

THE CORPORATION OF THE TOWN OF GRAND VALLEY

BY-LAW NUMBER 2025 - 37

Being a By-Law to Authorize and impose a local improvement charge concerning the construction of a Local Municipal Road, known as Hill Town Drive (Monticello), Town of Grand Valley.

WHEREAS this By-law is pursuant to sections 9 and 11 of the Municipal Act, 2001, S.O. 2001, c. 25, as amended together with O. Regulation 586/06, Local Improvement Charges – Priority Lien Status, as amended by O. Regulation 322/12;

AND WHEREAS those owners of properties fronting on to Hill Town Drive as set out in Schedule A to this by-law, have petitioned for the construction on a municipal local road, hereinafter referred to as “the Works”;

AND WHEREAS the Clerk of the Corporation of the Town of Grand Valley (the “Town”) has certified that the petition received for the undertaking of the Works is sufficient and that the consent of the Owners and/or persons having authority to grant such permission has been obtained pursuant to the requirements set out in Ontario Regulation 586/06 Local Improvement Charges – Priority Lien Status, under the *Municipal Act 2001*, hereinafter referred to as “the Regulation”

AND WHEREAS notice of the Town’s intention to pass a by-law to undertake the Works as a local improvement was given to the public on May 29, 2025, and to the owners of the applicable lots on May 29, 2025, in the form and manner attached hereto as Schedule “B” to this by-law and in accordance with sections 4 and 6 of the Regulation.

Now therefore the Council of The Corporation of the Town of Grand Valley hereby enacts as follows:

1. That the Town shall construct the Works as a total estimated cost of approximately \$2,076,720.00 (subject to adjustments for design and tender and excluding taxes);
2. That the Town shall undertake the Works as a local improvement for the purpose of raising the costs of the Works by imposing a special charge on the lots identified in Schedule “A” to this by-law being the “Benefitting Properties” that abut on the Works and immediately benefit from the Works in accordance with the provisions set out in the Regulations;
3. That the Town Clerk and Town Consulting Engineer shall take such action as may be necessary for the preparation of a contract or contracts for the execution of the Works under their supervision;

4. That pursuant to the Regulations, the Benefiting Properties share of the cost is estimated at \$2,076,720.00, being the sum of \$98,891.43 per lot (subject to adjustment for design and tendering of the project and excluding taxes) for each of the Benefiting Properties;
5. That each of the Benefiting Properties will have the option to make payment of their respective share of the costs:
 - a) By making payment 30 days upon receipt of invoice, or;
 - b) By making payment when the property is sold, or;
 - c) By making payment when Municipal Approval for a Building Permit is applied for, or;
 - d) By making yearly annual payments, or;
 - e) Payment in full at any time prior to the expiry of the By-law.

All costs are subject to the Town's Interest Policy.

6. That this Local Improvement Charge By-law shall expire 10 years after the date of passing at which time all outstanding charges, fees and interest must be paid, if not said amount owing will be added to the municipal property tax bill.
7. That this Local Improvement Charge By-law shall be registered on title of each Benefiting Property.

BY-LAW GIVEN THE NECESSARY READINGS AND PASSED THIS 24th DAY OF June 2025.



STEVE SOLOMAN, MAYOR



MEGHAN TOWNSEND, CLERK

Schedule A to By-law 2025 - 37

Benefitting Properties

Local Improvement - Construction of Hill Town Drive (Monticello)

Property Roll	Property Address	Current Lot & Plan	Proposed M-plan	Owner at time of By-law Passing
209602	23 Hill Town Drive	Lot 8 Plan 127		Csaba Kocs
209604	21 Hill Town Drive	Lot 9 Plan 127		Nina Townsend
209610	19 Hill Town Drive	Lot 10 Plan 127		Pierre & Linda Cote
209612	17 Hill Town Drive	Lot 11 Plan 127		Town of Grand Valley
209614	15 Hill Town Drive	Lot 12 Plan 127		Madanjit Walia
209616	13 Hill Town Drive	Lot 13 Plan 127		Nina Townsend
209618	11 Hill Town Drive	Lot 14 Plan 127		Nina Townsend
209620	9 Hill Town Drive	Lot 15 Plan 127		Nina Townsend
209630	7 Hill Town Drive	Lot 1 Plan 127		Nina Townsend
209634	3 Hill Town Drive	Lot 6 Plan 128		James & Trudy Secord
209636	1 Hill Town Drive	Lot 5 Plan 128		Town of Grand Valley
209652	2 Hill Town Drive	Lot 1 Plan 128		Town of Grand Valley
209654	4 Hill Town Drive	Lot 2 Plan 128		James & Trudy Secord
209656	6 Hill Town Drive	Lot 3 Plan 128		James & Trudy Secord
209658	8 Hill Town Drive	Lot 4 Plan 128		James & Trudy Secord
209660	10 Hill Town Drive	Lot 2 Plan 127		Julia Ancho
209662	12 Hill Town Drive	Lot 3 Plan 127		George Athanasiou
209664	18 Hill Town Drive	Lot 4 Plan 127		Nina Townsend
209666	20 Hill Town Drive	Lot 5 Plan 127		Nina Townsend
209668	22 Hill Town Drive	Lot 6 Plan 127		Katherine & Steven Cook
209670	24 Hill Town Drive	Lot 7 Plan 127		Town of Grand Valley



Town of Grand Valley
5 Main Street North
GRAND VALLEY ON L9W 5S6
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www.townofgrandvalley.ca

NOTICE OF INTENTION to PASS a LOCAL IMPROVEMENT CHARGE BY-LAW

Concerning the construction of a Local Road known as Hill Town Drive in Monticello
(Town of Grand Valley)

The Corporation of the Town of Grand Valley intends to pass a local improvement charges by-law to construct a municipal road known as Hill Town Drive in the Monticello rural settlement area.

A location map and Draft Plan of Subdivision Plan are included in this Notice.

The By-law will be considered by the Town of Grand Valley Council at its meeting on:

Tuesday June 24th, 2025, at 11AM

IN PERSON – COUNCIL CHAMBERS/VIRTUAL OPTION AVAILABLE

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

The following information regarding the work is provided in accordance with the *Municipal Act, 2001*, as amended pursuant to *Ontario Regulation 586/06, Local Improvement Charges – Property Lien Status*:

Estimated Cost of Work:	\$2,076,720.00
Estimated lifetime of the work:	50+ years
Estimated special charge per lot to be specially charged:	\$98,891.00
When the special charges will be paid:	Each of the Benefitting Properties will have the option to make payment of their respective share of the costs (All costs are subject to the Town's Interest Policy): <ul style="list-style-type: none">• By making payment 30 days upon receipt of invoice, or;• By making payment when the property is sold, or;• By making payment when Municipal Approval for a Building Permit is applied for, or;• By making yearly annual payments, or;• Payment in full at any time, prior to the expiry of the By-law.

	This Local Improvement Charge By-law shall expire 10 years after the date of passing, after which time all outstanding charges, fees and interest must be paid. If not paid, the said amount owing will be added to the municipal property tax bill.
Petition to Undertake the works:	A valid petition representing 89% of the seven owners and over 95% of the assessed value of the lots (total of 21) has been received by the Town of Grand Valley.
Petition to NOT undertake Local Improvement:	A majority of the owners representing at least one half of the assessed value of the lots affected by the Local Improvement may petition Council NOT to undertake the work as a local improvement. A petition must be submitted to the Town Clerk, on or before Monday June 16, 2025, and state the reasons for objection to the local improvement.

NOTES:

For information regarding the local improvement project please contact Meghan Townsend, CAO at 519-928-5652 ext. 222 or via email at mtownsend@townofgrandvalley.ca OR Mark H. Kluge, Manager of Planning at 519-928-5652 ext. 225 or via email at mkluge@townofgrandvalley.ca

For information about attending the upcoming noted Council Meeting and how to appear as a delegate to speak to this matter or to attend virtually, please contact Donna Tremblay, Deputy Clerk at 519-928-5652 ext. 224 or via email at dtremblay@townofgrandvalley.ca

The Planning Report will be available after 4:30 PM on Friday June 20, 2024, on the Town's Website at: <https://www.townofgrandvalley.ca/municipal-government/council-and-committee-calendar/>

Dated: May 29, 2025
 Meghan Townsend, CAO/Clerk
 TOWN OF GRAND VALLEY

LOCATION MAP

(NOTE: road stubs between lots 7 and 9, 19 and 21 will NOT be part of the new road construction)



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DRAFT SUBDIVISION PLAN

