



MUNICIPALITY OF ARRAN-ELDERSLIE

Council Meeting

MINUTES

Monday, December 9, 2024, 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: Christine Fraser-McDonald - Clerk
Julie Hamilton - Deputy Clerk
Scott McLeod - Public Works Manager
Carly Steinhoff - Recreation Manager
Pat Johnston - Chief Building Official - Present Electronically
Steve Tiernan - Fire Chief
David Munro - Interim Treasurer
Jennifer Isber-Legge - Economic Development &
Communications Coordinator
Emily Dance, CAO

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)

- I would like to thank everyone that helped with the Santa Claus Parade float and for all those who attended.
- There will be a Christmas Lights contest in Allenford as well as one for all of Arran-Elderslie which is sponsored by the AECBA.
- The Chesley East vs West Hockey game will take place on New Years at the Chesley Community Centre.
- There will be New Year's Eve dances in Paisley, Tara and Chesley.

3. Adoption of Agenda

Subsequent to further discussion, Council passed the following resolution:

361-24-2024

Moved by: Councillor Nickason

Seconded by: Councillor Penner

Be It Resolved that the agenda for the Council Meeting of Monday, December 9, 2024 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

6. Minutes of Previous Meetings

6.1 November 25, 2024 Regular Council Minutes

Subsequent to further discussion, Council passed the following resolution:

362-24-2024

Moved by: Deputy Mayor Shaw

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 November 25, 2024.

Carried

7. Business Arising from the Minutes

8. Minutes of Sub-Committee Meetings

9. Public Meeting(s)

10. Delegations

10.1 Paisley Artscape Society - Ken Cormack

Ken Cormack, Sandra Crockard and Mike Patterson made a presentation to Council.

The Paisley Street Sculpture Project (PSSP) is entering its 4th year and the Paisley Artscape Society (PAS) is seeking municipal support to expand the project from 2 sculpture bases to 4 sculpture bases. The PSSP provides for artists to loan sculptures to PAS for the summer in exchange for an honorarium. There are currently 2 large limestone bases located in

the gorgeous new gardens in front of the Paisley Memorial Community Centre.

They are looking for Council's approval to place their sculptures in the proposed locations. A decision by Council early in 2025 would be helpful to facilitate a Call For Artists in late January.

Sandra Crockard, on behalf of the Trinity Theatre and the Paisley Artscape Society, thanked Council and staff for their support for the Paisley 150 play.

Mayor Hammell noted that staff will bring back a report in the New Year.

10.2 Paisley Museum Update - Judy MacKinnon

Judy MacKinnon, Joan Lines and Carolyn Hodgins gave an update to Council regarding the Treasurer Chest Museum update.

The Friends of the Museum has had a busy three years. They are a small dedicated group of volunteers who help provide programs to the residents and visitors of Arran-Elderslie.

The group has a wish list:

- weather stripping
- software computer program for artifacts
- wall mount projector screen
- flooring for the gallery
- larger hot water tank

Judy noted that she is retiring as chair at the end of 2024. She has enjoyed her volunteer work and will continue as a "consultant".

Council thanked the group for their presentation and hard work and time spent on behalf of the museum. Staff will work to review the wish list and ensure that these issues are addressed.

10.3 Neoen (formerly Grey Owl) - Council Update

Brittany Morrison and Mario de Agüero gave Council an update on the Tara BESS project.

- Tara BESS, formerly Grey Owl Storage, is a 400-megawatt (MW), 1600-megawatt hour (MWh) battery energy storage system (BESS) proposed for development on 39 Concession Road 4, in the Municipality of Arran-Elderslie.
- Awarded a 20-year energy storage contract by the Ontario's Independent Electricity System Operator (IESO) in May 2024,

through the IESO's Long-term 1 (LT1) RFP procurement – one of ten BESS contracts awarded in the RFP.

- Tara BESS responds directly to Ontario's growing energy needs and 2050 energy procurement target, by adding grid capacity equivalent to the daily energy consumption of ~640,000 households in Ontario.
- Neoen Canada BESS 1 Inc. (Neoen) is now exclusively leading development of the Tara BESS project.
- Consultation for Tara BESS is underway.
- Neoen will consult rightsholders, stakeholders, landowners and occupants in the immediate vicinity, and the broader community.
- They will provide training to the Fire Department regarding this project.
- They will provide a Community Benefits Plan to include employment and vendor opportunities as well as art work and skills training.

Council thanked them for their presentation. Staff will continue to work with their group on this project.

11. Presentations

- Employee Long-term Service Awards (11:00 a.m.)
- Trevor Sweiger - 20- years
- Kevin Webb - 20 years
- Richard Pepper - 15 years
- Chris Legge - 15 years
- Len Phillipi - 10 years
- Chase McEwen - 10 years

12. Correspondence

12.1 Requiring Action

12.1.1 Resolution of Support for Township of Southgate - OPP Billing and the Call for Provincial Funding Support

Subsequent to further discussion, Council passed the following resolution:

363-24-2024

Moved by: Deputy Mayor Shaw

Seconded by: Councillor Penner

Be it Resolved that Council hereby notes and files this motion for information purposes.

Carried

12.2 For Information

Subsequent to further discussion, Council passed the following resolution:

364-24-2024

Moved by: Councillor Steinacker

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 Letter from Minister Calandra on Additional Residential Units

12.2.2 MMEWG Approved Minutes - September 12, 2024

12.2.3 Media Release - Minister of the Solicitor General - Ontario
Offsetting OPP Cost Increases for Small & Rural Municipalities

12.2.4 Correspondence from the Solicitor General

13. Staff Reports

13.1 Finance

13.1.1 SRFIN.24.23 - Request for Proposal Audit Services and Banking Services

Interim Treasurer, David Munro, responded to questions from Members of Council.

Subsequent to further discussion, Council passed the following resolution:

365-24-2024

Moved by: Councillor Hampton

Seconded by: Councillor Penner

Be It Resolved that Council hereby,

1. Receives for information Report SRFIN.24.23 – Request for Proposal Audit Services and Banking Services; and
2. Directs staff to draft a Request for Proposal for Audit Services for the 2026-2029 fiscal years with a two-year extension option to renew; and
3. Directs staff to draft a Request for Proposal for Banking Services.

Carried

13.1.2 SRFUN.24.22 2025 Budget Draft 3

Interim Treasurer, David Munro, responded to questions from Members of Council.

Subsequent to further discussion, Council passed the following resolution:

366-24-2024

Moved by: Councillor Steinacker

Seconded by: Councillor Nickason

Be It Resolved that Council hereby,

1. Approves the Final 2025 Budget Draft 3;
2. Directs staff to bring back a by-law at the next available Council meeting to bring force and effect to this budget.

Carried

13.2 Public Works

Council thanked Richard Pepper, Len Phillipi and Mark Faust for driving the Santa Claus Parade floats.

13.2.1 SRW.2024.18 Drainage Complaint – Les MacDonald

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

Subsequent to further discussion, Council passed the following resolution:

367-24-2024

Moved by: Deputy Mayor Shaw

Seconded by: Councillor Penner

Be It Resolved that Council hereby,

1. Receive Report SRW.2024.18 Drainage Complaint – Les MacDonald; and
2. That Staff be directed to provide a letter to Mr. MacDonald acknowledging receipt of the concern and the works completed by municipal staff.

Carried

13.3 Economic Development and Planning

13.3.1 SRECDEV.24.08 Downtown Revitalization 2024 Update

Economic Development & Communications Coordinator, Jennifer Isber-Legge, responded to questions from Members of Council regarding her information report.

13.4 Clerks

13.4.1 SRDPCLK.24.13 Approve Health and Safety Policy Manual

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

Subsequent to further discussion, Council passed the following resolution:

368-24-2024

Moved by: Deputy Mayor Shaw

Seconded by: Councillor Nickason

Be It Resolved that Council hereby,

1. Receives report SRDPCLK.24.13 Approve Health and Safety Policy Manual; and
2. Approves the revised Health and Safety Policy Manual and that a by-law be brought forward later in this meeting to bring force and effect to the same; and
3. Further that the Joint Health and Safety Committee be delegated the authority to review and make minor changes and updates to the Policies and Standard Operating Procedures as required to keep the manual up to date.

Carried

13.4.2 SRDPCLK.24.14 - DRAFT Municipal Flag and Proclamation Policy

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

Subsequent to further discussion, Council passed the following resolution:

369-24-2024

Moved by: Councillor Hampton

Seconded by: Councillor Steinacker

Be It Resolved that Council hereby,

1. Receives Report SRDPCLK.24.14 - DRAFT Municipal and Proclamation Policy; and
2. Directs staff to bring back a by-law to bring force and effect to the Municipal Flag and Proclamation Policy.

Carried

13.5 CAO

13.5.1 SRCAO.2024.13 - New Paisley Fire Hall and Public Works Servicing Tender

CAO Emily Dance responded to questions from Members of Council.

Subsequent to further discussion, Council passed the following resolution:

370-24-2024

Moved by: Councillor Nickason

Seconded by: Deputy Mayor Shaw

Be It Resolved that Council hereby,

1. Grants the New Paisley Fire Hall and Public Works Servicing tender to Dozlan Construction Corporation in the amount of \$890,545 plus HST and
2. Authorizes the appropriate By-law come forward on today's agenda to allow the project to move forward in a timely manner.

Carried

13.5.2 SRCAO.2024.14 – County of Bruce Planning Services MOU

CAO Emily Dance responded to questions from Members of Council.

Subsequent to further discussion, Council passed the following resolution:

371-24-2024

Moved by: Deputy Mayor Shaw

Seconded by: Councillor Penner

Be It Resolved that Council hereby,

1. Receives Report SRCAO.2024.14 County of Bruce Planning Services MOU, and
2. Approves entering into a Memorandum of Understanding for Planning Services with the County of Bruce, and that the appropriate By-law come forward to the January 13, 2025 meeting.

Carried

13.5.3 SRCAO.2024.15 - Payment in Lieu of Parking (2)

CAO Emily Dance responded to questions from Members of Council.

Subsequent to further discussion, Council passed the following resolution:

372-24-2024

Moved by: Deputy Mayor Shaw

Seconded by: Councillor Steinacker

Be It Resolved that Council hereby,

1. Receives Report SRCAO.2024.15 - Payment in Lieu of Parking (2)
2. Directs staff to bring back a by-law to bring force and effect to the Payment in Lieu of Parking Policy.

Carried

13.6 Building/Bylaw

13.7 Facilities, Parks and Recreation

13.8 Emergency Services

Chief Tiernan noted that the firefighters passed their Skill 2 tests.

14. Notice of Motion

15. Members Updates

Shaw:

Deputy Mayor Shaw attended the Grey Sauble Conservation Authority Board meeting, attended all parades, attended the Chesley Horticultural Christmas dinner, and will be attending a SMART meeting.

Hampton:

Councillor Hampton attended the Chesley Fire Board meeting.

Dudgeon:

Councillor Dudgeon was absent.

Steinacker:

Councillor Steinacker attended the Santa Claus parade

Penner:

Councillor Penner attended the Santa Claus parade.

Nickason:

Councillor Nickason attended the BASWR meeting.

Hammell:

Mayor Hammell attended the Chesley Fire Board meeting, all Santa Claus parades.

16. New Business

17. By-laws

17.1 By-law 61-2024 - Zoning By-law Amendment - Caley Grains Inc.

CAO Dance noted that on November 25, 2024 Council passed a resolution to approve the zoning request of Caley's Grain Inc., c/o Jim Caley at 4668 Bruce Road 3, to reduce the minimum lot area requirement for an agricultural lot of designated Rural in the County Official Plan and Agriculture in the Municipal Zoning Agriculture to facilitate the consent of a 0.78 hectare vacant lot.

There were concerns raised about a safe entrance off Concession 4 (Arran). The Manager of Public Works did a site inspection and confirms an entrance permit will be required and it will require engineered drawings to ensure the entrance is safe. This will be included as a requirement of the consent application.

Subsequent to further discussion, Council passed the following resolution:

373-24-2024

Moved by: Councillor Steinacker

Seconded by: Councillor Nickason

Be It Resolved that By-law No. 61-2024 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 61-2024 being a By-law to amend the Comprehensive Zoning By-law for the Municipality of Arran-Elderslie by changing from Agriculture 'A1' and Agriculture Special 'A1-26-2024' to Agriculture 'A1' and Agriculture Special 'A1-61-2024-H1' on the subject lands located at 4668 Bruce Road 3, geographic Township of Arran.

Carried

17.2 By-Law 66-2024 Amend the Health & Safety Policy Manual

374-24-2024

Moved by: Councillor Nickason

Seconded by: Councillor Steinacker

Be It Resolved that By-law No. 66-2024 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 66-2024 being a By-law to Amend the Health and Safety Policy and Procedure Manual for Employees of the Municipality of Arran-Elderslie.

Carried

17.3 By-Law 67-2024 Adopt the 2025 Fees and Charges

375-24-2024

Moved by: Councillor Nickason

Seconded by: Councillor Steinacker

Be It Resolved that By-law No. 67-2024 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 67-2024 being a By-law to Establish Fees and Charges for 2025.

Carried

17.4 By-law 68-2024 - Enter into a Commercial Lease Agreement with the Brockton & Area Family Health Team - Chesley Medical Clinic

Subsequent to further discussion, Council passed the following resolution:

376-24-2024

Moved by: Councillor Nickason

Seconded by: Councillor Dudgeon

Be It Resolved that By-law No. 68-2024 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 68-2024 being a By-law to enter into a Commercial Lease Agreement with the Brockton & Area Family Health Team - Chesley Medical Clinic.

Carried

17.5 By-law 69-2024 - Enter into a Commercial Lease Agreement with the Brockton & Area Family Health Team - Paisley Medical Clinic

Subsequent to further discussion, Council passed the following resolution:

377-24-2024

Moved by: Councillor Nickason

Seconded by: Councillor Dudgeon

Be It Resolved that By-law No. 69-2024 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 69-2024 being a By-law to enter into a Commercial Lease Agreement with the Brockton & Area Family Health Team - Paisley Medical Clinic.

Carried

17.6 By-law 70-2024 - Award a Tender Bid to Dozlan Construction

CAO Emily Dance responded to questions from Members of Council.

Subsequent to further discussion, Council passed the following resolution:

378-24-2024

Moved by: Councillor Steinacker

Seconded by: Councillor Penner

Be It Resolved that By-law No. 70-2024 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 70-2024 being a By-law to award a tender bid to Dozlan Construction Corporation in the amount of \$890,545 plus HST for the servicing of the Paisley Firehall and Public Works Facility.

Carried

18. Closed Session (if required)

- personal matters about an identifiable individual, including municipal or local board employees - personnel (2 items)
- a proposed or pending acquisition or disposition of land by the municipality or local board - Tara Cemetery Expansion
- advice that is subject to solicitor-client privilege, including communications necessary for that purpose - zoning compliance (2 items), insurance claim

379-24-2024

Moved by: Councillor Nickason

Seconded by: Councillor Dudgeon

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;

(X) personal matters about an identifiable individual, including municipal or local board employees - personnel (2 items)

(X) a proposed or pending acquisition or disposition of land by the municipality or local board - Tara Cemetery Expansion

() labour relations or employee negotiations;

- () litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board;
- (X) advice that is subject to solicitor-client privilege, including communications necessary for that purpose - zoning compliance (2 items), insurance claim
- () 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 Emily Dance and Clerk Christine Fraser-McDonald

Carried

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

Mayor Hammell confirmed that Council discussed only those matters identified in the motion to go into Closed Session.

Direction was given to staff regarding:

- Direction was given to staff regarding the personnel items.
- Staff direction was given concerning a proposed or pending acquisition or disposition of land by the municipality or local board regarding the Tara Cemetery Expansion.
- Direction was given to staff regarding the zoning compliance issues and insurance claim.

20. Confirming By-law

20.1 By-law 71-2024 - Confirming By-law

Subsequent to further discussion, Council passed the following resolution:

380-24-2024

Moved by: Councillor Nickason

Seconded by: Councillor Steinacker

Be It Resolved that By-law No. 71-2024 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 71-2024 being a By-law to confirm the proceedings of the Regular Council meeting of the Municipality of Arran-Elderslie held Monday, December 9, 2024.

Carried

21. Adjournment

Subsequent to further discussion, Council passed the following resolution:

381-24-2024

Moved by: Deputy Mayor Shaw

Seconded by: Councillor Penner

Be It Resolved that the meeting be adjourned to the call of the Mayor at 2:35 p.m.

Carried

22. List of Upcoming Council meetings

- January 13, 2025
- January 27, 2025
- February 10, 2025

Steve Hammell, Mayor

Christine Fraser-McDonald, Clerk