



MUNICIPALITY OF ARRAN-ELDERSLIE

Council Meeting

MINUTES

Monday, February 24, 2025, 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
Carly Steinhoff - Recreation Manager
Steve Tiernan - Fire Chief
Jennifer Isber-Legge - Economic Development &
Communications Coordinator
Emily Dance, CAO
Nathan Van Myall - Project Manager

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)

Mayor Hammell thanked Deputy Mayor Shaw for chairing the last Council meeting.

He also thanked the Arran-Elderslie plow drivers for all their work during the winter storm.

The Community Representation Survey - Ward vs At Large -Community Engagement has been extended to March 20th due to the winter storm, the open houses were postponed. The Community Open Houses will now be held on:

- Paisley Comm. Centre March 4 - 5-7 pm
- Tara Comm. Centre March 5 - 3-5 pm
- Chesley Municipal Office March 5 - 6-8 pm

Surveys are still available online or located at the Chesley, Paisley and Tara arenas as well as the Administration office with drop boxes available at those locations. Paper surveys are available at the Tara and Chesley libraries, but there are no drop boxes available there. There is also an after-hours drop box at the Administration Office in Chesley.

3. Adoption of Agenda

Subsequent to further discussion, Council passed the following resolution:

62-04-2025

Moved by: Councillor Hampton

Seconded by: Councillor Steinacker

Be It Resolved that the agenda for the Council Meeting of Monday, February 24, 2025 be received and adopted, as distributed by the Clerk.

Carried

4. Disclosures of Pecuniary Interest and General Nature Thereof

None declared at this time.

5. Unfinished Business

5.1 Chesley Ward Councillor Darryl Hampton - Notice of Motion

Councillor Hampton noted that this was to help maintain downtown core stores. These also need to be maintained. The municipality needs to use more tools to enforce property standards. He feels it is a tool to enforce landlords to maintain their properties as well as enhance the downtowns.

Councillor Steinacker seconded this motion and supported Councillor Hampton.

CAO Dance also noted that MPAC would need to be consulted on this proposal.

Council directed staff to prepare a report for the next available Council meeting which would include details such as:

- Staff capacity
- Tools available to implement empty storefront tax
- Trigger to Implement, definitions, pros and cons
- Specific to each town which stores would be impacted – current status at a high level general idea
- Maintenance of Buildings

- Enforcement

Subsequent to further discussion, Council passed the following resolutions:

63-04-2025

Moved by: Councillor Hampton

Seconded by: Councillor Steinacker

Whereas, the Municipality of Arran-Elderslie held a Public Information Session regarding Commercial (C1) Central Business District/Accessory Apartment Dwellings community meeting in Chesley on 06 February 2024 as such;

Whereas, upon further examination topics discussed included Planning Framework, Community Review, Influencing Factors and Potential Options;

Whereas, community members including store front owners, business owners, chamber of commerce members, service group members, etc., received a public and transparent form to discuss and consider community concerns and viewpoints.

Whereas, it was recognized during the Public Information Session on 06 February 2024 that there is an opportunity to make improvements to the Chesley downtown and to maintain the downtown cores of Paisley and Tara via implementation of a vacant storefront tax. The goal of such tax is to reduce long term vacant rates by discouraging commercial landlords from sitting on empty storefronts, thereby decreasing the total extent externalities that vacancies create for residents, pedestrians and other local neighbouring businesses.

Whereas, be it upon consideration of community group information, evidence and discussion it is recommended that council support implementation of a vacant storefront tax. Such a bylaw should consider the following parameters: Duration the store front has been empty, is/has the building & storefront been maintained is there advertising requesting occupancy of the vacant storefront, etc.

Whereby, be it upon consideration of community information, evidence and discussion it is recommended that council support implementation of a vacant store front tax in the villages of Paisley, Tara and in the Town of Chesley.

Tabled

64-05-2025

Moved by: Councillor Hampton

Seconded by: Councillor Steinacker

That Council direct staff to provide a staff report related the vacant store front tax, property standards and economic development process to encourage improvement to downtown storefronts with the goal to reduce long term vacant rates by discouraging commercial landlords from sitting on empty storefronts;

And further request input from the Community working groups and the Arran Elderslie Community and Business Association.

Details to include:

- Tools available to implement empty storefront tax
- Trigger to Implement, definitions, pros and cons
- Specific to each town which stores would be impacted – current status at a high level general idea
- Maintenance of Buildings

Carried

6. Minutes of Previous Meetings

6.1 February 10, 2025 Regular Council Minutes

Subsequent to further discussion, Council passed the following resolution:

65-04-2025

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 10, 2025.

Carried

7. Minutes of Sub-Committee Meetings

7.1 Chesley and Area Joint Fire Board Minutes - November 26, 2024

Subsequent to further discussion, Council passed the following resolution:

66-04-2025

Moved by: Councillor Hampton

Seconded by: Councillor Dudgeon

Be It Resolved that Council receives the Chesley and Area Joint Fire Board Minutes of November 26, 2024 for information purposes.

Carried

8. Presentations

8.1 MPAC - Anthony Fleming - Account Manager Grey and Bruce Counties - Municipal and Stakeholder Relations (virtual)

Anthony Fleming and Lynn Cunningham gave a presentation to Council which discussed Ontario's Property Assessment and Taxation System.

Council thanked the MPAC team for their presentation.

9. Correspondence

9.1 Requiring Action

9.1.1 Bruce County 2026 International Plowing Match - Cash Calendar Advertising Opportunity

Subsequent to further discussion, Council passed the following resolution:

67-04-2025

Moved by: Deputy Mayor Shaw

Seconded by: Councillor Nickason

Be it Resolved that the Council of the Municipality of Arran-Elderslie supports the request for advertising in the 2026 International Plowing Match Cash Calendar and that this be funded from Account 01-7410-4301.

Carried

9.2 For Information

Subsequent to further discussion, Council passed the following resolution:

68-04-2025

Moved by: Councillor Dudgeon

Seconded by: Councillor Hampton

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

9.2.1 AMO Conference Registration

9.2.2 Tara Battery (BESS) Community Notice

10. Staff Reports

10.1 Emergency Services

10.1.1 FIRE.2025.03 - Chesley and Area Pre-Construction Meeting
Pumper Truck Additions

Fire Chief, Steve Tiernan, responded to questions from Members of Council.

He noted that fire attended six car accidents in five hours during the storm. There were several people that were billeted in Tara due to the closed roads.

Interviews are concluding tonight for new recruits. Several are already certified.

Subsequent to further discussion, Council passed the following resolution:

69-04-2025

Moved by: Councillor Hampton

Seconded by: Councillor Dudgeon

Be It Resolved that Council hereby approve Report - FIRE.2025.03 - Chesley and Area Pre-Construction Meeting Pumper Truck Additions; and

Approve the additional items to the Chesley Pumper truck to be delivered in 2026;

And further directs that the resolution be forwarded to the Township of Chatsworth Council for their consideration.

Carried

10.2 Building/Bylaw

10.3 Public Works

10.4 Facilities, Parks and Recreation

10.5 Finance

10.6 Economic Development

10.6.1 ECDEV-2025-06 - Refreshment Vehicle By-Law

CAO Emily Dance responded to questions from Members of Council.

Council directed staff to investigate setbacks from other restaurants, parking etc.

Subsequent to further discussion, Council passed the following resolution:

70-04-2025

Moved by: Councillor Steinacker

Seconded by: Councillor Dudgeon

Be It Resolved that Council hereby approves Report ECDEV.2025-06 – Refreshment Vehicle By-Law;

And directs staff to provide information on including provisions to locations to an existing restaurant and provisions related to exemptions for community events

Carried

10.7 Clerks

10.7.1 CLKS.2025.09 – Ward vs At-Large Election System Engagement

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

Subsequent to further discussion, Council passed the following resolution:

71-04-2025

Moved by: Councillor Hampton

Seconded by: Councillor Steinacker

Be It Resolved that Council receives CLKS.2025.09 - Ward vs At-Large Election System Engagement Report for information purposes.

Carried

10.7.2 CLKS-2025-07 Sidewalk Encroachment Policy

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

Subsequent to further discussion, Council passed the following resolution:

72-04-2025

Moved by: Councillor Hampton

Seconded by: Deputy Mayor Shaw

Be It Resolved that Council approves report CLKS-2025-07 Sidewalk Encroachment Policy and directs staff to bring forwards Sidewalk Encroachment Policy for consideration.

Carried

10.7.3 CLKS.2025.10 – Paisley LCBO Lease Renewal

Subsequent to further discussion, Council passed the following resolution:

73-04-2025

Moved by: Councillor Hampton

Seconded by: Councillor Steinacker

Be It Resolved the Council receives Report CLKS.2025.10 – Paisley LCBO Lease Renewal;

And further that a by-law be brought back to the next available Council meeting to bring force and effect to this lease agreement.

Carried

10.8 CAO

11. Notice of Motion

12. Members Updates

Shaw:

Deputy Mayor Shaw attended a SMART meeting.

Hampton:

Councillor Hampton attended the Fire Board meeting on February 11, 2025.

Dudgeon:

Councillor Dudgeon had nothing to report.

Steinacker:

Councillor Steinacker had nothing to report.

Penner:

Councillor Penner attended a SVCA meeting.

Nickason:

Councillor Nickason noted that the BASWR meeting was rescheduled.

Hammell:

Mayor Hammell attended County Council.

13. By-laws

14. Closed Session (if required)

Subsequent to further discussion, Council passed the following resolution:

74-04-2025

Moved by: Councillor Nickason

Seconded by: Councillor Hampton

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;
- () 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.

(x) education or training - training for property standards committee

Staff Authorized to Remain:

CAO Emily Dance, Clerk Christine Fraser-McDonald

Item 1 - CAO Emily Dance, Clerk Christine Fraser-McDonald, Deputy Clerk Julie Hamilton

Carried

15. Resolution to Reconvene in Open Session

Subsequent to further discussion, Council passed the following resolution:

75-04-2025

Moved by: Councillor Hampton

Seconded by: Councillor Nickason

Be It Resolved That Council of the Municipality of Arran-Elderslie does now return to the Open Session at 11:53 a.m.

Carried

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

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

Council participated in an educational session regarding the Property Standards Committee.

17. Confirming By-law

17.1 Confirming By-law 16-2025

Subsequent to further discussion, Council passed the following resolution:

76-04-2025

Moved by: Councillor Hampton

Seconded by: Councillor Nickason

Be It Resolved that By-law No.16-2025 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 16-2025 being a By-law to confirm the proceedings of the Regular Council meeting of the Municipality of Arran-Elderslie held Monday, February 24, 2025.

Carried

18. Adjournment

Subsequent to further discussion, Council passed the following resolution:

77-04-2025

Moved by: Deputy Mayor Shaw

Seconded by: Councillor Penner

Be It Resolved that the meeting be adjourned to the call of the Mayor at 11:55 a.m.

Carried

19. List of Upcoming Council meetings

- March 10, 2025
- March 24, 2025
- April 14, 2025

Steve Hammell, Mayor

Christine Fraser-McDonald, Clerk