



## The Corporation of the Town of Grand Valley

### Council Meeting Minutes

Tuesday, May 28, 2024, 10:00 am  
Council Chambers, 5 Main Street North, Grand Valley

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

Staff Present: Meghan Townsend, Chief Administrative Officer/Clerk  
Steven Freitas, Director Finance/Treasurer  
Matthew Bos, Director Public Works  
Mark Kluge, Town Planner  
Donna Tremblay, Deputy Clerk/Communications Coordinator  
Brad Haines, By-Law Enforcement Officer

Others Present: Kim Delahunt, President, CEO Headwaters Health Care  
Rob Koekkoek, CEO/President, Orangeville Hydro Limited  
Amy Long, Chief Financial Officer, Orangeville Hydro Limited  
Robert Long, Board Chair, Orangeville Hydro Limited

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

Mayor Soloman called the meeting to order at 10:00 a.m.

#### 2. Adoption of Agenda

**Resolution: 2024-05-26**

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

**BE IT RESOLVED THAT** Council adopts the agenda and any addendums dated Tuesday, May 28, 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 May 14, 2024 Council Minutes

**Resolution: 2024-05-27**

Moved by: J. Jonker

Seconded by: P. Latam

**BE IT RESOLVED THAT** the minutes of the May 14, 2024 Regular Council Meeting be approved as circulated.

CARRIED

**5. Announcements**

There were no announcements.

Deputy Mayor Rentsch arrived at 10:03 a.m.

Councillor Dart arrived at 10:05 a.m.

**6. Deputations/Presentations**

6.1 Headwaters Health Care

**Resolution: 2024-05-28**

Moved by: J. Jonker

Seconded by: P. Latam

**BE IT RESOLVED THAT** leave be given to Kim Delahunt, President, CEO Headwaters Health Care, to address Council.

CARRIED

6.1.1 Presentation - 2023-2028 Clinical Priority Plan Update

Kim Delahunt, CEO Headwaters Health Care appeared before Council to present a summary of 2023 Headwaters Health Care Centre accomplishments, a summary of the five areas of the 2023 Clinical Priority Plan and first year outcomes and introduced the 2024 Strategic Plan and 2024 priorities.

Mayor Soloman thanked Ms. Delahunt for her presentation and Council provided the following questions:

Rural Ontario Medical Program (ROMP) - Ms. Delahunt advised Headwaters Health Care partners with ROMP and feedback regarding the programs should be directed to her.

Use of the wait time clock. Ms. Delahunt advised using the wait time clock provides accountability and transparency to the public.

Council inquired as to whether there are any programs or services which Council could advocate on behalf of Headwaters in their discussions with Minister of Health, MPP, Sylvia Jones. Ms. Delahunt advised assistance in acquiring psychiatry services for Headwaters and the funding renewal for the OPP Mobile Crisis Response Team would be appreciated.

**Resolution: 2024-05-29**

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

**BE IT RESOLVED THAT** Council receives the presentation from Kim Delahunt, President, CEO Headwaters Health Care.

CARRIED

6.2 Orangeville Hydro

**Resolution: 2024-05-30**

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

**BE IT RESOLVED THAT** leave be given to Rob Koekkoek, CEO/President, Amy Long, Chief Financial Officer and Robert Long, Board Chair for Orangeville Hydro Limited, to address Council.

CARRIED

6.2.1 Presentation - Shareholders Meeting Package

Rob Koekkoek CEO/President, Amy Long, Chief Financial Officer and Robert Long, Board Chair for Orangeville Hydro Limited appeared before Council as Shareholders of Orangeville Hydro Limited to provide a summary of the 2023 Orangeville Hydro activities. The presentation included information regarding capital projects, regulated price plans, dividend payments, an overview of Orangeville Hydro's 2023 Rate Application, 2023 Annual Financial Statements, historical statics and peak demand periods.

Mayor Soloman thanked the presenters for their presentation and Council provided questions related to the purchase of electrical vehicles, clarification of the Statement of Cash Flow, and requested a review of Grand Valley's Shareholder percentage given the Town's growth.

Council recommended future documents include the names of the signatories and the corporation should investigate other financial institutions for loans and investments.

**Resolution: 2024-05-31**

Moved by: L. Dart

Seconded by: J. Jonker

**BE IT RESOLVED THAT** Council receives the presentation from Rob Koekkoek, CEO/President, Amy Long, Chief Financial Officer and Robert Long, Board Chair of Orangeville Hydro.

**AND FURTHER THAT** the Orangeville Hydro 2023 Annual Report be received;

**AND FURTHER THAT** Council approves the proposed resolutions listed in the Orangeville Hydro Limited Agenda for the Annual Shareholders' Meeting scheduled for June 27, 2024;

**AND FURTHER THAT** Council appoints Steve Soloman as proxy, and Philip Rentsch as proxy in the absence of Steve Soloman, to attend and to vote for the Corporation of the Town of Grand Valley at the Annual Shareholders' Meeting to be held on June 27, 2024 and at any adjournments thereof, revoking any proxy previously given;

**AND FURTHER THAT** Council direct such proxy to vote in favour of the proposed resolutions listed in the Orangeville Hydro Limited Agenda for the Annual Shareholders' Meeting scheduled for June 27, 2024;

**AND FURTHER THAT** the Mayor and Clerk be authorized to execute the Proxy Resolution for the Annual Shareholders' Meeting of Orangeville Hydro Limited.

CARRIED

**7. Public Questions**

There were no Public Questions.

**8. Unfinished Business**

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

Council discussed and requested a Special Meeting regarding land use for town services be scheduled for Monday, June 17, 2024 at 6:00 p.m. and requested all required staff be advised of the meeting date.

**9. Staff Reports**

9.1 CAO/Clerk

9.1.1 Report - Union Cemetery Entrance Repair Quote

CAO Townsend provided a summary of the report and repair quote.

Helena Snider, Cemetery Board Secretary summarized the work included for the options proposed advising one option outlines work and costs to replace, and another work and costs to fix the existing structure.

Council discussed the options and inquired as to whether the costs would be paid from reserves. CAO Townsend advised reserve funds would pay for the work and the Cemetery Board would repay the amount to the Town.

Council discussed the work outlined in options C and D and did not wish to proceed with these options.

**Resolution: 2024-05-32**

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

**BE IT RESOLVED 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 costing option A as discussed.

CARRIED

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

CAO Townsend provided a summary of the report.

Council did not provide any questions.

**Resolution: 2024-05-33**

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

**BE IT RESOLVED THAT** Council receives Report – 2023 Annual Report – Grand Valley and District Community Centre Fee Waivers for information.

CARRIED

9.2 Treasurer

9.2.1 Report Treasurer's Update, 2024-011

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

Council discussed the report and provided the following questions.

Bridge 10 Engineering amount of ten percent and start date. Staff advised ten percent was a reasonable amount for engineering costs and work was anticipated in mid-July.

Bottled water calculation. Staff provided clarified of the amount of 500 per year for the next 5 years.

Human Resources Review start date. Staff advised a project kick-off meeting had been scheduled for this week.

Ball diamond lighting tender. Staff advised the tender closed and was awarded at a cost of \$500,000 for both diamonds.

Council requested the interim financials for their review.

**Resolution: 2024-05-34**

Moved by: J. Jonker

Seconded by: P. Latam

**BE IT RESOLVED THAT** Council receives the Report Treasurer's Update for information purposes.

CARRIED

9.3 Public Works Director

9.3.1 Report - Leeson Street Traffic Calming Project Update

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

Council discussed the report and provided the following questions:

Traffic studies. Staff advised traffic studies would be completed to determine traffic flow.

Lead time to purchase materials. Staff advised lead time for the purchase of materials was one week with signs requiring a two-week timeline. Staff estimate install to be completed by July 12th.

Town's engineers approval of traffic calming materials. Staff advised the Town's engineers were not consulted, as materials met qualifications to slow down traffic.

Town's insurers approval of the use of speed humps. CAO Townsend advised the town's insurers are not in favour of their use.

**Resolution: 2024-05-35**

Moved by: P. Rentsch

Seconded by: P. Latam

**BE IT RESOLVED THAT** Council receives the Report Leeson Street Traffic Calming Project Update and directs staff to proceed as proposed, if Burnside approves, or an alternate be purchased that Burnside approves.

CARRIED

#### 9.4 Planner

##### 9.4.1 Report PLN12-2024 - Status and Recommendation - 100, 108 and 114 Emma Street - Golden Canadian Homes Inc.

Mark Kluge provided a summary of the report advising a signed site plan agreement or the required securities have not been received from the owner.

Council discussed the report and provided the following questions:

Site Plan status of Corseed and Moco developments. Mr. Kluge advised executed site plan agreements have been received for both projects, with developers unable to clear site plan conditions or receive building permits until installation of the Town infrastructure is completed.

Use of the deposit to cover Town costs. Staff advised the deposit could be used to recover costs.

Site Plan Application resubmission. Staff advised the owner could submit a new Site Plan application with the required updated information including an updated Schedule C - Securities and Fees (cash payments).

A recorded vote was requested.

**Resolution: 2024-05-36**

Moved by: L. Dart

Seconded by: P. Rentsch

**BE IT RESOLVED THAT** Report No. PLN12-2024, dated May 28, 2024, be received;

**AND FURTHER THAT** Council revokes 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 directs staff to close Site Plan Application File SPA03-2018 and return all the necessary Securities (\$6500) held for the development, minus the Planner's applicable time spent.

**AND FURTHER THAT** the allocation be reserved for infill.

For (3): P. Rentsch, L. Dart, and J. Jonker

Against (2): S. Soloman, and P. Latam

CARRIED (3 to 2)

- 9.4.1.1 Delegation - Mohsin Samdani, CEO - Golden Canadian Homes Inc.

Mr. Samdani did not attend the meeting.

- 9.4.2 Report PL13-2024 Vision Grand Valley - Official Plan and Zoning By-Law Update Project -Background Report

Mark Kluge, Town Planner provided introductions of the Town's consultants JL Richard and Associates.

**Resolution: 2024-05-37**

Moved by: P. Latam

Seconded by: J. Jonker

**BE IT RESOLVED THAT** leave be given to David Welwood, Marilyn Cameron and Alison Bucking from JL Richards Engineers, Architects and Planners, to address Council.

CARRIED

- 9.4.2.1 Presentation - J.L. Richards and Associates -Town of Grand Valley Official Plan and Zoning By-Law Review-Background Report

JL Richards consultants appeared before council to present a summary of the Official Plan and Zoning By-law Review Background Report including:

The scope of the review and project status.

Key themes which included: Climate Change, Housing, Agriculture and Rural Areas, Employment and Economic Development, Natural Heritage and Environmental Protection and Servicing.

Outlined other key policy reviews including: indigenous knowledge for land stewardship, sale of cannabis, active transportation, housekeeping revisions and amendments and provincial legislative or policy updates related to: parkland dedication and cash-in-lieu, wildland fire risk, heritage buildings and areas and site plan control.



Next steps and community engagement activities.

Mayor Soloman thanked the consultants for their presentation and Council provided the following questions regarding the Background Report:

Climate Change high emissions scenario. The consultants advised Grand Valley was in a more moderate area given its proximity to the Great Lakes.

Page 12 - policies to direct higher density and mixed-use outside of flood plain along Main Street to Amaranth Street. Consultants advised this recommendation is based upon Provincial and County requirements for infill and a denser development in the downtown core will continue this mixed use.

Alternate means of transportation. The consultants advised this includes parking for electric vehicle parking spaces, walking and cycling to meet a diversity of needs.

Page 17 - Zoning - new settlement areas lands - Consultants advised when new settlement areas are added to the Official Plan, they must be included in the zoning with their permitted uses.

Council provided the following suggestions:

- include downtown side streets in consideration of expansion to downtown core.
- review and reduce surplus dwelling lots sizes and review rural setbacks
- review definition of surplus dwellings for farms
- review parking standards to permit spaces for larger vehicles such as pick-ups.

**Resolution: 2024-05-38**

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

**BE IT RESOLVED THAT** Council receives the presentation from David Welwood, Marilyn Cameron and Alison Bucking from JL Richards Engineers, Architects and Planners.

CARRIED

**Resolution: 2024-05-39**

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

**BE IT RESOLVED 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 amendments/revisions as discussed.

**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.

CARRIED

9.5 Recess and Resume

Council recessed at 1:15 p.m. and resumed at 1:47 p.m.  
Councillor Dart arrived at 1:55 p.m.

9.6 By-Law Enforcement

9.6.1 Report - By-Law Enforcement Status Update - April 2024

Brad Haines, By-Law and Property Standards Enforcement Officer provided a summary of his report.

Council discussed the report and provided the following questions:

Short-Term Rental By-Law. Staff advised the Town does not have a Short-Term Rental By-law.

After-hours by-law contact number. Staff advised voicemail can be used for after hour complaints with fire complaints to be addressed by the fire department.

**Resolution: 2024-05-40**

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

**BE IT RESOLVED THAT** Council receives Report - By-law Enforcement Status Update - April 2024, for information purposes.

CARRIED

9.6.2 Report - Revisions to By-Law 2023-29 Enforcement of Parking on Private Property By-Law

Brad Haines, By-Law and Property Standards Enforcement Officer provided a summary of his report.

Council did not provide any questions.

**Resolution: 2024-05-41**

Moved by: P. Rentsch

Seconded by: L. Dart

**BE IT RESOLVED 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.

CARRIED

9.7 Parks and Recreation

9.7.1 Report - New Recreation Employee

CAO Townsend provided a summary of the report.

Council discussed the report and inquired as to whether a review of the compensation could be undertaken. Staff advised the compensation could be reviewed in accordance with the Town's pay equity policy prior to posting.

**Resolution: 2024-05-42**

Moved by: P. Latam

Seconded by: L. Dart

**BE IT RESOLVED THAT** Council receives Report – New Recreation Employee

**AND THAT** Council approves the revised job description as presented with consideration to increasing the hourly rate band within the Town's pay grid and authorizes the recruitment of one new Recreation Programmer and Facility Operator.

CARRIED

**10. Public Meeting**

There were no public meetings.

**11. Pending Items**

There were no pending items.

**12. Correspondence**

**Resolution: 2024-05-43**

Moved by: P. Rentsch

Seconded by: L. Dart

**BE IT RESOLVED THAT** Council receives the correspondence listed on the Tuesday, May 28, 2024, Council Agenda.

CARRIED

12.1 Grand Valley and District Firefighters Association - Notice of Public Event - Baseball Tournament Boswell Park- August 9-10, 2024

12.2 Grand Valley and District Firefighters Association -Notice of Public Event - Annual Dance - September 7, 2024

**13. Council Updates**

Mayor Soloman thanked Council for attending the Lion's Club Duck Race on Saturday, May 25th.

Councillor Jonker advised he will be attending the AMO Conference in August. He inquired as to whether Council would like to promote the Town with a delegation to the Minister of Economic Development, indicating the submission deadline is June 7th. Councillor Jonker summarized the Economic Development Committee's discussion regarding their concept of developing the employment lands, including the use of advertising with a large solar powered billboard and encouraging eco-manufacturing facilities to use the lands.

**14. County Council Report**

Deputy Mayor Rentsch advised there are several interesting items up for discussion at the June 13th County Council meeting.

**15. Boards and Committees**

15.1 Boards and Committee Minutes

**Resolution: 2024-05-44**

Moved by: L. Dart

Seconded by: P. Rentsch

**BE IT RESOLVED THAT** Council receives the Board and Committee Minutes listed on the Tuesday, May 28, 2024, Council Agenda.

CARRIED

15.1.1 Grand Valley Economic Development Committee Minutes - March 14, 2024

15.1.2 Grand Valley Public Library Board Minutes - April 10, 2024

15.1.3 Grand Valley and District Community Centre Minutes - April 10, 2024

15.2 Boards and Committee Recommendations

None.

**16. New Business**

There was no new business.

**17. Notice of Motion**

There were no Notices of Motion.

**18. By-laws**

18.1 2024-XX - A By-Law to prohibit the parking or leaving of motor vehicles on private property

**Resolution: 2024-05-45**

Moved by: P. Latam

Seconded by: J. Jonker

**BE IT RESOLVED THAT** leave be given to introduce the by-laws listed on the Tuesday, May 28, 2024 agenda as Item 18.1 and it be given the necessary reading and passed and numbered as By-law 2024-24.

CARRIED

**19. Closed Session - 2:00 p.m.**

**Resolution: 2024-05-46**

Moved by: P. Rentsch

Seconded by: L. Dart

**BE IT RESOLVED THAT** Council resolve itself into closed session at 2:22 p.m. under the provisions of the Municipal Act, to discuss a matter pertaining to Section 239(2)(b) personal matters about an identifiable individual, including municipal or local board employees - CAO/Clerk Performance Review.

CARRIED

The following items were discussed:

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

**20. Closed Meeting Summary**

Council rose from its closed meeting at 4:09 p.m.

**Resolution: 2024-05-47**

Moved by: P. Rentsch

Seconded by: J. Jonker

**BE IT RESOLVED THAT** Council approves the Closed Session minutes dated March 12, 2024 and May 14, 2024 as presented in closed session

CARRIED

**21. Confirm Proceedings**

21.1 2024-XX - A By-law to confirm the proceedings of Council.

**Resolution: 2024-05-48**

Moved by: P. Rentsch

Seconded by: L. Dart

**BE IT RESOLVED THAT** leave be given to introduce a by-law to confirm the proceedings of the Regular Council Meeting held on Tuesday, May 28, 2024 and that it be given the necessary readings and be passed and numbered as By-Law 2024-25.

CARRIED

**22. Adjournment**

**Resolution: 2024-05-49**

Moved by: J. Jonker

Seconded by: P. Latam

**BE IT RESOLVED THAT** we do now adjourn this meeting of Council at 4:11 p.m. to meet again on Tuesday, June 11, 2024, for a Regular Meeting at 6:00 p.m. or at the call of the Mayor.

CARRIED

***“Original Signed”***

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Steve Solomon, Mayor

***Original Signed***

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Meghan Townsend, CAO/Clerk