



MUNICIPALITY OF ARRAN-ELDERSLIE

Council Meeting

AGENDA

Monday, June 26, 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 June 12, 2023 Council Minutes 1
7. Business Arising from the Minutes
8. Minutes of Sub-Committee Meetings
9. Public Meeting(s)
 - 9.1 Zoning By-law Amendment - Abraflex (2004) Ltd. -Z-2021-101 and Local Official Plan Amendment - L-2022-014 12
10. Delegations
11. Presentations
12. Correspondence
 - 12.1 Requiring Action

12.2 For Information

| | | |
|--------|--|----|
| 12.2.1 | AMO Policy Update - Strong Mayor Powers Expanded | 85 |
| 12.2.2 | AMO Watchfile - June 15, 2023 | 87 |
| 12.2.3 | AMO Watchfile - June 22, 2023 | 90 |
| 12.2.4 | Grey Sauble Conservation Foundation - Memorial Forest Ceremony | 93 |
| 12.2.5 | Clean Energy Frontier Newsletter | 94 |
| 12.2.6 | AMCTO Municipal Minute - June 21, 2023 | 97 |

13. Staff Reports

13.1 CAO/Clerks

13.2 Finance

13.3 Public Works

| | | |
|--------|------------------------------------|-----|
| 13.3.1 | SRW.23.13 Award Winter Sand Tender | 103 |
|--------|------------------------------------|-----|

| | | |
|--------|-------------------------------------|-----|
| 13.3.2 | SRWS.23.04 Riverside Overflow Event | 105 |
|--------|-------------------------------------|-----|

13.4 Building/Bylaw

13.5 Facilities, Parks and Recreation

13.6 Emergency Services

13.7 Economic Development and Planning

14. Notice of Motion

15. Members Updates

16. New Business

17. By-laws

18. Closed Session (if required)
 - a proposed or pending acquisition or disposition of land by the municipality or local board (proposed sale of Municipal land in Paisley)
19. Resolution to Reconvene in Open Session
20. Adoption of Recommendations Arising from Closed Session (If Any)
21. Adoption of Closed Session Minutes
22. Confirming By-law
 - 22.1 By-Law 36-2023 - Confirm the Proceedings of the June 26, 2023 Council meeting 112
23. Adjournment
24. List of Upcoming Council meetings
 - July 10, 2023
 - August 14, 2023
 - September 11, 2023
 - September 25, 2023



MUNICIPALITY OF ARRAN-ELDERSLIE

Council Meeting

MINUTES

Monday, June 12, 2023, 9:00 a.m.

Council Chambers

1925 Bruce Road 10, Chesley, ON

Council Present: Mayor Steve Hammell
Deputy Mayor Jennifer Shaw
Councillor Ryan Nickason
Councillor Darryl Hampton
Councillor Brian Dudgeon
Councillor Moiken Penner
Councillor Peter Steinacker

Staff Present: Sylvia Kirkwood - CAO
Christine Fraser-McDonald - Clerk
Julie Hamilton - Deputy Clerk
Scott McLeod - Public Works Manager
Tracey Neifer - Treasurer
Carly Steinhoff - Recreation Manager
Pat Johnston - Chief Building Official - Present Electronically
Steve Tiernan - Fire Chief
Jessica Pridham - Economic Development & Communication Coordinator

1. Call to Order

Mayor Hammell called the meeting to order at 9:00 am. A quorum was present.

2. Mayor's Announcements (If Required)

Mayor Hammell introduced Jessica Pridham as the Municipality's new Economic Development and Communication Coordinator.

3. Adoption of Agenda

Council passed the following resolution:

173-13-2023

Moved by: Councillor Nickason

Seconded by: Councillor Hampton

Be It Resolved that the agenda for the Council Meeting of Monday, June 12, 2023 be received and adopted, as distributed by the Clerk.

Carried

- 4. Disclosures of Pecuniary Interest and General Nature Thereof**
- 5. Unfinished Business**
- 6. Minutes of Previous Meetings**

6.1 May 23, 2023 Council Minutes

Subsequent to further discussion, Council passed the following resolution:

174-13-2023

Moved by: Councillor Steinacker

Seconded by: Councillor Penner

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

Carried

7. Business Arising from the Minutes

7.1 Notice of Motion - Deputy Mayor Shaw

At the Council meeting of May 23, 2023, Deputy Mayor Shaw noted that she would be bringing forward a Notice of Motion regarding support for Huron County's request for clarification regarding the County of Huron Warden's letter regarding a review of the Cannabis Act and the current legislative framework for cannabis.

Since this time, Deputy Mayor Shaw noted that the University of Guelph will be providing a study with more information. She would like to defer her Notice of Motion until she has this further information.

7.2 Notice of Motion - Tara Councillor Peter Steinacker

Councillor Steinacker presented his Notice of Motion to Council regarding gateway signage for Arran-Elderslie.

The Clerk, as part of the staff report, will investigate pricing for signs for the smaller villages as well as a final design for the signs.

Subsequent to further discussion, the following motion was passed:

175-13-2023

Moved by: Councillor Steinacker

Seconded by: Councillor Nickason

Whereas it has been identified that there are no gateway signs at the four corners of the Municipality to acknowledge to visitors that they have entered the Municipality of Arran-Elderslie;

Whereas gateway signage on municipal boundaries will support the Economic Development Strategic Plan to effectively attract and retain investment and demonstrate the Municipality's value proposition;

Whereas gateway signage that reflects the style and character of the community will help to build the municipal brand;

Whereas gateway signage will position Arran-Elderslie as the home of Allenford, Paisley, Chesley, Tara, the various hamlets, and surrounding areas and will unify communities under the municipal umbrella as well as developing a sense of place and welcome visitors and residents alike to the community;

Whereas the attached draft concepts be forwarded to Bruce County for their review and consideration; and

Therefore Council directs staff to prepare a report which will address the final design concept, placement of gateway signage at the four corners of the Municipality, outline permits and application costs, and timing of the installation of the signs.

Carried

8. Minutes of Sub-Committee Meetings

8.1 SMART Minutes - April 28, 2023

Subsequent to further discussion, Council passed the following resolution:

176-13-2023

Moved by: Deputy Mayor Shaw

Seconded by: Councillor Dudgeon

Be It Resolved that Council receives the SMART Minutes of April 28, 2023 for information purposes.

Carried

9. Public Meeting(s)

10. Delegations

10.1 Nigel Herritt - Eastlink Proposal

Mr. Herritt from Eastlink addressed Council regarding his proposal.

He noted that Eastlink will be installing internet lines for approximately 30 kilometers on Sideroad 25. This is a transport link for their data services. This is from Bruce Road 11 to Bruce Road 17.

Council thanked Mr. Herritt for his update.

10.2 Grey Bruce Pride - Rachel Paterson

Rachel Paterson from Grey Bruce Pride addressed Council. She thanked Council for raising the progressive pride flag.

She noted that the stigma is still very real and they are showing inclusivity. They are here to educate, advocate and to help.

She explained the meaning of the new flag.

Council thanked Ms. Paterson for her presentation.

10.3 Nancy Shaw, CAO - South Bruce Grey Health Centre - Introduction to Council

Nancy Shaw, CAO of the South Bruce Grey Health Centre, addressed Council.

She gave an update regarding the emergency department at the Chesley Hospital. It is continuing on reduced hours: Monday to Friday from 7:00 a.m. to 5:00 p.m.

This is not an unique situation and is happening in many areas across the department.

They are working through the nurses summer schedule to see if there are any gaps and it is foreseen that they probably will have a few closures over the summer that will affect Chesley. It is not only related to nurses, but also to physician coverage as well.

They have recently recruited an RPN for the Chesley site. They are trying to fill the remaining vacancies.

They are committed to the viability of the Chesley Hospital.

Council thanked Ms. Shaw for her presentation.

11. Presentations

None.

12. Correspondence

12.1 Requiring Action

12.1.1 Burn By-law Exemption Request

Fire Chief Steve Tiernan addressed Council regarding this exemption request.

He received a call from a resident who falls within a restricted fire zone in Paisley. He inspected his fire pit and would grant him a permit.

Council directed staff to prepare an exemption for Chris Miller regarding open air burning in a restricted zone at 345 Queen Street, Paisley. Any other requests will be reviewed by the Fire Chief on a case by case basis.

12.2 For Information

Subsequent to further discussion, Council passed the following resolution:

177-13-2023

Moved by: Councillor Hampton

Seconded by: Deputy Mayor Shaw

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 Grey Sauble Conservation Authority - Board Minutes of April 26, 2023

12.2.2 Hawks' Nest 2023

12.2.3 County-wide Fire Ban

12.2.4 Municipality of South Huron - Bill 97

12.2.5 Streamlining of Approvals under the Aggregate Resources Act

12.2.6 Huron Shores - Letter to the Ontario Minister of Health re: Health Care Crisis

12.2.7 Crime Stoppers of Grey Bruce

12.2.8 AMO Watchfile - May 18, 2023

12.2.9 AMO Watchfile - May 25, 2023

12.2.10 AMO Watchfile - June 1, 2023

12.2.11 Grey Bruce Children's Water Festival

12.2.12 MMWTWG Correspondence regarding Battery Energy Storage Systems

13. Staff Reports

13.1 CAO/Clerks

13.1.1 SRLCK.2023.05 – Christmas Holiday Office Closure

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

Subsequent to further discussion, Council passed the following resolution:

178-13-2023

Moved by: Councillor Dudgeon

Seconded by: Councillor Hampton

Be It Resolved that Council hereby,

1. Supports the closure of the Municipal Administrative Office between Christmas and New Year's Day for 2023/2024 (December 27th – January 1st) inclusive;
2. At the time of the closure, staff will be required to use their vacation time, banked time or take time unpaid, or make alternative arrangement, based on availability or any combination to cover the closure; and
3. That in keeping with the historical principle established by Council, the Municipal Administrative Office shall be closed annually between Christmas and New Year's and that Council supports this moving forward such that the CAO will advise staff and Council accordingly of the dates each year.

Carried

13.2 Finance

Treasurer Tracey Neifer noted that they are continuing to work on the audit.

13.2.1 SRFIN.23.18 Vendor of Record for Operating Costs

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

Subsequent to further discussion, Council passed the following resolution:

179-13-2023

Moved by: Deputy Mayor Shaw

Seconded by: Councillor Hampton

Be It Resolved that Council hereby,

1. Acknowledges the identified companies as a Vendor of Record for 2023 for the provision of goods and services required to maintain operations of the Municipality;
2. That Staff works with the Vendors to ensure appropriate agreements or terms of service are in place for 2023; and
3. That in accordance with Article 4 of the Procurement Policy, Council waives the requirement to obtain three (3) written competitive quotes for the ongoing supply of goods and services used in operations.

Carried

13.3 Public Works

Works Manager Scott McLeod noted that calcium has been applied to all gravel roads. Work is still ongoing on the 15th Sideroad.

There was a watermain break in Paisley which was repaired by staff.

There is an environmental assessment being completed for the proposed new well in Chesley.

13.3.1 SRW.23.11 Vehicle Purchases

Works Manager, Scott McLeod and Chief Building Official Pat Johnston responded to questions from Members of Council.

Subsequent to further discussion, Council passed the following resolution:

180-13-2023

Moved by: Deputy Mayor Shaw

Seconded by: Councillor Hampton

Be It Resolved that Council hereby,

1. Approves the purchase of a 2023 Chevrolet Silverado 1500 crew cab from Bud Rier Chevrolet Ltd. for the amount of \$66,797.76 inclusive of HST;
2. Approves the purchase of a 2022 Dodge Ram 1500 crew cab from Rankin's Garage and Sales Inc. for the amount of \$61,042.71 inclusive of HST;
3. That the purchases be financed through Transportation account #23-TRAN-0019 and Building account #23-BLDG-0001; and

4. That \$2,153.45 be transferred from Road Reserve #7266 to finance the additional costs under capital id. 23-TRAN-0019.

Carried

13.4 Building/Bylaw

13.5 Facilities, Parks and Recreation

13.5.1 Splash Pad Update

Recreation Manager, Carly Steinhoff, reviewed her report and responded to questions from Members of Council regarding her information report.

June 23rd is the Paisley Splash Pad Grand Opening with a ribbon cutting.

13.6 Emergency Services

13.6.1 SRFIRE.23.03 Fire Department Radio Modernization

Fire Chief, Steve Tiernan, responded to questions from Members of Council. He noted that the burn ban has been lifted today. He thanked Council for allowing the Chesley Firefighters to have their garage sale at the Chesley Community Centre.

They received notice that they had received \$9500 from the Ontario Hydro workers for training props.

Subsequent to further discussion, Council passed the following resolution:

181-13-2023

Moved by: Councillor Hampton

Seconded by: Councillor Penner

Be It Resolved that Council hereby,

1. Awards the purchase to Hartman Communications for the purchase of radios for the Fire House Subs grant, in the amount of \$16,409.86; and
2. Provides an exemption from Article 4 of the Municipal Procurement Policy.

Carried

13.7 Economic Development and Planning

14. Notice of Motion

15. **Members Updates**

Shaw:

Deputy Mayor Shaw attended a Grey Sauble Conservation Authority Board meeting, a SMART meeting, and the North Canoe Race in Paisley.

Hampton:

Councillor Hampton noted that Hatten's 50th Anniversary is coming up and noted that the July Fest is coming up in Chesley starting on June 30th.

Dudgeon:

Councillor Dudgeon had nothing to report.

Steinacker:

Councillor Steinacker attended the Paisley information session, placed flags at the Tara cemetery, and attended the 85th Tara Rotary Anniversary.

Penner:

Councillor Penner attended the information session in Paisley, the Museum's Rhubarb Tea, the Paisley Blue's Fest, and participated in the North Canoe Race,

Nickason:

Councillor Nickason noted that the Annual Rubber Duck Race was held in Allenford with 900 ducks sold.

Hammell:

Mayor Hammell noted that the Chesley Community Classic was held, attended the Paisley Public School to recognize the SK1 Class as the "Kindest Class in Canada", two medical students toured the Mayor's farm, attended the Paisley Blue's Fest, attended decoration day at the Tara Cemetery, Firefighter Yard Sale and the 85th Tara Rotary Anniversary. He will also be attending the retirement for OPP Inspector Krista Miller. He thanked staff for the Paisley Information Night.

16. **New Business**

16.1 Endorsement of Splash Pad Names

With the construction, or pending construction of the three splash pads, Council will be required to endorse the proposed names for each municipal splash pad.

At this time, the proposed names for the splash pads are:

- Chesley Kinsmen Splash Pad
- Tara Splash Pad

- Paisley Rotary Splash Pad

Subsequent to further discussion, Council passed the following resolution:

182-13-2023

Moved by: Deputy Mayor Shaw

Seconded by: Councillor Dudgeon

Be it Resolved that Council hereby endorses the following names for the Municipal Splash Pads:

Chesley Kinsmen Splash Pad

Tara Splash Pad

Paisley Rotary Splash Pad

Carried

16.2 Donation to Physician Recruitment Committee

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

Subsequent to further discussion, Council passed the following resolution:

183-13-2023

Moved by: Deputy Mayor Shaw

Seconded by: Councillor Steinacker

Be it resolved that Council hereby supports the ongoing efforts of the Physician Recruitment Committee;

And directs staff to make a donation to the Physician Recruitment Committee in acknowledgement of a donation received in the amount of \$2,000.00.

Carried

17. By-laws

None.

18. Closed Session (if required)

Not required.

19. Resolution to Reconvene in Open Session

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

21. Adoption of Closed Session Minutes

22. Confirming By-law

22.1 By-law 33-2023 - Confirming By-law

Subsequent to further discussion, Council passed the following resolution:

184-13-2023

Moved by: Councillor Hampton

Seconded by: Councillor Nickason

Be It Resolved that By-law No. 33-2023 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 33-2023 being a By-law to confirm the proceedings of the Regular Council meeting of the Municipality of Arran-Elderslie held Monday, June 12, 2023.

Carried

23. Adjournment

Subsequent to further discussion, Council passed the following resolution:

185-13-2023

Moved by: Councillor Penner

Seconded by: Councillor Hampton

Be It Resolved that the meeting be adjourned to the call of the Mayor at 11:30 a.m.

24. List of Upcoming Council meetings

June 26, 2023

July 10, 2023

August 14, 2023

Steve Hammell, Mayor

Christine Fraser-McDonald, Clerk



Planning Report

To: Mayor Hammell and Council, Arran-Elderslie

From: Jenn Burnett, Senior Development Planner

Date: June 26, 2023

Re: Applications – L-2022-014 & Z-2022-014, for 2504970 Ontario Limited o/a Abraflex (2004) Ltd.

Recommendation:

Official Plan Amendment application L-2022-014 and Zoning By-law Amendment application Z-2021-101 are consistent with the Provincial Policy Statement 2020, the County of Bruce Official Plan and the Town of Arran-Elderslie Official Plan.

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

That Council adopt Official Plan Amendment Number L-2022-014 by 2504970 Ontario Limited o/a Abraflex (2004) Ltd. and that the necessary by-law be forwarded to the County for approval.

That Council approve Zoning By-law Amendment Application Z-2021-101 by 2504970 Ontario Limited o/a Abraflex (2004) Ltd.

Application Summary:

Abraflex (2004) Ltd. is proposing to reconfigure their land holdings to facilitate future development of the business park use. The change would involve severing the existing Abraflex facility (lot area of 15,385 m², with a frontage of 40.07 m on Bruce County Road 3) and the business office/residence (lot area of 9,156 m², with a frontage of 238 m on North Street) into two separate parcels; thereby retaining a 15.05 ha vacant business park parcel with 219.63m of frontage onto North Street. No development is currently proposed for the retained parcel.

An amendment to the Arran-Elderslie Official Plan is required to remove the Special Policy Area constraint (SPA 3.10.1) from the lands and redesignate the proposed severed parcel on North Street from Industrial to Residential. No changes are proposed to the Natural Environment and Hazard designations.

A Zoning By-Law Amendment is required to rezone the severed parcels from BP1 – Business Park to R1 - Residential: Low Density Single.

Related Applications

Consent Application B-2021-102 proposes to sever a 15,385 m² lot with 40.07 m frontage onto Bruce County Road 3. The proposed lot will contain the Abraflex facility, parking area and a Quonset hut. No further development is proposed as part of the submitted applications.

Consent Application B-2022-129 proposes to sever a 9,156 m² lot with 238 m of frontage onto North Street. The proposed lot contains an existing 2-story business office/residence and will be serviced by a private well and septic system.

The retained parcel will have an approximate area of 15.05 ha, with 219.63 m of frontage onto North Street. No development is currently planned for the retained parcel.

Consent Application B-2021-103 for a water and sewer easement to service the Abraflex facility was conditionally approved January 18, 2022.

Airphoto





The following section provides an overview of the planning considerations that were factored into the staff recommendation for this application, including a review of the Provincial Policy Statement 2020, the Bruce County Official Plan, the Arran-Elderslie Official Plan and the Arran-Elderslie Zoning By-law.

The 2020 Provincial Policy Statement (PPS) issued under Section 3 of the Planning Act requires that land use planning decisions 'be consistent with' provincial policies. Decision makers are asked to be consistent with the policies of the PPS including: 1. Building Strong Communities; 2. Wise Use and Management of Resources; and 3. Protecting Public Health and Safety. The PPS is to be read in its entirety and the relevant policies are to be applied to each situation, therefore only excerpts from the PPS have been highlighted to demonstrate the proposal's conformity with the Provincial Policy Statement.

Schedule 'A' of the Bruce County Official Plan (BCOP) designates the subject property as a Primary Urban Community and supports a mix of uses including residential development within the settlement area designation and industrial uses where full municipal services are available. The proposed changes meet the intent of the BCOP.

The subject property falls within the Industrial (IND), Future Development (FD) and Natural Environment and Hazard (ENVH) designations of the Arran-Elderslie Official Plan, within the Paisley Settlement Area. The property is also subject to Special Policy Area 3.10.1 that limits the permitted uses to two sewage treatment lagoons with no residential or institutional development within 200m of the Bruce Packers Treatment Ponds.

Section 1.1.3 of the PPS 2020 directs development to settlement areas. It states that the “vitality and regeneration of settlement areas is critical to the long-term economic prosperity of our communities.” It further states that “[s]ettlement areas shall be the focus of growth and development.” (PPS, 2020 Section 1.1.3.1). The proposed changes will facilitate future industrial development of the lands and are supported by provincial policy and both the County and local Official Plans.

Water and Sewer Services

This area is fully serviced with municipal water and sewers. The retained lands are not proposed for development at this time and will be zoned with a holding provision to require connection to full municipal services for future development. Application B-2021-103 for a servicing easement was approved in 2022 subject to conditions requiring connection to municipal services for the proposed severed lot containing the existing Abraflex building. The conditions for this application have not yet been fulfilled.

The structure on the proposed residential lot is currently serviced by a septic and municipal water piped from the Abraflex building. Public Works provided comment that the water line that services the dwelling is to be disconnected as a condition of severance. The PPS, 2020 permits the provision of private services in certain cases.

“1.6.6.4 Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. In settlement areas, individual on-site sewage services and individual on-site water services may be used for infilling and minor rounding out of existing development.”

Given that a dwelling/office was constructed on the proposed parcel in 2021 and is serviced by a septic system and proposed well, the impact exists and would have been evaluated by the municipality’s CBO prior to the issuance of a building permit.

Stormwater Management

Section 1.6.6 of the PPS addresses the management of stormwater on-site. Specifically,

“1.6.6.7 Planning for stormwater management shall:

- a) be integrated with planning for sewage and water services and ensure that systems are optimized, feasible and financially viable over the long term;
- b) minimize, or, where possible, prevent increases in contaminant loads;
- c) minimize erosion and changes in water balance, and prepare for the impacts

of a changing climate through the effective management of stormwater, including the use of green infrastructure;
 d) mitigate risks to human health, safety, property and the environment;
 e) maximize the extent and function of vegetative and pervious surfaces; and
 f) promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development”

The applications do not propose any site alteration or development at this time. As the property falls within the SCVA Regulated area, permits are required prior to site alteration. The SCVA recommends that a stormwater management plan be designed in accordance with their guidelines. Development of the Business Park is anticipated to proceed through Site Plan Control and stormwater management can be addressed through that process once the site design has been confirmed.

Natural Heritage

Section 2.1 of the PPS 2020 directs that Natural features and areas shall be protected for the long term. The Saugeen Valley Conservation Authority (SVCA) reviewed the proposed amendments and opined that “the Saugeen River should be considered a Significant River Valley given its ecological function for fish habitat and potential for supporting significant wildlife habitat within the region.” (March 3, 2022, comments). Section 2.1.5 b) of the PPS does not permit development and site alteration in significant valleylands or on adjacent lands unless it has been demonstrated, through an Environmental Impact Study (EIS) that there will be no negative impacts on the natural features or their ecological functions. Section 4.3.2.8.3 of the Bruce County Official Plan reiterates this. While no development or site alteration is proposed currently, the intention is to develop the lands in the future. A holding provision is recommended by the SVCA to require the submission of an EIS to demonstrate development potential. This has been incorporated into a site-specific zoning by-law amendment for Council’s consideration. With the holding provision in the by-law, the proposed amendment can be considered consistent with the natural heritage policies of the PPS and in conformity with the natural heritage policies of the County Official Plan

Natural Hazards

Section 3.0 of the PPS 2020, Protecting Public Health and Safety, directs that development shall be directed away from areas of natural or human-made hazards. SVCA (comments May 26, 2023) identify “portions of the property are affected by flooding and erosion hazards associated with the Saugeen River and a tributary to the Saugeen River.” SVCA staff confirmed that the mapped Hazard designation and the EP zone are appropriate and consistent with their hazard lands mapping and that the existing structures are outside of the hazard lands. There is no proposed change to the mapping for the Hazard designation or the EP zone.

SVCA have highlighted that, “the stream valley erosion hazard may be greater than existing hazard lands mapping indicates. As such, prior to development on either the retained lot (Part 6) and proposed severed lots (Parts 2 and 3) SVCA staff recommends a slope stability

assessment be undertaken to evaluate slope conditions and to provide an erosion hazard setback for future development.” (SCVA comments May 26, 2023). They recommend a holding zone within 30 metres of the existing hazard land limit on the proposed retained and severed residential lots.

Human-Made Hazards

The property previously had two sewage treatment lagoons associated with the Bruce Packers operation. Section 3.2.2 of the PPS 2020 addresses the need for site remediation prior to establishing a new use on the lands. The treatment lagoons were decommissioned and the site has been remediated in accordance with Provincial requirements. In support of the application, report *Documentation of Soil Remediation 3437 Bruce Road 3, Paisley ON* was submitted and concludes no additional investigation or remediation is considered necessary at this time. The above-noted document supports the removal of Special Policy Area 3.10.1 Bruce Packers Treatment Ponds from the Arran-Elderslie Official Plan.

Indigenous Community Engagement

The property falls within an area identified to have archaeological potential. Section 1.2 of the PPS, 2020 directs that municipalities shall engage Indigenous communities through the planning process:

“1.2.2 Planning authorities shall engage with Indigenous communities and coordinate on land use planning matters.”

Further In Part IV: Vision for Ontario’s Land Use Planning System, the PPS, 2020 provides;

“The Province’s rich cultural diversity is one of its distinctive and defining features. Indigenous communities have a unique relationship with the land and its resources, which continues to shape the history and economy of the Province today. Ontario recognizes the unique role Indigenous communities have in land use planning and development, and the contribution of Indigenous communities’ perspectives and traditional knowledge to land use planning decisions. The Province recognizes the importance of consulting with Aboriginal communities on planning matters that may affect their section 35 Aboriginal or treaty rights. Planning authorities are encouraged to build constructive, cooperative relationships through meaningful engagement with Indigenous communities to facilitate knowledge-sharing in land use planning processes and inform decision-making.” (PPS, 2020 Pg. 5)

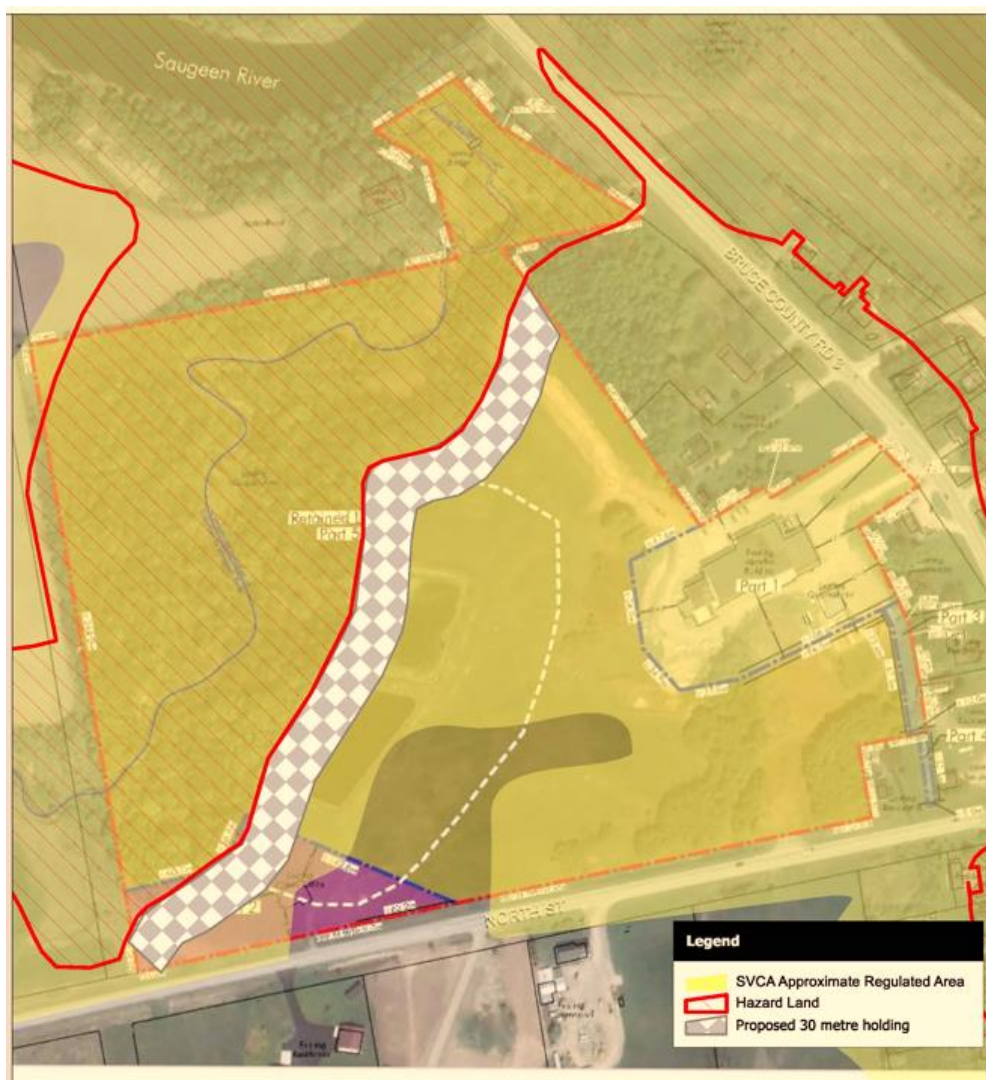
The Notice of Complete Application and Public Meeting was circulated to the prescribed Indigenous Communities on April 27, 2023, and one formal comment was received from the Historic Saugeen Metis noting no concern. County files do not contain documentation that consultation occurred with Saugeen Ojibway Nation (SON) and there is no related archaeological assessment, therefore, a holding provision will be implemented in the site-specific zoning by-law in accordance with Section 4.4.4 of the zoning by-law. The applicant is encouraged to consult with SON prior to commissioning the assessment.

Municipality of Arran-Elderslie Zoning By-Law Number 36-09

The property is zoned Business Park 1 (BP1), Environmental Protection (EP) and Future Development (PD). No development or site alterations is proposed within the lands zoned EP. Zoning By-Law Amendment (Z-2021-101) proposes to rezone the severed parcel from BP1 – Business Park to R1 - Residential: Low Density Single. The amending by-law will also incorporate the remediated sewage lagoons into the BP1 zone. No changes are proposed to the portion of the property zoned EP or PD.

Saugeen Valley Conservation Authority requested that a holding zone within 30 metres of the existing hazard land limit (EP zone) be implemented on the retained lot and the proposed severed residential lot. The purpose of the holding zone would be to prohibit development and site alteration until SVCA is satisfied with a slope stability study that assesses slope conditions and provides an erosion hazard setback to future development. The proposed holding zone is shown below.

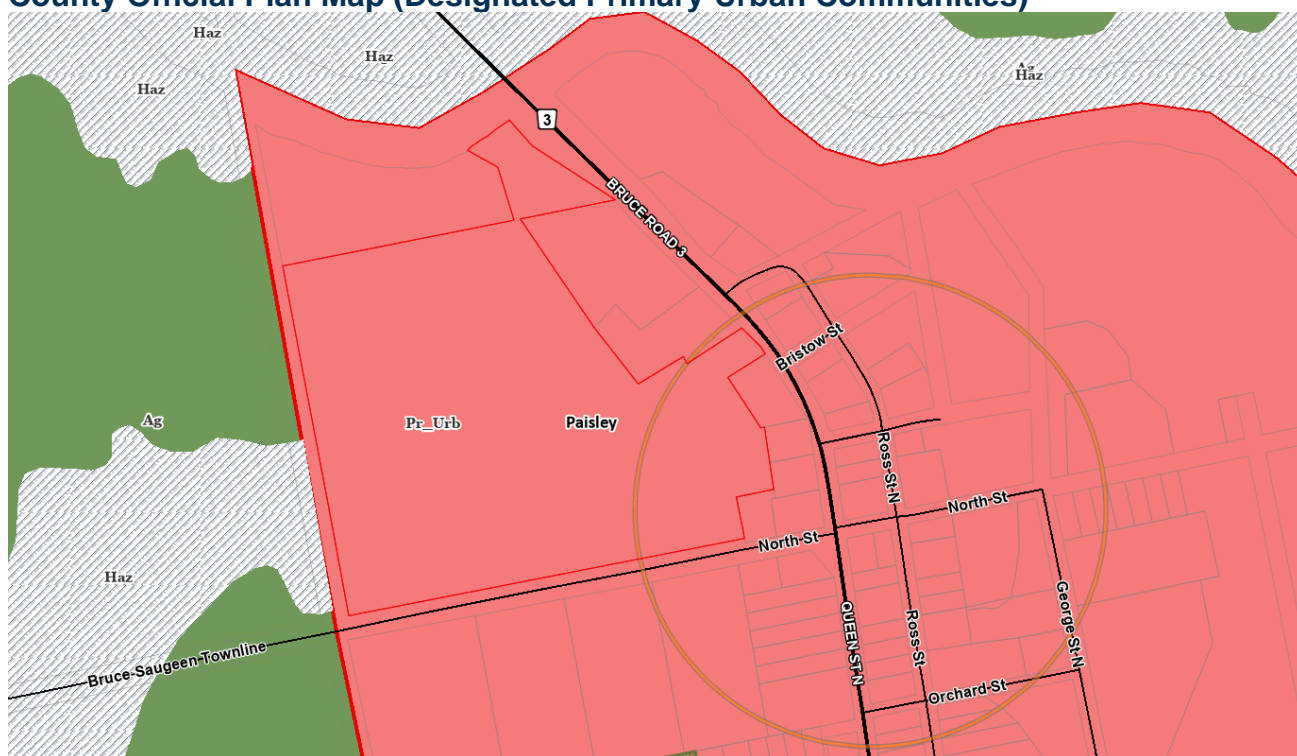
Amending by-laws will be presented to Council for consideration at a future meeting.



Appendices

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

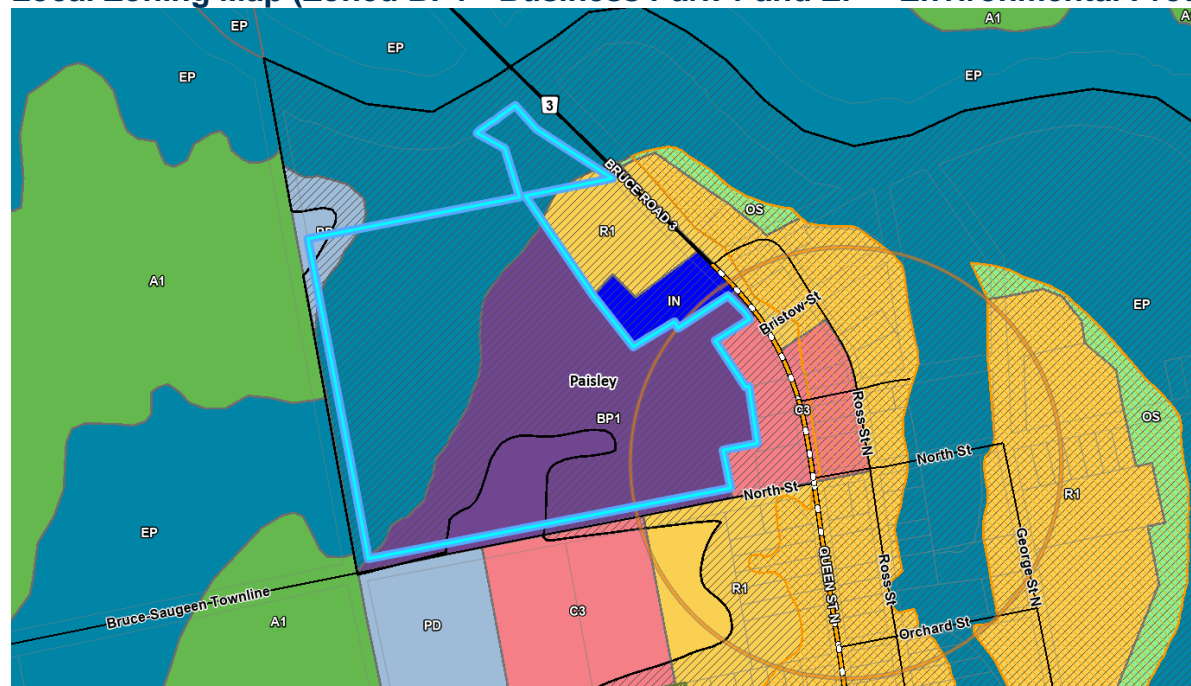
County Official Plan Map (Designated Primary Urban Communities)



Local Official Plan Map (Designated Industrial with Special Provisions (SPA 3.10.1) and Natural Environment and Hazard)



Local Zoning Map (Zoned BP1 - Business Park 1 and EP – Environmental Protection)



List of Supporting Documents and Studies

- Proposed Site Plan. March 9, 2023. MacNaughton Hermesen Britton Clarkson Planning Limited (MHBC), File No. 22306A.
- Planning Justification Report. December 2022. MacNaughton Hermesen Britton Clarkson Planning Limited (MHBC), File No. 22306A.
- Documentation of Soil Remediation 3437 Bruce Road 3, Paisley ON. August 2022. Matthew Nelson P. Eng., P. Geo., File No. 221093-1
- Preliminary Sewage System Feasibility Assessment for Private Servicing of Proposed Severance: 3437 Bruce Road 3, Municipality of Arran-Elderslie. December 15, 2022. Matthew Nelson P. Eng., P. Geo., File No. 221093

Agency Comments

The applications were circulated to all properties within 120 m of the subject lands and to the required agencies. The following agency comments were received by the report submission deadline:

Agency:

Hydro One provided email comments dated May 12, 2023 noting no comments or concerns at this time.

In email comments dated May 15, 2023, the Historic Saugeen Métis (HSM) Lands, Resources and Consultation Department noted no objection or opposition to the proposed Land Severance(s), Zoning and Local Official Plan Amendment as presented.

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

Bruce County Transportation Services noted no comment on the applications. (undated correspondence)

Residents:

No written comments submitted by the report submission deadline.

From: [ARABIA, Gabriel](#)
To: [Lori MapoField](#)
Subject: Bruce County - B-2021-102 B-2022-129 Z-2021-101 L-2022-014
Date: Friday, May 12, 2023 2:32:33 PM
Attachments: [image001.png](#)

You don't often get email from gabriel.arabia@hydroone.com. [Learn why this is important](#)

**** [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,

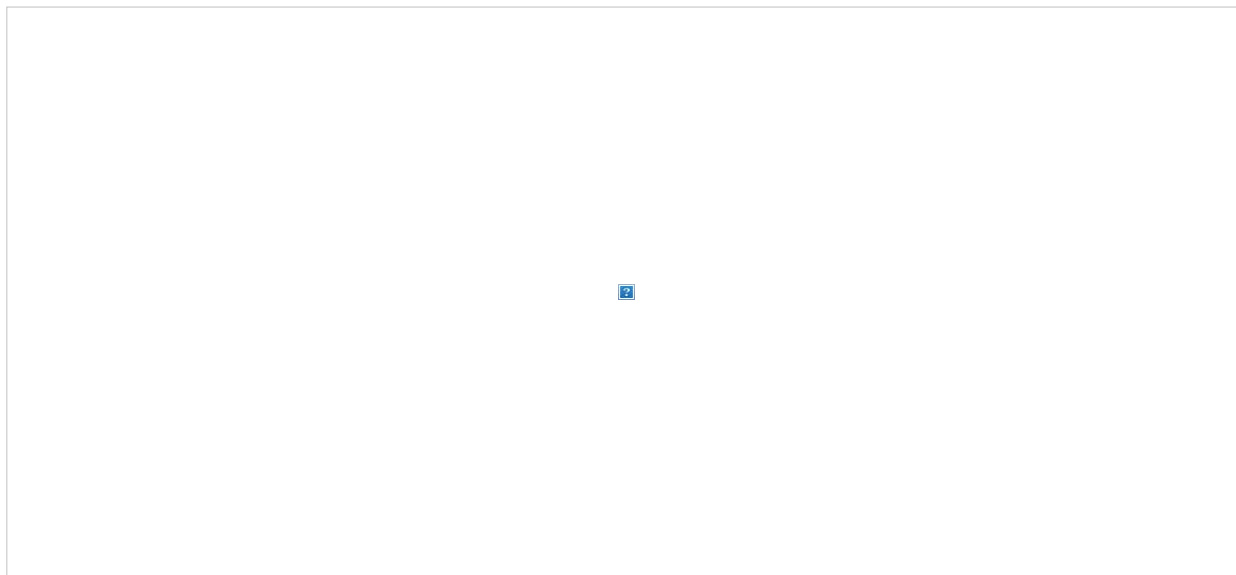
We are in receipt of your Application for Consent, B-2021-102 B-2022-129 Z-2021-101 L-2022-014 dated April 27th, 2023. We have reviewed the documents concerning the noted Application and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.**

For proposals affecting 'Low Voltage Distribution Facilities' please consult your local area Distribution Supplier.

To confirm if Hydro One is your local distributor please follow the following link:

<http://www.hydroone.com/StormCenter3/>

Please select "Search" and locate address in question by entering the address or by zooming in and out of the map



If Hydro One is your local area Distribution Supplier, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre

Please let me know if you have any questions or concerns.

Thank you,

Dennis De Rango

Specialized Services Team Lead, Real Estate Department

Hydro One Networks Inc.

Tel: (905)946-6237

Email: Dennis.DeRango@HydroOne.com

This email and any attached files are privileged and may contain confidential information intended only for the person or persons named above. Any other distribution, reproduction, copying, disclosure, or other dissemination is strictly prohibited. If you have received this email in error, please notify the sender immediately by reply email and delete the transmission received by you. This statement applies to the initial email as well as any and all copies (replies and/or forwards) of the initial email

From: [hsmrcc](#)
To: [Bruce County Planning - Peninsula Hub](#)
Subject: Request for Comments - South Bruce (Abraflex) - proposed Land Severance(s), Zoning & Local Official Plan Amendment
Date: Monday, May 15, 2023 1:50:21 PM
Attachments: [PastedGraphic-5.png](#)

**** [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.

South Bruce Municipality

RE: B-2021-102 / B-2022-129 / Z-2021-101 / L-2022-014

The Historic Saugeen Métis (HSM) Lands, Resources and Consultation Department has reviewed the relevant documents and have no objection or opposition to the proposed Land Severance(s), Zoning and Local Official Plan Amendment as presented.

Thank you for the opportunity to review this matter.

Regards,

Chris Hachey

Coordinator, Lands, Resources & Consultation
 Historic Saugeen Métis
 204 High Street
 Southampton, ON
saugeenmetis.com
 519.483.4000



This message is intended for the addressees only. It may contain confidential or privileged information. No rights to privilege have been waived. Any copying, retransmittal, taking of action in reliance on, or other use of the information in this communication by persons other than the intended recipients(s) is prohibited. If you have received this message in error, please reply to the sender by e-mail and delete or destroy all copies of this message.



1078 Bruce Road 12, P.O. Box 150, Formosa ON N0G 1W0
Tel 519-367-3040, publicinfo@svca.on.ca,
www.saugeenconservation.ca

SENT ELECTRONICALLY (dkingsbury@brucecounty.on.ca)

March 3, 2022

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

ATTENTION: Daniel Kingsbury, Planner

Dear Mr. Kingsbury,

RE: Application for Consent to Sever: B-2021-102
Application for Zoning By-law Amendment: Z-2021-101
3437 Bruce Road 3
Roll Number 410338000101900
CON A PT LOTS 16 & 17 PLAN; 156 LOT 3 TO 25
Geographic Township of Elderslie
Municipality of Arran-Elderslie [Eriksen]

Saugeen Valley Conservation Authority (SVCA) staff has 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, 2020) 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 the application 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.

The purpose of the application for consent is to sever a 15.05 hectare parcel with a frontage of 500.55 m on North Road. The retained parcel, containing the Abraflex factory, will have an area of 2.19 hectare with a frontage of 42.87 m on Bruce Road 3. The severed parcel will remain as it currently is for commercial/industrial uses. Future development may be proposed on the severed lands.

The proposed Zoning By-Law Amendment is to permit a stand-alone office use on the severed property in an existing building on the lands.



Watershed Member Municipalities:
Municipality of Arran-Elderslie, Municipality of Brockton, Township of Chatsworth,
Municipality of Grey Highlands, Town of Hanover, Township of Howick,
Municipality of Morris-Turnberry, Municipality of South Bruce,
Township of Huron-Kinloss, Municipality of Kincardine, Town of Minto,
Township of Wellington North, Town of Saugeen Shores, Township of Southgate,
Municipality of West Grey

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

- 1) Request for Agency Comment, dated February 11, 2021;
- 2) Revised Application, dated September 13, 2021; and,
- 3) Drawing C1, GM BluePlan, dated August 11, 2021

Recommendation

SVCA staff would find the applications for consent and zoning by-law amendment acceptable, provided that a holding symbol is implemented on the severed parcel that could not be lifted until; (1) an EIS demonstrates future development will not have an impact on significant valleylands, significant wildlife habitat, fish habitat, and habitat of endangered/threatened species; and, (2) a hydrogeological study demonstrates future development will not negatively impact groundwater quality and quantity. We elaborate in the following paragraphs.

Site Characteristics

The subject property is irregularly shaped where the northeast and western portions of the property feature approximately 8.4 hectares of wooded stream/river valleys associated with the Saugeen River and a tributary to the Saugeen River. Southeast of these features the property is cleared, culturally disturbed lands containing an existing factory with accessory structures, office building, and two dug ponds, which SVCA staff understand to be sewage treatment lagoons.

Delegated Responsibility and Advisory Comments

SVCA staff has reviewed the application 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, 2020). We have also reviewed the application 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 2020, County Official Plan and/or local official plans. Comments below only include features/technical requirements affecting the property.

Natural Hazards:

SVCA hazard mapping indicates that portions of the property are affected by flooding and erosion hazards associated with the Saugeen River and a tributary to the Saugeen River. It is SVCA staff's opinion that a portion of the property is zoned Environmental Protection (EP) in the Municipality of Arran-Elderslie Zoning By-Law 36-09, and designated Natural Environment and Hazard in the Arran-Elderslie Local Official Plan (OP). SVCA staff are of the opinion that both the EP zone and Hazard designation closely reflects SVCA's Hazard lands mapping.

The following is a summary of the natural heritage policies of the Province, County, and local municipality affecting the proposed.

Provincial Policy Statement – Section 3.1

Section 3.1 of the Provincial Policy Statement dictates that development shall be directed away from hazardous lands adjacent to rivers and streams which are impacted by flooding hazards and/or erosion hazards; and directed away from hazardous sites. Section 3.1.2 states that development and site alteration shall not be permitted within areas that would be rendered inaccessible to people and vehicles during times of flooding hazards.

Bruce County Official Plan (OP) Policies

Flood and erosion susceptible area, steep slopes, and organic soils are considered Hazard Land Areas in Section 5.8.1 of the Bruce County Official Plan, as interpreted by SVCA staff. Further, these policies state that buildings and structures are generally not permitted within these areas.

Arran-Elderslie Official Plan Policies

Lands susceptible to flooding, erosion, instability, and other physical conditions which may pose a risk to occupants of loss of life, or property damage, are considered Natural Environment and Hazard lands in the Arran-Elderslie Official Plan. As outlined in Section 3.6.5, it is SVCA staff's interpretation, no new development, structures, including enlargements or additions shall be permitted within these areas.

Based on SVCA staff's review of 2020 aerial photography, It appears existing structures on the property are located outside the hazard lands, and therefore, the applications are in conformance with the above-noted natural hazard policies.

Natural Heritage:

In the opinion of SVCA staff, the subject property features Significant Valleylands, Fish Habitat, and potentially Significant Wildlife Habitat, and potentially Habitat of Endangered Species or Threatened Species.

The following is a summary of the natural heritage policies of the Province, County, and local municipality affecting the proposed.

Significant Valleylands

It is the opinion of SVCA staff that the Saugeen River should be considered a Significant River Valley given its ecological function for fish habitat and potential for supporting significant wildlife habitat within the region. The Municipality of Arran-Elderslie does not appear to have policies specific to significant valleylands.

Provincial Policy Statement – Section 2.1

Section 2.1.5 b) of the PPS states that development and site alteration shall not be permitted in significant valleylands unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions; and further that, section 2.1.8 states development and site alteration shall not be permitted on adjacent lands to significant valleylands unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

Bruce County Official Plan (OP) Policies

It is SVCA staff's interpretation that s. 4.3.2.8.3 of the Bruce County OP states that no development or site alteration may be permitted within or adjacent (50 metres) to a significant valleyland unless it has been demonstrated through an EIS, carried out by the proponent, that there will be no negative impacts on the natural features or the ecological function of the significant valleylands.

Significant Wildlife Habitat

While mapping showing significant wildlife habitat is not included in the Bruce County OP, it has come to the attention of SVCA staff that significant wildlife habitat may be located on and/or on lands adjacent to the property. The Municipality of Arran-Elderslie does not appear to have policies specific to significant wildlife habitat.

Provincial Policy Statement – Section 2.1

Section 2.1.5 (d) of the Provincial Policy Statement dictates that development and site alteration shall not be permitted in significant wildlife habitat nor shall it be permitted on adjacent lands (Section 2.1.8) to significant wildlife habitat unless it has been evaluated and demonstrated that there will be no negative impacts.

Bruce County Official Plan (OP) Policies

In the opinion of SVCA staff, Section 4.3.2.10 of the Bruce County OP states, in part, that development proposed within significant wildlife habitat requires an EIS that demonstrates there will be no negative impact on the feature.

Fish Habitat

The Saugeen River runs north of the property and a tributary of the Saugeen River runs through the northwest portion of the property and both watercourses are considered fish habitat by SVCA staff. Our review of Fish Habitat is provided in consideration of the PPS and local policies but does not provide clearance on the required statutes or legislation from either the Ministry of Northern Development, Mines, Natural Resources and Forestry (NDMNRF) or the Department of Fisheries and Oceans (DFO).

Provincial Policy Statement – Section 2.1

Section 2.1.6 of the Provincial Policy Statement dictates that development and site alteration shall not be permitted within fish habitat nor shall it be permitted on adjacent lands (Section 2.1.8) to fish habitat unless it has been evaluated and demonstrated that there will be no negative impacts.

Bruce County Official Plan (OP) Policies

Section 4.3.3.1 (v) of the Bruce County OP, in SVCA staff's opinion, states that development proposed within lands adjacent to fish habitat requires an EIS that demonstrates there will be no negative impact on the feature.

Arran-Elderslie Official (OP) Policies

It is SVCA staff's interpretation, section 4.4.3.5 of the Arran-Elderslie OP states, in general, development must have regard to the standards established by the Ministry of Natural Resources and the Conservation Authorities with respect to preserving fish habitat. It shall be a goal of the Municipality to have no net loss of fish habitat and to promote development options that create a net gain in fish habitat.

Threatened and Endangered Species

It has come to the attention of SVCA staff that habitat of endangered or threatened species may be located on and adjacent to the property. Our role is to identify habitat through a screening process in consideration of PPS and local policies, however it is the responsibility of the applicant to ensure the endangered and threatened species policy referred to in the PPS has been appropriately addressed. Please contact the Ministry of Environment, Conservation and Parks (MECP) for information on how to address this policy. MECP inquiries can be addressed to SAROntario@ontario.ca . It does not appear the Municipality of Arran-Elderslie has policies specific to habitat of threatened and endangered species.

Provincial Policy Statement – Section 2.1

Section 2.1.7 of the Provincial Policy Statement dictates that development and site alteration shall not be permitted within habitat of threatened or endangered species.

Bruce County Official Plan (OP) Policies

Section 4.3.2.7 of the Bruce County OP, in SVCA staff's opinion, states that development will not be permitted on and within significant habitat of threatened and endangered species.

Environmental Impact Study (EIS):

It is SVCA staff's opinion, the requirement for an EIS could be waived for these applications given no new development is proposed at this time on either retained or severed parcel, provided that a holding

provision be implemented on the proposed severed parcel that could not be lifted until an EIS is undertaken that demonstrates future development would not have a negative impact on the above-noted natural heritage features and their adjacent lands.

Drinking Water Source Protection / Water resources:

Wellhead Protection Area

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 the Risk Management (RMO) at rmo@greysable.on.ca.

Significant Groundwater Recharge Area (SGRA)/Highly Vulnerable Aquifer (HVA)

It has come to the attention of SVCA staff, the subject property features both a SGRA and HVA, where groundwater resources could be negatively impacted by future development. As such, it is SVCA staff's opinion the above recommended holding symbol should also include a condition that prohibits development on the severed parcel until a hydrogeologic study demonstrates no negative impact to groundwater quality and quantity.

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.

Portions of the subject property are within the SVCA 'Approximate Screening Area' associated with Ontario Regulation 169/06. As such, development and/or site alteration within this area requires the permission from SVCA, prior to carrying out the work.

"Development" as defined under the *Conservation Authorities Act* means:

- a) the construction, reconstruction, erection or placing of a building or structure of any kind;
- b) any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure, or increasing the number of dwelling units in the building or structure;
- c) site grading; or,
- d) the temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere.

And;

“Alteration” as per Section 5 of Ontario Regulation 169/06 generally includes the straightening, diverting or interference in any way with a river, creek, stream, or watercourse, or the changing or interfering in any way with a wetland.

To determine the SVCA Approximate Regulated Area on the property, please refer to the SVCA’s online mapping program, available via the SVCA’s website at <http://eprweb.svca.on.ca>. Should you require assistance, please contact our office directly.

SVCA Permission for Development or Alteration

A SVCA permit for proposed development and/or alteration to watercourses on the property may be required in SVCA’s regulated area prior to undertaking the works. Please have existing/future landowners contact this office for more information in the event future development or alteration to the watercourse is proposed.

Summary

SVCA staff has reviewed this application in accordance with our MOA with the County of, and as per our mandated responsibilities for natural hazard management, including our regulatory role under the *Conservation Authorities Act*.

SVCA staff would find the applications for consent and zoning by-law amendment acceptable, provided that a holding symbol is implemented on the severed parcel that could not be lifted until; (1) an EIS demonstrates future development will not have an impact on significant valleylands, significant wildlife habitat, fish habitat, and habitat of endangered/threatened species; and, (2) a hydrogeological study demonstrates future development will not negatively impact groundwater quality and quantity.

Given the above comments, and subject to the above recommendation, 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 would be demonstrated.
- 3) Consistency with local planning policies for natural hazards and natural heritage would be demonstrated.
- 4) Consistency with Section 2.2, Water policies of the PPS would be demonstrated.
- 5) The proposed conditions for consent may need to be revised to include a condition for the revised zoning by-law amendment (to include the holding provision).

Please inform this office of any decision made by County/Municipality with regard to this application. We respectfully request to receive a copy of the decision and notice of any appeals filed.

Municipality of Arran-Elderslie
B-2021-102 & Z-2021-101
March 3, 2022
Page 8 of 8

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

Sincerely,

A handwritten signature in black ink that reads "Brandi Walter". The signature is written in a cursive style and is positioned above a light gray rectangular background.

Brandi Walter
Environmental Planning Coordinator
Saugeen Conservation

BW/

cc: Mark Davis, Authority Member, SVCA (via email)
Planning Technician, County of Bruce (via email)

SENT ELECTRONICALLY (jburnett@brucecounty.on.ca)

May 26, 2023

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

ATTENTION: Jennifer Burnett, Planner

Dear Jennifer Burnett,

RE: Application for Consents: B-2021-102 and B-2022-129
Application for Zoning By-law Amendment: Z-2021-101
Application for Local Official Plan Amendment: L-2022-014
3437 Bruce Road 3
Roll Number 410338000101900
CON A PT LOTS 16 & 17 PLAN;156 LOT 3 TO 25
Geographic Township o Elderslie
Municipality of Arran-Elderslie

Saugeen Valley Conservation Authority (SVCA) staff has reviewed the above-noted application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 169/06 (SVCA's Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation). Staff have also provided comments as per our Memorandum of Agreement (MOA) with the County of Bruce representing natural hazards. The application has also been reviewed through our role as a public body under the Planning Act as per SVCA's Member approved Environmental Planning and Regulations Policies Manual, amended October 16, 2018. Finally, we have screened the application to determine the applicability of the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan, prepared under the Clean Water Act, 2006.

The purpose of the application is to reconfigure land holdings to facilitate future development of the business park use. Previous submissions have been amended and reactivated. The change would involve severing the existing Abraflex facility (lot area of 15,385 m², with a frontage of 40.07 m on Bruce County Road 3) and the business office/residence (lot area of 9,156 m², with a frontage of 238 m on North Street) into two separate parcels; thereby

retaining a 15.05 ha vacant business park parcel with 219.63m of frontage onto North Street. No development is currently proposed for the retained parcel. An Official Plan Amendment is required to remove the Special Policy Area constraint (SPA 3.10.1) from the lands and redesignate the proposed severed parcel on North Street from Industrial to Residential. A Zoning By-Law Amendment is required to rezone the severed parcels from BP1 – Business Park to R1 - Residential: Low Density Single. Related application B-2021-103 for a water and sewer easement to service the Abraflex facility was conditionally approved January 18, 2022.

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

- 1) Request for Agency Comments and associated applications, dated April 27, 2023,
- 2) Planning Justification Report, MHBC, dated December 2022; and,
- 3) Sewage System Feasibility Assessment, GM BluePlan, dated December 15, 2022.

SVCA staff provided comments on previous applications B102, B129, and Z101. At that time, residential use was not proposed.

Recommendation

In general, SVCA staff would find the applications acceptable, provided that a holding zone within 30 metres of the existing hazard land limit be implemented on the proposed retained and severed residential lots. The purpose of the holding zone would be to prohibit development and site alteration until SVCA is satisfied with a slope stability study that assesses slope conditions and provides an erosion hazard setback to future development. We elaborate in the following paragraphs.

Site Characteristics

The subject property is irregularly shaped where the northeast and western portions of the property feature approximately 8.4 hectares of wooded stream/river valleys associated with the Saugeen River and a tributary to the Saugeen River. Southeast of these features the property is cleared, culturally disturbed lands containing an existing factory with accessory structures, and an office building. It is SVCA's understanding that the sewage treatment lagoons on the retained parcel have recently been filled.

Delegated Responsibility and Advisory Comments

Natural Hazards

SVCA hazard mapping indicates that portions of the property are affected by flooding and erosion hazards associated with the Saugeen River and a tributary to the Saugeen River. It is SVCA staff's opinion that the portions of the property featuring the river and tributary valleylands are zoned Environmental Protection (EP) in the Municipality of Arran-Elderslie Zoning By-Law 36-09 and designated Natural Environment and Hazard in the Arran-Elderslie Local Official Plan (OP). SVCA staff are of the opinion that both the EP zone and Hazard designation closely reflects SVCA's Hazard lands mapping.

Provincial Policy Statement – Section 3.1

Section 3.1 of the Provincial Policy Statement dictates that development shall be directed away from hazardous lands adjacent to rivers and streams which are impacted by flooding hazards and/or erosion hazards; and directed away from hazardous sites. Section 3.1.2 states that development and site alteration shall not be permitted within areas that would be rendered inaccessible to people and vehicles during times of flooding hazards.

Bruce County Official Plan (OP) Policies

Flood and erosion susceptible area, steep slopes, and organic soils are considered Hazard Land Areas in Section 5.8.1 of the Bruce County Official Plan, as interpreted by SVCA staff. Further, these policies state that buildings and structures are generally not permitted within these areas.

Arran-Elderslie Official Plan Policies

Lands susceptible to flooding, erosion, instability, and other physical conditions which may pose a risk to occupants of loss of life, or property damage, are considered Natural Environment and Hazard lands in the Arran-Elderslie Official Plan. As outlined in Section 3.6.5, it is SVCA staff's interpretation, no new development, structures, including enlargements or additions shall be permitted within these areas.

Based on SVCA staff's review of 2020 aerial photography, it appears existing structures on the property are located outside the hazard lands as currently mapped by the SVCA. However, it does not appear via SVCA records, the stream valley slope west, adjacent to the (previous) sewage lagoons and proposed residential lots has been assessed for slope instability. Based on a desktop review, the stream valley erosion hazard may be greater than existing hazard lands mapping indicates. As such, prior to development on either the retained lot (Part 6) and proposed severed lots (Parts 2 and 3) SVCA staff recommends a slope stability assessment be undertaken to evaluate slope conditions and to provide an erosion hazard setback for future development.

In order to implement the above recommendation, SVCA recommends a holding zone within 30 metres of the existing hazard land limit on the proposed retained and severed residential lots. The purpose of the holding zone would be to prohibit development until SVCA staff is satisfied with a slope stability assessment that defines an appropriate erosion hazard setback for development. We have attached a map depicting the proposed 30 metre holding zone. The slope stability assessment would be at the cost of the applicant, and we ask that SVCA staff be contacted to discuss the Terms of Reference for the study. If this is not done, and staff are not satisfied with the study, we may recommend the report peer reviewed.

Application for Official Plan Amendment

In general, it is SVCA staff's opinion that the official plan amendment would be in conformance with the natural hazard policies of the province, county official plan, and local official plan; provided SVCA staff's recommendations above are implemented.

Applications for Consent

In general, it is SVCA staff's opinion that the applications for consent would be in conformance with the natural hazard policies of the province, county official plan, and local official plan, provided that staff's recommendation for a holding zone is implemented.

The purpose of this is two-fold: should the holding zone not be considered, it may be discovered that Part 2 of the severed lots is undevelopable to an unaware buyer; and for Parts 3 and 6, time and finances for future developers could be wasted on drafting site plans and engineering drawings and reports for an area that may be undevelopable.

Application for Zoning By-Law Amendment

Provided the above recommendation for holding is implemented, it is SVCA staff's opinion that the zoning by-law amendment application would be in conformance with the natural hazard policies of the province, county official plan, and local official plan.

Stormwater Management (SWM) and Site Grading

Depending on the size and intensity of proposed future development on both the retained and severed residential lots, SVCA staff recommends that a SWM / site grading plan be considered. We ask that future developers contact SVCA staff for a copy of our SWM guidelines.

Drinking Water Source Protection

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 the Risk Management Official (RMO) at rmo@greysauble.on.ca.

SVCA Regulation 169/06

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 Conservation Authorities Act (CAA), 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.

Portions of the subject property are within SVCA's 'Regulated Area' associated with Ontario Regulation 169/06. As such, development and/or site alteration within this area requires permission from SVCA, prior to carrying out the work.

"Development" as defined under the Conservation Authorities Act means:

- a) the construction, reconstruction, erection or placing of a building or structure of any kind;
- b) any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure or increasing the number of dwelling units in the building or structure;
- c) site grading; or,
- d) the temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere.

And;

"Alteration" as per Section 5 of Ontario Regulation 169/06 generally includes the straightening, diverting or interference in any way with a river, creek, stream or watercourse, or the changing or interfering in any way with a wetland.

SVCA's Regulated Area on the property is associated with the stream valleylands, watercourse, and floodplains plus an allowance adjacent to these features. To determine the SVCA Approximate Regulated Area on the property, please refer to the attached map. Should you require assistance, please contact our office directly.

SVCA Permission for Development or Alteration

A SVCA permit for proposed future development and/or alteration to watercourses on the property will be required in SVCA's regulated area prior to undertaking the works. Please have existing/future landowners contact this office for more information in the event future development or alteration to the watercourse is proposed.

Summary

SVCA staff has reviewed these applications in accordance with our 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. Additionally, we have screened the proposed to determine the applicability of the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan, prepared under the Clean Water Act, 2006.

SVCA staff would find the applications acceptable, provided SVCA's recommendation for a holding zone within 30 metres of the hazard limit is implemented.

Should SVCA staff's recommendation be implemented, it is the opinion of the SVCA staff that:

- 1) Consistency with Section 3.1, Natural Hazard policies of the PPS would be demonstrated.
- 2) Consistency with local planning policies for natural hazards would be demonstrated.
- 3) Future landowners and developers will be aware portions of the property require investigation prior to (a) purchase of the land, and (b) drafting site plans and expensive technical reports.
- 4) SVCA staff ask that we be included in a pre-consultation meeting should future development on the retained and/or severed residential lots.

Please inform this office of any decision made by the county and municipality with regard to this application. We respectfully request a copy of the decision and notice of any appeals filed.

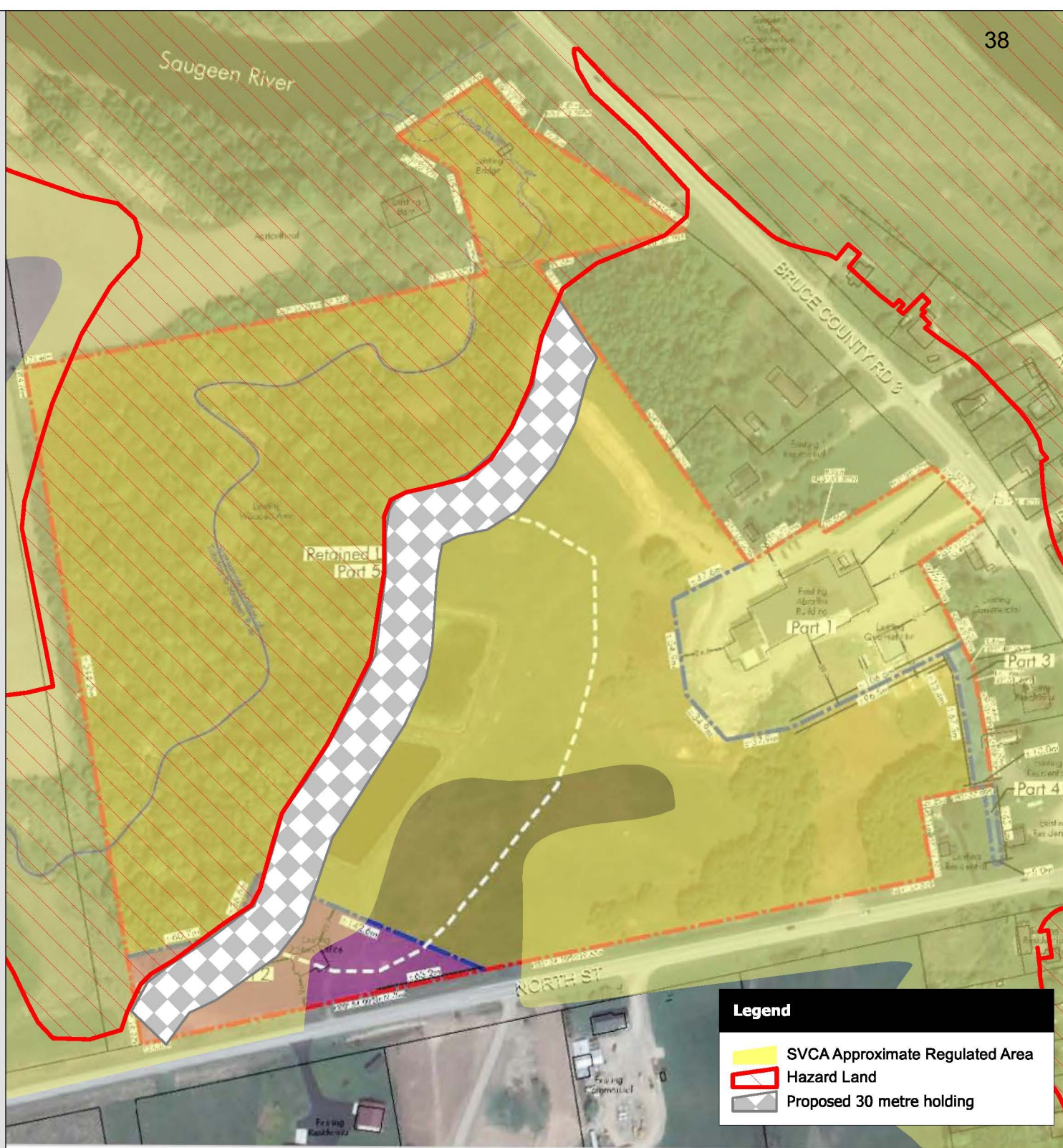
Should you have any questions, please contact the undersigned.

Sincerely,

A handwritten signature in black ink that reads "Brandi Walter". The signature is written in a cursive, flowing style.

Brandi Walter
Environmental Planning Coordinator
Saugeen Conservation
BW/

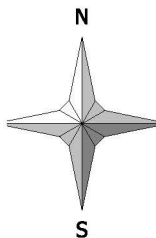
Encl: SVCA Map
cc: Applications Technician, Bruce County (via email)
Moiken Penner, SVCA Member (via email)
Patrick Johnston, CBO – Mun. of Arran-Elderslie (via email)



The included mapping has been compiled from various sources and is for information purposes only. Saugeen Valley Conservation Authority (SVCA) is not responsible for, and cannot guarantee, the accuracy of all the information contained within the map.

Produced by SVCA and includes material ©[2023] of the Queen's Printer for Ontario. All Rights Reserved. [2023] May Not be Reproduced without Permission. THIS IS NOT A PLAN OF SURVEY.

This mapping contains products of the South Western Ontario Orthophotography Project 2020 (SWOOP2020). These images were taken in 2020 at 16cm resolution by Mapcon Mapping Ltd. They are the property of Saugeen Valley Conservation Authority ©2023.



3437 Bruce Road 3
Roll Number 410338000101900
CON A PT LOTS 16 & 17 PLAN;156 LOT 3 TO 25
Geo. Twp of Elderslie
Municipality of Arran-Elderslie

UTM Zone 17N, NAD 83



0 50 m
1:3000

Figure 1

Preliminary Conditions of Approval

The Planning Department has reviewed the application and makes the following preliminary conditions of approval:

1. That the owner enter into an Agreement with the Municipality, if deemed necessary by the Municipality of Arran-Elderslie to satisfy all the requirements, financial or otherwise of the Municipality, which may include, but shall not be limited to, the provision of parkland (or cash-in-lieu of land), roads, installation of services, facilities, drainage and the timing and payment of a development charge.
2. That a Reference Plan (survey that is registered) be completed and a copy filed with the Municipal Clerk and a digital copy (preferred) or a hard copy be filed with the Approval Authority, or an exemption from the Reference Plan be received from the Approval Authority.
3. That the Municipality provide written confirmation to the Approval Authority that the municipal conditions as imposed herein have been fulfilled.
4. That, pursuant to Section 53(42) of the Planning Act, the 'Certificate of Consent' be affixed to the deed **within two years** of the giving of the Notice of Decision. (Note: Section 53(43) of the Planning Act requires that the transaction approved by this consent must be carried out within two years of the issuance of the certificate (i.e., stamping of the deed).
5. That the applicant pays the applicable County of Bruce consent certification fee at the time of certification of the deeds.
6. That the Clerk of the Municipality provide written confirmation to the Approval Authority that Zoning By-law Amendment file Z-2021-101 is in force and effect.
7. That an employee of the County of Bruce confirm that Local Official Plan Amendment file L-2022-014 is in force and effect.

File Numbers: B-2021-102, B-2022-129, Z-2021-101 and L-2022-014

Agency: Bruce County Transportation Services

No Comment: ☒ X

Title: Eng. Technician

Signature:



Comments:



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



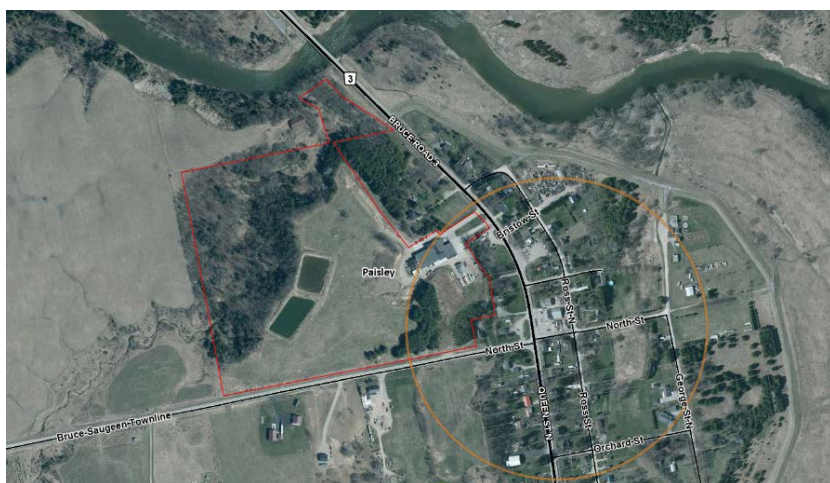
April 27, 2023

File Number: Z-2021-101 and L-2022-014

Public Meeting Notice

**You're invited to participate in a Public Meeting
 to consider Zoning By-Law Amendment File No. Z-2021-101
 and Local Official Plan Amendment File No. L-2022-014
 June 26, 2023 at 9:00 am**

A change is proposed in your neighbourhood: Abraflex (2004) Ltd. is proposing to reconfigure their land holdings to facilitate future development of the business park use. Previous submissions have been amended and reactivated. The change would involve severing the existing Abraflex facility (lot area of 15,385 m², with a frontage of 40.07 m on Bruce County Road 3) and the business office/residence (lot area of 9,156 m², with a frontage of 238 m on North Street) into two separate parcels; thereby retaining a 15.05 ha vacant business park parcel with 219.63m of frontage onto North Street. No development is currently proposed for the retained parcel. An Official Plan Amendment is required to remove the Special Policy Area constraint (SPA 3.10.1) from the lands and redesignate the proposed severed parcel on North Street from Industrial to Residential. A Zoning By-Law Amendment is required to rezone the severed parcels from BP1 – Business Park to R1 - Residential: Low Density Single. Related application B-2021-103 for a water and sewer easement to service the Abraflex facility was conditionally approved January 18, 2022.



3437 Bruce Road 3, CON A PT LOTS 16 & 17 PLAN; 156 LOT 3 TO 25 (Elderslie)
 Municipality of Arran-Elderslie, Roll Number 410338000101900

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: Jenn Burnett

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 June 15, 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.

Please contact us by email at bcplwi@brucecounty.on.ca, mail, or phone (226-909-5515) if you have any questions, concerns or objections about the application.

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. Seating may be limited and you may be required to wait outside until called upon to speak. As an alternative, you may submit written comments to the Bruce County Planning Department which will be considered at the meeting.

Please contact Clerk Christine Fraser-McDonald at cfraser@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

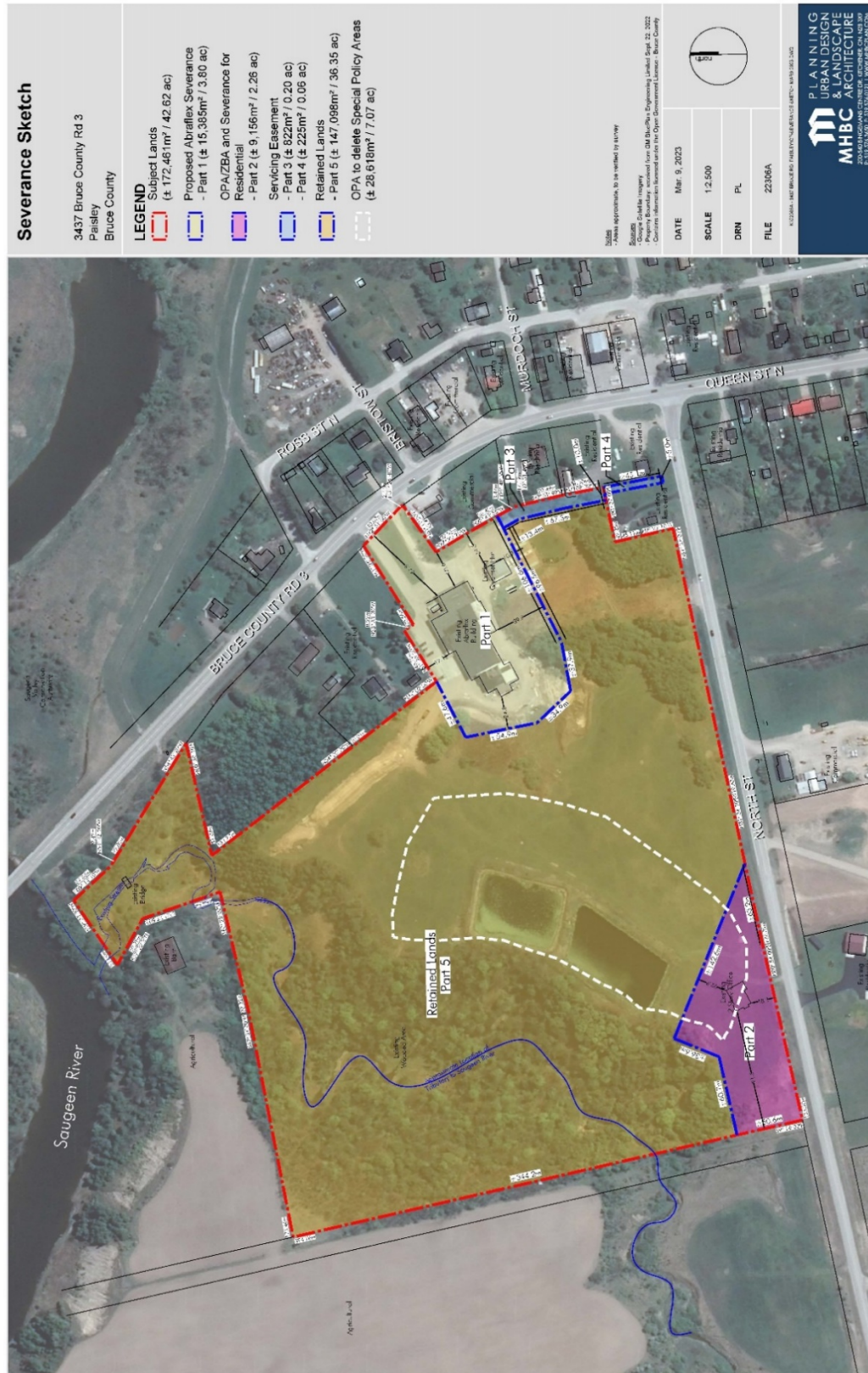
Section 34(11) of the [Planning Act](#) outlines rights of appeal for Zoning By-law Amendment applications.

If a person or public body would otherwise have an ability to appeal the decision of the Council of 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 Municipality 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 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



PLANNING JUSTIFICATION REPORT

OFFICIAL PLAN AMENDMENT
ZONING BY-LAW AMENDMENT
CONSENT TO SEVER

3437 Bruce County Road 3
Municipality of Arran-Elderslie, Bruce County

Date:

December 2022

Prepared for:

Abraflex (2004) Inc.

Prepared by:

MacNaughton Hermesen Britton Clarkson Planning Limited (MHBC)

540 Bingemans Centre Drive, Suite 200

Kitchener, Ontario

T: 519.576.3650

F: 519.576.0121

Our File 22306A

Contents

| | | |
|------------|--|----------|
| 1.0 | INTRODUCTION..... | 3 |
| 2.0 | SITE DESCRIPTION & SURROUNDING LAND USES..... | 4 |
| 3.0 | PROPOSED DEVELOPMENT AND APPLICATIONS..... | 6 |
| 3.1 | Existing Planning Applications..... | 6 |
| 3.2 | Proposed Development and Required Planning Applications..... | 6 |
| 3.2.1 | Proposed Official Plan Amendment | 7 |
| 3.2.2 | Proposed Zoning By-law Amendment..... | 7 |
| 3.2.3 | Proposed Severances..... | 7 |
| 4.0 | POLICY ANALYSIS..... | 8 |
| 4.1 | Provincial Policy Statement..... | 8 |
| 4.1.1 | Settlement Areas..... | 8 |
| 4.1.2 | Land Use Compatibility | 8 |
| 4.1.3 | Employment | 9 |
| 4.1.4 | Employment Areas | 10 |
| 4.1.5 | Housing | 11 |
| 4.1.6 | Infrastructure and Public Service Facilities | 11 |
| 4.2 | County of Bruce Official Plan | 13 |
| 4.2.1 | Detailed Land Use Policies - Primary Urban Communities..... | 13 |
| 4.2.2 | The Environment | 13 |
| 4.2.3 | Population and Housing..... | 14 |
| 4.2.4 | Economic Development..... | 14 |
| 4.2.5 | Services and Utilities | 15 |
| 4.2.6 | Implementation..... | 15 |
| 4.3 | Official Plan for the Urban Areas of Chesley, Paisley & Tara/Invermay..... | 15 |
| 4.3.1 | Land Use Policies | 16 |
| 4.3.2 | General Community Policies..... | 18 |
| 4.3.3 | Municipal Services..... | 19 |
| 4.3.4 | Transportation | 20 |
| 4.3.5 | Implementation..... | 20 |
| 4.4 | Municipality of Arran-Elderslie Zoning By-Law (No. 36-09)..... | 21 |

| | | |
|------------|--|-----------|
| 4.4.1 | Business Park 1 Zoning | 21 |
| 4.4.2 | Environmental Protection Zoning | 21 |
| 4.4.3 | Residential: Low Density Single Zoning | 22 |
| 5.0 | OVERVIEW OF SUPPORTING REPORTS | 23 |
| 5.1 | Documentation of Soil Remediation Report..... | 23 |
| 5.2 | Preliminary Sewage System Feasibility Assessment for Private Servicing of Proposed Severance | 24 |
| 6.0 | SUMMARY & CONCLUSIONS | 25 |

Figures

| | After page |
|---|------------|
| 1. Location Map | 5 |
| 2. Context Map | 5 |
| 3. Severance Sketch | 7 |
| 4. County of Bruce Official Plan – Schedule A | 13 |
| 5. Official Plan For The Urban Areas Of Chesley, Paisley & Tara/Invermay – Schedule B | 16 |
| 6. Proposed Official Plan Amendment | 16 |
| 7. Municipality of Arran-Elderslie Zoning By-Law (No. 36-09) – Schedule A | 21 |
| 8. Proposed Zoning By-law Amendment | 21 |

1.0 INTRODUCTION

MHBC Planning ('MHBC') has been retained by of Abraflex (2004) Ltd. (the 'client') to provide a planning analysis and opinion for the development of their lands located northwest of North Street and Bruce County Road 3, in the settlement area of Paisley, Municipality of Arran-Elderslie (the 'subject land'). The subject land is irregular in shape with approximately 42.5 metres of frontage on Bruce County Road 3, 457.8 metres of frontage on North Street and an area of approximately 17.2 hectares (42.6 acres).

The purpose of this report is to provide a planning analysis and summary of the relevant policy framework, planning considerations and technical study involved to permit residential development on the subject land. This report is provided in support of the Official Plan Amendment, Zoning By-law Amendment, and Severance applications required to permit the development. It is anticipated that further Planning Applications will be submitted in the future for the lands to be retained. This is likely to involve either additional severances or a Plan of Subdivision.

The proposed development includes the severance of two new residential lots (one lot containing an existing dwelling). The residential lots are proposed to have frontage on North Street.

In support of the applications, this Report includes the following:

- An introduction and general description of the subject lands, including surrounding land uses and existing conditions to provide an understanding of the locational and policy context;
- An overview of the proposed development; and a description of the Official Plan Amendment, Zoning By-law Amendment, and Severance Applications;
- A review of the relevant policy framework in relation to the proposed development and assessment of compliance with the Provincial Policy Statement and conformity to the County of Bruce Official Plan, and the Municipality of Arran-Elderslie Official Plan and Zoning By-law;
- Consideration of recommendations and conclusions from the supporting studies/reports; and
- A summary and conclusions in support of the proposed development.

A Pre-consultation meeting was held with County of Bruce and Municipality of Arran-Elderslie Staff on October 18, 2022. This report has been prepared in consideration of comments discussed at this pre-consultation meeting. MHBC has been responsible for the overall coordination of the applications. The required Documentation of Soil Remediation Report identified at the pre-consultation meeting has been submitted with the planning applications.

2.0 SITE DESCRIPTION & SURROUNDING LAND USES

The Municipality of Arran-Elderslie is located in the east central part of the County of Bruce and includes the three main settlement areas: Chesley, Paisley, and Tara/Invermay. The former Village of Paisley was amalgamated with the Town of Chesley and Village of Tara in 1999 to form the Municipality of Arran-Elderslie. Paisley is located at the intersection of three major transportation corridors: Bruce County Roads 1, 3, and 11. Paisley is also located where the Saugeen and Teeswater Rivers meet.

The subject land is located northwest of North Street and Bruce County Road 3, in the settlement area of Paisley, Municipality of Arran-Elderslie (**Figure 1**). The subject land is irregular in shape with approximately 42.5 metres of frontage on Bruce County Road 3, 457.8 metres of frontage on North Street and an area of approximately 17.2 hectares (42.6 acres). The subject land consists of the following:

- The northwest section of the subject land is currently vegetated;
- The central portion of the subject land is cleared of vegetation and contains one dwelling currently used as an office (with access from North Street);
- The eastern portion of the subject land contains the existing Abraflex facility (with access from Bruce County Road 3).

With respect to soil and groundwater existing conditions, the subject land lies within the physiographic region known as the Saugeen Clay Plain. The soils within the region consist of a deep layer of stratified pale brown clay that is derived from the underlying dolomitic limestone. The soils onsite are described as brown, well-drained sandy loam with a few stones. Groundwater flow is inferred to be primarily in a northerly direction, likely with a component of northeasterly flow, toward the Saugeen River, within the northern portion of the subject land.

The subject land is bounded by open space, residential, commercial, and agricultural uses (**Figure 2**). Generally, existing land uses within the vicinity of the subject lands include the following:

| | |
|--------------|---|
| NORTH | Lands to the north of the subject land consist of vegetated open space, some low-rise residential uses, and the Saugeen River. |
| EAST | A mix of low-rise residential and commercial uses are located to the east of the subject land along Bruce County Road 3 (Queen Street North). Commercial uses consist of a restaurant and auto-oriented services. |
| SOUTH | Lands to the south of the subject land consist of low-rise residential and commercial uses, and agricultural uses. A tractor rental company is located south of North Street. |
| WEST | Lands to the west of the subject land consists of vegetated open space and agricultural uses. An unopened road allowance is located to the west of the subject land. |

The subject land is well located with respect to the existing County and local road network. Bruce County Road 3, which is located to the east of the subject land is an 'Arterial – Semi Urban' road, and North Street, which is located to the south of the subject land is a local road. A number of commercial uses are located within approximately 1-kilometre south of the subject land, including a grocery store, bank, and restaurants. The Paisley Central School is located approximately 1.7 kilometres to the south of the subject land.



**Figure 1
Location Map**

LEGEND



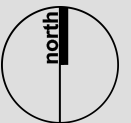
Subject Lands

Date: November 2022

Scale: 1:10,000

File: 22306A

Drawn: PL



K:\22306A - 3437 Bruce Rd. Paisley\GIS\22306A.qgz









3437 Bruce County Rd 3
Paisley
Bruce County

MHBC PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE
200-540 BINGEMANS CENTRE DR. KITCHENER, ON, N2B 3X9
P: 519.576.3650 F: 519.576.0121 | WWW.MHBCPLAN.COM

Figure 2
Context Map

3437 Bruce County Rd 3
Paisley
Bruce County

LEGEND

-  Subject Lands
-  5, 10 min Walking Distance (400m, 800m)
-  Trails
-  Paisley Built-up Areas
-  Water Body
-  Saugeen Valley Conservation Authority
-  Park
-  Wooded Area



| | |
|--------|---------------|
| Date: | November 2022 |
| Scale: | 1:10,000 |
| File: | 22306A |
| Drawn: | PL |



K:\22306A - 3437 Bruce Rd. Paisley\GIS\22306A.qgz

3.0 PROPOSED DEVELOPMENT AND APPLICATIONS

The following is a review of the existing planning applications; the proposed development; and proposed amendments to the Official Plan for the Urban Areas of Chesley, Paisley & Tara/Invermay and Municipality of Arran-Elderslie Zoning By-Law (No. 36-09) required to facilitate the proposed development. **Figure 3** identifies the existing and proposed applications required, including the proposed severances.

3.1 Existing Planning Applications

A Consent to Sever Application (B-2021-102) was submitted in late 2021 to sever a 15.05 ha parcel from the subject land. The severed parcel contains the existing Abraflex factory, and the retained parcel would remain as-is for future commercial/industrial purposes. A related Zoning By-law Amendment Application (Z-2021-101) was also submitted that would permit a stand-alone office use on the severed property in an existing building. These applications are currently held in abeyance. **We are proposing to amend the Consent to Sever Application B-2021-102 to adjust the area of the Abraflex factory parcel to be consist with the area shown in Part 1 of Figure 3.**

Additionally, a Consent to Sever Application was provisionally approved on January 19, 2022 for an easement to extend water and sewer services from the Abraflex factory to North Street (shown as Parts 4 and 5 on **Figure 3**). To date the conditions have not been fulfilled.

3.2 Proposed Development and Required Planning Applications

The proposed development includes the severance of two new residential lots (one lot containing an existing dwelling, which was utilized as an office for the Abraflex facility). The residential lots would have frontage on North Street.

The previous owner of the subject land required two sewage treatment lagoons for the previous use (Bruce Packers). The sewage treatment lagoons are no longer required and have been completely remediated and filled. The retained parcel includes planning policies related to the sewage treatment ponds which restrict the development of the subject land. This proposal will remove the Official Plan Special Policy Area related to the ponds as the Special Policy Area is no longer required. No development is currently planned for the retained parcel, however it is noted that the removal of the Special Policy Area is required to facilitate any future development. The retained parcel (shown as Part 6 on **Figure 3**) would have frontage on North Street.

3.2.1 Proposed Official Plan Amendment

The Official Plan for the Urban Areas of Chesley, Paisley & Tara/Invermay (the “Local Official Plan”) was adopted on September 27, 2004, and approved by County Council on January 6, 2005. The subject land is designated Industrial (IND) and Natural Environment and Hazard (ENVH) on Schedule B – Official Plan for the Urban Areas of Chesley, Paisley & Tara/Invermay. Special Policy Area 3.10.1 limits the use to two sewage treatment lagoons on a portion of the subject land. Further, the sewage treatment lagoons have a ‘buffer zone’ of 200 metres to the north, south, east and west which limits residential and institutional development.

An Official Plan Amendment is proposed for the subject land to remove the Special Policy Area. The redesignation applies to Parts 2 and 3 of **Figure 3** and proposes to redesignate this portion of the subject land from Industrial to Residential. The Special Policy Area is included under Section 3.10.1 of the Local Official Plan and is proposed to be removed. Additionally, municipal services are not currently available on the section of North Street adjacent to the proposed residential lots; therefore, an Official Plan Amendment is proposed to allow for individual on-site services for the proposed residential lots.

3.2.2 Proposed Zoning By-law Amendment

The Municipality of Arran-Elderslie Zoning By-Law (No. 36-09) (the “Zoning By-law”) was passed by Municipal Council on June 29, 2009, and approved by the Ontario Municipal Board on July 5, 2010. The subject land is zoned Business Park 1 (BP1) and Environmental Protection (EP) on Schedule A of the Zoning By-law. The in-effect BP1 zoning permits light industrial uses, and the EP zoning generally restricts development.

The proposed Zoning By-law Amendment proposes to rezone Parts 2 and 3 (as illustrated on **Figure 3**) of the subject land from BP1 to ‘Residential: Low Density Single Zoning’ (R1) in order to permit the proposed residential uses. The requested zoning will provide for the development of low-density residential uses which is appropriate for the site. The proposed Zoning By-law Amendment represents the implementation of the proposed Official Plan Amendment.

3.2.3 Proposed Severances

Two severances are contemplated as part of the proposed development. Parts 2 and 3 of the Severance Plan (**Figure 3**) will be severed as two separate lots intended for low-density residential development. An existing building which was utilized as an office for the Abraflex facility is present on Part 2 of the Severance Plan.

Severance Sketch

3437 Bruce County Rd 3
Paisley
Bruce County

LEGEND

- Subject Lands
(± 172,461m² / 42.62 ac)
- Proposed Abraflex Severance
- Part 1 (± 15,385m² / 3.80 ac)
- OPA/ZBA and Severance for Residential
- Part 2 (± 5,289m² / 1.31 ac)
- Part 3 (± 3,867m² / 0.96 ac)
- Servicing Easement
- Part 4 (± 822m² / 0.20 ac)
- Part 5 (± 225m² / 0.06 ac)
- Retained Lands
- Part 6 (± 147,098m² / 36.35 ac)
- OPA to delete Special Policy Areas
(± 28,618m² / 7.07 ac)

Notes
- Areas approximate, to be verified by survey

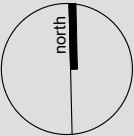
Sources
- Google Satellite Imagery
- Property Boundary: received from GM BluePlan Engineering Limited Sept. 22, 2022
- Contains information licensed under the Open Government Licence - Bruce County

DATE Dec. 15, 2022

SCALE 1:2,500

DRN PL

FILE 22306A



K:\22306A - 3437 BRUCE RD. PAISLEY\CP\SEVERANCE SKETCH DEC15 2022.DWG



4.0 POLICY ANALYSIS

4.1 Provincial Policy Statement

The Provincial Policy Statement (the “PPS”) was issued by the Province of Ontario in accordance with Section 3 of the *Planning Act*, and came into effect on May 1, 2020. The PPS provides policy direction on matters of provincial interest related to land use planning and development. All decisions affecting planning matters shall be consistent with the PPS.

The PPS outlines policy for Ontario’s long term prosperity, economic health, and social well-being. These directives depend on the efficient use of land and development patterns that support strong, sustainable, and resilient communities that protect the environment and public health and safety, and facilitate economic growth. The PPS directs that the majority of growth shall be within Settlement Areas. The PPS also supports the full range of housing types and encourages compact development.

4.1.1 Settlement Areas

As identified in the Local Official Plan, Paisley is one of the three main settlement areas of the Municipality of Arran-Elderslie. Section 1.1.3 of the PPS states that Settlement Areas shall be the focus of growth and development, and that their vitality and regeneration is critical to their long-term economic prosperity. A range of uses and opportunities for intensification and redevelopment are encouraged. Further, land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- efficiently use land and resources;
- are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
- minimize negative impacts to air quality and climate change, and promote energy efficiency; and
- prepare for the impacts of a changing climate.

The proposal represents the development of a parcel within a settlement area (Paisley), which will offer a mix of uses (residential and light industrial) appropriate for the site. A number of commercial and services uses are located within approximately 1-kilometre of the subject land, including a grocery store, a bank, and restaurants. The Paisley Central School is located approximately 1.7 kilometres to the south of the subject lands. These nearby amenities and uses promote the use of active transportation over automobile use, limiting impacts to air quality and climate change. The Abraflex facility will be fully serviced through connections to existing municipal infrastructure (water and sanitary). The residential severances will be on private services but it is anticipated that as the retained lands are further developed in the fullness of time, that these residential lots would be able to connect to full services.

4.1.2 Land Use Compatibility

Section 1.2.6 of the PPS identifies that Major Facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects

from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures.

Major Facilities are defined in the PPS as facilities which may require separation from sensitive land uses, including but not limited to airports, manufacturing uses, transportation infrastructure and corridors, rail facilities, marine facilities, sewage treatment facilities, waste management systems, oil and gas pipelines, industries, energy generation facilities and transmission systems, and resource extraction activities.

The current land use designation for the lands to be retained under the Local Official Plan permits light industrial uses. Section 3.4.2.1 of the Local Official Plan requires that light industrial uses are conducted and wholly contained within an enclosed building. Further, the Municipality of Arran-Elderslie Zoning By-Law zones the lands to be retained as Business Park 1 (BP1). The BP1 zone permits a number of commercial and light industrial uses. The BP1 zone also has a 20 m buffer requirement to separate residential and BP1 uses. Given that the land use designation and zoning for the lands to be retained will remain the same, and where only light industrial uses are permitted the land uses proposed are considered compatible. Additionally, the sewage lagoons have been removed which are considered an incompatible use.

The Provincial D-6 Compatibility between Industrial Facilities Guidelines are intended to be applied in the land use planning process to prevent or minimize future land use problems due to the encroachment of sensitive land uses and industrial land uses on one another. The guidelines are intended to be applied only when a change in land use is proposed. The existing Abraflex facility would be considered a Class I Industrial Facility as it is a “small scale, self-contained plant.” Class I facilities have a 70 metre zone of influence and a 20 metre minimum setback distance. The proposed residential lots are over 200 metres from the existing Abraflex facility, therefore they are compatible with existing industrial development.

In the fullness of time as the retained lands develop either by way of further severances or plan of subdivision, a further analysis regarding the noise generated and mitigation of same can be assessed at that time. At this time, we recommend an agreement be registered on title for the new residential lots that noise warning clauses and requirements for retrofitting homes for future installation of A/C be included in all Agreements of Purchase and Sale.

4.1.3 Employment

Section 1.3.1 of the PPS identifies that planning authorities shall promote economic development and competitiveness by:

- providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;
- providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;
- facilitating the conditions for economic investment by identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;
- encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities, with consideration of housing policy 1.4; and
- ensuring the necessary infrastructure is provided to support current and projected needs.

The proposed development contemplates the addition of residential uses adjacent to permitted light industrial uses, which provides for a mix of uses on the subject lands. With the decommissioning and restoration of the sewage treatment lagoons (and subsequent removal of the Special Policy Area), employment land is effectively being reinstated to the Municipality's overall employment land supply. The area of the Special Policy Area totals approximately 28,618 m². Approximately 6,568 m² of area is proposed to be re-designated from Industrial to Residential. Therefore, the net amount of employment land that can be developed for employment purposes has increased by approximately 22,050 m². Furthermore, the balance of the employment lands will be protected for long-term use and any compatibility assessments will be undertaken as the retained lands are further developed.

Municipal services are not available for the proposed residential lots. It should be noted that the client is extending services to the existing Abraflex Facility, which will not only satisfy Abraflex's long-term needs to stay within the community, but also provide municipal services to the balance of the vacant industrial lands.

4.1.4 Employment Areas

Section 1.3.2.3 of the PPS provides that within employment areas planned for industrial or manufacturing uses, planning authorities shall prohibit residential uses and prohibit or limit other sensitive land uses that are not ancillary to the primary employment uses in order to maintain land use compatibility. Employment areas planned for industrial or manufacturing uses should include an appropriate transition to adjacent non-employment areas.

Section 1.3.2.4 of the PPS identifies that planning authorities may permit conversion of lands within employment areas to non-employment uses through a comprehensive review, only where it has been demonstrated that the land is not required for employment purposes over the long term and that there is a need for the conversion.

Section 1.3.2.5 of the PPS provides that notwithstanding policy 1.3.2.4, and until the official plan review or update in policy 1.3.2.4 is undertaken and completed, lands within existing employment areas may be converted to a designation that permits non-employment uses provided the area has not been identified as provincially significant through a provincial plan exercise or as regionally significant by a regional economic development corporation working together with affected upper and single-tier municipalities and subject to the following:

- a) there is an identified need for the conversion and the land is not required for employment purposes over the long term;
- b) the proposed uses would not adversely affect the overall viability of the employment area; and
- c) existing or planned infrastructure and public service facilities are available to accommodate the proposed uses.

The proposed development contemplates the addition of residential uses adjacent to permitted light industrial uses. Given the size of the proposed residential lots, the permitted light industrial uses under the BP1 zone, and the required 20 m buffer under the BP1 zone, the uses are considered compatible. In the fullness of time as the retained lands develop either by way of further severances or plan of subdivision, a further analysis regarding the noise generated and mitigation of same can be assessed at that time. At this time, we recommend an agreement be registered on title for the new residential lots that noise warning clauses and requirements for retrofitting homes for future installation of A/C be included in all Agreements of Purchase and Sale.

The Official Plan Amendment proposes to remove a Special Policy Area associated with two former sewage treatment lagoons. The two former sewage treatment lagoons have been completely remediated and filled, as they were no longer required. The area of the Special Policy Area totals approximately 28,618 m². Approximately 6,568 m² of area is proposed to be re-designated from Industrial to Residential. Accordingly, it is our opinion that the re-designation of lands designated Industrial should not be considered an employment land conversion as the net amount of employment land that can be developed for employment purposes has increased by approximately 22,050 m². Therefore, a comprehensive review is not warranted. The proposed development does not affect the overall viability of the employment area. Further, it is noted that the County's recent Growth Strategy considered the entirety of the subject lands to be "built or occupied" and not contemplated in the overall employment inventory. Therefore, effectively the retained lands are considered newly available serviced employment lands.

4.1.5 Housing

Section 1.4.3 of the PPS identifies that planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market area by:

- permitting and facilitating: all forms of housing required to meet the social, health, and well-being requirements of current and future residents, including special needs requirements; and all forms of residential intensification, including second units, and redevelopment;
- directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs; and
- promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed.

The proposed development includes the addition of two residential lots, which will contribute to the range of housing types and densities in Paisley. The subject land has appropriate levels of infrastructure (including the surrounding road network) to support the proposed development. The density is appropriate for the surrounding context. Finally, the subject land is within walking distance of many amenities, which is supportive of active transportation goals.

4.1.6 Infrastructure and Public Service Facilities

Section 1.6.6 of the PPS identifies that municipal sewage services and municipal water services are the preferred form of servicing for settlement areas. Section 1.6.6.4 of the PPS identifies that where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. In settlement areas, individual on-site sewage services and individual on-site water services may be used for infilling and minor rounding out of existing development.

Additionally, Section 1.6.7 of the PPS promotes multimodal transportation systems, and a land use pattern, density and mix of uses which minimize the length and number of vehicle trips and support current and future use of transit as well as active transportation.

Municipal services are not available for the proposed development. A Preliminary Sewage System Feasibility Assessment for Private Servicing of Proposed Severance has been prepared for the subject land and

submitted with the Planning Applications. The Study concludes that the proposed severed lots are determined to be suitable for servicing with standard Class 4 on-site sewage systems with a low potential for impact to local water resources. Additionally, the subject land is within walking distance of many amenities, which is supportive of active transportation usage.

In summary, the proposed development on the subject land is consistent with the Provincial Policy Statement.

4.2 County of Bruce Official Plan

The County of Bruce Official Plan (the “County Official Plan”) was adopted by County Council on May 20, 1997, approved by the Minister of Municipal Affairs on September 15, 1998, and approved by the Ontario Municipal Board on November 16, 1999. The County Official Plan guides the physical, social, and economic development in the County. The County Official Plan provides the planning policy framework and direction for the entire County including municipalities with their own Local Official Plan and for those municipalities without a Local Official Plan. A Local Official Plan applies to the subject land and is discussed in **Section 4.4**.

The County of Bruce is currently undertaking an Official Plan Review process to align the County Official Plan with Provincial Policy and to address new planning opportunities and challenges within the County. Stage 1 involved an amendment to the existing County of Bruce Official Plan to establish a growth strategy so local municipalities can plan accordingly. It is noted that the Growth Strategy considered the entirety of the subject land to be built or occupied and not contemplated in the overall employment inventory.

4.2.1 Detailed Land Use Policies - Primary Urban Communities

The subject land is designated Primary Urban Community on Schedule A – County of Bruce Official Plan, as shown on **Figure 4**. Section 5.2.2.2 of the County Official Plan outlines a number of general policies applicable to the Primary Urban Communities designation:

1. It is the policy of County Council to encourage and strengthen the role of Primary Urban Communities as regional service centres within the County. These communities will accommodate the largest concentration and the widest range of residential, tourism, economic and social services and facilities.
2. It is the policy of County Council to direct the majority of anticipated permanent population growth to Primary Urban Communities.
4. It is the policy of County Council that industrial growth, particularly that requiring municipal water and sewage services will locate in Primary Urban Communities where such services exist.

Section 5.2.2.3 outlines permitted uses in Primary Urban Communities. A number of uses including residential, commercial, industrial, and institution land uses are permitted.

The subject land is designated Primary Urban Community and currently contains industrial land uses, with proposed residential uses. Both land uses are permitted in this designation. The proposed development will assist the County in accommodating population and employment growth. Currently, the proposed residential lots cannot be serviced by municipal services but perhaps in the fullness of time as the balance of the employment lands are developed services can be provided.

4.2.2 The Environment

Schedule C - ‘Constraint’ of the County Official Plan does not identify any environmental constraints on the subject land. It is noted, however, that part of the subject land is designated Natural Environment and Hazard (ENVH) on Schedule B – Official Plan for the Urban Areas of Chesley, Paisley & Tara/Invermay (the ‘Local Official Plan’). The subject land is not located within a Source Water Protection Area. Finally, the majority of the subject land is regulated by the Saugeen Valley Conservation Authority.

Section 4.3.2 of the County Official Plan provides that:

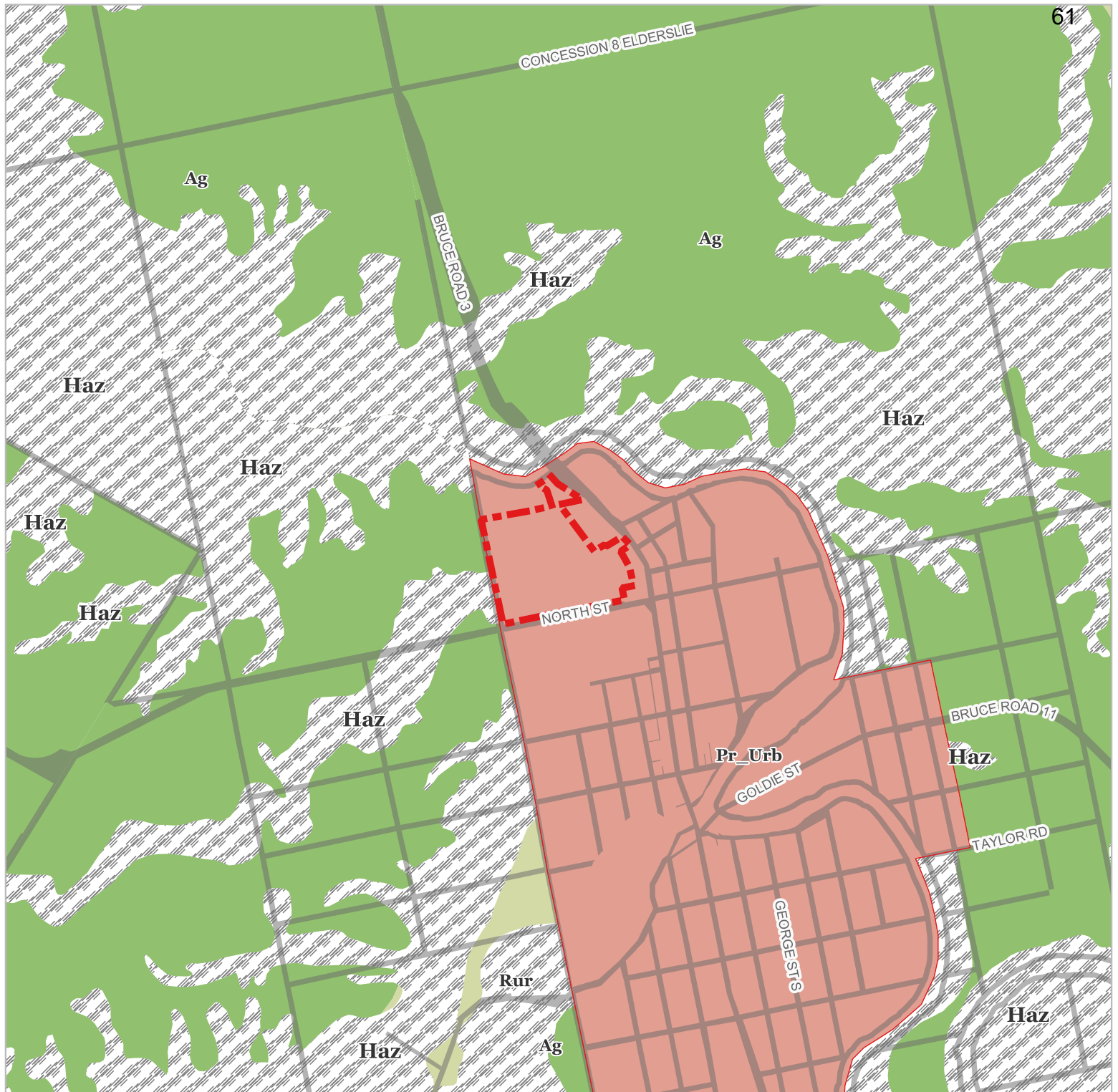







Figure 4
County of Bruce
Official Plan -
Schedule A

LEGEND

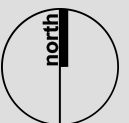
-  Subject Lands
-  Hazard Areas
-  Primary Urban Communities
-  Rural Areas
-  Agricultural Areas

Date: November 2022

Scale: 1:20,000

File: 22306A

Drawn: PL



K:\22306A - 3437 Bruce Rd. Paisley\GIS\22306A.qgz

3437 Bruce County Rd 3
 Paisley
 Bruce County

2. County Council recognizes that natural areas or features within Bruce County provide a wide range of benefits to the residents of the County. Those areas shall be protected from the negative effects of development.

No development is proposed within the area designated Natural Environment and Hazard by the Local Official Plan. This ensures there will be no negative effects to these sensitive lands. Further, it is expected that a Saugeen Valley Conservation Authority permit will be required to permit the development of the two proposed residential lots as these lands are regulated.

4.2.3 Population and Housing

Section 4.4.3.7 of the County Official Plan provides that:

If growth proceeds in accordance with the forecasts outlined in this plan, Sauble Beach, Tiverton, Mildmay, Lucknow, Ripley, Chesley, **Paisley**, Teeswater, and Tara may be constrained by their current designated commercial land supply over the 25 year plan horizon.

Section 4.4.4.1 of the County Official Plan provides that by 2046, the County's permanent housing base is forecast to increase to 40,100 households, which represents an increase of 9,600 households over the planning horizon. Further, the Municipality of Arran-Elderslie housing forecast is provided in Table 3 of the County Official Plan. Projections range from 2,810 households in the year 2021 to 3,220 households by 2046.

The Official Plan Amendment proposes to remove a Special Policy Area that is no longer required, allowing for the eventual industrial development of the lands to be retained. The in-effect zoning for the subject land, Business Park 1 (BP1), permits both light industrial and some commercial uses. Therefore, the proposed development has the potential to assist the County in meeting its employment land requirements over the 25-year plan horizon. It is noted that the recently passed County Growth Strategy considered the entirety of the subject land to be built or occupied and not contemplated in the overall employment inventory. Further, the proposed development will assist the County and Municipality in meeting their housing requirements without a reduction the amount of employment land provided.

4.2.4 Economic Development

Section 4.5.2 of the County Official Plan includes the following relevant general policies for economic development:

1. County Council recognizes the economic importance to Bruce County of agriculture, tourism, the Bruce Nuclear Power Development, the Bruce Energy Centre and other forms of business, industrial and recreational and resource development. County Council recognizes industrial lands as employment areas.
2. County Council shall foster a favourable climate for sustainable economic development of the County and shall promote the County as a desirable location for new business investment.

The Official Plan Amendment proposed to remove the Special Policy Area will allow for the area of the former sewage lagoons to be eventually developed with industrial uses. This will contribute to the County's available land supply of employment lands and will assist in promoting the County as a desirable location for new business investment.

4.2.5 Services and Utilities

Section 4.7.5.1 (iii) of the County Official Plan provides that development may be serviced by individual on-site services where the use of communal systems is not feasible (environmentally), and where site conditions are suitable over the long term.

Municipal services are not available for the proposed development. The proposed lots have been adequately sized to support services on-site. On-site servicing is the preferred servicing method given only two dwellings are proposed. A Preliminary Sewage System Feasibility Assessment for Private Servicing of Proposed Severance has been prepared for the subject land and submitted with the Planning Applications. The Study concludes that the proposed severed lots are determined to be suitable for servicing with standard Class 4 on-site sewage systems with a low potential for impact to local water resources.

4.2.6 Implementation

Section 6.5.3.2 outlines a number of policies relevant to consents for primary, secondary urban and hamlet communities:

1. Consents to sever land in Primary and Secondary Urban, and Hamlet Communities shall only be granted when the scale of development proposed or the total development potential of the property would not require a plan of subdivision;
2. The proposed lots are in keeping with the lot area, frontage and density pattern of the surrounding area;
3. In determining whether a Plan of Subdivision under the Planning Act is necessary, consideration shall be given to the necessity of major service extensions to properly service the development. In instances where major service extensions are not required to properly service a development, development by consent may be considered.

The proposed development is located within a primary community. The scale of development (two residential lots) is minor; the consent process is the most appropriate process. Residential lots in the surrounding area differ in area, frontage, and density. The area, frontage, and density of the proposed lots is larger than lots that front Queen Street which is appropriate given that the lots on Queen Street North are more urban and have municipal services. On-site services are proposed given the scale of the development proposed.

4.3 Official Plan for the Urban Areas of Chesley, Paisley & Tara/Invermay

The Official Plan for the Urban Areas of Chesley, Paisley & Tara/Invermay (the 'Local Official Plan') was adopted on September 27, 2004, and approved by County Council on January 6, 2005. The Local Official Plan represents the urban areas of Chelsey, Paisley and Tara/Invermay and form the three main settlement areas of the Municipality of Arran-Elderslie. The Local Official Plan sets out the general policies concerned with shaping the physical growth of the three aforementioned communities. The subject land is located within the Paisley community urban boundary.

The proposed Official Plan Amendment proposes to redesignate a portion of the subject lands to Residential to permit the existing and proposed residential uses. Additionally, the Official Plan Amendment

proposes to remove a Special Policy Area associated with two former sewage treatment lagoons which is required for the eventual development for light industrial uses on the parcel to be retained.

4.3.1 Land Use Policies

The subject land is designated Industrial (IND) and Natural Environment and Hazard (ENVH) on Schedule B – Official Plan for the Urban Areas of Chesley, Paisley & Tara/Invermay, as shown on **Figure 5**. Residential land use policies are also included in the discussion below as the proposed development includes an Official Plan Amendment to permit residential land uses. The proposed Official Plan Amendment is shown on **Figure 6**.

4.3.1.1 Industrial

Section 3.4.2 outlines permitted uses within the Industrial designation. The designation is further divided into Light and Heavy Industrial uses in the implementing Zoning By-law. The retained portion of the subject lands are zoned Business Park 1 (BP1), which permits light industrial uses. Section 3.4.2.1 of the Local Official Plan outlines light Industrial uses, which include manufacturing, processing, assembling, etc. Light Industrial Uses are required to be conducted and wholly contained within an enclosed building.

Section 3.4.3 of the Local Official Plan provides a number of Industrial designation policies. Relevant to the proposed development, these include:

- c) The type of industry permitted in close proximity to residential and/or institutional uses shall be such that there are no adverse effects on the residential and/or institutional uses resulting from the emission of odour, dust, noise, smoke, fumes, glare, radiation or other noxious emissions and which is not detrimental in appearance or effect to surrounding uses.
- e) Water supply and sewage disposal services shall be provided in accordance with Section 5.4.1.

The Municipality of Arran-Elderslie Zoning By-Law zones the lands to be retained as Business Park 1 (BP1). The lands to be retained will maintain the same zoning. The BP1 zone permits only light industrial uses. Light industry is defined under Section 2 of the Zoning By-law as: *the use of land, buildings or structures for the purpose of an 'Industrial Use' which is wholly enclosed within a building or structure, except for parking and loading facilities and outside storage accessory to the permitted uses, and which in its operation does not result in emission from the building of odours, smoke, dust, gas, fumes, noise, cinder, vibrations, heat, glare or electrical interference*. Therefore, the permitted light industrial uses adjacent to residential uses will not result in the emission of odour, dust, noise, smoke, fumes, glare, radiation or other noxious emissions. Additionally, the BP1 zone also has a 20 m buffer requirement to separate residential and BP1 uses.

4.3.1.2 Natural Environment & Hazard

Section 3.6 of the Local Official Plan notes that lands designated Natural Environment & Hazard are either hazardous and susceptible to flooding, erosion, instability and other physical conditions; or include adjacent valley slopes of major rivers and tributaries. These lands should be left in a natural state where possible. Section 3.6.5 outlines the general policies of the Natural Environment & Hazard designation. 3.6.5 (a) provides that no new development, structures, including enlargements or additions shall be permitted within the Natural Environment & Hazard designation.

The Official Plan Amendment does not propose to re-designate any part of the subject land currently designated Natural Environment & Hazard. Further, no development is proposed on the portion of the subject land currently designated Natural Environment & Hazard.

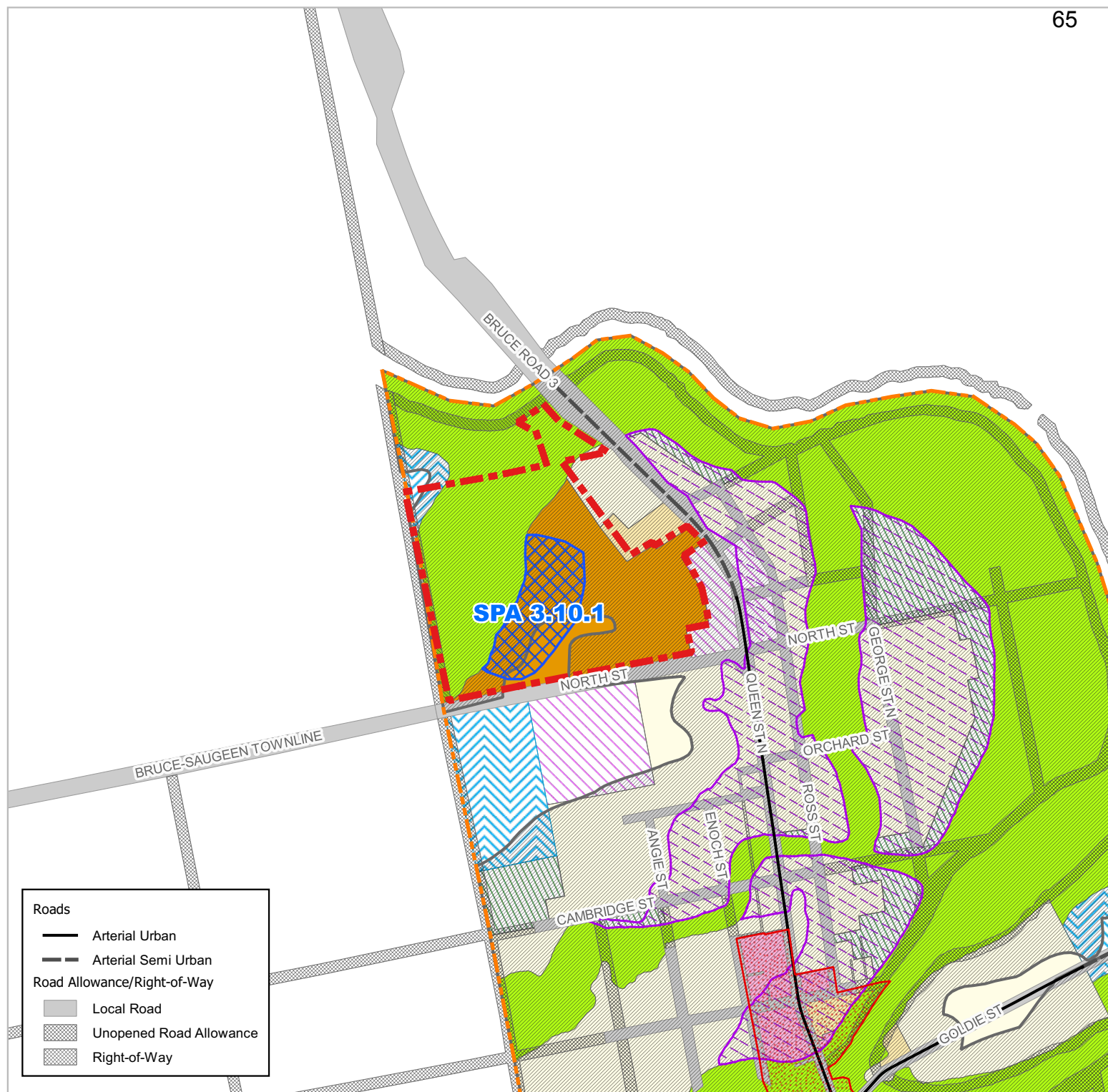


Figure 5
Official Plan for The
Urban Areas of
Chelsley, Paisley &
Tara/Invermay -
Schedule B

3437 Bruce County Rd 3
 Paisley
 Bruce County

Date: November 2022

Scale: 1:10,000

File: 22306A

Drawn: PL

K:\22306A - 3437 Bruce Rd. Paisley\GIS\22306A.qgz

PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE
MHBC
 200-540 BINGEMANS CENTRE DR. KITCHENER, ON, N2B 3X9
 P: 519.576.3650 F: 519.576.0121 | WWW.MHBCPLAN.COM

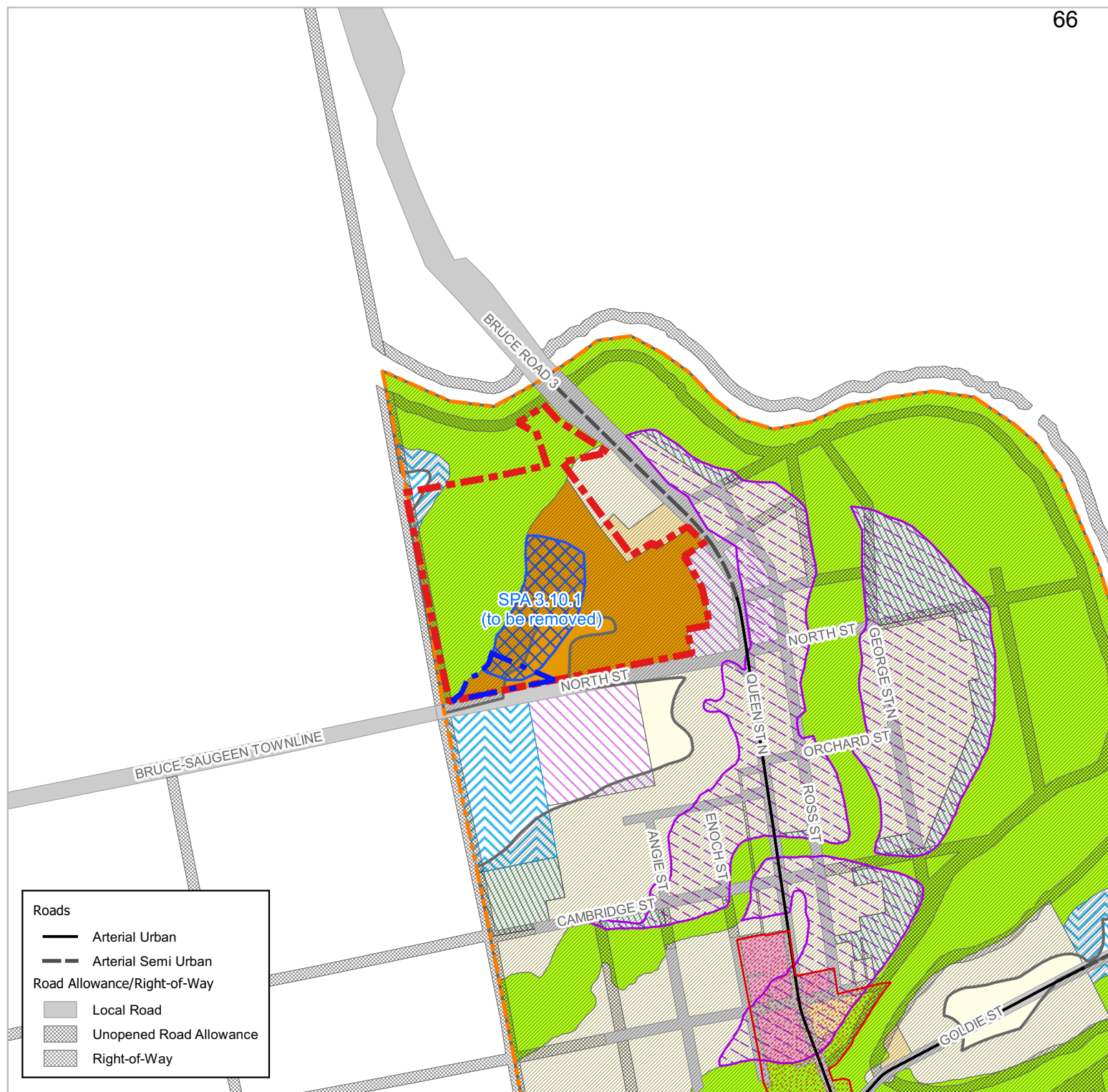


Figure 6
Proposed Official
Plan Amendment

3437 Bruce County Rd 3
Paisley
Bruce County

LEGEND

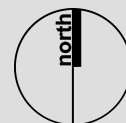
- Subject Lands
- Lands to be re-designated to Residential(RES)
- Plan Boundary
- Community Improvement Plan Area
- Special Policy Area(to be removed)
- Plan Designation**
 - Central Business District
 - Commercial
 - Future Development
 - Industrial
 - Institutional And Community Facility
 - Natural Environment and Hazard
 - Recreation & Open Space
 - Residential
- Regulated Area**
 - SVCA Regulated Area (See Note)
 - Flood Fringe

Date: December 2022

Scale: 1:10,000

File: 22306A

Drawn: PL



K:\22306A - 3437 Bruce Rd. Paisley\GIS\22306A.qgz

MHBC PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE
200-540 BINGEMANS CENTRE DR. KITCHENER, ON, N2B 3X9
P: 519.576.3650 F: 519.576.0121 | WWW.MHBCPLAN.COM

4.3.1.3 Residential

Section 3.1.3 of the Local Official Plan outlines a number of permitted uses in the Residential Designation, including low and medium residential density uses, other uses compatible with residential neighbourhoods, and institutional and community facilities.

Relevant to the proposed development, Section 3.1.4 of the Local Official Plan provides that:

- c) The Municipality shall support a wide range of housing types, zoning standards and subdivision design standards to provide a full range of housing types and opportunities.
- g) Adequate physical buffers and/or distance separation from adjacent industrial uses shall be provided. Required distance separations shall be established in the zoning by-law with regard to the Guidelines of the Ministry of Environment.
- h) Applications to redevelop/convert existing or previously used industrial lands shall include documentation of the present and past use(s) of the property and surrounding properties sufficient to provide initial information about the likelihood of site contamination.

Where this preliminary analysis indicates the likelihood of contamination, further detailed site investigation will be required to determine the nature, extent and levels of contamination and appropriate clean-up measures, consistent with the requirements of the appropriate provincial ministry.

- j) Water supply and sewage disposal services shall be provided in accordance with Section 5.4.1.
- k) The creation of new 'low density' residential lots or residential development shall not be permitted along arterial or collector roadways as identified on Schedules "A", "B" or "C" except on existing lots of record which are suitably zoned and designated.

Section 3.1.5 of the Local Official Plan provides that:

- 1) The Municipality shall support a wide range of housing types consistent with the needs of residents with this range being reflected in zoning standards and subdivision design standards.

Section 3.1.6 of the Local Official Plan defines single detached residential buildings as "Low Density Residential" Development. Further, Section 3.1.6 (a) provides that Low Density Residential shall not exceed a Gross Density of 27 units per Gross Hectare of new residential development created by Plan of Subdivision.

The proposed development conforms to the Residential policies of the Local Official Plan by:

- Proposing two residential lots, which will assist the municipality in meeting its goal to provide a full range of housing types and opportunities.
- Providing a buffer between residential and light industrial uses. The implementing zoning includes a requirement for a 20 m between permitted BP1 uses and residential zones. Additionally, only light industrial uses are permitted which limits operations to those that do not result in emission from the building of odours, smoke, dust, gas, fumes, noise, cinder, vibrations, heat, glare or electrical interference.

- The two sewage lagoons on the subject land have been removed, thus removing any incompatibility from these uses.
- The proposed lots have been adequately sized to support services on-site. A Preliminary Sewage System Feasibility Assessment for Private Servicing of Proposed Severance has been prepared for the subject land and submitted with the Planning Applications. The Study concludes that the proposed severed lots are determined to be suitable for servicing with standard Class 4 on-site sewage systems with a low potential for impact to local water resources.
- The proposed density of the residential lots is 2.2 units/hectare, which is well below the requirement for new subdivision development.

4.3.1.4 Special Policy Areas

Section 3.10 of the Local Official Plan includes Special Policy Areas within the Municipality. Special Policy Area 3.10.1 of the Local Official Plan is applicable to the subject land. Section 3.10.1 provides the following text, identified as the Bruce Packers Treatment Ponds:

Notwithstanding the “Industrial” policies of this Plan, for those lands identified as Special Policy Area 3.10.1, described as Part Lot 16, Concession A [former Township of Elderslie] the permitted uses shall be limited to two sewage treatment lagoons. The sewage treatment lagoons have a ‘buffer zone’ of 200 metres to the north, south, east and west.

Development of new residential and institutional land uses will not be permitted in the ‘buffer zone’.

The Official Plan Amendment proposes to remove this Special Policy Area. The two sewage treatment lagoons have been completely remediated and filled, as they were no longer required. As a result, the Special Policy Area and related buffer zone is no longer required.

4.3.2 General Community Policies

4.3.2.1 Economy

Section 4.1.2 (b) seeks to provide sufficient suitable lands and necessary municipal services for a broad range of economic activities.

The proposed removal of the Special Policy Area will allow for the development of subject land for residential and eventually industrial uses. This land is suitable for development given the ponds have been properly remediated. Without the removal of this Special Policy Area, the remediated developable land would likely remain underutilized.

4.3.2.2 Environment

Section 4.4.3 (a) of the Local Official Plan provides that depending on the scale, intensity and type of development being proposed, environmental studies, as determined by the Municipality or various government agencies, may be required prior to the Municipality making a decision on development proposals.

Section 4.4.3.1 outlines policies for Land Use Compatibility and Sensitive Land Uses, including:

- a) The Municipality shall consider the land use compatibility between sensitive land uses such as residential, and transportation, utility and industrial facilities.
- b) Land uses which are incompatible because of noise, dust, odour, vibration and other adverse environmental impacts should generally be kept separate from sensitive land uses.
- c) The Municipality shall strive to maintain compatibility between sensitive land uses and industrial facilities. Measures including land use separation, buffering, screening and site design measures shall be provided between incompatible land uses in accordance with the guidelines of the Ministry of the Environment. Distances shall vary depending on the nature of the industrial facility and the intervening land use.

Section 4.4.3.4 (c) provides that contaminated sites must be thoroughly investigated and a clean-up plan prepared in accordance with Ministry of the Environment guidelines, prior to the Municipality's consideration of the re-development proposal.

As discussed at the Pre-consultation meeting held with County of Bruce and Municipality of Arran-Elderslie Staff on October 18, 2022, a Documentation of Soil Remediation Report has been provided with the Planning Applications. This Report outlines the steps taken to remediate the two sewage treatment lagoons on the subject land and the applicable legislation followed.

With respect to land use compatibility, although the Planning Applications propose to add residential lots to the subject land, the permitted industrial uses on the retained portion of the subject land are considered to be light industrial and are more compatible with residential uses than heavy industrial. The subject land is zoned Business Park 1 (BP1) which permits light industrial uses. It is likely that a Plan of Subdivision and/or site plan approval will be required in the future to facilitate development on the retained industrial parcel. At that time, mitigation measures for land use compatibility (such as noise, odour and dust) could be implemented, if warranted, as part of the subdivision agreement and/or site plan agreement. It is noted that the in-effect BP1 zoning requires a 20 m to separate residential and BP1 uses.

4.3.3 Municipal Services

Section 5.4.1 identifies that all lands within the urban boundaries of Chesley, Paisley and Tara/Invermay shall ultimately be serviced with full municipal sewage and water services.

Section 5.4.1.1 of the Local Official Plan provides policies for partial servicing and Section 5.4.1.2 provides policies for full municipal services within the Municipality.

Section 5.4.2 of the Local Official Plan provides that well drilling, and/or the extraction of groundwater for any purpose, shall not be permitted within the urban boundaries of this Plan unless such well or extraction is constructed or undertaken on behalf of the Corporation, any agency authorized by the Corporation, the County of Bruce or the Province of Ontario.

Municipal services are not currently available on the section of North Street adjacent to the proposed residential lots; therefore, an Official Plan Amendment is proposed to allow for individual on-site services for the proposed residential lots. Further, the PPS and County Official Plan support full on-site services as noted previously. It is anticipated that as the retained lands are further developed in the fullness of time, that these residential lots would be able to connect to full services.

4.3.4 Transportation

Bruce County Road 3, adjacent to the subject land, is identified as an 'Arterial – Semi Urban' road under the Local Official Plan. The right-of-way width for Arterial – Semi Urban has a minimum required width of 30 m. North Street is considered a local road under the Local Official Plan. A minimum width is not noted for Local Roads.

Section 6.4 (a) of the Local Official Plan provides that road widening shall take place in conformity with the standards outlined in Section 6.2 - Road Classification. Privately owned land required for road allowance widening may be acquired by the appropriate road authority through purchase or by dedication as a condition of subdivision, severance, minor variance, zoning by-law amendment, site plan approval, or other appropriate means.

Given the transition from 'Arterial – Semi Urban' (30 m minimum requirement) to 'Arterial – Urban' (20 m minimum requirement) in proximity to the subject land, it is not anticipated that Bruce County will require a right-of-way taking at Bruce County Road 3 as the approximate width adjacent to the subject land is approximately 21.5 m at its most narrow width.

4.3.5 Implementation

Section 7.2 of the Local Official Plan outlines a number of considerations, in order of priority, for Council when contemplating amendments to this Plan:

1. The desirability and appropriateness of changing the official plan to accommodate the proposed uses in light of the basic objectives of the official plan.
2. The goals and policies of this plan.
3. The need for the proposed use.
4. The effect on the economy and financial position of the municipality.
5. The compatibility of the proposed use with uses in adjoining areas and the effect of such use on the surrounding area including the natural environment.
6. The location of the site with respect to the transportation system, the adequacy of the potable water supply, sewage disposal facilities, solid waste disposal, and other municipal services as required.
7. The physical suitability of the land for the proposed use.

The proposed Official Plan Amendment (**Figure 6**) is desirable and appropriate as it proposes the removal of a Special Policy Area that is no longer required. The proposed area to be designated residential is appropriate for residential development and does not conflict with the goals and policies of the Local Official Plan. The net amount of employment land has increased with the removal of the Special Policy Area. As demonstrated throughout this Report, the residential land uses are compatible with the proposed light industrial uses on the subject land.

4.4 Municipality of Arran-Elderslie Zoning By-Law (No. 36-09)

The Municipality of Arran-Elderslie Zoning By-Law No. 36-09 (the “Zoning By-law”) was passed by Municipal Council on June 29, 2009, and approved by the Ontario Municipal Board on July 5, 2010. It regulates land use within the Municipality of Arran-Elderslie. The Subject land is zoned Business Park 1 (BP1) and Environmental Protection (EP) on Schedule A of the Zoning By-law, as shown on **Figure 7**. The eastern portion of the subject land, which today consists of the existing factory, remediated ponds, and a dwelling, is zoned BP1. The western portion of the subject land, which does not contain any existing or proposed development, is zoned EP.

A Zoning By-law Amendment (**Figure 8**) is required to permit residential uses on the subject land. The proposed Zoning By-law Amendment proposes to rezone Parts 2 and 3 of the subject lands from BP1 to R1 with a site-specific provision in order to permit the proposed residential uses. The requested zoning will provide for the development of low-density residential uses which are appropriate for the site. The proposed Zoning By-law Amendment represents the implementation of the proposed Official Plan Amendment.

4.4.1 Business Park 1 Zoning

Section 14 of the Zoning By-law outlines the provisions applicable to all Industrial zones, including the BP1 zone. Section 14.4 provides that all Business Park 1 and 2 uses shall be connected to a municipal water and sewer system. Section 14.11 provides that buffers shall be provided per the requirements of Section 3.3 of the Zoning By-law. Section 3.3 of the Zoning By-law provides that:

- i. No part of any Industrial principle use building shall be located closer than 20 metres (65.6 feet) to a Residential Zone, Institutional Zone, residential use or institutional use; and
- ii. No part of any residential use or institutional use shall be located closer than 20 metres (65.6 feet) to a Industrial Zone.

Section 15 of the Zoning By-law outlines a number of permitted uses in BP1 zones. A number of commercial and industrial uses are permitted in the BP1 zone, including light industry. Residential uses are not permitted unless the use existed prior to the passing of the Zoning By-law. Provisions specific to the BP1 zone are provided under Section 15.3 of the Zoning By-law, and include requirements for lot area, frontage, setbacks, lot coverage, and building height.

Light industry is defined under Section 2 of the Zoning By-law as: the use of land, buildings or structures for the purpose of an ‘Industrial Use’ which is wholly enclosed within a building or structure, except for parking and loading facilities and outside storage accessory to the permitted uses, and which in its operation does not result in emission from the building of odours, smoke, dust, gas, fumes, noise, cinder, vibrations, heat, glare or electrical interference.

The lands to be retained are zoned BP1; a zone change is not proposed for these lands. No development is proposed for the lands to be retained at this time.

4.4.2 Environmental Protection Zoning

Section 23.2 of the Zoning By-law outlines permitted uses within EP zones. Development within the EP zone is limited to agriculture, conservation areas, public parks, and boat launching and docking.

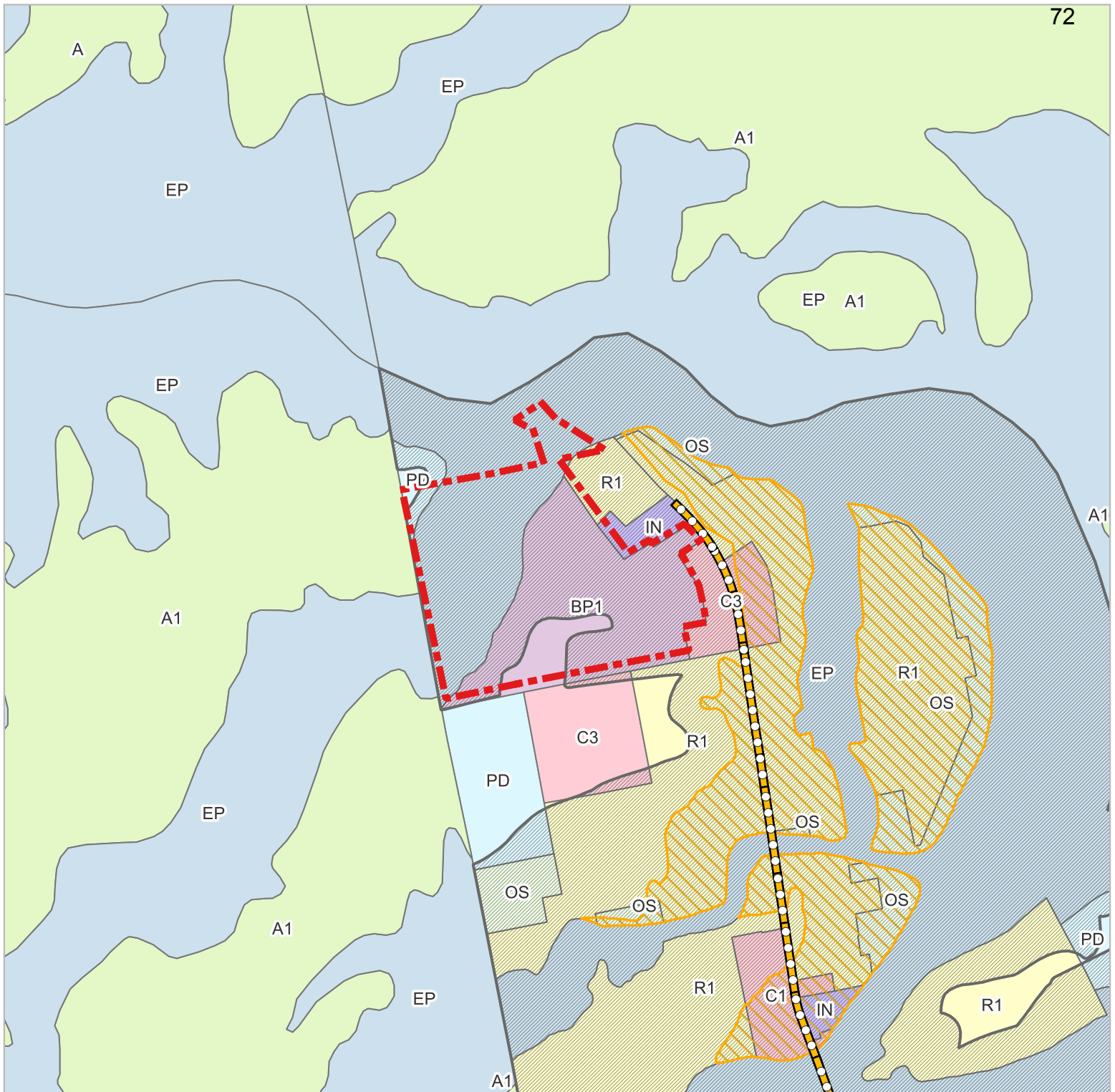


Figure 7
Municipality of Arran-
Elderslie Zoning By-
Law (No. 36-09) -
Schedule A

3437 Bruce County Rd 3
 Paisley
 Bruce County

LEGEND

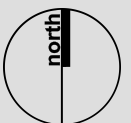
- Subject Lands
 County Road Urban
- Regulated Area**
 Flood & Fill Regulated Area
 Fill & Construction Regulated Area
- Zoning By-Law**
 Agricultural
 Business Park
 Commercial
 Environmental Protection
 Future Development
 Institutional
 Open Space
 Residential

Date: November 2022

Scale: 1:10,000

File: 22306A

Drawn: PL



K:\22306A - 3437 Bruce Rd. Paisley\GIS\22306A.qgz

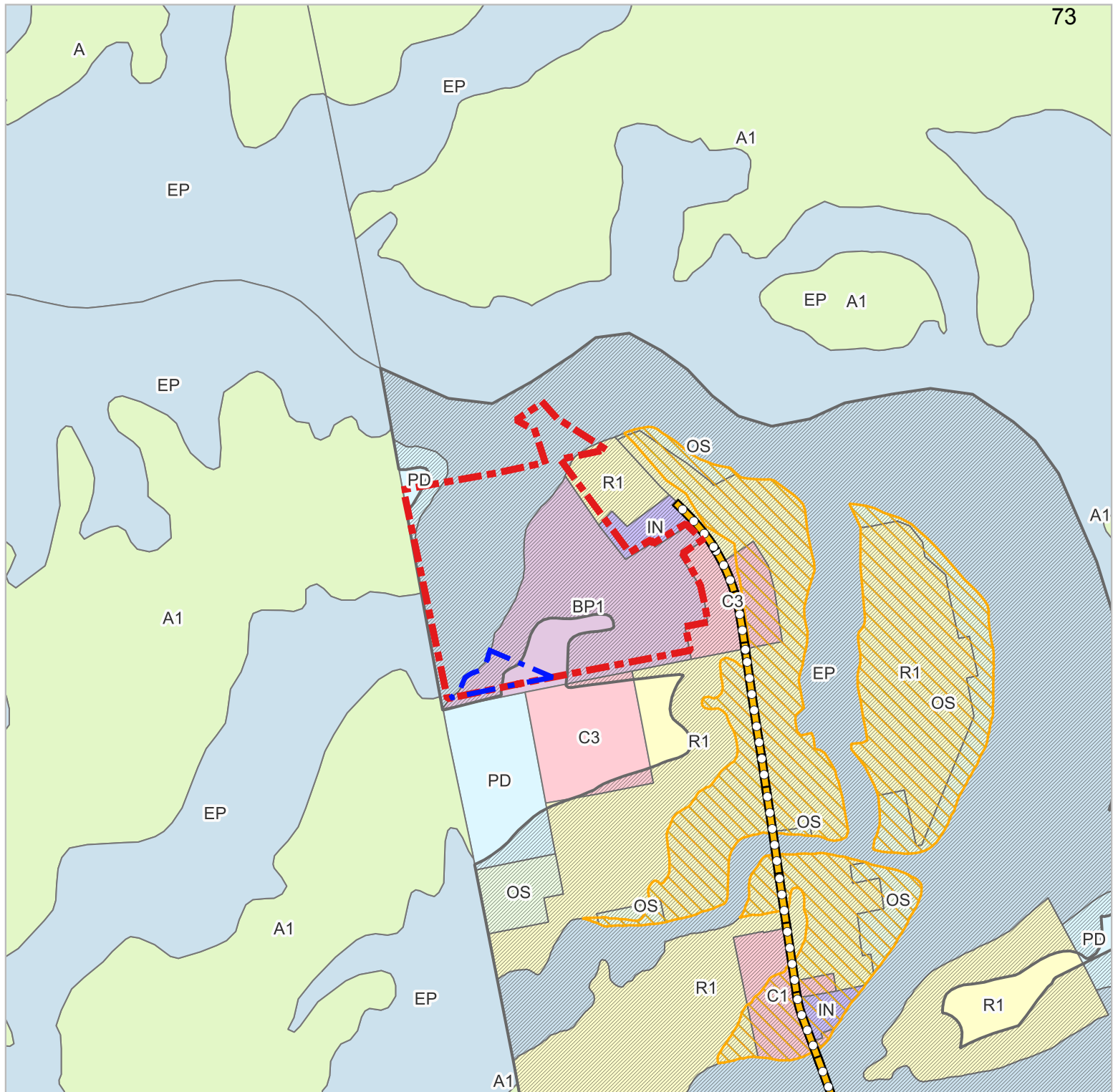


Figure 8
Proposed Zoning By-
Law Amendment

3437 Bruce County Rd 3
Paisley
Bruce County

LEGEND

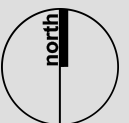
- Subject Lands
- Lands to be re-zoned to R1
- County Road Urban
- Regulated Area**
 - Flood & Fill Regulated Area
 - Fill & Construction Regulated Area
- Zoning By-Law**
 - Agricultural
 - Business Park
 - Commercial
 - Environmental Protection
 - Future Development
 - Institutional
 - Open Space
 - Residential

Date: November 2022

Scale: 1:10,000

File: 22306A

Drawn: PL



K:\22306A - 3437 Bruce Rd. Paisley\GIS\22306A.qgz

MHBC PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE
200-540 BINGEMANS CENTRE DR. KITCHENER, ON, N2B 3X9
P: 519.576.3650 F: 519.576.0121 | WWW.MHBCPLAN.COM

No development is proposed within the portion of the subject land zoned EP; a zone change is not contemplated for the lands zoned EP.

4.4.3 Residential: Low Density Single Zoning

The residential lots are proposed to be rezoned to 'Residential: Low Density Single (R1)' with a site-specific provision. Section 10.2 of the Zoning By-law outlines the provisions applicable to R1 zoning. A number of low density uses are permitted including single detached, semi-detached, and duplex dwellings. Further, a number of businesses compatible with residential uses such as childcare, home occupations, and Bed & Breakfast Establishments are permitted as well.

Section 10.3 of the Zoning By-law outlines the R1 zone provisions for lots serviced by municipal water and sewer. The table below includes the R1 provisions and compliance with the proposed lots.

Table 1: Zoning Compliance

| | Required | Part 2 Compliance | Part 3 Compliance |
|---|--------------------|----------------------------|----------------------------|
| Minimum Lot Area | 465 m ² | Yes - 5,289 m ² | Yes - 3,867 m ² |
| Minimum Lot Frontage | 15 m | Yes – 124.8 m | Yes – 73.8 m |
| Minimum Front Yard And Exterior Side Yard | 6 m | Unknown | Unknown |
| Minimum Interior Side Yard | 1.2 m | Unknown | Unknown |
| Minimum Rear Yard | 7.5 m | Unknown | Unknown |
| Maximum Height | 10 m | Unknown | Unknown |
| Minimum Ground Floor Area | 70 m ² | Unknown | Unknown |

Noting the compliance of a number of provisions are unknown at this time; when the proposed dwellings are designed, they will be designed to be compliant with R1 zoning.

A site-specific amendment is requested as part of the Zoning By-law Amendment to permit the proposed zoning in an area without full municipal water and sewer.

As a result, the proposed Zoning By-law Amendment conforms to the proposed Official Plan Amendment.

5.0 OVERVIEW OF SUPPORTING REPORTS

5.1 Documentation of Soil Remediation Report

GM BluePlan Engineering Limited was retained to complete a Documentation of Soil Remediation Report (the 'Report') in support of the Planning Applications. The Report documents background work (including the Phase Two Environmental Site Assessment previously completed), the applicable soil and groundwater regulatory framework, methodology, soil remediation completed, confirmation soil samples, soil disposal, and conclusions and recommendations.

A Phase Two Environmental Site Assessment was previously completed for the subject land in November of 2021. The Report documented two ponds in the westerly portion of the subject land. It is understood that these ponds were used as wastewater/industrial sewage ponds that formerly serviced the "Bruce Packers" facility. The ponds have not been connected to the adjacent facility since municipal services were extended to the property. Various soil and surface water samples were collected as part of the Phase Two Site Assessment. The samples within both ponds exceeded the regulatory criteria of a number of standards.

The owner of the subject land retained Karcher Construction as the Remediation Contractor. Remedial excavations commenced on June 15, 2022, and encompassed an area of approximately 2,500 m². For the purpose of remediation efforts, impacts to the subject land were determined by comparison to the criteria identified in the *Soil, Ground Water, and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act* (the 'standard'), Ministry of the Environment, April 15, 2011, under Ontario Regulation 153/04. Thirteen soil samples were collected from July 20th, 2022, from the floors and sidewalls of the remedial excavation area to confirm the post-remediation condition of the soils against the standard. Five samples did not meet the applicable criteria of the standard, and Karcher Construction was directed to remove additional soil. Additional samples were collected on August 11, 2022, and the results indicated that the samples met the applicable criteria of the standard.

802.12 tonnes of impacted soil, classified as a solid, non-hazardous waste, was excavated and hauled offsite to a registered waste disposal facility. The Report concludes that based on field evidence and on the reported analytical findings, remediation of the identified petroleum hydrocarbons (PHC) impacts is complete. Therefore, no additional investigation or remediation is considered necessary at this time.

5.2 Preliminary Sewage System Feasibility Assessment for Private Servicing of Proposed Severance

GM BluePlan Engineering Limited was retained to complete a Preliminary Sewage System Feasibility Assessment for Private Servicing of Proposed Severance (the 'Assessment') in support of the Planning Applications. The purpose of the Assessment is to establish whether it will be feasible to service the severed residential lots with a private on-site sewage system. The Assessment was completed in reference to the Ministry of Environment, Conservation and Parks (MECP) Guideline D-5-4 for water quality impact risk assessment for the on-site sewage systems.

The findings of the Assessment indicate that:

- With respect to nitrogen attenuation, the proposed severed lots have been determined to be suitable for servicing with standard Class 4 on-site sewage systems with a low potential for impact to local water resources. Using the MECP D-5-4 estimation method, the resultant nitrate concentration for the entire proposed lot layout (i.e., one existing facility on the Site and two proposed residential properties) was calculated to be 0.48 mg/L, which is below the ODWS criteria of 10 mg/L; and
- Based on GM BluePlan's review, it is reasonable to expect that the lot will be able to accommodate a Class 4 on-site sewage system constructed with a raised conventional leaching bed as per Section 8.7.2 of the Ontario Building Code.

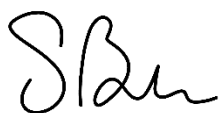
6.0 SUMMARY & CONCLUSIONS

The proposed development has been evaluated within the context of the existing land use policies and regulations, including the Provincial Policy Statement, the County of Bruce Official Plan, the Official Plan for the Urban Areas of Chesley, Paisley & Tara/Invermay, and the The Municipality of Arran-Elderslie Zoning By-Law No. 36-09. As outlined in this report together with the supporting documentation, it is concluded that the proposed Official Plan, Zoning By-law Amendment, and Severances represent good planning. This opinion recognizes the following:

- The proposed Official Plan Amendment and Zoning By-law Amendment are consistent with the Provincial Policy Statement, 2020;
- The removal of the Local Official Plan Special Policy Area is appropriate given the two sewage treatment lagoons have been completely remediated and filled;
- These applications should not be considered an employment land conversion as the net amount of employment land that can be developed has increased;
- The proposed residential lots are compatible with surrounding land uses;
- The proposed Official Plan Amendment conforms to the general intent of the Official Plan for the Urban Areas of Chesley, Paisley & Tara/Invermay, as it assists the municipality in meeting its goal to provide a full range of housing types and opportunities;
- The proposed Zoning By-law Amendment will permit two dwellings which conforms to the general intent of the the Official Plan for the Urban Areas of Chesley, Paisley & Tara/Invermay; and
- The proposed development is well-connected to the existing road network.

It is concluded that the proposed development is desirable, appropriate, and represents good planning.

Respectfully submitted,



Scott Borden, BCD, MCIP, RPP
Intermediate Planner



Pierre Chauvin, MA, MCIP, RPP
Partner



PEOPLE | ENGINEERING | ENVIRONMENTS

December 15, 2022
Our File: 221093

John Bradley
Abraflex (2004) Ltd.
3437 Bruce Rd 3
Paisley, ON, N0H 2C0

Via Email: jbradley@abraflex.com

RE: Preliminary Sewage System Feasibility
Assessment for Private Servicing of
Proposed Severance: 3437 Bruce
Road 3, Municipality of Arran-Elderslie

Dear Mr. Bradley,

GM BluePlan Engineering Limited (GMBP) has been retained to provide hydrogeologic services to support the approval for a potential residential lot severance in the community of Paisley within the Municipality of Arran-Elderslie. The lands under consideration (i.e., the "Site") are located at 3437 Bruce Road 3 which is subsequently located north of the North Street right-of-way. The current property is further defined as Part of Lots 16 & 17 Plan 156 Lot 3 to 25, Concession A, Geographic Township of Paisley, Municipality of Arran-Elderslie, County of Bruce.

The Site is 17.25 ha (42.62 acres) and currently supports a private commercial business (i.e., Abraflex (2004) Ltd.) with private well water supply and municipal sewage services. The proposed severance will ultimately result in three additional properties, for a total of four individual lots with additional portions of the subject land being allotted for servicing easements. The retained lot is proposed to be reduced to a size of 14.71 ha (36.35 acres), while the onsite business would become 1.54 ha (3.80 acres) in size, and two proposed residential lots located in an undeveloped portion of the Site will be 0.53 ha (1.31 acres) and 0.39 ha (0.96 acres), respectively. See the attached enclosure for an illustration of the proposed site layout plan.

At the time of this report, the retained lands will remain undeveloped, the existing onsite buildings and business operations will continue to operate with a reduced property size, and the proposed residential properties will support single detached homes with private individual on-site servicing (i.e., wells and sewage systems). This preliminary hydrogeological feasibility assessment is intended to establish whether it will be feasible to service the severed residential lots with a private on-site sewage system. This Study is completed in reference to the Ministry of Environment, Conservation and Parks (MECP) Guideline D-5-4 for water quality impact risk assessment for the on-site sewage systems.

GEOLOGICAL SETTING

Physiographic mapping indicates that the Site lies within an Undrumlinized Till Plains landform (NDMNRF, 2007). This landform consists generally of large flat areas with little changes in topography with exceptions near river valleys and floodplains. Additionally, the Site lies within the Huron Slope physiographic region which generally consists of a clay till plain modified by a narrow strip of sand where the till is formed from calcareous clay containing a minimum of pebbles and boulders (Chapman & Putnam, 1984).

According to map sets available from the Ontario Ministry of Northern Development and Mines (NDMNRF, 2000; 2010; 2011), the geological materials underlying the Site are briefly summarized as comprising of ice-contact stratified deposits consisting of sand, gravel, minor silt, clay and till materials derived from glaciolacustrine deposits or shale as the overlying overburden with sedimentary bedrock and shale of the Salina Formation.

The overlying till overburden soils have developed Saugeen Series soil which covers the area of the Site. The topography of these soil deposits is generally smooth and moderately sloping (Hoffman & Richards, 1954). Saugeen Series soil generally features 4 inches of grey silty clay loam over stone-free soil layers which are known to be well defined with this soil series with stone-free clay as the parent material. As a result of the soil texture and local topography, the hydraulic conductivity and natural drainage conditions are expected to be good.

Following the proposed residential severances, a dwelling would be constructed on each of these lots. A tile bed to service the new dwelling would likely be constructed behind or beside (i.e., north of) the new dwellings.

Nearby water well records indicate that the depth to bedrock is in the range of 4.9 to 62.5 mbgs (meters below grade surface) with an average depth of 21.0 mbgs based on the surrounding wells within a 400 m radius.

SERVICING CONSIDERATIONS

On-Site Sewage Systems: Nitrogen Attenuation

The primary concern related to on-site sewage systems for residential development is the effect that these systems may have on the concentration of nitrate in local groundwater. The proposed development must ensure that its sewage management does not negatively impact groundwater quality and preclude its use for other purposes or by others (i.e., off-site users). The most prevalent use for groundwater is domestic consumption and so typically this means that a given development must not result in nitrate concentrations of 10 mg/L or greater (per Ontario Drinking Water Standards) in the groundwater going off the Site.

To estimate the potential for impacts to shallow groundwater, the assessment process described in the MECP Procedure D-5-4 (1996) is consulted. The Guideline states that for developments where the lot size for each private residence within the development is one hectare or larger, it can be assumed that attenuative processes will be sufficient to reduce the nitrate-nitrogen to an acceptable concentration in groundwater below adjacent properties. In this case, the Site is proposing residential lots 0.53 and 0.39 hectares in size, therefore additional consideration is required to determine potential attenuation impacts. Nitrogen attenuations calculations have subsequently been calculated per the calculation methods given in the MECP D-5-4 Procedure and are summarized in Table 1. The calculations are typically completed for the site holistically (i.e., the combined lot size and with the combined use) and can be further assessed using the smallest lot. Since the calculations are based on lot area versus proposed sewage use, and the proposed lots are different in size, it follows that the calculations for each individual lot will vary in comparison to the calculated value for the combined Site. This is shown below in Tables 1 and 2.

Table 1: Nitrogen Attenuation for the Combined Site

| Line | Item | Value | Source |
|------|---|------------|--|
| 1 | Average Annual Precipitation (mm/yr) | 1,294 | Environment Canada (Tara) |
| 2 | Average Annual Evapotranspiration (mm/yr) | 550 | MNR (1984) |
| 3 | Impervious Area Factor | 0.3 | Estimated, for suburban residential usage (MTO Drainage Management Manual, Chart 1.07) |
| 4 | Lot Area (m ²) | 172,461 | From Conceptual Plan (see Enclosure) |
| 5 | Hydrologic Input (L/yr) | 89,817,689 | Line 4 * (Line 1 – Line 2) * (1 – Line 3), units converted |

| | | | |
|----|--|------------|-------------------------------------|
| 6 | Number of Lots | 3 | Retained parcel plus 2 Severed Lots |
| 7 | Sewage Effluent Input Rate (L/lot/day) | 1,000 | Specified by Procedure D-5-4 |
| 8 | Annual Sewage Effluent Input (L/yr) | 1,095,000 | Line 6 * Line 7, units converted |
| 9 | Total Water Input (L/yr) | 90,912,689 | Line 5 + Line 8, units converted |
| 10 | Nitrate Output (g/lot/day) | 40 | Specified by Procedure D-5-4 |
| 11 | Annual Nitrogen Loading (g/yr) | 43,800 | Line 6 * Line 10, units converted |
| 12 | Attenuated Nitrogen Concentration (mg/L) | 0.48 | Line 11 / Line 9, units converted |

Table 2: Nitrogen Attenuation for the Smallest Single Lot

| Line | Item | Value | Source |
|------|---|-----------|--|
| 1 | Average Annual Precipitation (mm/yr) | 1,294 | Environment Canada (Tara) |
| 2 | Average Annual Evapotranspiration (mm/yr) | 550 | MNR (1984) |
| 3 | Impervious Area Factor | 0.3 | Estimated, for suburban residential usage (MTO Drainage Management Manual, Chart 1.07) |
| 4 | Lot Area (m ²) | 3,867 | Smallest Lot From Conceptual Plan (see Enclosure) |
| 5 | Hydrologic Input (L/yr) | 2,013,934 | Line 4 * (Line 1 – Line 2) * (1 – Line 3), units converted |
| 6 | Number of Lots | 1 | Proposed Severed Lot |
| 7 | Sewage Effluent Input Rate (L/lot/day) | 1,000 | Specified by Procedure D-5-4 |
| 8 | Annual Sewage Effluent Input (L/yr) | 365,000 | Line 6 * Line 7, units converted |
| 9 | Total Water Input (L/yr) | 2,378,934 | Line 5 + Line 8, units converted |
| 10 | Nitrate Output (g/lot/day) | 40 | Specified by Procedure D-5-4 |
| 11 | Annual Nitrogen Loading (g/yr) | 14,600 | Line 6 * Line 10, units converted |
| 12 | Attenuated Nitrogen Concentration (mg/L) | 6.14 | Line 11 / Line 9, units converted |

Using the dilution approach, the attenuated nitrogen concentration for the entire site (i.e., retained property and proposed severances) are estimated to be 0.48 mg/L and meets the maximum allowable concentration of 10 mg/L. The calculated attenuated nitrogen for the smallest proposed residential lot is estimated to be 6.14 mg/L which also meets the maximum allowable concentration for the Ontario Drinking Water Standards criteria. These calculations are a conservative estimate since they do not account for other attenuation mechanisms that are known to occur, such as dilution in groundwater and biological/geochemical attenuation processes. Consequently, servicing both the existing onsite operations and proposed residential developments would be feasible with a standard Class 4 sewage system constructed under the requirements of the *Ontario Building Code*.

On-Site Sewage Systems: Sewage System Sizing

The feasibility of the sewage servicing also depends on whether the lot is large enough to accommodate the onsite sewage system. For conservative estimations, it may be assumed the T-time of the native soils is 50 min/cm. This high percolation estimate will usually require a relatively large leaching to be constructed to ensure proper subsurface disposal of the sewage effluent.

Based on design guidance from the *Ontario Building Code* and assuming a single proposed lot will host a 4-bedroom residence, the expected rate of sewage generation would be 2,000 L/day. Using this estimated design flow, the compatibility of a conventional leaching bed for each of the proposed lots is established. Due to the varying ground water

levels noted from local well records, it may be reasonable to account for relatively shallow groundwater conditions to occur as a conservative effort for design. Following this, it may be assumed that the leaching bed will be required to be at least partially raised to provide the minimum separation distance from any high groundwater levels.

Per *Ontario Building Code* article 8.7.2, a Leaching Bed consists of an absorption system constructed as absorption trenches or as a filter bed, located wholly in ground or raised or partly raised above ground, as required by local conditions, to which effluent from a treatment unit is applied for treatment and disposal.

Each component of the leaching bed must be designed and constructed appropriately according to the rate of sewage generation, existing soil conditions, and groundwater or bedrock elevations. To achieve the necessary vertical separation from groundwater, the dispersal bed may be raised using leaching bed fill to ensure a sufficient distance from the shallow groundwater that is compliant with the *Ontario Building Code*.

For the purposes of establishing feasibility of the proposed servicing scheme, a preliminary sizing of the Conventional Leaching Bed is provided herein. However, it is recommended that the design of the sewage system be completed by a licensed septic system installer in respect to the *Ontario Building Code*, the locations of other features (e.g., buildings, property lines, and set-backs), and the soil and groundwater conditions occurring at the Site.

The underlying soils at the Site are assumed to have a T-time greater than 15 minutes, and so the contact area for the leaching bed will be determined by multiplying the length of each run of distribution pipe with the bed width as per Sentence 8.7.3.1 of the *Ontario Building Code*. Assuming a sewage generation rate ("Q") of 2,000 L/d and a T-time of 50 min/cm, the contact area must be at least 576 m² in size. The area of the leaching bed must also extend a minimum of 15 m beyond the distribution pipe in any direction that the effluent may flow (this extension is often referred to as the "mantle").

Assuming a nominal length of one run of distribution pipe of 20 m, the dimensions of the leaching bed will be approximately 20 m long by 30 m wide to achieve a minimum total length of 500 m of distribution pipe while also respecting the given maximum length of one run of distribution pipe and the spacing requirements between each run. An additional buffer of 2 m would be required around the upgradient and cross-gradient sides of the bed to provide the required 4H:1V sloping for a bed raised 500 mm.

The nominal dimensions of the bed will be approximately 37 m by 30 m, including the required mantle space and shoulder slopes from the raised installation. Based on the proposed lot dimensions for the smallest proposed residential lot, it appears that this would be a manageable size to construct the leaching bed while still retaining some amenity space on the lot.

Anecdotally, it is well established that standard "1 acre" lots have sufficient space to support standard individual residential lots with on-site Class 4 sewage systems and wells. Consideration will be required to make sure that set-back requirements of the OBC are met during development of the lots, including between neighbouring lots. In the event smaller sewage system footprints are desired, filter beds and or treatment systems with dispersal could be used.

CONCLUSION

A preliminary hydrogeological assessment has been conducted for a proposed lot severance to create two additional residential lots in addition to the severance of the existing onsite commercial property from the vacant retained lands on the Site at 3437 Bruce Road 3, located within Part of Lots 16 & 17 Plan 156 Lot 3 to 25, Concession A, Geographic Township of Paisley, Municipality of Arran-Elderslie, County of Bruce. This study has been conducted to assess the feasibility for the Site to support the proposed severance, which will be serviced by private on-site sewage. The retained lot and each severed lot (i.e., a total of 3 developed lots) are proposed to have a total area of approximately 17.25 ha (42.62 acres).



The findings of the assessment indicate that:

- with respect to nitrogen attenuation, the proposed severed lots have been determined to be suitable for servicing with standard Class 4 on-site sewage systems with a low potential for impact to local water resources. Using the MECP D-5-4 estimation method, the resultant nitrate concentration for the entire proposed lot layout (i.e., one existing facility on the Site and two proposed residential properties) was calculated to be 0.48 mg/L, which is below the ODWS criteria of 10 mg/L.
- based on our review, it is reasonable to expect that the lot will be able to accommodate a Class 4 on-site sewage system constructed with a raised conventional leaching bed as per Section 8.7.2 of the *Ontario Building Code*.

We recommend that:

- The construction of sewage systems conforms to the OBC with respect to the T-time of soils underlying the proposed tile bed, minimum separation from the bedrock or high groundwater table, and required set-backs from all applicable features confirmed as part of the design and construction.
- The new on-site sewage systems be designed and constructed by a licensed septic system installer per the *Ontario Building Code* and in respect of the required setbacks from applicable features, including neighbouring lots.

Yours truly,

GM BLUEPLAN ENGINEERING LIMITED

Per:

A handwritten signature in black ink, appearing to read 'Cuirin Cantwell'.

Cuirin Cantwell, M.Eng., E.I.T.

Per:

A handwritten signature in black ink, appearing to read 'Matthew Nelson'.

Matthew Nelson, P.Eng., P.Geo.

Enclosures:

Site Layout Plan (provided by MHBC Planning)

REFERENCES

- Chapman, L., & Putnam, D. (1984). *The Physiography of Southern Ontario* (Third ed., Vol. Special Volume 2). (O. G. Survey, Ed.) Toronto, Ontario, Canada: Ontario Ministry of Natural Resources.
- Environment Canada. (n.d.). *Temperature and Precipitation Graph for 1981 to 2010 Canadian Climate Normals: Tara*. Retrieved from Government of Canada: https://climate.weather.gc.ca/climate_normals/results_1981_2010_e.html?searchType=stnProx&xtRadius=25&selCity=&selPark=&optProxType=custom&txtCentralLatDeg=44&txtCentralLatMin=27&txtCentralLatSec=05.7&txtCentralLongDeg=81&txtCentralLongMin=13&txtCentralL
- Hoffman, D. W., & Richards, N. R. (1954, January). *Soil Survey of Bruce County*. Retrieved from Government of Canada: <https://sis.agr.gc.ca/cansis/publications/surveys/on/on16/index.html>
- MECP. (1996a). *D-5-4 Individual On-Site Sewage Systems: Water Quality Impact Risk Assessment*. (Ontario Ministry of the Environment, Conservation and Parks) Retrieved from Government of Ontario: <https://www.ontario.ca/page/d-5-4-individual-site-sewage-systems-water-quality-impact-risk-assessment>
- NDMNRF. (2000). *OGSEarth Quaternary Geology*. Retrieved from Ontario Ministry of Northern Development, Mines, Natural Resources and Forestry: <https://www.mndm.gov.on.ca/en/mines-and-minerals/applications/ogsearth/quaternary-geology>
- NDMNRF. (2007). *OGSEarth Physiography*. Retrieved from Ontario Ministry of Northern Development, Mines, Natural Resources and Forestry: <https://www.mndm.gov.on.ca/en/mines-and-minerals/applications/ogsearth>
- NDMNRF. (2010). *OGSEarth Surficial Geology of Southern Ontario*. Retrieved from Ontario Ministry of Northern Development, Mines, Natural Resources and Forestry: <https://www.mndm.gov.on.ca/en/mines-and-minerals/applications/ogsearth/surficial-geology>
- NDMNRF. (2011). *OSGEarth Bedrock Geology*. Retrieved from Ontario Ministry of Northern Development, Mines, Natural Resources and Forestry: <https://www.mndm.gov.on.ca/en/mines-and-minerals/applications/ogsearth>
- OMNR. (1984). *Water Quantity Resources of Ontario*. Retrieved from Ontario Ministry of Natural Resources.

Severance Sketch

3437 Bruce County Rd 3
Paisley
Bruce County

LEGEND

- Subject Lands
(± 172,461m² / 42.62 ac)
- Proposed Abraflex Severance
- Part 1 (± 15,385m² / 3.80 ac)
- OPA/ZBA and Severance for Residential
- Part 2 (± 5,289m² / 1.31 ac)
- Part 3 (± 3,867m² / 0.96 ac)
- Servicing Easement
- Part 4 (± 822m² / 0.20 ac)
- Part 5 (± 225m² / 0.06 ac)
- Retained Lands
- Part 6 (± 147,098m² / 36.35 ac)
- OPA/ZBA to delete Special Policy Areas (± 9,010m² / 2.23 ac)

Notes
- Areas approximate, to be verified by survey

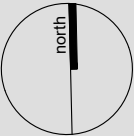
Sources
- Google Satellite Imagery
- Property Boundary: received from GM BluePlan Engineering Limited Sept. 22, 2022
- Contains information licensed under the Open Government Licence - Bruce County

DATE Oct. 4, 2022

SCALE 1:2,500

DRN PL

FILE 22306A



K:\22306A - 3437 BRUCE RD. PAISLEY\CP\SEVERANCE SKETCH OCT4 2022.DWG



From: [AMO Communications](#)
To: [Christine Fraser-McDonald](#)
Subject: AMO Policy Update - Strong Mayor Powers Expanded
Date: June 16, 2023 10:53:42 AM

AMO Policy Update not displaying correctly? [View the online version](#)
 Add Communicate@amo.on.ca to your safe list

AMO Policy Update



June 16, 2023

AMO Policy Update - Strong Mayor Powers Expanded

The Government of Ontario [announced](#) today that new regulations will extend strong mayor powers to additional municipal councils in Ontario. The extension of the additional authority is intended to assist with Ontario's housing shortage, which remains a priority for both the province and municipalities in every part of Ontario.

Expanding access to strong mayor powers is intended to build on other provincial steps to improve access to affordable housing, including the passage of [Bill 97, Helping Homeowners, Protecting Tenants Act](#).

These new powers were originally introduced in legislation last summer for Ontario's two largest municipalities. The AMO Board did not take a position on strong mayor powers but expressed openness to the idea. It did express concerns with some aspects of the legislation — in particular, those affecting public administration — and recommended public consultation as the government considered the promised expansion of the new powers to additional municipal councils. AMO also expressed concern with a later provision eliminating the need for majority council support for certain decisions related to provincial priorities.

Municipalities continue to be the most trusted order of government in Canada with statutory requirements in Ontario for transparency, openness and accountability that are unequalled.

In response to today's announcement, AMO released the following media statement:

"Improving housing affordability is a number-one priority for municipalities in every part of Ontario. Strong mayor powers can provide an additional tool to help municipalities play their important role in increasing Ontario's housing supply. As the most trusted order

of government, municipalities can be counted on to exercise new powers accountably and in the best interests of the public and the communities they serve”.

*Disclaimer: The Association of Municipalities of Ontario (AMO) is unable to provide any warranty regarding the accuracy or completeness of third-party submissions. Distribution of these items does not imply an endorsement of the views, information or services mentioned.



Please consider the environment
before printing this.

Association of Municipalities of Ontario
200 University Ave. Suite 801, Toronto ON Canada M5H 3C6
To unsubscribe, please [click here](#)





June 15, 2023

In This Issue

- MPAC Board positions - Call for expressions of interest.
- Electrification and Energy Transition Panel - Call for feedback.
- Register for the AMO 2023 Annual General Meeting and Conference.
- Councillor training: Fall dates.
- AMO-OFIFC Indigenous Community Awareness: November limited availability.
- Human Rights and Equity Training: November workshop.
- AMO webinar: Meet the Partners!
- New incentives for your lighting projects!
- Canoe vendor spotlight: Generac.
- Careers: Ministry of Finance, Simcoe, and Elliot Lake.

AMO Matters

AMO has issued a call for expression of interests for building the AMO 2024 list of nominees for the Municipal Property Assessment Corporation (MPAC) Board of Directors. [Applications are due June 30.](#)

Provincial Matters

Organizations are invited to provide submissions to the [Electrification and Energy Transition Panel](#) via email at energypanel@ontario.ca until June 30 at 5:00 pm. Feedback will inform the Panel's report to the Minister of Energy.

Eye on Events

AMO is excited about this year's Conference hosted by the City of London at RBC Place London and DoubleTree by Hilton, August 20-23. View the preliminary [program](#) and [register](#) now for this important event.

Secure your spot in AMO's iconic councillor training this fall. This training provides councillors in all stages of their careers information, insights, and the necessary tools to be an effective local leader. [Register today.](#)

Building on the Memorandum of Understanding (MOU) shared by AMO and the Ontario Federation of Indigenous Friendship Centres (OFIFC), we are offering training to help build indigenous cultural competency in municipal government. [Register](#) for the November 27 training - limited availability.

Understanding your role and responsibilities as an elected official when it comes to [Human Rights & Equity](#) is critical. This training examines your legislative responsibilities and understanding what equity means and how it can be implemented. [Register today](#) to build your knowledge in these complex areas.

AMO's Digital Service partners are technology leaders who want to share their solutions to encourage the digital transformation of municipal

administration/operations and help you discover process efficiencies. Register today and learn more about their offerings over 2 lunch and learn sessions on June 15 and June 22 at 12pm.

LAS

Are you considering LED upgrades at your municipal facilities? They may qualify for new incentives. IESO's custom track incentives have returned offering \$0.13/kWh or \$1200/kW in some cases! Contact Christian Tham to find out how you can take advantage of these through the LAS Facility Lighting Service.

Need back-up power for your buildings? We're pleased to welcome Generac to the Electrical Energy Power Generation category. Save time and money while keeping your critical facilities operating when you need them. Contact Sarah to learn more.

Careers

Assistant Deputy Minister - Ministry of Finance. Provide advice on policy, legislation and operational initiatives that support the government's strategic objectives. Apply online by June 21.

Policy & Committee Coordinator - County of Simcoe. Develop, coordinate, and maintain a corporate policy framework (policies, procedures and work instructions). Apply online by June 30.

Planner III - County of Simcoe. Assemble and analyse information and prepare recommendations regarding planning and development applications. Apply online by June 30.

Chief Administrative Officer - City of Elliot Lake. Seeking an innovative leader with great people skills who is able to collaborate, make decisions, communicates well, able to prioritize and manage change. Apply to la@tdobbie.com by June 30.

Deputy Treasurer - City of Elliot Lake. General management of the Treasury Department, including tax collection, development of the annual corporate budget, financial reporting requirements. Apply to la@tdobbie.com by June 30.

Chief Building Official - City of Elliot Lake. Responsible for examining plans, building, and plumbing inspections, and issuing permits. Apply to la@tdobbie.com by June 30.

About AMO

AMO is a non-profit organization representing almost all of Ontario's 444 municipal governments. AMO supports strong and effective municipal government in Ontario and promotes the value of municipal government as a vital and essential component of Ontario's and Canada's political system. Follow @AMOPolicy on Twitter!

AMO Contacts

AMO Watchfile Tel: 416.971.9856

Conferences/Events

Policy and Funding Programs

LAS Local Authority Services

MEPCO Municipal Employer Pension Centre of Ontario

ONE Investment

Media Inquiries

Municipal Wire, Career/Employment and Council Resolution Distributions



*Disclaimer: The Association of Municipalities of Ontario (AMO) is unable to provide any warranty regarding the accuracy or completeness of third-party submissions. Distribution of these items does not imply an endorsement of the views, information or services mentioned.



Please consider the environment
before printing this.

Association of Municipalities of Ontario
200 University Ave. Suite 801, Toronto ON Canada M5H 3C6
To unsubscribe, please [click here](#)





June 22, 2023

In This Issue

- MPAC Board positions - Call for expressions of interest.
- EnAbling Change Program funding opportunity.
- Electrification and Energy Transition Panel - Call for feedback.
- Support for Municipal Disability Management Programs.
- Register for the AMO 2023 Annual General Meeting and Conference.
- Councillor training: Fall dates.
- AMO-OFIFC Indigenous Community Awareness: November limited availability.
- Human Rights and Equity Training: November workshop.
- LAS & IPE 2023 Risk Symposium, October 4-5, Casino Rama Orillia.
- Registration for AMO-LAS Energy Symposium is now open!
- Blog: My Journey to Net Zero Emissions.
- LAS lighting solutions for your sports fields.
- Canoe vendor spotlight: Rubicon.
- Share with your first responder services: PSPNET Families.
- Bereavement Authority of Ontario increases its renewal fees.
- Careers: AMO, Highland Shores Children's Aid and Ministry of Labour.

AMO Matters

AMO has issued a call for expression of interests for building the AMO 2024 list of nominees for the Municipal Property Assessment Corporation (MPAC) Board of Directors. Applications are due June 30.

Provincial Matters

The Ontario government is providing up to \$1.5 million through the 2023-2024 EnAbling Change Program for accessibility projects. Applications for this funding are open until June 29.

Organizations are invited to provide submissions to the Electrification and Energy Transition Panel via email at energypanel@ontario.ca until June 30 at 5:00 pm. Feedback will inform the Panel's report to the Minister of Energy.

Federal Matters

A free assessment of disability management programs is available until June 2024. The assessment involves an interview and produces a report. For details, visit the National Institute of Disability Management and Research website.

Eye on Events

AMO is excited about this year's Conference hosted by the City of London at RBC Place London and DoubleTree by Hilton, August 20-23. View the preliminary program and register now for this important event.

Secure your spot in AMO's iconic councillor training this fall. This training provides

councillors in all stages of their careers information, insights, and the necessary tools to be an effective local leader. [Register today](#).

Building on the Memorandum of Understanding (MOU) shared by AMO and the Ontario Federation of Indigenous Friendship Centres (OFIFC), we are offering training to help build indigenous cultural competency in municipal government. [Register](#) for the November 27 training - limited availability.

Understanding your role and responsibilities as an elected official when it comes to [Human Rights & Equity](#) is critical. This training examines your legislative responsibilities and understanding what equity means and how it can be implemented. [Register today](#) to build your knowledge in these complex areas.

Join Local Authority Services (LAS) and Intact Public Entities (IPE) in discussion on Navigating the Road to Resilience in examination of critical municipal risk issues such as climate resiliency, cyber security, risk data management and more. [Register today](#) as space is limited. Deadline to Register: September 27.

The Association of Municipalities of Ontario (AMO) and Local Authority Services (LAS) are pleased to be hosting the 2023 Municipal Energy Symposium on November 2- 3 at the Novotel Centre Toronto. [Registration](#) is now open. Space is limited.

LAS

LAS' Municipal Program Specialist [writes about how he achieved net zero emissions](#) during his past employment with a municipality, and how he's doing his part as a resident.

Did you know LAS offers lighting solutions for your sports fields and ball diamonds? [Contact Christian](#) to learn how our turn-key [Facility Lighting Service](#) can help with your LED upgrade.

Looking for a solution for your heavy-duty fleets? LAS welcomes Rubicon to the [Fleet Management](#) category under the Canoe Procurement Group. They provide telematics, fleet optimization, work order management, and more for your heavy-duty vehicles. [Contact Sarah](#) to learn more.

Municipal Wire*

[PSPNET Families](#) is a free online resource that provides information and strategies to help first responder families navigate daily life. Please share with your first responder services!

On July 1, the The Bereavement Authority of Ontario [BAO](#) is increasing operator licensing renewal fees to \$30 per interment, scattering, cremation, death registration, including under social services programs, per its [Notice to the Profession](#).

Careers

[Senior Manager, Policy - AMO](#). This is a leadership role as a key contributor to AMO's overall policy and government relations strategy and activities. Submit cover letter and CV via confidential email to: careers@amo.on.ca, subject: Senior Manager, Policy by July 7.

[Senior Advisor - AMO](#). Advise Senior Management and Board of Directors on policy and government relations strategies related to housing, LUP and natural resource / environmental management. Submit cover letter and CV via confidential email

to: careers@amo.on.ca, subject: Senior Advisor by July 7.

Executive Director - Highland Shores Children's Aid. Lead the organization in achieving mission to enhance the lives of children and youth. Apply to careers@highlandshorescas.com by June 26.

Occupational Health and Safety Inspector – Health Care - Ministry of Labour, Immigration, Training and Skills Development. Enforce the *Occupational Health and Safety Act*, including the workplace harassment provisions and the Act's regulations. Apply online by July 13.

Occupational Health and Safety Inspector – Industrial - Ministry of Labour, Immigration, Training and Skills Development. Enforce the *Occupational Health and Safety Act*, including the workplace harassment provisions and the Act's regulations. Apply online by July 13.

Occupational Health and Safety Inspector – Construction - Ministry of Labour, Immigration, Training and Skills Development. Enforce the *Occupational Health and Safety Act* and its regulations. Apply online by July 13.

About AMO

AMO is a non-profit organization representing almost all of Ontario's 444 municipal governments. AMO supports strong and effective municipal government in Ontario and promotes the value of municipal government as a vital and essential component of Ontario's and Canada's political system. Follow [@AMOPolicy](#) on Twitter!

AMO Contacts

AMO Watchfile Tel: 416.971.9856

Conferences/Events

Policy and Funding Programs

LAS Local Authority Services

MEPCO Municipal Employer Pension Centre of Ontario

ONE Investment

Media Inquiries

Municipal Wire, Career/Employment and Council Resolution Distributions

AMO's Partners



*Disclaimer: The Association of Municipalities of Ontario (AMO) is unable to provide any warranty regarding the accuracy or completeness of third-party submissions. Distribution of these items does not imply an endorsement of the views, information or services mentioned.



Please consider the environment
before printing this.

Association of Municipalities of Ontario
200 University Ave. Suite 801, Toronto ON Canada M5H 3C6
To unsubscribe, please [click here](#)





June 13, 2023
For Immediate Release

Grey Sauble Conservation Foundation Hosts Annual Memorial Forest Ceremony

The Grey Sauble Conservation Foundation (GSCF) held their Memorial Forest Ceremony at the Grey Sauble Administration Centre and Arboretum last Sunday. This ceremony is held every year in June to celebrate those who have had a tree planted in their honour. Donors and families were invited to remember their loved ones and participate in planting a commemorative tree in the Inglis Falls Arboretum. The species chosen for the 2023 commemorative tree was a Black Tupelo, which has glossy green leaves in the summer that change to beautiful shades of yellow, orange, and bright red in the fall.

The GSCF proudly supports the Memorial Forest program where trees are planted in memory of loved ones whose names are placed on plaques at three locations: Pottawatomi, Griersville, and Big Mud Lake. GSCF volunteers and Grey Sauble Conservation Authority staff planted 96 trees at the three Memorial Forest sites earlier this month. Necessary maintenance of the existing memorial trees was also completed at this time to keep the Memorial Forest sites beautiful places to visit.

“The Memorial Forest program is very special to the Foundation, and we are honoured that so many people participate in it every year. We hope that the donors and families find peace in knowing that the memory of their loved ones will live on through these forests and will benefit our communities for years to come” said Don Sankey, Chair of the Grey Sauble Conservation Foundation.

Memorial trees can be purchased for \$75 online (www.greysauble.on.ca/foundation/memorial-forest) or by calling the Grey Sauble Conservation Authority office (519-376-3076).

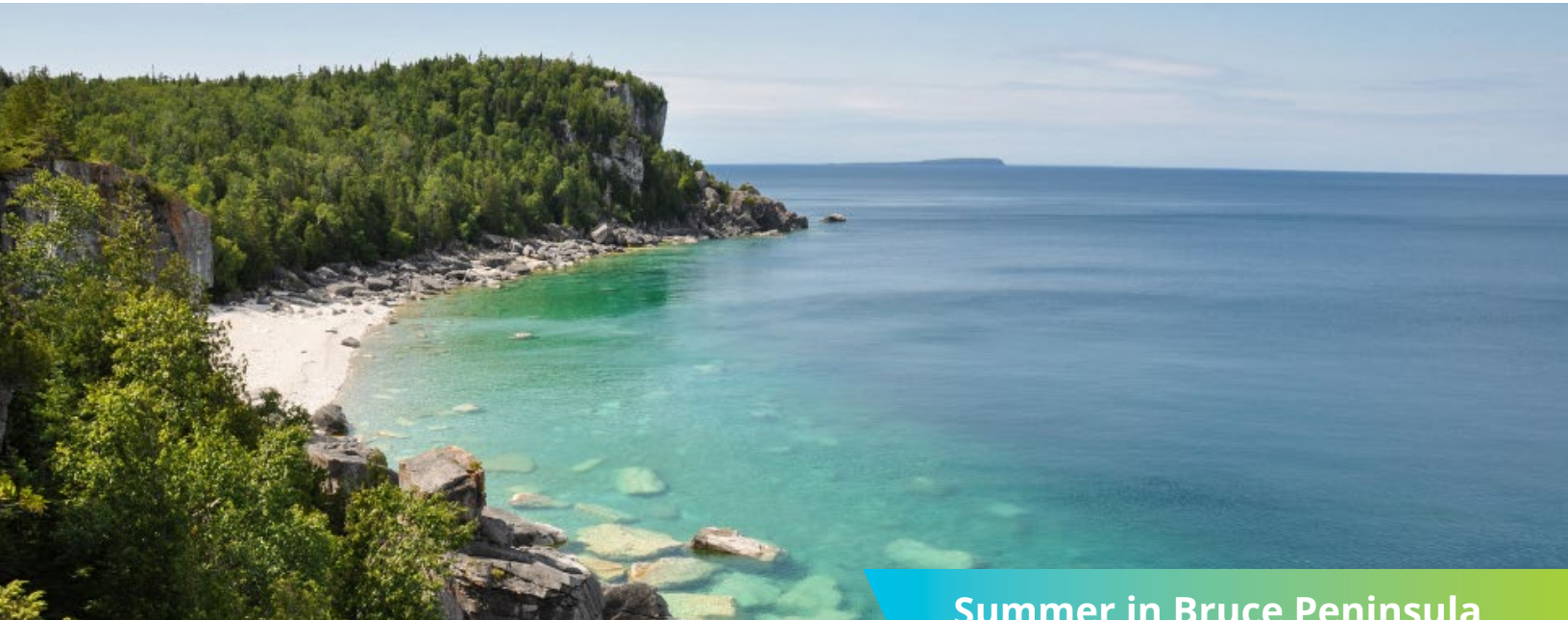
For further information:

Don Sankey, Chair, Grey Sauble Conservation Foundation
foundation@greysauble.on.ca
519-376-1348

-30-

Background:

The Grey Sauble Conservation Foundation was established in 1993 and is a federally registered, charitable, not-for-profit organization that raises money to assist the Grey Sauble Conservation Authority (GSCA) fund programs and projects. The Foundation offers opportunities for the public to actively participate in conserving and enhancing the natural heritage that exists within the GSCA watershed.



Summer in Bruce Peninsula

FROM THE DIRECTOR'S DESK

June 2023

It's hard to believe we're six months into the year. Just a few months ago the Clean Energy Frontier program opened a conversation about nuclear sector retention and expansion. I'm pleased to say the Nuclear Sector Sustainability and Growth Study is now complete, and reports have been delivered to two stakeholders: Bruce Power and economic development leaders for the tri-counties of Bruce, Grey and Huron.



During the process of interviews and roundtable discussions, suppliers were asked about workforce, business development, and their experience of doing business in the region. And the results reminded us there are a lot of **advantages** to doing business in the Clean Energy Frontier region. There are barriers, too—and this is where we can get to work.

Bruce Power and the tri-counties have an opportunity to continue our collaborative effort. The barriers identified in the study will **need the time and attention** of the nuclear industry, elected officials and municipal staff. There are action items coming from this study that **align** with what we heard at the 2023 Clean Energy Frontier Summit event in Walkerton this January. With these findings in hand, we are informed and willing to take action toward **retention and expansion** efforts for the nuclear sector.



Beyond the sector study...

The Clean Energy Frontier program is pleased to continue engagement with elected officials. On June 28th, we will welcome elected officials from Bruce, Grey and Huron and Regional Steering Committee members to the Bruce Power Visitors' Centre. The group will experience the always-informing Bruce Power Bus Tour and hear a presentation from the Clean Energy Frontier Program. If you have not RSVP'd, it's not too late—send Jessica an email at Jessica.Linthorne@nii.ca.

DON'T FORGET!

The Bruce Power Bus Tours are offered all summer, and they're free! To sign yourself and your family and friends up for a tour, visit brucepower.com/bustours.



Wishing you an incredible summer!

JESSICA LINTHORNE, DIRECTOR

Clean Energy Frontier Program, NII
Jessica.Linthorne@nii.ca



ICYMI

NII **has announced plans** to turn an existing building in Kincardine's Bruce Energy Centre into a state-of-the-art technology hub that will expand the region's ability to deliver high-quality educational programs.

Bruce Power supplier Sargent & Lundy has become the **first company to join NII in its newly created "Supporters" category**, strengthening NII's ability to deliver community programming, from STEM education classes to local environmental projects and skilled trades development.

STEM at work in our region: the first-ever NII Explore Science Olympics recently brought together teams of exceptional high school students from across Bruce and Grey counties to compete at Georgian College's Owen Sound campus.

UPCOMING DATES

- JUN 28** Clean Energy Frontier Program Bus Tour and Presentation, Bruce Power Visitors' Centre
- AUG 20-23** Association of Municipalities of Ontario Conference, London
- SEPT 22** Regional Steering Committee Meeting

Are you connected to the Clean Energy Frontier program? **Follow us online.**



[View in Browser](#)

June 21, 2023



Advertisement



1st year of Ontario sports betting generated over \$1.48B, IGo report shows

CBC

The opening year of legal single-game sports betting in Ontario was a profitable one, a recent report shows. The report released Wednesday by IGo Gaming Ontario, the province's regulated market generated total gaming revenues of just over \$1.48 billion. The analyses was provided as of April 26, 2023. The industry opened up fully in Ontario on April 4, 2022. [Read More](#)

Advertisement

Facing housing crunch, Toronto cuts into once-protected lands

The Business Times

A billboard at the foot of a field on Toronto's far outskirts heralds the coming construction of new homes, but it also highlights a broken promise never to permit encroachment into this vast green space, and the backlash which has ensued. Among the many anti-development protesters, a group led by concerned grandmothers has staged demonstrations outside Ontario lawmakers' offices decrying the loss of swaths of this so-called "Greenbelt" around Canada's largest metropolitan city. [Read More](#)

Advertisement

These 26 Ontario cities are getting strong-mayor powers. Is yours?

TVO Today

Toronto and Ottawa are about to get a bunch of new peers in the category of Ontario cities whose mayors are more than just first among equals. Minister of Municipal Affairs and Housing Steve Clark announced at Queen's Park recently that the strong-mayor powers granted last year to the heads of council for the provincial and national capitals will now be expanded to dozens of Ontario municipalities with populations over 100,000 and to those whose growth will pass that threshold by 2031. [Read More](#)

Northern group calls on feds to give Ontario resources to combat housing crisis

CTV News

A northern Ontario municipal association is calling for more funding from the federal government to address Ontario's housing and homelessness crisis. The Federation of Northern Ontario Municipalities (FONOM) says there is an ongoing need for affordable housing and support for people at risk of homelessness and that the federal government has a role to play. [Read More](#)

Advertisement

Ontario urged to add language on treaty rights to oath for councillors, mayors

CBC

The oath used to swear in councillors, mayors and other municipal office holders in Ontario should be amended to add an acknowledgment of the treaty rights of First Nations, Inuit and Métis people, several municipalities are urging. Municipalities from Trent Lakes in central eastern Ontario, Wawa in the north and Guelph in the southwest have asked the province, or are planning to ask the province, to make the change and include language on Indigenous rights. [Read More](#)

FoodCycler program launching in Sioux Lookout

Dryden Now

Leadership with the Municipality of Sioux Lookout is bringing an innovative


composting program for the community, in the hopes of cutting down on food waste headed to the Hidden Lake Landfill. In partnership with the Food Cycle Science Corporation, the Municipality will purchase 85 FoodCycler machines at a subsidized price for residents to use in their homes for a 12-week period, where residents track the amount of food waste diverted through the program. [Read More](#)


Advertisement



Industry leaders in pavement preservation, asphalt emulsion technologies, hot mix paving and quality concrete applications. 

Building roads using high quality aggregate and construction materials 

Preserving roads using Bonded Wearing Course – a high-performing wearing surface 

Extending road life with FiberMat® - a crack-inhibiting stress absorbing membrane interlayer (SAMI) 

Promoted by Walker Industries

3 northern Ontario Indigenous police services await federal judge's ruling on funding stalemate

CBC

A federal judge has reserved a decision on an injunction over funding being sought by three northern Ontario Indigenous police services, who say if the ruling isn't in their favour, they'll be forced to shut down. Treaty Three, United Chiefs and Councils of Manitoulin Anishnaabe and Anishinabek police say they aren't funded well enough to be able to provide the same quality or range of police services as other municipal services. [Read More](#)

Former Mississauga councillor abandons lawsuits against Mayor Bonnie Crombie and city

Mississauga.com

A former Mississauga councillor has abandoned lawsuits against Mississauga Mayor Bonnie Crombie and the city filed in the aftermath of allegations he harassed ex-councillor Karen Ras and vandalized her car while the two council members were in office. Ron Starr, who was Ward 6 councillor from 2010 until losing to Joe Horneck in the 2022 election, has filed motions to abandon litigation he brought to the Ontario Superior Court last year, including a lawsuit that sought to have Crombie removed from office for allegedly violating municipal conflict of interest rules. [Read More](#)

Advertisement

Master of lights since 1958

Promoted by Leblanc Illuminations-Canada

Leblanc Illuminations supports cities in carrying out their personalized projects (proposal of themes, design of universes, creation of decorations). Proud to help promote illuminations around the world, Leblanc Illuminations continues to innovate and expand its service offering with the launch of the HALTO brand in

Canada. a.beauvais@leblanc-illuminations.ca Toll free: 1-866-814-3617 [Read More](#)

Council approves Build Beautiful — the city's new stormwater master plan

City of Mississauga

Stormwater is the rain and melted snow that flows or runs off properties and roads that drains along streets, ditches, storm drains and watercourses into Lake Ontario. Recently, Mississauga Council approved the city's first Stormwater Master Plan, Build Beautiful. The long-term plan will be used to refine the city's stormwater program, stormwater management systems and infrastructure. [Read More](#)

Canada urgently needs a FEMA-like emergency management agency

The Conversation

Disasters often bring politicians, policymakers, researchers and the public to the discussion table. Due to their catastrophic impacts, disasters and emergencies prompt a large array of stakeholders to focus intently on the issues at hand, providing windows of opportunity for change. [Read More](#)

Advertisement

iSiLIVE Accessibility Webcasting Services

Promoted by iSiLIVE

Send iSiLIVE any live or archived video stream and affordably have Accessibility Layers added.

AODA and WGAC 2.0

Compliant Transcripts available

Screen Reader compatible

No hardware required

Available in English, French, and Spanish

ASL, LSF, and Lip Reading Services also available

[Read More](#)

Thornbury Farmers' Market peeved at parking tickets for vendors

Yahoo News

The Thornbury Farmers' Market is taking concerns about parking tickets being issued to its vendors directly to The Blue Mountains council. In a recent letter to Mayor Andrea Matrosovs and council, market steering committee member Ron Barnett raised concerns about municipal bylaw enforcement officers issuing tickets to market vendors and customers. [Read More](#)

Full charge ahead: Durham continues electric vehicle charging station expansion

Durham Region

The Region of Durham is set to ramp up electric vehicle (EV) charging infrastructure installation with the recent announcement of more than \$600,000 in federal funding from the Zero Emission Vehicle Infrastructure Program. This third

round of funding from the program will see a total of 85 new EV charging stations added across Durham by the end of 2024. [Read More](#)

Advertisement

Owner looking for progress on proposed 530-unit student residence

Guelph Today

City council hasn't had a chance to weigh in on the latest proposal for a student housing project near the University of Guelph, but the developer is already taking its plan to the Ontario Land Tribunal (OLT), which hears planning decision appeals. The numbered company behind the proposal for 716 Gordon St. — former home of a Royal Brock hotel that was torn down in 2020 (it was a Best Western prior to that and a Ramada Inn even earlier) — wants to build a six to 11-storey building there, connected to a three or four-storey podium with a ground floor cafe. [Read More](#)

LEGISLATIVE UPDATES

Regulatory Registry Posting: Expanding Strong Mayor Powers

AMCTO

The Ministry of Municipal Affairs and Housing is proposing regulatory amendments to support the expansion of strong mayor powers to 26 additional municipalities. [Read More](#)

Advertisement

Management, Tracking, & Inspection Software

Promoted by CityReporter™

CityReporter's user-friendly software and services help municipalities achieve their goals efficiently by managing all inspection, work order, and asset management needs. View and handle locations on the map, track asset conditions, schedule inspections, and budget end of life cycle replacements. Helping local government achieve more with less! [Read More](#)

MUNICIPAL CAREER OPPORTUNITIES

Ministry of Finance — Assistant Deputy Minister, Provincial Local Finance Division (6/21/23)

Human Resources Manager — Municipality of Thames Centre (6/23/23)

Municipal Clerk — Municipality of Temagami (6/23/23)

Deputy Clerk and Records Management Coordinator — Municipality of Whitestone (6/29/23)

Municipal Clerk — Municipality of North Grenville (6/29/23)

Committee Support Specialist — City of Peterborough (6/30/23)

Emergency Planner — Town of Cobourg (6/30/23)

MANAGEMENT RESOURCES

Your career is not a ladder: 2 mental models that will help you be more successful

Inc.

Many of us have a story in our heads about how our careers should go — or at least, how they used to go in stabler, simpler times. You join a company — or perhaps two or three over the years and decades — work diligently, and gradually get promoted. Or, if you're an entrepreneur, hard work leads to consistent growth in your business. [Read More](#)

To be a more effective and respected leader, these 2 qualities must go hand-in-hand

Entrepreneur

Being a leader comes with a lot of challenges, but ultimately, one of the most important assets that a leader can have is the ability to be bold and authentic at the same time. Being a bold leader means having the confidence to take action and make tough decisions, while being an authentic leader means staying true to your values and beliefs. [Read More](#)

The Municipal Minute

Association of Municipal Managers, Clerks and Treasurers of Ontario
2680 Skymark Avenue, Suite 610 | Mississauga, ON L4W 5L6 Canada
905-602-4294 | [Contact Us](#)
www.amcto.com



Bob Kowalski
Executive Editor, Multiview
469-420-2650 | [Contact me](#)

[Unsubscribe](#) | [Learn how to add us to your safe sender list so our emails get to your inbox.](#)

[ADVERTISE](#) | [SUBSCRIBE](#) | [PAST ISSUES](#)

Published by



The Corporation of the Municipality of Arran-Elderslie

Staff Report

Report From: Scott McLeod, Public Works Manager

Meeting Date: June 26, 2023

Subject: SRW.23.13 Award Winter Sand Tender

Attachments: None

Recommendation

Be It Resolved that Council hereby:

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

Report Summary

The intent of this report is for Council to award the tender for the 2023/2024 winter sand supply to Ed Karcher Construction Ltd and salt from Compass Minerals.

Background

Each year, Bruce County includes Arran-Elderslie in the winter sand tender to optimize pricing due to larger volumes being purchased. This year, the Municipality requires 1,800 tonnes of winter sand at the Arran shop and 1,500 tonnes at the Elderslie shop. Tenders recently closed for the 2023/2024 Winter Sand Supply. There were four (4) bids for supply of the materials received.

Analysis

The results of the tenders are listed in the table below:

| Vendor | Price per Tonne | | Total Cost excl. HST |
|-------------------------------------|-----------------|----------------|----------------------|
| | Arran | Elderslie | |
| Ed Karcher Construction Ltd. | \$15.75 | \$15.75 | \$51,975.00 |
| Johnston Bros. (Bothwell) Ltd. | \$20.00 | \$18.65 | \$63,975.00 |
| Ron Gibbons Construction | \$16.50 | \$16.50 | \$54,450.00 |
| Walker Aggregates Ltd. (HSC) | \$19.40 | \$16.90 | \$60,270.00 |
| Cedarwell Excavating Ltd. | No Bid | \$16.00 | \$24,000.00 |

Ed Karcher Construction Ltd., provided the lowest bid. The cost includes the supply, hauling, salt mixture and stacking.

A 5% salt mixture is added to the sand during the stacking process. The salt is an additional cost and is provided by Compass Minerals. A total of 165 tonnes of salt is required to complete the mixture. The price of salt is locked in for three (3) years, 2022-2024, at a cost of \$69.25 per tonne. The total cost is \$11,426.25 plus HST.

All of the costs above are excluding the HST.

Link to Strategic/Master Plan

6.4 Leading Financial Management

Financial Impacts/Source of Funding

The Municipality will fund these expenses from Account #01-2520-4340 - Winter Sand/Salt – Material & Supplies which has an approved budget of \$60,485. The combined cost of the sand and salt inclusive of HST is \$71,643.41. The total cost after the HST rebate is \$64,517.15. After consideration of year-to-date spending, there is budget remaining of \$57,093 to support this contract, thus resulting in a budget shortfall of \$7,424.

In 2020, Council passed resolution 9-141-2020 that provides for an annual transfer to Reserve of the surplus funds from Winter Control. There is over \$160,000 in Reserve 7263 – Winter Control. If a year-end deficit should arise, the departmental costs will be funded by the Winter Control Reserve. There are sufficient funds available to support the award of the contracts for the 2023/2024 season.

Approved By: Sylvia Kirkwood, Chief Administrative Officer



The Corporation of the Municipality of Arran-Elderslie

Information Report

Report From: Chris Legge, Water & Sewer Foreman

Meeting Date: June 26, 2023

Subject: SRWS 23-04 Riverside Overflow Event

Attachments: Appendix A – Chesley Riverside Overflow Reporting

Report Summary

To provide Council with information regarding a recent extreme weather event that caused two separate overflows at the Chesley Riverside Lift Station.

Background

An extreme weather event late in the early morning hours of April 1, 2023 as well as another extreme weather event during the daytime hours of April 5, 2023 caused two separate overflow events at the Chesley Riverside Lift Station.

Analysis

In the early morning hours of April 1st, an extreme rainfall weather event caused an overflow at the Chesley Riverside Lift Station. The downpour resulted in the lift station being overwhelmed with flow and a subsequent overflow occurred allowing one cubic meter (1m³) to be released to the Saugeen River. Staff made every attempt to prevent the overflow including jockeying lift station run times, and call-in vac trucks to help with the surge of flow. Despite those efforts the lift station still went to overflow. Once the vac-truck was onsite staff were able to bring the overflow under control.

Municipal Staff collected samples at the start of the overflow event, notified the Spills Action Centre, local Health Unit, Ministry of Environment Conservation and Parks, and the Saugeen Valley Conservation Authority.

The sample results were analyzed through our lab, and final notification has been provided back to these authorities.

In addition, in the late morning hours of April 5th, another extreme rainfall event caused an overflow event at the Chesley Riverside Lift Station. The rainfall caused the Lift station pumps to be overwhelmed. This resulted in an overflow of one hundred and eighty-eight cubic metres (188 m³). Once again Staff made every attempt to prevent the overflow, including lift station level management, and called in vac trucks to prevent overflow. This storm surge was larger than could be handled by the additional measures. The volume overflowed was reduced by these control measures and only once the storm surge ended did the event end.

Municipal Staff collected samples at the start and completion of the overflow event, notified Spills Action Centre, local Health Unit, Ministry of Environment, Conservation and Parks, and the Saugeen Valley Conservation Authority. The sample results were analyzed through our lab, and final notification has been provided back to these authorities.

Other Opportunities to Implement Modifications to System/Procedures:

Council supported the department in early 2020 with the implementation of a new bylaw fee for illegal connections. This gave ratepayers a one-year period to disconnect illegal connections to the sanitary system or face increased wastewater rates.

Staff is tentatively budgeting for some sewer system upgrades, and using some of the already existing resources to begin removing some of these connections.

The Municipality received a new CLI (Consolidated Linear Infrastructure) ECA from the MOECP in November of 2022. This new (ECA) Environmental Compliance Approval, states a clause which requires a professional engineer to complete a study of comparison between wet-weather and dry-weather sewage flows for any system that has had a sewage overflow in the past 10 years. This will apply to the Chesley Sewage Collection system. This study will be completed by GSS engineering as our ORO.

Link to Strategic/Master Plan

6.1 Protecting Infrastructure, Recreation and Natural Assets

Financial Impacts/Source of Funding

Staff dealt with both overflow events as expeditiously as possible. They were called in after-hours(weekend) for the April 1st overflow event which resulted in additional overtime costs.

The event started around 2:00 am on the 1st and was resolved by 8:00am. The second overflow event began at 11:00 am on April 5th and concluded at 20:00 pm, no overtime resulted from the second event.

Additional funding was paid out to the contractor, Ron Nickason Plumbing and Heating for the vac trucks that arrived on-site after hours.

Those costs were two thousand three hundred twenty-seven dollars (\$2,327) for the two overflows.

Other associated costs for courier and processing of the additional samples for the overflow event are approximately one hundred fifty dollars (\$150) for each event, which equates to three hundred dollars (\$300) in total.

Notification to the authorities was done during regular business hours and had no financial impact on the Department.

Approved By: Sylvia Kirkwood, CAO

UTILITY OPERATIONS

BYPASS, SPILL OR LEAK REPORTING

Date: April 1st 2023 Time of Call: 2:00amLocation of Incident: Riverside Pump Station

What Happened: Heavy Rains caused high levels at Riverside, Chris & Shane on site. Tried controlling levels by holding sewage at North End & Arena East. Once we realized we would not be able to keep up called Mickerson at 3:50 to get a vac truck. were unable to avoid an overflow. vac on site at 4:25 am

When: Overflow started at 4:20. Ended at 4:30 Set up at chlorine dripCurrent Status: Unable to get a dosage for chlorine as unable to estimate

Such a small volume from 10 min drip using a 10L Jug
- Mickerson Took 72 m³ to lagoons with the Truck
 Overflow ☒ Bypass: ☒ Yes ☐ No Notified SAC 6:55 AM 04/01/23 Incident # 1-346 KYF
 Spill: ☐ Yes ☐ No Local MECP - left message on duty Inspector - 7:20 AM
 Leak: ☐ Yes ☐ No Gray Bruce H.U. - 7:17 spoke to Jason Weppeler (Carol)
SECA - 8:00 Elise McCleod - Manager of Water Resources

Approximate amount: 1.0 m³Current Action: Collected Sample, Notification Needed Authorities

Possible effects on the receiver, environment or downstream user:

no downstream userFurther action required: Samples driven to London SGS by Ben Overeen on April 1st.

Back holding time would not have waited until Monday. Awaiting Results

Emailed a copy of Report to MECP - 8:00 am April 3/23.
- Lab results received April 11/23. at 7:32 am. Forwarded to MECP. Rhonda Shannon

Prepared by: Chris Legge - Water/Sewer ForemanRepresenting: Man of Arden-Elderslie

SGS Canada Inc.

P.O. Box 4300 - 185 Concession St.
Lakefield - Ontario - K0L 2H0
Phone: 705-652-2000 FAX: 705-652-6365

Works #: 110000105

11-April-2023

Mun of Arran Elderslie (Chesley Lagoons)

Attn : Scott McLeod

1925-10 Bruce Rd, PO Box 70
Chesley, ON
N0G 1L0, Canada

Phone: 519-363-3039 ext:122
Fax:519-363-9337

Date Rec. : 01 April 2023
LR Report: CA30004-APR23

Copy: #1

CERTIFICATE OF ANALYSIS

Final Report

| Analysis | 1: Analysis Start Date | 2: Analysis Start Time | 3: Analysis Completed Date | 4: Analysis Completed Time | 5: Riverside Pump Station Overflow Event |
|--|------------------------------|------------------------------|----------------------------------|-------------------------------------|---|
| Sample Date & Time | | | | | 01-Apr-23 04:25 |
| Temperature Upon Receipt [at London Lab °C] | --- | --- | --- | --- | 15.7 |
| Temperature Upon Receipt [at Lakefield Lab °C] | --- | --- | --- | --- | 7.0 |
| E.Coli [cfu/100mL] | 01-Apr-23 | 16:35 | 03-Apr-23 | 15:25 | 350000 |
| Biochemical Oxygen Demand (BOD5) [mg/L] | 04-Apr-23 | 16:55 | 10-Apr-23 | 10:45 | 14 |
| Total Suspended Solids [mg/L] | 04-Apr-23 | 13:49 | 05-Apr-23 | 15:55 | 30 |
| Phosphorus (total) [mg/L] | 04-Apr-23 | 17:00 | 05-Apr-23 | 13:59 | 0.25 |
| Total Kjeldahl Nitrogen [as N mg/L] | 04-Apr-23 | 17:56 | 05-Apr-23 | 15:45 | 1.3 |

Note: E.Coli analysis was completed at the SGS Environmental Services - London Laboratory.



Carrie Greenlaw
Project Specialist,
Environment, Health & Safety

UTILITY OPERATIONS

BYPASS, SPILL OR LEAK REPORTING

Date: April 5, 2023 Time of Call: 11:00 amLocation of Incident: Riverside Pump station, Chesley

What Happened: Major Rain event / Thunderstorms overwhelming Pump stations
Power outage at 11:00, both pumps at Riverside stopped until generator was running, lost
ground. Level kept climbing, Called for Vac trucks. Supplied with 1 truck, widespread
Rain Event. Hauled 1 truck load from North End Pump Stn, and 11 loads from Riverside Pump Stn.

When: Overflow Started at 11:35, Ended at 16:25Current Status: Vac Truck on site hauling at 12:00pm, Notified Chris Leger & Scott McLeod

| | | | |
|---------|---|-----------------------------|---------------------------------------|
| Bypass: | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | Plant Flow approx 70 L/sec |
| Spill: | <input type="checkbox"/> Yes | <input type="checkbox"/> No | Used 5 L of hypo. Dosage of 3.19 mg/L |
| Leak: | <input type="checkbox"/> Yes | <input type="checkbox"/> No | |

Approximate amount: 188 m³Current Action: Sampled Effluent at start and end of overflowPossible effects on the receiver, environment or downstream user:
None known of

Further action required: Called Spills = Event # 1-34 HST2 at 15:20 and at 17:05
 (Stephanie McGill / Grace Sutcliffe)

Called Saugeen Valley Conservation at 16:00 = Ellise McLeodCalled MOH at 16:05, left msg. = Stephanie Nickels = Text her info (519 378 4822)(L) Received sample results on April 13, sent to Rhonda Shannon (MECP)Prepared by: Trevor SweigerRepresenting: Municipality of Arran Elderslie

SGS Canada Inc.

P.O. Box 4300 - 185 Concession St.
Lakefield - Ontario - K0L 2H0
Phone: 705-652-2000 FAX: 705-652-6365

13-April-2023

Mun of Arran Elderslie (Chesley Lagoons)

Attn : Scott McLeod

Date Rec. : 06 April 2023

LR Report: CA12288-APR23

1925-10 Bruce Rd, PO Box 70
Chesley, ON
N0G 1L0, Canada

Copy: #1

Phone: 519-363-3039 ext:122
Fax:519-363-9337

CERTIFICATE OF ANALYSIS

Final Report

| Analysis | 1: Analysis Start Date | 2: Analysis Start Time | 3: Analysis Completed Date | 4: Analysis Completed Time | 5: Riverside Pump Station Overflow Event Start | 6: Riverside Pump Station Overflow Stop |
|---|------------------------------|------------------------------|-------------------------------------|-------------------------------------|---|--|
| Sample Date & Time | | | | | 05-Apr-23 11:45 | 05-Apr-23 16:20 |
| Temperature Upon Receipt [°C] | --- | --- | --- | --- | 9.0 | 9.0 |
| Biochemical Oxygen Demand (BOD5) [mg/L] | 06-Apr-23 | 19:55 | 12-Apr-23 | 12:34 | 62 | < 12 |
| Total Suspended Solids [mg/L] | 11-Apr-23 | 06:05 | 12-Apr-23 | 12:46 | 314 | 42 |
| Phosphorus (total) [mg/L] | 11-Apr-23 | 14:23 | 13-Apr-23 | 07:34 | 1.00 | 0.36 |
| Total Kjeldahl Nitrogen [as N mg/L] | 11-Apr-23 | 09:53 | 12-Apr-23 | 10:22 | 4.6 | 2.5 |
| E. Coli [cfu/100mL] | 06-Apr-23 | 16:16 | 10-Apr-23 | 12:35 | 102000 | 1200 |



Carrie Greenlaw
Project Specialist,
Environment, Health & Safety

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

BY-LAW NO. 36-2023

**BEING A BY-LAW TO CONFIRM THE PROCEEDINGS OF THE COUNCIL MEETING OF
THE MUNICIPALITY OF ARRAN-ELDERSLIE
HELD JUNE 26, 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 June 26, 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 June 26, 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 26th day of June, 2023.

READ a THIRD time and finally passed this 26th day of June, 2023.

Steve Hammell, Mayor

Christine Fraser-McDonald, Clerk