



## **MUNICIPALITY OF ARRAN-ELDERSLIE**

### **Council Meeting**

### **MINUTES**

**Monday, September 11, 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)**

- Just a reminder that the Tara Fall Fair is being held September 12<sup>th</sup> and 13<sup>th</sup>.
- The Chesley Harvest Market will take place on September 16<sup>th</sup> at the Riverside Park from 10:00 a.m. to 4:00 p.m.
- The Treasure Chest Museum is hosting a 'FESTIVAL OF LOST ARTS' on Saturday, September 16 from 11 a.m. to 4 p.m. Admission is by Donation. Come and have some fun with these "Lost Arts". There will be Blacksmithing, Rope Making, Butter Making, Weaving and Spinning, Games, Quilting, Log Sawing and much more.
- There will be a Public Information Meeting to discuss the Bridge Infrastructure Master Plan to identify the infrastructure needs with the 17

oldest bridges in the Municipality. The Public Meeting is being held to obtain input from residents. The Public Meeting will be held on September 19<sup>th</sup> from 6:00 p.m. to 8:00 p.m. at the Chesley Community Centre.

- Council received a letter of thanks from Dave and Maureen Jenkins regarding Childhood Cancer Awareness Month.

**3. Adoption of Agenda**

Subsequent to further discussion, Council passed the following resolution:

**237-17-2023**

**Moved by:** Councillor Dudgeon

**Seconded by:** Councillor Hampton

Be It Resolved that the agenda for the Council Meeting of Monday, September 11, 2023 be received and adopted, as distributed by the Clerk.

**Carried**

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

None at this time.

**5. Unfinished Business**

None.

**6. Minutes of Previous Meetings**

**6.1 August 14, 2023 Regular Council Minutes**

Subsequent to further discussion, Council passed the following resolution:

**238-17-2023**

**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 August 14, 2023.

**Carried**

**7. Business Arising from the Minutes**

**7.1 Notice of Motion Re: Closure of Chesley CIBC Branch.**

**239-17-2023**

**Moved by:** Councillor Hampton

**Seconded by:** Councillor Steinacker

Whereas, the Municipality was verbally notified of the future planned closure of the Canadian Imperial Bank of Commerce (CIBC) – Chesley Branch (01752) without formal notice of such;

Whereas, upon further investigation it was confirmed that the Canadian Imperial Bank of Commerce (CIBC) notice of closure of Chesley Branch (01752) located at 47, 1<sup>st</sup> Ave South Chesley Ontario is planned to close on January 18, 2024;

Whereas, it is understood that accounts associated with the Chesley Branch are to be relocated to the CIBC Branch in Hanover referred to as the CIBC Hanover Banking Centre at 338 – 10<sup>th</sup> Street, Hanover;

Whereas, due to the lack of a formal public meeting being held prior to the informal notification Council is requesting that a public meeting be held as soon as possible by the CIBC to offer an opportunity to engage the public and their clients of their closure plans;

Whereas, Council directed the CAO to prepare a written request to the Financial Consumer Agency of Canada (FCAC) requesting CIBC to hold a formal meeting between the bank, representatives of FCAC and interested parties near the banking center to exchange views about the change in daily banking transaction services as the Bank has not consulted the community in the area effected by the change, individual or community representatives.

And Whereas, the meeting should be open to the public and transparent to consider community concerns and viewpoints.

And Therefore be it resolved, that the written request should be copied to the Chesley Chamber of Commerce and the Chesley CIBC Branch Manager and notice of the meeting shared on the Arran-Elderslie Municipal Webpage, Social Media, Notice Boards and appropriate Signs.

**Carried**

## **8. Minutes of Sub-Committee Meetings**

None.

## **9. Public Meeting(s)**

### **9.1 Zoning By-law Amendment Z-2023-035 - Shantz**

Mayor Steve Hammell called the public meeting to order at 9:12 a.m. He stated that the purpose of the public meeting was to consider a proposed

Zoning By-law Amendment Z-2023-035 for Floyd Shantz at 388 Bruce Road 11.

Rebecca Elphick, Planner for the County of Bruce, attended the meeting electronically and presented her report.

She noted that the application is to permit a 292.6 m<sup>2</sup> (3,150 sq. ft.) wood working shop within an existing implement shed on a 40.27 ha agricultural lot at 388 Bruce Road 11. The proposed Zoning By-law amendment will also add a holding provision in areas of high archaeological potential. The 'Environmental Protection (EP)' Zone will remain unchanged. If approved, this application will facilitate the establishment of a home industry on the subject property.

Comments were received from the following agencies:

- Saugeen Valley Conservation Authority (SVCA): In correspondence dated August 24, 2023, SVCA staff note that they find the application to be acceptable and ask that the SVCA office be informed of any decision by the Municipality with regard to the application (i.e., a copy of the decision and notice of any appeals filed).
- Saugeen Ojibway Nation (SON): In correspondence dated July 18, 2023, SON advised that an archaeological assessment will not be necessary if no ground disturbance or development will occur.

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

Councillor Steinacker asked if the dwelling was the primary place of residence for the owner. Planner Elphick noted that Mr. Shantz will be living in the dwelling.

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

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

Wayne Shantz was present in support of the application.

No submission were made.

The Mayor asked the Clerk if any written submissions had been received.

The Clerk confirmed that none had been received.

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

The Mayor declared the public meeting closed at 9:22 a.m.

Council passed the following motion:

**240-17-2023**

**Moved by:** Councillor Dudgeon

**Seconded by:** Councillor Penner

Zoning By-law Amendment Application Z-2023-035 is consistent with the Provincial Policy Statement 2020 and the County of Bruce Official Plan.

Subject to a review of submissions arising from the public meeting it is recommended:

That Council approve Zoning By-law Amendment Application Z-2023-035 for Floyd Shantz at 388 Bruce Road 11.

**Carried**

## **10. Delegations**

### **10.1 Brenda Scott & Hazel Pratt - Chesley Hospital Community Support Group**

Brenda Scott and Hazel Pratt thanked Council for the opportunity to address them.

The Committee was formed in response to the repeated closures of the Chesley ER.

There have been weekly closures through the summer. Chesley has had the most closures in Ontario this year.

The Ford Government is closing local public hospital services while expanding private, for-profit clinics and setting up new private for-profit day hospitals. Ontario has the fewest hospital beds staffed and in operation anywhere in Canada.

The closures mean that local and rural residents must travel to cities to receive treatment at extra costs and distance. Nurses, doctors, health professionals and support staff are leaving public hospitals where they do not have enough resources and support.

There will be a rally on September 25th at 12:00 p.m. on the opening day of the Ontario Legislature.

Council thanked them for their presentation.

## **11. Presentations**

None.

## **12. Correspondence**

### **12.1 Requiring Action**

None.

## 12.2 For Information

Subsequent to further discussion, Council passed the following resolution:

### 242-17-2023

**Moved by:** Councillor Dudgeon

**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 Resolution 2023-151 - Support Municipalities Retaining Surplus from Tax Sales

12.2.2 AMO Watch File - August 17, 2023

12.2.3 AMCTO Municipal Minute - August 16, 2023

12.2.4 Grey Sauble Conservation Authority Board Minutes - June 28, 2023

## 13. Staff Reports

### 13.1 CAO/Clerks

13.1.1 SRDPCLK.23.03 South Bruce OPP Detachment Board Update

Deputy Clerk, Julie Hamilton, responded to questions from Members of Council.

Subsequent to further discussion, Council passed the following resolution:

### 243-17-2023

**Moved by:** Councillor Hampton

**Seconded by:** Councillor Steinacker

Be It Resolved that Council hereby,

1. Supports the formation of One (1) OPP Detachment Board for the five municipalities policed by the South Bruce Detachment as submitted to the Ministry of the Solicitor General in the 2021 proposal.

**Carried**

13.1.2 SRDPCLK.2023.01 Tile Drainage Loan Application – 1211  
Concession 10, Elderslie

Deputy Clerk, Julie Hamilton, responded to questions from  
Members of Council.

Subsequent to further discussion, Council passed the following  
resolution:

**244-17-2023**

**Moved by:** Councillor Nickason

**Seconded by:** Deputy Mayor Shaw

Be It Resolved that Council hereby,

1. Receive Tile Drainage Loan Application from Cumming Farms 1999 Ltd., with the estimated cost of the drainage system in the amount of \$47,056.75 located at 1211 Concession 10, geographic Township of Elderslie, described as Part Lot 6, Concession 10, Roll Number 4103-380-004-00800, subject to the availability of funds allocated by the Province of Ontario for tile drainage purposes;
2. That the amount of the tile drain loan will be approximately \$35,200.00; and
3. That a by-law be prepared to impose special annual drainage rates upon land in

respect of which money is borrowed under the Tile Drainage Act.

**Carried**

13.1.3 SRCAO.2023.05 - Draft Agreement with Grey Sauble Conservation  
Authority – Category 3 Programs

Clerk, Christine Fraser-McDonald responded to questions from  
Members of Council.

CAO Tim Lanthier noted that all the municipalities included in the  
GSCA watershed have signed their agreements. The programs are  
based around agricultural opportunities.

Subsequent to further discussion, Council passed the following  
resolution:

**241-17-2023**

**Moved by:** Deputy Mayor Shaw

**Seconded by:** Councillor Penner

Be It Resolved that Council hereby,

1. Approves the draft Agreement prepared by the Grey Sauble Conservation Authority; and
2. That staff be directed to prepare a by-law to authorize the execution of the agreement.

**Carried**

## **13.2 Finance**

### **13.2.1 BDO - Municipality of Arran-Elderslie 2021 Financial Statements**

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

Subsequent to further discussion, Council passed the following resolution:

#### **245-17-2023**

**Moved by:** Councillor Dudgeon

**Seconded by:** Councillor Nickason

Be it Resolved that Council accepts the 2021 Financial Statements as prepare by BDO for the year ending December 31, 2021

**Carried**

### **13.2.2 SRFIN.23.20 Financial Report – December 31, 2022**

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

Subsequent to further discussion, Council passed the following resolution:

#### **246-17-2023**

**Moved by:** Deputy Mayor Shaw

**Seconded by:** Councillor Penner

Be It Resolved that Council hereby,

1. Approves the Financial Report for the year-ending December 31, 2022, and



2. That the year-end reserve transfers be approved as recommended within the Financial Report
  1. that the funds received from the Mount Hope United Church, \$3,852, be transferred to Cemetery Reserve #7342 to support future operating and maintenance costs for the Mount Hope Cemetery.
  2. that the surplus funds, \$35,000 for the Facility Condition Assessments and \$2,500 for the Tara Main Park Redevelopment Plan, be reallocated from Working Capital Reserve #7210 to Recreation Reserve #7250.
  3. Maintenance work was completed at the Krug Memorial Park. As there are funds available in the Krug Memorial Park Reserve, \$14,305, it is recommended that \$5,584 be transferred from Reserve #7255 to operations 01-2514 Roads-Bridges which has funded the work.

**Carried**

### **13.3 Public Works**

#### 13.3.1 SRW.23.19 Award Tender for Trucking of Winter Salt

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

Subsequent to further discussion, Council passed the following resolution:

#### **247-17-2023**

**Moved by:** Councillor Nickason

**Seconded by:** Councillor Hampton

Be It Resolved that Council hereby,

1. Award the tender for trucking of winter salt to Bill Trelford Trucking Ltd.; and
2. That the cost of \$4,717.75 inclusive of HST be funded through account #01-2520-4340.

**Carried**

#### 13.3.2 SRW.23.18 Tara Cemetery – Cremation Garden Fence

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

Subsequent to further discussion, Council passed the following resolution:

**248-17-2023**

**Moved by:** Councillor Hampton

**Seconded by:** Councillor Steinacker

Be It Resolved that Council hereby,

1. Directs Staff to proceed with the project with a spring installation in 2024 and award the contract to Modern Fencing, A Division of B & L Farm Services Ltd., for a total cost of \$16,498.87;
2. Approves a deposit payment of \$10,000.00 from account #23-HLTH-0002 LAND/IMP – Fence work for Tara Cemetery; and
3. That Council approves the inclusion of the additional funds of \$7,000.00 required for the project in the 2024 Capital Budget and that they be funded through reserve #01-0000-7212 – Municipal Buildings.

**Carried**

13.3.3 SRW.23.21 Award the Tender for Repairs to Bridge Structure P1 - Ross Street Bridge, Paisley

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

Subsequent to further discussion, Council passed the following resolution:

**249-17-2023**

**Moved by:** Councillor Hampton

**Seconded by:** Councillor Penner

Be It Resolved that Council hereby,

1. Award the Tender for the repairs to P1 – Ross Street Bridge, Paisley to AJN Builders Inc., in the amount of \$165,488.50 including HST;
2. That the project be funded from the capital budget account #23-TRAN-0030 BRIDGE (P) – P1 Ross Street Bridge; and

3. That the additional \$37,488.50 required to complete the project be funded through the Bridge Reserve #01-0000-7264.

**Carried**

#### 13.3.4 SRW.23.20 2023 Municipal Tree Maintenance

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

Subsequent to further discussion, Council passed the following resolution:

##### **250-17-2023**

**Moved by:** Councillor Hampton

**Seconded by:** Councillor Dudgeon

Be It Resolved that Council hereby,

1. Approve the rental of the 2015 Ponsse Scorpion King Harvester from Eccles Forestry Ltd., at an amount of \$350.00 per hour;
2. That the project be funded through Project Account #01-2513 – Transportation – Roads – Roadside in the amount of approximately \$15,400.00;
3. That Council authorizes the sale of any viable commercial grade logs to Eccles Forestry Ltd., at market price to assist with offsetting the costs of this project; and
4. That Council grant an exemption to By-Law No. 59-09 – Procurement Policy under Section 4.7 (b) – goods and services are available from only one source.

**Carried**

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

Chief Building Official Pat Johnston introduced Matt Farrell to Council. Mr. Farrell is ensuring that the construction, renovation, change of use and demolition activities of buildings within the Municipality are properly examined and inspected prior to and during construction.

##### 13.4.1 Verbal Update on Proposed Commercial/Residential Zoning Review - Chesley

CAO Sylvia Kirkwood and Chief Building Official noted that downtown store fronts wish to put residential in the store fronts. At

this time, the commercial zoning does not allow for this. Residential dwellings must be behind or above the commercial portion of the building and there must be 50% commercial within the building.

Staff is recommending that a pilot project commence using Chesley as the first part of the project. Staff would like to bring back a report to Council regarding what is currently existing, what the demands are, and what avenues are available. This is an urgent issue as developers are looking for answers.

An inventory will be created and the Economic Development Coordinator will be included in this aspect.

This will be a long and complicated process that will take time to complete. The community will be invited to participate in this process.

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

### **13.6 Emergency Services**

Chief Tiernan wanted to recognize that today was September 11th.

He noted that the Municipality received \$5,000 for training materials. Hensall Co-op also donated \$2,000 towards the Paisley Fire Hall. They have also received \$900 towards fire prevention information.

The 11 new recruits are receiving their training and are on the trucks.

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

## **14. Notice of Motion**

## **15. Members Updates**

### Shaw:

Deputy Mayor Shaw attended the Paisley Legion Poppy Rock festivity, Bruce County Heritage Show, Paisley Fall Fair, AMO, as well as the Bruce County Plowing Match, Paisley Fire Fighters Breakfast, GSCA Board meeting, and the Chesley Fall Fair.

### Hampton:

Councillor Hampton noted that he attended the 125th Chesley Lawn Bowling Club anniversary, Chesley Kids Day in the Park, and the Chesley Fall Fair.

### Dudgeon:

Councillor Dudgeon had nothing to report.

Steinacker:

Councillor Steinacker will be attending the Tara Fair.

Penner:

Councillor Penner attended the Paisley Heritage Farm Show and the Paisley Fall Fair,

Nickason:

Councillor Nickason attended a BASWR meeting and will be attending a wind turbine meeting. The old gas station at Allenford has not been cleaned up to date.

Hammell:

Mayor Hammell attended the Bruce County Plowing match and thanked the Clerk for being a judge for the Queen of the Furrow. He attended the AMO conference, toured the Chesley Hospital, Firefighters Breakfast, opened the Chesley and Paisley Fairs and will be attending the Tara Fair. He also noted that there will be potential development charges from Bruce County. This money would be used for future services such as a new paramedic building.

**16. New Business**

Subsequent to further discussion, Council passed the following resolution:

**251-17-2023**

**Moved by:** Councillor Steinacker

**Seconded by:** Councillor Nickason

Be it Resolved that Council hereby declares a half-day holiday for the Village of Tara on September 13th in support of the Arran-Tara Fall Fair Parade

**Carried**

**16.1 Half Day Holiday in Support of Fall Fair Parade for Village of Tara**

**17. By-laws**

**17.1 By-Law 40-2023 - Zoning By-law Amendment Z-2023-049 - Bailey**

**252-17-2023**

**Moved by:** Councillor Dudgeon

**Seconded by:** Deputy Mayor Shaw

Be It Resolved that By-law No. 40-2023 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 40-2023 being a By-law to Amend Schedule A of By-Law 36-09, as amended for the property described as CON 10 LOT 19; 761 Concession 10 East, Arran-Elderslie

**Carried**

**17.2 By-Law 41-2023 - Zoning By-law Amendment Z-2023-049 - Sweiger  
252-17-2023**

**Moved by:** Councillor Nickason

**Seconded by:** Councillor Penner

Be It Resolved that By-law No. 41-2023 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 41-2023 being a By-law to Amend Schedule A of By-Law 36-09, as amended for the property described as CON 11 LOT 26 (ELDERSLIE), 412 CONCESSION 10 ELDERSLIE

**Carried**

**17.3 By-Law 42-2023 - Zoning By-law Amendment Z-2023-128 - Shaw  
253-17-2023**

**Moved by:** Deputy Mayor Shaw

**Seconded by:** Councillor Hampton

Be It Resolved that By-law No. 42-2023 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 42-2023 being a By-law to Amend Schedule A of By-Law 36-09, as amended for the property described as PLAN 132 LOTS 6 & 10, 45 1ST AVENUE NORTH, CHESLEY.

**Carried**

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

Not required at this time.

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

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

**21. Adoption of Closed Session Minutes**

**22. Confirming By-law**

**22.1 By-law 43-2023 - Confirming By-law**

Subsequent to further discussion, Council passed the following resolution:

**254-17-2023**

**Moved by:** Councillor Dudgeon

**Seconded by:** Councillor Nickason

Be It Resolved that By-law No. 43-2023 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 43-2023 being a By-law to confirm the proceedings of the Regular Council meeting of the Municipality of Arran-Elderslie held Monday, September 11, 2023.

**Carried**

**23. Adjournment**

Subsequent to further discussion, Council passed the following resolution:

**255-17-2023**

**Moved by:** Councillor Nickason

**Seconded by:** Councillor Hampton

Be It Resolved that the meeting be adjourned to the call of the Mayor at 12:10 p.m.

**Carried**

**24. List of Upcoming Council meetings**

- September 25, 2023
- October 10, 2023
- October 23, 2023
- November 13, 2023
- November 27, 2023
- December 11, 2023

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Steve Hammell, Mayor

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Christine Fraser-McDonald, Clerk