shareholders, or becomes disqualified to serve as a director.
- 2.08 Vacancies – Where a vacancy occurs on the board, the shareholders shall fill the vacancy for the remainder of the term in the manner provided for in the Act.

3. MEETINGS OF DIRECTORS

- 3.01 Place of Meetings – Meetings of the board may be held at any place within or outside Ontario and it shall not be necessary that, in any financial year of the Corporation, a majority of the meetings of the board be held at a place within Canada.
- 3.02 Meetings by Telephone – Where all the directors present at or participating in the meeting have consented thereto, any director may participate in a meeting of the board or of a committee of the board by means of conference telephone, electronic or other communication facilities as permit all persons participating in the meeting to communicate with each other simultaneously and instantaneously and a director participating in such a meeting by such means is deemed for the purposes of the Act and these by-laws to be present at the meeting. If a majority of the directors participating in such a meeting are then in Canada, the meeting shall be deemed to have been held in Canada.
- 3.03 Calling of Meetings – Meetings of the board shall be held from time to time at such place, at such time and on such day as the president and chief executive officer or a vice-president or any two directors may determine, and the secretary shall call meetings when directed or authorized by the president and chief executive officer or by a vice-president or by any two directors. Notice of every meeting so called shall be given to each director not less than 48 hours (excluding any part of a Saturday, Sunday and of a holiday as defined by the Ontario

Legislation Act, 2006, SO 2006, as amended from time to time) before the time when the meeting is to be held, except that no notice of meeting shall be necessary if all the directors are present or if those absent have waived notice of or otherwise signified their consent to the holding of such meeting. A notice of a meeting of directors need not specify the purpose of or the business to be transacted at the meeting except where the Act requires such purpose or business to be specified.

- 3.04 Regular Meetings – The board may appoint a day or days in any month or months for regular meetings at a place and hour to be named. A copy of any resolution of the board fixing the place and time of regular meetings of the board shall be sent to each director forthwith after being passed, but no other notice shall be required for any such regular meetings except where the Act requires the purpose thereof or the business to be transacted thereat to be specified.
- 3.05 First Meeting of New Board – Each newly elected board may without notice hold its first meeting immediately following a meeting of shareholders at which such board is elected, provided that a quorum of directors is present.
- 3.06 Quorum – Where the Corporation has fewer than three directors, all directors must be present at any meeting of directors to constitute a quorum. Subject to the articles or by-laws of the Corporation, a majority of the number of directors or minimum number of directors required by the articles constitutes a quorum at any meeting of directors but in no case shall a quorum be less than half of the number of directors.
- 3.07 Resident Canadians – Directors shall not transact business at a meeting of the board unless a majority of the directors present are resident Canadians or, where the Corporation has fewer than three directors, one of the directors present is a resident Canadian. However, directors may transact business at a meeting of the board where a majority of resident Canadian directors is not present if:
- (a) a resident Canadian director who is unable to be present approves in writing or by telephone or other communications facilities the business transacted at the meeting; and
 - (b) a majority of resident Canadian directors would have been present had the director been present at the meeting.
- 3.08 Chair – The chair of any meeting of the board shall be the first mentioned of such of the following officers as have been appointed and is present at the meeting:
- (a) Chair of the Board;
 - (b) Vice-Chair of the Board;
 - (c) President and Chief Executive Officer; or
 - (d) a Vice-President.

If no such officer is present, the directors present shall choose one of the directors present to be chair.

- 3.09 Votes to Govern – At all meetings of the board, every question shall be decided by a majority of the votes cast on the question.
- 3.10 Casting Vote – In the case of an equality of votes on any question at a meeting of the board, the chair of the meeting shall be entitled to a second or casting vote.
- 3.11 Disclosure of Interests in Contracts – Every director or officer of the Corporation who is a party to a material contract or transaction or proposed material contract or transaction with the Corporation, or is a director or officer of or has a material interest in any person who is a party to a material contract or transaction or proposed material contract or transaction with the Corporation, shall disclose in writing to the Corporation or request to have entered in the minutes of the meeting of directors the nature and extent of his interest at the time and in the manner required by the Act. Any such contract or proposed contract shall be referred to the board or shareholders for approval even if such contract is one that in the ordinary course of the Corporation's business would not require approval by the board or the shareholders, and a director interested in a contract so referred to the board shall not vote on any resolution to approve the same except as provided by the Act.
- 3.12 Resolution in Lieu of Meeting – A resolution in writing, signed by all the directors entitled to vote on that resolution at a meeting of directors or committee of directors, is as valid as if it had been passed at a meeting of directors or committee of directors. A copy of every such resolution shall be kept with the minutes of the proceedings of the directors or committee of directors.
- 3.13 Delegation – Directors may appoint from their number a committee of directors and delegate to such committee any of the powers of the directors. If the directors appoint a committee of directors, a majority of the members of the committee must be resident Canadians. Unless otherwise determined by the board and subject to the Act, each committee shall have the power to fix its quorum at not less than a majority of its members, to elect its chair and to regulate its procedure.

4. REMUNERATION AND INDEMNIFICATION

- 4.01 Remuneration – Subject to the provisions of the Act, the articles, and the by-laws of the Corporation or any unanimous shareholder agreement, the board may fix the remuneration of the directors. Nothing contained herein shall preclude any director from serving the

Corporation in any other capacity and receiving remuneration therefor. In addition, directors shall be paid such sums in respect of their out-of-pocket expenses incurred in attending

board, committee or shareholders' meetings or otherwise in respect of the performance by them of their duties as the board may from time to time determine.

- 4.02 Limitation of Liability – Every director and officer of the Corporation, in exercising his powers and discharging his duties, shall act honestly and in good faith with a view to the best interests of the Corporation, and exercise the care, diligence and skill that a reasonably prudent person would exercise in comparable circumstances. Subject to the foregoing, no director or officer shall be liable for the acts, receipts, neglects or defaults of any other director or officer or employee, or for joining in any receipt or other act for conformity, or for any loss, damage or expense happening to the Corporation through the insufficiency or deficiency of title to any property acquired for or on behalf of the Corporation, or for the insufficiency or deficiency of any security in or upon which any of the monies of the Corporation shall be invested, or for any loss or damage arising from the bankruptcy, insolvency or tortious acts of any person with whom any of the monies, securities or effects of the Corporation shall be deposited, or for any loss occasioned by any error of judgment or oversight on his part, or for any other loss, damage or misfortune whatever, which shall happen in the execution of the duties of his office or in relation thereto, unless the same are occasioned by his own willful neglect or default; provided that nothing herein shall relieve any director or officer from the duty to act in accordance with the Act or from liability for any breach thereof.
- 4.03 Indemnity of Directors and Officers – Subject to the provisions of the Act, the Corporation shall indemnify a director or officer of the Corporation, a former director or officer of the Corporation, or a person who acts or acted at the Corporation's request as a director or officer of a body corporate of which the Corporation is or was a shareholder or creditor, and his heirs and legal representatives, against all costs, charges and expenses, including an amount paid to settle an action or satisfy a judgment, reasonably incurred by him in respect of any civil, criminal or administrative action or proceeding to which he is made a party by reason of being or having been a director or officer of such Corporation or body corporate if:
- (a) he acted honestly and in good faith with a view to the best interests of the Corporation; and
 - (b) in the case of a criminal or administrative action or proceeding that is enforced by a monetary penalty, he had reasonable grounds for believing that his conduct was lawful.
- 4.04 Insurance – Subject to the limitations contained in the Act, the Corporation may purchase and maintain such insurance for the benefit of its directors and officers as such, as the board may from time to time determine.

5. OFFICERS

- 5.01 Appointment – Subject to the provisions of the Act, the articles or any unanimous shareholder agreement, the board may from time to time appoint a president and chief executive officer, one or more vice-presidents (to which title may be added words indicating seniority or function), a secretary, a treasurer and such other officers as the board may determine, including one or more assistants to any of the officers so appointed. The board may specify the duties of and, in accordance with this by-law and subject to the provisions of the Act, delegate to such officers powers to manage the business and affairs of the Corporation. Save for the chair of the board, an officer may but need not be a director and one person may hold more than one office.
- 5.02 Term, Remuneration and Removal – The terms of employment and remuneration of all officers elected or appointed by the board (including the president and chief executive officer) shall be determined from time to time by resolution of the board. The fact that any officer or employee is a director or shareholder of the Corporation shall not disqualify him from receiving such remuneration as may be determined. All officers, in the absence of agreement to the contrary, shall be subject to removal by resolution of the board at any time with or without cause.
- 5.03 Chair of the Board – The board may from time to time appoint a chair of the board who shall be a director. If appointed, the board may assign to him any of the powers and duties that are by any provisions of this by-law capable of being assigned to the president and chief executive officer; and he shall, subject to the provisions of the Act, have such other powers and duties as the board may specify. During the absence or disability of the chair of the board, his duties shall be performed by and his powers be exercised by the vice-chair of the board.
- 5.04 Vice-Chair of the Board – The board may from time to time appoint a vice-chair of the board who shall be a director. If appointed, the board may, subject to the Act, assign to him such powers and duties as the board may specify.
- 5.05 President and Chief Executive Officer – The board may from time to time appoint a president and, unless the directors otherwise determine, the president shall be the chief executive officer of the Corporation. The president shall be the chief operating officer of the Corporation and, subject to the authority of the board, shall have the general supervision of the business and affairs of the Corporation and he shall have such other powers and duties as the board may specify.
- 5.06 Vice-President – The board may from time to time appoint one or more vice-presidents. A vice-president so appointed shall have such powers and such duties as the board or the chief executive officer may prescribe.
- 5.07 Secretary – The board may from time to time appoint a secretary. The secretary shall attend all meetings of the directors, shareholders and committees of the board and shall enter or cause to be entered in books kept for that purpose, minutes of all proceedings at such meetings; he

shall give, or cause to be given, when instructed, notices required to be given to the shareholders, directors, auditors and members of committees; he shall be the custodian of the stamp or mechanical device generally used for affixing the corporate seal of the Corporation and of all books, papers, records, documents and other instruments belonging to the Corporation; and he shall perform such other duties as may from time to time be prescribed by the board.

- 5.08 Treasurer – The board may from time to time appoint a treasurer. The treasurer shall keep, or cause to be kept, proper accounting records as required by the Act; he shall deposit, or cause to be deposited, all monies received by the Corporation in the Corporation's bank account; he shall, under the direction of the board, supervise the safekeeping of securities and the disbursement of the funds of the Corporation; he shall render to the board, whenever required, an account of all his transactions as treasurer and of the financial position of the Corporation; and he shall perform such other duties as may from time to time be prescribed by the board.
- 5.09 Other Officers – The duties of all other officers of the Corporation shall be such as the terms of their engagement call for or the board requires of them. Any of the powers and duties of an officer to whom an assistant has been appointed may be exercised and performed by such assistant, unless the board otherwise directs.
- 5.10 Variation of Duties – From time to time and subject to the provisions of the Act, the board may vary, add to or limit the powers and duties of any officer.
- 5.11 Agents and Attorneys – The board shall have power from time to time to appoint agents or attorneys for the Corporation in or outside of Ontario with such powers of management or otherwise (including the power to sub-delegate) as may be thought fit.
- 5.12 Fidelity Bonds – The board may require such officers, employees and agents of the Corporation, as it deems advisable, to furnish bonds for the faithful performance of their duties, in such form and with such surety as the board may from time to time prescribe.
- 5.13 Conflict of Interest – An officer shall disclose his interest in any material contract or transaction or proposed material contract or transaction with the Corporation in accordance with Section 3.11 herein.

6. MEETINGS OF SHAREHOLDERS

- 6.01 Annual Meetings – Subject to Section 6.16 herein, the directors shall call the first annual meeting of shareholders not later than eighteen months after the Corporation comes into existence and, subsequently, not later than fifteen months after holding the last preceding annual meeting. The annual meeting of shareholders of the Corporation shall be held at such time and on such day in each year as the board may from time to time determine, for the

purposes of receiving the reports and statements required by the Act to be laid before the annual meeting, electing directors, appointing auditors and fixing or authorizing the board to fix their remuneration, and for the transaction of such other business as may properly be brought before the meeting.

- 6.02 Special Meetings – The board may at any time call a special meeting of shareholders for the transaction of any business which may properly be brought before such meeting of shareholders. All business transacted at an annual meeting of shareholders, except consideration of the financial statements, auditor’s report, election of directors and reappointment of the incumbent auditor, is deemed to be special business.
- 6.03 Place of Meetings – Meetings of shareholders shall be held at the registered office of the Corporation, or at such other place within or outside of Ontario as the board from time to time determines.
- 6.04 Notice of Meetings – Notice of the time and place of each meeting of shareholders shall be sent not less than 10 days and not more than 50 days before the date of the meeting to the auditor of the Corporation, to each director, and to each person whose name appears on the records of the Corporation at the close of business on the day next preceding the giving of the notice as a shareholder entitled to vote at the meeting. Notice of a special meeting of shareholders shall state: (a) the nature of the business to be transacted at the meeting in sufficient detail to permit the shareholders to form a reasoned judgment thereon; and (b) the text of any special resolution or by-law to be submitted to the meeting. A shareholder and any other person entitled to attend a meeting of shareholders may in any manner and at any time waive notice of or otherwise consent to a meeting of shareholders.
- 6.05 Persons Entitled To Be Present – The only persons entitled to attend a meeting of shareholders shall be those entitled to vote thereat, the directors and the auditor of the Corporation and others who although not entitled to vote are entitled or required under any provision of the Act or by-laws of the Corporation to be present at the meeting. Any other persons may be admitted only on the invitation of the chair of the meeting or with the consent of the meeting.
- 6.06 Quorum – Subject to the provisions of the Act, the holders of a majority of the shares entitled to vote at a meeting of shareholders present in person or by proxy constitute a quorum for the transaction of business at any meeting of shareholders.
- 6.07 One-Shareholder Meeting – If the Corporation has only one shareholder, or only one holder of any class or series of shares, the shareholder present in person or by proxy constitutes a meeting.
- 6.08 Right to Vote – At any meeting of shareholders, unless the articles otherwise provide, each share of the Corporation entitles the holder thereof to one vote at a meeting of shareholders, subject to the provisions of the Act.

- 6.09 Joint Shareholders – Where two or more persons hold the same share or shares jointly, any one of such persons present at a meeting of shareholders may in the absence of the other vote the shares but, if two or more of such persons who are present in person or by proxy, vote, they shall vote as one on the shares jointly held by them.
- 6.10 Proxies – Every shareholder entitled to vote at a meeting of shareholders may, by means of a proxy, appoint a proxy holder or one or more alternate proxy holders who are not required to be shareholders to attend and act at the meeting in the manner and to the extent authorized by the proxy and with the authority conferred by the proxy. A proxy shall be in writing and executed by the shareholder or by his attorney authorized in writing and shall conform with the requirements of the Act. The board may by resolution fix a time not exceeding 48 hours, excluding Saturdays, Sundays and holidays, preceding any meeting or adjourned meeting of shareholders, before which time proxies to be used at that meeting must be deposited with the Corporation or an agent thereof, and any period of time so fixed shall be specified in the notice calling the meeting. A proxy shall be acted upon only if, prior to the time so specified, it shall have been deposited with the Corporation or an agent thereof specified in such notice or, where no time is specified in such notice, the proxy has been received by the secretary of the Corporation or by the chair of the meeting or any adjournment thereof prior to the time of voting.
- 6.11 Scrutineers – At each meeting of shareholders one or more scrutineers may be appointed by a resolution of the meeting or by the chair with the consent of the meeting to serve at the meeting. Such scrutineers need not be shareholders of the Corporation.
- 6.12 Votes to Govern – Subject to the provisions of the Act, the articles and the by-laws of the Corporation or any unanimous shareholder agreement, all questions proposed for the consideration of the shareholders at a meeting shall be decided by a majority of the votes cast thereon. In case of an equality of votes either on a show of hands or on a poll, the chair of the meeting shall not be entitled to a second or casting vote.
- 6.13 Show of Hands – Subject to the provisions of the Act, at all meetings of shareholders every question shall be decided by a show of hands unless a ballot thereon be required by the chair or be demanded by a shareholder or proxyholder present and entitled to vote. Upon a show of hands, every person present and entitled to vote has one vote regardless of the number of shares he represents. After a show of hands has been taken upon any question, the chair may require, or any shareholder or proxyholder present and entitled to vote may demand, a ballot thereon. Whenever a vote by show of hands shall have been taken upon a question, unless a ballot thereon be so required or demanded, a declaration by the chair that the vote upon the question has been carried or carried by a particular majority or not carried and an entry to that effect in the minutes of the meeting shall be prima facie evidence of the fact without proof of the number or proportion of the votes recorded in favour of or against the question. The result of the vote so taken and declared shall be the decision of the Corporation on the question. A demand for a ballot may be withdrawn at any time prior to the taking of the ballot.

- 6.14 Ballots – If a ballot is required by the chair of the meeting or is demanded and the demand is not withdrawn, a ballot upon the question shall be taken in such manner as the chair of the meeting directs.
- 6.15 Adjournment – The chair of a meeting of shareholders may, with the consent of the meeting and subject to such conditions as the meeting may decide, adjourn the meeting from time to time and from place to place.
- 6.16 Resolution in Lieu of Meeting – Except where a written statement with respect to the subject matter of the resolution is submitted by a director or the auditors in accordance with the Act, (a) a resolution in writing signed by all the shareholders entitled to vote on that resolution at a meeting of shareholders is as valid as if it had been passed at a meeting of the shareholders; and (b) a resolution in writing dealing with any matter required by the Act to be dealt with at a meeting of shareholders, and signed by all the shareholders entitled to vote at that meeting, satisfies all the requirements of the Act relating to that meeting of shareholders.

7. SHARES

- 7.01 Allotment – Subject to the provisions of the Act, the articles and any unanimous shareholder agreement, the board may from time to time allot or grant options to purchase the whole or any part of the authorized and unissued shares of the Corporation at such time and to such persons and for such consideration as the board shall determine, provided that no share shall be issued until it is fully paid as provided by the Act.
- 7.02 Lien for Indebtedness – Subject to the provisions of the Act, the Corporation shall have a lien on shares registered in the name of a shareholder indebted to the Corporation. Such lien may be enforced, subject to any other provision of the articles and to any unanimous shareholder agreement, by the sale of the shares thereby affected or by any other action, suit, remedy or proceeding authorized or permitted by law or by equity and, pending such enforcement, the Corporation may refuse to register a transfer of the whole or any part of such shares.
- 7.03 Share Certificates – Every holder of one or more shares of the Corporation is entitled, at his option, to a share certificate, or to a non-transferable written acknowledgment of his right to obtain a share certificate, stating the number and class or a series of shares held by him as shown on the records of the Corporation. Share certificates and acknowledgments of a shareholder's right to a share certificate shall be in such form as the board shall from time to time approve. Any share certificate shall be signed in accordance with Section 11.01 herein and need not be under the corporate seal.
- 7.04 Replacement of Share Certificates – Subject to the provisions of the Act, the directors may by resolution prescribe, either generally or in a particular case, the conditions upon which a

new share certificate may be issued to replace a share certificate which has been defaced, lost, stolen or destroyed.

- 7.05 Transfer Agent and Registrar – The board may from time to time appoint a registrar to maintain the securities register and a transfer agent to maintain the register of transfers and may also appoint one or more branch registrars to maintain branch security registers and one or more branch transfer agents to maintain branch registers of transfers, but one person may be appointed both registrar and transfer agent. The board may at any time terminate any such appointment.
- 7.06 Joint Shareholders – If two or more persons are registered as joint holders of any share, the Corporation shall not be bound to issue more than one certificate in respect thereof, and delivery of such certificate to one of such persons shall be sufficient delivery to all of them. Any one of such persons may give effectual receipts for the certificate issued in respect thereof or for any dividends, bonus, return of capital or other money payable or warrant issuable in respect of such share.

8. DIVIDENDS

- 8.01 Declaration – Subject to the provisions of the Act the articles and to any unanimous shareholder agreement, the board may declare and the Corporation may pay dividends to the shareholders according to their respective rights and interests in the Corporation. Dividends may be paid by issuing fully paid shares of the Corporation or options or rights to acquire fully paid shares of the Corporation or, subject to the provisions of the Act, may be paid in money or property.
- 8.02 Payment – A dividend payable in cash shall be paid by cheque drawn on the Corporation's bankers or one of them to the order of each registered holder of shares of the class in respect of which it has been declared, and mailed by ordinary mail postage prepaid to such registered holder at his recorded address, unless such holder otherwise directs. In the case of joint holders, the cheque shall, unless such joint holders otherwise direct, be made payable to the order of all of such joint holders and mailed to them at their recorded addresses. The mailing of such cheque as aforesaid shall satisfy and discharge all liability for the dividend to the extent of the sum represented thereby plus the amount of any tax which the Corporation is required to and does withhold, unless such cheque be not paid on due presentation.
- 8.03 Non-Receipt of Cheque – In the event of the non-receipt of any cheque for a dividend by the person to whom it is so sent as aforesaid, the Corporation shall issue to such person a replacement cheque for a like amount on such terms as to indemnity, reimbursement of expenses and evidence of non-receipt and of title as the board may from time to time prescribe, whether generally or in a particular case.

9. FINANCIAL YEAR

- 9.01 Financial Year – The financial year of the Corporation shall end on the 31st day of December in each year, until changed by a resolution of the board.

10. NOTICES

- 10.01 Method of Giving Notice – Any notice, communication or other document required by the Act, the regulations, the articles or the by-laws to be given by the Corporation to a shareholder, director, officer, or auditor or member of a committee of the board of the Corporation under any provision of the Act, the articles or by-laws or otherwise shall be sufficiently given if delivered personally to the person to whom it is to be given or if delivered to his recorded address or if mailed to him at his recorded address by prepaid ordinary mail or if sent to him at his recorded address by any means of any prepaid transmitted or recorded communication. A notice so delivered shall be deemed to have been given when it is delivered personally or delivered to the recorded address as aforesaid; a notice so mailed shall be deemed to have been received on the fifth day after mailing; and a notice so sent by any means of transmitted or recorded communication shall be deemed to have been given when dispatched or delivered to the appropriate communication company or agency or its representative for dispatch. The secretary may change or cause to be changed the recorded address of any shareholder, director, officer or auditor of the Corporation in accordance with any information believed by him to be reliable. The recorded address of a director shall be his latest address as shown in the records of the Corporation or in the most recent notice filed under the *Ontario Corporations Information Act*, whichever is the more current.
- 10.02 Computation of Time – In computing the date when the notice must be given under any provision requiring a specified number of days' notice of any meeting or other event, "day" means a clear day and a period of days shall be deemed to commence on the day following the event that began the period and shall be deemed to terminate at midnight of the last day of the period except that if the last day of the period falls on a Saturday, Sunday or holiday the period shall terminate at midnight of the day next following that is not a Saturday, Sunday or holiday.
- 10.03 Omissions and Errors – The accidental omission to give any notice to any shareholder, director, officer or auditor, or the non-receipt of any notice by any shareholder, director, officer or auditor or any error in any notice not affecting the substance thereof shall not invalidate any action taken at any meeting held pursuant to such notice or otherwise founded thereon.
- 10.04 Notice to Joint Shareholders – All notices with respect to any shares registered in more than one name may, if more than one address appears on the records of the Corporation in respect of such joint holding, be given to such joint shareholders at the first address so appearing, and notice so given shall be sufficient notice to all the holders of such shares.

- 10.05 Persons Entitled by Death or Operation of Law – Every person who by operation of law, by transfer or the death of a shareholder or otherwise becomes entitled to shares is bound by every notice in respect of such shares which has been duly given to the registered holder from whom he derives title prior to his name and address being entered on the records of the Corporation (whether such notice was given before or after the happening of the event upon which he became so entitled) and prior to his furnishing to the Corporation the proof of authority or evidence of his entitlement prescribed by the Act.
- 10.06 Waiver of Notice – Any shareholder (or his duly appointed proxy), director, officer or auditor may waive any notice or abridge the time required for any notice required to be given under any provision of the Act, the articles or by-laws of the Corporation or otherwise, and such waiver or abridgment, whether given before or after the meeting or other event of which notice is required to be given, shall cure any default in the giving or in the time of such notice, as the case may be. Any such waiver or abridgement shall be in writing except a waiver of notice of a meeting of shareholders or of the board or a committee of the board which may be given in any manner.
- 10.07 Signatures to Notices – The signatures to any notice to be given by the Corporation may be written, stamped, typewritten or printed or partly written, stamped, typewritten or printed.

11. EXECUTION OF DOCUMENTS

- 11.01 Signing Officers – Deeds, transfers, assignments, contracts and obligations of the Corporation may be signed by any two (2) officers or directors. Notwithstanding this, the board may at any time and from time to time direct the manner in which and the person or persons by whom any particular deed, transfer, contract or obligation or any class of deeds, transfers, contracts or obligations may be signed.
- 11.02 Seal – Any person authorized to sign any document may affix the corporate seal thereto.

12. EFFECTIVE DATE

- 12.01 Effective Date – This by-law shall come into force when enacted by the directors, subject to the provisions of the Act.


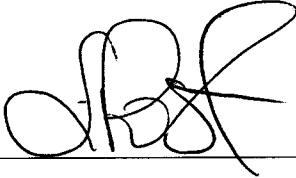
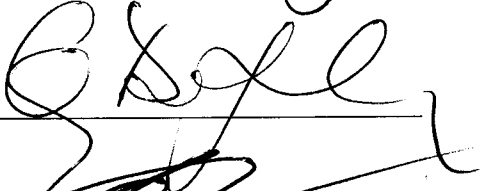

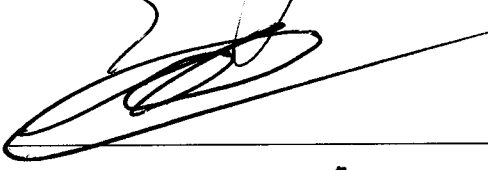
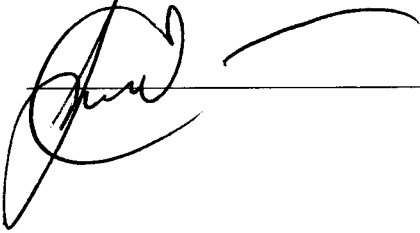
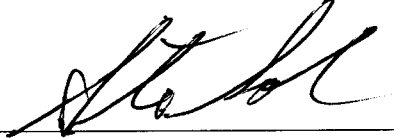
13. REPEAL

- 13.01 Repeal – Upon this by-law coming into force, By-law Number 3 of the Corporation is repealed and replaced with this By-Law Number 4, provided that such repeals shall not affect the

previous operation of such by-law so repealed or affect the validity of any act done or right, privilege, obligation or liability acquired or incurred under the validity of any contract or agreement made pursuant to any such by-laws prior to their repeal.

Resolved that the foregoing by-law is hereby enacted by the board of directors of the Corporation pursuant to the Ontario Business Corporations Act as evidenced by the respective signatures hereto of all the directors.

DATED this 19th day of October 2023.

 _____	 _____
 _____	 _____
 _____	 _____
 _____	

ENACTED by the board this 19th day of October, 2023.



President and Chief Executive Officer

In lieu of confirmation at a general meeting of the shareholders, we the undersigned, being all the shareholders of the Corporation entitled to vote at a meeting of shareholders, hereby confirm the foregoing By-law Number 4 of the Corporation, pursuant to the provisions of the Business Corporations Act.

DATED as of this ____ day of _____, 2023.

THE CORPORATION OF THE
TOWN OF ORANGEVILLE

Per: _____
Mayor

Per: _____
Clerk

[We have authority to bind the Corporation]

THE CORPORATION OF THE TOWN OF GRAND
VALLEY

Per: _____
Mayor

Per: _____
Clerk

[We have authority to bind the Corporation]



GRAND VALLEY

REPORT TO COUNCIL

To: Mayor Soloman and Members of Council
From: Helena Snider
Meeting Date: May 28, 2024
Subject: Union Cemetery Entrance Repair Quote

Purpose

The purpose of this report is to provide the Board with a quotation for the requested repair work for the Union Cemetery entrance.

Background

On March 26th, 2024, following discussion at the Grand Valley Union Cemetery Board Meeting the Board directed staff to obtain quotes for repairs to the Union Cemetery entrance. Staff have received a quotation for the work and are providing a copy for the Boards consideration.

Discussion

Following the Boards direction staff obtained a quotation from B.E.N Stoneworks received on April 17th, 2024, a copy of which is attached as Schedule A to this report.

The quotation includes the works to be completed outlined as follows:

Costing A: Complete repairs on all masonry facades or

Costing B: East low-walls and obvious voids patching on all surfaces

With additional works as follows:

Costing C: Metal Gate

Costing D: Extra or varied from scope – Service Pricing

The Board will need to decide which of the above costing they prefer.

Financial Impact

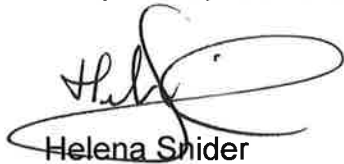
The proposed project is estimated to cost \$20,000 exclusive of taxes. As the costs for the project would result in significant pressures on the Grand Valley Union Cemetery operating budget, payments for the project will be funded by the Town of Grand Valley and recovered from the Cemetery later in the year.

Recommendation

THAT Board receives the report Union Cemetery Entrance Repair Quote and the quotation from B.E.N Stoneworks

AND FURTHER THAT the Board directs staff to proceed with the Boards preferred costing option as discussed.

Respectfully submitted by,

A handwritten signature in black ink, appearing to read 'Helena Snider', with a large, sweeping flourish underneath.

Helena Snider

Secretary/Treasurer – Grand Valley Union Cemetery Board



7158 Jones Baseline
RR#3 Arthur, ON, N0G 1A0
benstoneworks.com

April 17, 2024

Masonry Budget Proposal

To: Town of Grand Valley
Attn.: Helena Snider

Re: **Grand Valley Union Cemetery**
Cooper St. Grand Valley, ON
Drawings: Site Review April 10 2024

Subject: **Grand Natural Fieldstone Masonry Entrance**

Scope: **Masonry Repairs Entrance**
o **Masonry Repoint & Repairs:** *mortar joint style to match existing*
o Pressure wash cleansing of total façade
o Metal Gate – assessment & adjustment: goal to make hand swing functional

Costing A: **Complete** repairs on all masonry façades----- \$ 18,700.00

or

Costing B: **East low-walls & obvious voids** patching on all surfaces----- \$ 6,700.00

Costing C: **Metal Gate – welding, anchorage, or paint: upon approval of Town** - ----budget----- \$ 1,300.00

Costing D: Extra or varied from scope:
Service Pricing - Tradesmen \$ 85.00 per hour & General Worker \$ 68.00 per hour

Notes:
o Cordon Area and Surface Protection: included
o Installation: Labour, Masonry & Mixing Equipment: Inclusive
o Removal of rubble and general refuse: Inclusive
o Masonry: Heritage Masonry to match c/w white ribbon joint detail
o *Site Proviso - typical*
o *Site available water source*
o *Clear & unobstructed access to perimeter applications*

Schedule: 2024 – staggered progress/procedure is possible

Terms: Proposal Validity: 30 days
o Payment Schedule: net 30 - H.S.T. Extra
o BN # 869771394 RT; WSIB Act # 7180160

Thank-you

Brian Niezen



GRAND VALLEY

The Corporation of the Town of Grand Valley

5 Main Street North
Grand Valley, ON L9W 5S6
Tel: (519) 928-5652
Fax: (519) 928-2275

www.townofgrandvalley.ca

REPORT TO COUNCIL

To: Mayor Soloman and Members of Council
From: Meghan Townsend, CAO/Clerk
Meeting Date: May 28, 2024
Subject: 2023 Annual Report - Grand Valley & District Community Centre Fee Waivers

Purpose

In accordance with Policy GVDCC-15-001 – Fee Waiver Policy for meeting rooms at arena, this annual report is presented to Council to summarize the number of fee waivers granted in 2023, as well as the related lost revenue and expenses incurred.

Background

The Town currently has a Fee Waiver Policy for the use of facilities at the Community Centre. The policy states that staff will report to Council on an annual basis, as part of the Operating Budget Process, with a detailed account of the total number of fee waivers granted by group, and related lost revenue and expenses incurred.

Table - Fees Waived

Date Waiver Approved	Resolution No.	Group	Purpose of fee waiver	Impact
February 28, 2023	2023-02-36	Grand Valley Minor Hockey	Hockey Day In Grand Valley, February 25, 2023 – board room only	\$165
April 25, 2023	2023-04-17	Grand Valley Minor Hockey	Annual General Meeting	\$375
October 24, 2023	2023-10-43	Grand Valley Public Library	Children’s Programming	\$3560
October 24, 2023	2023-10-42	Grand Valley Minor Hockey	Hockey Day in Grand Valley, December 2, 2023	\$175
TOTAL IMPACT				\$4275 in lost revenue

Recommendation

THAT Council receive Report – 2023 Annual Report – Grand Valley and District Community Centre Fee Waivers for information.

Respectfully submitted by,

Meghan Townsend
CAO/Clerk



GRAND VALLEY

STAFF REPORT

To: Mayor and Members of Council
From: Steven Freitas, Director of Finance/Treasurer
Meeting Date: May 28, 2024
Report Number: 2024-011
Subject: Treasurer's Update

Recommendation

THAT Council receive the Report Treasurer's Update for information purposes.

Executive Summary

Purpose

The purpose of this report is to present Council with information on the financial activities of the Town of Grand Valley, and procurement information to Council in accordance with Section 23.3 of By-law 2022-14.

Key Findings

Expenses within the period include invoices related to monthly charges from January to April for several Roads Department vehicles.

Financial Implications

There are no financial implications to this report.

Report

Background

The accounts payable and receivable listings are provided monthly to Council.

Discussion

Expenses within the period include invoices related to monthly charges from January to April for Vehicles #046 2023 Freightliner Snowplow, #404 2022 John Deere Grader & 2023 Municipal Vehicle.

Accounts Payable Listings

Attachment 1 – Accounts Payable Listing for the Town of Grand Valley for the period of April 2024.

Attachment 2 – Accounts Payable Listing for the Grand Valley and District Community Centre for the period of April 2024.

Accounts Receivable Listing

An update will be provided in future reports.

Procurement Update

Attachment 3 – Procurements for the period April 17 – May 22, 2024, is submitted to Council in accordance with section 23.3 of By-law 2022-14:

23.3. Information Report to Council

For information purposes, the Treasurer shall submit a monthly status report to Council on all contract awards, contract extensions and contract amendments, valued at \$25,000 or higher that were undertaken since the previous report.

Financial Impact

There is no financial impact.

Consultations

Helena Snider, Administration/Accounting Assistant.

Sarah Courtemanche, Accounting Clerk.

Attachments

Attachment 1 – Town of Grand Valley Accounts Payable

Attachment 2 – Grand Valley and District Community Centre Accounts Payable

Attachment 3 – Monthly Procurement Update

This report was approved by

Meghan Townsend
Chief Administrative Officer/Clerk
519-928-5652
mtownsend@townofgrandvalley.ca



TOWN OF GRAND VALLEY

Reports as of May 9, 2024

GENERAL EXPENSES		APR
1000	Liabilities/Remittances/PT Refunds	\$ 77,061.39
1000	Council	
1100	Elections	
1200	Deferred Revenue	
1250	Administration / Treasury	\$ 40,796.61
1300	Downtown Improvement	\$ 608.43
1300	Municipal Drainage Works	
1600	Health & Safety	\$ 1,545.26
1700	EDC	\$ 160.46
1800	Canine Control	\$ 598.90
1900	West Back Alley	\$ 141.78
2000	Fire Department	
2100	Community Centre	\$ 16,787.66
2200	ByLaw Enforcement	\$ 1,231.81
2250	BYLaw Vehicle Expense	\$ 906.58
2300	Mill St/The Door	
2400	Internet Tower	
2500	Police Service Board	\$ 50.00
2510	Policing Contract / OPP	\$ 43,750.16
2600	Conservation Authority / GRCA	
2650	Parks & Recreation	\$ 6,331.61
2660	Rec Truck #1-2014 GMC Expense	
2670	GV Campground Expense	\$ 31.34
2675	Community Park Development	\$ 683.37
2700	Upper Grand Trailway	
2900	Splash Pad	\$ 81.88
4010	Garbage Collection	
4020	Landfill Monitoring	
4200	Storm Sewers (construction)	\$ 7,610.55
4250	Southeast Pumping Station	
4300	Water Delivery System	\$ 868.97
4400	Water Treatment System	\$ 2,703.91
4520	Sewage Treatment Plant	\$ 53,115.21
4530	New Well#005 Construction	\$ 77,255.36
4540	Equalizer Tank	
4550	Sanitary Sewers	
4600	Infiltration (sanitary sewers)	\$ 1,697.84
4700	Scott St Development	
5010	Union Cemetery	
5015	St. Alban's Cemetery	
5016	South Luther Cemetery	
6100	Street Lights	\$ 2,389.79



TOWN OF GRAND VALLEY

Reports as of May 9, 2024

6300	Medical Centre	\$ 16,618.30
6500	BIA	
7300	Colbeck Park	
7400	Library	\$ 22,568.19
8010	Planning & Development	\$ 16,272.52
8011	Hill Town Subdivision Project	\$ 925.47
8012	Drainage Superintendent	
8015	Recoverable Subdivision Expenses	
8020	Drainage / Debenture pymt	
8250	Taxation Levy Payments	\$ 6.64
8275	TCA Sales (surplus land sale exp)	
9000	TDCT - Sewage Plant payment	\$ 5,240.87
TOTAL GENERAL EXPENSES		\$ 398,471.28
ROADS DEPARTMENT EXPENSES		APR
3011	Bridges & Culverts	\$ 1,623.41
3021	Grass Mowing	
3022	Brushing / Tree Trimming	\$ 12,204.00
3023	Ditching	
3024	Catch Basins / Storm Sewers	
3025	Debris & Litter Pickup	\$ 2,190.04
3031	Patching (Urban)	
3032	Sweeping / Crack Sealing	
3033	Line Painting	
3035	Sidewalks	
3041	Patching / Washouts (Rural)	
3042	Grading	
3043	Dust Control	\$ 37.28
3045	Gravel	
3051	Winter Plowing	\$ 13,425.75
3061	Safety Devices & Signage	
3062	Connecting Link	
3071	Urban Parks	
3101	Roads Dept. Overhead	\$ 33,973.36
3202	#045 2024 Freightliner Snowplow	\$ 135.57
3203	#046 2023 Freightliner Snowplow	\$ 21,395.12
3211	#043 2023 RAM 1500	
3222	#404 2022 John Deere Grader	\$ 38,202.74
3231	#048 2017 John Deere Backhoe	
3232	2018 Kubota Zero Turn Mower	\$ 1,348.93
3251	#047 2018 GMC 3500 One Ton	-\$ 54.77
3252	#041 2019 GMC Pickup	\$ 1,103.45
3253	#049 2021 Kubota 4WD	\$ 8,214.35



TOWN OF GRAND VALLEY

Reports as of May 9, 2024

3254	#401 2015 GMC One Ton	
3255	#403 2018 John Deere Grader	\$ 6,405.06
3256	#402 2021 RAM 2500	\$ 742.26
3257	#406 2020 Freightliner Snowplow	\$ 5,498.01
3258	2023 Municipal Vehicle Expense	\$ 36,183.45
3700	Misc Roads Dept	
3701	Construction	
3706	Locates	\$ 445.51
3709	Pandemic	
3740	#40 2013 CAT Loader	
3742	Crossing Guard	
3743	Livestock	
3744	Fence Viewer	
3745	Water St Pavillion	
TOTAL ROADS DEPARTMENT EXPENSES		\$ 183,073.52
TOTAL EXPENSES		\$ 581,544.80



GRAND VALLEY & DISTRICT COMMUNITY CENTRE

FOR BOARD MEETING: 13-May-24

ACCOUNTS PAYABLE		2024	OVERALLTOTAL
		April	JAN. TO DEC.
1090	Miscellaneous Clearing Expenses		7,619.17
1104	Liabilities (HST/Payroll)	4,323.92	9,920.00
1010	Wages & Benefits	20,235.21	68,042.16
1020	Wages & Benefits (Camp)	380.69	761.34
1022	Payroll deductions	3,005.21	12,043.78
1040	Wages & Ben (Admin personnel)	1,524.38	5,162.57
1050	Staff Expense/Recognition		-
1300	Training & Workshops	310.75	547.63
1320	Professional Fees/Memberships	79.00	345.09
1420	Bank/Interest Chgs	73.60	322.84
1430	Merchant Chgs - debit/mc/visa	852.19	3,035.85
1440	Accounting/Audit Fees		-
1460	Insurance		28,582.20
1470	Advertising		-
2010	Consumable Supplies		2,196.70
2015	Concession Booth Supplies	377.92	9,632.24
2024	Heat	2,030.90	7,277.58
2030	Hydro	8,244.61	31,908.54
2040	Water/sewer/street lights	147.96	957.26
2050	Telecommunications	215.81	907.18
2120	Office & Computer Supplies	37.28	971.62
2410	R&M - Community Ctre Bldg	2,693.51	8,385.27
2420	R&M - Arena	3,883.38	5,169.17
2430	R&M - Concession Booth	272.84	272.84
2450	Snow Removal	1,017.00	12,204.00
3025	Equipment chgs - Zamboni/Olympia	631.39	3,267.37
3030	R&M - Compressor Room & Equipment	3,012.06	6,356.58
3055	Annual Inspections		-
3060	Asset Management	3,411.54	32,060.96
4000	Summer Camp Expense		-
4021	Pickle Ball Expense	232.30	232.30
9000	Transfer to Reserves		-
			-
GRAND TOTAL		\$ 56,993.45	\$ 258,182.24



Monthly Procurement Update Report

Procurements for the period April 17-May 22, 2024

This report is submitted to Council in accordance with section 23.3 of By-law 2022-14:

23.3. Information Report to Council

For information purposes, the Treasurer shall submit a monthly status report to Council on all contract awards, contract extensions and contract amendments, valued at \$25,000 or higher that were undertaken since the previous report.

Meeting Date: May 28, 2024

Project Description	Successful Bidder	Tender Price (excl. taxes)	Budget Allocation	Notes
Bridge 10 Replacement	HugoMB Contracting Inc.	\$1,231,804	\$1,400,000	Budget also includes staff and engineer time
Human Resources Review Project	Pesce & Associates Human Resources Consultants	\$37,800	\$40,000	Includes project management, stakeholder consultation, risk management and mitigation, change management and knowledge transfer

Other matters:

- Concession 2-3 Park lighting tender – RFT closed May 21, 2024, and is under review at time of writing this report.
- Southeast Pumping Station tender – in progress.
- Fire Department Radios – purchase being arranged in accordance with the funding agreement provided.
- Multi-purpose Recreation Court – has been awarded and will be reported on with next month’s report.
- Bottled water – bottled water supply for the Town Hall has become cost prohibitive. Public Works had been responsible for buying and delivering the bottled water, and to get better pricing per bottle, the Town had purchased the water in Orangeville. Therefore, staff time and a Town truck was used to deliver the water, roughly 10 times per year. To end this process, but provide drinking water without the chlorine taste, the Town investigated options and obtained quotes then installed a reverse osmosis device from Water Depot, which cost \$1,000 to purchase and will cost \$25 per month to Water Depot to maintain (filters, membrane).

Cost Element/yr	Bottled Water	Reverse Osmosis
Labour @ \$50 per hour, 1.5hrs per delivery	\$750	n/a
Materials	(2x6x10) \$120 for bottled water	\$1000 (or \$200/yr for 5yr)
Maintenance	n/a	\$300/yr
Other	\$20 for gas in truck	\$0.84/m ³ (1000L) for water bill
Total per year	\$890	\$500 over 5 years

If properly maintained, the device should last more than the five year period mentioned in the table.

Recommendation:

THAT Council receive Report – Monthly Procurement Update for information.

Respectfully Submitted by,

Steven Freitas
Treasurer



GRAND VALLEY

REPORT TO COUNCIL

To: Mayor Soloman and Members of Council

From: Matt Bos, Director of Public Works

Meeting Date: May 28, 2024

Subject: Leeson Street Traffic Calming Project Update

Purpose

To present to council an update on the Leeson Street traffic calming project.

Background

In 2023 speeding on Leeson Street became an issue that needs addressed and in September of 2023 council tasked the Director of Public Works to conduct a traffic study that had been suggested by R.J. Burnside and to start taking the preliminary steps in implementing physical traffic calming measures.

Discussion

The study is to be conducted on a Tuesday, Wednesday, or Thursday and to be done from 7:30am. to 9:30am and from 3pm. to 5pm. At this time, Public Works has conducted two morning sessions of this study and has the rest of the study sessions scheduled to be completed by May 31st.

In the original discussion, each location identified would have been provided with traffic cushions, signage and bollards, at an approximate cost of \$1000 per cushion, plus the cost of signage and bollards. Currently, the Director is proposing a simple, cost effective set up as seen in pictures below. Each location would have two speed bumps six feet long, two bollards, two warning signs at the bumps, and two pre warning signs approaching the bumps (not shown below).

Photo 1 – example speed bump



Photo 2- example bollards



Photo 3 – example set up



Photo 4 - example signage (pre-warning sign not shown)



Currently everything needed is available through Uline, apart from the signs, they will need to be custom made by our sign provider. Realistically a proposed completion date could be Friday July, 12th 2024. The P.W. Director can work with the Deputy Clerk leading up to the time of installation to create awareness in the community using the Towns website and social media.

Financial Impact

\$1700.00 in material per location (signs, posts, bollards, speed bumps)
\$1200.00 in labour and equipment per location (16 hours and a truck)

Recommendation

THAT Council accepts the Report-Leeson Street Traffic Calming Project Update and directs staff to proceed as proposed.

Respectfully submitted by,

Matt Bos
Director of Public Works



GRAND VALLEY

The Corporation of the Town of Grand Valley Report to Council

Date: May 28, 2023

To: Mayor Soloman & Members of Council

From: Mark H. Kluge, MCIP RPP, Planner

Subject: STATUS & RECOMMENDATION REPORT

Report No.: PLN12-2024

File: SPA03-2018 (Site Plan)

Applicant: Mohsin Samdani c/o Golden Canadian Homes Inc.

Location: 100, 108 and 114 Emma Street

Roll #: 352300, 352400 and 352500

Attachment(s): Appendix 1: Location Map
Appendix 2: Notice
Appendix 3: Extension Request

RECOMMENDATION

THAT Report No. PLN12-2024, dated May 28, 2024, be received;

AND FURTHER THAT Council revoke the 18 Single Detached Equivalent (SDE) of allocation currently allocated to the proposed development located at 100, 108 and 114 Emma Street in the Town of Grand Valley;

AND FURTHER THAT Council direct staff to close Site Plan Application File SPA03-2018 and return all the necessary Securities (\$6500) held for the development.

PURPOSE OF REPORT

The purpose of this report is to advise Council as to the status of Site Plan File SPA03-2018, its associated servicing allocation and to provide a Planning Recommendation to Council.

BACKGROUND

On June 8, 2021, Council passed By-law 2021-39, permitting the development of the lands at 100, 108 and 114 Emma Street in Grand Valley for a 3-storey mixed use building with commercial on the ground floor and a total of 18-residential apartment units on the 2nd and 3rd floors. A Holding (H) was placed on the lands and is only to be lifted once the Site Plan Agreement is signed, secured, and registered. See **APPENDIX 1: LOCATION MAP**.

By-law 2021-40 was also passed on June 8, 2021, authorizing the Town to enter into a Site Plan Agreement with Golden Canadian Homes Inc. and allocated 18 Single Detached Equivalent (SDE) of servicing (water and wastewater) to the proposed mixed-use development.

To date, the Site Plan Agreement with the Town has not been finalized. The Agreement has been signed by the Owner, but the required securities have not been paid, and the agreement has not been registered, meaning a Building Permit/Municipal Approval cannot be issued.

Furthermore, the 18 SDE allocation is set to expire on June 8, 2024, as per Section 10 of the Town's Wastewater Treatment Capacity Allocation Policy (Council Resolution Number 2016-12-3).

REQUEST FOR AN ALLOCATION EXTENSION

Council's Wastewater Treatment Capacity Allocation Policy was adopted by Council Resolution 2016-12-03 on December 13, 2016. Section 10 outlines how long an allocation is valid for (3 years) and Section 11 outlines how an applicant can request an extension.

Expiry of Provisional Allocation

10. Subject to the provisions of any Allocation Agreement, unless the provisional allocation of Capacity has become final in accordance with part 7 of this policy, it shall expire 3 years from the date on which Council approved the request for provisional allocation, unless otherwise specified by Council.

Extension

11. In cases where a provisional allocation of Capacity is set to expire, the proponent may make a request in writing at least 30 days before the last Council meeting

prior to the expiry of that provisional allocation. Council may, in its sole discretion, approve or deny any such request in whole or in part, in its sole discretion. At the time of an extension, Council will re-evaluate the development with respect to the criteria in section 9, as well as other project awaiting capacity. Any extension in whole or in part may be subject to such conditions as Council deems appropriate, including amendments to any Allocation Agreement.

On March 28, 2024, Planning sent a reminder to the Owner that the 18 SDE allocation was sent to expire on June 8, 2024, and that in order for Council to consider an extension, the request was to be received no later than end of business on April 29, 2024, see **APPENDIX 2: NOTICE**.

On April 25, 2024 the Owner submitted their extension request along with letters of support from their financial representatives, see **APPENDIX 3: EXTENSION REQUEST**.

ALLOCATION

The proposed development holds an 18 SDE allocation. This allocation is included in the Town's calculations of available allocation, along with the commitments made to approved subdivisions, the surge tank and other development agreements. The 2023 Annual Report on available allocation capacity is pending, but the draft report suggests the Town may not be able to accommodate infill applications until the new infrastructure is built.

SITE PLAN AGREEMENT

Schedule C – Securities & Fees (cash payments) of the Site Plan Agreement outlines the cost of the on-site and off-site works, as per Crozier & Associates Consulting Engineers Opinion of Probable Cost as of January 28, 2021. Burnside has advised that this Cost Estimate is now 4 years old and out of date. If this development was to proceed, Schedule "C" **must** be updated to reflect current construction costs.

Currently the Town holds \$6500 in securities for this development as follows:

- \$1000 for Pre-consultation
- \$2000 for Zoning
- \$3500 for Site Plan

The Pre-consultation and Zoning Securities can be returned immediately to the Owner and if the Site Plan (File SPA03-2018) is closed then the \$3500 for Site Plan Securities can also be returned.

ANALYSIS

The Site Plan has not progressed to finalization in 3 years. It is not standard practise to let development applications remain open without a Building Permit being issued for this long. While the proposed development would add additional rental units to the Town's housing inventory, letting the file remain inactive with no anticipated completion date is not beneficial to the Town. The 18 SDE allocation should be reallocated to shovel ready projects.

Therefore, it is Planning's opinion that the 18 SDE allocation should be revoked, the Site Plan file closed, and Securities returned.

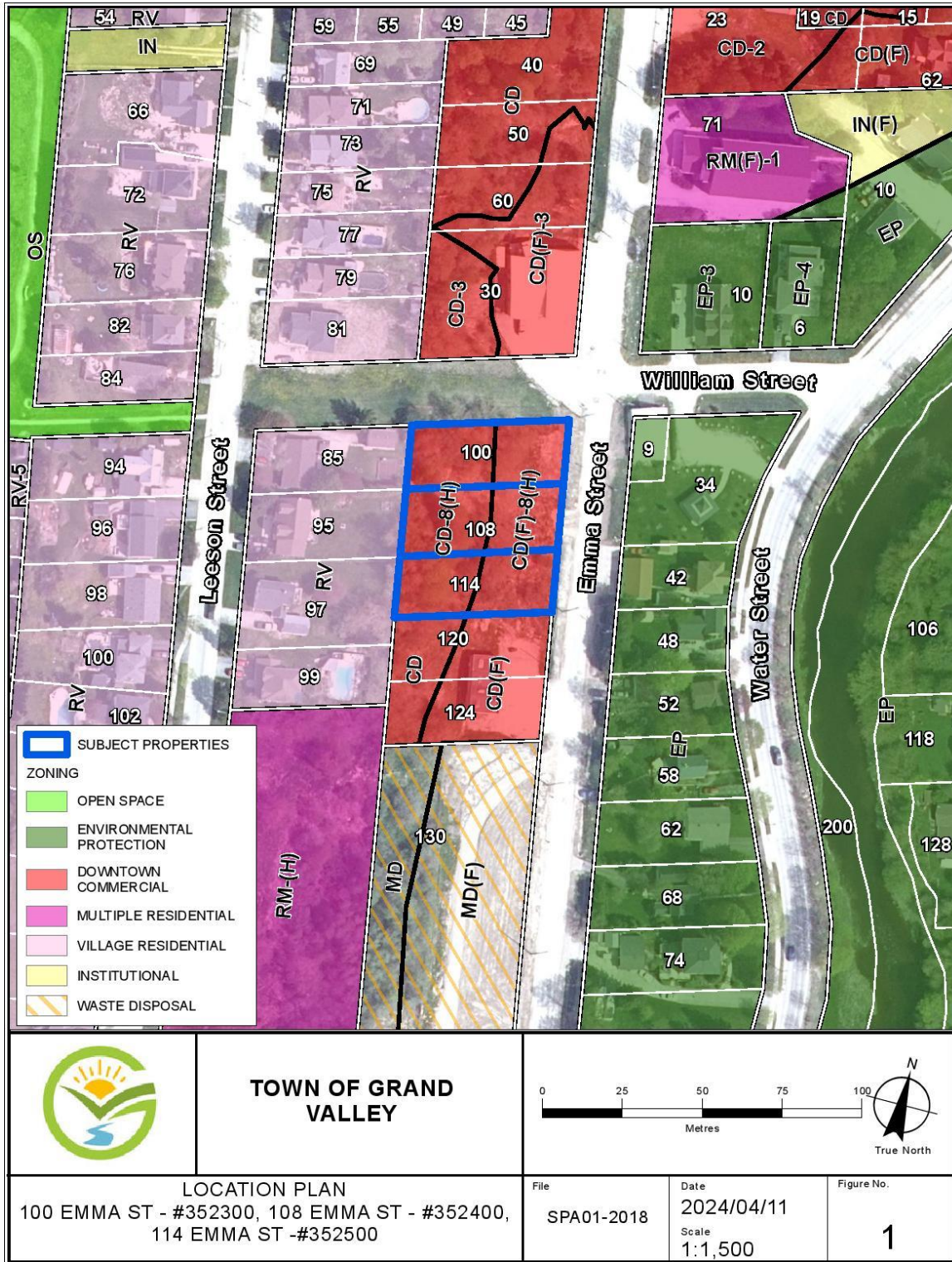
Respectfully submitted,

Mark H Kluge

Mark H. Kluge, MCIP RPP

Town Planner

APPENDIX 1: LOCATION MAP



File Path: \\dreeith\GIS2\Dufferin\East_Luther_Grand_Valley\Map\Cartography\2024\Emma St Location Map - Zoning.mxd Print Date: 2024/04/11 Time: 10:42 AM

APPENDIX 2: NOTICE

From: Mark Kluge <mkluge@townofgrandvalley.ca>

Sent: Thursday, March 28, 2024 10:18 AM

To: Mohsin Sam <>; Loghman <>

Cc: Steve Soloman <ssoloman@townofgrandvalley.ca>; Philip Rentsch <prentschi@townofgrandvalley.ca>; Paul Latam <platam@townofgrandvalley.ca>; Lorne Dart <LDart@townofgrandvalley.ca>; James Jonker <JJonker@townofgrandvalley.ca>; Meghan Townsend <mtownsend@townofgrandvalley.ca>; Donna Tremblay <dtremblay@townofgrandvalley.ca>; Doreen Still <dstill@townofgrandvalley.ca>; Mark Kluge <mkluge@townofgrandvalley.ca>

Subject: File SPA01-2018 - Site Plan Agreement and Allocation - 100, 108 and 114 EMMA STREET Grand Valley

Importance: High

Hello Mohsin

On June 8, 2021, Council passed By-law 2021-40 authorizing the Town to enter into a Site Plan Agreement with Golden Canadian Homes and allocated 18 Single Detached Equivalent (SDE) of servicing to the proposed mixed-use development at 100, 108 and 114 Emma Street in Grand Valley.

To date the Site Plan Agreement with the Town has not been finalized, the Agreement has not been registered and the required securities have not been paid.

The 18 SDE allocation is set to expire on June 8, 2024, as per Section 10 of the Town's Wastewater Treatment Capacity Allocation Policy (Council Resolution Number 2016-12-3).

If you would like Council to consider an extension of the allocation you are required to submit an Extension Request in writing to Town Council (copying the Town Planner) no later than 4:30PM on Monday April 29, 2024.

I will be taking a Recommendation Report on the status of File SPA01-2018 and the associated 18 SDE allocation to the May 28, 2024, Council Meeting. Should you wish to appear before Council on May 28, 2024, please contact the Town's Deputy Clerk Donna Tremblay who is copied on this email.

Your written Extension Request must still be received by April 29, 2024, as Council will not entertain a verbal request at the May 28, 2024, meeting.

Should you have any questions please contact me, however there will be no further notice on this matter.

Regards,



Mark H. Kluge MCIP RPP, Town Planner

Town of Grand Valley 5 Main Street North GRAND VALLEY ON L9W 5S6

Tel: (519) 928-5652 Fax: (519) 928-2275 mkluge@townofgrandvalley.ca

APPENDIX 3: EXTENSION REQUEST



Golden Canadian Homes Inc.
 59 3rd Street, Orangeville L9W 2B3
 Ontario, Canada

April 04/24/24

Ref: SPA01-100,108 and 114-extension.

Dear: Councilors:

Due to some personal reasons, mainly leaving the country for my uncle and aunt’s passing. Dealing with their funerals and other issues caused unforeseen delays in dealing with my project.

I’m now fully committed with my project and as a developer we face many challenges with respect to the nature of the business. However, we always pull through and I’m confident I will complete this project and leave a wonderful legacy for the town of Grand Valley.

Till date, we have already spent in the amount of \$300k cash on soft costs such as Crozier, Line architect, mechanical engineer and paid an additional town’s engineer cost. Furthermore, our team of financial lenders requested us to provide up to date appraisal which has a new appraisal value, and this has been dealt with by Larry. Hence, we should have the new appraisal report within a few weeks to approve fundings for our project.

We have already engaged Royal bank, (David, Logan) Andrew Hunter, at Bay hill financial to secure funds and we have their continued support, and we will be providing a security deposit accordingly.

I humbly request councilors to please grant us an extension, as we have already invested 300k, hard cash and we are looking forward to finishing this project.

Sincerely,

 Mohsin Samdani
 CEO - Golden Canadian Homes Inc.
 (647) 229-2003

www.goldencanadianhomes.ca

From: Logan, David (He/Him/His) <>
Sent: Thursday, April 25, 2024 7:58 AM
To: Mark Kluge <mkluge@townofgrandvalley.ca>
Cc: Mohsin Sam <>
Subject: FW: letter

Morning Mark

I hope you are well. We continue to work with Golden Canadian Homes Construction loan and its application with CMHC. There have been delays with CMHC due to volume, as well current market information has caused RBC to require updated appraisal information. Mohsin is completing this as well with the help of a 3rd party appraisal company.

I understand Mohsin is requiring an extension to his water allocation. Our goal is to complete this application as soon as possible when we have current information. Request you give consideration to Mohsin/Golden Canadian Homes Construction and his allocation. We do not have an approval but working with Mohsin in his application.

I appreciate your time and any questions please let me know.

David

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Dear Councillors,

We have been working closely with Golden Canadian Homes Inc. over the last several months to arrange construction financing for the Emmaville Project. While there has been lender interest in offering financing, the terms were not ideal as they limited the financial feasibility of the project. As the real estate capital markets become more liquid, we remain confident that procuring optimal financing terms will be achieved in the near term.

I recognize that this process has been longer than expected, I would like to assure you that all stakeholders are committed to bringing this project to fruition.

Should you have any questions please don't hesitate to contact me directly.

Best regards

Andrew Hunter
Managing Director
Bay Hill Financial Corp.
647-527-3779
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GRAND VALLEY

The Corporation of the Town of Grand Valley Report to Council

Date: May 28, 2024
To: Mayor Soloman & Members of Council
From: Mark H. Kluge, MCIP RPP, Town Planner
Subject: VISION GRAND VALLEY – BACKGROUND REPORT
Report No.: PLN13-2024
File: Official Plan and Zoning By-law Update Project
Consultant: David Welwood c/o J.L. Richards & Associates Limited
Attachment(s): Appendix 1: Background Report – May 21, 2024
Appendix 2: May 28, 2024 Council Presentation

RECOMMENDATION

THAT Report No. PLN13-2024, dated May 28, 2024, be received;

AND FURTHER THAT Council adopts the Recommendations outlined in the J.L. Richards & Associates Limited Background Report attached to this Report as Appendix 1: Background Report - May 21, 2024 and Appendix 2: May 28, 2024 Council Presentation.

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

PURPOSE OF REPORT

The purpose of this report is to provide an information update on the status of the Official Plan and Zoning By-law Review, including the release of the Background Report.

BACKGROUND

On January 22, 2019, a notice was sent out to all property owners (via the Property Tax Bill) advising the public that the Town would be deferring their Official Plan Review, pending Dufferin County's completion of their Municipal Comprehensive Review (MCR).

On August 9, 2022, Council passed Resolution Number 2022-08-11:

BE IT RESOLVED THAT Council directs Planning to undertake a review of all Official Plan Mapping when the Town updates its Official Plan, when Dufferin County concludes its MCR process, and the County Official Plan is Updated.

On February 13, 2024, Council passed Resolution Number [2024-02-16](#):

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 & Associates 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 & Associates Limited, to be considered in the Vision Grand Valley project.

BACKGROUND REPORT

This Background Report, which has been attached as **Appendix 1** is the first major deliverable in Phase 2 of the Vision Grand Valley project. The report establishes a framework for how the current Official Plan and Zoning By-law will be updated. More specifically, the Background Report:

- Reviews current and emerging Provincial policy direction and legislation that guides land use planning in Ontario;
- Identifies key drivers of change, such as projected residential and employment growth within the Town, as per Dufferin County's Municipal Comprehensive Review

(MCR) project and Official Plan Amendments (currently with the Province for approval);

- Identifies the six focus areas of the review: Climate Change, Housing, Agriculture & Rural Areas, Employment & Economic Development, Natural Heritage & Environmental Protection and Servicing
- Assesses existing policies and reviews relevant considerations to inform recommended updates to the Official Plan and Zoning By-law; and,
- Documents how the Official Plan and Zoning By-law will be reviewed and updated.

The majority of the identified gaps/conformity matters extend from the numerous changes and updates to Provincial Planning policy and legislation. In addition to these changes, Dufferin County has concluded its MCR project which has resulted in the three County OPA. Once the County's Official Plan is approved by the Province, the Town has 1 year to bring its Official Plan into conformity.

PUBLIC PARTICIPATION

Town Staff continues to encourage public participation in the **VISION GRAND VALLEY** project through the [project webpage](#) which has been launched on the Town's website. All information and reports pertaining to the project will be located here for easy access by the Public. The Background Report also addressed the next opportunities for public participation; however, public input is encouraged at any time. Town Staff will be engaging the public in person over the summer months to promote the Vision Grand Valley project.

NEXT STEPS

With the adoption of the Background Report by Council, Step 3 of the project will commence, which includes the On-line Survey, Focus Group interviews and the receipt of Draft Official Plan and Zoning By-laws, incorporating the public input received.

Attachment

APPENDIX 1: Background Report – May 21, 2024

APPENDIX 2: May 28, 2024 Council Presentation

Respectfully submitted,

Mark H Kluge

Mark H. Kluge, MCIP RPP

Town Planner

/mhk

APPENDIX 1: BACKGROUND REPORT – May 21, 2024

APPENDIX 2: May 28, 2024 COUNCIL PRESENTATION



Town of Grand Valley Official Plan and Zoning By-law Review and Update

Background Report

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1.0 Introduction

1.1 Background

The Town of Grand Valley (hereafter, the Town) is a local municipality within Dufferin County situated along the Grand River, between the Townships of Wellington North and Amaranth. It comprises the former Village of Grand Valley and Township of East Luther. The Town includes many scenic natural features including the Grand River Valley and part of the Luther Marsh. Grand Valley is home to approximately 3,851 people¹ and includes a significant agricultural land base, the Settlement Area of Grand Valley and the two hamlets of Monticello and Colbeck.

Like many communities, due to its proximity to larger urban markets, it is experiencing significant pressure to grow. The Town has full municipal water and sewer services within its Settlement Area and is one of only two municipalities in Dufferin County with the ability to expand its urban boundary to accommodate future growth. Given these factors, Grand Valley is navigating considerable changes in relation to growth management, housing supply and demand needs, adapting to climate change, the need to protect its agricultural base and preserve its natural environment and expanding its local commercial and employment opportunities.

Grand Valley's Official Plan (OP) is a key tool to assist the Town in navigating these changes. An OP is a comprehensive policy document that establishes a twenty-five (25) year vision for the community and contains policies to guide physical changes undertaken by the public and private sector.

The purpose of an OP is articulated in Section 16 of the *Planning Act*. This section states that an OP shall contain goals, objectives and policies established primarily to manage and direct physical change and its effects on the social, economic, built, and natural environment of the municipality; such policies and measures that are practical to ensure the adequate provision of affordable housing; and a description of the measures and procedures for informing and obtaining the views of the public when land use planning applications are advanced in the community.

Grand Valley's current OP was adopted by Council in 2006 and approved by Dufferin County in 2009. The OP is based on the following guiding principles:

- The agricultural community and resources will be protected in order to preserve the character, culture, and agricultural land base.
- Development will be focused primarily on the Settlement Area; and,
- The environmental features of the Town, including the Luther Marsh and Grand River will be maintained in their natural state for the enjoyment of future generations.

Grand Valley's Zoning By-law implements the OP through comprehensive regulations for development, as provided for in Section 34 of the *Planning Act*. Grand Valley's current Zoning By-law was adopted by Council on February 10, 2009. It was updated in 2021 to improve its structure, format, and usability. While it has been updated more recently than the OP, it requires updates to reflect the changing community context and reflect changes introduced through this OP Update. Since 2013, there have been 102 amendments to the Zoning-By-law. While the number of amendments may appear to be extensive, it should be noted that the Town does not have a Committee of Adjustment and therefore even minor requests for relief from the Zoning By-

¹ Statistics Canada (2023). 2021 Census for Grand Valley Census Subdivision. Retrieved January 8, 2024 from [Profile table, Census Profile, 2021 Census of Population - Grand Valley, Town \(T\) \[Census subdivision\], Ontario \(statcan.gc.ca\)](https://www150.statcan.gc.ca/n1/pub/92-627-x/2023001/article/00001-eng.htm)

law must be addressed through a Zoning By-law amendment. Grand Valley's current OP and Zoning By-law can be found [here](#).

1.2 The Official Plan and Zoning By-law Review and Update Project

Given the long-term nature of an OP, the physical changes that can occur in the external environment and the evolving legislative, policy, and regulatory environment, it is a standard municipal practice to periodically review an OP and Zoning By-law. This is enshrined in Section 26 of the *Planning Act* which requires municipalities to revisit their OP no less frequently than 10 years after it comes into effect as a new OP and every 5 years thereafter, unless replaced by a new OP. Similarly, Section 26 (9) of the *Planning Act* requires municipalities to review and update their Zoning By-laws to conform with required statutory updates to the OP. The purpose of such a review is to ensure that the OP has regard to matters of provincial interest listed under Section 2 of the *Planning Act*; is consistent with policy statements issued under Section 3 of the *Planning Act*; and that it conforms or does not conflict with provincial plans. The review also represents an important opportunity to ensure the OP continues to represent Council's vision and goals for the community. Achieving a balance between local and provincial perspectives is of great importance.

There have also been several legislative and policy changes at the provincial and County levels that have occurred since Grand Valley's 2009 OP was approved. This includes:

- Several updates to the *Planning Act*, R.S.O. 1990, c.P.13.
- One update to the Provincial Policy Statement (PPS).
- One update to the Growth Plan for the Greater Golden Horseshoe.
- Various changes to other related provincial legislation, regulations, and practices, such as:
 - *Development Charges Act*, 1997, S.O. 1997, c. 27.
 - *Ontario Heritage Act*, R.S.O. 1990, c. O.18.
 - The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) Guidelines on Permitted Uses in Ontario's Prime Agricultural Uses in Ontario's Prime Agricultural Areas.

Dufferin County is currently completing a three-stage municipal comprehensive review (MCR) of its OP (DCOP). This review will also address several legislative and policy changes that have occurred since the DCOP's approval in 2015. County Council adopted the final of these amendments on March 14, 2024 and at the time of the writing of this report, the amendments await approval by the Ministry of Municipal Affairs and Housing (MMAH). Per Section 27 of the *Planning Act*, once the Province has approved the amendments to the DCOP, Grand Valley has one (1) year to amend its OP to conform to the changes to the DCOP.

Based on this context, Town Council has decided that it would be in the community's best interest to update the existing OP and Zoning By-law. Grand Valley retained J.L. Richards & Associates Limited to assist with the OP and Zoning By-law Review (project). The project includes five phases, which are illustrated below.

Figure 1. Project Work Plan: Official Plan and Zoning By-law Review and Update

Phase 1 - Background Review and Research

- 1.1 External Kick-Off Meeting
- 1.2 Internal Kick-Off Meeting
- 1.3 Preliminary Workplan and Public Consultation Plan
- 1.4 Finalize Workplan and Public Consultation Plan
- 1.5 Early Consultation with Dufferin County and Agencies
- 1.6 Early Consultation with Indigenous Communities
- 1.7 Background Review of Supporting Documents
- 1.8 Technical Review of the Current Planning Documents

Phase 2 - Workplan Finalization and Presentation to Council

- 2.1 Confirm Work Plan and Public Consultation Plan
- 2.2 Draft Background and Directions Report and Base Mapping
- 2.3 Finalize Background and Directions Report
- 2.4 Present Background and Directions report to Council

Phase 3 - Official Plan and Zoning By-law Consultation and Preparation

- 3.1 Online Survey # 1
- 3.2 Focus Group Interviews
- 3.3 Maintain Record of Public Consultation
- 3.4 Prepare Draft Official Plan and Zoning By-law

Phase 4 - Draft Document Review

- 4.1 Staff Consultation on Draft Documents
- 4.2 Statutory Public Open House
- 4.3 Online Survey #2 with Draft Documents
- 4.4 Early Consultation with Dufferin County
- 4.5 Prepare Final Official Plan and Zoning By-law Amendments
- 4.6 Presentation to Council at Statutory Public Meeting
- 4.7 Submit adopted Official Plan to Dufferin County for Approval

Phase 5 - Finalization

- 5.1 Prepare Final Consolidated Version of the Official Plan and Zoning By-law Amendment
- 5.2 Support Staff in Preparing Update to Council
- 5.3 Project Debrief and Closure Meeting

This report represents the conclusion of Phase 2 and summarizes the findings of our phase 1 background and technical review. As part of our work to date, we have:

- undertaken a technical review of the current OP and Zoning By-law.
- undertaken a review of provincial plans and supporting documents including:
 - The Planning Act.
 - PPS.
 - DCOP and adopted DCOP Amendments 3, 4 and 5, and studies of the MCR.
 - Grand Valley Strategic Plan.
 - Grand River Source Protection Plan.

- Grand River Conservation Authority Flood Plain Policy.
- Grand Valley Transportation Master Plan.
- Dufferin County Transportation Master Plan.
- Dufferin County Outdoor Recreation Plan.
- Conducted a meeting with staff from the County of Dufferin and Grand River Conservation Authority.
- Sought input from the surrounding First Nations communities.
- Corresponded with Public Health Wellington Dufferin Guelph.
- reviewed and analysed 2021 Census of Canada data release for the community; and,
- prepared a report and presentation for a Special Meeting of Council held in February 2023.

It is anticipated that Phase 3 will be initiated in Spring of 2024. Phase 4 will take place throughout mid to late 2024 and Phase 5, final consolidation, will follow the County's approval of the OP submission.

1.3 Purpose of the Report

This Background Report is the first of three reports that will be prepared as part of the OP and Zoning By-law Review project. This report summarizes key information from several different sources, and describes the existing provincial policy framework as well as the current OP policies.

The balance of this report is structured as follows:

- Section 2 summarizes the planning policy context for the OP Project.
- Section 3 speaks to the changing climate.
- Section 4 speaks to growth and settlement related considerations.
- Section 5 speaks to housing.
- Section 6 speaks to the natural environment, including source water protection.
- Section 7 speaks to rural and agricultural areas.
- Section 8 speaks to economic development.
- Section 9 speaks to recreational and open spaces.
- Section 10 speaks to mobility.
- Section 11 speaks to servicing.
- Section 12 speaks to minerals and mineral aggregate resources.
- Section 13 speaks to protecting public health and safety; and,
- Section 14 speaks to Cultural Heritage.

This report will remain in draft form throughout the OP and Zoning By-law review project. As the Province has not yet issued a decision on the recent DCOP amendments, there is the potential that some directions of the report may change as a result. It is anticipated that new information will be added to the report as the project proceeds. Once finalized, the report will provide the context and rationale for the proposed updated OP and Zoning By-law.

2.0 Planning Context

The planning policy and regulatory framework for the Grand Valley OP and Zoning By-law Review and Update Project is formed by the *Planning Act*, the PPS, A Place to Grow: Growth Plan for the Greater Golden Horseshoe, DCOP and the Lake Erie and Grand River Source Protection Plans. This section summarizes this framework.

2.1 *Planning Act*

The *Planning Act*, R.S.O. 1990, c.P. 13, provides the statutory authority for land use planning in Ontario and provides the basis for municipalities to prepare their OPs.

Decision makers shall “have regard to” matters of provincial interest as listed in Section 2 of the *Act* and land use planning decision making must be consistent with the PPS and must conform to / not conflict with provincial plans.

Several updates to the *Act* have occurred since the OP came into effect in 2013:

- *Smart Growth for our Communities Act, 2015 (Bill 73).*
- *Promoting Affordable Housing Act, 2016 (Bill 7).*
- *Aggregate Resources and Mining Modernization Act, 2017 (Bill 39).*
- *Building Better Communities and Conserving Watersheds Act, 2017 (Bill 139).*
- *More Homes, More Choice Act, 2019 (Bill 108).*
- *Covid-19 Economic Recovery Act, 2020 (Bill 197).*
- *Supporting Recovery and Competitiveness Act, 2021 (Bill 276).*
- *More Homes for Everyone Act, 2022 (Bill 109).*
- *Build More Homes Faster Act (Bill 23); and,*
- *Helping Homebuyers, Protecting Tenants Act (Bill 97).*

The key changes to the planning framework through these updates include:

- the introduction of community benefit charges.
- the introduction of inclusionary zoning, in certain circumstances.
- modified parkland dedication requirements.
- permitting two additional residential units as-of-right in urban areas.
- modified timelines for appeals of non-decisions for certain development applications; and,
- the types of matters and reasons for appeals to the Ontario Land Tribunal (formerly the Ontario Municipal Board).

2.2 Provincial Policy Statement, 2020

The PPS came into effect on May 1, 2020 and provides policy direction on matters of provincial interest related to land use planning and development. It is a consolidated statement of the Province’s policies on land use planning that guides decision making in municipalities. It promotes appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment, while integrating the principles of strong communities, a clean and healthy environment and economic growth for the long term.

The PPS is issued under Section 3 of the *Planning Act* and all decisions on land use planning matters, according to the *Planning Act*, “shall be consistent” with the PPS.

In 2020, the following main changes were made to the PPS:

- encourage the development of an increased mix and supply of housing.
- strengthen protection for the environment and public safety.
- further reduce barriers and costs for development.
- provide greater predictability.
- encourage support rural, northern, and Indigenous communities; and,
- encourage support for the economy and job creation.

In April 2023, the Province released a draft PPS which proposed to combine both the PPS and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (see below). On April 12, 2024, the Province released the updated draft PPS that incorporates feedback received through the consultation process. The comment period closes May 12, 2024 after which the MMAH will take the feedback received and make necessary changes. At the time of the writing of this report, the draft 2024 PPS is currently not in full force and effect and is subject to change; therefore the recommendations included in this report do not reflect the draft 2024 PPS. The OP and Zoning By-law will need to be updated to be consistent with the 2024 PPS, should it be approved over the course of this project.

2.3 A Place to Grow: Growth Plan for the Greater Golden Horseshoe

Secondary to the PPS, the Province also establishes regional plans. A Place to Grow: The Growth Plan for the Greater Golden Horseshoe (the 'Growth Plan') was prepared under the *Places to Grow Act* and came into effect on May 16, 2019 and was subsequently amended on August 28, 2020. The Growth Plan provides the long-term framework for where and how the Greater Golden Horseshoe will grow until the year 2051. The Growth Plan provides direction on how to appropriately manage growth to ensure the continued protection of the environment, support economic prosperity and help communities achieve a higher quality of life. The Growth Plan includes policies for managing growth, housing infrastructure and natural heritage resources. Municipal land use planning decisions, including adoption of OPs, must conform or not conflict with the Growth Plan.

In April 2024, the Province released a new draft PPS which proposed to combine both the PPS and the Growth Plan. The 2024 PPS is currently not in full force and effect and is subject to change, therefore the recommendations included in this report do not yet reflect these draft changes. Throughout this report, references to the 2020 PPS and the Growth Plan (2020 Office Consolidation) are consistent with the in effect plans at time of writing and will be monitored and updated in later iterations of this draft as required.

2.4 Dufferin County Official Plan

The DCOP was approved March 27, 2015, and provides the over-arching policy directions on matters of County and Provincial interests. As previously mentioned, Dufferin County is currently in the process of completing a three-stage MCR. These DCOP amendments address the several legislative and policy changes that have occurred since its approval in 2015. County Council adopted the first two DCOP Amendments in 2022 (DCOPA #2) and 2023 (DCOPA #3) and the last stage (DCOPA#4) was brought forward to Council for adoption on March 14, 2024. These amendments propose to increase the settlement area boundary of Grand Valley and increase the forecasted 2051 allocated population to 16,500, which is more than quadruple the current population of Grand Valley.

Updated policies to the Grand Valley OP are required to ensure orderly development and management of resources in the community. The Grand Valley OP must conform to the DCOP and as such, Grand Valley Council will have one (1) year to amend its OP to conform to the Town of Grand Valley OP and ZBL Review – Background Report – DRAFT

changes to the DCOP, once the latter is approved by the Province. It should be noted that the MMAH has requested additional justification from the County regarding the proposed settlement area boundary expansion for Grand Valley. There is a risk that the Province may choose to revise the population allocations and settlement area boundary expansion for the Town. Such revisions could have implications for the Town's OP and Zoning By-law review and will be monitored accordingly.

2.5 Lake Erie Source Water Protection Region

Grand Valley is within the boundaries of the Lake Erie Source Protection Region, and within the Grand River Source Protection Area. In 2006, the Lake Erie Source Protection Region was created under the *Clean Water Act*, 2006, which includes the Grand River Source Protection Area and protects existing and future drinking water sources from significant drinking water threats within its vulnerable areas. All municipal decisions, including those made under the *Clean Water Act*, are required to conform to the significant drinking water threat policies found in the Grand River Source Protection Plan.

Grand Valley is also under the jurisdiction of the Grand River Conservation Authority (GRCA). Under the jurisdiction of the *Conservation Authorities Act, 1990* and *O-Reg 177/06*, the GRCA manages the area's watersheds and conservation areas. The GRCA has a delegated responsibility from the Province of Ontario to review and comment on municipal policy documents and development applications to make sure that they are consistent with the natural hazard policies of the PPS. The GRCA was consulted for the purposes of this background review and to obtain up to date data and mapping of natural heritage and hazards, as discussed in later sections of the report.

3.0 Changing Climate

3.1 Background

The United Nations Framework Convention on Climate Change defines Climate Change as “a change of climate which is attributed directly or indirectly to human activity that alters the composition of the global atmosphere and which is in addition to natural climate variability observed over comparable time periods”².

In 2019, the Government of Canada released *Canada’s Changing Climate Report*, part of a national assessment of how and why Canada’s climate is changing, the impacts of those changes and how the country is adapting to the change. This report concludes, in part, that:

- Both past and future warming in Canada is, on average, about double the magnitude of global warming.
- The effects of widespread warming are evident in many parts of Canada and are projected to intensify in the future. This includes more extreme heat, less extreme cold, longer growing seasons, reduced snow and ice cover, and early spring peak streamflow.
- Precipitation is projected to increase for most of Canada, on average, although summer rainfall may decrease in some areas. Precipitation has increased in many parts of Canada, and there has been a shift toward less snowfall and more rainfall. Annual and winter precipitation is projected to increase everywhere in Canada over the 21st Century. More intense rainfalls will increase flood risk.
- The seasonal availability of freshwater is changing. Warmer winters and earlier snowmelt will combine to produce higher winter streamflows. Warmer summers will increase evaporation of surface water and contribute to reduced summer water availability in the future despite more precipitation in some places.
- A warmer climate will intensify some weather extremes in the future. Extreme hot temperatures will become more frequent. This will increase the severity of heatwaves and contribute to the increased drought and wildfire risk.
- The rate and magnitude of climate change under high versus low emission scenarios project two very different futures for Canada. Much of the impacts of climate change will depend on the ability of individuals, corporations, municipalities, and all levels of government, to reduce carbon emissions.

According to the Government of Canada’s [Canadian Centre for Climate Services](#), Grand Valley’s annual mean temperature and total precipitation are projected to increase over the next 40 years:

- From 1951-1980 the average annual temperature in Grand Valley was 5.4°C.
- From 1981-2010 this increased to 6.2°C³.
- Under a high emission scenario, it is anticipated that the annual average temperature will increase to 8.3°C from 2021-2050, 10.4°C from 2051-2080, and 12.2°C for the remainder of the century.
- The average annual precipitation from 1971-2000 in Grand Valley was 922 mm. Under the high emissions scenario, this is projected to be 7% higher from 2021-2050, 10% higher from 2051-2080 period, and 15% higher for the remainder of the century.

The PPS requires that planning authorities prepare for the impacts of climate change and support efforts to conserve energy, improve air quality, and reduce greenhouse gas emissions. The PPS

² United Nations Framework Convention on Climate Change. 1992.

<https://unfccc.int/resource/ccsites/zimbab/conven/text/art01.htm>

³ Environment and Climate Change Canada (2024). Climate Data: Grand Valley. Retrieved on February 14, 2024 from <https://climatedata.ca/explore/location/>

further directs municipalities to develop policies which address climate change adaptation, protect natural resources, and reduce greenhouse gas emissions.

In 2018, Dufferin County and its member municipalities, including Grand Valley, became part of the [Partners for Climate Protection](#) program, a national network of over 400 municipalities with the shared goal to take action against climate change and reduce greenhouse gas emissions. In 2021, Dufferin County declared a Climate Emergency, reinforcing this commitment County-wide.

Dufferin County adopted its Climate Action Plan (CAP) in 2021, a strategy for the County and its local municipalities to take action on climate change, which establishes a climate goal of net-zero by 2050. The CAP has six focus areas: on the move; in our buildings; for our land; planning our community; in our bins; and empowering our community. The CAP outlines 34 actions the County can take to build net-zero and resilient communities and identifies five (5) priority actions:

- Develop a municipally led financing program for home energy retrofits to encourage and make the use of deep energy retrofitting and energy efficiency measures more accessible for residents.
- Accelerate the transition to low-GHG transportation by developing an electric vehicle charging network across Dufferin County and neighbouring municipalities.
- Empower the community to take climate action by institutionalizing climate action in municipal planning and supporting community awareness, education, and knowledge sharing initiatives.
- Support climate-resiliency initiatives in agricultural and natural systems to enhance food security, support local farmers, and protect natural systems.
- Create green development standards to ensure new development is environmentally, socially, and economically sustainable.

In April 2023, Dufferin County adopted the Together for Change: Dufferin's Climate Adaption Strategy (CAS) to advance strategies and actions to advance climate resilience for the County and its local municipalities. These actions build from the CAP and encourage the creation of a Green Development Standard Framework; improved climate resilience for property owners through upgrade and retrofits; improved emergency preparedness plans; regenerative agricultural practices; and incorporating a climate lens into capital planning and budgetary processes.

The Town's 2019-2024 Conservation and Demand Management Plan builds upon Dufferin County's CAS and demonstrates steps the Town has specifically taken to reduce its energy consumption. Further it demonstrates steps taken transition to low-GHG transportation by installing three electric vehicle charging stations in one of the municipal parking lots, making it one of the first locations in the surrounding region to become part of this program. The Town should continue this work by introducing policies and regulations to promote the implementation of a greater number electric vehicle charging stations.

The Town should continue its work to mitigate and adapt to climate change and implement the directions from the County's CAS and CAP documents through effective land use planning which encourages a mix of land uses, compact community design, alternative forms of transportation, efficient use of services and infrastructure, mitigation of the heat island effect and alternative stormwater management techniques.

3.2 The Official Plan

Climate change is an increasing threat to municipalities across the globe. The existing OP contains some policies regarding energy efficiency, renewable energy, and alternative form of

energy. However, there are no policies regarding climate change mitigation or adaption. In order to respond to, adapt, and mitigate the impacts of climate change, a holistic and proactive policy approach within the OP is required. Policies should also be incorporated that are consistent with the PPS, and reflective of the environmental priorities of the Dufferin County CAP and CAS. This includes speaking to climate change more clearly in the document, including climate change in the context and background of the document and clarifying the connection between climate change and other land use planning policies such as active transportation and stormwater management.

It is recommended that the updated OP include policies which:

- Continue to promote a compact built form within the Settlement Areas.
- Direct higher density and mixed-use built forms to the Downtown, outside of the floodplain, along Main Street and Amaranth Street.
- Encourage energy conservation and the use of renewable energy systems.
- Encourage alternative means of transportation and electric vehicles.
- Encourage tree planting of native or non-native non-invasive plant species which are resilient to climate change, and the use of permeable surfaces for parking lots and sidewalks.
- Consider the potential impacts of a changing climate on water resources.
- Require new infrastructure and public service facilities to be designed in a manner that considers the impacts of a changing climate.
- Promote designs which maximize energy efficiency and conservation and consider the mitigating impacts of vegetation and green infrastructure.
- Promoting green infrastructure to complement traditional infrastructure.
- Maximize vegetation within settlement, rural, and recreational areas.
- Require stormwater management to consider the impacts of a changing climate through the effective management of stormwater including the use of green infrastructure; and,
- Continue to direct development away from natural and human-made hazards in order to protect public health and safety from the risks posed by a changing climate as discussed further in Section 13.

3.3 The Zoning By-law

It is recommended that the Zoning By-law be updated to include:

- general provisions and definitions for buildings and structures which relate to the conservation of energy and use of renewable energy systems.
- higher density and mixed-uses in appropriate Zones.
- setbacks from areas subject to natural hazards such as flooding or wildland fire risk.
- regulations for electric vehicle parking.
- regulations for increased landscaping requirements; and
- other regulations to implement updates to policies of the OP.

4.0 Growth and Settlement

4.1 Background

Understanding the future development needs of the community is vital to ensuring there is adequate land supply, servicing, and infrastructure available, and a framework in place to ensure development meets the needs of the community. As Grand Valley is part of a two-tier municipal government, its upper tier (Dufferin County) is responsible for completing the MCR which consists of series of studies that will influence the DCOP and shape the future growth of Dufferin County for the next 30 years.

Dufferin County is currently in the process of completing a three stage MCR to the DCOP addresses matters such as:

- Land Needs Assessment (LNA; to determine whether urban boundary expansions are required).
- Population and employment growth forecasts and allocations.
- Built-up area intensification and greenfield area density targets.
- Employment areas.
- Settlement area boundary expansions.
- Natural heritage systems; and
- Agricultural areas

Per the Provincial Growth Plan and DCOP, the majority of growth is to be directed to urban settlement areas with full municipal services and to a lesser extent to the rural settlement areas which are able to accommodate growth on partial or private individual servicing. The purpose of the County's LNA was to determine how much growth could be accommodated through intensification in the delineated built-up area and in the existing Designated Greenfield Area. Per section 2.2.8 of the Growth Plan, if those growth opportunities were insufficient within the delineated built-up area and designated greenfield area, then a settlement area expansion would be explored through the LNA.

Grand Valley's delineated built-up area is approximately 104 hectares in size. Utilizing an intensification target of 40% for Grand Valley, in line with the Provincial Growth Plan requirement of 40% for the County, the LNA determined that there would be a dwelling shortage of 795 dwelling units within the delineated built-up area based on the existing built forms. Therefore, to meet the County-wide intensification target, local municipalities (including Grand Valley) will be required to allow for greater intensification within the existing built-up area.

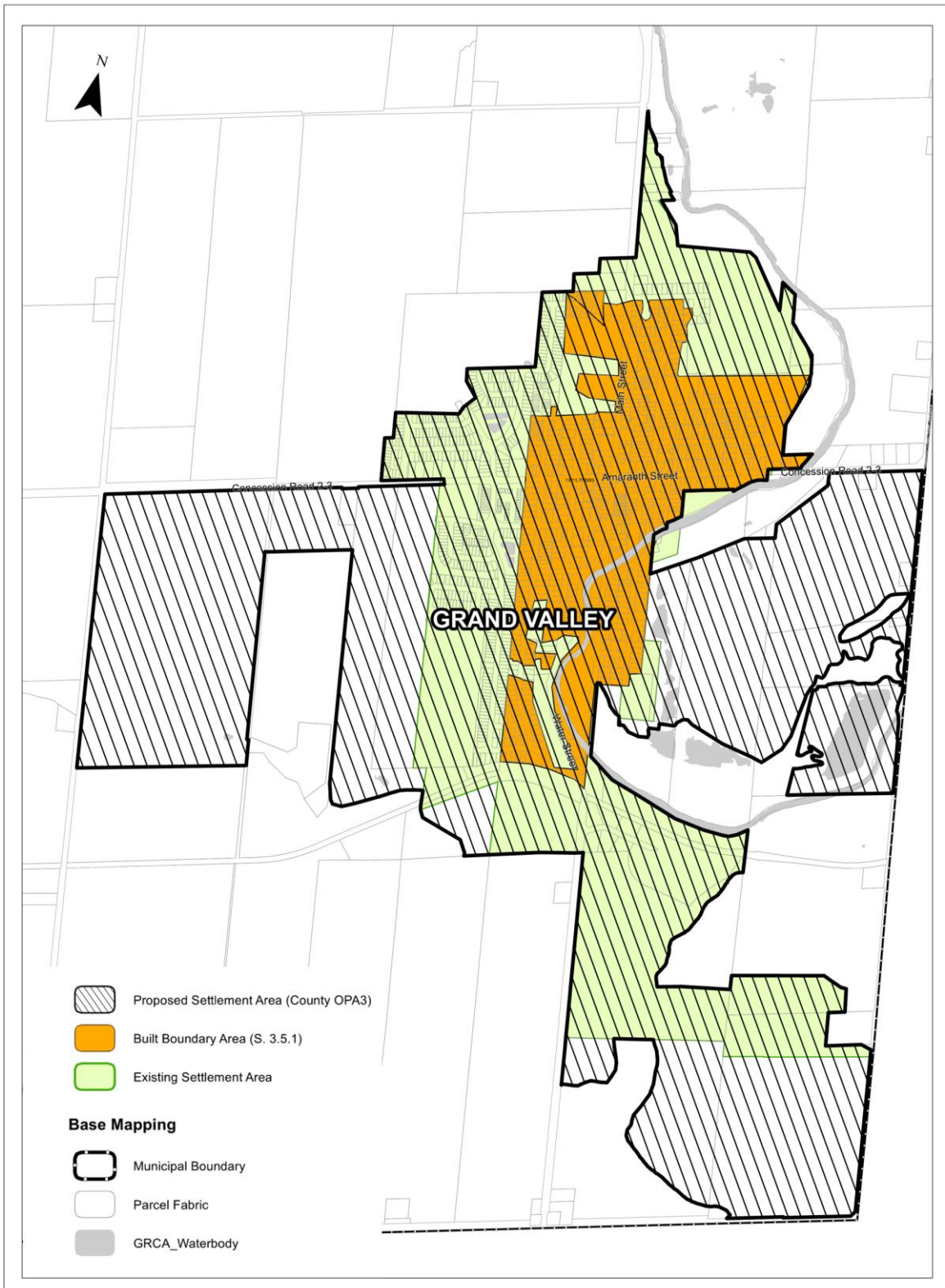
DCOPA #2 was the first of multiple stages of the Dufferin County MCR and updated the DCOP to ensure conformity with the Provincial Growth Plan and implement the findings of the Land Needs Assessment. The forecasted 2051 population for Grand Valley through DCOPA#2 is 16,500 more than four times greater than the Town's 2021 population. From a job's perspective, approximately 4,600 jobs are forecasted to be located in Grand Valley by 2051, more than 5 times greater than the employment estimate of 900 jobs in 2021. Through DCOPA #2, Grand Valley's intensification target within the Built-up Area was increased from 12 percent to 40 percent; however as stated above, Grand Valley will not be able to achieve this target through business-as-usual development and will require changes to the intensifications policies with its Official Plan. Further, the minimum density target for Grand Valley's Designated Greenfield Area was decreased through DCOPA#2 from 44 to 32 residents and jobs per hectare. DCOPA#2 further requires that that in order to achieve an appropriate mix of land uses, contributing to complete communities and employment needs, Grand Valley is required to identify 77.1 hectares for commercial, institutional, or mixed-use lands uses (referred to as "Community Employment").

DCOPA #3 implements provincial policy updates related to prime agricultural lands and the natural heritage system and schedule updates resulting from DCOPA#2, including updated schedules showing the expanded settlement boundaries (Figure 2; boundary expansion is listed within this figure as “proposed”).

Updates to Grand Valley’s Official Plan are required to address the growth and settlement changes through DCOPA#2 and DCOPA#3 relating to population and employment forecasts, settlement area boundaries, intensification and density targets, and land use mix.

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Figure 2: Grand Valley Settlement Area (Existing and Adopted, Pending Approval)



4.2 Demographics

Grand Valley's 2021 population was 3,851, representing a significant population growth of 30.3 percent between 2016 and 2021.⁴ This trend is expected to continue.

The MCR work confirmed that Grand Valley is expected to experience significant growth to the year 2051 with a forecasted 2051 population of 16,500 people and 4,600 jobs.

As of 2021, the median age of the Grand Valley residents was 36.8 which has decreased from a median age of 40.9 in 2016.⁵ This is representative of a trend in the GGH Area to “drive until you qualify”, with younger families and younger adults moving away from the larger metropolitan centres of Toronto and Peel in search for more affordable housing prices. As explained in Smart Institute's Report titled “Baby Needs a New Home”, Dufferin County is one of the fastest growing Regions in terms of interprovincial migration due to its proximity to Toronto and Peel.⁶

Per the 2021 census, the average household size in Grand Valley was 2.8, which is a slight increase from the average household size of 2.7 in 2016. Single detached dwellings are the predominant dwelling type in Grand Valley at 88.2% followed by apartments in a building that has fewer than five storeys (which does not include a townhouse but includes a dwelling unit attached to other dwelling units or a non-residential space) at 7.8% and townhouse dwellings at 2.5%. There are other dwelling types that exist in Grand Valley (i.e. semi-detached, duplex) but at much smaller percentages.

4.3 The Official Plan

The current OP contains policies that aim to manage growth and development. These policies no longer conform to the updated policy direction from both the 2020 PPS, Growth Plan, and the updates to the DCOP, pending their approval. Per the County of Dufferin's MCR, Grand Valley is projected to quadruple in population and expand its economic sector by 3,700 by 2051. Given this significant amount of growth, updated OP policies are required to ensure orderly development and the creation of complete communities.

Per the Growth Plan and DCOP, Grand Valley's OP is required to be updated to:

- Reflect the new population and jobs projection.
- Increase the intensification target within the Built-up Area from 12 percent to 40 percent.
- Add 234 hectares of land to its urban boundary on Schedule A-1 to accommodate part of this projected growth.
- Establish a new minimum density target of 32 residents and jobs per hectare within Grand Valley's Designated Greenfield Area.
- Identify approximately 77.1 gross hectares of land for commercial, institutional, and mixed use lands uses.
- Establish land use patterns based on densities and a mix of lands uses.

⁴ Statistics Canada (2023). 2021 Census for Grand Valley Census Subdivision. Retrieved January 8, 2024 from [Profile table, Census Profile, 2021 Census of Population - Grand Valley, Town \(T\) \[Census subdivision\], Ontario \(statcan.gc.ca\)](#)

⁵ Statistics Canada (2023). 2021 Census for Grand Valley Census Subdivision. Retrieved January 8, 2024 from [Profile table, Census Profile, 2021 Census of Population - Grand Valley, Town \(T\) \[Census subdivision\], Ontario \(statcan.gc.ca\)](#)

⁶ Smart Institute (October 2021). Baby Needs a New Home: Projecting Ontario's Growing Number of Families and Their Housing Needs. Retrieved on February 14, 2024 from [Baby-Needs-a-New-Home-Oct-1.pdf \(smartprosperity.ca\)](#)

- Update intensification policies to encourage higher density built forms through infill in specific locations such as Main Street and Amaranth Street and small scale intensification through the establishment of additional residential units.
- Ensure a 15-year supply of land is maintained to accommodate residential growth through intensification and re-development.
- Include policies regarding settlement area boundary expansions and settlement area adjustments.
- Include additional policies regarding employment area conversions.
- Include new definitions for complete communities, compact built form, delineated built boundary, designated greenfield area, municipal sewage and water services and transit supportive development.

It is important to note that the County's LNA determined that Grand Valley will not be able to accommodate the minimum intensification target of 40% through business-as-usual development and will be required to update its OP to allow for greater intensification within the existing built-up area through higher density built forms (such as townhouses and apartments) and small scale intensification (such as additional residential units). While there is a minimum density target of 32 residents and jobs per hectare within the Designated Greenfield Area, this target is a minimum and there may be instances where higher densities are required to achieve a better mix and range of housing types and options and align with servicing connections/capacity.

While the population in Grand Valley is projected to significantly increase, it is important to also note that this growth is only possible if adequate servicing is available. Servicing and phasing policies are discussed further in Section 11 of this report.

While the section speaks primarily to the urban settlement area, where the majority of growth is to be directed per Provincial and County policies, it is recognized that rural settlement areas may continue to experience growth through infilling and development of vacant lots and the policies of the Grand Valley OP will be updated to implement updated policies of the PPS, Growth Plan and DCOP.

4.4 Zoning By-law

It is our recommendation that the Zoning By-law be updated to:

- Include new settlement area lands on Schedule A1-Comprehensive Zoning By-law Mapping and Schedule A2 -Urban Zoning Mapping.
- Zone new settlement area lands 'Development' (D) to allow the future uses and applicable provisions to be determined through more detailed development processes.
- Update or add new Multiple Residential (RM) Zones which include more compact urban standards and a wider range of permitted uses, such as the inclusion of townhouses and additional residential units. This will aid in the achievement of the increased minimum density targets of the OP.
- Similarly, update standards relating to the Village Residential (RV) Zone to permit a more compact urban form, while respecting the character of the existing community.
- Review standards relating to parking for residential uses within the Downtown Commercial (CD) Zone and for apartment dwellings; and,
- Include of a new mixed-use commercial and residential Zone, to facilitate residential and commercial opportunities and compact urban form, such as along specific areas of Amaranth and Main Street, outside of the CD Zone.

5.0 Housing

5.1 Background

Housing is a basic human right. According to the Ontario Human Rights Commission, international law requires that Canada work towards having access to adequate and affordable housing. There is ample evidence that demonstrates that attainable and affordable housing is central to achieving positive economic and social outcomes. It is no secret that Canada's housing market has become more competitive in recent years, placing upward pressure on housing costs, both ownership and rental.

The PPS further requires that municipalities provide a range of housing options and densities to ensure sufficient market rate and affordable housing. This ensures that households of different sizes, ages and incomes may access to housing within their means. Municipalities are required to accommodate residential growth for a minimum of 15 years, with further servicing capacity to accommodate a potential 3-year supply of residential units, as allocated by an upper tier municipality. The Growth Plan directs municipalities to adopt intensification and density targets in support of diverse housing options, to establish housing affordability targets, and to align planning policies with legislative requirements for plans to address homelessness.

As noted earlier, the average household size in 2021 was 2.8, slightly higher than the provincial average of 2.6. This is an increase in household size since 2016, when the average household had 2.7 people. This indicates that the Grand Valley population is growing among larger households, such as those of families with children, multigenerational households, or shared households made up of multiple single individuals. As the population continues to grow, there is a further need for more dwelling types to accommodate these diverse households.

In Grand Valley, increasing housing prices, a lack of housing diversity and a growing population are the main causes for concern regarding access to adequate and affordable housing. The number of occupied dwellings in Grand Valley increased from 1,106 in 2016 to 1,397 in 2021. Of that total number of occupied dwellings, 88% are single detached dwellings, 8% are apartment units in buildings less than five storeys in height, 3% are townhouses and the remainder are classified as semi-detached, duplex, or other single attached housing types. This data represents a fairly homogenous housing stock. Furthermore, of the total housing stock, 85.7% of dwellings are owner-occupied and 14.3% are rental properties. In terms of the local real estate market, Statistics Canada data found that the average value of a home has increased significantly from \$400,488 in 2016 to \$752,000 in 2021. More recent data for Grand Valley is not available, however data from the Canadian Real Estate Association for Orangeville is comparable, indicating an average home price of \$764,821 in January of 2024⁷.

Census data reports that the average rent in Grand Valley has also increased from \$969 in 2016 to \$1,440 in 2021. Recent data on rental pricing for Grand Valley is limited. However, more recent data from similar Dufferin municipalities indicates this has likely increased dramatically since the 2021 census. For example, of 13 rental listings available in March of 2024 in neighbouring Amaranth, the average listing price for a one-bedroom apartment was \$1,809 per month⁸.

Over the previous census period, it appears that incomes have increased somewhat in line with shelter costs. As of 2021, the median total household income in Grand Valley was \$101,000, a substantial increase since the 2016 census, when the median household income was \$80,691. Median incomes for Grand Valley in 2021 are slightly higher than the provincial median of \$91,000, but slightly less than the median household income of \$108,000 in Dufferin County.

⁷ Canadian Real Estate Association. National Price Map. <https://www.crea.ca/housing-market-stats/canadian-housing-market-stats/national-price-map/>

⁸ Rentals.ca search for all one-bedroom apartment listings in Amaranth, Ontario. March 14, 2023.

Further, in Grand Valley, the number of households classified as low-income has reduced from 12% in 2016 to 8.5% in 2021. Despite this, 2021 Statistics Canada census data indicates that approximately 23.4% of people spend more than 30% of their annual income on shelter costs compared to 22.6% within Dufferin County overall. The continued availability of affordable, attainable, and supportive housing will be a key consideration as Grand Valley continues to grow.

On June 1, 2024, the Development Charges Act, 1997, S.O.1997.c.27, will be amended to include updated definitions for affordable and attainable residential units. These definitions rely on the proposed MMAH Affordable Residential Units bulletin to establish guidance on income-based rents and affordable purchase prices. The Affordable Residential Units bulletin is effective June 1, 2024 and will be replaced by a new bulletin annually. Applicable units must be subject to agreements to provide them as affordable residential units for 25 years. The updated definitions are summarized below:

- **Affordable Residential Unit, Rented**
A rented residential unit where the rent is no greater than the affordable income-based rent established in the MMAH Affordable Residential Units bulletin. This is to be established by the MMAH by determining the 60th percentile of gross annual incomes for renter households in a municipality and establishing a rent that is equal to 30 percent of that income. To qualify as an affordable residential unit, rented, the landlord must be at arms distance from the tenants (i.e. they cannot be a family member or connected via common law partnership).
- **Affordable Residential Unit, Ownership**
A residential unit offered for purchase at the income-based affordable purchase price established in the MMAH Affordable Residential Units bulletin and at a price that is no greater than 90 percent of the average purchase price for the residential unit identified in the MMAH Affordable Residential Units bulletin. The income-based affordable purchase price is to be established by the MMAH by determining the 60th percentile of gross annual income for households in the applicable municipality and establishing a purchase price that would result in an annual accommodation cost equal to 30 percent of the income identified above. Similar to the previous definition, the seller must be at arm's length with the purchaser (i.e. they cannot be a family member or connected via common law partnership).
- **Attainable Residential Unit**
A residential unit that is:
 - not considered an affordable residential unit
 - not intended to be available for rent
 - developed as part of a prescribed program (no prescribed program has been established at the time of the writing of this report).
 - Meets other criteria that may be prescribed .

On June 1, 2024, the Planning Act will subsequently be amended to reference the definition of affordable and attainable residential unit in the Development Charges Act in relation to parkland dedication and community benefits charges.

In 2019, the Province of Ontario released *More Homes, More Choice: Ontario's Housing Supply Action Plan* and *Bill 108, More Homes More Choice Act* that were intended to increase the supply of housing and streamline the development approval process. In 2020, the Province of Ontario released an updated PPS, which aligned housing policies with the strategic intent of provincial legislative changes. The 2020 PPS requires municipalities to provide for an appropriate mix and range of housing options, establish a minimum affordable housing targets, promote densities for

new housing that make efficient use of land and services and establish standards for residential intensification and new development that minimize the cost of housing and facilitate a compact built form.

The Province also implemented legislative and policy changes to encourage intensification as a means of increasing housing stock. Recent changes to the *Planning Act* as a result of *Bill 23, the More Homes Built Faster Act (2022)*, changed the jurisdiction of municipalities to permit or restrict residential dwellings. The *Planning Act* now requires municipalities to permit three residential dwellings per residential lot as-of-right on urban residential lands, in any combination within a detached, semi-detached or townhouse or ancillary building to the primary dwelling.

DCOPA #4 states that additional residential units are generally permitted where single detached, semi-detached or townhouse dwellings are permitted. This means that permissions for additional residential units exist not only within the settlement area but in areas outside of it as well, subject to Building Code, Fire Code, and sewage and servicing requirements. The impacts of these changes on infrastructure and servicing, particularly in the case of private services, will need to be adequately addressed in the OP and Zoning By-law. In other jurisdictions, the increase in additional dwellings has brought with it opportunities for new housing trends, such as tiny homes or multi-generational living.

Land use planning can impact the cost of housing and support more affordable options by ensuring an adequate land supply, facilitating all forms and densities of housing, ensuring efficient use of land, and using effective business practices.

5.2 The Official Plan

Given the exponential growth planned for Grand Valley, it is important that the OP has strong policies in relation to housing. Through flexible policies, and policies supportive of federal, provincial, and municipal programs, the OP can support building a range of housing types and densities.

The existing OP relies heavily on references to Provincial Plans in relation to definitions and broader housing mix policies. There is little reference to attainable and affordable housing in the current OP, an issue that is becoming increasingly more prominent throughout the province. Given the predominance of single detached dwellings in the Town (88%), it is important that policies be developed to encourage a broad range and mix of housing types including affordable, attainable, and supportive housing.

While infill and intensification are referenced in the OP, the OP does not contain evaluation criteria for intensification or infill proposals and does not specify what is considered intensification in this context. The DCOP contains evaluation criteria for intensification and infill proposals which are to be used by local municipalities, including Grand Valley.

In summary it is recommended that the OP be updated to:

- Include definitions and regulations for affordable, attainable, and supportive housing in line with *Planning Act* and *Development Charges Act* definitions.
- Establish housing mix targets for new greenfield areas.
- Establish affordable and attainable housing targets.
- Establish policy directions related to infill and intensification.
- Include definitions and regulations for additional residential units and remove references to garden suites.
- Modernize policies related to supportive housing including group homes and long-term care facilities among others.

- Correct inconsistencies with DCOP; and,
- Reflect recent changes to the *Planning Act* and PPS.

5.3 Zoning By-law

It is recommended that the Zoning By-law be updated to implement updated policies of the OP and requirements of the PPS and the *Planning Act* related to housing including:

- merge the urban settlement zones (Residential Village and Residential Multiple) to broaden permissions to allow for a range of housing types.
- add new regulations related to additional residential units, shared housing, and supportive housing.
- remove regulations relating to garden suites.
- updated residential zoning standards to facilitate a more compact urban form through reductions to the front yard setback and lot frontage requirements.
- new definitions to cover different housing types including back-to-back townhouses, stacked townhouses and laneway townhouses; and,
- updated regulations relating to parking.

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6.0 Natural Environment

6.1 Background

The Town of Grand Valley boasts an extensive natural heritage system comprised of forests, river, wetlands, creeks, tributaries, and valleys and includes part of the Grand River, Luther Marsh, Boyne Creek and Black Creek (Figure 3 – Grand Valley Natural Heritage Features). These natural heritage features provide animal habitat, erosion and flood control and clean air and clean water.⁹ The Grand River is a Canadian Heritage River and is an asset to the community for its ecological and recreational benefits. The Luther Marsh, containing Luther Lake, straddles border between the Town and the adjacent Township of Wellington North. The Luther Marsh is considered both a Provincially Significant Wetland and Area of Natural and Scientific Interest (ANSI). A series of tributaries from Grand River, Boyne Creek, Black Creek and Luther Lake and wetlands flow throughout the Town and support its agricultural system.

The PPS requires that natural features and areas be protected for the long term. Per section 2.1.2 of the PPS, the diversity and connectivity of the natural features and the function and biodiversity of natural heritage systems should be maintained, restored, or improved. The PPS prohibits development within the significant wetlands, woodlands, significant valley lands, significant wildlife habitat and significant areas of natural and scientific interest within Dufferin County. It further prohibits development within fish habitat and habitat of endangered or threatened species except in accordance with provincial and federal requirements.

As part of the County's MCR, the Natural Heritage System mapping and policies were updated to reflect changes to the PPS and Growth Plan. Grand Valley is within the Natural Heritage System of the Growth Plan and must also conform to applicable policies of the Plan, which are more restrictive than the PPS.

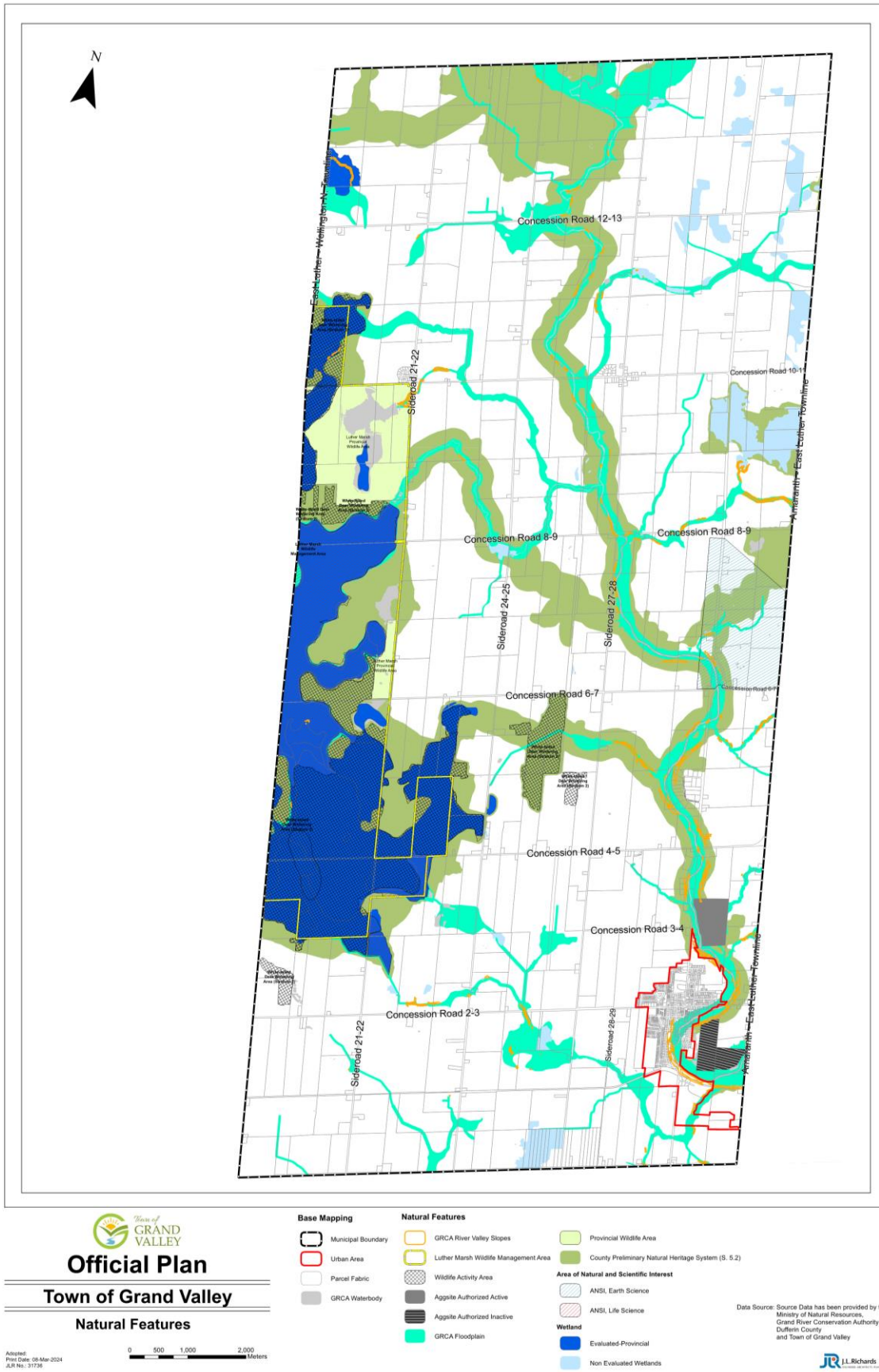
Natural environments and the climate are also inextricably linked. Climate change is altering the water cycle resulting in flooding, droughts, and wildfires which is causing significant biodiversity loss. The Government of Canada has set a target to protect 25% of our lands and oceans by 2025 and 30% by 2030. The target of 30% of land/water to be conserved has been scientifically established as a minimum objective needed to support global biodiversity. The effects of climate change on the natural environment can pose increase risks to public safety, as discussed further in Section 13.

The Dufferin County 2021 CAP recognizes the link between climate change and natural environments and includes the objective to support the protection, rehabilitation, and enhancement of natural systems to foster climate resiliency. Updated planning documents should make reference to the Town's support and implementation of actions for climate change adaptation.

As discussed in Section 2.5, Grand Valley is within the boundaries of the Lake Erie Source Protection Region, within the Grand River Source Protection Area. The County OP (Section 5.4.1.f) requires that local municipalities implement source water protection policies and regulations through the development approval process.

⁹ Grand River Conservation Authority (2023). Natural Heritage Systems. Retrieved April 25, 2024 from [Natural Heritage Systems - Grand River Conservation Authority](#)

Figure 3. Grand Valley Natural Heritage Features



6.2 The Official Plan

The current OP recognizes the importance of Grand Valley's natural heritage and establishes numerous policies for maintaining, protecting, and enhancing the natural environment. Natural heritage features are identified on Schedule 'B1' of the current OP. This schedule will need to be further updated to ensure conformity with the updated DCOP.

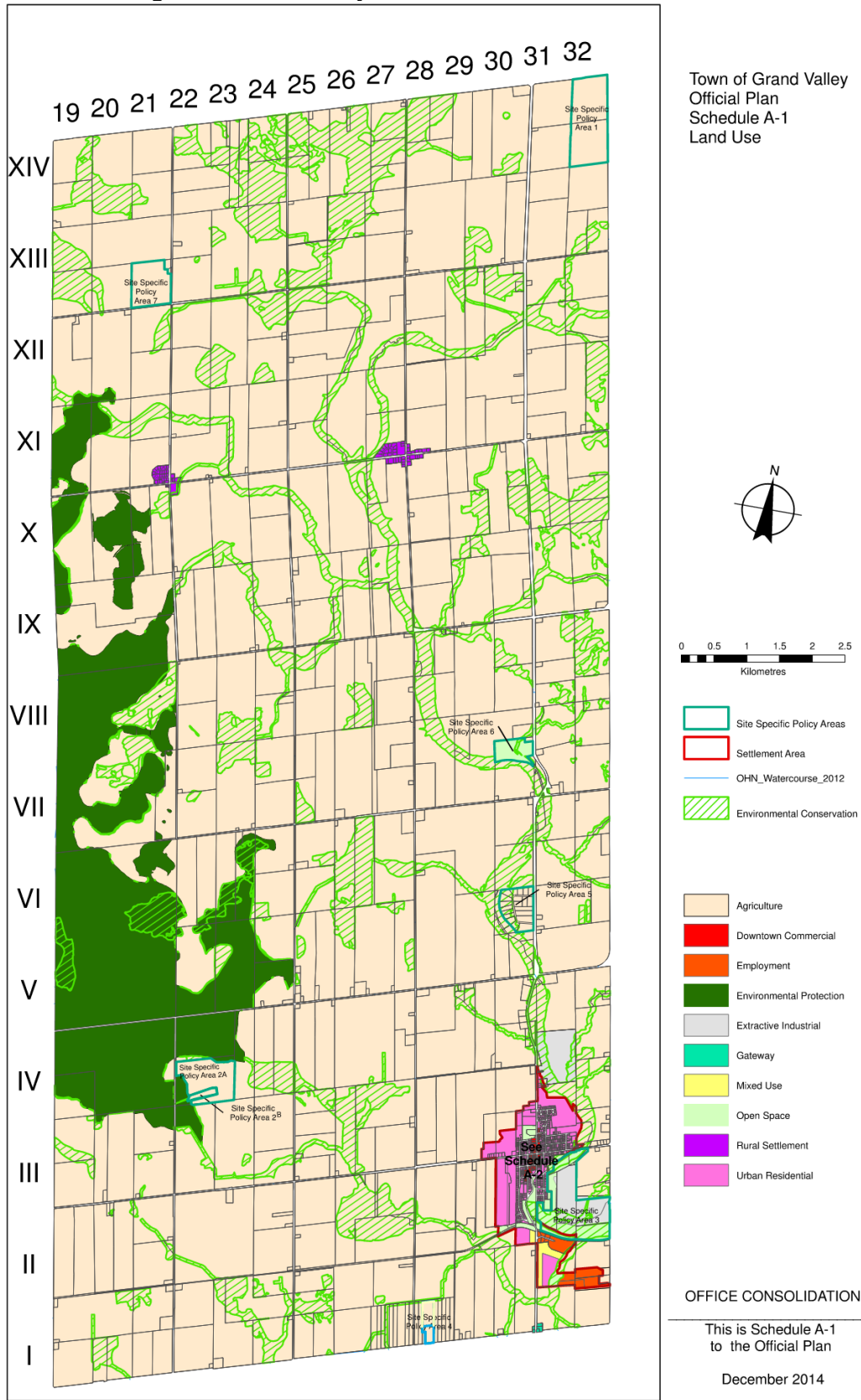
Within the OP, the Environmental Protection land use Designation (Figure 4 – Town of Grand Valley Official Plan Schedule A1 Land Use) is used to protect significant habitat of endangered species and threatened species and provincially significant wetlands and applies to the Luther Marsh and other wetlands within the Town. Lands within the Designation are limited to legally existing uses, passive recreation and eco-tourism uses, forest, wildlife and fisheries management, archaeological activities and essential transportation and utility facilities.

The OP also includes an Environmental Conservation Overlay (Figure 4), which is not a land use designation. The Environmental Conservation Overlay is used more broadly and applies to locally and provincially significant natural heritage features not captured in the Environmental Protection land use Designation nor Natural Hazards as shown on Schedule B1. The intent of the overlay is to regulate the development of land within natural heritage features while still providing flexibility for permitted uses in the underlying land use designation to occur subject to a specific set of policy criteria.

There is often confusion regarding the enforceability of an overlay versus a designation. To assist with interpretation and reduce confusion regarding the Environmental Conservation Overlay versus the Environmental Protection designation, it is our recommendation that the Town designate lands captured under the Environmental Conservation Overlay as Environmental Protection and delete the Environmental Conservation Overlay. This will ensure that these natural features are protected and will ensure that development will not occur within and adjacent to natural hazards. It should be noted that legally existing uses, passive recreation, eco-tourism, conservation management and essential transportation infrastructure are permitted on lands designated Environmental Protection. To provide flexibility and allow for environmental impact studies to determine the ultimate boundaries of the natural features and areas and required setbacks, the Official Plan allows the boundaries of the Environmental Protection designation to be refined through an approved environmental impact assessment without an Official Plan Amendment.

The OP's extensive policies related to natural heritage features will require updates to ensure consistency with the PPS and Growth Plan. This includes updating Section 4.2.1 (Wise Use and Management of Resources) to ensure terminology is consistent with PPS, Growth Plan and DCOP (i.e. significant woodlands policies, endangered and threatened species habitat etc.) and provide additional clarity.

Figure 4: Grand Valley Official Plan Schedule A1 Land Use



6.3 Zoning By-law

Both the Environmental Protection Designation and Environmental Conservation overlay are captured under the Environmental Protection Zone in the Zoning By-law. This Zone is more restrictive than the OP's overlay and only permits conservation uses, parks, forest management and erosion/flood control uses. Given that the EP Designation and EC overlay have two different set of policies, it may be beneficial to separate them out into two different Zone subsets (i.e. EP and EC), with different permitted uses corresponding the applicable OP policies.

The Zoning By-law will be updated to reflect any changes to the OP as applicable.

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7.0 Rural and Agricultural Areas

7.1 Background

The predominant character of Grand Valley is rural, and the lands within the Town's rural areas have been classified as entirely prime agricultural lands within the DCOP. It is the intent of the Town to continue to promote the continuance of this agricultural heritage and rural character, through policies which protect prime agricultural land and maintain the viability of farming opportunities through the maintenance of large tracts of land.

Per the 2020 PPS, "Rural Areas" is a broad definition which includes "Rural Lands" and "means a system of lands within municipalities that may include rural settlement areas, rural lands, prime agricultural areas, natural heritage features and areas, and resource areas." More specifically, "Rural Lands" are defined as "lands which are located outside settlement areas, and which are outside prime agricultural areas". Within Grand Valley, the term "Rural Areas" applies to all agricultural lands. Within the PPS and Growth Plan, intended development and land uses are primarily limited to agricultural uses or those that enhance the agricultural system. The OP and Zoning By-law will be updated to include applicable policy changes for consistency.

The Growth Plan also defines "Rural Settlements", which are existing hamlets or small settlement areas that are long-established and identified in Official Plans, serviced by individual private systems, and contain limited undeveloped lands designated for development. This definition applies to the communities of Monticello and Colbeck. The Growth Plan requires that growth in "Rural Settlements" be limited. Municipalities are encouraged, however, to plan for economic and cultural opportunities within these settlements.

The Ontario Ministry of Agriculture, Food, and Rural Affairs (OMAFRA) establishes Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas (2016). In addition to agricultural uses, it outlines specific criteria for Agricultural-related and On-Farm Diversified uses (OFDUs), as defined in the 2020 PPS. Agricultural-related uses are required to:

- be commercial or industrial uses.
- directly relate to farm operations in the area.
- be compatible with, and not a hindrance to, surrounding agricultural operations.
- support agriculture.
- provide direct products or services to primarily farm operations; and,
- benefit from proximity to farm operations.

In comparison, OFDUs refers to uses limited in area, that are secondary to the principal agricultural use of a property. Criteria for OFDUs include:

- location on a farm.
- being secondary to the principal use of the property.
- being limited in area within the property.
- activities such as home occupations, home industries, agri-tourism and uses that produce value-added agricultural products; and
- compatibility with, and posing no hindrance to, surrounding agricultural operations.

Recent updates to the DCOP reflect these guidelines and requires local municipalities to establish policies for agriculture-related uses and allows them to permit OFDUs as of right, subject to the above criteria. The Town's planning documents require updating to recognize these new definitions and ensure that applicable policies for agricultural lands are consistent with the OMAFRA Guidelines and PPS for uses in prime agricultural areas.

The County's updated OP *generally* permits additional residential units wherever a single-detached, semi-detached, and/or townhouse dwelling is permitted. This includes such dwellings in rural and prime agricultural areas. The Town therefore will be required to update planning documents to conform with the DCOP, and to provide further policy direction for the development of additional units in agricultural areas, subject to minimum distance separation (MDS) requirements. This may include particular policies to ensure compatibility with the Town and County's objectives for both a variety of housing options as well as the protection and preservation of agricultural land and production.

7.2 The Official Plan

Within the current OP, all lands outside of the urban and rural settlement areas are designated Agriculture, with the exception of lands designated Environmental Protection. The Agriculture Designation is intended to preserve the agricultural land base and rural character of the area, encourage diverse agricultural activities and farming best-practices, and discourage other forms of development and potential conflicts to agricultural uses.

Section 5.1 of the current OP contains specific policies for the Agricultural Designation and includes permissions for agricultural, agricultural-related uses, secondary uses to a principal agricultural use, single detached dwellings and associated home occupations or industries, resource extraction, conservation and watershed management, and farm labour accommodation. These definitions and applicable policies will be updated for consistency with the 2020 PPS and Growth Plan regarding agricultural-related uses.

The rural areas of Town also include a Rural Settlement Designation. The focus of this Designation is for compatible intensification of rural development, and to permit residential, institutional, and commercial uses within the existing settlements of Colbeck and Monticello. Policies for this Designation will be updated for consistency with the Growth Plan for Rural Settlement Areas, and in line with residential, institutional, and commercial policies as discussed elsewhere throughout this report.

Recommended OP policy updates include:

- Updated definitions for:
 - Agri-tourism.
 - Agricultural-related uses.
 - OFDUs.
 - Related terms, as appropriate.
- Updated schedules to conform with updates to the DCOP schedules and settlement boundary changes as a result of DCOPA 3, once approved.
- Updated policies for rural, agricultural, and rural settlements for consistency with the PPS and Growth Plan
- Updated Agricultural Designation policies corresponding to prime agricultural lands consistent with the PPS, including:
 - Limiting lot creation, except for the limited circumstances provided for in PPS Policy 2.3.4, including for agricultural uses, agricultural-related use, residences surplus to a farming operation and for infrastructure. The creation of new residential lots in prime agricultural areas will be prohibited/limited.
 - Policies permitting agriculture, agriculture-related uses, farm help dwellings, and OFDUs.
 - Inclusion of ARUs on agricultural properties, subject to the provisions of the Zoning By-law.
 - MDS (2017) compliance.
 - Site plan control for temporary uses or OFDUs; and,

- Policies to encourage regenerative farm practices and other objectives in line with the Town and County's climate change goals.
- Inclusion of references to the County's CAS and CAP and statements of the Town's intent to support the implementation of actions for climate change adaptation.

7.3 Zoning By-law

Schedule A1 of the Town's Zoning By-law identifies the majority of lands outside of the urban area as Agricultural Zone, Rural Residential Zone, Rural Employment Zone, Open Space Zone, and Environmental Protection Zone. Proposed updates to non-agricultural Zones are discussed in detail elsewhere within this report. The Agricultural Zone is the sole zoning category with provisions to permit agricultural uses.

Section 5.1.6 of the Town OP requires that agricultural lands be zoned in the Zoning By-law to reflect the policies of the Agricultural Designation of the OP. Current provisions within the Agricultural Zone permit a minimum lot area of 16 hectares, with an alternative requirement made per nutrient unit, in the case of applicable uses. This provision does not conform with the Town OP requirements that agricultural uses be sited on lots sufficiently sized for the intended use and servicing capacity demand. Section 5.1.5(c) of the Town OP states that this is generally 40 hectares. Non-agricultural uses, as permitted within the Agricultural Designation have differing requirements, not specified within the OP. Within the Zoning By-law, we recommend the Agricultural Zone be updated to incorporate provisions specific to multiple uses, for example, agricultural and non-agricultural, to account for flexibility across a range of permitted uses while ensuring minimum lot requirements are in conformity with the OP and consistent with provincial policy.

The Town OP further states that farm-related commercial and industrial uses will be zoned separately. As the definitions for agricultural-related policies of the OP are updated, corresponding updates will also be made to the appropriate Agriculture Zone and applicable Rural Zone provisions.

Recommended updates to the Agricultural Zone include:

- Uses which are clearly compatible and appropriate and appropriate in prime agricultural areas under the PPS will be permitted as-of-right such as value-retaining uses (e.g., storage, grading, drying), home offices, or small produce stands.
- Inclusion of lot provisions allowing for sizes, types, and intensities of multiple permitted uses in the Agricultural Zone, in conformity with the OP.
- Updated definitions to incorporate new and updated agricultural related terms.
- Permitting partial lot zoning for on-farm diversified uses; and,
- Updates to MDS (2017) requirements.

The Zoning By-law will be updated to reflect any changes to the OP as applicable.

8.0 Economic Development

8.1 Background

A strong economy is central to a healthy and sustainable municipality. Grand Valley's settlement has long centred on agriculture, with economic growth and development of the Town occurring with the expansion of the railway. Today, a broader range of factors impact the economy of the Town and wider County. As of the 2021 Census, Grand Valley residents were most likely to be employed within the construction, retail, manufacturing, health and social care, transportation, education, and agriculture and resource-based industries. The Town's location along Highway 89 and Dufferin Road 109, and its proximity to larger municipalities and the Greater Toronto and Greater Golden Horseshoe Area, contribute to opportunities for transportation of people and the geographic expansion of economic investment into Grand Valley.

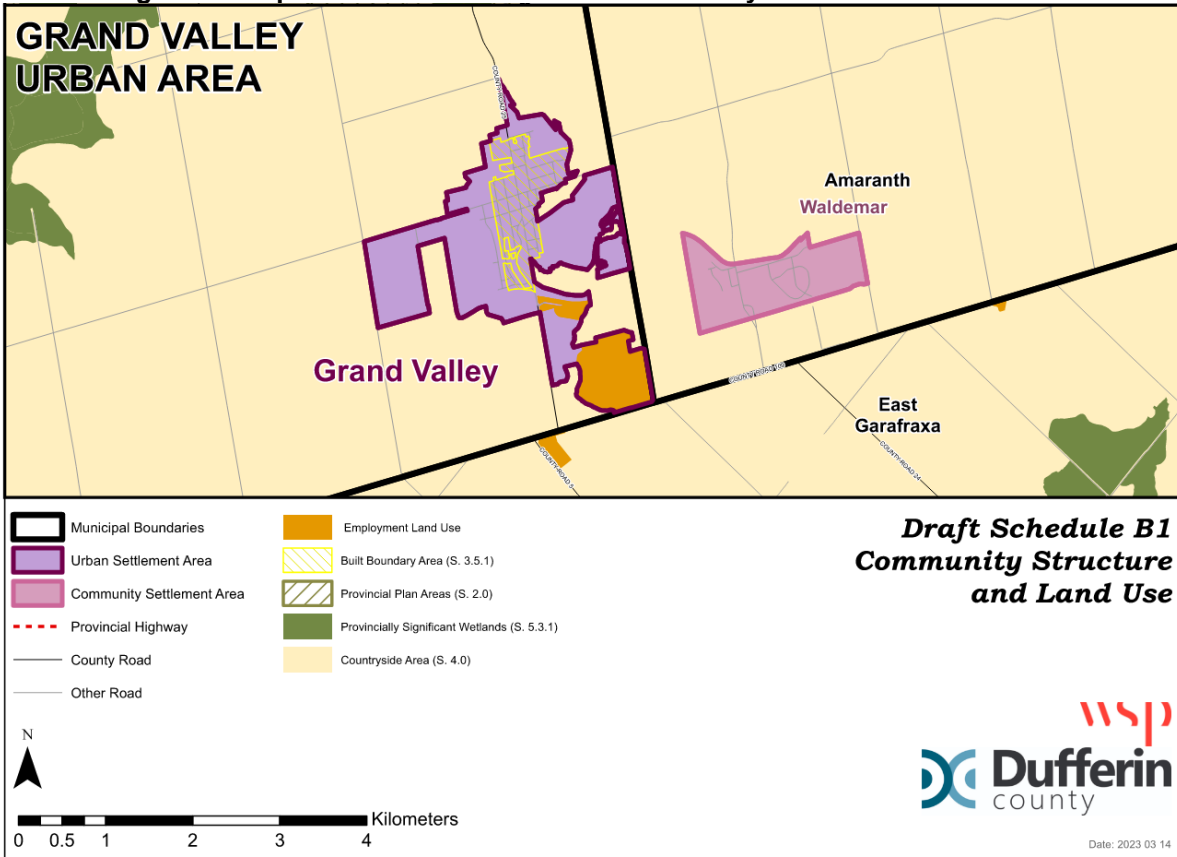
Grand Valley is highly impacted by the wider economic conditions of the surrounding area. In recent years, the nature of work and economic opportunity are changing. As seen across the province, trends towards telework and a gig economy have changed where and how work takes place, and has created new patterns in residential growth, as not all workers need to reside near their place of employment.

This is one reason for which Dufferin County continues to see population growth. As shown in the LNA conducted as part of the County's MCR, Grand Valley is expected to see substantial employment growth to 4,600 jobs by 2051. To meet these employment demands, Grand Valley is expected to require 77.1 gross hectares of lands for commercial, institutional, or mixed uses, and an additional 2.6 gross hectares for industrial uses. The expansion proposed to Grand Valley's settlement area in DCOPA #3 includes lands intended for employment designations at the southeast corner of the municipal boundary (Figure 5).

The PPS 2020 and the Growth Plan establish policies for economic development through the designation of employment areas. Per the Growth Plan, Employment areas are focus areas for economic and business activities including manufacturing, warehousing, offices and associated retail and ancillary uses. Policies in the Growth Plan encourage increasing the density of employment and economic related uses within existing employment areas. Lands adjacent to transportation corridors (i.e. highways, railways) are directed to be preserved and designated for commercial and industrial uses which require the movement of major goods. Upper-tier municipalities, such as Dufferin County, are further required to designate Employment Areas within their OPs, and all municipalities are required to plan for and protect Employment Areas through restrictive policies which prohibit residential and major retail uses, to preserve the designated areas for employment uses. Conversion of lands within a designated Employment Area may only be done through an MCR.

In April 2023, the Province released Bill 97, *Helping Homebuyers, Protecting Tenants Act* which made multiple changes to the *Planning Act* and was accompanied by a draft update of the PPS. Although not yet in effect, one such change to the *Planning Act* is to limit the definition of "Employment Area" to manufacturing uses, research and development related to manufacturing, other related retail, facility, or office uses related to manufacturing, or additional prescribed business and economic uses. Areas with institutional and commercial uses, including office and retail uses, will no longer be considered a designated Employment Area once these amendments come into effect. However, existing uses which are located within an Employment Area per the definition of the *Planning Act*, but no longer meet the new definition may continue, if authorized under an OP. The draft PPS also includes stronger restrictions to the conversion of lands from Employment Areas.

Figure 5: Proposed DCOP Schedule B1 Community Structure and Land Use



In its 2017 Economic Strategic Plan, Dufferin County committed to focusing on the following sectors for economic attraction and investment: agriculture, food, and beverage; tourism; creative industries; health, wellness, and recreation destinations; manufacturing; and professional, engineering, information technology and financial services. In the Town’s most recent Economic Development Strategic Plan (2015), objectives included those areas of tourism attraction and brand development through prominent events and new community facilities, as well as strengthened capacity for existing and future commercial operations, such as through development of a Business Improvement Area. These goals are consistent with the PPS’s requirement that planning authorities promote economic development through a “*mix and range of employment, institutional and mixed uses*”, “*providing opportunities for a diversified economic base*”, and “*facilitating conditions for economic investment*”. The Town’s land use planning documents are also required to outline policies meeting these objectives of the PPS.

8.2 The Official Plan

The OP promotes opportunities to facilitate business growth that is compatible with the character of the community. By identifying and retaining employment, commercial, and mixed-use lands and establishing supportive, and flexible policies, the policies in the OP can help make Grand Valley more investment ready.

The current OP objectives relevant to economic development include enabling growth to a size which can provide a range of goods and services to residents; to provide opportunities for residents to work in Grand Valley, in proximity to where they live and play; to maintain small town character for the continued function as a service centre to the surrounding agricultural area; and to encourage a range of commercial and industrial development without detracting from existing commercial areas in the downtown.

Multiple land use designations in the current OP encourage employment and economic activity as a primary use, including the Downtown Commercial, Gateway Economic Center, Mixed Use, Employment, Rural Employment, and Extractive Industrial. Additional policies support a wide range of employment and economic opportunities within other designations as well, such as through home-based businesses, home industries, agricultural-related uses for agricultural lands, and tourist facilities and tourism-related activities.

Recommended policy updates include:

- Establishing density targets and policies for employment areas, as determined by the updated DCOP, once approved.
- Updated OP objectives consistent with the PPS, the County's OP, and the County and Town's strategic plans.
- Updated definitions and terminology consistent with the in-effect PPS and Growth Plan.
- Updated policies for the Employment Designation, to ensure consistency with the PPS.
- Updates to policies for flexibility related to economic opportunity, such as remote teleworking, and home-based businesses.
- Updated schedules demonstrating the settlement boundary and employment areas, in conformity with the DCOP, once approved.

Should Bill 97 and the updated PPS take effect, and following approval of DCOPA #3, the Town's designations and policies related to existing and proposed Employment Areas will warrant review and update to ensure conformity to the DCOP and consistency with the updated PPS and *Planning Act*.

8.3 Zoning By-law

Zoning regulations create a framework for economic development, establish industry norms, and allow new businesses to ensure they can meet community needs. Zoning regulations can advance manufacturing, retail, and service-commercial industries by putting them in proximity to consumers and the local variables that make businesses flourish.

Employment and economic development activities are primary uses within the Commercial, Employment, Industrial, Institutional and Agricultural Zones. These Zones will be reviewed to ensure they manage economic development and conform to the OP.

We recommend the addition of a mixed-use zone to permit shared residential and commercial activities in the urban area, such as live-work townhomes or conversion of residential uses to commercial retail with additional residential units. This can encourage the expansion of opportunities for broader types of both housing stock and storefronts or offices for small to medium-size businesses where such uses are compatible.

A similar mixed-use zone could be created at low densities for the hamlet areas to encourage small scale convenience and neighbourhood commercial mixed uses in the hamlets as these populations grow more gradually, as is currently permitted within the corresponding Rural Settlement Area Designation of the OP. Alternatively, this could be achieved by expanding the Hamlet Residential Zone to permit such low-density commercial uses.

Economic activity is not limited to specific Zones, and so the entire Zoning By-law will be reviewed and updated to implement OP policy requirements for employment and economic development. In addition, general provisions will be updated to be supportive of economic development, such as regulations related to home occupations and industries, accessory structures, parking, and storage.

9.0 Recreational, Parks, and Open Space

9.1 Background

Access to nature and outdoor recreation are key components of a healthy, liveable, and safe community. Parks and open spaces provide a range of benefits. On an environmental level, parks and open space mitigate flood risks and impacts of climate change by offering permeable, high-absorbing lands that offset the impacts of potential flood events, and trees and vegetation that absorb carbon dioxide and provide cooling canopies. Additionally, parks and open spaces provide areas where native species can thrive within developed, built-up areas. On a human level, parks and open spaces have positive impacts on physical health by encouraging physical activity and community connections. They also have positive impacts on mental health and early childhood development. Representing significant community assets and aesthetic value, parks and open spaces support a community's economy by raising the values of adjacent and proximate properties. Recreational spaces provide opportunities to attract residents to the area and create a sense of place and space for residents. Parks and open spaces also offer opportunities for the community to host festivals, tournaments and other events that attract visitors to the community.

Grand Valley is fortunate to have riverfront and outdoor recreational space for both formal and informal recreational activities. The Grand River runs through the urban settlement area and includes ample open space areas for environmental protection and public access to parks and recreational areas. Outside of the settlement area, a portion of the Luther Marsh Wildlife Management Area is located within the Town's boundary. This wetland and habitat protection area is jointly owned and managed by the province and GRCA and is available year-round for public visiting.

The Town is home to the Upper Grand Trailway, a year-round trail of 10.5 kilometers along a former rail line. The Town also boasts multiple playgrounds, picnic areas, sports fields, and a campground for park access and recreational activities. There is no recreational master plan in place for Grand Valley, however the Town wishes to ensure that these assets can continue to be enjoyed by residents and visitors alike. The Dufferin County Outdoor Recreation Plan (2022) features one managed forest area (River Road Tract) which is open to the public for nature viewing and hiking and is approximately 3 hectares in size. The Town recognizes the value of these natural and recreational areas and will continue to plan in such a way as to minimize impacts on these areas.

The PPS directs municipalities to promote healthy and active communities through provisions of a range of recreation activities in built and natural settings, including public spaces, recreational facilities, parklands, trail networks, and waterfront access. The Growth Plan similarly encourages development of publicly accessible recreational and open space areas. Within settlement areas in particular, the Growth Plan encourages the use of a range of open space types, such as through public parks, semi-private or communal courtyards, rooftop gardens, and urban agriculture.

The type and range of recreational and park spaces available in many municipalities is increasing in order to meet the needs of their residents. The Town may opt to develop a parkland typology within the OP update, to implement a coordinated approach to planning parks and open spaces for long-term residential and visitor use. Such a typology may include a classification of park and trail hierarchies which can support the development of a larger recreation or parkland master plan or parkland acquisition strategies. Anticipating future need for a range of open space and recreational needs, the Town may opt to implement policies specific to new park typologies and public-access models within their planning documents.

Specific to parkland, since the OP came into effect, the legislative and regulatory framework governing parkland dedication was updated by the Province of Ontario through *Bill 108, More*

Homes More Choice Act; Bill 109, More Homes for Everyone Act; Bill 197 COVID-19 Economic Recovery Act, Bill 23, More Homes Built Faster Act, and O.Reg 509/20. The outcome of these bills relates to:

- non-applicability of parkland dedication rates for non-profit residential development and additional residential units.
- reductions to the maximum alternative parkland dedication rate (1 hectare/600 units for land and 1 hectare/1000 units for cash-in lieu);
- establishment of a maximum amount of land to be conveyed or paid in lieu (10% for sites under 5 hectares and 15% for sites greater than 5 hectares in size);
- changes to the timing of parkland dedication.
- identification, agreement, or refusal of, and appeal related to parkland dedication.
- requirements for municipalities to reserve parkland funds within a particular account and spend or allocate at least 60% of allocated funds annually; and,
- requirement that a parks plan be prepared prior to the passing of any future parkland dedication by-laws.

Additional pending changes are the eligibility of privately owned public spaces (POPS) or encumbered parkland (strata parks) for parkland dedication, parkland dedication requirements for affordable and attainable housing, and the ability for private landowners to identify the lands they wish to provide as parklands. The Town's planning policies will be updated to be consistent with these legislative changes.

9.2 The Official Plan

The existing OP includes a land use designation for Open Space and Recreation, which permits public and private recreational facilities. The objectives of this Designation are to support the development of a continuous trail and park system which emphasizes local environmental features, such as the Grand River, to serve the recreational needs of the population, to protect sensitive environments, and within rural areas, to recognize recreational and resource-based development. Schedule A2 identifies lands designated for open space along the Grand River and in the area of the existing community centre along Main Street within the village settlement area.

Various scales of recreational uses are also permitted within the Urban Residential, Downtown Commercial, Gateway Economic Centre, Employment, and Environmental Protection Designations and the Environmental Conservation Overlay. Within rural or environmentally sensitive areas, recreation is intended to be passive for the conservation of environmental features. Within the settlement area, recreational uses are intended for higher activity levels and to draw residents and visitors to support surrounding residential or commercial areas. To support recreational amenities within the municipality, the OP states that the Town may request parkland dedication through development, with the exception of lands which are designated Environmental Protection, within the Environmental Conservation Overlay, or within the floodplain. Alternatively, the Town may request cash in lieu of parkland.

These and related policies will be reviewed to ensure conformity with updated provincial legislation and PPS policies. Within the Town, given the presence of a trail system within the NHS, and its availability for passive recreation, consideration should be given to whether the Town will accept these lands for parkland dedication but at a reduced rate, similar to what is done in the Town of Oakville and City of London. However, it is recommended that land containing key features not be accepted as parkland.

It is our understanding that the Town has commenced the preparation of a recreation master plan in 2023. In the absence a complete recreation master plans at this time, the establishment of parkland service standards, parkland classifications and parkland design criteria could be

considered in the OP, in coordination with the recreation master plan project team. The Town should also consider adding policies to support active transportation connectivity between these areas and other designations.

Recommended updates include:

- Updated policies for a parkland dedication or cash-in-lieu of parkland as a condition of development approval, to reflect recent legislative changes to the *Planning Act*.
- Updated policies to allow for the consideration of lands part of the Natural Heritage System, but outside key features, for parkland dedication, but at a reduced rate (i.e. 50 percent).
- Reorganized parkland dedication policies within a single comprehensive section of the OP.
- Planning for the provision of adequate parks and recreational facilities in the Township, such as through:
 - Inclusion of parkland and recreation spaces within policies related to Complete Communities.
 - Recognition of the potential of urban agriculture, and alternative park and recreation models.
 - Inclusion of a park typology and associated development policies.
- Inclusion of Dufferin County managed recreational trails on Town OP schedules; and,
- Strengthening of policies to encourage public trails, park linkages, and active transportation.

9.3 Zoning By-law

The Zoning By-law includes an Open Space Zone, which permits parks, recreation establishments, stormwater management facilities and passive recreation uses, as shown on Schedules A1 and A2. Parks are also permitted within the Multiple Residential (RM) and Environmental Protection (EP) Zones. Recreational establishments and/or passive recreational uses are permitted within the Institutional, Downtown Commercial (CD) and Employment (M1) Zones.

Sections 2.3 and 3.17 deem trails and walkways, public and community parks, and playgrounds as a public use, which are permitted within any Zone except for Environmental Protection, subject to applicable provisions of the By-law. It is our recommendation that trails be permitted within the Environmental Protection zone.

The Zoning By-law will also be updated for conform to policy changes to the recreation and open space policies of the OP.

10.0 Mobility

10.1 Background

The 2020 PPS defines a transportation system as a system comprised of facilities, corridors, and rights-of-way for the movement of people and goods and may take the form of transit stops and stations, sidewalks, bicycle lanes, bus lanes, HOV lanes, rail facilities and parking facilities. The PPS directs municipalities to take a long-term approach to planning for and around transportation corridors to protect and ensure efficient movement of goods. The Growth Plan further directs municipalities to plan for public transit, active transportation, the movement of goods, and co-location of jobs, housing and goods and services to establish a coordinated and well-integrated multi-modal transportation network. The Growth Plan requires that municipalities establish transportation demand management policies to ensure that current and future demand for the transportation network is sufficiently managed.

For Grand Valley, with proximity to other regional communities, large population centres on the outskirts of the Greater Toronto Area and expected growth of the local and County population living and working in the Town, strong transportation links are increasingly important. Grand Valley's transportation road network includes Provincial Highway 89, County roads, local roads, private roads, and seasonal roads.

A 2022 Asset Management Plan and 2022 Road Management Plan indicate that municipally owned roads are in very good condition. The Town completed a Transportation Master Plan (TMP) Study in 2017 to review the existing transportation network and anticipate capacity for the years 2021 and 2031. The recommendation of this plan was to create a collector road network between the Grand Valley Settlement Area and County Road 109, through upgrades to Amaranth East Luther Townline and County Road 25 between County Roads 10 and 109 (Figure 6).

More recently, a 2023 County Transportation Master Plan (TMP) was prepared as part of the County's Lands Needs Analysis and MCR. The study identified multiple alternatives to the existing County road network, with recommendations to expand County Road 109 to four lanes between County Road 25 and Highway 10 to construct a new two-lane road along Amaranth East Luther Townline between County Road 109 and Side Road 10, and to create a bypass around the main settlement area of Grand Valley (Figure 7). The TMP has not yet been adopted by County Council and proposed routes may be subject to change as the County continues the MCR and DCOP process.

In recent years the practice of land use planning has evolved to place an increasing emphasis on the need to integrate land use and transportation decisions and to provide individuals with additional non-automobile modes of "active" transportation including walking and cycling with the goal of improving health and climate outcomes. Creating communities that support a variety of transportation methods helps to create healthier, more active communities, and can reduce the impacts of automobile related to climate change. Enhanced sidewalk and trail networks provide venues for active transportation methods which allow for physical activity, increased social exchanges, and reduced road congestion and greenhouse gas emissions. These forms of transportation are also more accessible to a larger population.

As mentioned in Section 9, the Town boasts multiple trails and active transportation opportunities. An active transportation plan component was also included in the Town's 2017 TMP, with signed bike routes within the main settlement area and paved shoulders along County Road 25 outside of the settlement area and along Amaranth Street East. Funding has not yet been allocated to implement these plans. The 2023 County TMP has further recommendations (Figure 8) related to active transportation including upgrading roadways to include a buffered paved bike shoulder

on County Road 25, an off-road route on the proposed extension to Amaranth East Luther Townline, and a signed route along County Road 15.

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Figure 6. Grand Valley TMP 2017 Proposed Road Network

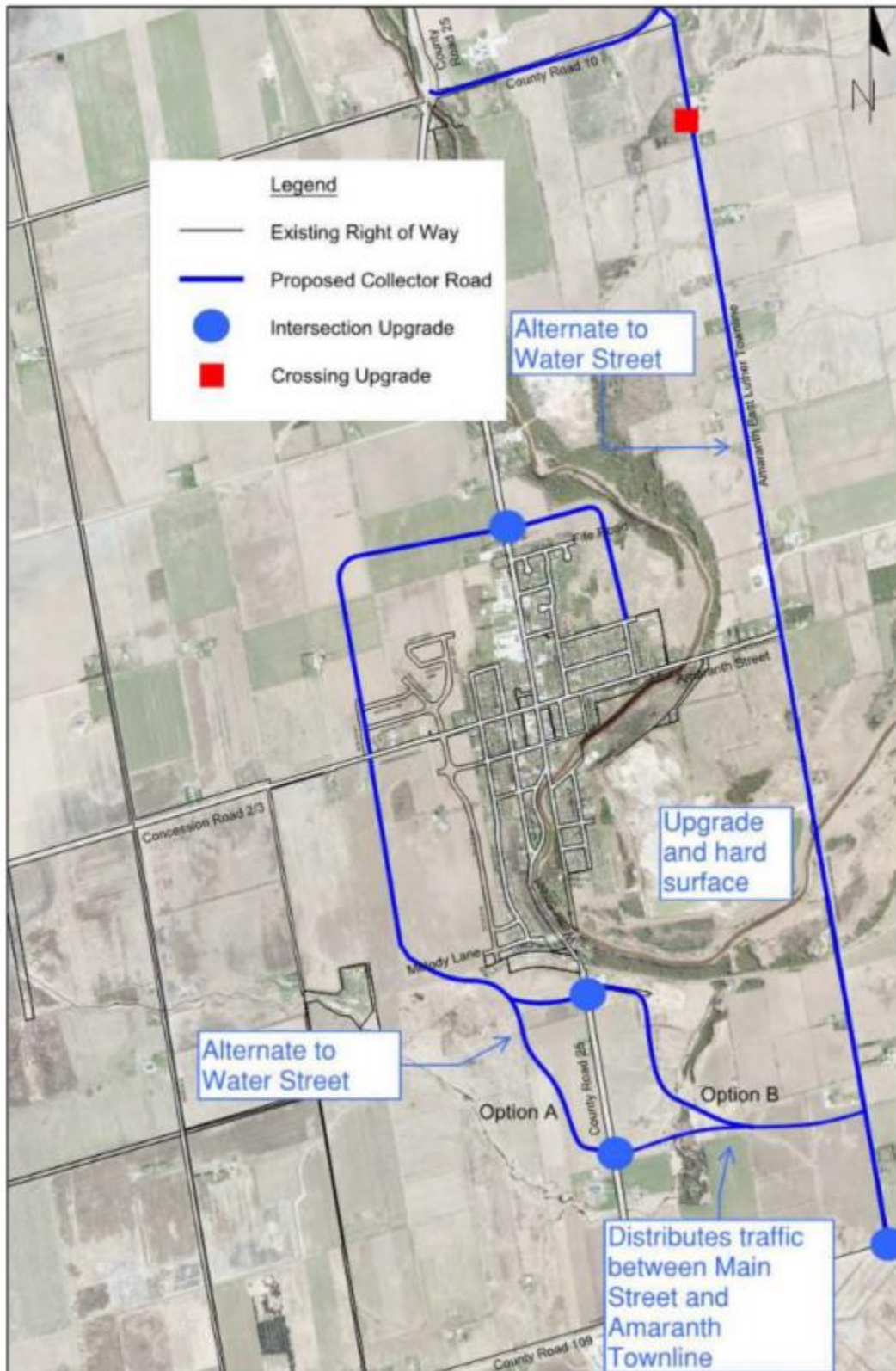
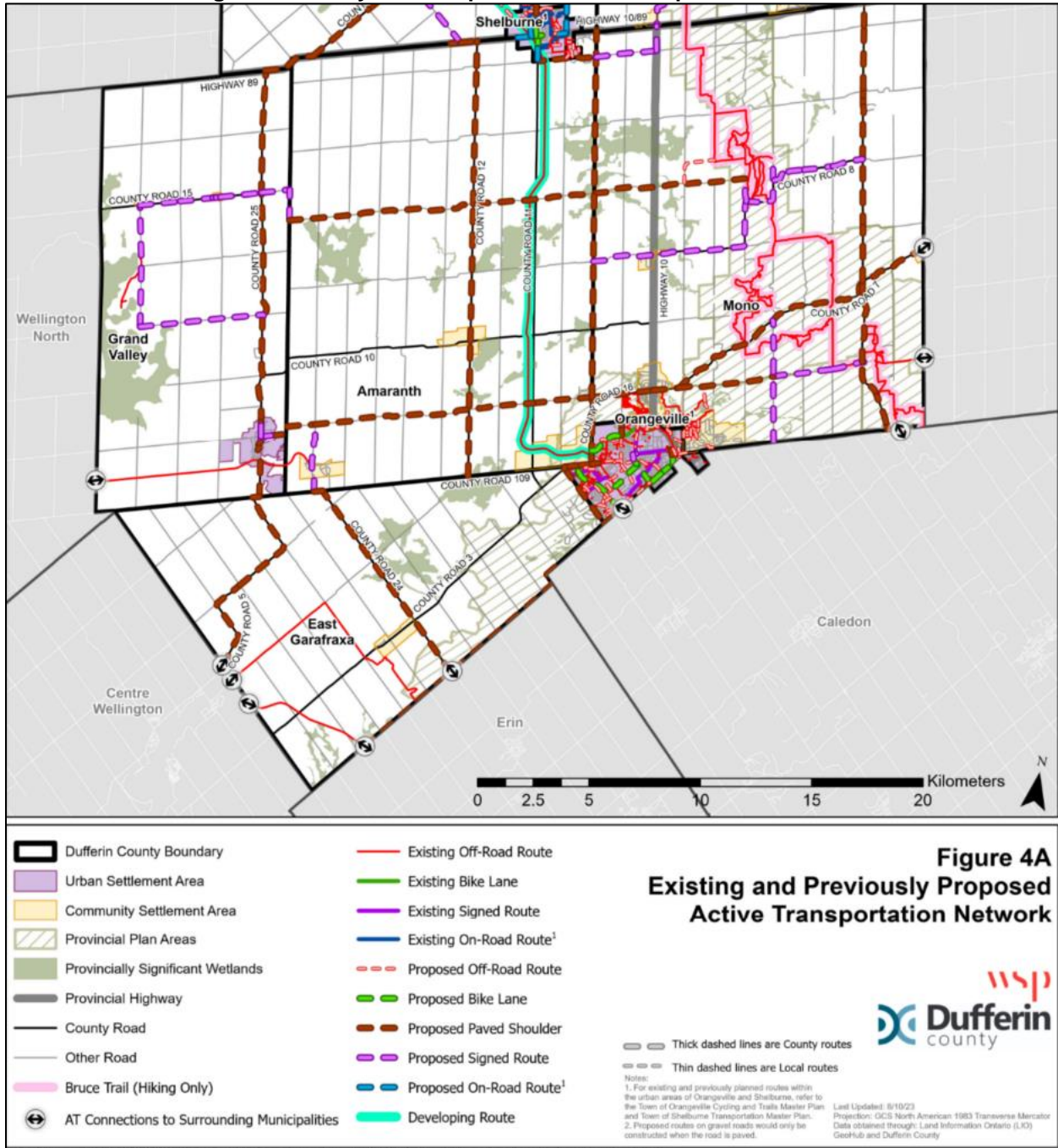


Figure 7. Dufferin County TMP 2023 Recommended Road Network



Figure 8. County TMP Proposed Active Transportation Network



The County's 2021 CAP also recognizes the value of active transportation and walkable community planning to achieving climate resilience goals and reducing carbon output. Recommended actions include walkable and accessible communities, reducing personal vehicle use and kilometers travelled, and the expansion of trails, walking, and cycling infrastructure, including ensuring that these are broadly accessible. The Town has also made investments towards reduced reliance on fossil fuels within transportation. In 2018, the Town installed four 24-hour electric vehicle charging stations in the municipal parking lot, through Tesla's Destination Charging program.

In addition to active transportation, the County recognizes the potential of public transit options to reduce personal vehicle use. The County TMP recommended on-demand transit plans for the County, excluding Orangeville; however the project has not yet received funding at time of writing.

DCOPA #4 proposes amendments to the County's transportation policies which will update references to the TMP, increase requirements for new development to carry out studies related to transportation and environmental noise impacts, and more strongly encourage active transportation facilities and network connections. Should additional transportation policies or schedules of the DCOP continue to be updated, such as to implement the County TMP, the Town's OP will also require updating for conformity.

10.2 The Official Plan

The OP establishes and provides policies for a road classification to accommodate multiple modes of transportation safely and efficiently, including automobiles and freight. In line with the PPS's policies and the County TMP, the OP should be updated to integrate other modes of transportation present in the Township, such as walking and cycling. In addition, the OP will require updating for conformity to changes to DCOP amendments, once approved.

Notably, the proposed road network changes as a result of the County TMP, once adopted, will require updating schedules and policies for the Town's road network to include the proposed bypass on Amaranth East Luther Townline, which will replace existing references to potential bypass options within the current OP.

Innovative public transportation options could be explored and supported by the OP. One such example is on-demand transit services, such as in Sault Ste. Marie, Innisfil, or on Manitoulin Island, whereby the community partners with a ridesharing program to allow residents to share trips using pre-existing vehicles to get to multiple destinations. Other innovative mobility options include e-scooters and e-bikes, which could be supported through OP policies for parking and signage.

OP policies should be revised to include a holistic approach to movement, mobility, and accessibility throughout the community. Recommended policy updates include:

- Conformity to DCOPA #4, once approved.
- Inclusion of policy recommendations, updated schedules, and upgraded road classifications in conformity to the County TMP, if adopted.
- Strengthened policies regarding road widening dedications for draft plan of subdivision applications.
- Stronger active transportation and trail connectivity policies.
- Permissions for private roads.
- Policies for electrical vehicle parking.
- References to the impacts of and to climate change and the priority of energy efficient land use patterns; and
- Policies to encourage alternative and renewable sources of energy within the transportation network.

Once approved, all DCOPAs and adoption of the County TMP will require updated schedules for the Grand Valley OP demonstrating the approved road network changes. In addition, we recommend including a schedule for transportation, showing the existing road network, approved updates to the road work such as through the proposed Grand Valley bypass, and active transportation routes.

10.3 Zoning By-law

The transportation network as a whole is primarily regulated through the policies of an OP. However, roads are demonstrated on all schedules of the Zoning By-law and are regulated through the general provisions related road access and entrances, sight triangles, parking and loading, trail, and recreational routes, including electric vehicle and bicycle parking, and vehicle storage where appropriate. Active transportation modes may similar be encouraged through provisions related to parks, trails, and sidewalks.

The Zoning By-law will be reviewed in its entirety and updated to implement relevant policies of the OP and requirements of the PPS.

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11.0 Servicing

11.1 Background

The PPS, Growth Plan, and Section 7.3.1 of the DCOP states that water and sewage services in a municipality shall be provided in a manner that is sustainable, prepares for the impacts of a changing climate, protects human health and the natural environment and is financially viable. The PPS further outlines a hierarchy of service provision, ordering priority to municipal servicing where available, followed by private communal, on-site private individual servicing, and in limited cases, partial servicing.

Significant growth is projected for Grand Valley, but the extent of this growth is dependent on adequate servicing that is sustainable, complies with all regulatory requirements and is financially viable. Rural settlement areas and areas outside the urban settlement area, operate on private water and septic services and growth is limited in these areas, as a result. There are full municipal sewage and water services with the built-up area and part of the designated greenfield area. Full sewage and water services are planned to be expanded into the remainder of the designated greenfield area to accommodate new development.

However, the Town currently only has enough servicing capacity planned to service new greenfield lands until 2031. There are currently issues related to developing a new pump station due to a lack of electricity. While the pump station can be constructed, it cannot be commissioned without power. The Town is exploring several options (including a independent power supply) to rectify this issue.

Concurrent with this OP Review, a Master Servicing Plan is being contemplated to identify the necessary infrastructure required to accommodate the projected growth by 2051 and the appropriate phasing of the infrastructure. This is in conformity with the requirements set out in Section 3.2.6.c) of the Growth Plan to demonstrate that there will no negative impacts to water quality, the preferred option for servicing growth, and the full cycle costs and options to pay for the costs over the long term. The Master Servicing Plan will be an important consideration for the OP update and may require the creation of phasing policies to ensure the orderly development of growth.

Stormwater management for the Town takes the form of stormwater management ponds, storm mains, catch basins and culverts. As these are maintained by the Town, it is important to ensure that development and site alteration affecting these assets, such as driveways and property entrances, follow best practices for stormwater management and make efficient use of municipal maintenance and servicing. The PPS includes policies for stormwater management to prevent contamination, erosion, and changes in water balance, prepare for the impacts of climate change, mitigate risks to humans, property, and environment, maximize vegetation and pervious surfaces, and promote best practices. Section 3.2.7 of the Growth Plan builds off these policies and further states that Municipalities will develop Stormwater Master Plans which are informed by watershed planning, protect the quality and quantity of water, characterize existing environmental conditions, examine environmental impacts, incorporate low impact development and green infrastructure and include full life cycle costs and monitoring.

11.2 The Official Plan

As stated in Section 6.0 of the Grand Valley OP, it is the Town's intent to provide full municipal water and wastewater services within the Settlement Area, consistent with the DCOP and PPS. The OP also includes policies for both communal and individual private water and wastewater services, but unlike Section 7.3.1 of the DCOP, it does not contain policies which speak to preferred hierarchy of servicing options where full municipal water and wastewater services are

not available. Further, the existing Grand Valley OP does not include policies regarding partial services. Partial servicing occurs where a lot is serviced by a combination of municipal and private services. For example, a lot could contain a private septic system but be serviced by municipal piped water. However, the Town may choose to prohibit or exclude policies regarding partial or communal services if it is its position that it does not want to incur the potential liability.

The OP also sets policies related to servicing for lot creation. Section 6.1 of the existing Grand Valley OP permits lot creation only where sufficient servicing capacity is available or planned, consistent with the DCOP to ensure that future development can be adequately serviced without negatively impacting lots on the existing system. Given the constraints of servicing capacity in the Town, this limits potential new development. While the Master Servicing Plan has not yet been completed, given the growth anticipated for the area, updated phasing policies in the OP will be required to ensure orderly growth and development that makes efficient use of planned services.

The existing OP also contains Stormwater Management policies and identifies when a Stormwater Management Plan is required but does not speak to other more passive stormwater management techniques such as low impact development approaches to minimize the impacts of runoff and stormwater pollution, for example the use of bio-swales, vegetation adjacent to paved surfaces, permeable pavement, green roofs, rain gardens, and exfiltration systems.

Regarding waste disposal, waste management policies are not reflected in the Grand Valley OP as the County is responsible for waste collection and disposal. The policies in the DCOP direct local municipalities to recognize and support the provincial initiative of reducing waste, show leadership by considering reductions in material consumption and waste production, promote household and commercial efforts for waste-diversion, and promote public awareness of waste issues.

Therefore, it is recommended that the OP be updated to:

- Reflect the preferred servicing hierarchy set out in the DCOP and PPS, except prohibit communal servicing.
- Include policies which limit partial servicing, in conformity with the DCOP and PPS.
- Add policies related to the phasing of growth upon the completion of the Master Servicing Plan to ensure the orderly growth and development that make efficient use of planned services; and
- Include stormwater management policies related to green infrastructure, such as low impact development techniques, for consistency with the Growth Plan and PPS.

11.3 Zoning By-law

The Zoning By-law contains regulations regarding minimum lot sizes for private servicing and the prohibition of new waste disposal sites, setbacks to waste disposal and wastewater treatment facilities and defines stormwater management facilities.

It is recommended that the Zoning By-law be updated to:

- Create a new Zone for Stormwater Management Facilities to include specific regulations which remove setback requirements for the facilities and prohibit other uses typically permitted in the Open Space Zone; and,
- Include provisions for green infrastructure.

12.0 Minerals and Mineral Aggregate

12.1 Background

The PPS states that minerals, petroleum resources and mineral aggregate resources shall be protected for long term use and requires municipalities to establish policies related to development on or adjacent to deposits of these resources. The PPS defines adjacent lands as those “contiguous to lands on the surface of known petroleum resources, mineral deposits, or deposits of mineral aggregate resources where it is likely that development would constrain future access to the resources”. The boundaries of adjacent lands may also be determined by the province. The Growth Plan further directs municipalities to establish policies for the conservation of mineral aggregate resources, protection of natural features from mineral aggregate operation, and the rehabilitation of mineral aggregate sites.

The Province provides the D-series Environmental Land Use guides, which provide recommended measures to ensure land use compatibility and environmental considerations. These include the D-6 series of guides for compatibility between industrial facilities, to which mineral resource extraction and mineral aggregate operations are subject. These provide guidance for municipalities on recommended separation distances and applicable studies to determine potential impacts on adjacent uses to ensure compatibility.

There are no known mineral resources identified within Dufferin County. Schedule D of the DCOP identifies known mineral aggregate resources within the County, including within the Town (Figure 9). Currently there is one licensed and operating mineral aggregate operation in Grand Valley and a closed gravel pit operation to the east of existing urban settlement area boundary south of Amaranth Street East, (Figure 10, from Land Information Ontario mapping), which has been included in the expanded settlement boundary within the County’s adopted OPAs, pending approval by the province. This is discussed further in Section 13.

Section 4.4 of the DCOP contains policies to protect mineral aggregate resources, prohibit incompatible land uses, guide the development of new mineral aggregate operations, and guide the rehabilitation of these sites, consistent with Section 2.5 of the PPS. However, the extraction of new petroleum resources is not permitted under the DCOP as it is contrary to the County’s CAP and community climate goals. The extraction of petroleum resources contributes to and increases the risks associated with climate change, is contrary to the long-term public interest, public health, public safety, and the environment.

Figure 9: Excerpt of DCOP Schedule D Mineral Aggregate Resources

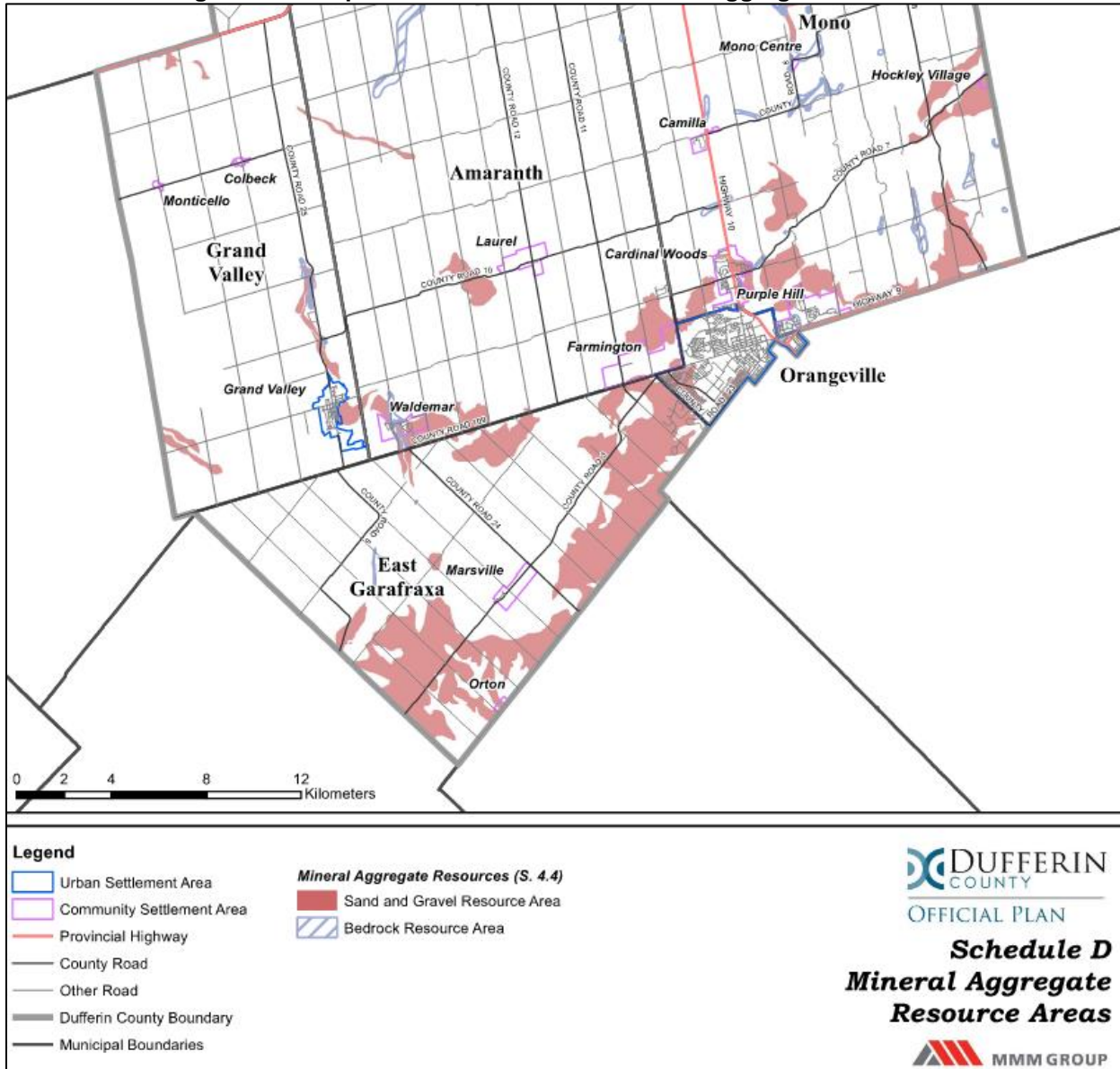
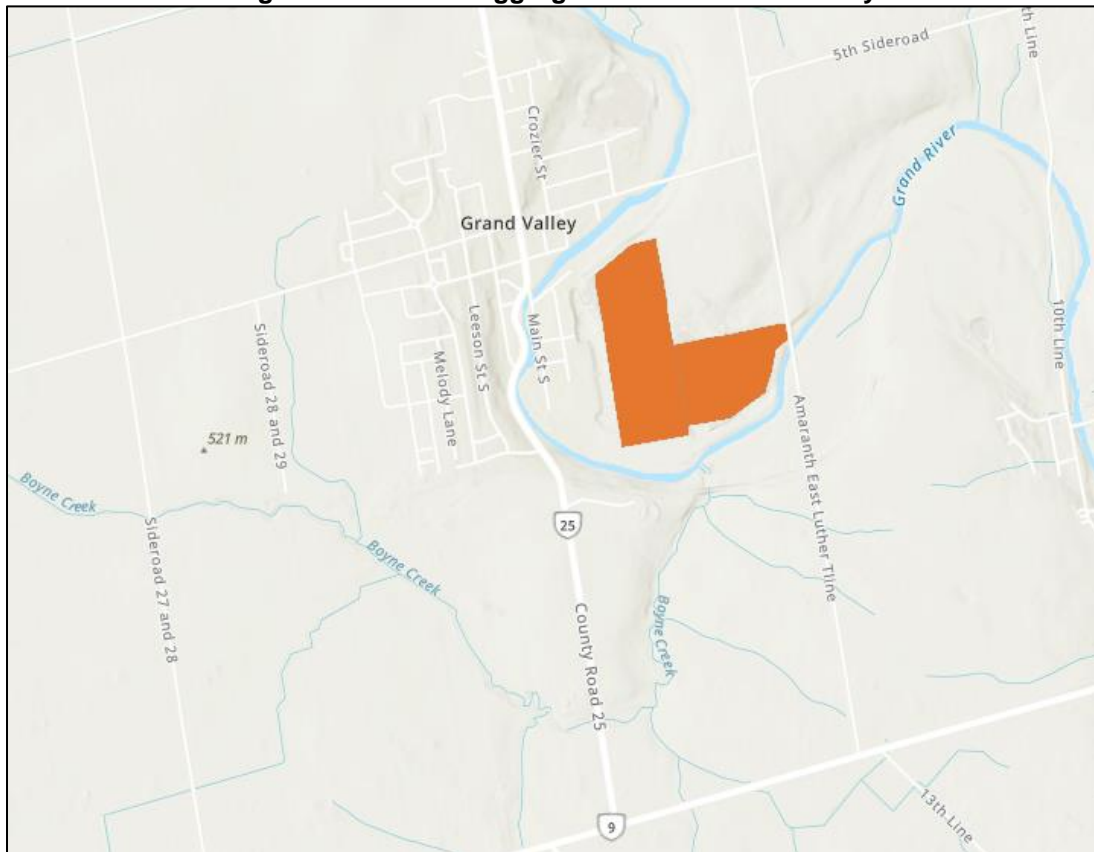


Figure 10. Inactive Aggregate Sites in Grand Valley



12.2 The Official Plan

Mineral Aggregate Resources are identified on Schedule 'B-3 – Mineral Aggregate Resources' of the OP and categorized as Primary and Secondary Mineral Aggregate Resources. For more detail on specific mineral aggregate resources, the OP references DCOP Schedule 'D'.

Section 4.2.5 of the OP speaks to Mineral Aggregate Resources and contains policies which protect for their long-term use and the separation of incompatible adjacent uses. These policies will be reviewed for consistency with the DCOP, provincial D Series guidelines, and the PPS. Further, this section requires updating to include policies which speak to extracting resources in an environmentally, economic, and socially sustainable manner.

Section 5.9 of the OP speaks to the Extractive Industrial land use Designation which applies to all existing mineral aggregate operations. Section 5.9 contains policies to guide the continued operation of mineral aggregate operations, the rehabilitation of mineral aggregate operation and requires an amendment to the plan to develop new mineral aggregate operations and requirements for new mineral operations. The Town OP lacks criteria to be considered when reviewing a proposal to develop or expand a mineral aggregate operation and should be updated to include these criteria or direct reference to applicable DCOP policies.

There are no policies within the OP which speaks to petroleum resources or mineral resources. However as identified in Section 4.4 of the DCOP, there are no known mineral or petroleum resources in the County.

Therefore, it is recommended that the OP be updated to:

- Update Schedule B3 – Mineral Aggregate Resources to identify the type of mineral aggregate resources, consistent with the DCOP and update the text to acknowledge the same.
- Update Section 4.2.5 to include policies which require that mineral aggregate resource extraction be conducted in an environmentally, socially, and economically sustainable manner.
- Ensure policies relating to adjacent lands conforms with the DCOP, PPS, and Provincial D-6 guidelines for industrial uses.
- Include additional policies regarding requirements for rehabilitation and adaptive re-use strategies for mineral resource operations.
- Update Section 5.9 to include criteria to be considered when reviewing a request for an OP amendment to expand or establish a new mineral aggregate resource operation.
- Include a new subsection under Section 4.2, Wise Use and Management of Resources to identify that the extraction of petroleum resources is prohibited, in conformity with the DCOP.

12.3 Zoning By-law

The Zoning By-law will be updated to reflect changes to definitions related to adjacent lands. At this time there is no need for further update to zoning regulations related to minerals and mineral aggregate resources.

13.0 Protecting Public Health and Safety

13.1 Background

A key element of land use planning is ensuring that development does not occur in locations that are not appropriate due to the risk of public health and safety and property damage or loss. Under the PPS, these broadly fall within two categories – natural hazards and human made hazards.

Natural hazards include hazardous lands, hazardous sites, and hazardous forest types for wildland fire. These hazard types are highly susceptible to the impacts of climate change. The first of these, hazardous lands, are defined in the PPS as property or lands that could be unsafe for development due to naturally occurring processes, such as high water levels during heavy precipitation. Along rivers, streams, and small inland lake systems, this means the land, including that covered by water, to the furthest landward limit of the flooding hazard or erosion hazard limits. The PPS and Growth Plan direct development away from hazardous lands and sites to reduce the effects of these risks. Municipalities may choose to identify a single zone for all an entire floodplain or apply a one or two zone concept to recognize both a floodway, of greater risk to safety, and the flood fringe, of lesser risk to safety when appropriate mitigation measures are in place.

Second, the PPS defines a hazardous site as property or lands that could be unsafe for development and site alteration due to naturally occurring hazards. These may include unstable soils or unstable bedrock. This also includes steep slopes, which may be associated with slope instability, erosion, or access constraints. Third, the PPS defines hazardous forest types for wildland fire as forest types assessed as being associated with the risk of high to extreme wildland fire using risk assessment tools established by the province and amended from time to time.

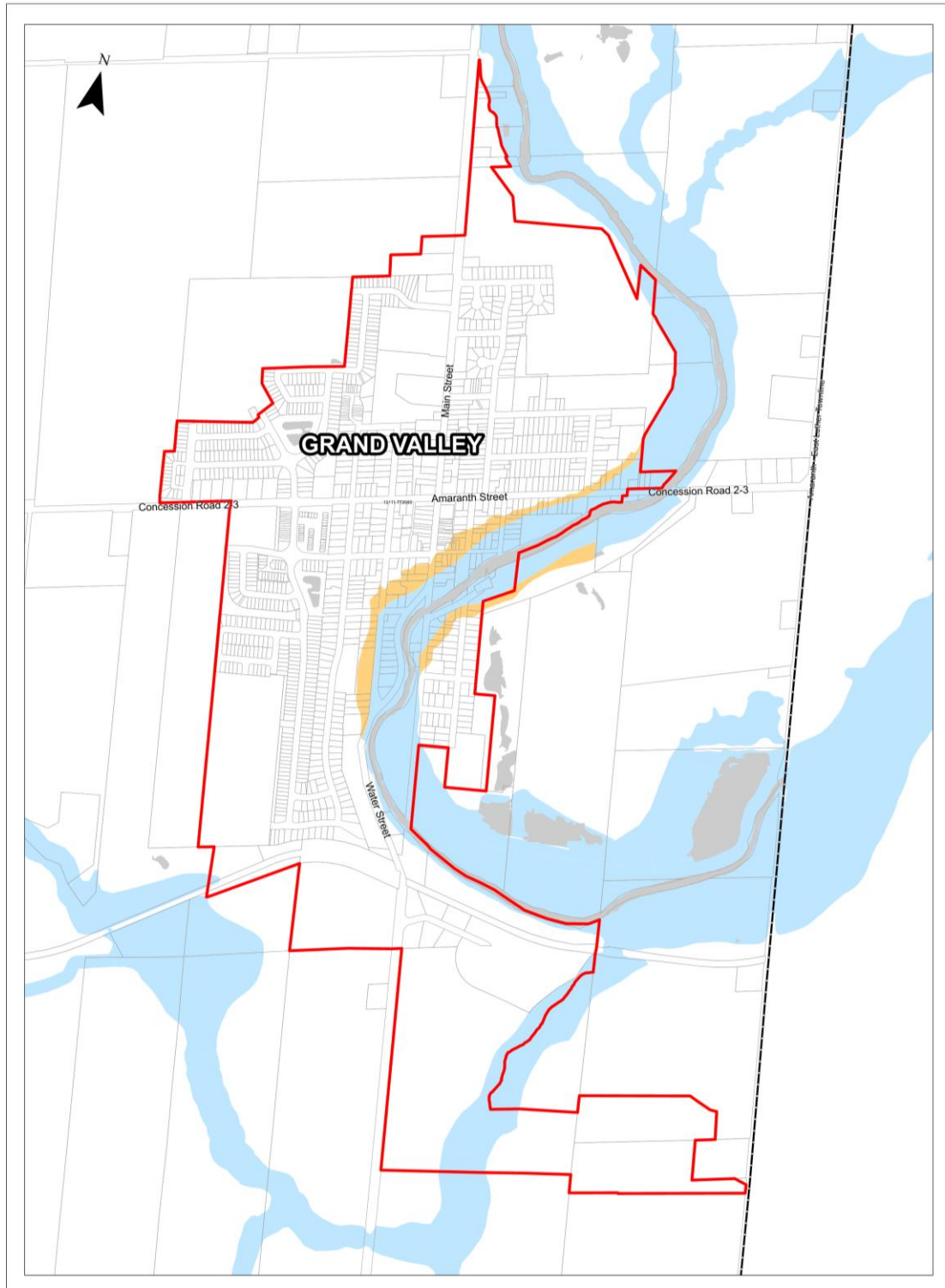
In recent years, Grand Valley has seen increased flooding along the Grand River. Grand Valley employs a two-zone concept for floodplain mapping within its urban settlement area (Figure 11), while the remainder of the Town employs a one-zone approach. In total, approximately 452 properties within Grand Valley (out of a total of 1825) are currently fully or partially located within the floodplain.

It is important that the Town review its floodplain and two-zone floodplain policies to ensure consistency with the PPS 2020 and provide additional clarity regarding permitted uses and setbacks to ensure community safety. The GRCA manages floodplain mapping for the Town and is currently undergoing a mapping update. The GRCA has also identified lots with steep slopes within the Township, and schedule updates will be prepared for the OP and Zoning By-law. Once updated floodplain mapping is available, the Town will have up to date mapping to identify the floodplain boundaries and related hazards.

In addition to the above changes to natural hazards, Appendix 3 of the DCOP (Figure 11) identifies areas of potential forest hazard classifications for wildland fire as identified by the Ministry of Natural Resources and Forestry. The Town's OP will be updated to include applicable mapping and policies consistent with the PPS.

Alternatively, human made hazards, under the PPS, are those places where human activity on the landscape has occurred and the activity has created a risk to further development. Human made hazards include mine hazards, oil, gas and salt hazards, or former mineral mining operations, mineral aggregate operations, or petroleum resource operations. The PPS directs development outside of areas of human-made hazards unless rehabilitation and remediations of hazards or contaminants can be taken to ensure there are no adverse effects as a result of proposed future uses.

Figure 11: Grand Valley Settlement Area Floodplain Mapping





Official Plan
Town of Grand Valley

Floodplain

Advised:
Print Date: 08-Mar-2024
JLR No: 31736



0 100 200 400 Meters

Regulatory

- One-Zone
- Two-Zone

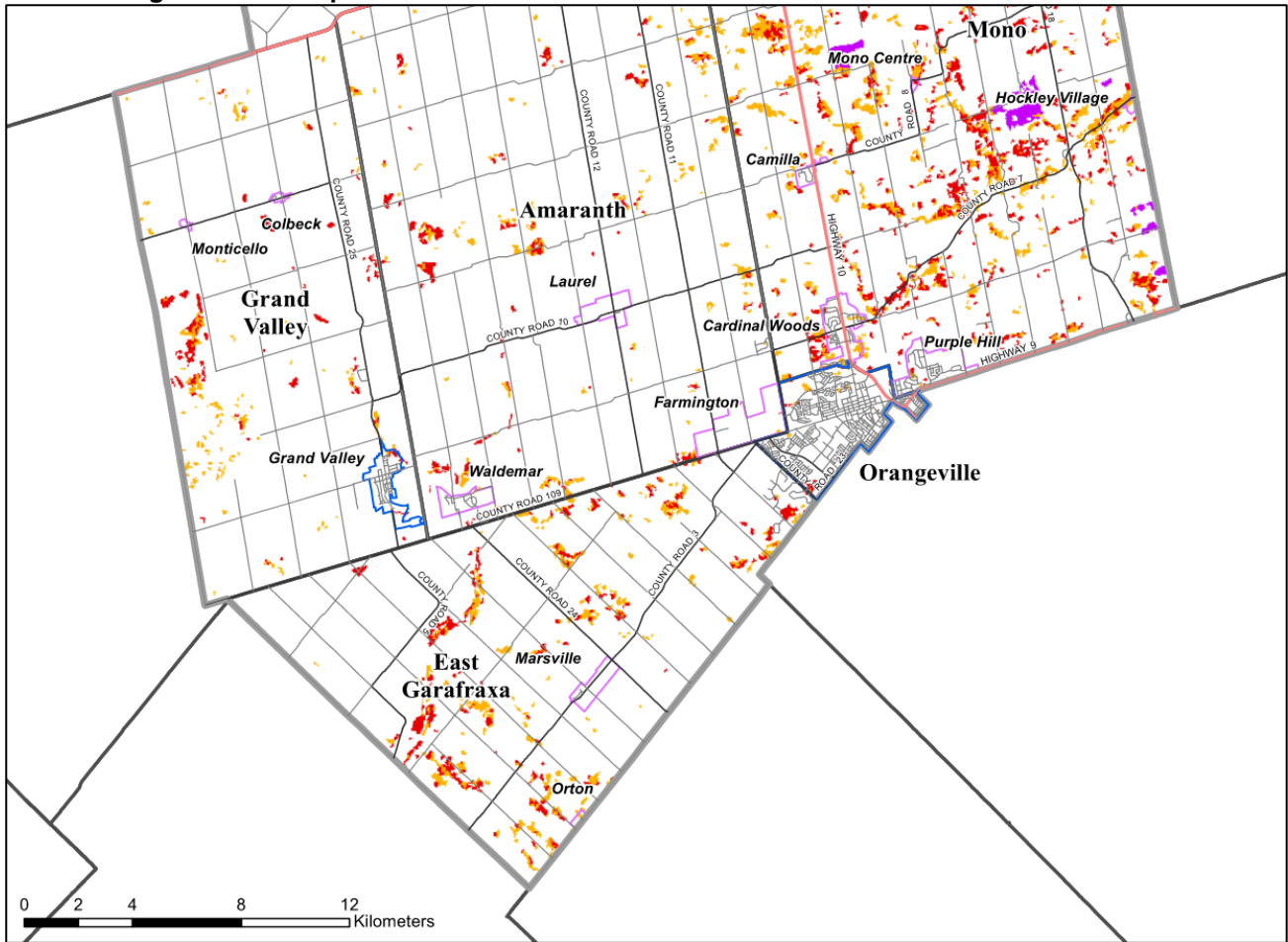
Base Mapping

- Municipal Boundary
- Urban Area
- Parcel Fabric
- GRCA Waterbody

Data Source: Source Data has been provided by the Ministry of Natural Resources, Grand River Conservation Authority, Dufferin County, and Town of Grand Valley



Figure 12: Excerpt of DCOP Potential Forest Hazard Classification for Wildland Fire



- Legend**
- Urban Settlement Area
 - Community Settlement Area
 - Provincial Highway
 - County Road
 - Other Road
 - Dufferin County Boundary
 - Municipal Boundaries
- Potential Forest Hazard Classification for Wildland Fire (S. 6.2.3)**
- Extreme Risk
 - High Risk
 - Pine - Needs Evaluation



Appendix 3
Potential Forest Hazard Classification for Wildland Fire



Date: March 2015

Sources: LIO (2012), MTO (2012), Dufferin County, NEP (2012), ORMCP, MNR (2014)

Within Grand Valley, MNRF mapping identifies one active and one inactive aggregate site, the latter within the Town's settlement area (as shown previously in Figure 9). DCOP Schedule F also identifies two former waste disposal sites within the Town.

The abovementioned DCOPA #3 expanded the settlement area of Grand Valley to accommodate the Town's forecasted population growth. Schedule B1 of the OPA demonstrates the inclusion of the inactive aggregate site (known locally as the "Gravel Pit Lands") within the Town's new settlement area boundary, as shown earlier in Figure 2. This site was chosen for inclusion due to its proximity to the existing built-up area, the likelihood of a large developable area despite environmental constraints, and to prioritize the rehabilitation of brownfield lands rather than productive agricultural lands. Following approval of OPA 3, policies respecting the use, rehabilitation, and development within these hazard areas will be updated along with the settlement area boundary change.

13.2 The Official Plan

The OP includes policies for hazardous lands, including floodplains, erosion and unstable slopes, inactive waste disposal sites, and organic soils, as shown on Schedule B2 (Natural and Human-Made Hazards) and B3 (Mineral Aggregate Resources). These Schedules will be updated with the latest available mapping from the GRCA and Provincial ministries.

Section 4.3 sets policies that speak to natural and human made hazards and potentially contaminated sites. Policies include those to limit the impacts of hazards on public safety, ensuring that development on such lands mitigates risk to public health and safety and protection of environmental features and function to the satisfaction of the Township, and requiring a Record of Site Condition to determine remediation needs prior to site redevelopment.

The former aggregate site ("Gravel Pit Lands") is identified within the Town OP as Site Specific Policy Area 3. The intent of this policy area within the current OP is to rehabilitate the former gravel pits and create a possible spillway to divert flooding in the area. Notwithstanding these policies, the OP will be updated to conform to the DCOP settlement area and policies, once approved, and to ensure future development within these areas is consistent with the PPS for the preservation of public safety.

While Schedule B2 identifies the broader floodplain, it does not illustrate the two-zone floodplain within the Grand Valley settlement area. Instead, this two-zone floodplain is illustrated as an inset diagram on Schedule A2 – Land Use (Village). It is recommended that a new schedule be added to better illustrate the two-zone floodplain for greater clarity and to ensure it is not missed by readers.

Recommended updates include:

- A review of all policies for consistency with PPS.
- Policies and mapping of Wildland Fire hazards, consistent with the PPS.
- Expanding policies of Section 4.3.2 related to mineral aggregate operations and resources, pits and quarries, waste disposal sites, and known contaminated soils, as well as policies related to rehabilitation of hazardous lands.
- Creating a new schedule which identifies properties within the two-zone floodplain.
- Updated to Natural Hazards policies (Section 4.3.1.1) to provide additional clarity and strengthen policy language surrounding prohibited uses and the two-zone flood plain.
- Updated policies with relevance to the impacts of climate change; and,
- Specific policies related to rehabilitation and future development within former gravel pit lands (Site Specific Policy Area 3).

13.3 Zoning By-law

The current Zoning By-law identifies risks to public health and safety related to natural and human-made hazards within the Environmental Protection (EP) Zone. Uses and structures permitted within the EP Zone are limited to those related to environmental conservation or flooding and erosion management.

Employing the two-zone concept as mentioned above, the Zoning By-law identifies areas within the Flood Fringe area through the suffix (f) applied to the applicable parent Zone. Section 2.8 outlines provisions applicable to properties within the flood fringe, including restrictions for the prevention of flooding hazards.

Uses related to human-made hazards, such as pits and quarries, peat extraction, recycling facilities, waste treatment and disposal, are restricted to the Extractive Industrial (MX) and Disposal Industrial (MD) Zones. To improve interpretation, we recommend updating the acronyms to reflect the Zone names (i.e. EI and DI). Human-made hazards are further addressed through the general provisions for waste disposal, landfills, recycling facilities, wayside pits and quarries and resource extraction.

The Zoning By-law update will include clarification of the distinction between these zones and their appropriate uses, updates to schedules reflecting changes to the floodplain mapping and settlement area expansion of DCOPA #3 once approved, as well as all required changes to implement updates to the OP.

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14.0 Cultural Heritage

14.1 Background

Grand Valley has much to offer residents and visitors in the way of cultural experiences. The Town boasts a historic downtown and the coursing natural features surrounding the Grand River. The OP and Zoning By-law updates can be employed to encourage new cultural activity and support the preservation of existing cultural heritage resources.

The PPS and Growth Plan direct municipalities to conserve cultural heritage resources, including built heritage resources, cultural heritage landscapes, and archaeological resources. Built heritage resources refer to structures, monuments, or installations, or remnants thereof which contribute to a property or community's cultural heritage value. Cultural heritage landscapes refer to defined geographical areas, including structures, spaces, views, or archaeological sites, which may have been modified by human activity, and are identified as having cultural heritage value or interest by a community. These resources and landscapes may be designated under the *Ontario Heritage Act* or included on local, provincial, federal, or international heritage registers. Grand Valley does not currently have such a heritage register, nor any heritage conservation area designation under the *Ontario Heritage Act*.

In addition, the Province contains many areas of archeological potential, that is areas high in likelihood to contain archeological resources which are of significance to Indigenous communities. The PPS and Growth Plan recognize the importance of the interests of Indigenous communities related to archeological resources and their implications for land use. Municipalities are directed to engage with Indigenous Communities when managing cultural heritage and archaeological resources and are encouraged to prepare Archaeological Management Plans. The Ministry of Tourism, Culture and Sport (MTCS) identifies criteria for evaluating archaeological potential, to determine requirements for additional archaeological assessment. The criteria include such factors as proximity to known archaeological resources, topographical features and land formations, or water sources. Given the presence of the Grand River throughout Grand Valley, the requirement for archaeological assessment for development is common within many areas of the Town. In addition to these measures, best practice across many municipalities is to circulate all development applications to local Indigenous communities to ensure interests can be addressed within *Planning Act* processes. See Section 15 for more about the Town's relationship with Indigenous Communities.

For many municipalities, elements of built heritage and urban design for the purposes of heritage conservation have historically been implemented through the site plan control process under the *Planning Act* or through heritage designation of properties or districts under the *Ontario Heritage Act*. In 2022, *Bill 23, the More Homes Built Faster Act*, amended the *Heritage Act* to limit the applicability of property and district designation. Grand Valley does not maintain a Municipal Heritage Register under the *Ontario Heritage Act*, and as such policies will require minimal update at this time. Bill 23 also amended the *Planning Act* to limit the scope of site plan control in regard to exterior design and appearance of structures, except in cases of health, safety, accessibility, sustainability, or the protection of adjacent lands, or in areas in proximity to railways or waterbodies or watercourses (as prescribed by O. Reg 254/23).

14.2 The Official Plan

Section 4.2.6 of the OP outlines policies for built and cultural heritage. This includes policies for known archeological resources and areas of archaeological potential, including requirements for archaeological assessments. It also includes policies requiring development adjacent to cultural heritage resources to include design consistent with the surrounding landscape and built form, as well as the application of site plan control to implement cultural heritage conservation. In the absence of a register listing built and cultural heritage resources within Grand Valley, as well as changes to the legislative scope of site plan

control under the *Planning Act*, these policies will require updating for consistency with the PPS and legislation.

Recommended policy updates include:

- Strengthening policies related to relationship building with Indigenous Communities, including for review of development for archeological potential;
- Policies which allow Council to consider the consider future policy mechanisms for stronger heritage protection; and,
- Updated policies to reflect changes to the PPS and applicable legislation, including site plan control and development adjacent to heritage resources.

14.3 Zoning By-law

Cultural heritage resources within the Town include the Grand River and various natural heritage features, which are generally implemented within the Zoning By-law through the Environmental Protection Zone and discussed elsewhere in this report. The Zoning By-law will be updated to conform to applicable cultural heritage updates to the OP.

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15.0 Other Considerations

15.1 Cannabis

The *Cannabis Act* came into effect on October 17, 2018. It had the effect of legalizing the production, sale, and use of cannabis (sometimes referred to as marihuana or marijuana) for recreational purposes in Canada. Prior to the introduction of the *Cannabis Act* in 2018, cannabis was an illegal substance and only permitted to be grown and sold for medical purposes. There were rules in place for the personal growth and consumption of medical cannabis, as well as rules for the commercial growth, processing, and sale of cannabis for medical purposes.

In Spring of 2018, the Federation of Canadian Municipalities (FCM) published the Municipal Guide to Cannabis Legalization: A Roadmap for Canadian Local Governments. This document provides an overview of several topics related to the legalization of cannabis, including a discussion of land use management (i.e., jurisdictional issues, location and scale of commercial cultivation and processing, location and density of retail facilities, and personal cultivation). Given that cannabis production is an intensive type of agriculture, the FCM recommends that these uses be permitted in agricultural or industrial zones.

Other considerations for licensed cannabis production facilities include those of land use compatibility, especially given potential impacts to adjacent uses due to light pollution or odour emissions. It is recommended that any provisions to regulate licensed cannabis production facilities provide a minimum separation distance between this use and other sensitive land uses, including residential and institutional uses, or any property that contains an existing residential dwelling, school, or church (e.g., 150 metres). Further consideration may be given to the scale of cannabis cultivation and/or processing that is permitted (i.e., where to permit commercial-scale cannabis cultivation and/or processing) and whether to introduce permissions for the retail sale of cannabis and in which zone(s).

There are no guiding policies in the DCOP or Town's OP which address licensed cannabis production facilities. The current zoning by-law contains definitions for a 'Cannabis Production Facility' and 'Cannabis Retail Store'.

15.1.1 Official Plan

Given the broad nature of the policies within the OP, there are no regulations which prohibit the establishment of a Licensed Cannabis Production Facility or Cannabis Retail Store. However, to ensure the necessary enabling policies are provided in the OP regarding the establishment of Cannabis Production Facilities in the Agricultural and Employment Designations, it is recommended the OP be updated to:

- Define Cannabis Production Facilities and Cannabis Processing.
- Require a Zoning By-law Amendment for the consideration of new Cannabis Production Facilities.
- Permit Cannabis Production Facilities solely within the Agricultural and Employment Designations; and,
- Subject cannabis production facilities to Site Plan Control to ensure land use compatibility and to mitigate nuisances of noise, odor, light and security.

15.1.2 Zoning By-law

While the Zoning By-law contains definitions for cannabis production facilities and cannabis retail stores, it is recommended that the Zoning By-law include regulations under the

General Provisions section of the Zoning By-law to establish setback requirements, parking, accessory uses and storage considerations.

15.2 Relationships with Indigenous Communities

Equitable land use planning requires recognition of the rights and values of all people living on the land, historically, currently, and in the future. In 2015 the Truth and Reconciliation Commission of Canada prepared 94 calls to action for Canadians and all levels of government to recognize and amend the history of systemic mistreatment, subjugation, and the removal of Indigenous people from their lands and culture. At the local level, municipalities have a role to play in establishing land use policies and practices which work to reconcile relationships with Indigenous Communities and recognize the value of Indigenous knowledge and practice in regard to land stewardship and cultural heritage.

The PPS and Growth Plan require that Planning Authorities engage and coordinate with Indigenous Communities on land use planning matters. DCOPA #4 of the DCOP further includes policies which require that Indigenous Communities be consulted when considering an amendment to the DCOP. Further, it requires that planning authorities engage with indigenous communities when identifying, protecting, and maintaining cultural heritage and archaeological resources, in accordance with the PPS.

15.2.1 Official Plan

We recommend that the OP be updated to:

- include policies to require that indigenous communities are properly engaged and consulted with in relation to land use planning and decision making and identifying, environmental stewardship and cultural heritage and archaeological resources.
- include any additional priorities of Council relating to ongoing efforts of the Town towards reconciliation and relationship building with indigenous communities.

15.2.2 Zoning By-law

The Zoning By-law will be updated where appropriate to conform to the updated OP.

15.3 Implementation and Structure

Based on our review of the Town's OP and Zoning By-law, it is our recommendation that the Town amend its implementation policies and regulations to assist with interpretation, address legislative changes and the requirements for different *Planning Act* applications. To improve flow and consistency, it is our recommendation that the section structure be modified.

15.3.1 Official Plan

It is our recommendation that the OP be updated to:

- Include a subsection for definitions rather than relying solely on the definitions from the PPS and Growth Plan.
- Add a subsection regarding pre-consultation meetings and complete application requirements. This will complement the existing Appendix A which lists complete application requirements.
- Capture all site specific policy areas within a "Site Specific Policy Area" Section.
- Reorder sections to place "Growth Management" in front of "General Development Criteria" to establish density targets at the onset.
- Include a subsection within Section 11, which clarifies the usage of the auxiliary verbs "shall", "should" and "may" to assist with interpretation of specific policies.

- Update the policies within Section 4.6.3 and 10.3.2 in relation to site plan control, to reflect legislative changes to the *Planning Act*.
- Update section 9.8 to reflect the specific information to be illustrated on a Plan of Subdivision per Section 51(17) of the *Planning Act* and specific information Council will consider when review an application for a Plan of Subdivision per Section 51(24) of the *Planning Act*.
- Update schedules to label primary, county, and provincial highways for ease of reference; and,
- Remove reference to uncompleted appendices.
- Ensure AODA compliance.

15.3.2 Zoning By-law

It is our recommendation that the Zoning By-law be updated to:

- Make stylistic changes to the text to improve usability.
- Update standards that have been frequently amended to provide a more appropriate standard.
- Ensure AODA Compliance.

J.L. RICHARDS & ASSOCIATES LIMITED

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This report has been prepared for the exclusive use of the Town of Grand Valley, for the stated purpose. Its discussions and conclusions are summary in nature and cannot be properly used, interpreted or extended to other purposes without a detailed understanding and discussions with the client as to its mandated purpose, scope and limitations. This report was prepared for the sole benefit and use of the Town of Grand Valley and may not be used or relied on by any other party without the express written consent of J.L. Richards & Associates Limited.

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Town of Grand Valley Official Plan & Zoning By-law Review

Background Report

Presented by:
David Welwood, Marilyn Cameron & Alison Bucking

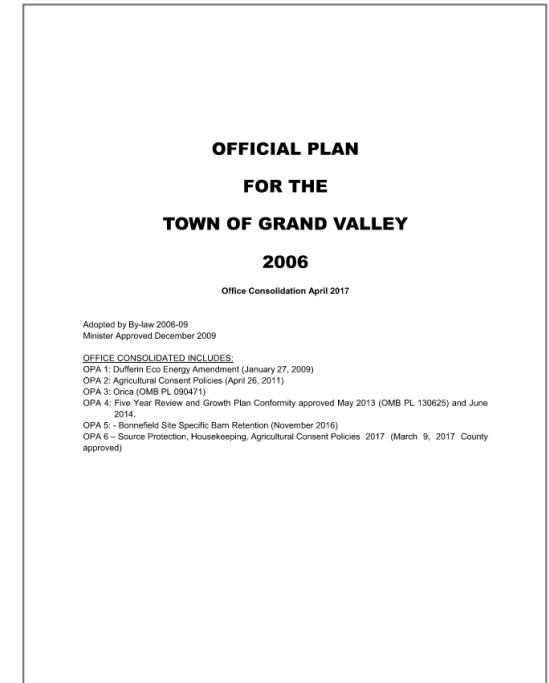
Date: May 28, 2024
JLR No.: 32657

Agenda

1. What is the Grand Valley's Official Plan and Zoning By-law Review?
2. Review of key themes
3. Next steps and ways to get involved
4. Questions

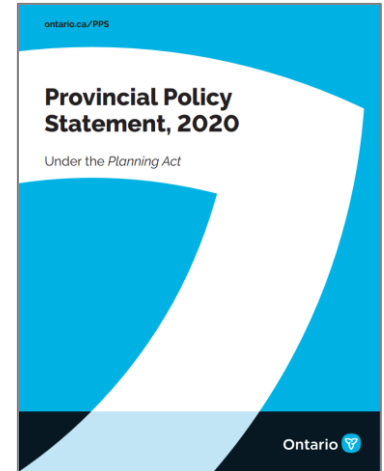
What are Grand Valley's Official Plan and Zoning By-law?

- Official Plan came into effect in 2009
- Zoning By-Law came into effect 2009



What is the scope of the review?

- Incorporating previous amendments
- Regard to matters of provincial interest
- Consistency with the Provincial Policy Statement 2020 and A Place To Grow: Growth Plan for Golden Horseshoe (Office Consolidation 2020)
- Conformity with the Dufferin County Official Plan 2017 and 2023 and 2024 updates (pending provincial approval)
- New or updated policy
- Other matters as identified through the process



The Vision Grand Valley Project

We are here



1. Background Review & Research

- Special Meeting of Council
- Pre-consultation meeting with Dufferin County
- Early Consultation with Agencies and Indigenous Communities

2. Workplan Finalizations and Presentation to Council

- Council Meeting to present Background and Directions Report

3. Official Plan and Zoning By-law Consultation and Preparation

- Online Survey #1
- Focus Group Interviews
- Draft Official Plan and Zoning By-laws

4. Draft Document Reviews and Finalization

- Online Survey #2
- Statutory Open House
- Early Consultation with Dufferin County
- Statutory Public Meeting for adoption
- Submission to the County for approval of the Official Plan

5. Plan Approval and Project Closing

- Update to Council, following approval of the Official Plan

Background Review

In this review:

- Provincial legislation, policies, plans and guidelines
- Dufferin County policies and plans
- Grand Valley master plans, strategic plans, and Council decisions
- Grand River Conservation Authority policies and input
- Wellington Dufferin Guelph Public Health input
- Canada Census of Population Data



Climate Change

What we know:

- Annual mean temperature and total precipitation projected to increase over the next 40 years
- Partners for Climate Protection program to reduce greenhouse gas emissions
- Dufferin County goal: net-zero by 2050

Recommended Direction:

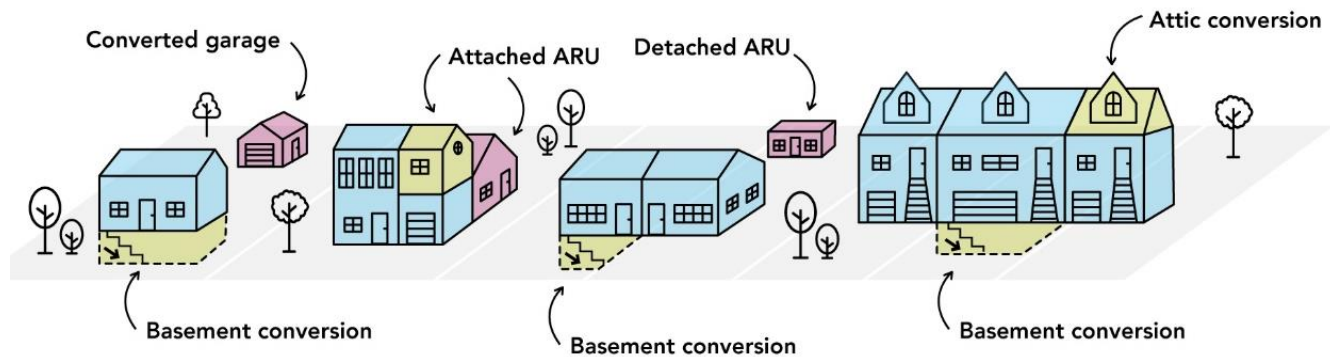
- Encourage infill, intensification, redevelopment and adaptive re-use of building stock where appropriate;
- New policies on active transportation and pedestrian friendly built form in settlement areas;
- Encourage renewable energy usage;
- Update policies on infrastructure planning, natural hazards, energy efficiency and conservation, and use of green infrastructure and technologies



Housing

What we know:

- Population expected to grow to 16,500 by 2051
- Expected need for more housing stock and wider range of housing types;
- Grand Valley faces common housing related challenges including increased housing costs, ageing building stock, and affordability;
- New housing types are becoming more common and legislation encourages their implementation.



Housing

Recommended Direction:

- Policies to encourage range of housing types and densities, maintenance of existing housing stock;
- Add and revise policies for affordable housing and special needs housing as per Provincial Policy Statement and County Official Plan;
- New policies for additional residential units and short-term rental accommodations.



Agriculture & Rural Areas

What we know:

- Rural areas of the Town are Prime Agricultural lands
- Rural settlements are intended for limited growth, but municipality encouraged to provide economic opportunity
- Provincial Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas (2016)
 - On Farm Diversified Uses (OFDUs)
 - Agriculture-related use
 - Additional Residential Units



Agriculture & Rural Areas



Recommended Direction:

- Update and add policies related to OFDUs and Agriculture-related uses
- Update policies for additional residential units
- Generally limit new residential uses in agricultural areas



Employment & Economic Development

What we know:

- Grand Valley can expect to grow to 4,600 jobs by 2051 and requires land for commercial, institutional, mixed, and industrial uses
- Growth Plan requires designated Employment Areas to set targets for density and be the focus of new development
- New trends with remote working
- Economic development activity occurs everywhere



Employment & Economic Development



Recommended Direction:

- Establishing Employment Areas and density targets, following Dufferin County OP updates
- Updated definitions consistent with Provincial policy and legislation
- Continue policies to support home-based business and home industries
- Update policies across all land use designations and zones to encourage economic development

Natural Heritage & Environmental Protection

What we know:

- Benefits of natural heritage features for human enjoyment, ecological benefits, and climate change mitigation;
- Provincial requirements for protection of natural features: Wetlands, ANSI, Watercourses, animal habitat;



Recommended Direction:

- Natural heritage protections consistent with provincial and Dufferin County OP
- Update mapping and policies for flood plains and natural hazards
- Policies to direct development away from:
 - Ecologically sensitive areas
 - Land at risk of impacts of climate change (e.g. flooding, wildfire)

Servicing



What we know:

- Full municipal services within built up area and designated growth area
- Projected growth to 2051 exceeds current servicing capacity, considering a Master Servicing Plan

Recommended Direction:

- Phasing policies for efficient use of municipal services for new development
- Stormwater management best practices, low impact development (LID), and protect shorelines from stormwater runoff;
- A Stormwater Management Facilities Zone
- Updated policies and mapping to conform with Dufferin County Official Plan and GRCA

Other Key Policy Areas

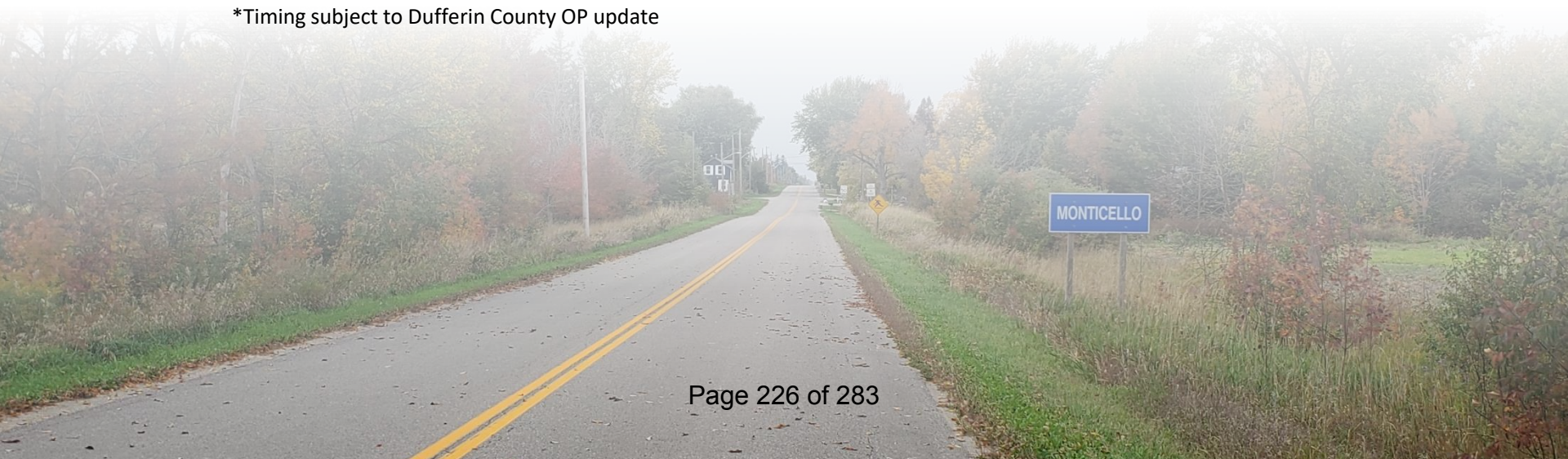
- Truth and Reconciliation Commission calls municipalities to action for land use practices which recognize the value of **indigenous knowledge for land stewardship**
- OP policies to include consultation with First Nations and Métis peoples, in conformity with proposed changes to the Dufferin County OP
- New legislative changes related to **sale of cannabis** in Ontario
- Encouragement of multiple and **active transportation** modes
- **Housekeeping revisions and amendments** are a standard requirements with every OP update
- Provincial **legislative** or policy updates related to:
 - Parkland dedication and cash-in-lieu
 - Wildland fire risk
 - Heritage buildings and areas
 - Site plan control



Next Steps

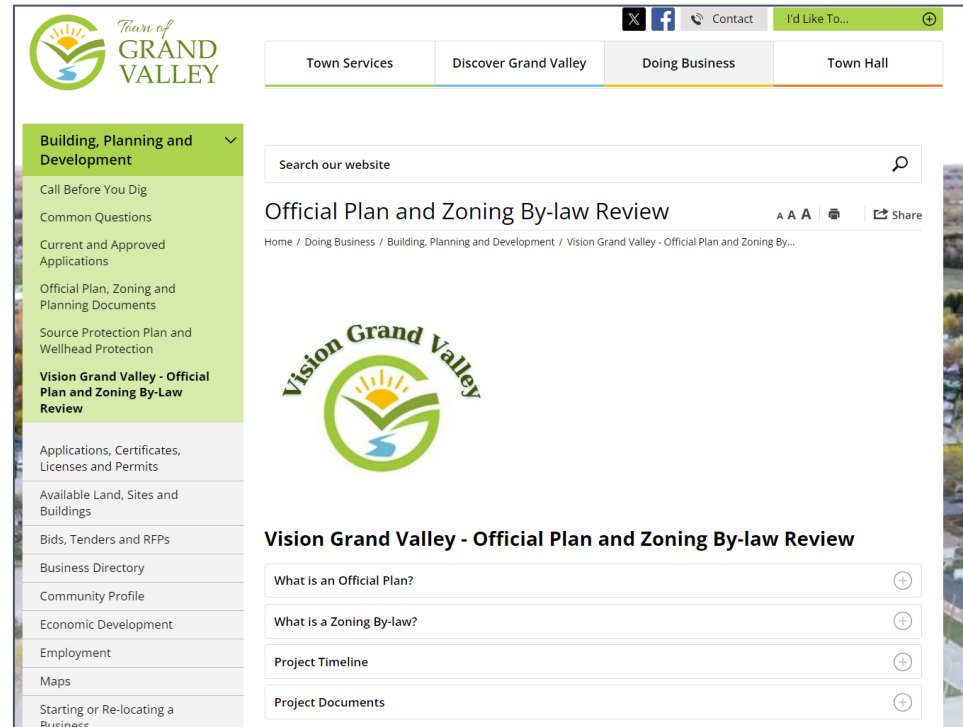
Tasks	Timing
Background Report	May 28, 2024
Focus Groups & Online Survey #1	June-August 2024
Draft OP and ZBL	September 2024
Open House & Online Survey #2	October 2024
Early review with Agencies and Dufferin County	October 2024
Finalized OP and ZBL*	TBD
Statutory Public Meeting and Adoption of OP an ZBL*	TBD
Submission to Dufferin County for approval*	TBD

*Timing subject to Dufferin County OP update



How to get involved?

- Attend or speak at a Council Meeting
- Take the online surveys on the Town's website (coming soon)
- Participate in a topic-based focus group
- Attend the Open House
- Send written comments or questions at anytime to mkluge@townofgrandvalley.ca or mcameron@jlrichards.ca



Visit www.townofgrandvalley.ca for more info!

Thank You!

We welcome any questions, comments, or feedback.



David Welwood, MES, RPP, MCIP
Project Manager & Senior Planner
dwelwood@jlrichards.ca



Alison Bucking, RPP, MCIP
Project Planner
abucking@jlrichards.ca



Marilyn Cameron, MA, MSc
Project Planner
mcameron@jlrichards.ca



GRAND VALLEY

REPORT TO COUNCIL

To: Mayor Soloman and Members of Council
From: Brad Haines, By-Law and Property Standards Enforcement Officer
Meeting Date: May 28, 2024
Subject: By-law Enforcement Status Update - April 2024

Purpose

The purpose of this report is to give Town Council an update on the current status of the Bylaw Enforcement Department, current files being worked on, upcoming training, equipment use and up coming projects. This version of the report will focus on Parking Enforcement, Recent Complaints & Inquires, Dufferin County Emergency Management Wildfire Workshop and Exercise and Canine Control.

Parking Enforcement

By-law Enforcement is continuing proactive parking patrols, typically patrolling multiple times per shift, issuing parking infractions proactively, in addition to reactive patrols upon receiving any complaints from the public. Continuing to work with Public Works, receiving calls and messages from staff pointing out any possible violations. Ongoing public education for residents in regard to parking by-law regulations. As of late, the Town has received multiple parking complaints specifically pertaining to the evenings and weekends. By-law Enforcement will proactively work sporadic evening and weekend shifts to help combat these recent complaints. A common theme is residents simply disregarding signage or parking their vehicles in a manner that blocks a neighbouring driveway.

Stats - Parking Enforcement – April 2024:

- Total Infraction notices issued = 7 (0 by O.P.P,7 by M.L.E.O B. Haines)
- Total Notices paid = 6
- Impending Conviction Notices sent = 6
- Sent for Conviction to POA-Caledon = 6
- Vehicles Towed = 0

Ongoing Complaints & Inquiries

The Town recently received a complaint regarding whether or not short-term accommodations were permitted within The Town of Grand Valley, specifically from nearby residents. The complainant's concerns spoke to both burn permits and possible noise infractions. Short Term Accommodations such as Air BnB or VRBO are permitted within The Town of Grand Valley as there is no By-law in place prohibiting them. The owners / renters must follow the current by-laws in place, the same as any other resident. As per the Town's Burn By-law, should the tenants wish to have a fire, a Burn Permit and written consent from the property owners must be given, for each tenant. The recommendation of a propane fire pit was given as a replacement for an existing fire pit, to limit the possibility of any hazards and the need for written consent for each tenant renting.

With the spring weather upon us, the Administration team has been busy renewing and issuing Burn Permits. Along with this, the town has received complaints regarding the location of some fire pits and smoke affecting neighbours / other nearby residents. Residents are being reminded of the appropriate setbacks for the location of the fire pit (3 metres from any structure, fence or obstruction of any kind) and only clean dry wood or charcoal should be used for burning within the Urban Areas of town.

The town has also received excessive noise complaints, specifically pertaining to evenings and after hours. Residents have been advised that given By-law Enforcement is not a 24/7 service within the Town of Grand Valley, to call O.P.P non-emergency to respond at the time the noise is happening in order to get the best result and hold the responsible parties in violation accountable. By-law Enforcement will also follow up with the property owners and or tenants to ensure all involved parties are aware of said complaints.

Dufferin County Emergency Management Wildfire Workshop / Exercise

By-law Enforcement attended the Dufferin County Wildfire Emergency Exercise and Workshop along side the Town's Emergency Control Group, consisting of the Town's CAO, Deputy Clerk, Treasurer and By-law Enforcement. Staff from every municipality in Dufferin County (Mulmur, Mono, Amaranth, East Garafraxa, Shelburne, Melancthon and Orangeville) were also in attendance. The morning consisted of guest speakers from a number of organizations, including The Ministry of Natural Resources Wildfire Management unit, The Salvation Army Emergency Response Team, The Ontario Provincial Police Anti-Terrorism Unit and finally Emergency Management Ontario. The afternoon session consisted of a Table Top Emergency Exercise, where a scenario of a Wildfire fire was given and each municipality had to respond accordingly, with complications being added throughout the exercise. In this given scenario, the incident location was in Mulmur, so Grand Valley was in a supporting role, providing resources and support as needed.

Canine Control

With the warmer weather an increase in barking dog complaints have been received by the Town. By-law Enforcement is continuing to make first contact upon receiving a complaint, allowing the residents to take any needed corrective measures, before having AGAPIK9

(Canine Control Contractor) attended and escalate enforcement. Continuous public education also being provided to ensure compliance as possible with licensing via Docu-Pet.

Recommendation:

THAT Council receive Report – By-Law Enforcement Status Update – April 2024, for information purposes.

Respectfully submitted by,

Brad Haines
By-Law and Property Standards Enforcement Officer



GRAND VALLEY

REPORT TO COUNCIL

To: Mayor Soloman and Members of Council

From: Brad Haines, By-Law and Property Standards Enforcement Officer
Donna Tremblay, Deputy Clerk/Communications Coordinator

Meeting Date: May 28, 2024

Subject: Revision to By-Law 2023-29 Enforcement of Parking on Private Property

Purpose

To provide Council with information regarding revisions to the Enforcement of Parking on Private Property By-law (the “by-law”) to commence a Provincial set fine application.

Background

On June 27, 2023 Council received Report [Private Property By-Law and Letter of Authorization Proposal](#), which outlined the requirements for a By-law and Letter of Authorization enabling the Town to enforce parking on private property and passed [Resolution 2023-06-41](#) directing staff to prepare a Private Parking By-law and amend the Town’s Tariff of Fees By-Law to include a fee for private parking enforcement services. On June 27, Council passed [By-law 2023-29](#) Enforcement of Parking on Private Property and at the Council meeting held on July 11, 2023, passed [By-Law 2023-34](#) establishing a fee for Private Parking Enforcement.

In August, the Town entered into a Letter of Authorization with the property managers of Lawson/Reith Condominium. Since this time, only one property management company as requested an agreement with the Town for enforcement of parking on private property.

Discussion

Upon initiation of the Letter of Authorization in August 2023, By-law Enforcement began issuing warnings at the Leeson/Reith Condominiums to provide public education to the residents affected. In doing such, parking infractions were significantly reduced, and By-Law Enforcement noted that the issue had been resolved with warnings and there were no ticketable offences occurring.

In May, 2024, the Town was again contacted by the Leeson/Reith Condominium property management company with regards to private parking issues. In reviewing ticketing as an enforcement option, it was identified that set fines were not authorized by the Province for this parking offence and should a Parking Infraction Notice be challenged in the Courts, it would likely result in a dismissal of the offence.

Upon this discovery, Staff consulted with the ministry who issues set fines regarding the set fine application process. The ministry provided a set fine application guideline package. Staff reviewed the guidelines with the current by-law and identified the revisions required to obtain set fine approvals, to then allow the Town to issue Parking Infraction Notices to offending vehicles. Attached as Schedule “B” is the revised Enforcement on Private Parking By-law for Council’s consideration and approval. Revisions have been identified in yellow highlight.

Prior to providing this revised by-law to Council, staff sought a review of the draft from the ministry, who did not identify any issues which would prevent the Town from receiving set fine approval and the Town could proceed with the set fine application once Council approves the revised by-law.

Next Steps

Upon Council’s approval of the revised by-law, the Town will commence a set fine application. As the Town awaits set fines, By-Law Enforcement will continue to issue warnings and work with the property management company on parking issues. Parking Infraction Notices will be issued once set fines are received.

Financial Impact

There is no financial impact to this report.

Recommendation

THAT Council receives Report – Revision to By-Law 2023-29 Parking on Private Property By-law.

AND FURTHER THAT Council directs staff to prepare the revised by-law for passing.

Respectfully submitted by,

Brad Haines
By-Law and Property Standards Enforcement Officer

Donna Tremblay
Deputy Clerk, Communications Coordinator

CORPORATION OF THE TOWN OF GRAND VALLEY
BY-LAW 2024-XX
Enforcement of Parking on Private Property

A by-law to prohibit the parking or leaving of motor vehicles on private property without the consent of the owner or occupant or designate of said property and to repeal By-law 2023-29.

Whereas Section 11(3)(8) of the *Municipal Act, 2001*, S.O. 2001, c.25, as amended, authorizes municipalities to pass by-laws respecting parking, except on highways;

And whereas Section 100 of the *Municipal Act, 2001*, S.O. 2001, as amended, states that a local municipality may, in respect of land not owned or occupied by the municipality that is used as a parking lot, regulate or prohibit the parking or leaving of motor vehicles on that land without the consent of the owner of the land or regulate or prohibit traffic on that land if a sign is erected at each entrance to the land clearly indicating the regulation or prohibition;

And whereas Section 100.1 of the *Municipal Act, 2001*, S.O. 2001, as amended, states that a local municipality may, in respect of land not owned or occupied by the municipality, regulate or prohibit the parking or leaving of motor vehicles without the consent of the owner of the land;

And whereas Section 101(1) of the *Municipal Act, 2001*, S.O. 2001, as amended, states that, if a municipality passes a by-law regulating or prohibiting the parking or leaving of a motor vehicle on land, it may provide for the removal and impounding or restraining and immobilizing of any vehicle, at the vehicle owner's expense, parked or left in contravention of the by-law and subsection 170 (15) of the *Highway Traffic Act*, R.S.O. 1990, c. H.8, as amended, applies with necessary modifications to the by-law;

And whereas Section 101(2) of the *Municipal Act, 2001*, S.O. 2001, as amended, states that a municipality may enter on land at reasonable times for the purposes described in subsection 101(1);

And whereas Section 101(3) of the *Municipal Act, 2001*, S.O. 2001, as amended, states that, if signs are erected on land specifying conditions on which a motor vehicle may be parked or left on the land or regulating or prohibiting the parking or leaving of a motor vehicle on the land, a motor vehicle parked or left on the land contrary to the conditions or prohibition shall be deemed to have been parked or left without consent;

Now therefore The Corporation of the Town of Grand Valley enacts and follows:

1.0 Application

- (a) This by-law applies to all land and parking lots where the owner, occupant or designate has submitted a Letter of Authorization- Parking Enforcement which has been confirmed by the Town of Grand Valley or representative there of and is written using the template provided by the Town.
- (b) Upon first request by an owner, occupant or designate, the Town shall charge an application fee of \$360.00.
- (c) To renew the Letter of Authorization the owner, occupant or designate shall advise the Town that they wish to renew under the same letter and shall pay an annual renewal fee of \$160.00.

2.0 Definitions

The definitions contained within the *Highway Traffic Act*, R.S.O. 1990, c. H.8 shall apply in the interpretation of this By-law except where they are inconsistent, in which case the definition under this By-law shall apply. For the purposes of this By-law:

- (a) “**Council**” means the Council of the Town of Grand Valley.
- (b) “**Designated Provision**” means any section of this By-law.
- (c) “**Leave**” means stand or stop.
- (d) “**Letter of Authorization - Parking Enforcement**” means a specific document detailing the authorization to enforce parking and names the callers authorized to report a motor vehicle in violation of this by-law.
- (e) “**Motor Vehicle**” means an automobile, motorcycle, motor assisted bicycle and any other vehicle propelled or driven otherwise than by muscular power.
- (f) “**Municipal Property**” shall mean any property owned by the Corporation of The Town of Grand Valley.
- (g) “**O. Reg 333/07**” means Ontario Regulation 333/07, made under the *Municipal Act, 2001*. S.O. 2001, c. 25, as amended from time to time or any successor thereof.
- (h) “**Municipal Law Enforcement Officer**” means an individual employed and/or designated by the Town who is responsible for enforcing the by-laws of the Town.
- (i) “**Police Officer**” means a chief of police or any other police officer of the Ontario Provincial Police but does not include a Municipal Law Enforcement Officer or an auxiliary member of a police force.
- (j) “**Private Property**” means residential land not owned or occupied by the Town.

(k) “**Town**” means the Corporation of the Town of Grand Valley.

~~(l) “**Traffic and Parking Bylaw**” means By-law No. 2019-72 of the Town, as amended from time to time, or any successor thereof.~~

3.0 General prohibitions

(a) No person shall park or leave a Motor Vehicle on Private Property without the consent of the owner of the property.

(b) No person shall park or leave a Motor Vehicle on Private Property that is being used as a parking lot without the consent of the owner of the property or designate.

~~(c) No person shall park or leave a Motor Vehicle on Municipal Property without the consent of the Town.~~

4.0 Parking without consent

(a) If signs are erected on private property specifying conditions under which a motor vehicle may be parked or left on private property or regulating or prohibiting the parking or leaving of a motor vehicle on private property, a motor vehicle parked or left on private property contrary to the conditions or prohibition shall be deemed to have been parked or left without consent of the owner.

5.0 Continuing Offences

(a) Each day on which a person contravenes any provisions of this by-law shall be deemed to constitute a separate offence under this by-law as provided for in section 429(2) of the Municipal Act, S.O. 2001, c.25.

6.0 Impounding

(a) A Police Officer or Municipal Law Enforcement Officer, upon discovery of any vehicle parked or left on private property in contravention of this by-law, may cause it to be moved or taken to and placed or stored in a suitable place and all costs and charges for the removal, care and storage of the vehicle, if any, are a lien upon the vehicle, which may be enforced in the manner provided by the *Repair and Storage Liens Act*, R.S.O. 1990, Chapter R.25.

7.0 Enforcement

(a) This by-law may be enforced by Municipal Law Enforcement Officers employed by the Town or a Police Officer employed with the Ontario Provincial Police Service.

8.0 Offence and penalties

(a) Any person who contravenes any of the provisions of this By-law, is guilty of an offence and upon conviction is liable to a penalty as provided for in the *Provincial Offences Act*, R.S.O. 1990, c P. 33, as amended from time to time, or any successor thereof.

(b) If a vehicle has been left parked, standing or stopped in contravention of this by-law, the owner of the vehicle shall, upon issuance of a Certificate of Parking Infraction issued in accordance with the **Parking on Private Property By-Law**, be liable to pay any set fines applicable, in accordance with the **Parking on Private Property By-law**.

(c) The *Provincial Offences Act*, R.S.O. 1990, c. P. 33, as amended from time to time, or any successor thereof, does not apply to contravention of a designated provision this By-law.

9.0 Severability

(1) If a Court of competent jurisdiction should declare any section or part of a section of this by-law to be invalid, such section or part of a section shall not be construed as having persuaded or influenced Council to pass the remainder of this by-law and it is hereby declared that the remainder of this by-law shall be valid and shall remain in full force and effect.

10.0 Repeal

(1) By-Law 2023-29 is hereby repealed, as well as all by-laws amending the same, relating to parking on private property in the Town are also hereby repealed.

11.0 Reference

(1) This by-law may be referred to as "**By-Law 2024-XX**"

(2) This by-law may also be referred to as the "Parking on Private Property By-Law".

12.0 Coming into Force

This by-law shall come into force and effect on August 1, 2024

BY-LAW GIVEN THE NECESSARY READINGS AND PASSED THIS DAY OF 2024.

Steve Soloman, Mayor

Meghan Townsend, Clerk

Corporation of the Town of Grand Valley

Part II Provincial Offences Act

By-law 2024-XX: Parking on Private Property By-law

A By-law to prohibit the parking or leaving of motor vehicles on private property without the consent of the owner or occupant or designate of said property.

Item	Column 1	Column 2	Column 3
	Short Form Wording	Provision Creating or Defining Offence	Set Fine (includes costs)
1.	(park) (stop)(stand) a motor vehicle on private property without consent	3(a)	\$30.00
2.	(park)(stop)(stand) a motor vehicle in a private parking lot without consent	3(b)	\$30.00
3.	(park)(stop)(stand) a motor vehicle on municipal property without consent	3(c)	\$30.00

NOTE: the penalty provision for By-law 2024-XX is Section 8(a), certified copy of which has been filed.



GRAND VALLEY

REPORT TO COUNCIL

To: Mayor Soloman and Members of Council
From: Meghan Townsend, CAO/Clerk
Meeting Date: May 28, 2024
Subject: New Recreation Employee

Purpose

To provide an updated proposed job description for a new Recreation Employee position.

Background

On May 14, 2024, Council received Report – Recreation Facilities Update and passed the following resolution:

2024-05-42

Moved by Latam, Seconded by Dart

THAT Council receives the Report – Recreation Facilities Update for information purposes,

AND FURTHER THAT Council send it back to staff to revise the job description to favour Grand Valley parks and Rec programming and to include summer camp responsibilities, including other discussed options,

AND FURTHER THAT the report includes financial costing for 2025.

CARRIED

Discussion

Staff reviewed the original draft job description and discussed the direction of Council.

It is understood that the role will be a shared position with the Grand Valley and District Community Centre, with a primary focus on Grand Valley recreation programming, including seniors' programs, and fitness and wellness programs for all ages. This person will have weekend responsibilities like the other recreation workers and will be cross-trained on facilities operations to provide another operator for the facilities.

Concerns arise with incorporating this new position into the summer camp, run by the Community Centre between school years. The existing summer camp supervisor position can work up to 48 hours per week, which means that the person would have no ability to perform other duties when required full time for the camp. Mixing the summer camp with Town recreation programs creates a situation where the demands exceed capacity for one employee. Furthermore, as summer camp registration increases, the supervisor's demands will be with the camp, resulting in cancellation of summer recreation programs as no one else will be available to coordinate and operate those programs. If Council intends not to provide programming during the summer months, it may be possible for the position to operate the summer camp, then only run recreation programs for the other seasons. In addition, if the new position will be operating and managing the camp, they will not be available as an operator during the summer months for trails, outdoor recreation, etc., which was the purpose of the original staff proposal.

The revised job description is attached as Appendix A to this report. Staff believe that, except for the summer camp request, this new job description reflects the provision of recreation programming for the Town, with an emphasis on recruiting someone with education and/or experience in programs, who could also provide support for the arena as needed with proper training.

Financial Impact

Until the job description is finalized, the position cannot be placed on the Town's pay grid. However, assuming this position is set at the same rate as the current Facilities Operators, the new position will cost approximately \$60,000 per year in wages, benefits, and other overhead costs (based on 2024 rates). This cost would be apportioned to the Community Centre and the Town according to the time spent for each part of the position.

Recommendation

THAT Council receives Report – New Recreation Employee

AND THAT Council approves the revised job description as presented and authorizes the recruitment of one new Recreation Programmer and Facility Operator.

Respectfully submitted by,

Meghan Townsend
CAO/Clerk



GRAND VALLEY

TOWN OF GRAND VALLEY

JOB DESCRIPTION

Job Title: Recreation Programmer and Facility Operator	Reports To: Recreation Facilities Manager
Supervises: none	Date Created: May 2024
Pay Grade: 5	Date Updated:

A – RESPONSIBILITY

Scope of Position:

This position is responsible for providing recreation programming to members of the community and assisting with the Operations of Town of Grand Valley Recreation Facilities. These include the Arena, Ball Diamonds, Campground, Splashpad and Parks.

The Operator performs responsibilities in accordance with budgets, objectives, policies, and programs approved by Council and the Board of the Grand Valley and District Community Centre, and in accordance with all applicable by-laws and Ontario regulations.

- Normal working hours are 40 hours per week, a schedule to be determined.
- Overtime may be necessary as required.
- Scheduled evenings, weekends, and statutory holidays.

Key Responsibilities:

Reporting to the Manager of Recreation Facilities, the Recreation Programmer and Facility Operator is responsible for a variety of duties associated with the programming and operation of facilities.

- Create and operate programming for the facilities within the Town of Grand Valley and the Grand Valley and District Community Centre, including but not limited to:
 - Seniors Programs.
 - Fitness and wellness programs.
 - Indoor and Outdoor programs.
- Assist the Manager with bookings and general office duties, including but not limited to activity registrations, website updates, social media postings and responding to public inquiries.
- Coordinate and facilitate recreation and community centre department events such as Earth Day, PD days, and Holiday Camp programming.
- Prioritize work activities to ensure all assigned jobs are completed.
- Responsible for handling cash from customers and tracking inventory.
- Responsible for quality ice maintenance and resurfacing, grass, gardens, and turf maintenance and occasional building and parking lot maintenance tasks.
- Ensure that all security measures, policies and health and safety procedures are

followed to create and maintain a safe and healthy working environment.

- Provide leadership to part-time/casual/seasonal recreation staff, including workflow planning, task assignment and monitoring and is ultimately responsible for the safe and efficient operation of all facility operations.
- Assist with promoting a culture of inclusiveness with a diverse population of employees, participants, agencies, and the public.
- Perform other duties as assigned within the scope of the position and training provided.

Human Resources

- This position supervises snack bar staff and summer staff.
- No responsibility for performance appraisal, hiring, disciplining, or terminating staff.

B – SKILLS

Mandatory

- Two-year Diploma in Recreation and Leisure Studies, or equivalent education and experience
- Full Professional Fluency in English, both written and verbal.
- Reliable with good attitude and employment record.
- Valid Ontario non-probationary Class “G” driver’s license.
- Two years of experience in recreation programming for children, seniors, families, vulnerable populations or a suitable combination of education and experience.
- Proven skills in public relations, customer service, interpersonal skills, project/time management, and analytical problem solving.
- Able to communicate effectively, professionally, and courteously with all levels of staff, external contacts and the public.
- Physically able to perform all activities (i.e., lifting, climbing ladders, etc.).
- Ability to lift up to 30 pounds.
- Able to work independently or in a team environment.
- Clear Criminal Record, Vulnerable Sector Police Check as condition of employment.

Assets, with training to be provided as needed

- Experience with arena ice operations
- Experience with Xplor Recreation (“Perfect Mind”) software.
- Relevant experience in grass and turf operations
- Working understanding of all related regulations (i.e., Fire Code, OHSA)
- Mechanical knowledge of various facility systems.
- General knowledge of *Occupational Health & Safety Act*.

C – EFFORT AND WORKING CONDITIONS REQUIRED OF THE POSITION**Hours of Work**

- Usually 40 hours per week.
- Evenings and weekends will be required.
- Seasonal rotating shifts including days, afternoons, evenings, and holidays as assigned.
- Schedule will vary from week to week to accommodate user and employer needs.

Physical Effort and Environment

- Driving, walking, standing, sitting, bending and computer use.
- Manual dexterity when repairing equipment and using computers.
- Working conditions include the requirement to work in an outdoor environment with exposure to weeds, animals, and inclement weather conditions.
- Exposure to loud environments and equipment.
- Occasional heavy lifting up to 30 pounds.
- PPE must be worn.

Mental Effort and Environment

- Regular attention is required to prevent errors.
- Errors may affect those outside the organization, including residents.
- Vigilance and attentiveness are required with multiple sensory demands when operating equipment around or near the public.
- Able to handle sensitive situations with innovative thinking, strong problem solving, negotiation and dispute resolution skills and mature judgment.
- Must maintain confidentiality of any confidential information that you are aware of as per the Municipal Freedom of Information and Protection of Privacy Act.

Job Location

- Main Office: 90 Main Street North, Grand Valley, Ontario.
- Frequent travel throughout Grand Valley to Parks, Trails, Gardens, Campground, and Ball Diamonds and other recreation facilities.

Compensation:

- In accordance with the Town's Employment Policies and current pay grid.
-

CAO Approval

I have reviewed the above job description and agree it is accurate and complete.

CAO

Signature

Date:

Employee Approval

I have reviewed the above job description and agree it is accurate and complete.

Name

Signature

Date:



GRAND VALLEY & DISTRICT FIREFIGHTERS ASSOCIATION

2 Watson Drive
Grand Valley ON
L9W 6N9



RECEIVED

MAY 16 2024

TOWN OF GRAND VALLEY

Per _____

Notice of Public Event:

Please consider this notice of a public event for a baseball tournament hosted by the Grand Valley and District Firefighters Association on August 9-10, 2024 at the Boswell Park.

GVDFFA will be serving under the A.G.C.O liquor license.

All emergency services have been notified of this event.

The town of GrandValley will be listed on insurance for this event.

Sincerely

David Sawyers
President

Grand Valley & District FireFighters Association



GRAND VALLEY & DISTRICT FIREFIGHTERS ASSOCIATION

2 Watson Drive
Grand Valley ON
L9W 6N9



Notice of Public Event:



Please consider this notice of a public event for our Annual Firehall Dance hosted by the Grand Valley and District Firefighters Association in conjunction with the Grand Valley and District Fire Department on September 7, 2024 at the Fire Station.

GVDFFA will be serving under the A.G.C.O liquor license.

All other emergency services have been notified of this public event.

The town of Grandvalley will be listed on the insurance policy for this event.

Sincerely

David Sawyers
President

Grand Valley & District FireFighters Association



Grand Valley Economic Development Committee

Meeting Minutes

March 14, 2024, 7:15 p.m.
Council Chambers, 5 Main Street North, Grand Valley

Members Present: Joanne Stevenson, Chair
James Jonker, Councillor
Susan Broniek
Laura Goulding
Demetrius Marshall

Members Absent: Philip Rentsch, Deputy Mayor
Chris Vincent

Staff Present: Donna Tremblay, Secretary

1. Call To Order

The meeting was called to order at 7:15 p.m.

2. Approval of the Agenda

Moved by: J. Jonker

Seconded by: S. Broniek

Resolution Number: 2024-03-01

BE IT RESOLVED THAT the agenda for the March 14, 2024 meeting be approved.

CARRIED

3. Disclosure of Pecuniary Interest

There were no pecuniary interests declared.

4. Approval of the Minutes

The committee discussed the minutes and there were no changes.

4.1 January 18, 2024 Minutes

Moved by: D. Marshall

Seconded by: L. Goulding

Resolution Number: 2024-03-02

BE IT RESOLVED THAT the Minutes for the January 18, 2024 meeting be approved.

CARRIED

5. Deputations

There were no deputations.

6. Town Updates

Member Jonker provided an update regarding the Town's Budget.

7. Unfinished Business

7.1 2024 EDC Draft Budget

Committee discussed the draft budget amounts, including budgeted amounts for Valley Alive newsletter publications, Canva and Mail Chimp subscriptions.

Moved by: D. Marshall

Seconded by: S. Broniek

Resolution Number: 2024-03-03

BE IT RESOLVED THAT the Committee approves the Economic Development Advisory Committee 2024 Draft Budget in the amount of \$6,200;

AND FURTHER THAT the budgeted amount be funded through reserves and a copy of the 2024 EDC Budget be provided to Council for approval.

CARRIED

7.2 Valley Alive Newsletter Review

7.2.1 Memo - Valley Alive Newsletter

The Committee discussed the following:

- Frequency of circulation - Committee agreed to continuing with quarterly circulations.
- Digital circulation - Committee discussed the use of a mail chimp subscription for digital newsletters.
- Newsletter content - Committee discussed content and resources for newsletter development. Committee suggested a high school student to assist with gathering newsletter content from downtown businesses.

- Promotion of Small Businesses. Committee requested the secretary speak to the Business Improvement Area Membership regarding newsletter downtown business promotion at the BIA Annual General Meeting on April 2, 2024 and report back to the Committee.

Committee agreed to remain with current content and format for this quarter's newsletter.

8. New Business

There was no new business.

9. Correspondence

None.

10. Financial Reports

11. Next Meeting Date - May 16, 2024

11.1 Next Meeting Agenda Items

Agenda Items Include:

Review of remaining 2024 meeting dates/times.

12. Adjournment

The March 14th meeting adjourned at 8:20 p.m.

Joanne Stevenson Chair

Donna Tremblay Secretary

Grand Valley Public Library Board

Minutes: Wednesday April 10, 2024

Present:

Julie Van Alstine, Vice-chair
Amy Steele
Mary Hatch
Brennan Solecky
Andrew Stirk, Chair, Township of Amaranth Rep.
James Jonker, Town of Grand Valley Rep.
Joanne Stevenson, CEO, secretary/treasurer

Regrets:

Lenora Banfield, Township of East Garafraxa Rep.

1. **Call to Order.** CEO 6:58pm

2. Acknowledgement Statement

We [I] would like to acknowledge that we are on the the Haldimand Tract, land promised to the Haudenosaunee (**HOE day na shun ay**) people of Six Nations, which includes six miles on each side of the Grand River. This territory is the traditional territory of the Neutral, Anishnaabeg (**On ish KNOB eck**), and Haudenosaunee (**HOE day na shun ay**) Peoples.

3. Approval of the agenda

MOTION #1: Moved by B. Solecky, seconded by J. Van Alstine, that the agenda be approved as amended.

4. Declaration of any conflicts of interest.

None.

5. Minutes of the March 20, 2024 meeting.

MOTION #2: Moved by A. Steele seconded by M. Hatch that the minutes of March 20, 2024 be approved.

6. Business arising from the minutes.

7. **Correspondence.** None

8. Financial Report

Operating Account

8.1 Operating Expenses for March

8.2 Operating Expenses 1st Quarter

MOTION #3: Moved by J. Jonker seconded by A. Steele to accept the reviewed expenses for March (\$30,602.30) and approve the operating 1st quarterly expense report.

Reserve Account

8.3 Reserve Account

MOTION #4: Moved by J. Van Alstine seconded by A. Steele to accept the reviewed financial statement for the reserve account.

9. Committee Reports

10. Chair Report

11. CEO Report

- Attended the “Building a functional Library Program Design” with board members J. Van Alstine & M. Hatch. Received templates to create a report to define the space.
- Orica has confirmed that the library will be receiving a donation this year.
- Dufferin Community Foundation reached out with a possible grant opportunity. Sarah and I created a proposal and submitted to Dufferin Community Foundation.
- Programs: babytime, storytime, cocoa club, tween scene, tea/coffee and connections, learn to crochet, learn to knit, love your lavender, Mother’s Day Tea and coffee, conversation and books.
- Wasaga Public Library Tour and Meaford Public Library Tour scheduled for Friday, May 3 with J. Van Alstine.
- Canada Summer Jobs Grant – no response to date
- Town of Grand Valley is reassessing the Development Charges, the library was part of that discussion.
- Seed Library is a great success. Most of the seeds donated have been taken.

12. New Business

12.1 Emergency Preparedness Plan

MOTION #5: Moved by A. Steele seconded by J. Van Alstine to accept the reviewed Emergency Preparedness Plan.

12.2 Town Council Meeting (April 9, 2024)

Discussion of CAO and Recreation Manager's comments of the Library staff taking over the bingo calling for the Senior's program. CEO is directed to send a response to the CAO and Parks & Recreation Manager.

13. Next Meeting

Wednesday May 8, 2024, 7:00pm McGinnis Room

14. Motion to adjourn

MOTION #6: Moved by J. Van Alstine to adjourn at 7:43 pm. CARRIED

GRAND VALLEY & DISTRICT COMMUNITY CENTRE

Board Meeting Minutes

Wednesday April 10, 2024 @ 5:30 PM

Grand Valley & District Community Centre - Boardroom

90 Main Street North, Grand Valley

Present:

Gail Little, Chair

Deb Halls, Vice Chair

Sue Graham

Clinton Taylor

Steve Soloman

Helena Snider, Secretary/Treasurer

Regrets: Brett Lyons, Paul Latam, Jeremy Zukowski

1. Call to order

Chair Little called meeting to order at 5:34pm.

2. Agenda Approval

2.1 April 10, 2024

Resolution 2024-04-01

Moved by S. Soloman, Seconded by S. Graham

BE IT RESOLVED THAT the April 10, 2024, regular meeting agenda be approved as circulated.

CARRIED

3. Disclosure of Pecuniary Interest

4. Minutes of Previous Meetings

4.1 March 11, 2024

Resolution 2024-04-02

Moved by C. Taylor, Seconded by D. Halls

BE IT RESOLVED THAT the minutes of March 11, 2024, be adopted as circulated.

CARRIED

5. Business arising from minutes.

6. Deputations/Presentations

7. Arena Manager's Report

7.1 Rates 2024-2025

The Board had a discussion regarding the rates for the upcoming year. They had a few questions regarding the Local Youth Prime rate, Minor Hockey may have an issue with the increase. The Board passed a motion as stated below regarding the rate for this group.

Resolution 2024-04-03

Moved by C. Taylor, Seconded by D. Halls

BE IT RESOLVED THAT the rate for Local Youth Prime Organizations be set at \$160.00 per hour.

CARRIED

Resolution 2024-04-04

Moved by S. Soloman, Seconded by C. Taylor

BE IT RESOLVED THAT the Board approved the rates for 2024-2025 as amended.

CARRIED

7.2 Ontario Hockey Dressing Room Policy

The Board discussed the policy briefly, is the arena compliant? It is up to the organization to comply with the policy, not the Community Centre.

Resolution 2024-04-05

Moved by D. Halls, Seconded by S. Graham

BE IT RESOLVED THAT the Board receives the Ontario Hockey Dressing Room Policy.

CARRIED

7.3 Live Barn

J. Allen informed the Board that he was provided some information regarding Live Barn. This is an APP that parents would purchase, subscribe to, to view the games online. The company would install the cameras at the Community Centre and a

percentage of the subscription fees would be paid to the arena. J. Allen will review the contract in more depth with a member of the Board. If there was a parental concern, the arena has the capability to turn the cameras off. This would be a 6-year contract with 90 days' notice to terminate. The Board decided to address this when the renovations at the arena occur.

7.4 Summer Camp Registrations

J. Allen updated the Board that summer camp registrations have increased from last year. At this time of the year in 2023, the revenue for summer camp registrations was \$7250.00, this year they are at \$12,600.00.

8. Correspondence

8.1 Correspondence from GV Council – Outdoor Multipurpose Pad

The Board inquired as to why Council denied the Board's request. GV Council thought the deadline was quickly approaching and they would not have enough time to get everything in order. GV Council did not want to miss out on the grant the Town was approved for. The Board discussed the potential of still being able to have an outdoor rink, and what other options are available. A member of the Board will reach out to a known associate at the Cricket Club for ideas.

9. Financial Reports

9.1. Accounts Payable

Resolution 2024-04-06

Moved by S. Graham, Seconded by D. Halls

BE IT RESOLVED THAT the accounts payable for March 2024 in the amount of \$42,041.00 be approved and paid from the Operating Account.

CARRIED

9.2. Accounts Receivables

Resolution 2024-04-07

Moved by C. Taylor, Seconded by S. Graham

BE IT RESOLVED THAT the receipts for March 2024 in the amount of \$114, 448.08 have been deposited into the Community Centre bank account and are hereby approved.

CARRIED

9.3. Budget Variance

10. Unfinished Business

10.1 Renovation Project

Nothing to update, J. Allen is waiting for the drawings.

11. New Business

11.1 RFQ for Snow Removal

The Board will address this during the summer months.

11.2 Employee Police Record Check

The Board discussed that all employees are required to have a police record check prior to commencing employment.

Resolution 2024-04-08

Moved by S. Soloman, Seconded by C. Taylor

BE IT RESOLVED THAT all Grand Valley Community Centre employees obtain a police record check before employment is effective.

CARRIED

The Board discussed that all employees for summer camp will have to obtain a vulnerable sector check prior to commencing employment.

Resolution 2024-04-09

Moved by D. Halls, Seconded by S. Graham

BE IT RESOLVED THAT all Grand Valley Camp employees apply for a vulnerable sector check/police check before employment comes into effect.

CARRIED

12. Confirmation of Meeting

Resolution 2024-4-10

Moved by C. Taylor, Seconded by D. Halls

BE IT RESOLVED THAT leave be given to confirm the proceedings of the April 10, 2024, Grand Valley & District Community Centre Board Meeting.

CARRIED

13. Adjournment

Resolution 2024-04-11

Moved by S. Graham, Seconded by D. Halls

BE IT RESOLVED THAT we do now adjourn this meeting to meet again on Monday, May 13, 2024, at 5:30pm or at the call of the Chair.

CARRIED

ORIGINAL SIGNED BY

Gail Little, Chair

ORIGINAL SIGNED BY

Helena Snider, Secretary/Treasurer

CORPORATION OF THE TOWN OF GRAND VALLEY
BY-LAW 2024-XX
Enforcement of Parking on Private Property

A by-law to prohibit the parking or leaving of motor vehicles on private property without the consent of the owner or occupant or designate of said property and to repeal By-law 2023-29.

Whereas Section 11(3)(8) of the *Municipal Act, 2001*, S.O. 2001, c.25, as amended, authorizes municipalities to pass by-laws respecting parking, except on highways;

And whereas Section 100 of the *Municipal Act, 2001*, S.O. 2001, as amended, states that a local municipality may, in respect of land not owned or occupied by the municipality that is used as a parking lot, regulate or prohibit the parking or leaving of motor vehicles on that land without the consent of the owner of the land or regulate or prohibit traffic on that land if a sign is erected at each entrance to the land clearly indicating the regulation or prohibition;

And whereas Section 100.1 of the *Municipal Act, 2001*, S.O. 2001, as amended, states that a local municipality may, in respect of land not owned or occupied by the municipality, regulate or prohibit the parking or leaving of motor vehicles without the consent of the owner of the land;

And whereas Section 101(1) of the *Municipal Act, 2001*, S.O. 2001, as amended, states that, if a municipality passes a by-law regulating or prohibiting the parking or leaving of a motor vehicle on land, it may provide for the removal and impounding or restraining and immobilizing of any vehicle, at the vehicle owner's expense, parked or left in contravention of the by-law and subsection 170 (15) of the *Highway Traffic Act*, R.S.O. 1990, c. H.8, as amended, applies with necessary modifications to the by-law;

And whereas Section 101(2) of the *Municipal Act, 2001*, S.O. 2001, as amended, states that a municipality may enter on land at reasonable times for the purposes described in subsection 101(1);

And whereas Section 101(3) of the *Municipal Act, 2001*, S.O. 2001, as amended, states that, if signs are erected on land specifying conditions on which a motor vehicle may be parked or left on the land or regulating or prohibiting the parking or leaving of a motor vehicle on the land, a motor vehicle parked or left on the land contrary to the conditions or prohibition shall be deemed to have been parked or left without consent;

Now therefore The Corporation of the Town of Grand Valley enacts and follows:

1.0 Application

- (a) This by-law applies to all land and parking lots where the owner, occupant or designate has submitted a Letter of Authorization - Parking Enforcement which has been confirmed by the Town of Grand Valley or representative there of and is written using the template provided by the Town.
- (b) Upon first request by an owner, occupant or designate, the Town shall charge an application fee of \$360.00.
- (c) To renew the Letter of Authorization the owner, occupant or designate shall advise the Town that they wish to renew under the same letter and shall pay an annual renewal fee of \$160.00.

2.0 Definitions

The definitions contained within the *Highway Traffic Act*, R.S.O. 1990, c. H.8 shall apply in the interpretation of this By-law except where they are inconsistent, in which case the definition under this By-law shall apply. For the purposes of this By-law:

- (a) “**Council**” means the Council of the Town of Grand Valley.
- (b) “**Designated Provision**” means any section of this By-law.
- (c) “**Leave**” means stand or stop.
- (d) “**Letter of Authorization - Parking Enforcement**” means a specific document detailing the authorization to enforce parking and names the callers authorized to report a motor vehicle in violation of this by-law.
- (e) “**Motor Vehicle**” means an automobile, motorcycle, motor assisted bicycle and any other vehicle propelled or driven otherwise than by muscular power.
- (f) “**Municipal Law Enforcement Officer**” means an individual employed and/or designated by the Town who is responsible for enforcing the by-laws of the Town.
- (g) “**Police Officer**” means a chief of police or any other police officer of the Ontario Provincial Police but does not include a Municipal Law Enforcement Officer or an auxiliary member of a police force.
- (h) “**Private Property**” means residential land not owned or occupied by the Town.
- (i) “**Town**” means the Corporation of the Town of Grand Valley.

3.0 General prohibitions

- (a) No person shall park or leave a Motor Vehicle on Private Property without the consent of the owner of the property.

(b) No person shall park or leave a Motor Vehicle on Private Property that is being used as a parking lot without the consent of the owner of the property or designate.

4.0 Parking without consent

(a) If signs are erected on private property specifying conditions under which a motor vehicle may be parked or left on private property or regulating or prohibiting the parking or leaving of a motor vehicle on private property, a motor vehicle parked or left on private property contrary to the conditions or prohibition shall be deemed to have been parked or left without consent of the owner.

5.0 Continuing Offences

(a) Each day on which a person contravenes any provisions of this by-law shall be deemed to constitute a separate offence under this by-law as provided for in section 429(2) of the Municipal Act, S.O. 2001, c.25.

6.0 Impounding

(a) A Police Officer or Municipal Law Enforcement Officer, upon discovery of any vehicle parked or left on private property in contravention of this by-law, may cause it to be moved or taken to and placed or stored in a suitable place and all costs and charges for the removal, care and storage of the vehicle, if any, are a lien upon the vehicle, which may be enforced in the manner provided by the *Repair and Storage Liens Act*, R.S.O. 1990, Chapter R.25.

7.0 Enforcement

(a) This by-law may be enforced by Municipal Law Enforcement Officers employed by the Town or a Police Officer employed with the Ontario Provincial Police Service.

8.0 Offence and penalties

(a) Any person who contravenes any of the provisions of this By-law, is guilty of an offence and upon conviction is liable to a penalty as provided for in the *Provincial Offences Act*, R.S.O. 1990, c P. 33, as amended from time to time, or any successor thereof.

(b) If a vehicle has been left parked, standing or stopped in contravention of this by-law, the owner of the vehicle shall, upon issuance of a Certificate of Parking Infraction issued in accordance with the Parking on Private Property By-Law, be liable to pay any set fines applicable, in accordance with the Parking on Private Property By-law.

(c) The *Provincial Offences Act*, R.S.O. 1990, c. P. 33, as amended from time to time, or any successor thereof, does not apply to contravention of a designated provision this By-law.

9.0 Severability

(1) If a Court of competent jurisdiction should declare any section or part of a section of this by-law to be invalid, such section or part of a section shall not be construed as having persuaded or influenced Council to pass the remainder of this by-law and it is hereby declared that the remainder of this by-law shall be valid and shall remain in full force and effect.

10.0 Repeal

(1) By-Law 2023-29 is hereby repealed, as well as all by-laws amending the same, relating to parking on private property in the Town are also hereby repealed.

11.0 Reference

(1) This by-law may be referred to as “By-Law 2024-XX”

(2) This by-law may also be referred to as the “Parking on Private Property By-Law”.

12.0 Coming into Force

This by-law shall come into force and effect on August 1, 2024

BY-LAW GIVEN THE NECESSARY READINGS AND PASSED THIS DAY OF 2024.

Steve Soloman, Mayor

Meghan Townsend, Clerk

Corporation of the Town of Grand Valley

Part II Provincial Offences Act

By-law 2024-XX: Parking on Private Property By-law

A By-law to prohibit the parking or leaving of motor vehicles on private property without the consent of the owner or occupant or designate of said property.

Item	Column 1	Column 2	Column 3
	Short Form Wording	Provision Creating or Defining Offence	Set Fine (includes costs)
1.	(park) (stop)(stand) a motor vehicle on private property without consent	3(a)	\$30.00
2.	(park)(stop)(stand) a motor vehicle in a private parking lot without consent	3(b)	\$30.00

NOTE: the penalty provision for By-law 2024-XX is Section 8(a), certified copy of which has been filed.

The Corporation of the Town of Grand Valley

By-law 2024-XX

Confirm Proceedings By-law

A By-law to confirm the Proceedings of Council of the Corporation of the Town of Grand Valley at its Meeting held on May 28, 2024

WHEREAS pursuant to section 5 of the Municipal Act, 2001, S.O. 2001, c. 25, as amended, the powers to a municipality are to be exercised by its council by by-law;

AND WHEREAS it is deemed expedient that the proceedings of the Council of the Corporation of the Town of Grand Valley at this meeting be confirmed and adopted by by-law.

NOW THEREFORE the Council of the Corporation of the Town of Grand Valley enacts as follows:

1. All the actions of the Council of The Corporation of the Town of Grand Valley at its meeting held on May 28, 2024 in respect to every report, motion, by-law, or other action passed and taken by the Council, including the exercise of natural person powers, are hereby adopted, ratified and confirmed as if each report, motion, resolution or other action was adopted, ratified and confirmed by its separate by-law.
2. The Mayor of the Council and the proper officers of the Corporation of the Town of Grand Valley are hereby authorized and directed to do all things necessary to give effect to the said action, to obtain approvals where required and except where otherwise provided, to execute all documents necessary in that behalf.
3. This By-law comes into full force and effect on the date it is enacted.

Enacted this 28th day of May 2024.

Steve Soloman, Mayor

Meghan Townsend, CAO/Clerk-Treasurer