



Town of Grand Valley
5 Main Street North
GRAND VALLEY ON L9W 5S6
Tel: (519) 928-5652
Fax: (519) 928-2275
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:	<p>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):</p> <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

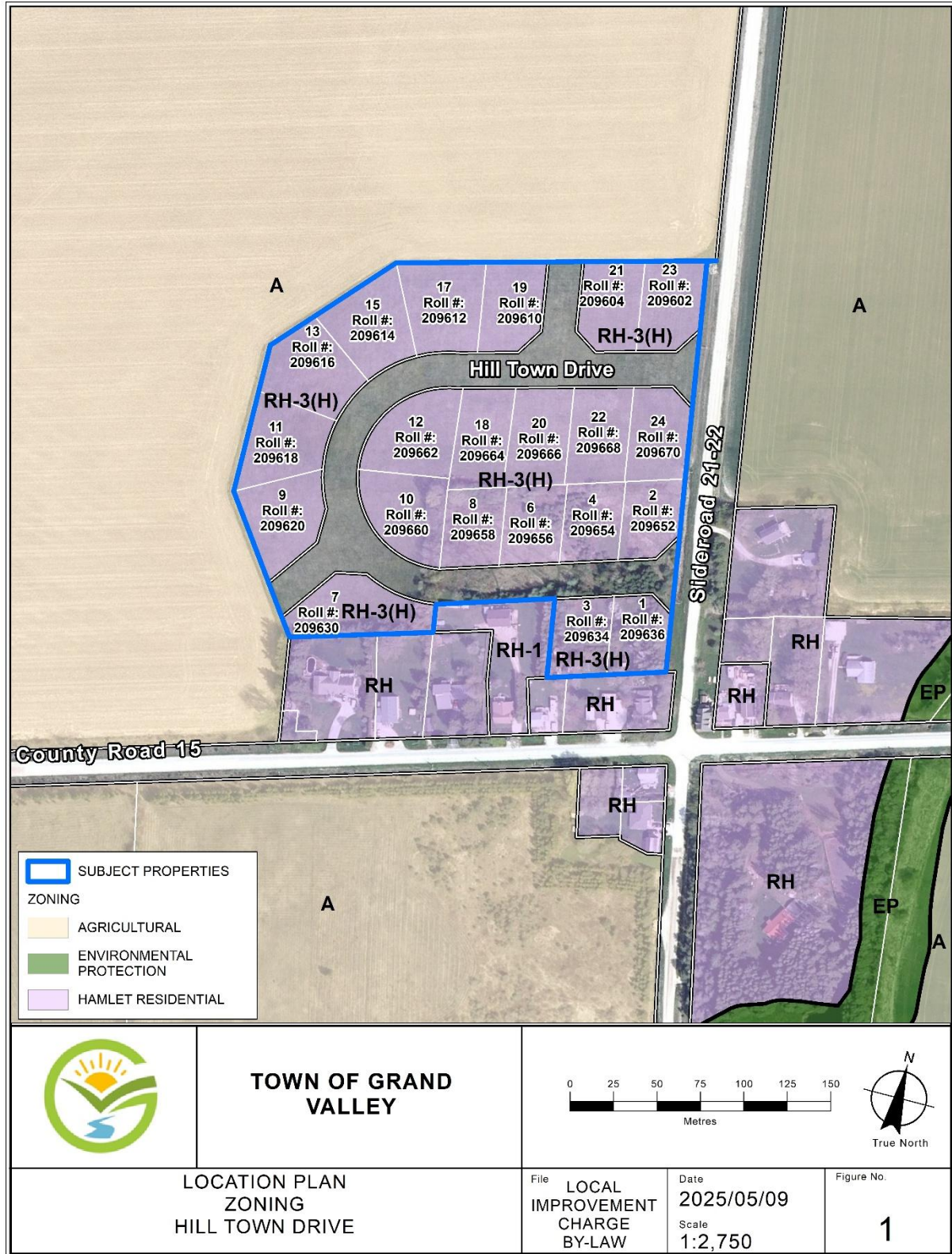
For information about attending the upcoming noted Council Meeting and how to appear as a delegate to speak to this matter or to attend virtually, please contact Donna Tremblay, Deputy Clerk at 519-928-5652 ext. 224 or via email at dtremblay@townofgrandvalley.ca

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)



DRAFT SUBDIVISION PLAN

