



MUNICIPALITY OF ARRAN-ELDERSLIE

Council Meeting

AGENDA

Meeting Number 04-2023
Monday, February 27, 2023, 9:00 a.m.
Council Chambers
1925 Bruce Road 10, Chesley, ON

Pages

1. Call to Order
2. Mayor's Announcements (If Required)
3. Adoption of Agenda
4. Disclosures of Pecuniary Interest and General Nature Thereof
5. Unfinished Business
6. Minutes of Previous Meetings
 - 6.1 February 13, 2023 Regular Council Minutes 1
7. Business Arising from the Minutes
8. Minutes of Sub-Committee Meetings
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) 15
10. Delegations
 - 10.1 Chesley Hospital Community Action Committee

Brenda Scott and Hazel Pratt will present their communication campaign to support our local hospital.

11.	Presentations	
11.1	Realtax - Tax Registration and Sale - Carolynn Kent, Operations Manager	63
11.2	MPAC - Assessment 101 - Anthony Fleming, Account Manager - Grey Bruce Counties	76
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,	92
12.2	For Information	
12.2.1	Saugeen Valley Conservation Authority - Board Minutes January 19, 2023	103
13.	Notice of Motion	
14.	Members Updates	
15.	New Business	
15.1	Council Member Appointment to the South Bruce Safe Communities Committee	111
16.	By-laws	
17.	Closed Session (if required)	
18.	Resolution to Reconvene in Open Session	
19.	Adoption of Recommendations Arising from Closed Session (If Any)	
20.	Adoption of Closed Session Minutes	
21.	Confirming By-law	
21.1	By-law 13-2023 - Confirming By-law	124
22.	Adjournment	

23. List of Upcoming Council meetings

March 7, 2023 - Special Council Meeting (6:00 p.m.)

March 13, 2023

March 27, 2023

April 11, 2023



MUNICIPALITY OF ARRAN-ELDERSLIE

Council Meeting

MINUTES

Meeting Number 03-2023

Monday, February 13, 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 Brian Dudgeon
Councillor Moiken Penner
Councillor Peter Steinacker

Council Absent: Councillor Darryl Hampton

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
Chris Legge - Water/Sewer Foreperson

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 noted that February is Black History Month, February 15th is Agriculture Day in Canada, February 20th is Family Day and the Administration Office will be closed.

February 22nd is a Special Council meeting for the 2023 Budget starting at 6:00 p.m.

3. Adoption of Agenda

The Clerk requested an amendment to the Agenda to allow the OPP to address Council as the first presentation.

Council passed the following resolution:

42-03-2023

Moved by: Councillor Dudgeon

Seconded by: Deputy Mayor Shaw

Be It Resolved that the agenda for the Council Meeting of Monday, February 13, 2023 be received and adopted, as distributed by the Clerk as amended.

Carried

4. Disclosures of Pecuniary Interest and General Nature Thereof

None at this time.

5. Unfinished Business

5.1 Paisley Dyke Repairs

Subsequent to further discussion, Council passed the following resolution:

43-03-2023

Moved by: Deputy Mayor Shaw

Seconded by: Councillor Nickason

THAT the Municipality of Arran-Elderslie Council support the remainder of the Paisley Dyke Repair project, proposed by Saugeen Valley Conservation Authority; and

THAT Council supports the Saugeen Valley Conservation Authority in making an application to the Water and Erosion Control Infrastructure funding program for the Paisley Dyke Repair project; and

THAT the Municipality is prepared to pay its municipal share of the project costs, at \$14,828.50 should the project be funded by the Water and Erosion Control Infrastructure Program; and

THAT the Municipality is also prepared to pay its proportionate share of the Paisley Dyke Stability Assessment for a total of \$13,745.00.

FURTHER THAT should SVCA be unsuccessful in obtaining funding from the Water and Erosion Control Infrastructure Program, the Municipality is prepared to pay for the project in its entirety at \$29,657.

Carried

6. Minutes of Previous Meetings

Subsequent to further discussion, Council passed the following resolution:

44-03-2023

Moved by: Deputy Mayor Shaw

Seconded by: Councillor Steinacker

Be It Resolved that the Council of the Municipality of Arran-Elderslie adopt the minutes of the Regular Council Session held January 30, 2023.

Carried

7. Business Arising from the Minutes

None.

8. Minutes of Sub-Committee Meetings

8.1 SMART Board Minutes - October 28, 2023

Subsequent to further discussion, Council passed the following resolution:

45-03-2023

Be It Resolved that Council receives the SMART Board minutes of October 28, 2022 for information purposes.

9. Public Meeting(s)

None.

10. Delegations

None.

11. Presentations

11.1 B.M. Ross & Associates Limited - Bridge Infrastructure Master Plan

Kelly Vader and Ken Lotenberg gave their report to Council.

Arran-Elderslie maintains 64 bridges and the the Infrastructure Master Plan is considering outcomes for only 17 of the oldest crossings in the Municipality.

The 17 bridges were evaluated resulting in the following alternatives:

- Replace or repair all of the crossings, as required. This option means that each crossing would be either repaired or replaced, and none would be retired (closed).
- Alternative 2 – Close some crossings and either replace or repair the remaining crossings. This option means that several bridges, will eventually be closed to traffic and removed, while the remaining crossings will be either repaired or replaced.

- Alternative 3 – Do Nothing. The do nothing option, is a consideration during any Master Plan Class EA process. This option would propose that no commitment is made either way and improvements or changes to address problems will continue to be made on a case by case basis.

The cost to replace the 17 bridges is 28 million.

The next steps are:

- to select a preliminary preferred approach
- Seek Additional Input from Residents, Agencies & First Nations
- Public Information Meeting
- Based on Feedback, Confirm a Preferred Approach
- Finalize Master Plan Report
- Select a Phasing Timeline
- Can be Modified as Bridge Conditions Change over Time
- Publish Notice of Master Plan Completion

Council thanked the engineers for their presentation.

Council directed the engineers to move forward with Alternative # 2 to repair and eventually close some crossings.

The public will be notified in this regard and they will be able to comment on these projects.

11.2 Ontario Provincial Police - Inspector Krista Miller

Ontario Provincial Police Inspector, Krista Miller and Staff Sergeant Ryan Olmstead, presented their report to Council.

She noted that violent crimes were up 24.6%, while property crimes had increased 36.8%.

Clearance rates had dropped by 5.3% and in 2022 there were 126 traffic accidents.

- Total Calls for Service – 1,163 (1,015)
- Total hours – 5,812 (4,831)
- Traffic Stops (SB) – 2629 as of the end of November
- Big Four Charges (SB) – 1258
- Criminal Code Charges (SB) - 1066

She noted that there was a large increase in Crimes Against Another Person which went from 9 in 2021 to 28 in 2022.

South Bruce OPP officers dedicated many hours to monitoring and responding to the Freedom Convoys both locally, regionally and provincially. Their Provincial Liaison Team proved invaluable with all the Convoys planned in the South Bruce area.

Julie Robinson, a Mental Health nurse, was assigned to South Bruce OPP. This model involves her riding with an officer attending any call for service within the South Bruce catchment area that has a mental health or addictions

component to it. Since the inception of MCRT at the end of November 2022, she has responded to 30 calls for service with our officers and completed 12 after the fact referrals. Thirteen individuals were diverted away from unnecessary Emergency Room visits and were provided appropriate resources.

On November 15, 2022, members of the OPP, Community Street Crimes Unit (CSCU), OPP West Region Emergency Response Team (ERT), OPP Tactics and Rescue Unit (TRU), OPP Canine and South Bruce OPP executed a search warrant at a property along Concession 4 in Arran Township. Police seized a large quantity of stolen property. The list of recovered items includes: a Ford F150 pick-up truck, a Dodge Ram pick-up truck, a Dodge Charger, a Ski-Doo GSX snowmobile, 2 Polaris snowmobiles, a Honda TRX All-Terrain Vehicle (ATV), a Triton snowmobile trailer, a Stihl concrete saw, a Rolair air compressor, 9 Rifles, 2 Shotguns, a Crossbow with night vision scope, 2 antique pistols, 2 pellet rifles and a large quantity of ammunition. The value of the recovered stolen property is estimated to be more than \$89,700. Police also seized a large quantity of Methamphetamine. The estimated street value of \$11,140. Two individuals were taken into custody during the warrant. A third was arrested and charged at a later time.

Council thanked Ontario Provincial Police Inspector, Krista Miller and Staff Sergeant Ryan Olmstead for their presentation.

12. Correspondence

12.1 Requiring Action

12.1.1 Chesley & District Horticultural Society

The Chesley & District Horticultural Society is hosting the OHA District 8 Annual General Meeting on April 15, 2023 in Chesley.

One hundred (100) visitors are expected to arrive in our community on that day. The Society is looking for gift bag items like pens, lapel pins, and Chesley brochures to give their guests.

46-03-2023

Moved by: Councillor Dudgeon

Seconded by: Councillor Penner

Be it Resolved that Council hereby directs staff to donate 100 pens to the Chesley & District Horticultural Society for their OHA District 8 Annual General Meeting on April 15, 2023 in Chesley.

12.2 For Information

Subsequent to further discussion, Council passed the following resolution:

47-03-2023

Moved by: Deputy Mayor Shaw

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 Bruce County - Bill 23

12.2.2 Clean Energy Frontier - February Newsletter

12.2.3 Rick Byers, MPP - Media Release

13. Staff Reports

13.1 CAO/Clerks

13.1.1 SRCLK.2023.01 – Establishment of an Updated Code of Conduct for Members of Council and Local Boards and Updated Council and Staff Relations Policy

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

A by-law will be brought forward to the next available Council meeting to adopt the new policies.

13.2 Finance

13.2.1 SRFIN.23.08 2023 Operating and Capital Budget – 3rd Draft

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

The municipal budget for operations in 2023 reflects an increase of \$456,285 which requires a tax rate increase of 6.0%. With Council

endorsement of Draft #3 of the Operating and Capital Budget, the Municipality of Arran-Elderslie has achieved a balanced budget.

Subsequent to further discussion, Council passed the following resolution:

48-03-2023

Moved by: Councillor Steinacker

Seconded by: Deputy Mayor Shaw

Be It Resolved that Council hereby,

1. Supports the 3rd Draft of the 2023 Operating and Capital Budget for presentation at the public meeting scheduled for Wednesday, February 22, 2023; and
2. Directs staff to bring forward the final budget and corresponding tax rate by-law on February 27, 2023.

Carried

13.3 Public Works

Works Manager Scott McLeod noted that the Good Roads registration closes this week.

The back roads have pot holes due to the weather. The Works Department is out with the graders.

The engineers would like to schedule a meeting regarding Hamilton Street during the week of February 27th.

13.3.1 SRW.23.02 Community Safety Zone - Paisley Detour Route

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

Subsequent to further discussion, Council passed the following resolution:

52-03-2023

Moved by: Deputy Mayor Shaw

Seconded by: Councillor Nickason

Be It Resolved that Council hereby,

1. Supports Staff's recommendation to reduce the rate of speed for the detour route to 30 km/hr and designate the route as a Community Safety Zone;

2. Approve a by-law to enact the recommendations;
3. Authorizes Staff to proceed with purchasing the signage necessary in accordance with the Highway Traffic Act requirements; and
4. Direct staff to provide a copy of the Bylaw to the Ontario Provincial Police.

Carried

13.3.2 SRW.23.03 Municipal Fleet Review

53-03-2023

Moved by: Councillor Nickason

Seconded by: Councillor Penner

Be It Resolved that Council hereby,

1. Direct Staff to continue with the current practice of acquiring municipal vehicles through future purchase rather than leasing in accordance with municipal procurement policy; and
2. Continue to budget for these purchases as required in the annual Capital Budget process.

Carried

13.4 Building/Bylaw

None.

13.5 Facilities, Parks and Recreation

13.5.1 SRREC.23.03 Municipal Office Lower-Level Renovation

Recreation Manager, Carly Steinhoff, responded to questions from Members of Council.

Subsequent to further discussion, Council passed the following resolution:

49-03-2023

Moved by: Councillor Dudgeon

Seconded by: Councillor Nickason

Be It Resolved that Council hereby,

1. Accept the proposal from Domm Construction Ltd. in the amount of \$59,004.08, inclusive of applicable taxes for the Municipal Office Lower-Level Renovation;
2. To authorize 2023 pre-budget approval for the additional costs associated with this project; and
3. That the additional funds requested in 2023 of \$50,000 be financed by the OPG Reserve #7134.

Carried

13.5.2 Proposed 2023 Grant Application Submissions

Recreation Manager, Carly Steinhoff, responded to questions from Members of Council.

Subsequent to further discussion, Council passed the following resolution:

50-03-2023

Moved by: Councillor Penner

Seconded by: Councillor Steinacker

Be It Resolved that Council hereby,

1. Direct staff to submit to the RED Grant program for upgrades to the Allenford Community Park.
2. Direct staff to investigate and/or submit a grant application to the Legacy Fund – Building Communities through Arts and Heritage for the Paisley Library renovation/extension.

Defeated

51-03-2023

Moved by: Deputy Mayor Shaw

Seconded by: Councillor Dudgeon

1. Direct staff to submit to the RED Grant program for upgrades to the Allenford Community Park.
2. Direct staff to investigate the Legacy Fund Grant– Building Communities through Arts and Heritage for suitable projects in Paisley.

Carried

13.6 Emergency Services

Chief Tiernan noted that the application process for volunteer firefighters had closed with 21 applicants.

Staff received a letter from Bill Walker regarding a donation to the Paisley Fire Department in appreciation of an act of kindness by Don McCullough, a member of the Paisley Station.

13.7 Economic Development and Planning

None.

14. Notice of Motion

None.

15. Members Updates

Shaw:

Deputy Mayor Shaw attended the SMART Board meeting, met with the Bruce County Economic Development Officer regarding branding, and attended the housing forum.

Hampton:

Councillor Hampton was absent.

Dudgeon:

Councillor Dudgeon had nothing to report.

Steinacker:

Councillor Steinacker was unable to attend the housing meeting in Walkerton, he also feels that speeding in the urban areas needs to be addressed more in-depth by the OPP.

Penner:

Councillor Penner nothing to report.

Nickason:

Councillor Nickason had nothing to report.

Hammell:

Mayor Hammell attended the Tara and Chesley branding meetings and attended the housing forum. There is a hospital update this Friday morning.

16. New Business

16.1 Request for Changes to the OMAFRA Tile Drainage Program

Councillor Brian Dudgeon noted that he had requested staff to bring this motion forward.

54-03-2023

Moved by: Councillor Dudgeon

Seconded by: Councillor Nickason

WHEREAS installing tile drainage is a very common land improvement practice among farmers in Ontario and provides many benefits that allow for increased yields, improved soil conditions and reduces the risk of crop losses;

WHEREAS the Municipality of Arran-Elderslie is proud of its strong agricultural heritage and continues to thrive as a growing agricultural leader;

WHEREAS the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) provides landowners in a municipality in Ontario that are planning to install a tile drainage system on their agricultural land with the option for a tile loan under the OMAFRA Tile Loan Program;

WHEREAS the cost of installing a tile drainage system has increased exponentially over the years with the average cost per acre reaching \$2000 and beyond, coupled with the rising cost per acre of farmland further strengthening the need to invest in the lands to maximize profit realizations;

WHEREAS the OMAFRA Tile Drainage Loan Program allows for a loan of up to seventy-five percent of eligible costs to install a tile drainage system to a maximum of fifty-thousand dollars in any fiscal year, to an individual, as an individual, or in their role in a partnership or corporation;

WHEREAS the fifty-thousand dollar maximum has not been increased since 2004 at which time it was increased from twenty-thousand dollars to the current fifty-thousand dollar maximum;

WHEREAS the Ontario Federation of Agriculture requested an increase to the maximum annual loan amount to \$100,000 in 2021 and no changes to the program have been realized from that request;

WHEREAS the Council of the Municipality of Arran-Elderslie urges the Ontario Ministry of Agriculture, Food and Rural Affairs to review the provisions of the Tile Loan Program to consider the economic changes that have occurred since the last review was undertaken nineteen years ago in 2004 and consider increasing the maximum loan amount to \$125,000;

WHEREAS the Council of the Municipality of Arran-Elderslie further urges the Ontario Ministry of Agriculture, Food and Rural Affairs to commit to

regular reviews of the program to ensure it remains in line with the current economic conditions; and

NOW THEREFORE, be it resolved, that a copy of this resolution be forwarded to the Honorable Doug Ford, Premier of Ontario, Honorable Lisa M. Thompson, Minister of Agriculture, Food and Rural Affairs, Rick Byers, MPP Grey-Bruce- Owen Sound, the Rural Ontario Municipal Association (ROMA), the Ontario Federation of Agriculture, and all municipalities in Grey and Bruce Counties.

Carried

17. By-laws

17.1 By-law 09-2023 - Appoint an Integrity Commissioner

Subsequent to further discussion, Council passed the following resolution:

55-03-2023

Moved by: Councillor Penner

Seconded by: Deputy Mayor Shaw

Be It Resolved that By-law No. 09-2023 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 09-2023 being a By-law to appoint an Integrity Commissioner for the term of February 13, 2023 to December 31, 2026.

Carried

17.2 By-law 10-2023 - Extend Garbage Collection Contract

Subsequent to further discussion, Council passed the following resolution:

56-03-2023

Moved by: Councillor Dudgeon

Seconded by: Councillor Nickason

Be It Resolved that By-law No. 10-2023 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 10-2023 being a By-law to enter into an Agreement with Bruce Service Sales and Rentals Inc. to provide the collection and disposal of garbage material, within the Municipality of Arran-Elderslie.

Carried

17.3 By-Law 11-2023 Designate a Community Safety Zone for the duration of the Teeswater Bridge Replacement Project

57-03-2023

Moved by: Deputy Mayor Shaw

Seconded by: Councillor Penner

Be It Resolved that By-law No. 11-2023 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 11-2023 being a By-law to designate a Community Safety Zone for the duration of the Teeswater Bridge Replacement Project

Carried

18. Closed Session (if required)

19. Resolution to Reconvene in Open Session

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

None.

21. Adoption of Closed Session Minutes

None.

22. Confirming By-law

22.1 By-law 11-2023 - Confirming By-law

Subsequent to further discussion, Council passed the following resolution:

58-03-2023

Moved by: Councillor Nickason

Seconded by: Deputy Mayor Shaw

Be It Resolved that By-law No. 12-2023 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 12-2023 being a By-law to confirm the proceedings of the Regular Council meeting of the Municipality of Arran-Elderslie held Monday, February 13, 2023.

Carried

23. Adjournment

Subsequent to further discussion, Council passed the following resolution:

59-03-2023

Moved by: Councillor Steinacker

Seconded by: Councillor Nickason

Be It Resolved that the meeting be adjourned to the call of the Mayor at 3:15 p.m.

Carried

24. List of Upcoming Council meetings

- February 22, 2023 - Special Council Meeting - 2023 Budget
- February 27, 2023
- March 13, 2023
- March 27, 2023

Steve Hammell, Mayor

Christine Fraser-McDonald, Clerk



Planning Report

To: Municipality of Arran-Elderslie Council

From: Jack Van Dorp, Manager of Land Use Planning

Date: February 27, 2023

Re: Local Official Plan Amendment - L-2022-011 and
Zoning By-law Amendment Z-2022-104 (Woods Morley)

Recommendation:

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

That Council adopt Official Plan Amendment Number L-2022-011 by Alicia Woods & Dan Morley, and the necessary by-law be forwarded to County Council for approval.

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

Summary:

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.

Airphoto



Site Plan

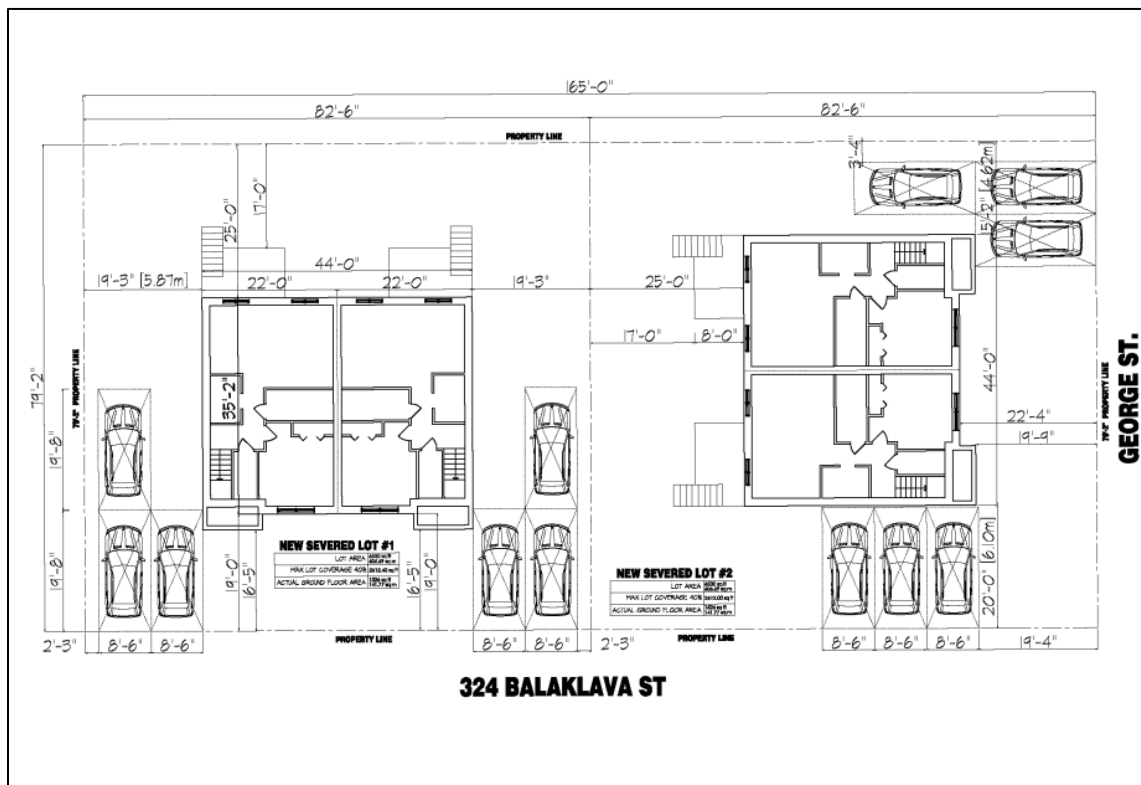




Image of Existing Structure



Planning Analysis:

The following section provides an overview of the planning considerations that were factored into the staff recommendation for this application, including relevant agency comments (attached), public comments (attached), and planning policy sections.

Overview

The lands are situated at 324 Balaklava Street in Paisley, at the intersection of Balaklava Street and George Street South. The property currently contains a dwelling and a detached garage. The property is approximately 1,214 m². The lands are within a residential neighbourhood consisting of predominantly single-detached homes. The Paisley Missionary Church is directly across the street to the south.

The proponent is proposing to sever the lot in half such that each lot is approximately 607 m². The existing structures on the land are proposed to be demolished. A 4-unit dwelling is proposed on each of the lots for a total of 8 units.

The proposal involves three applications under the Planning Act:

1. A Consent application is required to sever the lots. The County of Bruce is the approval authority for land division. A decision has not yet been made on the consent application.
2. An amendment to the Municipality of Arran-Elderslie Official Plan is required to permit a density of 66 units per gross hectare. Section 3.1.7.a limits density within the Residential designation to 48 units per gross hectare.
3. An Amendment to the Municipality of Arran-Elderslie Zoning Bylaw is required to rezone the lands from Residential: Low Density Multiple 'R2' to Residential: Medium Density Special 'R3-14-2023'. Special site-specific provisions are required to:
 - a. To permit a 'Dwelling Multiple' without common access.
 - b. To permit a minimum lot area per unit of +/- 151.7 m². (Section 10.4.1 requires 155 m²)
 - c. To permit a lot frontage of +/- 6.25 m and +/- 6.03 m per unit. (Section 10.4.2 requires a Lot Frontage of 7.5 m per unit).
 - d. To permit a front yard setback of +/- 5.7 m for the retained parcel (the westerly parcel)
 - e. To permit six (6) parking spaces for four (4) units (Section 3.27.1 requires 8 spaces)
 - f. To permit a parking space width of +/- 2.6 metres (Section 3.27.4.1 Size and Accessibility of Parking Spaces requires a parking space width of 2.75 metres)

Housing

Paisley is designated by the County's Official Plan as a Primary Urban Community, where a majority of the Municipality's anticipated growth is expected to occur. As a growth centre

within the County, Paisley requires a range of housing types and tenures to provide housing for residents of all ages and socio-economic backgrounds.

The Arran Elderslie Official Plan establishes a target of 30% of all new residential development to be rental units. The proposed residential development would contribute to this target by adding eight rental units to Paisley's overall housing supply, while also adding to the mix of housing forms in the area.

Density and Compatibility

Appropriate density is an important factor in the function of a neighbourhood. The Arran-Elderslie Official Plan classifies buildings with four or more units as 'Medium Density Residential' and limits this form of development to 48 units per gross hectare. However, government-sponsored developments are permitted to a density of 100 units per gross hectare.

The proposed development is not government-sponsored and therefore does not conform to the Municipality's Official Plan. The application proposes a site-specific amendment to permit a density representing 66 units per gross hectare.

Many of the public comments received raised concerns regarding the density of the proposed development relative to the low density of the surrounding neighbourhood which consists predominantly of single-detached dwellings.

In evaluating the appropriateness of the proposed density, it is important to assess the development in the context of its compatibility with the adjacent lands. Compatible means being able to co-exist with the nearby built form without causing undue adverse impacts e.g. dwarfing of buildings, shadowing, and increased traffic/noise. In this regard, the Municipality's Official Plan has criteria for evaluating a medium-density residential proposal. The criteria are:

- a. The development shall be compatible with existing land uses in the immediate area and the general built form of surrounding buildings;
- b. Adequate off-street parking and appropriate access and circulation for vehicular traffic, including emergency vehicles shall be required;
- c. Adequate buffering from abutting uses shall be provided;
- d. Suitable landscaping, lot grading, and stormwater management/drainage shall be provided;
- e. Suitable on-site open space shall be provided in relation to the size and nature of the development;
- f. Water supply and sewage disposal services shall be provided in accordance with Section 5.4.1.

The proposed development meets the criteria noted above. The built form and massing, being a 2.5-story structure of similar size to the homes in the area represents 'gentle density'. Such developments are typically characterized as infill developments that compliments the existing neighbourhood.

With respect to parking, the proposed development aims to provide six parking spots per building, whereas the zoning bylaw requires eight parking spots. The number of parking spots proposed is aligned with the number total number of bedrooms per building. The number of parking spaces is adequate for the development is provides additional open space.

The proposal is buffered from abutting residential uses through spatial separation. The structures exceed the rear yard and side yard setback of both the existing Residential: Low Density Multiple (R2) zone as well as the Residential: Medium Density (R3) zone. The proponent has agreed to vegetation to augment the spatial separation between the proposed development and abutting residential uses. There is an existing fence along a portion of the northern property line.

The proposed Zoning Bylaw Amendment contains provisions requiring a 'Planting Area/Visual Screening' along the westerly and northerly lot lines to mitigate against privacy impacts with the neighbours. Grading and drainage plans for this scale of development are typically reviewed through the building permit process.

The site contains adequate outdoor amenity space for the proposed number of apartment units. Approximately 62% of the site is proposed to be open space, exceeding the requirements of the Residential: Medium Density (R3) zone.

It is noted that recent changes to the Planning Act through Bill 23 encourage infill developments such as this proposal. Bill 23 removes municipal scope to prohibit less than two Additional Residential Units in addition to the principal dwelling unit on serviced urban lots. Were this proposal to propose 4 lots, each with a semi-detached dwelling or a townhouse, a similar or greater number of units could be constructed.

Traffic

Access to the proposed retained parcel is provided by Balaklava Street, while access to the severed lot is provided by George Street South. Several public comments cite concerns about increased traffic and potential safety issues due to a lack of sidewalks. While the development will result in a marginal increase in traffic, it is not anticipated to result in adverse traffic impacts on the local street network. The local street infrastructure is anticipated to be able to accommodate the number of trips generated from the proposed development. The Public Works Director has indicated no concerns with the driveway configuration but has noted that on street parking is prohibited within 9 metres of the intersection.

Efficient use of Lands and Resources

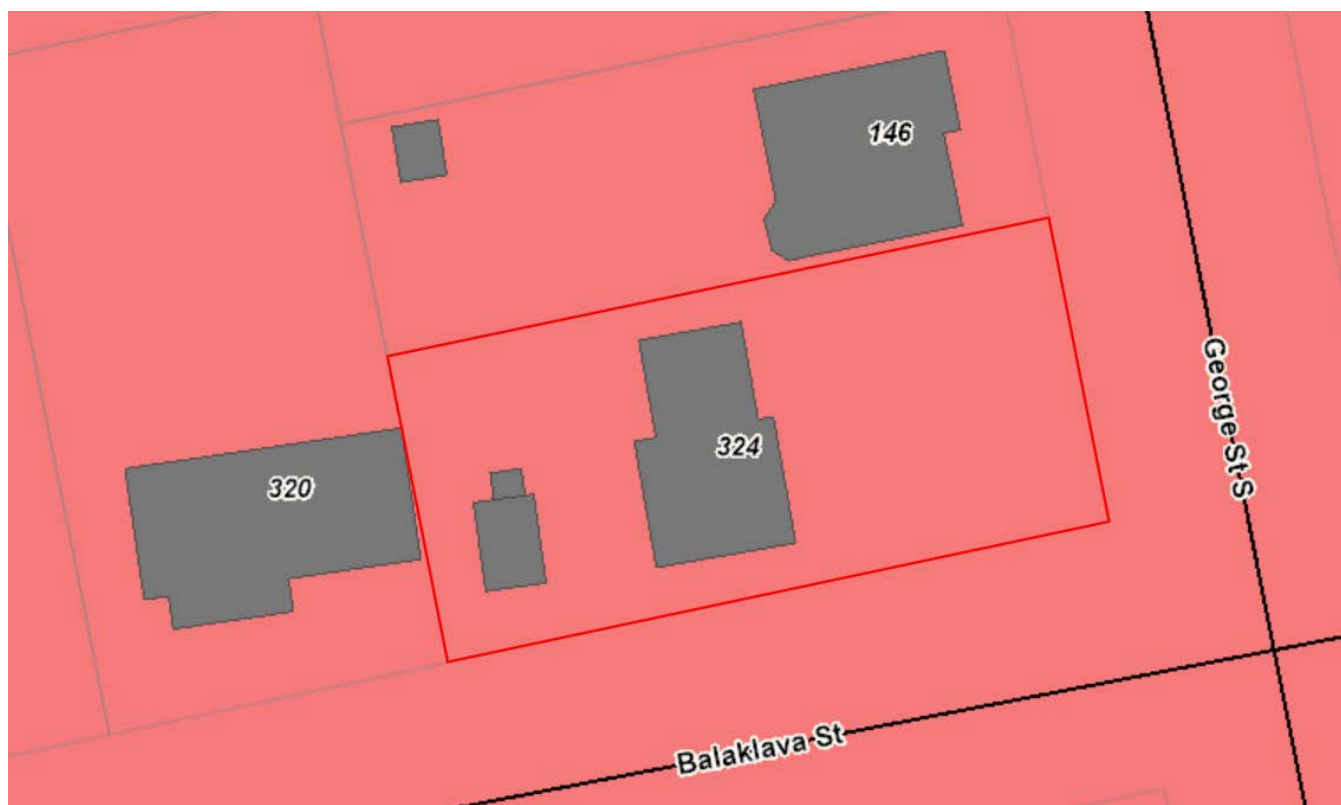
The addition of 8 new residential units by the proposed infill development makes an efficient use of municipally serviced land within Paisley. The units provide the Municipality with additional rental supply without costly new municipal road, water, or sewer improvements. The property is near located close to Paisley's commercial core, as we all as community

facilities including Paisley Central School, Paisley & Area Health Clinic, places of worship, and nearby parks and trails.

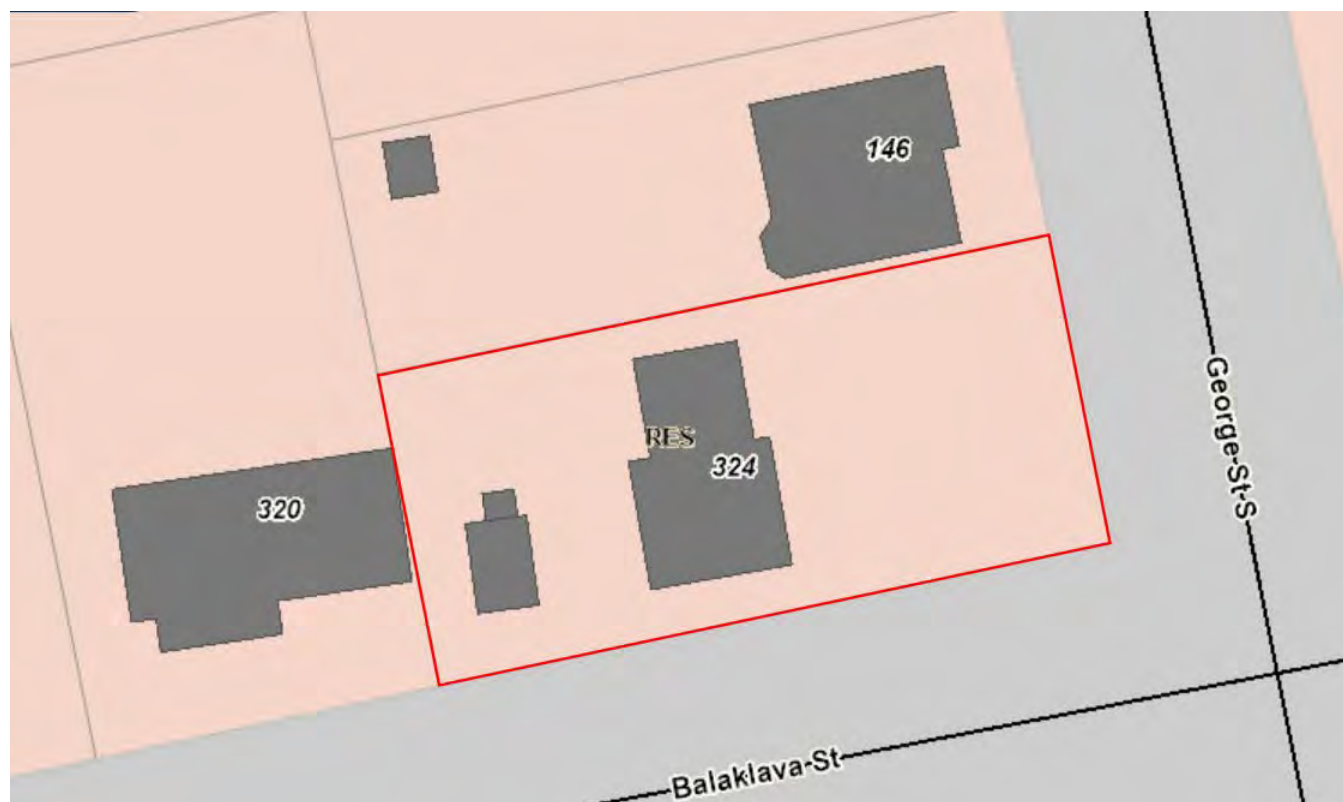
Appendices

- County Official Plan Map
- Local Official Plan Map
- Local Zoning Map
- List of Supporting Documents and Studies
- Agency Comments
- Public Comments
- Public Notice

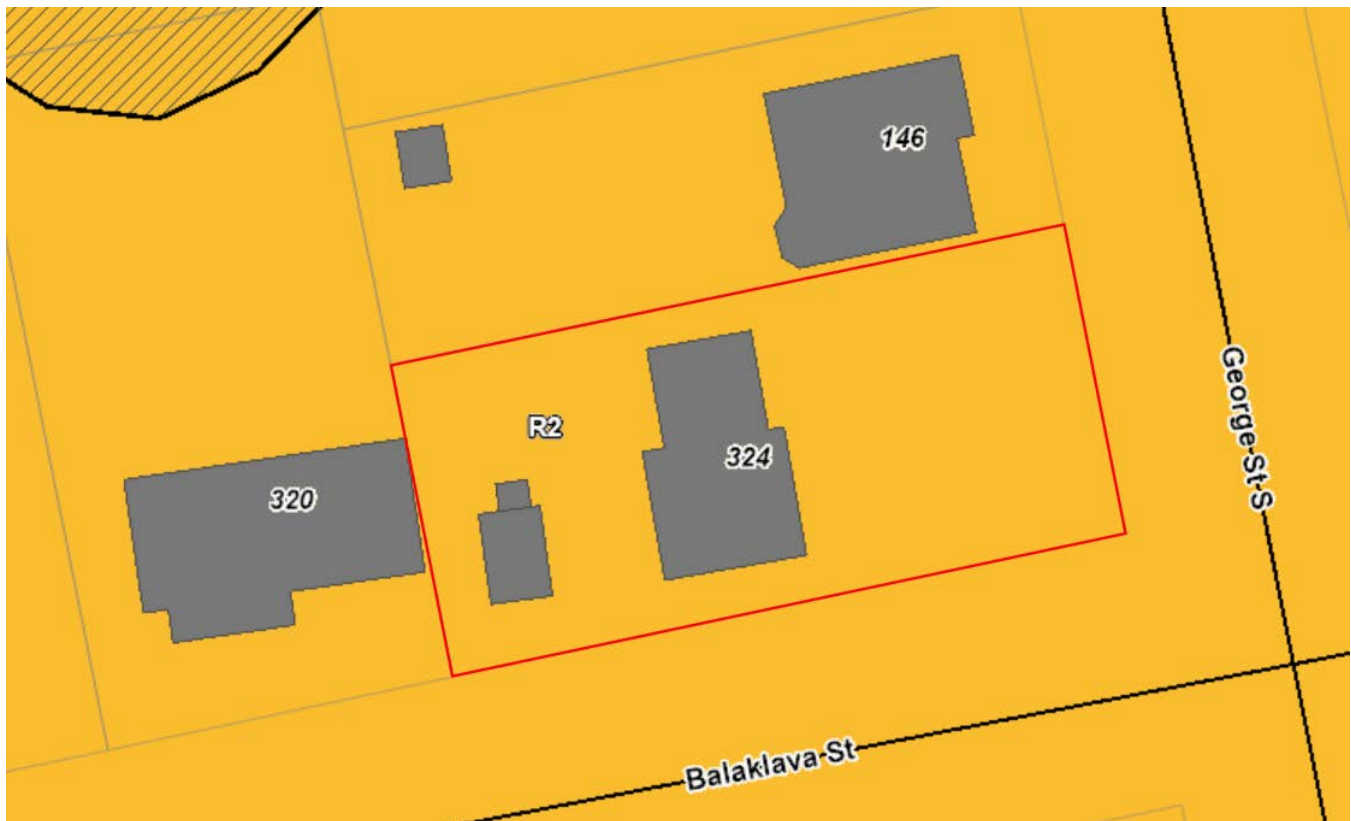
County Official Plan Map (Designated Primary Urban)



Local Official Plan Map (Designated Residential)



Local Zoning Map (Zoned Residential: Low Density Multiple 'R2')



List of Supporting Documents and Studies

- Planning Justification Report (Cuesta Planning Consultants Inc)
- Site Plan
- Response to Public Comments - included as an appendix to this report (Cuesta Planning Consultants Inc)

Agency Comments

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. Comments provided in full below

Public Comments

Full public comments are included below. 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



1078 Bruce Road 12 | P.O. Box 150 | Formosa ON
 Canada | N0G 1W0 | 519-364-1255
www.saugeenconservation.ca
publicinfo@svca.on.ca

SENT ELECTRONICALLY ONLY (dkingsbury@brucecounty.ca and bcplwi@brucecounty.on.ca)

October 28, 2022

County of Bruce, Planning and Development Department
 268 Berford Street, Box 129
 Wiarton, ON N0H 2T0

ATTENTION: Daniel Kingsbury, Planner, Bruce County

Dear Mr. Kingsbury,

RE: Proposed Consent, Zoning By-Law Amendment, and Official Plan Amendment
 Applications: B-2022-111, Z-2022-104 and L-2022-011
 324 Balaklava Street
 GEORGE W/S LOT PT 11 RP; 3R3103 PART 2
 Roll No. 410341000120600
 Town of Paisley
 Municipality of Arran-Elderslie (Woods Morley)

As requested, Saugeen Valley Conservation Authority (SVCA) staff have reviewed the above-noted applications as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2014) and as a regulatory authority under Ontario Regulation 169/06 (SVCA's Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation). SVCA staff has also provided comments as per our Memorandum of Agreement (MOA) with the County of Bruce representing natural hazards, natural heritage, and water resources; and your proposal has also been reviewed through our role as a public body under the Planning Act as per our CA Member approved Environmental Planning and Regulations Policies Manual, amended October 16, 2018.

Purpose

A change is proposed, and we're asking for your input. The purpose of the application is to sever the subject property in half, so that each resulting parcel is approximately 607 sq. metres. Two four-unit residential buildings are proposed, with one building on each parcel. An Amendment to the Municipality's Official Plan is proposed 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 'R2 Low Density Multiple' to 'R3-X Medium Density Multiple Special'. Special site specific zoning provisions are being sought 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.

Staff have received and reviewed the following documents submitted with this application:

- 1) Request for Agency Comments and attached site plan, dated October 27, 2022.
- 2) Applications for consent, zoning and Official Plan amendments dated September 8, 2022.
- 3) Planning Justification Report submitted by Cuesta Planning dated September 2022.

Recommendation

SVCA staff find the applications acceptable and elaborate in the following paragraphs.

Delegated Responsibility and Advisory Comments

SVCA staff has reviewed the applications through our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2014). We have also reviewed the proposed through our responsibilities as a service provider to the County of Bruce in that we provide expert advice and technical clearance on Planning Act applications with regards to natural hazards, natural heritage, and water resources as set out in the PPS 2014, County Official Plan and/or local official plans. Comments below only include features/technical requirements affecting the property.

Natural Hazards:

It is the opinion of SVCA staff that the property is not subject to any Natural Hazard features. As such, it is the opinion of SVCA staff that the application is consistent with the Natural Hazard Policies of the PPS, (2020), the County of Bruce and Municipality of Arran-Elderslie Official Plans. Additionally, the property is not subject to O. Reg. 169/06. As such, permission from this office is not required prior development.

Natural Heritage:

It is the opinion of SVCA staff that the property is not subject to any significant natural heritage features. As such, it is the opinion of SVCA staff that the application is consistent with the Natural Heritage Policies of the PPS, 2020 and the County of Bruce and Municipality of Arran-Elderslie Official Plans.

Drinking Water Source Protection / Water resources:

The subject property appears to SVCA staff to not be located within an area that is subject to the local Drinking Water Source Protection Plan. To confirm, please contact Carl Seider or Karen Gillian (RMO) at rmo@greysable.on.ca.

Statutory Comments

SVCA staff has reviewed the application as per our responsibilities as a regulatory authority under Ontario Regulation 169/06 (SVCA's Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation). This regulation, made under Section 28 of the Conservation Authorities Act, enables SVCA to regulate development in or adjacent to river or stream valleys, Great Lakes and inland lake shorelines, watercourses, hazardous lands and wetlands. Subject to the CA Act, development taking place on or adjacent to these lands may require permission from SVCA to confirm that the control of flooding, erosion, dynamic beaches, pollution or the conservation of land are not affected. SVCA also regulates the alteration to or interference in any way with a watercourse or wetland.

Summary

SVCA staff has reviewed the applications in accordance with our Memorandum of Agreement (MOA) with the County of Bruce and as per our mandated responsibilities for natural hazard management, including our regulatory role under the *Conservation Authorities Act*.

SVCA staff find the applications acceptable and given the above comments it is the opinion of the SVCA staff that:

- 1) Consistency with Section 3.1, Natural Hazard policies of the PPS has been demonstrated.
- 2) Consistency with Section 2.1, Natural Heritage policies of the PPS has been demonstrated.
- 3) Consistency with local planning policies for natural hazards and heritage has been demonstrated.

SVCA staff has provided comments for the applications based on a desktop review of available mapping, a site inspection and information that is currently available. There is no guarantee these comments will remain unchanged indefinitely.

Should you have any questions, please contact the undersigned at m.cook@svca.on.ca.

Sincerely,



Michael Cook
Environmental Planning Technician
Saugeen Conservation

MC/

cc: Mark Davis, Authority Member, SVCA (via email)
Patrick Johnson, CBO, Municipality of Arran-Elderslie (via email)
Applications Technician, County of Bruce (via email)

Daniel Kingsbury
Senior Planner
County of Bruce

January 30, 2023

Re: Public Comments Received for 324 Balaklava Street, Arran-Elderslie (Woods-Morley)

Dear Mr. Kingsbury,

On December 6th, 2022, we received a number of comments made by the public regarding the above noted application for a Local Official Plan Amendment, Zoning By-Law Amendment & Consent to Sever for the purposes of establishing two four-unit residential buildings. In reviewing the comments submitted by the neighbours, the following issues were raised:

- 1) Decrease in property values in the neighbourhood.
- 2) Multi-unit residential buildings are out of character with the surrounding area.
- 3) Rental units do not reflect pride of ownership.
- 4) Insufficient parking provided.
- 5) Increase in traffic at intersection.
- 6) Location of proposed buildings to abutting properties.
- 7) Increase in noise.
- 8) Conflict among renters within proposed buildings.

The aim of this letter is to address the aforementioned concerns raised by the neighbours.

The first issue relates to the perceived loss in property values as a result of the proposal. Without an appraisal being provided by a qualified appraiser, there is no evidence to indicate that the proposal will in fact decrease property values. These buildings have been designed with curb appeal in mind and high quality building materials will be used.

The second issue relates to how the proposed buildings will not be in character with the neighbourhood. The applicant intends to establish buildings that compliment the surrounding area by utilizing building materials that blend in with the neighbouring homes. The owners have attempted to create an exterior design that reflects a two-storey house with a raised basement. Additionally, there are numerous multiple unit developments in Paisley that provide housing and remain in character with the community, akin to the proposal. Images of these existing multi-unit residential structures are appended to this letter.

With regard to compatibility, the following table compares the existing zoning provisions against the requirements that are proposed. Except for one front yard setback and parking, the proposed meets or exceeds the rezoning requirements presently in effect. The proposal from an aesthetic and zoning perspective will be compatible with the surrounding neighbourhood

Table: Proposed Zoning Standards Comparison

Provision	R1/2 – Dwelling, Single Detached	Proposed R3 – Dwelling, Multiple
<i>Minimum Lot Area</i>	465 m ²	Retained = +/- 607 m ² Severed = +/- 607 m ²
<i>Minimum Lot Frontage</i>	15 m	Retained = +/- 25 m Severed = +/- 24.1 m
<i>Minimum Front Yard</i>	6.0 m	Retained = +/- 5.0 m Severed = +/- 6.0 m
<i>Minimum Exterior Side Yard</i>	6.0 m	Retained = n/a Severed = +/- 6.1 m
<i>Minimum Interior Side Yard</i>	1.2 m	Retained = +/- 5.9 m Severed = +/- 4.6 m
<i>Minimum Rear Yard</i>	7.5 m	Retained = +/- 7.6 m Severed = +/- 7.6 m
<i>Maximum Lot Coverage</i>	35 %	Retained = +/- 23 % Severed = +/- 23 %
<i>Maximum Height 'Main Building'</i>	10.0 m	+/- 9.3 m
<i>Minimum Gross Floor Area [Greater than 1 Storey]</i>	70 m ²	+/- 70.9 m ²
<i>Minimum Landscaped Area/Open Space</i>	N/A	Retained = +/- 62 % Severed = +/- 62 %
<i>Required Number of Spaces [Minimum]</i>	2 per Dwelling Unit	1.5 per Dwelling Unit

The third issue suggests that the proposal will not provide for, or reflect, pride of ownership. The proposed buildings will be owned by the applicant, whose responsibility as the owner and provider of housing, is to ensure that the property is maintained for the tenants. The tenants themselves will be screened and carefully selected. Specifically, the applicant is primarily looking for families to occupy the three-bedroom units that will treat the rental units with respect as well as the neighbourhood. Tenants will be carefully selected to live in these quality-built units. The lease outlines specific mandates on property cleanliness and the landlord will be maintaining the grounds to ensure the properties are neat and tidy. The Municipality also has the opportunity to enforce its property standards requirements should issues arise.

The fourth and fifth issues speak to a lack of parking and increase in traffic. The owners have advised that tenants will only be provided with a certain number of spaces. If a tenant required more parking than what is provided, then they would not be considered as a suitable tenant. Further, although the proposed buildings will contain rentable units, it is not considered as an

apartment building under the zoning which would require that visitor parking be provided. Providing less parking spaces than what is required by the zoning also contributes to mitigating the traffic congestion at the intersection of Balaklava and George. We have also not received any indication from the Public Works department following the agency circulation phase that the proposal would warrant a need for a traffic study as a result of a perceived increase traffic generation.

Another concern that was raised is with respect to the proximity of the proposed multi-unit residential buildings to the existing housing on the abutting lots. Based on the zoning by-law standards, there should not be any conflict as the proposal will have sufficient setbacks from the lot lines and suitable open space/landscaped area (see table). The proposed landscaping plan submitted as part of this application is subject to change where necessary to address concerns of the neighbours. For example, if the proposed tree line to the south of the retained lot may present shadow issues for the neighbouring lot, the landscaping plan can then be amended to take this conflict into account. Additionally, if needed, fencing can be provided from the abutting lots to provide more privacy and separation.

The concern regarding an increase in noise levels is to be expected when dealing with any kind of residential development. As mentioned, the owners will ensure that the tenants selected will be respectful of their units and neighbours.

Any conflict among tenants will be mitigated with sound property management. If tenants have issues with each other, they are to direct their concerns to the landlord who will be responsible for addressing any conflicts.

We hope that the issues raised by the neighbouring community have been adequately addressed. It is in the applicant's best interest to maintain the rental units to the highest standard. As the owner, it is their duty to manage the property, select suitable tenants and deal with any conflict that may arise among tenants. To aid the proposal in blending in with the community, the applicant will be using compatible building materials in an attempt to reflect a large single-family home that is common in the neighbourhood. From a zoning perspective, the proposed provisions such as lot size, setbacks and height do not deviate significantly from the R1/R2 zone for a single detached dwelling. Overall, the proposal will ultimately provide needed affordable housing in Paisley and the County.

It is understandable that neighbours have concerns with regard to an increase in density in the area, however, most concerns can be addressed through proper management. The design and maintenance of the buildings can also be addressed through zoning provisions.

Yours truly,



Vaishnan Muhunthan, BURPI
Cuesta Planning Consultants Inc.



Appendix

Triplex on 168 Victoria St S





Condominium Row/Town House on
150-18 Victoria Street S, 20 Units

Fourplex on Corner of Balaklava St and Regent St S

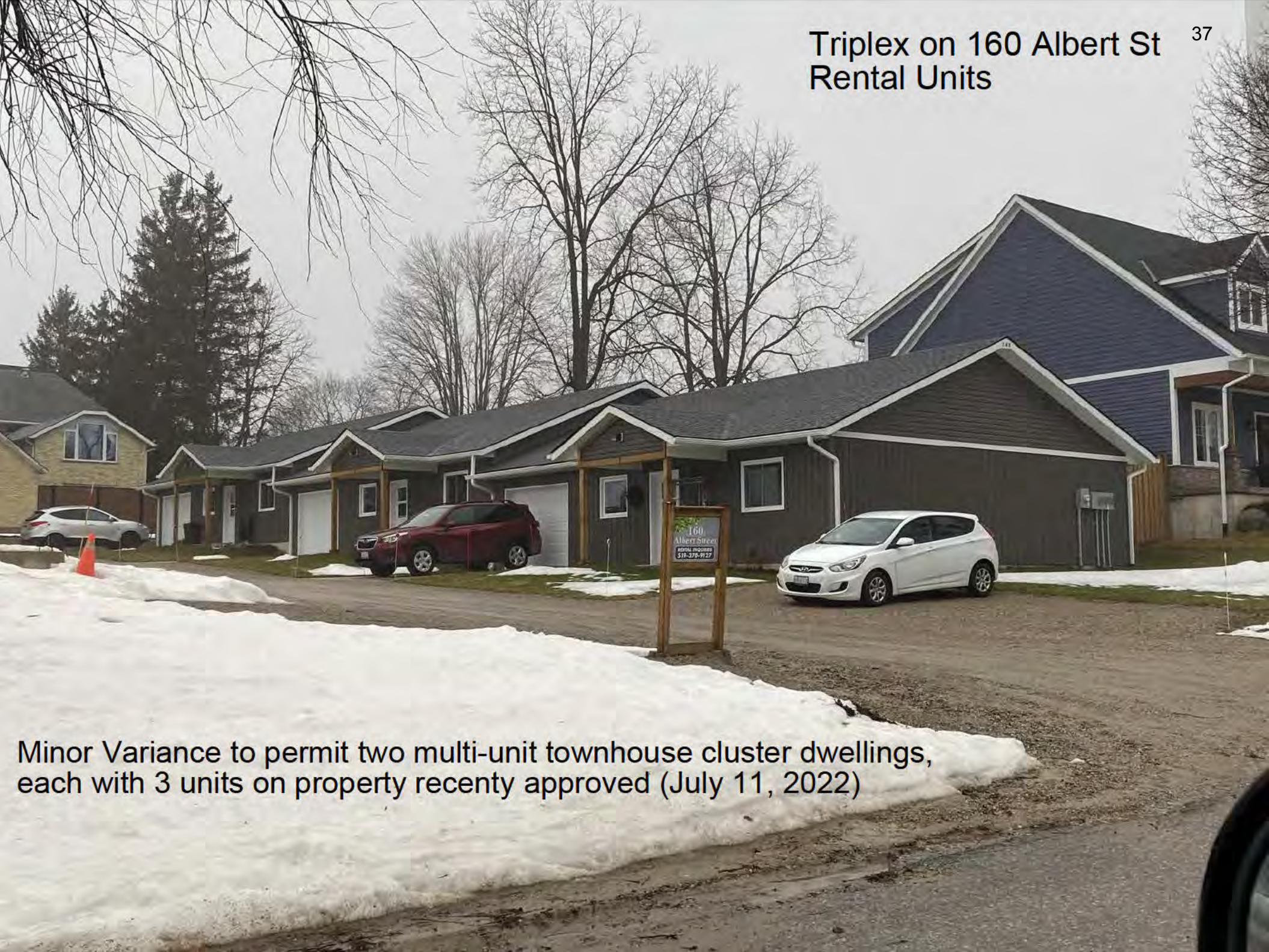


Pair of Fourplex on 71 & 81 Victoria Street S



Triplex on 160 Albert St Rental Units

37



Minor Variance to permit two multi-unit townhouse cluster dwellings,
each with 3 units on property recently approved (July 11, 2022)

Foundation for second Triplex as seen below which will result in 6 units on lot



From: [REDACTED]
To: [Bruce County Planning - Peninsula Hub](#)
Subject: re construction o 2 bldg units on 324 balaklava str paisley
Date: Tuesday, November 15, 2022 9:50:07 AM

**** [CAUTION]:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

File #Z-2022-104 and L2022-011. *I am notifying you that I am objecting to the severing and rezoning of the said lots for the purpose of building two four residential units*

There are other pieces of land in the community that could better suited for these types of units.

From: [REDACTED]
To: [Lori Mansfield](#)
Subject: 2 bldg lots on balaklave
Date: Wednesday, November 16, 2022 12:31:04 PM

**** [CAUTION]:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Lori : you asked for my name: It is Margaret Jones

From: [REDACTED]
To: [Bruce County Planning - Peninsula Hub](#)
Subject: File Numbers: Z-2022-104 and L-2022-011
Date: Thursday, November 17, 2022 11:02:55 AM

** [CAUTION]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Darren Shwery, I live @ [REDACTED], my phone number is [REDACTED]. I am sending this email because I am opposed to the rezoning the lands from R2 Low Density Multiple to R3-X Medium Density Multiple Special. File number Z-2022-104 and L-2022-011.

Thanks

Sent from my iPhone

November 12, 2022

RECEIVED

NOV 18 2022

County of Bruce
Planning and Developing
Daniel Kingsbury

Dear Sir,

I am writing this letter to object to the changing of zoning to 324 Balaklava St. Paisley.
(George w/s Lot 11RP 3R3103 Part 2 Arran-Elderslie).

Balaklava St. is the route that the children from the south east area of the village take to and from Paisley Central School. The crossing guard is at the corner of Balaklava and the highway. Building multiple dwellings for 8 households would increase the traffic and danger to our children. With 8 households you may have up to 16 cars as most families have 2 vehicles.

This is a quiet area and allowing this change would set a precedent for many more multiple family buildings. We have many children playing and riding bikes, and also many retired people who enjoy the quiet.

Sincerely,
Sheila and Bob Shepherd

Sheila Shepherd
R. Shepherd

11/17/2022

We do not consent to the zoning bylaw amendments proposed under File Numbers - B-2022-111, Z-2022-104 and L-2022-011.

We are not in agreement with the intended project that will result from the above bylaw amendments. The planned project would create higher density dwellings on the corner of George St S and Balaklava St in Paisley than are currently allowed. The proposed project is out of character with our neighbourhood. The increase in density is excessive. The plan for the development of this property does not provide sufficient parking nor space for eight families to live where previously one family had lived. Further, the distance between the adjacent neighbours is insufficient and the layout proposed does not allow for much privacy to those living close by.

Currently properties in our neighbourhood have single family homes, are predominantly owner occupied and demonstrate the resulting pride of ownership. The proposed changes will introduce high density rental accommodations and an absent owner which risks increased traffic/parking/congestion, obstruction to the side walks, over crowding and lack of care to the property. All of which will negatively impact the peaceful enjoyment of our homes, our neighborhood and the values of our properties.

As people who chose Paisley as our home when we moved into the area years ago, we were attracted to the rural character of the town and specifically the neighbourhood. We have enjoyed our move to Paisley and grown to love our community and neighbourhood. It is not right that all of this will be threatened by the implementation of self serving zoning changes.

We wish to be notified of the decision made by the County of Bruce Land Division Committee.

Yours Truly,



Mrs Lynn Cecchetti and Mr Pacifico Cecchetti



From: [Christine Fraser-McDonald](#)
To: [Daniel Kingsbury](#); [Lori Mansfield](#)
Subject: FW: Objection to proposed zoning bylaw amendment for 324 Balaklava St Paisley property.
Date: Monday, December 19, 2022 1:38:15 PM
Attachments: [REDACTED]

**** [CAUTION]:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Christine Fraser-McDonald
 Clerk
 Municipality of Arran-Elderslie
 1925 Bruce Road 10
 P.O. Box 70
 Chesley, ON N0G 1L0
 Ph: 519.270.4922
clerk@arran-elderslie.ca

From: Steve Hammell <shammell@arran-elderslie.ca>
Sent: December 19, 2022 1:36 PM
To: Christine Fraser-McDonald <clerk@arran-elderslie.ca>
Subject: Fwd: Objection to proposed zoning bylaw amendment for 324 Balaklava St Paisley property.

Get [Outlook for iOS](#)

From: Pat & Lynn Cecchetti [REDACTED]
Sent: Saturday, December 17, 2022 2:20:13 PM
To: Steve Hammell [REDACTED] Jennifer Shaw [REDACTED]
 Moiken Penner [REDACTED]
Subject: Objection to proposed zoning bylaw amendment for 324 Balaklava St Paisley property.

Dear Steve/ Jennifer/ Moiken,

This email is a follow up to our discussion which took place at the Treasure Chest Museum on 16 Dec 2022. I'm sorry I missed speaking with Moiken before she left but have included her in this email. The residents of George St South and Balaklava St object to the proposed amendments requested under File Numbers - B-2022-111, Z-2022-104 and L-2022-011 and the resulting project. We would like you to be aware of the issue, our objections and are seeking your support in rejecting the application for the zoning change to 324 Balaklava St. Attached is a copy of my letter denying consent for the requested amendment along with

my concerns and comments regarding the change. The attached letter was submitted to the County of Bruce Planning & Development Department on 19 Nov 2022 and we are now waiting to participate in the Public Meeting when it is scheduled.

Issue summary : A developer has purchase a single family home on a typical lot in Paisley and is working to change the character of our neighbourhood by removing the home, severing the lot in two and building a four unit rental complex on each of the severed lots. To do this the zoning needs to be changed. The proposed project will change the character of our neighbourhood which is composed of single family homes. This project will create parking, snow removal and congestion issues as well as negatively impacting our property values.

We recognize the need for additional housing and rental units in Paisley but this proposed increase to density of 324 Balaklava St is excessive. The project is more suitable to city environment rather than a rural community such as Paisley. Paisley has other vacant land available that can developed to increase the supply of housing without overburdening our neighbourhood.

I hope we can count on your help in preventing this zoning amendment request from being accepted. Please advise if there is any further information needed to follow up on this issue for us.

Yours Truly,

Pat & Lynn Cecchetti

[REDACTED]

[REDACTED]

[REDACTED]

11/17/2022

We do not consent to the zoning bylaw amendments proposed under File Numbers - B-2022-111, Z-2022-104 and L-2022-011.

We are not in agreement with the intended project that will result from the above bylaw amendments. The planned project would create higher density dwellings on the corner of George St S and Balaklava St in Paisley than are currently allowed. The proposed project is out of character with our neighbourhood. The increase in density is excessive. The plan for the development of this property does not provide sufficient parking nor space for eight families to live where previously one family had lived. Further, the distance between the adjacent neighbours is insufficient and the layout proposed does not allow for much privacy to those living close by.

Currently properties in our neighbourhood have single family homes, are predominantly owner occupied and demonstrate the resulting pride of ownership. The proposed changes will introduce high density rental accommodations and an absent owner which risks increased traffic/parking/congestion, obstruction to the side walks, over crowding and lack of care to the property. All of which will negatively impact the peaceful enjoyment of our homes, our neighborhood and the values of our properties.

As people who chose Paisley as our home when we moved into the area years ago, we were attracted to the rural character of the town and specifically the neighbourhood. We have enjoyed our move to Paisley and grown to love our community and neighbourhood. It is not right that all of this will be threatened by the implementation of self serving zoning changes.

We wish to be notified of the decision made by the County of Bruce Land Division Committee.

Yours Truly,



Mrs Lynn Cecchetti and Mr Pacifico Cecchetti



I do not consent to the zoning bylaw amendments proposed under File Numbers - B-2022-111, Z-2022-104 and L-2022-011.

I am not in agreement with the intended project that will result from the above bylaw amendments. The planned project would create higher density dwellings on the corner of George St S and Balaklava St in Paisley than are currently allowed. The proposed project is out of character with our neighbourhood and the increase in density is excessive and is not suitable for eight families to occupy

As a resident that lives two doors down from the project location I will be directly affected and have concerns and questions - a reduction in the value of my property because of the zoning changes and this development. The dwellings which are to be built do not fit the rural character of our community. . Insufficient space allotted per family could result in conflict. Noise level may increase in our area of the neighbourhood. . The insufficient parking planned for eight families could lead to parking on side walk or street and become an enforcement issue. .What type trees are planned as barriers, depending on the selection they could be problematic for existing home owners. Will the existing trees be kept? What will happen to the drainage ditch on the George St side of the property? How will water run off be controlled?

All of the above will reduce the peacefully enjoyment of my home and property which was a key reason for moving here in the first place. I should not have to suffer the negative changes to my neighbourhood because of self serving interests.

Currently properties in our neighbourhood have single family homes, are predominantly owner occupied and demonstrate pride of ownership. The proposed changes will introduce high density rental accommodations and an absent owner leading to a lack of care and the degradation of our neighbourhood.

I wish to be notified of the decision made by the County of Bruce Land Division Committee.

Yours Truly,



Mr. Orval Stewart



Tel - 

From: [REDACTED]
To: [Bruce County Planning - Peninsula Hub](#)
Cc: [REDACTED]
Subject: Files Z-2022-104 and L-2022-011
Date: Sunday, November 20, 2022 10:37:32 AM

**** [CAUTION]:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Daniel,

I am writing as a resident of George St. S in Paisley.

I received the notice from the planning and development office on the subject files and have reservations on this path forward.

I do not believe that a zoning change in this location or the current planned allocation of the land will be of good use. Two multi-dwelling buildings will disrupt the local area and congest the space far too much. The area in question consists solely of single family homes and I would strongly urge to keep it that way.

I do however want to make sure that Paisley is providing the housing it requires to expand. So I have some suggestions.

Firstly this location, at most, could have a set of 2-4 town homes similar to the new build on Albert street. This will not disrupt the area and give the same rural family feel the streets currently have.

Secondly, I am aware that Barry's construction owns a great deal of land in Paisley. If housing is such a crisis that we are considering 8 units on a quarter acre, then I suggest we mandate Barry to begin construction on his lands or be required to sell.

Paisley should retain its low density rural charm that it has maintained for centuries. Surrounding cities (Port Elgin, Kindardine) should be the locations where this time of development be undertaken.

Thank you for taking the time to read my email. I would like to participate in the public meeting when it is scheduled. Please let me know what date the meeting is once scheduled.

Sincerely,

Alexander Maggs

[REDACTED]

11/17/2022

I do not consent to the zoning bylaw amendments proposed under File Numbers - B-2022-111, Z-2022-104 and L-2022-011.

I am not in agreement with the intended project that will result from the above bylaw amendments. The planned project would create higher density dwellings on the corner of George St S and Balaklava St in Paisley than are currently allowed. The proposed project is out of character with our neighbourhood.

The proposed increase in density is excessive and is not suitable for eight families to occupy. Since my property is directly next to the development I will feel the increase in density and associated problems the most. My concerns and objections with the proposed zoning changes and the project stem from the following :

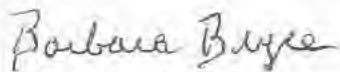
- A decrease in the value of my home.
- The proximity of the proposed dwellings and trees being planted could cut off sunlight to my kitchen which is a feature that I cherish. Depending on the type of trees planted it may increase the work load for me during fall and spring clean up.
- The dwellings that are to be built do not fit the ambience of our community.
- The proposed buildings are more suited to a city rather than a rural community like Paisley.
- Insufficient space to house eight families without conflict.
- There could be an increase in noise around my home.
- The plan for parking is insufficient for the eight families.
- The lack in separation between my home and the proposed buildings will result in a lack of privacy for all concerned.
- What is the point of having regulations if they can just be changed on a buyer's whim.

All of the above will reduce the peacefully enjoyment of our home and property which was a key reason for purchasing our home here in the first place.

Currently properties in our neighbourhood have single family homes, are predominantly owner occupied and demonstrate pride of ownership. The proposed changes will introduce high density rental accommodations and an absent owner leading to a lack of care and the degradation of our neighbourhood.

I wish to be notified of the decision made by the County of Bruce Land Division Committee.

Yours Truly,



Mrs. Barbara Bryce



From: [REDACTED]
To: [Bruce County Planning - Peninsula Hub](#)
Subject: 324 Baklava Street development objection, Paisley ON
Date: Friday, November 25, 2022 4:07:15 PM

**** [CAUTION]:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

My name is Mark Huskinson, I live at [REDACTED] and my e-mail is regarding consent file B-2022-111, planner on file is Daniel Kingsbury.

I would like to express my objection to this particular development design in our community. My reasons are that these units are 1 and 2 bedroom rental suites in an area of the community that does not require or suit this type of property as a long term benefit to the town of Paisley.

My concern is that of a similar issue being seen in rural regions in small town Alberta and Saskatchewan, with regard to the growth of the energy sector and small town rental housing developments. The lasting effect on the community after the energy sector growth discontinued is now a larger, longer term issue for the community far greater than the short term benefit these developments provided. Paisley is a town that will survive on seasonal tourism of the area long after the energy sector development has ceased. A rental suite development in this low density area of town will provide no pride of ownership, and will diminish value of the community across many levels.

I would greatly appreciate the opportunity to speak at a public community meeting to present this view from the community. If you are able to respond to this e-mail as to when the public meeting will take place, and to include myself as a speaker, I would greatly appreciate it.

Thank you, Mark Huskinson.

From: [REDACTED]
To: [Bruce County Planning - Peninsula Hub](#)
Subject: Notice of Consent B-2022-111
Date: Tuesday, February 7, 2023 8:39:15 PM

**** [CAUTION]:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Bruce County Planning Peninsula Hub

We don't consent to the zoning by-law amendments purposed under File Number B-2022-111; Z-2022-104 and L-2022-011.

We find this proposal unacceptable to this area of single dwellings homes. This area is occupied by many young families with children going to the Paisley Central School. This 8 unit structure would see

more vehicle traffic coming and going. On the South side of Balacalva Street and south of Balacalva on George

Street, there are no sidewalks which makes it an unsuitable location for this building. Parking for cars at this site would

be right at the sidewalk edge on north side of Balacalva and west side of George Streets.

We are sure the neighbours either side of this building would not to look at the two storey buildings so close.

Even from our backyard we would not like to look at a brick wall.

Please consider our thoughts in your decision of the proposal.

We wish to be notified of the decisions made by the Bruce Land Division Committee.

Yours truly,

Eldon and Judy MacKinnon

[REDACTED]
[REDACTED]

From: [REDACTED] Brian Cumming
To: [Bruce County Planning - Peninsula Hub](#)
Cc: [REDACTED]
Subject: Comments re, Z-2022-104, L-2022-011
Date: Friday, February 17, 2023 1:08:41 PM

**** [CAUTION]:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

In advance of the public meeting regarding the applications for an Amendment to the the Municipal Official Plan and proposed Zoning change for 324 Balaklava St Paisley (ref Z-2022-104 and L-2022-011). I wish to state concerns regarding these proposals for this specific property.

The lot size does not appear to support 2-4 unit dwellings and provide adequate space for vehicle parking, unless there is a condition that only allows 1 vehicle per unit. Even if limiting each dwelling unit to only have 1 vehicle, parking of these vehicles on these properties would be challenging for any vehicle to move without the vehicle parked in front or behind to be moved first. A drawing that was provided shows vehicles being 2 deep, and that with a total of 1 vehicle per dwelling. Concerns that occupants will park on George St, Balaklava, on the public sidewalks which are located on the leading edge of this property seems extremely plausible. Compounding this parking issue will occur with visitors to these residences. Such a small remaining footprint on this property once 2 separate 4 unit dwellings are built, the lot size of 50m x 24m's just allow for adequate storage for multiple vehicles and to ensure that George and Balaklava Sts do not become parking spaces.

A second observation made since the property was purchased in the spring of 2022, the lot nor residence was maintained. Only once was the grass partially cut through the spring, summer and fall season. The grass became a hay field. If this is an indication of how this property will be maintained in the future, developed as multi-unit dwelling or some other more reasonable form of housing such as a single unit, duplex, triplex or a single quad structure, the owner of the property must have more considerations for property maintenance of the property and the structure(s).

I have no concerns with this property being developed, I just don't believe that an 8 unit structure (2-4's) on such a small parcel of property should be supported by accepting the proposed amendments zoning changes.

Regards,

Sent from my iPhone



County of Bruce
 Planning & Development Department
 268 Berford Street, PO Box 129
 Wiarton, ON N0H 2T0
 brucecounty.on.ca
 226-909-5515



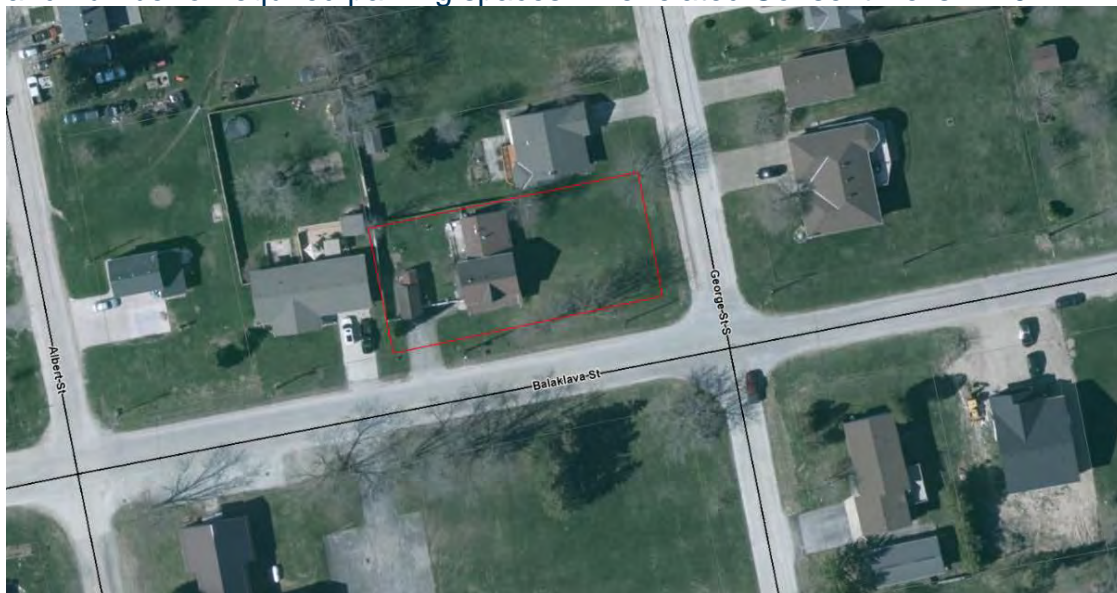
February 6, 2023

File Numbers: Z-2022-104 and L-2022-011

Public Meeting Notice

**You're invited to a Public Meeting to consider:
 Zoning By-Law Amendment File No. Z-2022-104 and
 Local Official Plan Amendment File No. L-2022-011
 February 27, 2023 at 9:00 am**

A change is proposed in your neighbourhood: The purpose of the application is to sever the subject property in half, so that each resulting parcel is approximately 607 sq. metres. Two four-unit residential buildings are proposed, with one building on each parcel. An Amendment to the Municipality's Official Plan is proposed to address Section 3.1.7a), which restricts residential development to a density of 48 units per gross hectare. A Zoning By-Law Amendment is proposed to rezone the lands from 'R2 Low Density Multiple' to 'R3-X Medium Density Multiple Special'. Special site-specific zoning provisions are being sought 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. The related Consent file is B-2022-111.



324 Balaklava Street
 GEORGE W/S LOT PT 11 RP;3R3103 PART 2 (Paisley)
 Municipality of Arran-Elderslie
 Roll Number: 410341000120600

Learn more

You can view limited information about the application at <https://brucecounty.on.ca/living/land-use>. Additional information, including the supporting materials, can be provided upon request by e-mailing bcplwi@brucecounty.on.ca or calling 226-909-5515. Information can also be viewed in person at the County of Bruce Planning Office noted above, between 8:30 a.m. and 4:30 p.m. (Monday to Friday).

The Planner on the file is: Jack Van Dorp

Have your say

Comments and opinions submitted on these matters, including the originator's name and address, become part of the public record, may be viewed by the general public and may be published in a Planning Report and Council Agenda. Comments received after February 20, 2023 may not be included in the Planning Report but will be considered if received prior to a decision being made, and included in the official record on file.

Before the meeting: You can submit comments by email bcplwi@brucecounty.on.ca, mail, or phone (226-909-5515) if you have any questions, concerns or objections about the application. Comments will be provided to the Committee for its consideration.

How to access the Public Meeting

The public meeting will be held in person, in the municipal Council Chambers located at 1925 Bruce Road 10, Chesley, ON, N0H 1L0, with an option to join via teleconference. Call information: 1-866-512-0904 (within Canada and the US); Conference Access Code: 3547704.

Please contact Christine Fraser-McDonald at the Municipality clerk@arran-elderslie.ca or 519-363-3039 ext 101, if you have any questions regarding how to participate in the meeting.

Stay in the loop

If you'd like to be notified of the decision of the approval authority on the proposed application(s), you must make a written request to the Bruce County Planning Department.

Know your rights

Section 17(36) of the [Planning Act](#) outlines rights of appeal for Official Plan Amendment applications.

If a person or public body would otherwise have an ability to appeal the decision of the County of Bruce to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Arran-Elderslie before the proposed official plan (or official plan amendment) is adopted, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Arran-Elderslie before the proposed official plan (or official plan amendment) is adopted, the person or public body may not be added as a party to the

hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

Section 34(11) of the [Planning Act](#) outlines rights of appeal for Zoning By-law Amendment applications.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Municipality of Arran-Elderslie to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Arran-Elderslie before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Municipality of Arran-Elderslie before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

For more information please visit the Ontario Land Tribunal website at <https://olt.gov.on.ca/appeals-process/>.

Site plan



THE CORPORATION OF THE MUNICIPALITY OF ARRAN-ELDERSLIE

BY-LAW NO. 14 – 2023

BEING A BY-LAW TO AMEND SCHEDULE A OF BY-LAW NO. 36-09, AS
AMENDED

(BEING THE COMPREHENSIVE ZONING BY-LAW OF THE
MUNICIPALITY OF ARRAN-ELDERSLIE)

RE:

GEORGE W/S LOT PT 11 RP;3R3103 PART 2 (Village of Paisley), Municipality of
Arran-Elderslie, 324 Balaklava Street

Whereas Section 34(1) of the Planning Act, R.S.O. 1990, Chapter P. 13, as amended, provides that: "Zoning by-laws may be passed by the councils of local municipalities:

1. For prohibiting the use of land, for or except for such purposes as may be set out in the by-law within the municipality or within any defined area or areas or abutting on any defined highway or part of a highway.
2. For prohibiting the erecting, locating or using of buildings or structures for or except for such purposes as may be set out in the by-law within the municipality or within any defined area or areas or abutting on any defined highway or part of a highway."

NOW THEREFORE COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF ARRAN-ELDERSLIE HEREBY ENACTS AS FOLLOWS:

1. THAT Schedule "A" of By-law No. 36-09, as amended being the Comprehensive Zoning By-law for the Municipality of Arran-Elderslie, is hereby further amended by changing thereon from 'Residential: Low Density Multiple (R2)' ZONE to 'Residential: Medium Density Multiple Special R3-14-2023-a and 'Residential: Medium Density Multiple Special R3-14-2023-b' ZONES of the subject lands, as outlined in Schedule 'A', attached hereto and forming a part of this by-law.
2. THAT By-law No. 36-09, as amended, is hereby further amended by adding the follow subsection to Section 10.7 thereof:

'R3-14-2023'

.03 Notwithstanding their 'Residential: Medium Density Multiple zoning designation, those lands delineated as R3-14-2023-a and R3-14-2023-b on Schedule 'A' to this By-law shall be used in compliance with the 'R3' zone provisions contained in this by-law, excepting however:

R3-14-2023-a

- i. Each unit is permitted to be accessed by an independent outside entrance
- ii. A minimum lot area per unit of 151.7 square metres is permitted
- iii. A minimum lot frontage of 6.25 metres per unit is permitted
- iv. A minimum front yard setback of 5.8 m is permitted
- v. Six (6) parking spaces are permitted for four (4) units
- vi. The permitted width of a parking space is 2.6 metres
- vii. 'Planting Area/Visual Screening' in accordance with Section 3.15 is required along the westerly and northerly lot lines.

R3-14-2023-b

- i. Each unit is permitted to be accessed by an independent outside entrance
- ii. A minimum lot area per unit of 151.7 square metres is permitted

- iii. A minimum lot frontage of 6.03 metres per unit is permitted
 - iv. Six (6) parking spaces are permitted for four (4) units (Section 3.27.1 requires 8 spaces)
 - v. The permitted width of a parking space width is 2.6 metres
 - vi. A 'Planting Area/Visual Screening' in accordance with Section 3.15 is required along the northerly lot line.
3. THAT this By-law takes effect from the date upon which the Municipality of Arran-Elderslie OPA No. 12 comes into force and effect, subject to compliance with the provisions of the *Planning Act, R.S.O. 1990, as amended*.
4. THAT this By-law takes effect from the date of passage by Council, subject to compliance with the provisions of the *Planning Act, R.S.O. 1990, as amended*.

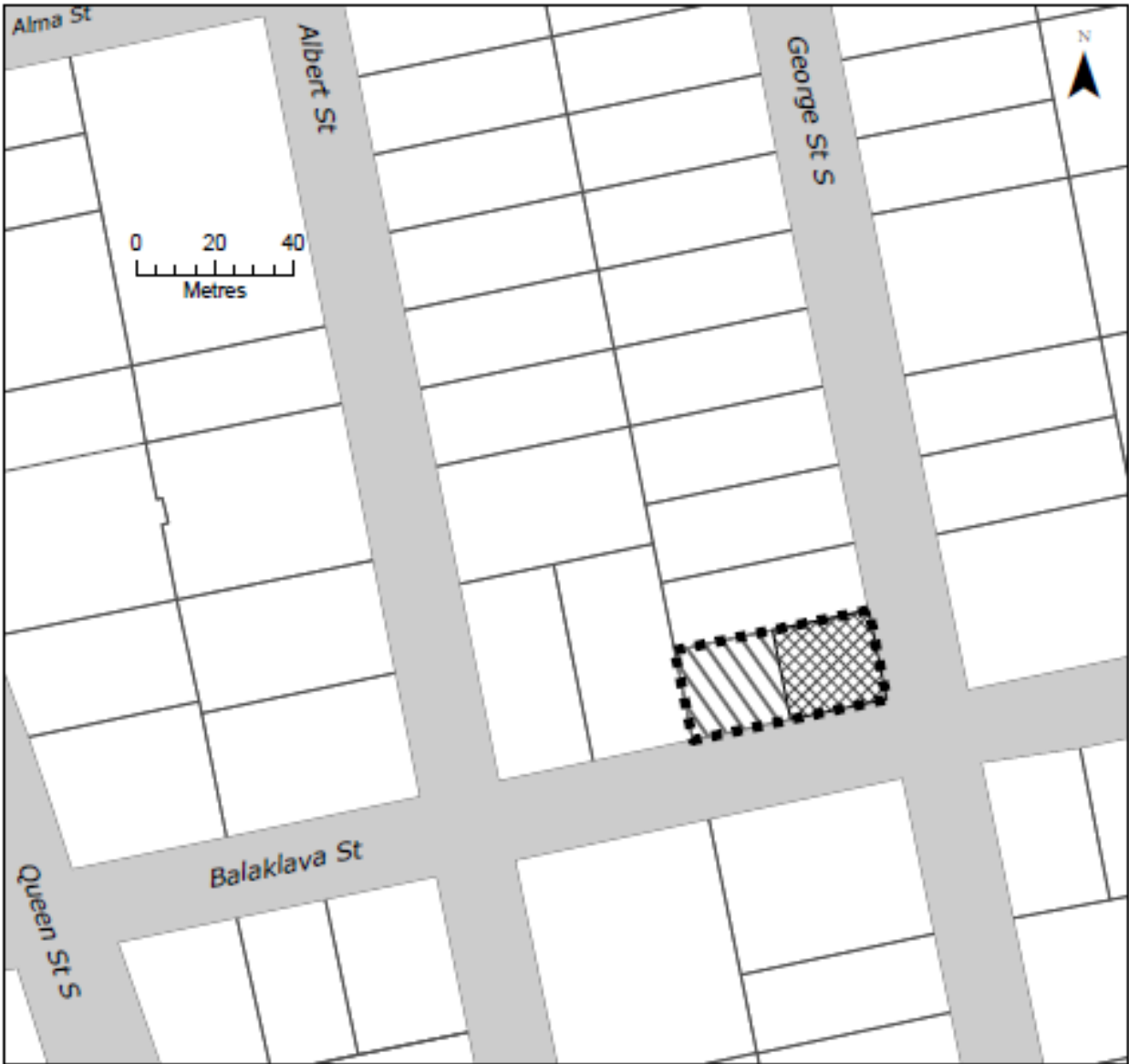
READ a FIRST and SECOND time this ____ day of_____, 2023.

READ a THIRD time and finally passed this ____ day of _____, 2023.

_____ Steve Hammell, <i>Mayor</i>	_____ Christine Fraser-McDonald, <i>Clerk</i>
--------------------------------------	---

Schedule 'A'

324 Balaklava Street - GEORGE W/S LOT PT 11 RP;3R3103 PART 2
Roll Number: 410341000120600
Municipality of Arran-Elderslie (Village of Paisley)



Subject Property



Lands to be zoned R3-14-2023-b - Residential: Medium Density Special



Lands to be zoned R3-14-2023-a - Residential: Medium Density Special

This is Schedule 'A' to the zoning by-law amendment number _____ passed this _____ day of _____

Mayor _____

Clerk _____

The Corporation of the Municipality of Arran-Elderslie

By-Law Number 15-2023

Being a By-Law to adopt Amendment No. 12 to the Municipality of Arran-Elderslie Official Plan for lands described as GEORGE W/S LOT PT 11 RP;3R3103 PART 2 (Village of Paisley), Municipality of Arran-Elderslie, 324 Balaklava Street

Whereas The Corporation of the Municipality of Arran-Elderslie is empowered to amend its Official Plan as required;

Whereas the Planning Act, RSO 1990 Section 17 provides provisions for the passing of official plan documents;

And whereas the Planning Act, RSO 1990 Section 22 provides provisions for making amendments to official plans.

And whereas in accordance with the Planning Act, application has been received to change the Municipality of Arran-Elderslie Official Plan provisions for GEORGE W/S LOT PT 11 RP;3R3103 PART 2 (Village of Paisley), Municipality of Arran-Elderslie, 324 Balaklava Street

Now therefore the Council of the Corporation of the Municipality of Arran-Elderslie enacts as follows:

1. **That** Amendment No. 12 to the Municipality of Arran-Elderslie Local Official Plan, a copy of which is attached to and forms part of this by-law, is hereby adopted.
2. **That** the Clerk is hereby directed to forward the adopted Amendment together with the necessary supporting documentation to the County of Bruce for final approval.
3. This by-law shall come into force and take effect pursuant to the provisions and regulations of the Planning Act, R.S.O. 1990, c.P.13.

Read a first and second time this ___th day of _____, 2023.

Mayor

Clerk

Read a third time and finally passed this ___th day of _____, 2023.

Mayor

Clerk

Part B – The Amendment Number 12

Introductory Statement

All of this part of the document entitled "Part B – The Amendment" and consisting of the following text, and attached map designated as Schedule "A", constitutes Amendment No. 12 to the Municipality of Arran-Elderslie a Local Official Plan.

Details of the Amendment

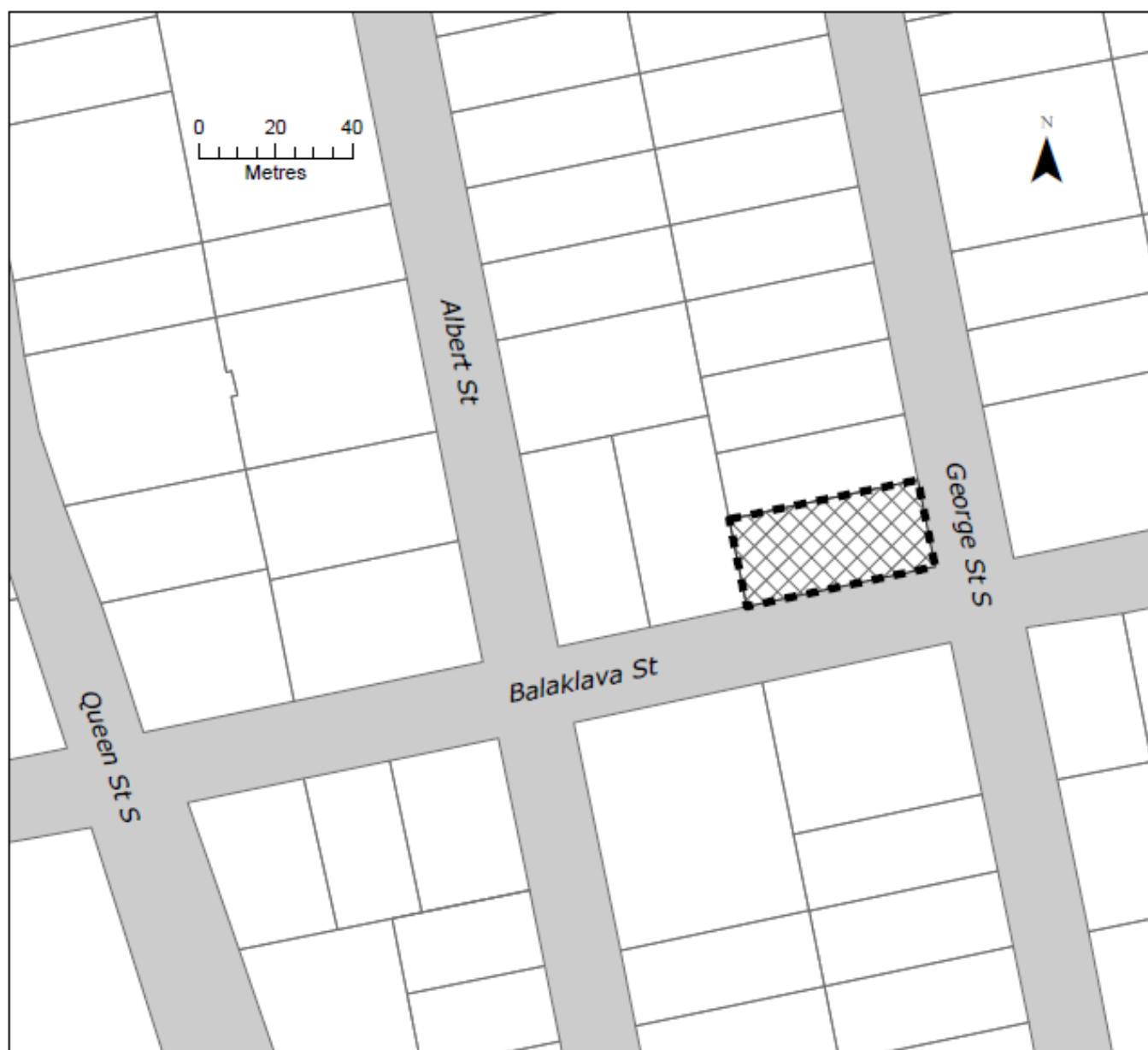
The Municipality of Arran-Elderslie Official Plan is proposed to be amended as follows:

1. "Schedule A: Land Use Plan" to the Town of South Bruce Peninsula Official Plan is hereby amended by changing the land use designation on lands described as GEORGE W/S LOT PT 11 RP;3R3103 PART 2 (Village of Paisley), Municipality of Arran-Elderslie, 324 Balaklava Street, from 'Residential' to 'Residential – Exception 3', as outlined in the attached Schedule "A".
2. Section 3.1.18 of the Municipality of Arran-Elderslie Official Plan is hereby amended by adding the following:

3.1.18.3

OPA #12 (Woods Morley), By-Law 15-2023, GEORGE W/S LOT PT 11 RP;3R3103 PART 2 (Village of Paisley), Municipality of Arran-Elderslie

Notwithstanding the policies of Section 3.1.7 (a) Medium Density Residential the lands identified as Schedule A to this Amendment may be developed with a maximum density of 66 units per gross hectare. All other policies of this plan shall apply.



Schedule 'A'
to
Amendment NO. 12
File #L-2022-011

Arran-Elderslie Official Plan

324 Balaklava Street
GEORGE W/S LOT PT 11 RP;3R3103 PART 2
Roll 410341000120600
Municipality of Arran-Elderslie
(Village of Paisley)
County of Bruce



Lands subject to Section 3.1.18.3 -
Residential Exception

File: L-2022-011

Applicant: Alicia Woods Morley
c/o Cuesta Planning Consultants Inc.

Date: February 2023

Tax Registration/Sale – what is it, and why do it?

Presented for

Arran-Elderslie Council Meeting

On

February 27, 2023

By

Carolynn Kent
Operations Manager
Realtax



This presentation is only an overview

When conducting, or considering conducting, a tax registration, please refer to the pertinent legislation and regulations.



Definitions for the purposes of this presentation

Tax sale

The set of procedures that are required in order to offer a property for sale in order to recover realty tax arrears

Tax registration

The one-year long set of procedures that must be followed before you can commence tax sale procedures



Legislation and Rules

Legislation

Main legislation is the *Municipal Act, 2001, Part XI*

- Some sections outside of *Part XI* are involved
- Other Acts that may also be involved, such as
 - *Farm Debt Mediation Act,*
 - *Forfeited Corporate Property Act, 2015*

All section numbers in this presentation refer to the *Municipal Act, 2001*, unless otherwise noted

Rules

Municipal Tax Sales Rules ("Rules")
O. Reg. 181/03 as amended by 571/17



Why do a tax registration?

All collection efforts to date have failed

- This is the last resort

Highly effective

- On 85% of the properties we've handled, the arrears were paid within 1 year—did not have to go to tax sale

No cost to municipality (usually)

- Costs are charged back to the properties that are in arrears (371(1))
- When the taxes are recovered, your costs are recovered



Why do a tax registration?

There is a cost to a municipality if

- A property is advertised for tax sale, but no one buys it

There's still some cost recovery when this happens

- You must charge back to the school board and upper-tier (if applicable) a proportionate share of the amount that is being written off (353)

Fairness

- Not right for some property owners to have to pay taxes, while others don't

Get property back into productive use, generating tax revenue



When is a property eligible for tax registration?

Second year of arrears

You can register a *tax arrears certificate* when a property is in at least its second year of arrears

373 (1) Where any part of tax arrears is owing with respect to land in a municipality on January 1 in the second year following that in which the real property taxes become owing, the treasurer of the municipality, unless otherwise directed by the municipality, may prepare and register a tax arrears certificate against the title to that land.

Not two calendar years!

In plain English...

If there are arrears from any time in 2021

- On 1 January 2022 property is in its first year of arrears
- On 1 January 2023 property is in its second year of arrears, so you can register a tax arrears certificate any time after this day



When is a property eligible for tax registration?

Do you need to amend your collection policy?

If you were previously registering when a property was in at least its third year of arrears, you might need to amend your collection policy

Suggestion

Send a final warning letter—it's not in the legislation, but it's a good idea!



The Registration Process

- The municipality provides Realtax with the required information for each property
- Realtax uses this information to create Farm Debt Notices and send them out to the appropriate parties
- After the legislated time has expired, a title search is conducted on each property (to confirm lands and identify interested parties)
- Upon completion of the title search, a Tax Arrears Certificate (TAC) is registered on each property (triggering further legislative deadlines)
- Within **60 days** of the TAC being registered, “First Notices” are sent to all interested parties
- Once First Notices are sent, Statutory Declarations regarding the notices are prepared and sent to the municipality
- If the taxes have not yet been paid, Final Notices must be sent between **280** and **310 days** after the registration of the Tax Arrears Certificate
- Once Final Notices are sent, Statutory Declarations regarding the notices are prepared and sent to the municipality
- If the taxes have not yet been paid in full, one year following the registration of the TAC, the property may be advertised for tax sale
- At any time during this process the **full amount** of taxes owing (the “Cancellation Price” in the Municipal Act) may be paid.
- Partial payment cannot be accepted after the registration of the TAC except via an Extension Agreement (subject to conditions)

The Sale Process (by Tender)

One year after the registration of the Tax Arrears Certificate on title:

- Sale date is booked
- Mining Information Form 9 is sent to the Ministry of Northern Development and Mines (if applicable)
- Minimum Tender Amount is calculated
- Tax Sale Form 6 advertisement is prepared
- Ads are placed in local paper (once a week for 4 weeks – last ad 7 days prior to sale)
- Ad is placed in Ontario Gazette (at least 7 days before the tax sale)
- Tender packages are made available to the public
- Tender opening is held in a public place as soon as possible after 3 pm on the date of tax sale as per MTSR
- Tenders are received or not



Tenders Received?

- Highest and Second Highest Bidders are determined
- Rejected tenders and deposits are returned
- Notice to Highest Tenderer is sent
- “Successful Purchaser” is declared (**if** balance is paid within 14 days)
- Deposit is forfeited if balance is not paid by Highest Tenderer within 14 days
- Notice is sent to Second Highest Tenderer
- “Successful Purchaser” is declared once balance has been paid
- Tax Deed is prepared and sent to Successful Purchaser
- Tax Deed is registered on title
- Form 5 Notice of Payment into Court is prepared and filed in court along with surplus tax sale funds
- Form 5 notices are sent

No tenders?

- 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***

Thanks for watching this presentation!

Questions?





Ontario's Property Experts



5.5

MILLION

MPAC's database hosts information for over 5.5 million properties across Ontario.

37

BILLION

There was more than \$37 billion of new assessment captured in 2022.

3

TRILLION

Ontario's total property value exceeds \$3 trillion.



Ontario Government

Establishes the province's assessment and taxation laws, sets the valuation date and determines education tax rates.



MPAC

Calculates, captures and distributes assessments for all properties and buildings across Ontario.



Municipalities

Determine revenue requirements, set municipal tax rates and collect property taxes to pay for municipal services.



Property Owners

Pay property taxes for community services and education taxes to help fund elementary and secondary schools in Ontario.

Maintaining Ontario's Property Database



Provincial, Municipal and
Property Owner Support
& Guidance



New Assessment
Forecasting & Market
Analysis/Trends



Municipal Financial
Planning & Insights



Vacancy and Tax
Applications for
Commercial, Business
& Residential



Requests for
Reconsideration &
Appeal Processing



Processing Severances
and Consolidations






MPAC conducts property valuation updates, referred to as **reassessments**.

Property values continue to be based on the market at **January 1, 2016**, which is our current valuation date.



An aerial photograph of a suburban neighborhood with many houses, trees, and a few commercial buildings. In the background, there's a body of water and some industrial structures. A large blue circle is overlaid on the right side of the image, containing white and yellow text.

What is Current Value Assessment? (CVA)

Current value is market value **at a point in time** (the legislated valuation date)

Assessment Update

Property values for the **2022 and 2023 Tax Years** continue to be based on a **January 1, 2016 valuation date.**



The **Three** Approaches to Value



**Direct
Comparison**



Income




Cost

MPAC's Role in The **Building** **Permit** Process

Municipalities rely on MPAC to take their building permits and plans and **turn them into assessment.**

Municipalities tax property owners **based on those assessments.**

The sooner MPAC delivers assessments, the faster municipalities realize **new revenue.**



Resolving Assessment Concerns

1



Reflect on the
Current Value
Assessment

2



Visit MPAC's
AboutMyProperty.ca
to confirm details

3



View similar
properties and
their assessed
values

4



Submit a Request
for Reconsideration
if you disagree

Let's Talk **Property Taxes**

Each year, **municipalities** decide how much money they need to raise from property taxes **to pay for services** and **determine tax rates** based on that amount.



Your property's assessed value, provided by MPAC.



Municipal and education tax rates* for your property type.



Property taxes you pay.

*Education tax rates are set by the provincial government

Ready with Resources for You

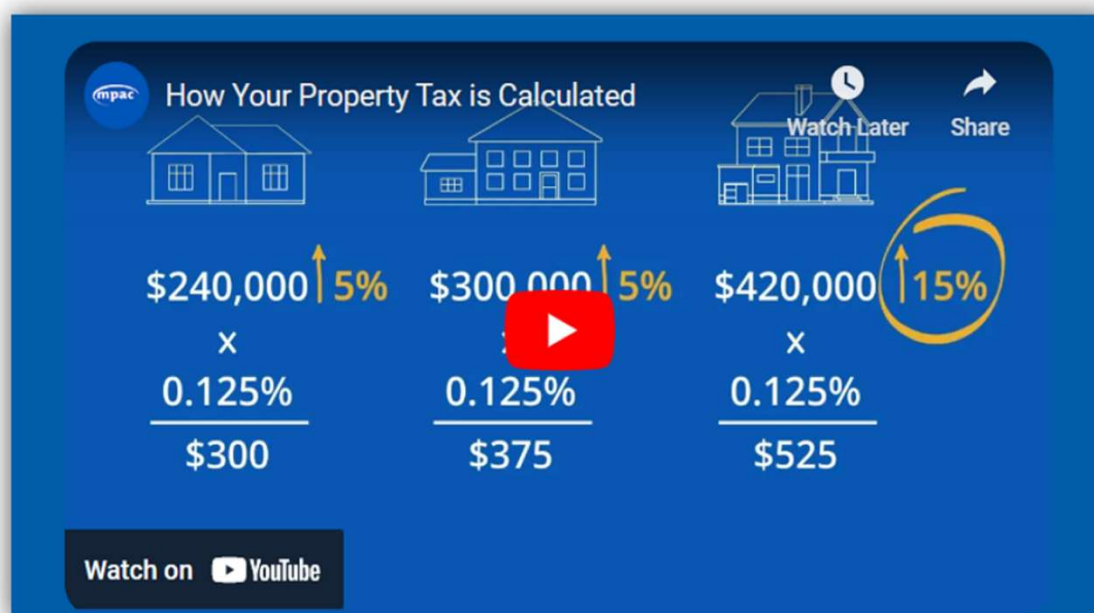


MYTH	FACT
My property value has doubled.	There is no 1:1 relationship between the change in your assessed value and change in taxation.
My property taxes will double.	

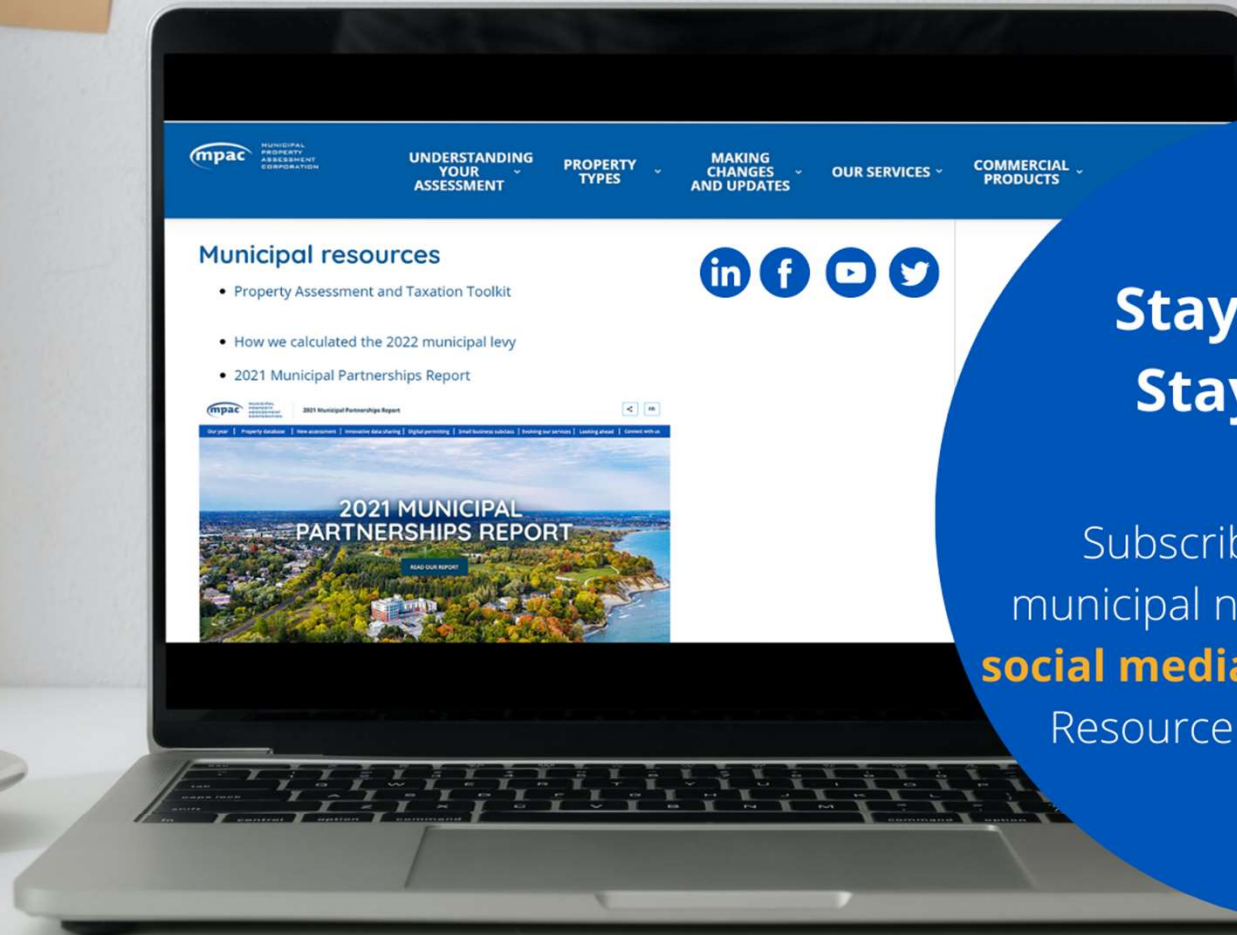
The MYTH column contains a red 'X' icon, and the FACT column contains a green checkmark icon.



How will my Property Assessment Impact my Taxes?



Watch the video to **learn more.**



Stay **Connected**, Stay **Informed**

Subscribe to **InTouch**, our municipal newsletter, follow us on **social media**, and visit our Municipal Resource Library on **mpac.ca**.



Your Municipal Contacts

Anthony Fleming
Account Manager
Anthony.Fleming@mpac.ca
519-701-5777

Lynne Cunningham
Regional Manager
Lynne.Cunningham@mpac.ca
289-213-3842

From: [Grizzly Fox](#)
To: [Christine Fraser-McDonald](#)
Cc: [Sylvia Kirkwood](#)
Subject: Exemption Request - By-law No 61-09 Schedule A – #3.
Date: February 14, 2023 10:04:54 AM

Hello Christine,

We are requesting an exemption to By-law No 61-09 Schedule A – #3 for our venue to be able to host our events again this year.

Pursuant to the by-law, "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" is prohibited in the commercial district between 7PM - 7 AM. (Schedule A - Page 9)

We have many weekend events booked between now and December 31 which include either live music, trivia or a drag show and they use a sound system with 1 speaker. Depending on the event, they often start at 6 or 7 PM and are over by 10 PM. They are planned for Thursdays, Fridays and Saturday evenings.

These events are important to our business and the community as they are bringing people to Paisley from across Grey-Bruce. The artists enjoy playing at Bonfire because they are typically done and home before they start their gigs in most other places. Since our restaurant is small, we aim to keep the sound to a reasonable level to allow people to carry on a conversation but it does carry at times.

We appreciate the Council's consideration of this request.

Chris Shaw

--

Grizzly Fox Hospitality Ltd.

o/a Bonfire on Queen

342 Queen St. N. Paisley, Ontario N0G 2N0 | 519-353-3473

<https://www.bonfireonqueen.com/> | info@bonfireonqueen.com

**THE CORPORATION OF THE
MUNICIPALITY OF ARRAN-ELDERSLIE**

BY-LAW NO. 61-09

A By-law to Amend the Municipal Code – Schedule B – Protection to Persons
and Property – Noise

WHEREAS Section 129 of the *Municipal Act, 2001* permits a local municipality to prohibit and regulate with respect to noise and vibration and to prohibit such matters unless a permit is obtained from the municipality for those matters and that a municipality may also impose conditions for obtaining, continuing to hold and renewing any such permit, including the submission of plans;

AND WHEREAS Council at its meeting of November 9, 2009 adopted the recommendation in SRCAO.09.59 regarding amendments to the Municipal Code – Schedule B – Protection to Persons and Property - Noise;

NOW THEREFORE THE CORPORATION OF THE MUNICIPALITY OF ARRAN-ELDERSLIE HEREBY ENACTS AS FOLLOWS:

- 1. That the Municipal Code – Schedule B – Protection to Persons and Property be amended by the addition of Schedule A attached to this by-law.
- 2. That Schedule A attached shall form part of this by-law.

READ A FIRST AND SECOND TIME THIS 9TH DAY OF NOVEMBER, 2009.

READ A THIRD TIME AND PASSED THIS 9TH DAY OF NOVEMBER, 2009.

Original Signed by

RON L. OSWALD, MAYOR

Original Signed by

A.P. CRAWFORD, CLERK

Schedule A to By-law No. 61-09

**Schedule B – Protection to Persons
and Property – Noise**

INDEX

Article 1

CITATION

- 1.1 Citation

Article 2

DEFINITIONS

- 2.1 Construction – defined
- 2.2 Construction equipment – defined
- 2.3 Conveyance – defined
- 2.4 Council – defined
- 2.5 Highway – defined
- 2.6 Motor Vehicle – defined
- 2.7 Municipality - defined
- 2.8 Noise - defined
- 2.9 Noise Control Administrator - defined
- 2.10 Point of reception - defined
- 2.11 Quiet zone - defined
- 2.12 Residential area - defined

Article 3

GENERAL PROHIBITIONS

- 3.1 Sounds - acts emitting noise - clearly audible - set out
- 3.2 Racing - motorized conveyance - not regulated
- 3.3 Tires - squealing - vehicle
- 3.4 Vehicle - operation - improperly secured - load
- 3.5 Engine - without muffler
- 3.6 Engine - continuous - operation - while stationary
- 3.7 Idling period - manufacturer - specification
- 3.8 Operation - essential to function
- 3.9 Weather conditions - justify heating - air conditioning
- 3.10 Temperatures - low - idling necessary - after starting
- 3.11 Repair - seasonal servicing - non-profit
- 3.12 Horn - use - good safety practices - only
- 3.13 Construction - equipment - without muffler
- 3.14 Radio - sound equipment -musical instrument - other
- 3.15 Air-conditioning equipment – residential – commercial
- 3.16 Commercial - audible - distance from property line
- 3.17 Prohibitions - by time - place - table

Article 4

EXEMPTIONS

- 4.1 Public safety - emergency - preservation of property
- 4.2 Religious - traditional - festive activities

- 4.3 Firearms – discharge – exception – peace officers
- 4.4 Agricultural activity – where designated

Article 5

GRANT OF EXEMPTION

- 5.1 Application - to Council
- 5.2 Right of refusal - other - limitations
- 5.3 Hearing - application - decision
- 5.4 Breach - exemption - null - void

Article 6

SEVERABILITY

- 6.1 Validity

Article 7

ENFORCEMENT

- 7.1 Fine – for contravention
- 7.2 Enforcement – Officers

Schedule A

PROHIBITIONS BY PLACE AND TIME

Article 1

CITATION

1.2 Citation

This by-law may be cited as the “Noise By-law”.

Article 2

DEFINITIONS

2.7 Construction – defined

“construction” includes erection, alteration, repair, dismantling, demolition, structural maintenance, painting, moving, land clearing, earth moving, grading, excavating, the laying of pipe and conduit whether above or below ground level, street and highway building, concreting, equipment installation and alteration, the structural installation of construction components and materials in any form or for any purpose, and includes any work in connection therewith.

2.8 Construction equipment – defined

“construction equipment” means any equipment or device designed and intended for use in construction or material handling, including but not limited to, air compressors, pile drivers, pneumatic or hydraulic tools, bulldozers, tractors, excavators, trenchers, cranes, derricks, loaders, scrapers, pavers, generators, off-highway haulers or trucks, ditchers, compactors and rollers, pumps, concrete mixers, graders or other material handling equipment.

2.9 Conveyance – defined

“conveyance” includes a vehicle and any other device employed to transport a person or persons or goods from place to place but does not include any such device or vehicle if operated only within the premises of a person.

2.10 Council – defined

“council” means the Council of The Corporation of the Municipality of Arran-Elderslie.

2.11 Highway – defined

“highway” means a common and public highway, street, avenue, parkway, driveway, square, place, bridge, viaduct or trestle designed and intended for, or used by, the general public for the passage of vehicles.

2.12 Motor Vehicle – defined

“motor vehicle” includes an automobile, motorcycle, and any other vehicle propelled or driven otherwise than by muscular, gravitational or wind power, but does not include the cars of electric or steam railways, or other motor vehicles running only upon rails, or a motorized snow vehicle, traction engine, farm tractor, self-propelled implement of husbandry or road-building machine within the meaning of the *Highway Traffic Act*.

2.7 Municipality - defined

“municipality” means the land within the geographic limit of the Municipality of Arran-Elderslie.

2.8 Noise - defined

“noise” means sound and vibration arising therefrom, emitted in such a manner or with such volume as to likely disturb local inhabitants.

2.9 Noise Control Administrator - defined

“Noise Control Administrator” means the person or persons designated by Council as responsible for the administration of this by-law and shall be the Chief Building Official for the Municipality of Arran-Elderslie.

2.10 Point of reception - defined

“point of reception” means any point on the premises of a person where sound or vibration originating from other than those premises is received.

2.11 Quiet zone - defined

“quiet zone” means those areas of the municipality in which there is located a hospital, funeral home, nursing home or senior citizens’ housing.

2.12 Residential area - defined

“residential area” means all those areas designated for any kind of residential use by the various restricted area by-laws of The Municipality of Arran-Elderslie, plus all properties within twenty (20) metres of such areas.

Article 3

GENERAL PROHIBITIONS

3.1 Sounds - acts emitting noise - clearly audible - set out

No person shall emit or cause or permit the emission of sound resulting from an act listed in Sections 3.2 through 3.6 inclusive, and which sound is clearly audible at a point of reception.

3.2 Racing - motorized conveyance - not regulated

No person shall race or cause or permit to be raced any motorized conveyance in contravention of Section 3.1, other than in a racing event regulated by law.

3.3 Tires - squealing - vehicle

No person shall operate or cause or permit the operation of a motor vehicle in such a way that the tires squeal in contravention of Section 3.1.

3.4 Vehicle - operation - improperly secured - load

No person shall operate or cause or permit the operation of a vehicle or a vehicle with a trailer resulting in banging, clanking, squealing or other like sounds in contravention of Section 3.1 due to improperly secured load or equipment, or inadequate maintenance.

3.5 Engine - without muffler

No person shall operate or cause or permit the operation of any combustion engine or pneumatic device in contravention of Section 3.1 without an effective exhaust or intake muffling device in good working order and in constant operation.

3.6 Engine - continuous - operation - while stationary

The operation of an engine or motor in or on, any motor vehicle or item of attached auxiliary equipment for a continuous period exceeding five (5) minutes, while such vehicle is stationary in a residential area or a quiet zone shall be a contravention of Section 3.1 unless the provisions of Sections 3.7 through 3.11 inclusive apply.

3.7 Idling period - manufacturer - specification

The provisions of Section 3.6 shall not apply when the original equipment manufacturer specifically recommends a longer idling period for normal and efficient operation of the motor vehicle in which case such recommended period shall not be exceeded.

3.8 Operation - essential to function

The provisions of Section 3.6 shall not apply when operation of such engine or motor is essential to a basic function of the vehicle or equipment, including but not limited to, operation of ready-mixed concrete trucks, lift platforms and refuse compactors.

3.9 Weather conditions - justify heating - air conditioning

The provisions of Section 3.6 shall not apply when weather conditions justify the use of heating or refrigerating systems powered by the motor or engine for the safety and welfare of the operator, passengers or animals, or the preservation of perishable cargo, and the vehicle is stationary for purposes of delivery or loading.

3.10 Temperatures - low - idling necessary - after starting

The provisions of Section 3.6 shall not apply when prevailing low temperatures make longer idling periods necessary immediately after starting the motor or engine.

3.11 Repair - seasonal servicing - non-profit

The provisions of Section 3.6 shall not apply when the idling is for the purpose of cleaning and flushing the radiator and associated circulation system for seasonal change of antifreeze, cleaning of the fuel system, carburetor or the like, when such work is performed other than for profit.

3.12 Horn - use - good safety practices - only

The operation of a motor vehicle horn or other warning device shall be a contravention of Section 1055.2.1, except where required or authorized by law or in accordance with good safety practices.

3.13 Construction - equipment - without muffler

The operation of any item of construction equipment in a quiet zone or residential area without effective muffling devices in good working order and in constant operation shall be a contravention of Section 3.1.

3.14 Radio - sound equipment -musical instrument - other

No person shall cause or permit the sound or noise from or created by any radio or phonograph, public address system, sound equipment, loud speaker or similar device or devices, or any musical or sound-producing instrument of whatever kind, when such device or instrument is played or operated in such a manner or with such volume as to annoy or disturb the peace, quiet, comfort or repose of any individual in any dwelling house, apartment house, hotel or any other type of residence.

3.15 Air-conditioning equipment – residential – commercial

No person shall permit sound or noise to be produced by the operation of residential or commercial air-conditioning equipment which disturbs the peace, quiet, comfort or repose of any person in any dwelling unit, hotel or other type of residence.

3.16 Commercial - audible - distance from property line

No person, manager, director or owner of any commercial business shall cause or permit the generation of a sound or noise from commercial use which is plainly audible at a distance of 15.25 metres (50 feet) from any property line of the property upon which the building or structure is located where the noise or sound is generated that disturbs or is likely to disturb an inhabitant.

3.17 Prohibitions - by time - place - table

No person shall emit or cause or permit the emission of sound resulting from any act listed in Schedule A if clearly audible at a point of reception located in an area of the municipality within a prohibited time shown for such an area

Article 4**EXEMPTIONS****4.1 Public safety - emergency - preservation of property**

Notwithstanding any other provision of this by-law, it shall be lawful to emit or cause or permit the emission of sound or vibration in connection with emergency measures undertaken:

- a) for the immediate health, safety or welfare of the inhabitants or any of them; or
- b) for the preservation or restoration of property; unless such sound or vibration is clearly of a longer duration or nature more disturbing than is reasonably necessary for the accomplishment of such emergency purpose.

4.2 Religious - traditional - festive activities

Notwithstanding any other provision of this by-law, this by-law does not apply to a person who emits or causes or permits the emission of sound or vibration in connection with any of the listed traditional, festive, religious and other activities:

- a) Santa Claus parade;
- b) Remembrance Day parade;
- c) winter carnival;
- d) spring fair;
- e) fall fair(s) and associated parade(s); and
- f) summer concerts.

4.3 Firearms – discharge – exception – peace officers

Peace Officers in the performance of their duties shall be exempt from the provisions of this by-law with respect to the discharge of firearms in prohibited areas of the municipality.

4.4 Agricultural activity – where designated

None of the provisions of this by-law shall apply to the normal activities of agriculture on any lands designated for agricultural use within the Municipality.

Article 5

GRANT OF EXEMPTION

5.1 Application - to Council

Notwithstanding anything contained in this by-law, any person may make application to Council to be granted an exemption from any of the provisions of this by-law with respect to any source of sound or vibration for which he or she might be prosecuted.

5.2 Right of refusal - other - limitations

Council, by resolution, may refuse to grant any exemption or may grant the exemption applied for or any exemption of lesser effect and any exemption granted shall specify the time period, not in excess of six (6) months, during which it is effective and may contain such terms and conditions as Council sees fit.

5.3 Hearing - application - decision

In deciding whether to grant an exemption to any of the provisions of this by-law, Council shall give the applicant and any person opposed to the application an opportunity to be heard and may consider such other matters as it sees fit.

5.4 Breach - exemption - null - void

Breach by the applicant of any of the terms or conditions of any exemption granted by Council shall render the exemption null and void.

Article 6

SEVERABILITY

6.1 Validity

If a court of competent jurisdiction should declare any Section or part of a Section of this by-law to be invalid, such Section or part of a Section shall not be construed as having persuaded or influenced Council to pass the remainder of the enabling by-law and it is hereby declared that the remainder of this by-law shall be valid and shall remain in force.

Article 7

ENFORCEMENT

7.1 Fine – for contravention

Every person who contravenes any of the provisions of this by-law is guilty of an offence and upon conviction is liable to a fine or penalty as provided for in the *Provincial Offences Act*.

7.2 Enforcement – Officers

The provisions of this by-law shall be enforced by individuals appointed by Council as By-law Enforcement Officers and by the Ontario Provincial Police.

Schedule A PROHIBITIONS BY PLACE AND TIME				
		Prohibited Period of Time		
		Quiet Zone	Residential Zone	Other Zone
1	Discharge of Firearms	At all times	At all times	
2	Operation of a combustion engine which is; or is used in; or is intended for use in a toy, or a model or replica of any device, which model or replica has no function other than amusement and which is not a conveyance	At all times	B	B
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	At all times	At all times	B
4	Operation of any auditory signaling device, including but not limited to the ringing of bells or gongs and the blowing of horns or sirens or whistles, or the production reproduction or amplification of any similar sounds by electronic means, except where required or authorized by law or in accordance with good public safety practices	At all times	A	A
5	Operation of any powered rail car including but not limited to refrigeration cars, locomotives or self-propelled passenger cars, while stationary on property not owned or controlled by a railway governed by the <i>Railway Act</i> (Canada)	At all times	B	
6	Operation of any motorized conveyance other than on a highway or other place intended for its operation	At all times	At all times	A
7	Venting, release or pressure relief of air, steam or other gaseous material, product or compound from any autoclave, boiler,, pressure vessel, pipe, valve, machine, device or system	At all times	A & C	
8	Persistent barking, calling or whining or other similar persistent noise-making by any domestic pet or any other animal kept or used for any purpose other than agriculture	At all times	At all times	At all times
9	Operation of a commercial car wash with air drying equipment	At all times	B	
10	Yelling, shouting, hooting, whistling or singing	At all times	A	
11	Loading, unloading, delivering, packing, unpacking, or otherwise handling any containers, products, materials, or refuse, whatsoever, unless necessary for the maintenance of essential services or the moving of private household effects	B & C	B&C	
12	The operation of any equipment in connection with construction	B & C	B & C	B & C
13	Operation or use of any tool for domestic purposes other than snow removal	B	B	A
14	Operation of solid waste bulk lift or refuse compacting equipment	B	B	B

15	Detonation of fireworks or explosive devices not used in construction	At all times	At all times	B
16	All selling or advertising by shouting or outcry or amplified sound	At all times	At all times	At all times
17	Operation of a commercial car wash of a type other than mentioned in Item 9	At all times	B	A
	Periods of time set out: A – 11:00 p.m. one day to 7:00 a.m. the next day B – 7:00 p.m. one day to 7:00 a.m. the next day C – all day Sundays and statutory holidays			

SAUGEEN VALLEY CONSERVATION AUTHORITY

Minutes

Meeting: Authority Annual Meeting
Date: Thursday, January 19, 2023, 1:00 p.m.
Location: Administration Office, Formosa, ON
Chair: Barbara Dobreen

Members present: Paul Allen, Larry Allison, Kevin Eccles, Bud Halpin, Tom Hutchinson, Gregory McLean, Steve McCabe, Dave Myette, Mike Niesen, Sue Paterson, Moiken Penner, Jennifer Prenger, Bill Stewart, Peter Whitten

Staff present: Jennifer Stephens, Erik Downing, Donna Lacey, Elise MacLeod, Laura Molson, Lorne Chamberlain, Janice Hagan, Peyton Koebel, Kaleb Meyer, Anthony Quipp, Ashley Richards, Rick Rowbotham, Aaron Swayze, Lee Watson, Jill Wiersma, Elijah Wilson

Others present: Special guests and members of the public.

Chair Pro Tem Maureen Couture called the meeting to order at 1:00 p.m.

1. Appointment of Chair Pro Tem

Motion #G23-01

Moved by Bill Stewart

Seconded by Sue Paterson

THAT Maureen Couture be appointed Chair Pro Tem for the SVCA Authority meeting, January 19, 2023 (Agenda items 1-9).

Carried

The Land Acknowledgement was read by Barbara Dobreen:

We begin our meeting today by respectfully acknowledging the Anishinaabeg Nation, the Haudensaunee, the Neutral, and the Petun peoples as the traditional keepers of this land. We are committed to moving forward in the spirit of reconciliation with First Nations, Métis, and Inuit peoples.

2. Adoption of Agenda

Motion #G23-02

Moved by Barbara Dobreen

Seconded by Gregory McLean

Authority Annual Meeting – January 19, 2023

THAT the SVCA Board of Directors adopt the agenda for the Authority meeting on January 19, 2023, as presented.

Carried

3. Declaration of Pecuniary Interest

No persons declared a pecuniary interest relative to any item on the agenda.

4. Adoption of Authority meeting minutes – December 15, 2022

Motion #G23-03

Moved by Steve McCabe

Seconded by Sue Paterson

THAT the SVCA Board of Directors adopt the minutes of the Authority meeting, December 15, 2022, as presented.

Carried

5. Introduction of Guests

Greetings were brought to SVCA from the following dignitaries and special guests:

Ben Lobb, MP, Huron-Bruce Riding

Lisa Thompson, MPP, Huron Bruce Riding

Randy Scherzer, Deputy CAO, Grey County

Barbara Dobreen, Deputy Mayor, Township of Southgate

Mike Niesen, Councillor, Municipality of South Bruce

Ed McGugan, Vice Chair, Maitland Valley CA, Municipality of Huron-Kinloss

Phil Beard, GM / S-T, Maitland Valley Conservation Authority

Scott Greig, Chair, Grey Sauble Conservation Authority

Tim Lanthier, CAO, Grey Sauble Conservation Authority

Dave Myette, Councillor, Municipality of Saugeen Shores

Bill Stewart, Councillor, Municipality of Kincardine

6. Staff service recognition

Maureen Couture and Jennifer Stephens presented the following service awards:

- Five Year Service Award: Lorne Chamberlain, Field Operations Assistant
- Fifteen Year Service Award: Erik Downing, Manager, Environmental Planning and Regulations

7. Chair's Address

The following address was given by the Past Chair, Maureen Couture:

Authority Annual Meeting – January 19, 2023

“It has been my pleasure to serve as Chair of Saugeen Valley Conservation Authority from January 2021 to October 2022. 2022 was a year of re-establishment for Saugeen Conservation. The organization is now running with a full complement of staff, who have been hard at work, putting many re-tooled and refined programs and services into practice.

SVCA staff were heavily involved with multiple infrastructure projects, including but not limited to the Bruce County Road 3 Bridge Replacement, as well as Environmental Assessments on other bridge projects, and engineering inspections of SVCA flood and erosion infrastructure. These inspections were badly needed, with some structures never having received external inspections.

Huge fluctuations and rapidly changing forecasts have made for unpredictable weather and have highlighted the incredible importance of programs such as the highly anticipated Flood Watch. Extreme ranges in rainfall quantity are now commonplace. For example, the May 2022 Derecho storm event forecast range was 15-85mm because of localized storm cells. This represents a range that could be on one hand inconsequential and not meeting the minimum parameters of a safety statement, and on the other, potential severe localized flooding.

New stream gauge equipment was installed at the Cedarville location. Stream gauges measure the water levels and flows, which are used to inform the Flood Watch program. This is a milestone upgrade, with more to come.

Water resources staff continue to monitor water quality in our watershed and are working towards the completion of Watershed Report Cards, which are produced every five years in conjunction with Conservation Ontario.

A Utility Agreement was approved by legal counsel and is now in use. This covers liability related to any drilling in the proximity of SVCA flood and erosion control projects.

Multiple grant opportunities were pursued, and staff hope to be able to share some good news in the first quarter of this year.

The Environmental Planning and Regulations department implemented shortened permitting review timelines as a part of the client service and streamlining initiative. For SVCA permits, maximum review times were reduced to between 30-69 days.

322 permits were issued in 2022 with 0 permit denials. 488 Planning Act Applications were reviewed in 2022. 107 law firm inquiries made their way to SVCA with regards to property transactions.

The accuracy of SVCA review increased with additional technical expert resources being hired to support accurate and appropriate review around Lake Huron coastal hazards and floodplain hazards. Natural hazards were given the space they are due, and the watershed saw unprecedented development.

All told just shy of 2,000 new inquiries were made to the Environmental Planning and Regulations Department in 2022.

Authority Annual Meeting – January 19, 2023

Bill 23's changes to the Conservation Authorities Act prompted an outcry of concern from the Authority, our participating municipalities, the public, and in some cases, even the development community. The implementation of these changes within the Authority and amongst our participating municipalities will continue through 2023.

Environmental planning and regulation staff are grateful to local landowners for continuing to manage their properties with the good of the watershed in mind.

Through the Forestry and Lands department, SVCA acquired two new properties by donation, for a total of over 160 acres. Staff worked hard to make the Glenelg property safe for visitors, performing a significant clean-up operation in only a short period of time.

Improvements were made to Stoney Island Conservation Area and Saugeen Bluffs Conservation Area received a new set of stairs to the panoramic lookout. While campgrounds saw a decline in bookings after the post-COVID boom, numbers remained robust and SVCA campgrounds and conservation areas continued to be the number one inquiry made by the public through search engines.

Enforcement of Section 29 under the Conservation Authorities Act began in July 2022, effective over all 21,921 acres of Saugeen Conservation property. SVCA staff are appointed as officers to enforce this section of the Act. Under this authority and with occasional help from local law enforcement, SVCA could ticket those in violation of the permitted uses of Authority lands. Specific areas of focus included the use of unauthorized vehicles, such as ATVs, off-leash animals, illegal camping, and after-hours presence. A 'permitted use' campaign was unrolled to the public, and reward tickets were issued to those complying.

Through Forestry, tree-marking services were provided for five private landowners. 28,000 trees were planted, and more than that number again were sold directly to landowners for independent planting. 22 managed forest tax incentive program plans were written, as well as the renewal of SVCA's five-year plan.

Saugeen Conservation has had a solid 2022, and though there have been changes, the outlook is positive. I look forward to the years ahead for Saugeen Valley Conservation Authority with confidence."

8. Presentation – 2022: A Look Back

Jennifer Stephens presented *2022: A Look Back* to the Board of Directors. She highlighted various accomplishments and changes that transpired at SVCA in 2022.

9. Election of Officers

a. Appointment of Scrutineers

Chair Pro Tem Maureen Couture declared all offices vacant and called for a motion to appoint two scrutineers, in the event of an election count.

Authority Annual Meeting – January 19, 2023

Motion #G23-04

Moved by Mike Niesen

Seconded by Bill Stewart

THAT Tim Lanthier and Phil Beard be appointed as scrutineers for the election of officers as conducted on January 19, 2023.

Carried

b. Election of Chair

Chair Couture called for nominations for the position of Chair for 2023. Tom Hutchinson nominated Barbara Dobreen. No further nominations were received.

Motion #G23-05

Moved by Steve McCabe

Seconded by Sue Paterson

THAT the nominations for the position of Chair of the Saugeen Valley Conservation Authority for 2023 be closed.

Carried

Barbara Dobreen was acclaimed 2023 Chair of the Saugeen Valley Conservation Board of Directors.

c. Election of Vice Chair

Chair Couture called for nominations for the position of Vice Chair for 2023. Steve McCabe nominated Tom Hutchinson. No further nominations were received.

Motion #G23-06

Moved by Kevin Eccles

Seconded by Greg McLean

THAT the nominations for the position of 1st Vice-Chair of the Saugeen Valley Conservation Authority be closed.

Carried

Tom Hutchinson was acclaimed 2023 Vice Chair of the Saugeen Valley Conservation Board of Directors.

d. Election of 2nd Vice Chair

Chair Couture called for nominations for the position of 2nd Vice Chair for 2023. Larry Allison nominated Dave Myette. Steve McCabe nominated Paul Allen. No further nominations were received.

Motion #G23-07

Moved by Kevin Eccles

Seconded by Greg McLean

Authority Annual Meeting – January 19, 2023

THAT the nominations for the position of 2nd Vice-Chair of the Saugeen Valley Conservation Authority be closed.

Carried

Dave Myette thanked his nominator but declined to stand for the position of 2nd Vice Chair. Paul Allen agreed to let his name stand and was acclaimed for the position.

e. Election of Member-at-Large

Chair Couture called for nominations for the position of Member-at-Large for 2023. Bud Halpin nominated Dave Myette. Barbara Dobreen nominated Steve McCabe. No further nominations were received.

Motion #G23-08

Moved by Kevin Eccles

Seconded by Greg McLean

THAT the nominations for the position of Member-at-Large of the Saugeen Valley Conservation Authority be closed.

Carried

Dave Myette and Steve McCabe both thanked their nominators and agreed to let their names stand for nomination. The Directors voted by secret ballot and the scrutineers informed Chair Couture that Steve McCabe was elected by the Directors as Member-at-Large.

Motion #G23-09

Moved by Greg McLean

Seconded by Tom Hutchinson

THAT Steve McCabe be appointed to fill the position of Member-at-Large of the Saugeen Valley Conservation Authority for the year 2023.

Carried

Motion #G23-10

Moved by Tom Hutchinson

Seconded by Kevin Eccles

THAT the secret ballots be permanently destroyed.

Carried

Barbara Dobreen assumed the position of Chair and thanked the Board of Directors for appointing her to that role.

10. Committee appointments**Motion #G23-11**

Moved by Tom Hutchinson

Seconded by Paul Allen

THAT the following Directors be appointed as members to the SVCA committees for 2023:

- i. Forestry Committee: Tom Hutchinson, Paul Allen, Moiken Penner, Dave Myette
- ii. Property and Parks Committee: Bill Stewart, Larry Allison, Moiken Penner, Bud Halpin, Paul Allen
- iii. Water Resources Committee: Tom Hutchinson, Greg McLean, Dave Myette, Bill Stewart
- iv. Agricultural Advisory Committee: Steve McCabe, Dave Myette, Kevin Eccles, Mike Niesen.

Carried

Motion #G23-12

Moved by Steve McCabe

Seconded by Bill Stewart

THAT the SVCA Chair as voting delegate, Vice-Chair as first alternate, and General Manager/Secretary-Treasurer as second alternate, be appointed, to Conservation Ontario for 2023.

11. Consent agenda**Motion #G23-13**

Moved by Larry Allison

Seconded by Bud Halpin

THAT the reports and information contained in the Consent Agenda, [Item11a-c], along with their respective recommended motions be accepted as presented.

Carried

12. New Business

- a. Appointment of Auditor

Motion #G23-14

Moved by Paul Allen

Seconded by Gregory McLean

THAT Baker Tilly SGB LLP be confirmed as the auditor to the Authority for the year 2023.

Carried

Authority Annual Meeting – January 19, 2023

b. Appointment of Solicitor

Motion #G23-15

Moved by Paul Allen

Seconded by Steve McLean

THAT Beard Winter LLP and Mathews, Dinsdale & Clark LLP be appointed solicitors to the Authority for the year 2023 for general operations, with the option to engage the services of other local solicitors, as necessary.

Carried

c. Presentation: Forestry and Lands Department

Donna Lacey presented an orientation session to the Directors regarding the Forestry and Lands department.

Jennifer Stephens advised the members that there will be further Director training at the next two scheduled Board meetings as well as a separate training session for Environmental Planning and Regulations, to be conducted during the month of February.

d. Statutory administrative approvals

As a part of conducting its business affairs, SVCA is required to review and approve the Health and Safety policy and the Workplace Violence, Harassment, and Sexual Harassment policy on an annual basis.

Motion #G23-16

Moved by Dave Myette

Seconded by Tom Hutchinson

THAT the Saugeen Valley Conservation Authority Board of Directors re-affirm for 2023 the Health and Safety Policy; and,

FURTHER THAT the Saugeen Valley Conservation Authority Board of Directors Re-Affirm for 2023 the Workplace Violence, Harassment, and Sexual Harassment Policy.

Carried

Adjournment

There being no further business, the meeting adjourned at 2:50 p.m. on motion of Bill Stewart and Peter Whitten.

Barbara Dobreen
Chair

Janice Hagan
Recording Secretary



Media Release

June 7, 2019

Southern Bruce County Receives Safe Communities Designation

A celebration Thursday marked Southern Bruce County becoming the 69th community to achieve Parachute Canada's Safe Communities designation. Representatives from Parachute Canada presented a special Safe Communities key and certificate to local municipal leaders in recognition of this designation.

Following the ceremony, an interactive Safe Kids Week event was held for elementary school students.

The Southern Bruce County Safe Communities Committee have been working for several years to meet the requirements of a designated community. The committee developed a "Pocket Your Keys" social media campaign to support reducing vehicle thefts, established "Safe Internet Exchange" sites for online buyers and sellers and hosted events during National Teen Driver Safety Week at local high schools.

Southern Bruce County Safe Communities is a partnership of organizations in the municipalities of Arran-Elderslie, Brockton, Huron-Kinloss, Kincardine, Saugeen Shores and South Bruce who support community safety and injury prevention.

Parachute Canada is a national, charitable organization dedicated to preventing injuries and saving lives. For more information, visit [Parachute Canada Safe Communities](https://www.parachute.ca/safe-communities).

Attachment: Parachute Canada present a special Safe Communities key (left to right: Jason Wepler, Grey Bruce Health Unit; Mayor Chris Peabody, Brockton; Linda Neal, Parachute Canada, Marla Barfoot, South Bruce OPP)

For more information:

Marla Barfoot
Committee Co-Chair
South Bruce OPP
519-396-3341

Jason Wepler
Committee Co-Chair
Grey Bruce Health Unit
519-376-9420 ext. 1408

A healthier future for all.

101 17th Street East, Owen Sound, Ontario N4K 0A5 www.publichealthgreybruce.on.ca

519-376-9420

1-800-263-3456

Fax 519-376-0605



Summer 2019

Jason Wepler

Health Promoter

Grey Bruce Health Unit

Marla Barfoot

Sergeant

South Bruce OPP

Who is the Southern Bruce County Safe Communities Committee?

A group of local officials and community members who are dedicated to promoting injury prevention and safety in Southern Bruce County communities.

Vision: To make Southern Bruce County the safest place to live in Ontario.



Where do we cover?



How does a Safe Community work?

115

Safe Communities America, a recognition program of the National Safety Council, is a proven model to reduce injuries and deaths.



Safe Communities Designation

- Program originally launched by Safe Communities Canada
- Now led by Parachute Canada
- 10 Step Process to Designation



Steps 1 - 5

1. Create a Leadership Table
2. Adopt a Terms of Reference
3. Complete a Priority Setting Exercise
4. Complete a Community Scan
5. Identify your Initiatives and Evaluation Plan



Steps 6 - 10

6. Identify your Budget
7. Ensure Administrative Coordination
8. Develop a Community Action Plan
9. Finalize your Application
10. Designation Ceremony

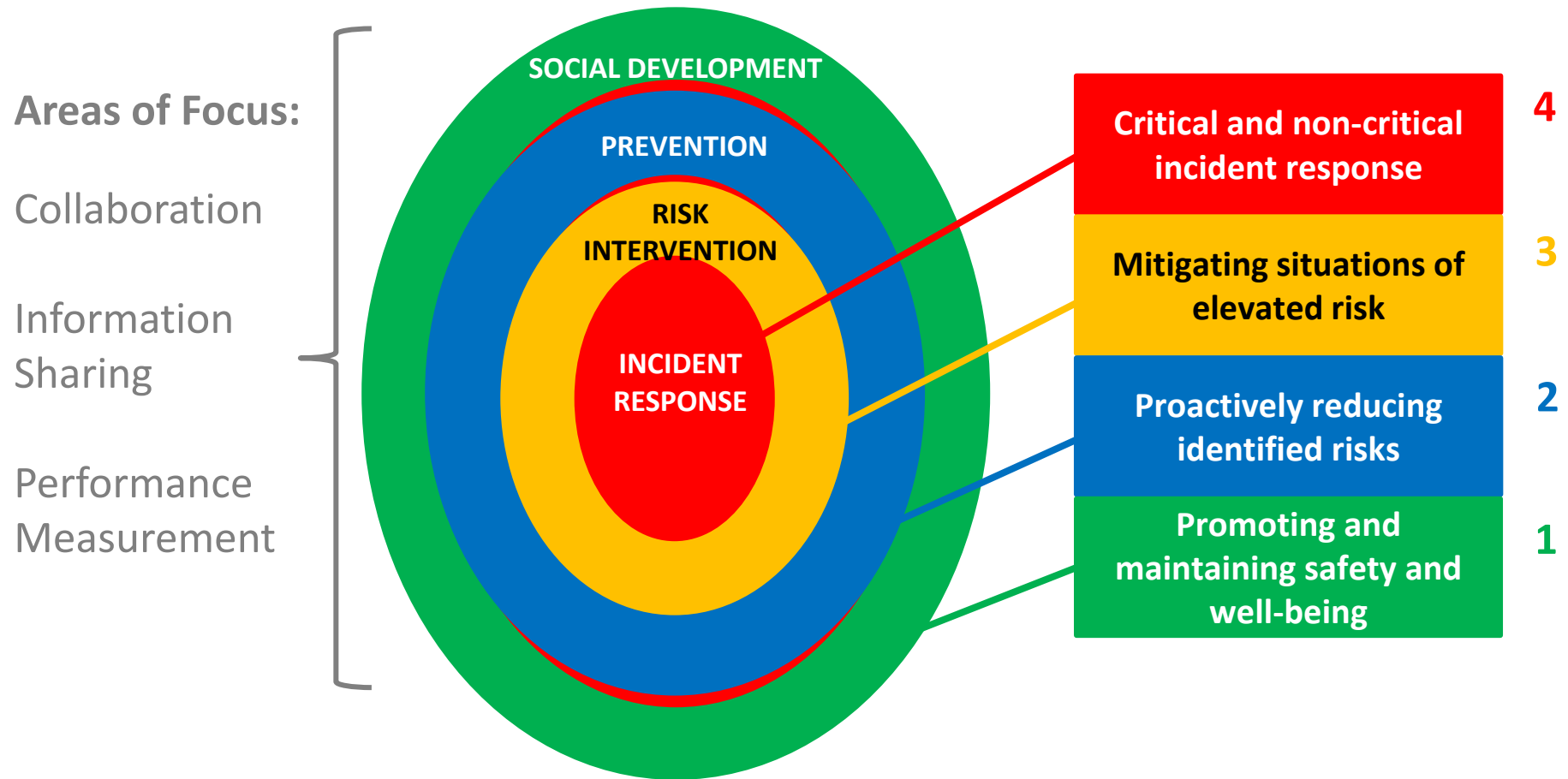


Community Safety and Well-Being Plans

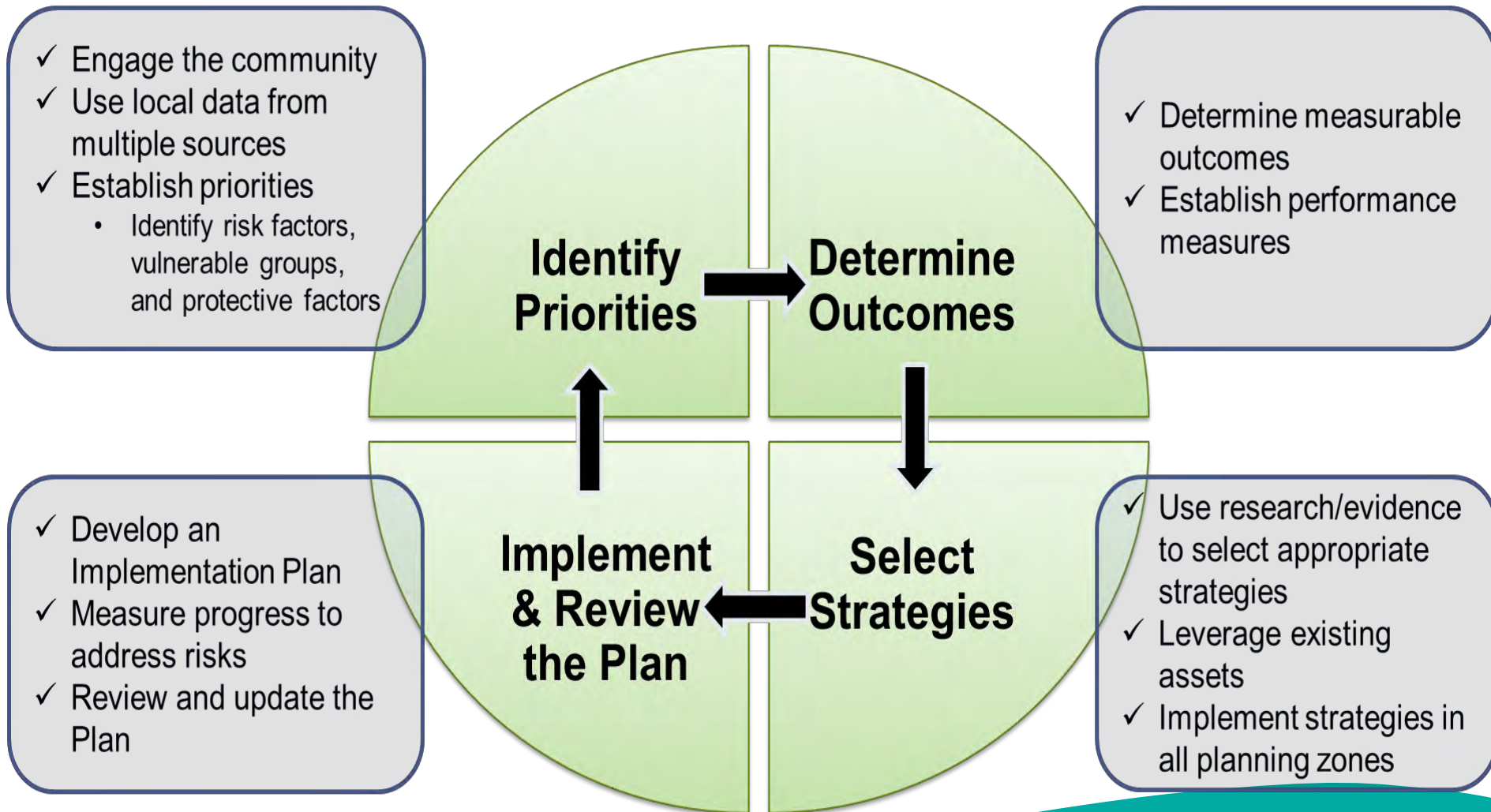
Ministry of Community Safety and Correctional Services

- New legislative requirement for CSWB plans came into force January 1, 2019 and municipalities have two years to prepare and adopt a plan (i.e., by January 1, 2021) [s. 143 (3)]
- Under the legislation [s. 4 (1)], the responsibility to prepare and adopt a CSWB plan applies to:
 - single-tier municipalities

Planning Framework




How to Plan



Request of Council

That Council show support for the work of the Safe Communities Committee by:

- Assigning a staff member or elected official to represent your municipality on the Committee
 - Consulting with the Safe Communities Committee when developing Community Safety and Well-Being Plan
 - Considering a small annual funding request to support Safe Community initiatives
- 



Jason Wepler

Health Promoter

Grey Bruce Health Unit

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Marla Barfoot

Sergeant

South Bruce OPP

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**THE CORPORATION OF THE
MUNICIPALITY OF ARRAN-ELDERSLIE**

BY-LAW NO. 13-2023

**BEING A BY-LAW TO CONFIRM THE PROCEEDINGS OF THE COUNCIL MEETING OF
THE MUNICIPALITY OF ARRAN-ELDERSLIE
HELD FEBRUARY 27, 2023**

WHEREAS by Section 5(1) of the *Municipal Act 2001, S.O. 2001, c. 25, as amended*, grants powers of a Municipal Corporation to be exercised by its Council; and

WHEREAS by Section 5(3) of the *Municipal Act, S.O. 2001, c.25, as amended*, provides that powers of every Council are to be exercised by By-law unless specifically authorized to do otherwise; and

WHEREAS it is deemed expedient that the proceedings of the Council of the Corporation of the Municipality of Arran-Elderslie for the period ending February 27, 2023, inclusive be confirmed and adopted by By-law.

NOW THEREFORE COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF ARRAN-ELDERSLIE HEREBY ENACTS AS FOLLOWS:

1. The action of the Council of the Municipality of Arran-Elderslie at its Council meeting held February 27, 2023 in respect to each motion and resolution passed, reports received, and direction given by the Council at the said meetings are hereby adopted and confirmed.
2. The Mayor and the proper Officials of the Corporation are hereby authorized and directed to do all things necessary to give effect to the said action of the Council.
3. The Mayor and Clerk, or in the absence of either one of them, the Acting Head of the Municipality, are authorized and directed to execute all documents necessary in that behalf, and the Clerk is authorized and directed to affix the Seal of the Corporation to all such documents.

READ a FIRST and SECOND time this 27th day of February, 2023.

READ a THIRD time and finally passed this 27th day of February 2023.

Steve Hammell, Mayor

Christine Fraser-McDonald, Clerk