



## **MUNICIPALITY OF ARRAN-ELDERSLIE**

### **Council Meeting**

### **MINUTES**

**Monday, June 26, 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 Mayor introduced Devan Baker to Council. Devan is the new administrative coordinator, supporting the Senior Management Team. She is on a one-year contract.
- July 1st is Canada Day. The Municipal Administration Office will be closed on Monday July 3rd.
- The Arran Landfill will be closed on Saturday July 1st.
- The Kinsmen Club of Chesley will be holding their annual July Fest in Chesley starting on June 28<sup>th</sup> to June 30<sup>th</sup>. There is a ball tournament as well as a DJ on Friday from 9 – 1. On Sunday, there is a Car Show starting at 9:00 a.m. and breakfast from 9 – 11a.m.

- The Summer Municipal Newsletter is out and is available on our webpage as well.
- The Paisley Market will be open on July 16th and August 20th from 10 a.m. to 2:00 p.m.
- Jess Pridham, our Economic Development and Communications Coordinator will be available at the Chesley, Tara and Paisley libraries one day a week from 1:00 p.m. to 3:00 p.m. from July 20th to September 7th. Jess will be there to support any economic development and tourism questions.
- The Paisley Splash Pad had its grand opening on Friday.

### **3. Adoption of Agenda**

Council passed the following resolution:

**186-14-2023**

**Moved by:** Councillor Nickason

**Seconded by:** Councillor Hampton

Be It Resolved that the agenda for the Council Meeting of Monday, June 26, 2023 be received and adopted, as distributed by the Clerk.

**Carried**

### **4. Disclosures of Pecuniary Interest and General Nature Thereof**

None.

### **5. Unfinished Business**

None.

### **6. Minutes of Previous Meetings**

#### **6.1 June 12, 2023 Council Minutes**

Subsequent to further discussion, Council passed the following resolution:

**187-14-2023**

**Moved by:** Councillor Steinacker

**Seconded by:** Councillor Dudgeon

Be It Resolved that the Council of the Municipality of Arran-Elderslie adopt the minutes of the Regular Council Session held June 12, 2023.

**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 - Abraflex (2004) Ltd. -Z-2021-101 and Local Official Plan Amendment - L-2022-014**

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-2021-101 and a Local Official Plan Amendment – L-2022-014 for Abraflex (2004) Ltd..

Jenn Burnett, Planner for the County of Bruce, attended the meeting.

She noted that Abraflex (2004) Ltd. is proposing to reconfigure their land holdings to facilitate future development of the business park use. Previous submissions have been amended and reactivated.

The change would involve severing the existing Abraflex facility (lot area of 15,385 m<sup>2</sup>, with a frontage of 40.07 m on Bruce County Road 3) and the business office/residence (lot area of 9,156 m<sup>2</sup>, with a frontage of 238 m on North Street) into two separate parcels; thereby retaining a 15.05 ha vacant business park parcel with 219.63m of frontage onto North Street. No development is currently proposed for the retained parcel.

An Official Plan Amendment is required to remove the Special Policy Area constraint (SPA 3.10.1) from the lands and redesignate the proposed severed parcel on North Street from Industrial to Residential. A Zoning By-Law Amendment is required to rezone the severed parcels from BP1 – Business Park to R1 - Residential: Low Density Single. Related application B-2021-103 for a water and sewer easement to service the Abraflex facility was conditionally approved January 18, 2022.

She noted that there would be a holding provision included as part of the Zoning Amendment as there had been no previous engagement with SON.

Comments were received from the following agencies:

- Hydro One provided email comments dated May 12, 2023 noting no comments or concerns at this time.
- In email comments dated May 15, 2023, the Historic Saugeen Métis (HSM) Lands, Resources and Consultation Department noted no objection or opposition to the proposed Land Severance(s), Zoning and Local Official Plan Amendment as presented. Saugeen

Valley Conservation Authority provided comments dated March 3, 2022 and May 26, 2023 requesting that a holding provision within 30 metres of the existing hazard land limit be implemented on the proposed retained and severed residential lots. The purpose of the holding zone would be to prohibit development and site alteration until SVCA is satisfied with a slope stability study that assesses slope conditions and provides an erosion hazard setback to future development.

- Bruce County Transportation Services noted no comment on the applications. (undated correspondence)
- Residents: No written comments submitted by the report submission deadline.
- Arran-Elderslie Public Works - there is private water line to the existing house. This will need to be decommissioned as part of the severance application.

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

Councillor Dudgeon asked if the existing residence would be its own separate property.

Deputy Mayor Shaw asked if the residence will be rezoned residential and the remainder of the property as commercial.

Councillor Penner asked if the residence would have a well and if the lagoons were now gone.

The Mayor asked Works Manager Scott McLeod if there were services. In order for the house to be serviced, the water and sewer mains would be required to be extended on North Street.

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

Juliane Von Westerhold was in attendance on behalf of the client.

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

The Mayor asked the Clerk if any correspondence had been received regarding the applications.

The Clerk noted that she had received no further correspondence.

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 9:19 a.m.

Subsequent to further discussion, the following motion was passed:

**188-14-2023**

**Moved by:** Councillor Steinacker

**Seconded by:** Councillor Dudgeon

Be It Resolved that Council hereby,

1. Adopt Official Plan Amendment Number L-2022-014 for Abraflex (2004) Ltd, and that the necessary by-law be forwarded to County Council for approval at the next available Council meeting; and
2. Approve Zoning By-law Amendment Z-2021-101 for Abraflex (2004) Ltd and that the necessary by-law be forwarded to Council for adoption at the next available Council meeting; and
3. That the above approval is subject to a review of submissions arising from the public meeting.

**Carried**

#### **10. Delegations**

The Paisley Splash Pad Committee, Dale and Cheryl Steinhoff and Maggie Gamble were invited by Council to thank them for their hard work.

Council thanked the Committee, Facilities Manager, Carly Steinhoff, and the Water and Works Departments.

#### **11. Presentations**

#### **12. Correspondence**

##### **12.1 Requiring Action**

None.

##### **12.2 For Information**

Subsequent to further discussion, Council passed the following resolution:

**189-14-2023**

**Moved by:** Councillor Hampton

**Seconded by:** Councillor Nickason

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 AMO Policy Update - Strong Mayor Powers Expanded

12.2.2 AMO Watchfile - June 15, 2023

12.2.3 AMO Watchfile - June 22, 2023

12.2.4 Grey Sauble Conservation Foundation - Memorial Forest Ceremony

12.2.5 Clean Energy Frontier Newsletter

12.2.6 AMCTO Municipal Minute - June 21, 2023

### **13. Staff Reports**

#### **13.1 CAO/Clerks**

#### **13.2 Finance**

#### **13.3 Public Works**

13.3.1 SRW.23.13 Award Winter Sand Tender

**190-14-2023**

**Moved by:** Councillor Dudgeon

**Seconded by:** Councillor Nickason

Be It Resolved that Council hereby:

1. Award the contracts for winter sand and salt, as per the terms and conditions posted by Bruce County, to Ed Karcher Construction Ltd., in the amount of \$58,731.75 including HST, based on a volume of 3,300 tonnes of sand and \$12,911.66 including HST for the salt from Compass Minerals; and
2. That this purchase be financed from Account #01-2520-4340 – Winter Sand/Salt – Material & Supplies.

**Carried**

13.3.2 SRWS.23.04 Riverside Overflow Event

Water Foreman, Chris Legge presented his report to Council for information purposes.

#### **13.4 Building/Bylaw**

#### **13.5 Facilities, Parks and Recreation**

Facilities Manager Carly Steinhoff noted that a grant had been submitted on behalf of the Chesley Lawn Bowling Club.

### **13.6 Emergency Services**

The Fire Chief noted that he had attended a funeral on Friday for a fallen firefighter.

### **13.7 Economic Development and Planning**

#### **14. Notice of Motion**

None.

#### **15. Members Updates**

##### Shaw:

Deputy Mayor Shaw attended the Paisley Splash Pad, judged the Arran-Tara Fall Fair Ambassador Competition, attended the market in Paisley, attended the Kincardine and Owen Sound PRIDE festivals and stopped at Hatten's Home Hardware for their 50th anniversary celebrations.

##### Hampton:

Councillor Hampton noted that July Fest is this weekend in Chesley, he will be touring downtown Chesley on July 14th with Jessica Pridham, and MEI will be celebrating their 40th anniversary in business.

##### Dudgeon:

Councillor Dudgeon had nothing to report.

##### Steinacker:

Councillor Steinacker attended the Paisley Splash Pad opening, and toured the new dry land training facility in Tara.

##### Penner:

Councillor Penner attended a Chamber meeting in Paisley, the sculpture installations, and presented a certificate to a new business in Paisley. She attended the Splash Pad opening and "Isotopes for Hope" at the nuclear plant.

##### Nickason:

Councillor Nickason attended a BASWR meeting on June 14th.

##### Hammell:

Mayor Hammell attended Hatten's Home Hardware for their 50th anniversary celebrations, the Paisley Splash Pad opening, OPP Inspector Krista Miller's retirement, Kinett's 30th anniversary, SBGHC Update, and the Arran-Tara Fall Fair Ambassador Competition.

#### **16. New Business**

None.

**17. By-laws**

None.

**18. Closed Session (if required)**

**191-14-2023**

**Moved by:** Councillor Hampton

**Seconded by:** Councillor Penner

*Be It Resolved*, That the Council of the Municipality of Arran-Elderslie does now go into closed session to discuss an item(s) which relates to:

- ( ) the security of the property of the municipality or local board;
- ( ) personal matters about an identifiable individual, including municipal or local board employees;
- (X) a proposed or pending acquisition or disposition of land by the municipality or local board;
- ( ) labour relations or employee negotiations;
- ( ) litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board;
- ( ) advice that is subject to solicitor-client privilege, including communications necessary for that purpose;
- ( ) a matter in respect of which a council, board, committee or other body may hold a closed meeting under another Act;
- ( ) information explicitly supplied in confidence to the municipality or local board by Canada, a province or territory or a Crown agency of any of them;
- ( ) a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization;
- ( ) a trade secret or scientific, technical, commercial or financial information that belongs to the municipality or local board and has monetary value or potential monetary value; or
- ( ) a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

Staff Authorized to Remain:



CAO Sylvia Kirkwood, Clerk Christine Fraser-McDonald, Public Works Manager  
Scott McLeod, Fire Chief Steve Tiernan, Treasurer Tracey Neifer

**Carried**

**19. Resolution to Reconvene in Open Session**

Mayor Hammell noted that Council directed staff to formalize the costing for grading and for staff to continue formal negotiations for the acquisition of approximately one acre land to the north of the proposed fire hall site in Paisley.

**192-14-2203**

**Moved by:** Councillor Hampton

**Seconded by:** Councillor Dudgeon

Be It Resolved That Council of the Municipality of Arran-Elderslie does now return to the Open Session at 11:11 a.m.

**Carried**

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

Direction was given to staff in Closed Session regarding the disposal of Municipal Lands.

**21. Adoption of Closed Session Minutes**

**193-14-2023**

**Moved by:** Councillor Hampton

**Seconded by:** Councillor Steinacker

Be It Resolved that Council of the Municipality of Arran-Elderslie adopt the minutes of the Closed Session dated May 23, 2023.

**Carried**

**22. Confirming By-law**

**22.1 By-Law 36-2023 - Confirm the Proceedings of the June 26, 2023 Council meeting**

Council passed the following resolution:

**194-14-2023**

**Moved by:** Councillor Hampton

**Seconded by:** Councillor Penner

Be It Resolved that By-law No. 36-2023 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 36-2023 being a By-law to confirm the proceedings of the Regular Council meeting of the Municipality of Arran-Elderslie held Monday, June 26, 2023.

**Carried**

**23. Adjournment**

Subsequent to further discussion, Council passed the following resolution:

**195-14-2023**

**Moved by:** Deputy Mayor Shaw

**Seconded by:** Councillor Nickason

Be It Resolved that the meeting be adjourned to the call of the Mayor at 11.14 a.m.

**Carried**

**24. List of Upcoming Council meetings**

July 10, 2023

August 14, 2023

September 11, 2023

September 25, 2023

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Steve Hammell, Mayor

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Christine Fraser-McDonald, Clerk