



MUNICIPALITY OF ARRAN-ELDERSLIE

Council Meeting

MINUTES

Meeting No. 17-2022

Monday, July 11, 2022, 9:15 a.m.

Council Chambers and via Teleconference

1925 Bruce Road 10, Chesley, ON

Council Present: Mayor Steve Hammell
Deputy Mayor Mark Davis
Councillor Doug Bell
Councillor Brian Dudgeon
Councillor Melissa Kanmacher
Councillor Ryan Greig
Councillor Ryan Nickason

Staff Present: Sylvia Kirkwood - CAO
Christine Fraser-McDonald - Clerk
Julie Hamilton - Deputy Clerk
Scott McLeod - Public Works Manager
Tracey Neifer - Treasurer
Carly Steinhoff - Recreation Manager
Pat Johnston - Chief Building Official - Present Electronically
Steve Tiernan - Fire Chief
Chris Legge - Water/Sewer Foreperson

1. Call to Order

Mayor Hammell called the meeting to order at 9:15 am. A quorum was present.

2. Mayor's Announcements (If Required)

The Mayor noted that SMART Transit had hired a new Manager. Stephan Labelle will start on July 25, 2022.

The Chesley Hospital Emergency Room is now open again after a staff shortage forced a closure on the weekend.

The Chesley and District Horticultural Society having a flower show July 20th at 6:30 p.m.

3. Adoption of Agenda

Council passed the following resolution:

222-17-2022

Moved by: Councillor Greig

Seconded by: Councillor Nickason

Be It Resolved that the agenda for the Council Meeting of Monday, July 11, 2022 be received and adopted, as distributed by the Clerk.

Carried

4. Disclosures of Pecuniary Interest and General Nature Thereof

5. Unfinished Business

6. Minutes of Previous Meetings

6.1 Regular Council - June 27, 2022

Council passed the following resolution:

223-17-2022

Moved by: Councillor Bell

Seconded by: Councillor Nickason

Be It Resolved that the Council of the Municipality of Arran-Elderslie adopt the minutes of the Regular Council Session held June 27, 2022.

Carried

7. Business Arising from the Minutes

None.

8. Minutes of Sub-Committee Meetings

None.

9. Public Meeting(s)

9.1 Zoning By-law Amendment - Z-2022-061 Dreamaker Campground

Mayor Steve Hammell called the public meeting to order at 9:30 a.m. He stated that the purpose of the public meeting was to consider a proposed Zoning By-law Amendment Z-2022-061 for Dreamaker Campground.

Daniel Kingsbury, Planner for the County of Bruce, attended the meeting. He noted that the purpose of the application is to amend the Municipality's Zoning Bylaw to recognize 168 existing campsites and one cabin (bunkie) at the Dreamaker Campground, which is located at 6870 Highway 21, east of Southampton. The existing zoning on the lands, which was approved in 1996, permits 118 campsites. The Dreamaker Campground has since

evolved to 168 campsites. The proposed Zoning Bylaw Amendment is seeking to recognize 141 existing campsites and one cabin, while placing an additional 27 existing campsites under a holding provision. The holding provision would be removed upon demonstration of sufficient septic capacity for the additional 27 campsites.

Despite not having zoning approvals for the campsite to expand, the campground evolved to its current layout consisting of 168 campsites and one cabin. The site is serviced by four septic systems with an approved capacity of 141 campsites. Despite the approved capacity of the existing septic systems, they have supported 168 sites for the past several years. The existing water distribution system has capacity for up to 300 campsites. The system uses ultraviolet treatment and has operated and been inspected regularly since being installed in the early 2000's.

An Official Plan Amendment is also required for this application.

Mr. Kingsbury reviewed the Staff Report with Members of Council.

Comments were received from the following agencies:

- Chief Building Official: no comments received.
- Public Works Manager: no comments at this time.

He is still waiting for comments from MTO and has just received GSCA comments which are not included in the agenda package.

The Mayor asked Members of Council if they had any questions.

There were no questions from Members of Council.

The Mayor asked if the applicant or agent were present and wished to make a submission.

Planner Ron Davidson was present and noted that the previous owner had the approvals for a campground. The maximum number of campsites was 118. The owner had engineering work completed to expand the campground to 300 sites. They also received a permit from MOE for the septic, but the campground never expanded to 300 sites.

The Mayor asked if any members of the public wished to make a submission either in favour or opposed to the proposed application.

The Clerk confirmed that no written submissions had been received in relation to the application.

Members of Council and the public were provided a final opportunity for questions prior to the closing of the public meeting.

No further questions were raised and the Mayor declared the public meeting closed at 9:40 a.m.

Subsequent to further discussion, Council passed the following resolution:

224-17-2022

Moved by: Councillor Kanmacher

Seconded by: Councillor Greig

Be it resolved that the Planning Report for Zoning Bylaw Amendment (Z-2022-061) be received for information; and

That Bruce County Planning staff provide a report regarding the public meeting and a recommendation regarding the application at a subsequent meeting.

Carried

9.2 Zoning By-law Amendment - Z-2022-064 Paisley Inn

Mayor Steve Hammell called the public meeting to order at 9:46 a.m. He stated that the purpose of the public meeting was to consider a proposed Zoning By-law Amendment Z-2022-064 for the Paisley Inn.

Daniel Kingsbury, Planner for the County of Bruce, attended the meeting. He noted that the application proposes an amendment to the Municipality's Zoning By-Law to permit a 13.7 metre building as well as to permit more than 50% of the ground floor area to be used for residential space. If approved, the amendment will allow for a new commercial and residential four-story structure that will include 35 apartment and townhouse units at 604 Queen Street South in Paisley.

Planning staff intend on making a recommendation on the proposed amendment at a later date after agency comments have been received, most notably from the Saugeen Valley Conservation Authority and Bruce County Transportation & Environmental Services. The proposed development also needs to address the Municipality's Official Plan which limits residential density to 48 units per hectare.

There may be some requirements to upgrade the existing infrastructure to ensure it is able to support this plan.

Mr. Kingsbury reviewed the Staff Report with Members of Council.

The Mayor asked Members of Council if they had any questions.

Councillor Greig noted that he would prefer a site specific Local Official Plan Amendment.

Deputy Mayor Davis also felt that there should be a site specific Local Official Plan Amendment and encouraged the increased density to avoid the destruction of farmland.

Councillor Kanmacher asked about the original height to what is proposed.

Councillor Dudgeon asked about the height and density provisions. He asked if the Fire Department has the necessary equipment for a building of this height. The Fire Chief noted that Arran-Elderslie does not have an ariel apparatus for this height of structure, but does not have an issue with this proposed building as Saugeen Shores has an ariel apparatus through mutual aid.

Councillor Dudgeon also asked about the commercial portion of the property. The applicant noted that there will be office spaces available on the Queen Street Side.

Councillor Bell stated that he supported the application and likes the design.

Councillor Kanmacher asked about the existing infrastructure in the area and if it need to be upgraded. She also asked about making the two municipal streets one-way streets.

The Mayor asked if the applicant or agent were present and wished to make a submission.

Don Scott, Cuesta Planning, Planner for the Applicant, noted that this proposal addresses housing issues, intensification and is on municipal services. It increases the economy of the business district of Paisley. He feels it is a downtown commercial designation rather than a residential development and feels it does not need a Local Official Plan Amendment.

The Mayor asked if any members of the public wished to make a submission either in favour or opposed to the proposed application.

Emma Cubbit, architect for the project, introduced herself. Her goal is to replicate the historic building as best as possible.

Kevin Kanmacher asked if there is consideration for a cross-walk on Queen Street for the increase in density.

Emily Craddock noted that she supported the project.

Diane Williams had concerns regarding the windows looking into her back yard and would like to be able to see the plans.

Jim Craddock noted that traffic will be a problem.

The Clerk confirmed that no written submissions had been received in relation to the application.

Members of Council and the public were provided a final opportunity for questions prior to the closing of the public meeting.

No further questions were raised and the Mayor declared the public meeting closed at 10:27 a.m.

Subsequent to further discussion, Council passed the following resolution:

225-17-2022

Moved by: Deputy Mayor Davis

Seconded by: Councillor Kanmacher

That Planning Report for Zoning Bylaw Amendment (Z-2022-064) be received for information; and

That Bruce County Planning staff provide a report regarding the public meeting and a recommendation regarding the application at a subsequent meeting.

Carried

10. Delegations/Presentations

10.1 Don Vincent - Gravel Road and Calcium Application

Mr. Vincent made a presentation to Council.

He asked about the crushed limestone that is on his road. It is dusty after it has been graded with the limestone. His road has not had calcium placed on it. He wants the calcium placed on the road as soon as it is graded. It was about 4-5 days before the calcium was placed on the road.

He purchased flaked calcium to put in front of his house and asked if Council would reimburse him for the next time.

Works Manager Scott McLeod noted that they have switched to quarry gravel in most of the gravel roads in the Municipality. They still use "A" gravel on less travelled roads. Council budgeted a total of \$465,000 for gravel for 2022 and another \$80,000 for dust treatment.

Council thanked Mr. Vincent for his time.

11. Correspondence

11.1 Requiring Action

11.1.1 Municipality of Brighton - Draven Alert

Subsequent to further discussion, Council passed the following resolution:

226-17-2022

Moved by: Councillor Greig

Seconded by: Councillor Nickason

Be it Resolved that the Council of the Municipality of Arran-Elderslie receives and supports the resolution proposed by the Municipality of Brighton supporting the request to make the necessary changes to the the Amber Alert System and create a new alert called the Draven Alert, which will protect vulnerable children who have not been abducted but are at high risk of danger, injury or death and alert the public they are missing;

And further that this motion be sent to all Municipalities across Ontario and the Association of Municipalities of Ontario.

Carried

11.1.2 Chesley Firefighter Association Request

Council directed staff to prepare a staff report regarding storage, drop offs, insurance etc. for the next available Council meeting.

Subsequent to further discussion, Council passed the following resolution:

227-17-2022

Moved by: Councillor Nickason

Seconded by: Councillor Bell

That Council hereby supports the Chesley Firefighter Association for their request in the donation of the Chesley Curling Club from May 2023 to June 2023 for the storage and location of the Annual Yard Sale and waives the rental fee of \$521.98 (plus HST) (plus a 2-3% fee increase) to be funded from the 2023 Donations by Council Budget Account 01-7410-7601.

Carried

11.1.3 City of Owen Sound - Removal of Municipal Councillors Under Prescribed Circumstances

Subsequent to further discussion, Council passed the following resolution:

228-17-2022

Moved by: Councillor Kanmacher

Seconded by: Deputy Mayor Davis

Be it Resolved that the Council of the Municipality of Arran-Elderslie receives and supports the resolution proposed by the City of Owen Sound supporting the request to the Ministry of Municipal Affairs

and Housing regarding the removal of Municipal Councillors under Prescribed Circumstances.

And further that this motion be sent to the City of Owen Sound, all Municipalities across Ontario, the Association of Municipalities of Ontario, and the Ministry of Municipal Affairs and Housing.

Carried

11.2 For Information

Subsequent to further discussion, Council passed the following resolution:

229-17-2022

Moved by: Deputy Mayor Davis

Seconded by: Councillor Dudgeon

Be It Resolved that the Council of the Municipality of Arran-Elderslie receives, notes, and files correspondence on the Council Agenda for information purposes.

Carried

11.2.1 SMART Minutes - May 27, 022

11.2.2 SVCA Press Release

11.2.3 MMWTWG Minutes - April 14, 2022

12. Staff Reports

12.1 CAO/Clerks

12.2 Finance

12.2.1 SRFIN.22.22 Asset Management Professional Services

Treasurer, Tracey Neifer, responded to questions from Members of Council.

Subsequent to further discussion, Council passed the following resolution:

230-17-2022

Moved by: Councillor Kanmacher

Seconded by: Deputy Mayor Davis

Be It Resolved that Council hereby,

1. Approve the purchase of services provided by PSD Citywide to an upset limit of \$15,000, financed by the 2022 approved operating budget of account 01-1030-7106 and
2. Further that the purchase be exempt from Article 9 of the Procurement Policy.

Carried

12.3 Public Works

12.3.1 SRW.22.22 - Arran-Elderslie Sidewalk Tender

Works Manager, Scott McLeod responded to questions from Members of Council.

Subsequent to further discussion, Council passed the following resolution:

231-17-2022

Moved by: Councillor Kanmacher

Seconded by: Councillor Dudgeon

Be It Resolved that Council hereby,

1. Rejects the bid received from E.C. King Contracting pursuant to Clause 9.0: Acceptance or Rejection of Tenders;
2. And directs staff to contact the Minister in charge of the CCRF with a formal letter requesting an extension to the funding based on contractor obtainability and embellished prices.

Carried

12.3.2 SRW.22.23 - 15 Sideroad Cultural Heritage Evaluation Reports (CHER) and Heritage Impact Assessments (HIA) Reports

232-17-2022

Moved by: Councillor Dudgeon

Seconded by: Councillor Greig

Be It Resolved that Council hereby,

1. Directs staff to work with WSP under a reduced scope of the CHER and HIA Reports, and
2. Further that Council acknowledges that the Municipality is choosing not to follow the recommendation of the Cultural

Heritage Report (CHR) and is willing to assume any associated risks.

Carried

12.3.3 SRW.22.24 - Riverside Overflow Event

Water Foreperson Chris Legge responded to questions from Members of Council regarding his information report.

12.4 Building/Bylaw

12.4.1 SRCBO.22.03 – Building Permit Report for May through June 2022 and Building Permit Statistics

Chief Building Official, Pat Johnston, responded to questions from Members of Council regarding his information report.

12.5 Facilities, Parks and Recreation

None.

12.6 Emergency Services

None.

12.7 Economic Development and Planning

None.

13. Notice of Motion

None.

14. Members Updates

Davis:

Deputy Mayor Davis attended the Kinsmen's July Fest.

Bell:

Councillor Bell reported that there is still speeding issues and messy properties. He attended a SMART meeting, presented an award at the Chesley graduation and attended the Lawn Bowling Grand Opening. The Chickadee Landing is closing its business.

Dudgeon:

Councillor Dudgeon had nothing to report.

Greig:

Councillor Greig noted that the Splash Pad Committee had a BBQ to raise money for the splashpad and Tara Twins U15 qualified for the national championships.

Kanmacher:

Councillor Kanmacher attended the Teeswater Bridge Working Group meeting noting that the temporary bridge will be open after the August Long Weekend. Upcoming events in Paisley include the Annual Artists on the River event and a Queen Street Celebration for Canada Food.

Nickason:

Councillor Nickason attended the Annual Rubber Duck Race in Allenford. He has received complaints that people are speeding on the B Line.

Hammell:

Mayor Hammell attended the Kinsmen's July Fest. He also noted that the Chesley Splash Pad was well done. He attended the Paisley School Graduation, a meeting with a Chesley Housing Developer and also Bill Walker's retirement supper.

15. New Business

None.

16. By-laws

None.

17. Closed Session (if required)

18. Resolution to Reconvene in Open Session

19. Adoption of Recommendations Arising from Closed Session (If Any)

20. Adoption of Closed Session Minutes

None.

21. Confirming By-law

21.1 By-law 46-2022 - Confirming By-law

Subsequent to further discussion, Council passed the following resolution:

233-17-2022

Moved by: Councillor Bell

Seconded by: Councillor Kanmacher

Be It Resolved that By-law No. 46-2022 be introduced and read a first, second and third time, signed by the Mayor and Clerk, sealed with the Seal of the Corporation, and engrossed in the By-law Book.

By-law 46-2022 being a By-law to confirm the proceedings of the Regular Council meeting of the Municipality of Arran-Elderslie held Monday, July 11, 2022.

Carried

22. Adjournment

Subsequent to further discussion, Council passed the following resolution:

234-17-2022

Moved by: Councillor Bell

Seconded by: Councillor Nickason

Be It Resolved that the meeting be adjourned to the call of the Mayor at 11:50 a.m.

Carried

23. List of Upcoming Council meetings

Steve Hammell, Mayor

Christine Fraser-McDonald, Clerk