



MUNICIPALITY OF ARRAN-ELDERSLIE

Council Meeting

MINUTES

Meeting Number 04-2023

Monday, February 27, 2023, 9:00 a.m.

Council Chambers

1925 Bruce Road 10, Chesley, ON

Council Present: Mayor Steve Hammell
Deputy Mayor Jennifer Shaw
Councillor Ryan Nickason
Councillor Darryl Hampton
Councillor Brian Dudgeon
Councillor Moiken Penner
Councillor Peter Steinacker

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

1. Call to Order

Mayor Hammell called the meeting to order at 9:00 am. A quorum was present.

2. Mayor's Announcements (If Required)

- The Community Guide will be out shortly.
- The Community Branding open house will be held from 4-7 at the Council chambers on March 1, 2023.
- There will be a public meeting on March 2, 2023 at the Tara Community Centre regarding the road reconstruction for Hamilton Street.
- A Special Council meeting for the 2023 Budget will be held on March 7th at 6:00 p.m.
- Just a reminder that Arran-Elderslie is looking for summer students.

3. Adoption of Agenda

Council passed the following resolution:

60-04-2023

Moved by: Councillor Dudgeon

Seconded by: Councillor Hampton

Be It Resolved that the agenda for the Council Meeting of Monday, February 27, 2023 be received and adopted, as distributed by the Clerk.

Carried

4. Disclosures of Pecuniary Interest and General Nature Thereof

Deputy Mayor Shaw declared a conflict regarding Agenda Item 12.1.

4.1 Deputy Mayor Shaw - Noise By-law Exemption - Grizzly Fox Hospitality Ltd. o/a Bonfire on Queen, 342 Queen St. N. Paisley,

Deputy Mayor Shaw is the owner of Bonfire Pizza in Paisley.

5. Unfinished Business

None.

6. Minutes of Previous Meetings

6.1 February 13, 2023 Regular Council Minutes

Subsequent to further discussion, Council passed the following resolution:

61-04-2023

Moved by: Councillor Hampton

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 February 13, 2023.

Carried

7. Business Arising from the Minutes

None.

8. Minutes of Sub-Committee Meetings

None.

9. Public Meeting(s)

9.1 Local Official Plan Amendment – L-2022-011 and Zoning By-law Amendment Z-2022-104 (Woods Morley - 324 Balaklava Street, Paisley)

Mayor Steve Hammell called the public meeting to order at 9:00 a.m. He stated that the purpose of the public meeting was to consider a proposed Zoning By-law Amendment Z-2022-104 (Woods Morley) and Local Official Plan Amendment – L-2022-011.

Jack Van Dorp, Planner for the County of Bruce, attended the meeting.

He noted that two residential buildings, with each building containing 4 units, are proposed on the lands addressed as 324 Balaklava Street in Paisley. An Amendment to the Municipality's Official Plan is required to address Section 3.1.7a), which restricts residential development to a density of 48 units per gross hectare.

A Zoning Bylaw Amendment is proposed to rezone the lands from 'Residential: Low Density Multiple (R2)' to 'Residential: Medium Density Multiple Special R3-14-2023'. Special site-specific zoning provisions are being sought for each of the proposed lots to address the definition of 'Dwelling Multiple', minimum lot area, frontage, minimum front yard setback as well as the size and number of required parking spaces. There is currently a single-detached home on the lands, which is proposed to be demolished. A related severance application (File # B-2022-111) proposes to split the lot in half so that each structure is on its own lot.

He noted that this is the type of housing that is encouraged under Bill 23. There is less impervious areas as there is a smaller footprint.

Comments were received from the following agencies:

- Chief Building Official: No concerns at this time
- Public Works: The new lot will require an entrance permit, water and sewer services along with a capital trunk watermain charge. No issues with a triple laneway. Looks like they may need 3 entrance permits. Only issue will be if they park on the road. No parking within 9 metres of an intersection.
- Saugeen Valley Conservation Authority: No concerns.

A summary of the issues and concerns raised in public comments received to date include:

-Does not fit the character of the neighbourhood

-Impact on property values, lack of pride in ownership

-Stormwater runoff

-Privacy, Screening, and buffering

-Traffic impacts and safety for children

-Lack of sidewalks

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.

The planner from Cuesta Planning made a presentation to Council. He noted that the application is for a rezoning and a local official plan amendment. He noted that the staff report has provided a comprehensive discussion of the application.

Without an appraisal from a qualified appraiser, there is no evidence that surrounding houses will decrease their value. The proposal is not considered as unprecedented development in Paisley. The owners have advised that if a tenant requires more parking, they would not be considered a suitable tenant.

The public works department has not requested a traffic study due to the increased traffic flow.

There will be adequate screening.

The applicant addressed Council regarding the application.

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

Pat Cecchetti of 157 George Street spoke against the zoning amendment. The group lives close to the location and are not in favour of the proposed zoning amendment. They feel the change is not in the best interest of the neighbourhood as the increase in density is excessive and it will go from a single family home to a unit that will house eight families.

The development is more for a city rather than a rural community and it does not fit the character of the community. They are concerned for Paisley at large as it will set a precedent and feel that Paisley's character is at risk.

He understands there is a need for additional housing, and are in favour of progress and change, but increasing housing density can be a benefit, but not disadvantage the residents. They are concerned that the planning department, along with Council, in an attempt to achieve more density, will make the village a less desirable place to live. There is no immediate imperative to approve this rezoning. They feel there is not enough space, there will be an absent landlord, transient tenants and degrading conditions to the neighbourhood. The parking will lead to parking on the street.

Michael Patterson, 150 Albert Street, asked about water management as it is a problem in the neighbourhood. There is a new development at 160 Albert which increases the density in that neighbourhood. The neighbourhood is saturated with multi-residences. He has not seen anything about stormwater management. There is already a flow from Albert Street with the new development. He wants to know how this is going to be managed.

Brian Cumming asked about sewer and water. Has there been a review to ensure there is sufficient sewer and water capacity for this proposal.

The Clerk read the written submissions had been received in relation to the application. These submissions deal with opposition to the multi-unit complex, increase in traffic and height of building.

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 9:57 a.m.

62-04-2023

Moved by: Councillor Steinacker

Seconded by: Deputy Mayor Shaw

Subject to a review of submissions arising from the Public Meeting:

That Council adopt Official Plan Amendment Number L-2022-011 for Alicia Woods & Dan

Morley, and that the necessary by-law be forwarded to County Council for approval; and

That Council approve Zoning By-law Amendment Z-2022-104 and that the necessary by-law be forwarded to Council for adoption.

Carried

10. Delegations

10.1 Chesley Hospital Community Action Committee

Brenda Scott and Hazel Pratt made a presentation to Council regarding the proposed rally on April 1st at 2:00 p.m. to support the Chesley Hospital.

The committee is made up of local people who are affected by the future of the full time ER at the Chesley Hospital.

The Action Plan includes organizing a rally, a list of speakers and a moderator for the event. The event will be promoted through brochures,

posters, lawn signs, decals, website, Facebook page and a media plan. They have also developed a petition to the Legislative Assembly of Ontario.

They requested clarification on venue expenses, transportation for people with mobility issues, they will hand-deliver leaflets, and if they should be contacting the OPP or the Municipality.

Council thanked the Committee for their presentation.

11. Presentations

11.1 Realtax - Tax Registration and Sale - Carolynn Kent, Operations Manager

Carolynn Kent, Operations Manager with Realtax, gave a presentation to Council regarding tax registration and sale.

She noted that a Tax sale is the set of procedures that are required in order to offer a property for sale in order to recover realty tax arrears. Tax registration is the one-year long set of procedures that must be followed before you can commence tax sale procedures.

A tax registration is used when all collection efforts to date have failed. It is highly effective as approximately 85% of the properties in tax registrations have the arrears paid within 1 year and did not have to go to tax sale.

Costs are charged back to the properties that are in arrears and when the taxes are recovered, your costs are recovered.

A property eligible for tax registration in the second year of arrears. It is not calendar years.

She discussed the registration and sale processes.

She noted that if there are no tenders for the tax sale, uncollectible taxes are written off and charged back. If crown interests exist, balances owing are determined. Whether a property is to be vested or advertised a 2nd time (2 year timeline) is determined. If the property is not sold or vested within 2 years of the 1st tax sale, the Tax Arrears Certificate shall be deemed to be cancelled.

Council thanked Ms. Kent for her presentation.

11.2 MPAC - Assessment 101 - Anthony Fleming, Account Manager - Grey Bruce Counties

Anthony Fleming, Account Manager for MPAC Grey Bruce Counties, gave a presentation to Council.

He noted that MPAC hosts information for 5.5 million properties in Ontario. There was 37 billion in new assessments that was captured in 2022 and Ontario has 3 trillion dollars in total property.

Municipalities rely on MPAC to building permits and plans and turn them into assessment and the municipality taxes the property owner on that assessment. The sooner MPAC receives those assessments, the sooner the Municipality will realize new revenue.

Council thanked Mr. Fleming for his presentation.

12. Correspondence

12.1 Requiring Action

12.1.1 Noise By-law Exemption - Grizzly Fox Hospitality Ltd.o/a Bonfire on Queen, 342 Queen St. N. Paisley,

Deputy Mayor Shaw declared a conflict on this item. (Deputy Mayor Shaw is the owner of Bonfire Pizza in Paisley.)

Chris Shaw requested an exemption from the Noise By-law to allow their venue to host events this year. These events will occur on Thursday, Friday and Saturday evenings for the remainder of the year (December 31, 2023) and typically start at 6:00 PM or 7:00 PM and end at approximately 10:00 PM.

63-04-23

Moved by: Councillor Dudgeon

Seconded by: Councillor Hampton

Be it Resolved that Council hereby grants an exemption to Bylaw No. 61-09 Schedule A - 3 "Operation of any electronic device or group of connected electronic devices incorporating one or more loudspeakers or other electromechanical transducer, and intended for the production, reproduction or amplification of sound " as requested by Chris Shaw for Bon Fire on Queen at 342 Queen Street North in Paisley for a variety of events ending on December 31, 2023 from 6:00 PM to 10:00 PM.

Carried

12.2 For Information

Subsequent to further discussion, Council passed the following resolution:

64-04-2023

Moved by: Councillor Hampton

Seconded by: Deputy Mayor Shaw

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

12.2.1 Saugeen Valley Conservation Authority - Board Minutes January 19, 2023

13. Notice of Motion

None.

14. Members Updates

Shaw:

Deputy Mayor Shaw noted that she attended a GSCA orientation meeting, a SMART meeting, and judged a chili cook-off.

Hampton:

Councillor Hampton stated that he will be attending the branding meeting, the Chesley Fire Board and the Special Council meeting and will be attending the Friends of the Chesley Hospital meeting.

Dudgeon:

Councillor Dudgeon had nothing to report.

Steinacker:

Councillor Steinacker had a question regarding OPP response times.

Penner:

Councillor Penner had nothing to report.

Nickason:

Councillor Nickason attended a BASRW meeting and thanked the Works Manager for removing the clothing bin that was located at Bruce Road 10 and Highway 21.

Hammell:

Mayor Hammell attended the hospital update and there are four candidates for the new CAO for the SBGHC, will be invited to tour the hospital with MPP Rick Byers, and will be attending the branding meeting.

15. New Business

15.1 Council Member Appointment to the South Bruce Safe Communities Committee

Subsequent to further discussion, Council passed the following resolution:

65-04-2023

Moved by: Councillor Hampton

Seconded by: Councillor Penner

Be it Resolved that Council hereby appoints Councillor Peter Steinacker to the South Bruce Safe Communities Committee.

Carried

16. By-laws

None.

17. Closed Session (if required)

18. Resolution to Reconvene in Open Session

None.

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

None.

20. Adoption of Closed Session Minutes

None.

21. Confirming By-law

21.1 By-law 13-2023 - Confirming By-law

Subsequent to further discussion, Council passed the following resolution:

66-04-2023

Moved by: Councillor Hampton

Seconded by: Deputy Mayor Shaw

Be It Resolved that By-law No. 13-2023 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 13-2023 being a By-law to confirm the proceedings of the Regular Council meeting of the Municipality of Arran-Elderslie held Monday, February 27, 2023.

Carried

22. Adjournment

Subsequent to further discussion, Council passed the following resolution:

67-04-2023

Moved by: Councillor Penner

Seconded by: Councillor Hampton

Be It Resolved that the meeting be adjourned to the call of the Mayor at 12:33 p.m.

Carried

23. List of Upcoming Council meetings

Steve Hammell, Mayor

Christine Fraser-McDonald, Clerk