



# MUNICIPALITY OF ARRAN-ELDERSLIE

## Council Meeting

### AGENDA

Tuesday, October 10, 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	
5.1 Request to Purchase Portable Pump for Tanker 94 - Chesley District Fire Department	
6. Minutes of Previous Meetings	
6.1 September 25, 2023 Council Minutes	1
7. Business Arising from the Minutes	
8. Minutes of Sub-Committee Meetings	
8.1 MMEWG May 11, 2023 Minutes	17
8.2 Chesley and Area Fire Board Minutes - January 17, 2023	28
9. Public Meeting(s)	
9.1 Public Meeting - Zoning By-law Amendment Z-2023-015 - 5019386 Ontario Inc. c/o Jamie Shepherd (Agent Ron Davidson - Land Use Planning Consultant)	34

9.2	Public Meeting - Draft Plan of Subdivision (S-2023-008), Ardent Paisley Development, North Street, Paisley	74
10.	Delegations	
10.1	Bruce County Public Library - Brooke McLean, Director, Library Services	117
10.2	SBGHC - Nancy Shaw, President and CEO	132
11.	Presentations	
12.	Correspondence	
12.1	Requiring Action	
12.2	For Information	
12.2.1	Saugeen Valley Conservation Authority Board Minutes - July 20, 2023	141
12.2.2	Grey Sauble Conservation Foundation Awards 2023 Scholarship	148
12.2.3	Saugeen Mobility Board Minutes May 26, 2023 and June 23, 2023	149
12.2.4	Bruce Area Solid Waste Recycling Minutes - August 2023	159
12.2.5	Grey Bruce Public Health - Media Release - Well Water Testing Program	160
12.2.6	Crime Stoppers of Grey Bruce "Rockin' for Rewards" Benefit Concert and Dance, Saturday October 14, 2023	162
13.	Staff Reports	
13.1	CAO/Clerks	
13.1.1	SRCLK.2023.06 – Review of the Electoral System	164
13.1.2	SRDPCLK.23.04 Tile Drainage Loan Application, Maxwell Beef Farms Ltd. - Part Lot 12, Part 3, RP 3R-7907, Concession 2, Elderslie	170
13.1.3	SRCLK.2023.07 - Surplus Lands Review	172

13.2	Finance	
13.3	Public Works	
13.3.1	SRW.23.22 Renew Snow Contracts	185
13.3.2	SRWS.23.05 Riverside Overflow Event and Tara Wastewater Event	188
13.3.3	SRWS.23.06 Drinking Water Quality Management Standard Review and Updates for Year End 2022	194
13.4	Building/Bylaw	
13.5	Facilities, Parks and Recreation	
13.6	Emergency Services	
13.7	Economic Development and Planning	
13.7.1	SRECDEV.2023.02 Municipal Identifier Signage	210
14.	Notice of Motion	
15.	Members Updates	
16.	New Business	
17.	By-laws	
17.1	By-law 50-2023 - Grant - Zoning By-Law Amendment	220
17.2	By-law 51-2023 - Patchell/Kuntz Zoning By-law Amendment	223
18.	Closed Session (if required)	
	<ul style="list-style-type: none"> <li>• personal matters about an identifiable individual, including municipal or local board employees;- Personnel Matter</li> <li>• a proposed or pending acquisition or disposition of land by the municipality or local board;- Land Negotiations</li> </ul>	
19.	Resolution to Reconvene in Open Session	
20.	Adoption of Recommendations Arising from Closed Session (If Any)	

21. Adoption of Closed Session Minutes

21.1 Adoption of Closed Minutes - August 14, 2023 and September 25, 2023

22. Confirming By-law

22.1 By-law 52-2023 - Confirming By-law

226

23. Adjournment

24. List of Upcoming Council meetings

- October 23, 2023
- November 13, 2023
- November 27, 2023
- December 11, 2023



## MUNICIPALITY OF ARRAN-ELDERSLIE

### Council Meeting

### MINUTES

**Monday, September 25, 2023, 9:00 a.m.**

**Council Chambers**

**1925 Bruce Road 10, Chesley, ON**

Council Present:	<p>Mayor Steve Hammell          Deputy Mayor Jennifer Shaw - electronically (left meeting at 12:00 p.m.)          Councillor Ryan Nickason          Councillor Brian Dudgeon - left meeting at 12:31 p.m.          Councillor Moiken Penner          Councillor Peter Steinacker</p>
Council Absent:	<p>Councillor Darryl Hampton</p>
Staff Present:	<p>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 &amp; Communication Coordinator</p>

#### 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)**

- Council will be going into Closed Session today at 11:00 a.m.
- I want to congratulate Len Philippi on his win at the Association of Ontario Road Supervisors Truck Rodeo competition. Len is the winner of the John Gloor Memorial Trophy and Top Driver of the Year. I would also like to congratulate Casey Hillier who placed second in the competition.
- I would like to introduce and congratulate some of our Arran-Elderslie youth who participated in the Saugeen Student Startup Program (SSUP)

with Saugeen Connects this past summer. The program provides youth in grades 6-12 with the opportunity to start their own summer businesses. This year the program received 75 applicants. From this, 58 new businesses were created and operated by youth in the region. First, I would like to introduce Ella Legge. Ella's company is called "Blue's Bites" and they are homemade horse treats. Blue's Bites are for equestrians in Grey & Bruce as well as they ship throughout Canada. You can learn more about her business by visiting the Blue's Bites Facebook page. Next, I would like to introduce Serena Foxcroft and Charlie Van Sickle. They created "S & C's Babysitting Service" where they demonstrated how to operate a successful childcare service. Congratulations to these motivated and creative young entrepreneurs on their hard work and success this summer.

- **Saved by the Beep!!** September 28<sup>th</sup> is Ontario's first "Test Your Smoke Alarm Day". Last year there were 133 fire fatalities in Ontario. As part of "Test Your Smoke Alarm Day", everyone is encouraged to learn more about smoke alarms, fire safety and home fire escape planning which can save the lives of you and your family. Most importantly, we want you to test your smoke alarms. If you require assistance, the Arran-Elderslie Fire and Emergency Services will come to your home, by appointment, and test your smoke and carbon monoxide alarms to ensure they are working properly.
- September 30<sup>th</sup> is the National Day for Truth and Reconciliation and Orange Shirt Day. This day honours the children who never returned home and survivors of residential schools, as well as their families and communities. Public commemoration of the tragic and painful history and ongoing impacts of residential schools is a vital component of the reconciliation process.
- Just a note that Thanksgiving is on October 9<sup>th</sup>. The administration office will be closed that day and Council will be held on October 10<sup>th</sup> @ 9:00 a.m.
- The Chesley Hospital Foundation will be holding a Gala on September 30, 2023.

### 3. Adoption of Agenda

Council passed the following resolution:

**256-18-2023**

**Moved by:** Councillor Dudgeon - left meeting at 12:31 p.m.

**Seconded by:** Councillor Nickason

Be It Resolved that the agenda for the Council Meeting of Monday, September 25, 2023 be received and adopted, as distributed by the Clerk.

**Carried**

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

None at this time.

**5. Unfinished Business**

Councillor Steinacker that he will be withdrawing his Notice of Motion and staff will be bringing forward a report to the October 10, 2023 Council meeting.

**6. Minutes of Previous Meetings**

Subsequent to further discussion, Council passed the following resolution:

**257-18-2023**

**Moved by:** Councillor Penner

**Seconded by:** Councillor Steinacker

Be It Resolved that the Council of the Municipality of Arran-Elderslie adopt the minutes of the Regular Council Session held September 11, 2023.

**Carried**

**7. Business Arising from the Minutes**

None.

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

**8.1 JHSC - June 15, 2023 Approved Minutes**

Council passed the following resolution:

**258-18-2023**

**Moved by:** Councillor Dudgeon - left meeting at 12:31 p.m.

**Seconded by:** Councillor Nickason

Be It Resolved that Council receives the Health and Safety Committee Minutes of June 15, 2023 for information purposes.

**Carried**

**9. Public Meeting(s)**

**9.1 Zoning By-law Amendment Z-2023-052 - Don Grant**

Mayor Steve Hammell called the public meeting to order at 9:16 a.m. He stated that the purpose of the public meeting was to consider a proposed Zoning By-law Amendment Z-2023-052 for Don Grant at 771 B Line. The related Consent File is B-2023-050.

CAO Sylvia Kirkwood excused herself for the Public Meeting as she is an owner of the subject property.

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

She noted that the application proposes to sever +/- 1.2 ha, with a frontage of +/- 12 m along B Line. The retained parcel will have an area of +/- 40.5 ha, with a frontage of +/- 1,032 m on B Line. The severed parcel is a surplus farm residence that will continue to be used as such. No new buildings or uses are proposed. The retained parcel will continue to be used as farmland (crops) with no structures. A Zoning By-law Amendment is required to prohibit future residential uses on the proposed retained parcel.

Comments were received from the following agencies:

- Saugeen Valley Conservation Authority (SVCA): In correspondence dated September 5, 2023, SVCA staff note that they find the application to be acceptable and request notification of any decisions made by the Municipality or County with regard to the application. SVCA further request a copy of the decisions and notice of any appeals filed.
- Public Works (Municipality of Arran Elderslie): In correspondence dated August 22, 2023, Public Works staff noted no comments related to the subject applications.
- Building Department (Municipality of Arran Elderslie): In correspondence dated August 22, 2023, Building Department staff noted no concerns related to the subject applications.
- Historic Saugeen Metis (HSM) Lands, Resources and Consultation Department: In correspondence dated August 21, 2023, HSM staff noted no objection or opposition to the proposed Consent and Zoning By-law Amendment as presented.
- Hydro One: In correspondence dated August 24, 2023, Hydro One staff noted no comments or concerns related to the subject applications.

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

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



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

No submission were made.

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

The Clerk confirmed that none had been received.

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

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

Council passed the following motion:

**259-18-2023**

**Moved by:** Councillor Dudgeon - left meeting at 12:31 p.m.

**Seconded by:** Councillor Nickason

Subject to a review of submissions arising from the public meeting, that Council approve Zoning By-law Amendment Z-2023-052 (Grant) as attached and the necessary by-law be forwarded to Council for adoption.

**Carried**

**9.2 Zoning By-law Amendment - Z-2023-067 - Bill Kuntz and Christine Patchell**

Mayor Steve Hammell called the public meeting to order at 9:12 a.m. He stated that the purpose of the public meeting was to consider a proposed Zoning By-law Amendment Z-2023-067 for Bill Kuntz and Christine Patchell at 816 Concession 10 East.

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

She noted that the application proposes to sever a +/- 20.25 ha parcel with a frontage of +/- 201 m on Concession 10 East Arran. The retained parcel will have an area of +/- 30.16 ha with a frontage of +/- 353 m on Concession 10 East Arran. The severed parcel will be used for agricultural purposes. The retained parcel will continue to be used for agricultural and residential purposes. A Zoning By-Law Amendment is proposed to recognize a reduced minimum lot area of +/- 20.25 ha for an agriculture lot in the A1 Zone, where 39 hectares is required by Section 6.3 of the Zoning By-law for the Municipality of Arran-Elderslie. The related Consent File is B-2023-063.

Comments were received from the following agencies:

- Historic Saugeen Metis (HSM) Lands, Resources and Consultation Department: In correspondence dated August 21, 2023, HSM staff noted no objection or opposition to the proposed Consent and Zoning By-law Amendment as presented.
- Hydro One: In correspondence dated August 23, 2023, Hydro One staff noted no comments or concerns related to the subject applications.
- Grey Sauble Conservation Authority (GSCA): In correspondence dated September 12, 2023, GSCA staff note that portions of the subject property are located within the 120-metre area of interference from the Arran Lake Provincially Significant Wetland, as well as within the allowance from a drainage feature to the east of the property along Concession 10. GSCA staff advise that these areas are regulated under O. Reg 151/06 (Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses), but that no permits would be required to facilitate the subject applications, as no new development is proposed. Staff note that GSCA generally has no objections to the proposed severance and zoning amendment.

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

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

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

No submission were made.

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

The Clerk confirmed that none had been received.

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

The Mayor declared the public meeting closed at 9:40 a.m.

Council passed the following motion:

**260-18-2023**

**Moved by:** Councillor Dudgeon - left meeting at 12:31 p.m.

**Seconded by:** Councillor Nickason

Subject to a review of submissions arising from the public meeting, that Council approve Zoning By-law Amendment Z-2023-067 (Kuntz/Patchell) and the necessary by-law be forwarded to Council for adoption.

- 10. Delegations
- 11. Presentations
- 12. Correspondence

- 12.1 Requiring Action

- 12.2 For Information

Subsequent to further discussion, Council passed the following resolution:

**261-18-2023**

**Moved by:** Councillor Steinacker

**Seconded by:** Councillor Nickason

Be It Resolved that the Council of the Municipality of Arran-Elderslie receives, notes, and files correspondence on the Council Agenda for information purposes.

**Carried**

12.2.1 Bruce Area Solid Recycling Board of Management - Minutes June 15, 2023

12.2.2 Media Release - Rick Byers, MPP

12.2.3 Follow Up Letter Re: Tile Drainage Loan Program Review and Chatsworth Support Resolution

- 13. Staff Reports

- 13.1 CAO/Clerks

13.1.1 SRCLK.2023.06 – Review of the Electoral System

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

Subsequent to further discussion, Council passed the following resolution:

**262-18-2023**

**Moved by:** Councillor Steinacker

**Seconded by:** Deputy Mayor Shaw -  
electronically (left meeting at  
12:00 p.m.)

Be It Resolved that Council hereby,

1. Directs staff to proceed with seeking input from the community on their support for electing Councillors in a ward-based system or electing Councillors through an at-large system;
2. That a public survey be created seeking community input; and
3. That staff to bring a recommendation report and if applicable implementing bylaw to Council in Q2 outlining community feedback received in 2024.

**Tabled**

#### 13.1.2 SRCLK.2023.09 – Appointment of Fence Viewers

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

Subsequent to further discussion, Council passed the following resolution:

**263-18-2023**

**Moved by:** Councillor Steinacker

**Seconded by:** Councillor Nickason

Be It Resolved that Council hereby,

1. Directs staff to prepare a by-law to appoint the following as Fence Viewers for the Municipality of Arran-Elderslie; Jacob Sloan, Karen Clark, Harvey Tuttle and Jim Herron for 2023 to 2026.

**Carried**

## 13.2 Finance

#### 13.2.1 SRFIN.23.22 Consulting Services for Stormwater Rate Study

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

Subsequent to further discussion, Council passed the following resolution:

**264-18-2023**

**Moved by:** Councillor Dudgeon - left meeting at 12:31 p.m.

**Seconded by:** Councillor Penner

Be It Resolved that Council hereby,

1. Directs staff to engage the services of Hemson Consulting Ltd. for the preparation of a Stormwater Rate Study at a cost of \$43,234 inclusive of HST;
2. That the award of the consulting services be exempt from Article 9 of the Procurement Policy;
3. The 2023 project costs estimated to be \$13,187 shall be funded by 01-3018-4601; and
4. Council gives 2024 pre-budget approval of \$30,047 for completion of the project.

**Carried**

#### 13.2.2 SRFIN.23.21 Financial Report – August 31, 2023

Treasurer, Tracey Neifer, responded to questions from Members of Council regarding her information report.

### 13.3 Public Works

#### 13.3.1 SRW.23.23 Assume Lands into Municipal Road System - Sideroad 15, Elderslie

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

Subsequent to further discussion, Council passed the following resolution:

#### **267-18-2023**

**Moved by:** Councillor Dudgeon - left meeting at 12:31 p.m.

**Seconded by:** Councillor Nickason

Be It Resolved that Council hereby,

1. Declares that the lands, according to Plan 3R-10501, legally described as PART 1 AND 2 OF LOT 15, CONCESSION 9 AND 10, in the geographic Township of Elderslie, in the Municipality of Arran-Elderslie, are hereby established as a public highway and assumed into the Municipal Road

System of the Corporation of the Municipality of Arran-Elderslie;

2. That the lands described above shall be known as Sideroad 15 South, Elderslie;
3. The lands, according to Plan 3R-10501, legally described as the ORIGINAL ROAD ALLOWANCE BETWEEN LOTS 15 AND 16, CONCESSION 10, in the geographic Township of Elderslie, are hereby declared as permanently closed and removed from the Municipal Road System;
4. Approve the bylaw to assume the above-described lands into the Municipal Road System; and
5. Approve the bylaw to permanently close the above-mentioned lands and remove the lands from the Municipal Road System.

**Carried**

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

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

#### **13.6 Emergency Services**

##### **13.6.1 Request to Purchase Portable Pump for Tanker 94 - Chesley District Fire Department**

Fire Chief, Steve Tiernan, discussed the need for a new portable pump for Tanker 94 with Members of Council.

Subsequent to further discussion, Council passed the following resolution:

##### **268-18-2023**

**Moved by:** Councillor Nickason

**Seconded by:** Councillor Penner

Be it Resolved that Council approves the emergency purchase of a VDG-2D 23 h.p. 2 1/2" portable pump from A.J. Stone in the amount of \$7,300 plus HST for Tanker 94 at the Chesley and District Fire Hall. Three thousand (\$3,000) dollars of this purchase will be funded from the Chesley Fire Fighter's Association, while the remaining portion will be funded through Minor Capital - 01-2012-9020.

And further that the purchase of this pump be exempted from Article 4 of the Procurement Policy.

**Carried**

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

#### 13.7.1 SRECDEV.2023.01 Economic Development and Communications Update

Economic Development and Communications Coordinator, Jessica Pridham, responded to questions from Members of Council.

Council will send a formal letter to Bruce County thanking them for their help.

### **14. Notice of Motion**

### **15. Members Updates**

#### Shaw:

Deputy Mayor Shaw was absent when she left the meeting at 12:00 p.m.

#### Hampton:

Councillor Hampton was absent.

#### Dudgeon:

Councillor Dudgeon was absent when he left the meeting at 12:31 p.m.

#### Steinacker:

Councillor Steinacker attended the Tara Fall Fair, walked part of the Paisley Trail with the Facilities Manager, the Tara restaurant is open again, and the Bruce County Safe Community Committee has disbanded. He thanked Mayor Hammell for helping to keep the hospital open.

#### Penner:

Councillor Penner attending the Bridge Master Plan meeting and a Saugeen Valley Conservation Authority meeting.

#### Nickason:

Councillor Nickason will be attending a BASWR meeting and a Wind Turbine meeting.

#### Hammell:

Mayor Hammell attended the Tara Fall Fair, and he will be sending a letter to the Tara School Teachers to continue with the half day holiday in Tara. He also attended the Bridge meeting. He thanked staff for their contribution to the media release regarding the Chesley Hospital.

### **16. New Business**

## 17. By-laws

### 17.1 By-Law No. 44-2023 - Appointment of Fence Viewers

Subsequent to further discussion, Council passed the following resolution:

**269-18-2023**

**Moved by:** Councillor Nickason

**Seconded by:** Councillor Penner

Be It Resolved that By-law No.44-2023 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 44-2023 being a By-law to authorize the appointment of Fence Viewers for the Municipality of Arran-Elderslie.

**Carried**

### 17.2 By-Law No. 45-2023 - Municipal Cost Apportionment Agreement for GSCA Category 3 Programs and Services

Subsequent to further discussion, Council passed the following resolution:

**270-18-2023**

**Moved by:** Councillor Steinacker

**Seconded by:** Councillor Nickason

Be It Resolved that By-law No. 45-2023 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 45-2023 being a By-law to Being A By-Law to Authorize an Apportionment Agreement For Category 3 Services Between The Municipality Of Arran-Elderslie and The Grey Sauble Conservation Authority.

**Carried**

### 17.3 By-Law No. 46-2023 Assume lands into Municipal Road System

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

Subsequent to further discussion, Council passed the following resolution:

**271-18-2023**



**Moved by:** Councillor Penner

**Seconded by:** Councillor Nickason

Be It Resolved that By-law No. 46-2023 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 46-2023 being a By-law to assume lands described Part 1 and 2 on Plan 3R-10501, Lot 15, Concession 9 and 10, in the Geographic Township of Elderslie, in the Municipality of Arran-Elderslie, into the Municipal Road System.

**Carried**

#### **17.4 By-law 47-2023 - Shantz Z-2023-035**

Subsequent to further discussion, Council passed the following resolution:

**272-18-2023**

**Moved by:** Councillor Steinacker

**Seconded by:** Councillor Nickason

Be It Resolved that By-law No. 47-2023 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 47-2023 being a By-law to rezone the lands located at 388 Bruce Road 11 from 'General Agriculture A1' Zone and 'Environmental Protection (EP)' Zone to 'General Agriculture Special (A1-47-2023)' Zone, General Agriculture Special Holding Zone (A1-47-2023-H1) and 'Environmental Protection (EP)' Zone to allow for a home industry.

**Carried**

#### **17.5 By-law 48-2023 - Close a Portion of a Highway**

Subsequent to further discussion, Council passed the following resolution:

**272-18-2023**

**Moved by:** Councillor Nickason

**Seconded by:** Councillor Steinacker

Be It Resolved that By-law No. 48-2023 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 48-2023 being a By-law to permanently close a highway being the original road allowance between Lots 15 and 16, Concession 10, geographic Township of Elderslie, PIN 33178-0071.

**Carried**

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

Subsequent to further discussion, Council passed the following resolution:

**265-18-2023**

**Moved by:** Councillor Dudgeon - left meeting at 12:31 p.m.

**Seconded by:** Councillor Penner

*Be It Resolved*, That the Council of the Municipality of Arran-Elderslie does now go into closed session to discuss an item(s) which relates to:

- ( ) the security of the property of the municipality or local board;
- ( ) personal matters about an identifiable individual, including municipal or local board employees;
- ( ) a proposed or pending acquisition or disposition of land by the municipality or local board;
- ( ) labour relations or employee negotiations;
- ( ) litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board;
- (X) advice that is subject to solicitor-client privilege, including communications necessary for that purpose;
- ( ) a matter in respect of which a council, board, committee or other body may hold a closed meeting under another Act;
- ( ) information explicitly supplied in confidence to the municipality or local board by Canada, a province or territory or a Crown agency of any of them;
- ( ) a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization;
- ( ) a trade secret or scientific, technical, commercial or financial information that belongs to the municipality or local board and has monetary value or potential monetary value; or

( ) a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

Staff Authorized to Remain: CAO Sylvia Kirkwood, Clerk Christine Fraser-McDonald, CBO Patrick Johnston, Municipal Solicitor Kevin Thompson, SV Law

**Carried**

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

Mayor Hammell confirmed that Council discussed only those matters identified in the above motion.

Council passed the following resolution:

**266-18-2023**

**Moved by:** Councillor Dudgeon - left meeting at 12:31 p.m.

**Seconded by:** Councillor Nickason

Be It Resolved That Council of the Municipality of Arran-Elderslie does now return to the Open Session at 11:55 a.m.

**Carried**

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

Direction was given to staff in Closed Session for Item 1.

**21. Adoption of Closed Session Minutes**

**22. Confirming By-law**

**22.1 By-law 49-2023 - Confirming By-law**

Subsequent to further discussion, Council passed the following resolution:

**273-18-2023**

**Moved by:** Councillor Nickason

**Seconded by:** Councillor Penner

Be It Resolved that By-law No. 49-2023 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 49-2023 being a By-law to confirm the proceedings of the Regular Council meeting of the Municipality of Arran-Elderslie held Monday, September 25, 2023.

**Carried**

**23. Adjournment**

Subsequent to further discussion, Council passed the following resolution:

**274-18-2023**

**Moved by:** Councillor Nickason

**Seconded by:** Councillor Penner

Be It Resolved that the meeting be adjourned to the call of the Mayor at 12:52 p.m.

**Carried**

**24. List of Upcoming Council meetings**

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

---

Steve Hammell, Mayor

---

Christine Fraser-McDonald, Clerk

**Multi Municipal Wind Turbine Working Group  
MINUTES**

**MMWTWG-2023-03  
Thursday, May 11, 2023, 7:00 p.m.  
Virtually via Microsoft Teams**

Members Present: Mark Davis - Municipality of Arran-Elderslie - Citizen  
Appointee  
Ryan Nickason - Municipality of Arran-Elderslie  
Scott Mackey - Township of Chatsworth  
Tom Allwood - Municipality of Grey Highlands  
Dan Wickens - Municipality of Grey Highlands  
Jim Hanna - Township of Huron Kinloss  
Mike Hentz - Municipality of Dutton-Dunwich  
Todd Dowd - Municipality of Northern Bruce Peninsula

**1. Meeting Details**

**2. Call to Order**

The Chair called the meeting to order at 7:03 pm. A quorum was present.

**3. Adoption of Agenda**

The Working Group passed the following resolution:

**MMWTWG-2023-22**

**Moved by:** Dan Wickens - Municipality  
of Grey Highlands

**Seconded by:** Jim Hanna - Township of  
Huron Kinloss

Be It Resolved that the Multi-Municipal Energy Working Group hereby adopts the agenda of the Thursday, May 11, 2023 as distributed by the Recording Secretary.

**Carried**

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

None.

## **5. Special Guests**

### **5.1 MPP Rick Byers**

Chair Allwood welcomed MPP Byers to the meeting.

MPP Byers is looking forward to working with the group to understand the pressing issues and concerns.

Chair Allwood reviewed the main concerns that the Working Group has been advocating for.

The Working Group is happy to see that municipalities have siting controls back however there are still concerns regarding setbacks. The Working Group has made recommendations on what appropriate setbacks should be and continues to advocate for those changes to be made.

There are concerns regarding safety and protocol requirements with wind turbines projects. There have been some catastrophic failures associate with wind turbines. The Working Group has received a response from the Ministry that all concerns are addressed and reported on and the Working Group has requested copies of the reports but has not been successful.

There are concerns regarding the taxation of wind turbines and whether they are being taxed appropriately. The Working Group has received correspondence from the Ministry of Finance on that matter.

The newest concern relates to the IESO RFP that is currently ongoing. The extra generation will need to be housed somewhere and there are many new battery storage facilities being proposed. These proposals bring forward concerns related to fire suppression measures and emergency protocol, setback provisions and noise emissions.

MPP Byers spoke briefly to the provinces Green Energy Plan. The current and continued thrust is in the nuclear power program. Storage is another area that is of focus and will continue to be in the long-term plan.

## **6. Delegations/Presentations**

### **6.1 Bill Palmer - Brief Update on the Stachura matter**

Mr. Palmer provided a brief overview of his role with the group as Technical Advisor to the group as well as the Stachura matter.

The Stachura's are residents living in the K2 Wind Development area. In 2017, they had brought forward issues related to the adverse effects on their lives and the enjoyment of their property from the tonality of the K2 wind turbines.

Feedback has just been received however said very little, other than that the Ministry had received the audit information, had reviewed it, and concluded, "*Those acoustic audits were reviewed by ministry staff and found to be in compliance with ministry's requirements as outlined in the Compliance Protocol for Wind Turbine Noise.*" The Ministry letter went on that, "*The ministry's review of the complaint investigation immission audit reports, (audio files), and supporting documents concluded that the K2 wind facility has satisfied the complaint investigation procedures outlined in the letter dated November 30th, 2018.*"

Mr. Palmer has written two technical papers that have been published on the K2 tonality issues and it was also one of the primary issues raised during his 2018 briefing with Minister Yurek.

He has reviewed some of the material that the Stachura's have received back. They had to go through Freedom of Information and pay to receive the audit reports. The reports show that there is in fact tonality in the samples.

He provided the Working Group with a brief explanation of A-weighting, noise and sound.

Mr. Palmer noted that it is distressing that the Ministry will not review and revise its compliance protocols in light of the evidence that is being provided to them on the inconsistencies.

Once his technical paper is completed and published, he will share it with the Working Group.

Following Mr. Palmer's presentation, Chair Allwood noted that it touched on two of the main issues the Working Group has raised and advocates for, setbacks and noise receptors. The 550m that is the current regulation does not address the issues of tonality.

There are hundreds of complaints of this nature and the Ministry has indicated that they are reported on quarterly however the Working Group has met roadblocks when trying to obtain those reports.

Subsequent to further discussion, the Working Group passed the following resolution:

**MMWTWG-2023-23**

**Moved by:** Todd Dowd - Municipality  
of Northern Bruce  
Peninsula

**Seconded by:** Mark Davis - Municipality of  
Arran-Elderslie - Citizen  
Appointee

Be It Resolved that the Multi Municipal Wind Turbine Working Group hereby receives Mr. Palmer's presentation for information purposes.

**Carried**

**6.2 Warren Howard - BESS Considerations for Zoning Bylaws**

Mr. Howard made a presentation to the Working Group regarding considerations for municipal bylaws.

Some of the considerations Mr. Howard suggested included:

- location on prime agricultural land
- setbacks from existing structures
- treatment of vacant lots
- setbacks from property lines
- do proposals meet fire safety standards
- noise emissions
- emergency plan requirement
- handling of fire emergencies
- environmental monitoring

Mr. Howard asked for any feedback from the Working Group.

Chair Allwood addressed the BESS concerns during a training session with the Office of the Fire Marshall's office. They indicated that these systems are relatively new and they would be provide training to the Fire Chiefs. They are actively working on regulating these systems but they are about a year away of having anything in place.

Subsequent to further discussion, the Working Group passed the following resolution:



**MMWTWG-2023-24**

**Moved by:** Dan Wickens - Municipality of Grey Highlands

**Seconded by:** Scott Mackey - Township of Chatsworth

Be It Resolved that the Multi Municipal Wind Turbine Working Group hereby receives Mr. Howard's presentation on BESS setback considerations, for information purposes.

**Carried**

### **6.3 Warren Howard - IESO Long Term RFP - Request for Feedback**

Mr. Howard made a presentation to update the Working Group on the IESO RFP process.

The most recent presentation took place on May 4th. The IESO is requesting feedback by May 18th.

Feedback should be sent to [engagement@ieso.ca](mailto:engagement@ieso.ca)

Mr. Howard suggested that feedback be provided as follows:

#### **Expansion of Existing Projects**

- Municipal Support required for changes to increase capacity or to extend contract terms of existing projects
- Provide confirmation that existing project is fully compliant with all terms of its Renewable Energy Approval.
- Noise emissions from revised project will meet current standards for noise emissions.

#### **Municipal Support**

*Information requirements are insufficient*

- Currently only type of project, maximum project capacity, description of site

*Municipalities require detailed information*

- Site, setbacks, noise emissions, fire safety, emergency plan
- Statement of Benefits to Community

*Ability to Withdraw Municipal Support*

- When new information becomes available

#### **Community Engagement**

*Proper Community Engagement Required*

- Proper written notice to adjoining landowners and wider community
- Limited internet capabilities require in person meetings
- Full project description made available. If details not available or if they change, additional public meetings required.
- Statement of benefits to community
- Precedes municipal consideration of project
- Opportunity for direct community feedback to IESO

**Indigenous Support**

- Indigenous involvement is important.
- Projects cannot proceed without local Indigenous support.
- Applies to local community within the traditional lands of the Indigenous community.
- Investment by other native groups only permitted when local community supports project.

Mr. Palmer suggested that the issue of hydrogen be included. The IESO talks of 1500 MW of hydrogen from unknown sources. The problem is that wind turbines can be put up to supply hydrogen and become a part of the hydrogen supply field and not necessarily the wind turbine field which is a very significant concern.

Subsequent to further discussion, the Working Group passed the following resolution:

**MMWTWG-2023-25**

**Moved by:** Dan Wickens - Municipality of Grey Highlands

**Seconded by:** Jim Hanna - Township of Huron Kinloss

Be It Resolved that the Multi Municipal Wind Turbine Working Group hereby receives Mr. Howard presentation on the IESO and that the Working Group will draft a response to the IESO by May 18, 2023.

**Carried**

**7. Minutes of Previous Meetings**

The Working Group passed the following resolution:

**MMWTWG-2023-26**

**Moved by:** Ryan Nickason -  
Municipality of Arran-  
Elderslie

**Seconded by:** Scott Mackey - Township of  
Chatsworth

Be It Resolved that the Multi-Municipal Energy Working Group hereby approves the minutes of the Thursday, March 9, 2023 meeting as presented by the Recording Secretary.

**Carried**

**8. Business Arising from the Minutes****8.1 Follow Up Letter - Wind Turbine Failures**

The Working Group passed the following resolution:

**MMWTWG-2023-27**

**Moved by:** Dan Wickens - Municipality  
of Grey Highlands

**Seconded by:** Jim Hanna - Township of  
Huron Kinloss

Be It Resolved that the Multi Municipal Wind Turbine Working Group hereby approves the distribution of the letter regarding the Wind Turbine Failures as presented.

**Carried**

**8.2 Minister of Health - Health Hazards Letter**

The Working Group passed the following resolution:

**MMWTWG-2023-28**

**Moved by:** Jim Hanna - Township of  
Huron Kinloss

**Seconded by:** Todd Dowd - Municipality  
of Northern Bruce  
Peninsula

Be It Resolved that the Multi Municipal Wind Turbine Working Group hereby approves the distribution of the letter regarding Health Hazards.

**Carried**

### **8.3 Letter to the Office of The Fire Marshall regarding Battery Storage Systems**

The Working Group passed the following resolution:

#### **MMWTWG-2023-29**

**Moved by:** Scott Mackey - Township of Chatsworth

**Seconded by:** Ryan Nickason - Municipality of Arran-Elderslie

Be It Resolved that the Multi Municipal Wind Turbine Working Group hereby approves the distribution of the letter to the Office of the Fire Marshall as presented.

**Carried**

### **8.4 Feedback from circulation of BESS Presentations to Fire Chiefs**

The Working Group provided direction that a follow up letter be sent to Member Municipalities requesting that the information be provided to Council for information.

Members can then make a motion requesting that their respective fire chiefs provide a report back to Council on the matter if they wish.

Mr. Byers thanked the Working Group for the invitation. He will follow up with Chair Allwood to ensure he clearly understands the issues. He departed the 8:12 p.m.

### **8.5 Approval of Terms of Reference & Annual Fee by Member Municipalities**

Approvals have been received from:

Arran-Elderslie

Grey Highlands

The Recording Secretary will forward this request a second time so that the new Terms of Reference can be finalized.

## **9. Correspondence**

### **9.1 Requiring Action**

#### 9.1.1 Approval of March and April Recording Secretary Invoice

The Working Group passed the following resolution:

#### **MMWTWG-2023-30**

**Moved by:** Dan Wickens - Municipality of Grey Highlands

**Seconded by:** Ryan Nickason - Municipality of Arran-Elderslie

Be It Resolved that the Multi Municipal Wind Turbine Working Group hereby approves the payment of the invoice for the March and April Recording Secretary services.

**Carried**

### **9.2 For Information**

#### 9.2.1 Correspondence Items from Ruby Mekker for information

Ms. Mekker provided an explanation of the materials that she provided.

She has sent a letter to North Stormont providing information on a bylaw that was passed in 2010 by Arran-Elderslie to amend the municipal code to incorporate certain health and safety provisions with respect to the locating and erecting of wind generation facilities within the Municipality. It also touched on the noise issues and other health effects experienced by people.

She also provided information on contamination effects from the shrapnel and chemicals in the breakdown of industrial wind turbine blades and provided some information on bylaws that other municipalities have passed regarding industrial wind turbines.

Subsequent to further discussion, the Working Group passed the following resolution:

**MMWTWG-2023-31**

**Moved by:** Todd Dowd - Municipality  
of Northern Bruce  
Peninsula

**Seconded by:** Ryan Nickason -  
Municipality of Arran-  
Elderslie

Be It Resolved that the Multi Municipal Wind Turbine Working Group hereby accepts the correspondence for information purposes.

**Carried**

**10. Members Updates**

Chair Allwood has taken the Essentials of Municipal Fire Course through the Office of the Fire Marshall. As noted before, he addressed the BESS concerns during the training session. They indicated that these systems are on their radar however they are about a year away before they would have anything they could share with municipalities. Municipalities could consider putting in place an interim control bylaw in place until that information is available.

There were no other updates from Members.

**11. New Business**

None.

**12. Closed Session (if required)****13. Confirmation of Next Meeting**

The next meeting will be held on September 14, 2023.

**14. Adjournment**

The Working Group passed the following resolution:

**MMWTWG-2023-32**

**Moved by:** Ryan Nickason -  
Municipality of Arran-  
Elderslie

**Seconded by:** Dan Wickens - Municipality  
of Grey Highlands

Be it Resolved that the meeting of the Multi-Municipal Wind Turbine Working Group is hereby adjourned at 8:33 p.m.

**Carried**

---

Tom Allwood, Chair

---

Julie Hamilton, Recording  
Secretary

**Chesley and Area Joint Fire Board  
MINUTES**

**1-2023**

**Tuesday, January 17, 2023, 4:00 p.m.  
Council Chambers and/or Via Microsoft Teams  
1925 Bruce Road 10  
Chesley, ON N0G 1L0**

Members Present: Brian Dudgeon, Arran-Elderslie  
Darryl Hampton, Arran-Elderslie  
Steve Hammell, Arran-Elderslie - absent  
Shawn Greig, Chatsworth  
Scott Mackey, Chatsworth

Staff Present: Christine Fraser-McDonald, Clerk -Arran-Elderslie  
Sylvia Kirkwood, Chief Administrative Officer - Arran-  
Elderslie  
Steve Tiernan, Fire Chief - Arran-Elderslie  
Tracey Neifer, Treasurer - Arran-Elderslie  
Patty Sinnamon, Chief Administrative Officer/Clerk -  
Chatsworth  
Mike Givens, Fire Chief - Chatsworth

**1. Call to Order**

Clerk Christine Fraser-McDonald called the meeting to order.

**2. Election of Chairperson**

Clerk, Christine Fraser-McDonald opened the floor for nominations for Chairperson.

Member Scott Mackey nominated Member Brian Dudgeon as Chairperson. Member Brian Dudgeon accepted the nomination.

Member Brian Dudgeon nominated Member Scott Mackey as Vice Chair. Member Scott Mackey accepted the nomination.



The Clerk closed the nominations.

The Clerk turned the meeting over to the Chair Brian Dudgeon.

### **3. Adoption of Agenda**

Subsequent to further discussion, the Joint Fire Board passed the following resolution:

#### **01-01-2023**

**Moved by:** Darryl Hampton, Arran-Elderslie

**Seconded by:** Scott Mackey, Chatsworth

Be it resolved that the Committee adopt the agenda as presented.

**Carried**

### **4. Declaration of Pecuniary Interests**

None declared at this time.

### **5. Minutes of Previous Meeting**

#### 5.1 Chesley and Area Fire Board Minutes - April 26, 2022

Subsequent to further discussion, the Joint Fire Board passed the following resolution:

#### **02-01-2023**

**Moved by:** Shawn Greig, Chatsworth

**Seconded by:** Darryl Hampton, Arran-Elderslie

Be It Resolved that the Chesley and Area Fire Board adopts the minutes of the Committee meeting held on April 26, 2022.

**Carried**

### **6. Unfinished Business**

#### 6.1 Review of Chesley Fire Board Agreement

Treasurer Tracey Neifer reviewed the previous report with the Board.

There was a discussion regarding the pros and cons of the Board and its continuance.

The Board directed staff to bring back an updated report to the Board so that they may take it back to their respective Councils.

The existing agreement will also be updated in the meantime as the current relationship will continue on status quo at this time.

The two chiefs will meet regarding the operational side of the Board.

Subsequent to further discussion, the Joint Fire Board passed the following resolution:

**03-01-2023**

**Moved by:** Brian Dudgeon, Arran-Elderslie

**Seconded by:** Scott Mackey, Chatsworth

Be It Resolved that the Chesley and Area Fire Board directs that the cost-sharing arrangement for tanker expenses be changed from 44.44% for Arran-Elderslie and 55.56% for Chatsworth to 41.3% for Chatsworth and 58.7% for Arran-Elderslie and that it be updated to reflect the ten (10) year average as per report SRFIRE.23.01.

**Carried**

**7. New Business**

**7.1 SRFIRE.22.11 Self-Contained Breathing Apparatus Replacement Tara and Chesley Fire Stations, and Paisley Upgrades**

Fire Chief Steve Tiernan discussed his report with the Board regarding standardization of equipment.

Subsequent to further discussion, the Joint Fire Board passed the following resolution:

**02-04-2023****Moved by:** Scott Mackey, Chatsworth**Seconded by:** Darryl Hampton, Arran-  
Elderslie

Be It Resolved that the Chesley &amp; Area Joint Fire Board:

1. Receives Report SRFIRE.22.11 for information purposes that provided pre-budget approval for 2023 to support the purchase of 20 complete sets of MSA G1 Self Contained Breathing Apparatus (SCBA) with additional conversion parts from AJ Stone at a total cost of \$289,362.00 plus HST, with \$135,629.50 for Chesley Fire Station's share of SCBA's for proportionate cost recovery from the Township of Chatsworth.
2. Endorses the purchase of the SCBA's for the Chesley Fire Station.

**Carried**

## 7.2 SRFIRE 23.01. Chesley and Area Fire Board Year End Report

Fire Chief Steve Tiernan presented his report to the Board for information purposes.

## 7.3 SRFIN.23.02 Chesley &amp; Area Joint Fire Board – Financial Update December 31, 2022 (Draft)

The Board directed the CAO's to discuss the fire expenses from the house fire on the County Line and who has the authority to bill regarding cost recovery systems.

Subsequent to further discussion, the Joint Fire Board passed the following resolution:

**04-01-2023**

**Moved by:** Shawn Greig, Chatsworth

**Seconded by:** Darryl Hampton, Arran-Elderslie

Be It Resolved that the Chesley & Area Fire Joint Fire Board hereby,

1. Approves Report SRFIN.23.02 Chesley & Area Fire Station, Financial Update - DRAFT - December 31, 2022 as presented.

**Carried**

7.4 SRFIN.23.03 Chesley Fire Station, Draft 2023 Operating and Capital Budget

Treasurer Tracey Neifer presented her report to Council.

Subsequent to further discussion, the Joint Fire Board passed the following resolution:

**05-01-2023**

**Moved by:** Darryl Hampton, Arran-Elderslie

**Seconded by:** Scott Mackey, Chatsworth

Be It Resolved that the Chesley & Area Joint Fire Board hereby directs staff to confirm the ownership of the Chesley Fire Hall and to review the distribution of the Bell Mobility reserve funds and to bring back a report to the next Board meeting.

**Carried**

**06-01-2023**

**Moved by:** Scott Mackey, Chatsworth

**Seconded by:** Darryl Hampton, Arran-Elderslie

Be It Resolved that the Chesley & Area Joint Fire Board hereby,

1. Receives the Chesley Fire Station Draft 2023 Operating and Capital Budget as presented; and
2. Supports that staff continue to refine the Budget to address efficiencies and costs savings.

**Carried**

**8. Next Meeting Date**

The next meeting date will be February 21 @ 4:00 p.m.

**9. Adjournment**

Subsequent to further discussion, the Joint Fire Board passed the following resolution:

**07-01-2023**

**Moved by:** Shawn Greig, Chatsworth

**Seconded by:** Darryl Hampton, Arran-Elderslie

Be It Resolved that the meeting be adjourned at 6:20 p.m.

**Carried**

---

Chair

---

Recording Secretary



## Planning Report

To: Arran Elderslie Council

From: Jenn Burnett, Senior Development Planner

Date: October 10, 2023

Re: Application - Z-2022-015 for Shepherd

---

### Recommendation:

Positive comments have not been submitted by Saugeen Ojibway Nation. It is recommended that the report for application Z-2023-015 for 5019386 Ontario Inc. c/o Jamie Shepherd for lands described as Pt Lt 31 Con 3, Pt Pk Lt Y, Plan 217, 16R-10669 Pt 2, be received for information.

### Summary:

This application proposes to create a 19-unit townhouse development on full municipal services along a private road with a 16 m direct access to 1<sup>st</sup> Avenue North, Chesley. To facilitate this proposal, an application to rezone the property from R1 - Residential: Low Density Single to R2 - Residential: Low Density Multiple to permit townhouse development has been submitted for Council's consideration. The request also seeks an increase in the lot coverage from 40% to 45% and relief to reduce the minimum separation distance between a cluster townhouse and an adjoining property from 7.5 metres to 6.0 metres for five of the units.

The property is a vacant lot located adjacent to 267 1<sup>st</sup> Avenue North. Application B-2022-055 was recently approved to sever the existing house from the lands.

## Airphoto

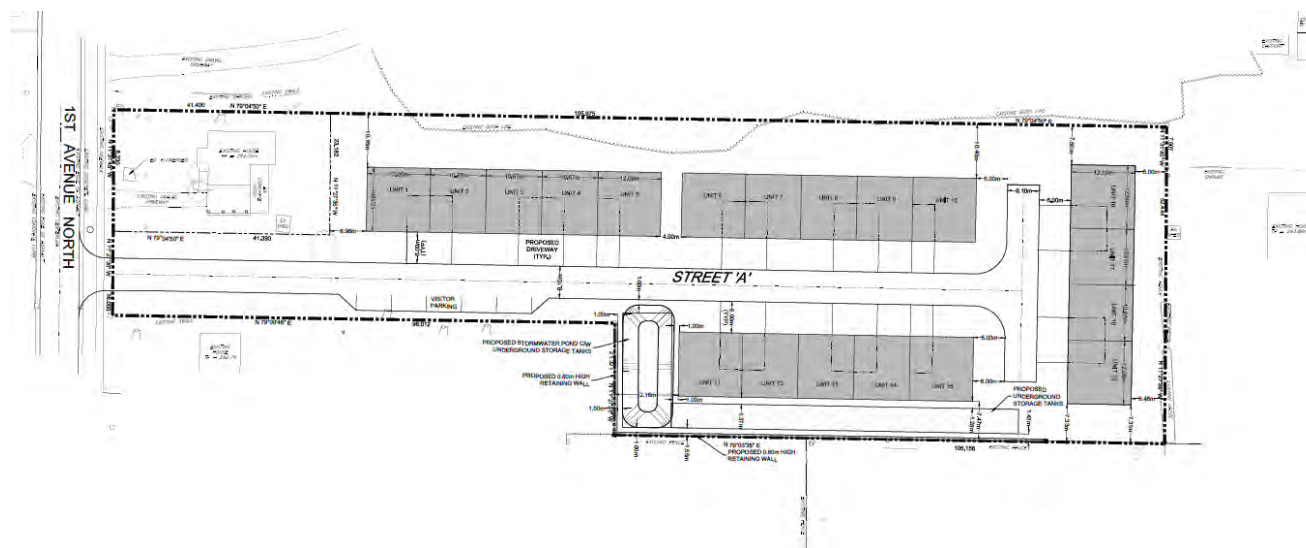


The application proposes:

- 4 townhouse blocks totalling 19 units with attached garages and 5 visitor parking spaces.
- Landscaped areas are proposed along the north and south side yards, within the parking lot, and around the buildings.
- One entrance at 1<sup>st</sup> Avenue North leading to a private driveway.
- A stormwater management pond with underground storage containers is proposed along the south side yard.

The proposed layout of the site can be seen on the attached Site Plan.

## Site Plan



## Planning Analysis:

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 Official Plan for the Urban Areas of Chesley, Paisley & Tara/Invermay and the Arran Elderslie Zoning By-law Number 36-09.

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.

Under Section 4.6 of the PPS, the Official Plan is identified as, "the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans. Official plans shall identify provincial interests and set out appropriate land use designations and policies." (PPS 2020, pg. 35).

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). Schedule 'A' of the Bruce County Official Plan (BCOP) locates the subject property within the settlement area of Chesley as 'Primary Urban Communities' and permits residential development within the settlement area designation.



The proposed development also falls within the 'Residential' designation of the Official Plan for the Urban Areas of Chesley, Paisley & Tara/Invermay, within the Chesley Settlement Area where the creation of 19 townhouse units is appropriate. The property is surrounded by residential development and has direct access onto a municipal road.

### Sewage, Water and Stormwater

This area is fully serviced with municipal water and sewers. A servicing plan was submitted in support of the application and indicates that the development will connect to the existing mains located on 1<sup>st</sup> Avenue North. The municipality's engineer provided comments confirming capacity of the existing water treatment and wastewater treatment works and noted that testing will be needed to confirm that the watermain and sanitary sewer can accommodate the additional users. A booster pumping system, at the expense of the developer, may be required to enable connecting to the existing mains. Water and sewer servicing details will be further refined through the site plan control process and any requirements for development can be included in the site plan agreement.

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"

In support of the application, a Storm Water Management (SWM) report was submitted and peer reviewed by the Municipality's engineer. The plan proposes to construct a stormwater management pond and underground storage chambers along the southern property line. The outlet from the underground storage chambers will connect to the existing rear yard catch basin at 24 Centennial Street. The Municipality's engineer identified some concerns with the proposed storage chambers and the effects of sedimentation on the system in the future. Maintenance of the underground storage chambers will not be a municipal responsibility as the development will be captured within a condominium corporation and the SWM feature can be identified as a common element within that condominium. Maintenance requirements can also be addressed in the site plan agreement, with a requirement for the property to provide the municipality with maintenance records on a set basis. The municipality does not have an easement over the catch basin at 24 Centennial Street, so one will need to be granted prior to approval of the site plan agreement.

A geotechnical report was submitted and peer reviewed by the municipality's engineer. In that report, it was noted that,

"Any existing field tiles or subdrains that may be located within the proposed building envelopes must be completely removed. Ideally, depending on flow direction, any existing tile drains (if present and in functioning order with positive drainage to a suitable outlet) in the hard-surfaced areas should be redirected outside of the building envelope areas in order to maintain flow and prevent subsurface accumulation of water."

There is an existing tile drain that extends from the adjacent property, 275 1<sup>st</sup> Ave North Street, across the subject lands to the drainage outlet at 24 Centennial Drive. Comments identifying the presence of the drain tile were submitted by Mr. Mitch McLeod and forwarded to the municipality's engineer and the developer for a response. Municipal staff have indicated that this drainage concern will be addressed at the detailed design stage.

### 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 development in April 2022 in their capacity as a service provider to the County. They provided preconsultation comments as follows:

"It is the opinion of SVCA staff that the property features adjacent lands to other wetlands. SVCA staff is of the opinion that if development is restricted to the previously disturbed area/manicured lawn, the potential impacts to Other Wetlands will be negligible, and the requirement for an EIS can be waived. As such, it is the opinion of SVCA staff that the proposed development and severance would be consistent with Section 2.1.5 c) of the PPS (2020) and Section 4.3.3.3 of the County of Bruce OP."

The proposed development appears to be within the manicured lawn area consistent with SVCA comments. No EIS was submitted with the application and staff support SVCA comments waiving the requirement for one.

### 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. Saugeen Valley Conservation Authority (SVCA) comments indicate that the property is not affected by natural hazards. The SVCA comments are attached for Council's review.

### Cultural Heritage and Archaeology

Section 1.2 of the PPS, 2020 directs that municipalities shall engage Indigenous communities through the planning process:

"1.2 Coordination

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 application was circulated to Saugeen Ojibway Nation (SON), the Historic Saugeen Metis and the Metis Nation of Ontario for comment. The Archaeology Assessment was completed however positive comments were not received from SON by the report submission deadline; therefore, it cannot be determined at this time that the application is consistent with the Provincial Policy Statement 2020.

#### Zoning By-law 36-09

The Zoning By-law zones the subject lands ‘R1’ (Residential: Low Density Single) and does not permit townhouses. Therefore, the application proposes to rezone the lands to ‘R2’ (Residential: Low Density Multiple), to facilitate the creation of 19 townhouse units. The by-law identifies townhouses that do not front onto a public street as ‘cluster’ townhouses. The application requests relief from the minimum 7.5 metre separation distance between a cluster townhouse and an adjoining property, as required by Section 10.3, footnote (e), (iv). The reduced setback would apply to the following units:

- 6.96 metres for the west (side) yard of Unit 1;
- 6.0 metres for the east (rear) yard of Units 16 to 19;
- 7.31 metres for the south (side) yard of Unit 19; and,
- 7.47 metres for the south (rear yard of Units 11 to 15.

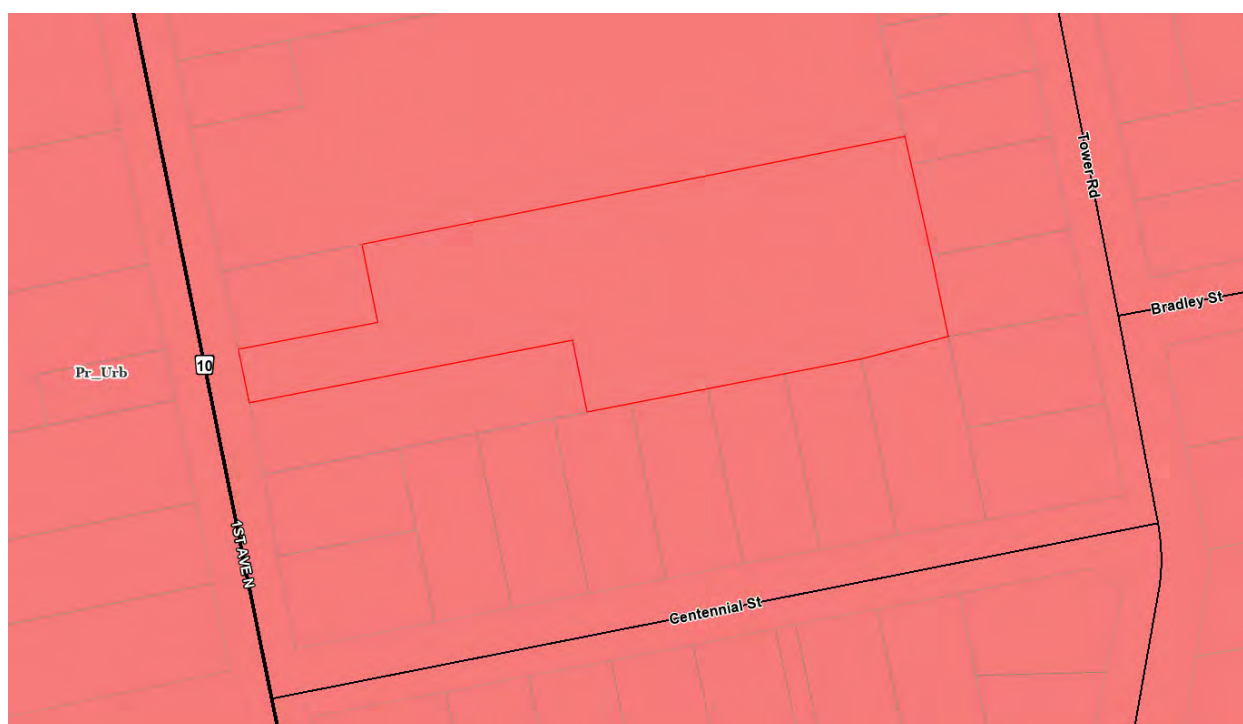
Relief to the total lot coverage has also been requested. This increase will permit a maximum lot coverage of 45% where the by-law specifies a maximum of 40%. The 5% increase represents an additional 457 m<sup>2</sup> (4919 sq. ft.) area being covered on a .914 ha (2.25 ac) parcel. As of right, the By-law permits 3656 m<sup>2</sup> of the lot to be covered, with the increase to lot coverage, a total of 4113 m<sup>2</sup> could be covered with buildings, or just over 1 acre of the 2.25 acre parcel.

No other relief to the provisions of the By-law has been requested. The proposal meets the required 1 parking space per unit and 5 spaces for visitor parking. The minimum landscaped/open space area required is 30% or 2742 m<sup>2</sup> leaving approximately 2200 m<sup>2</sup> for driveways, a roadway and visitor parking.

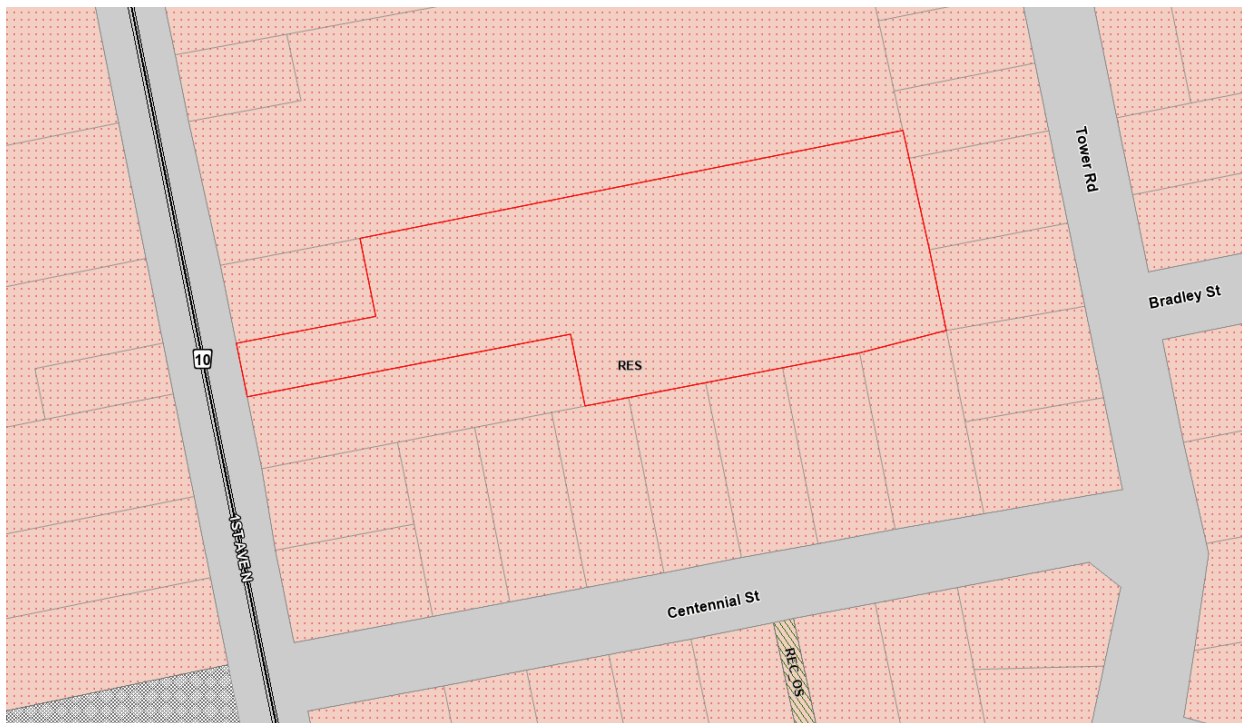
## Appendices

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

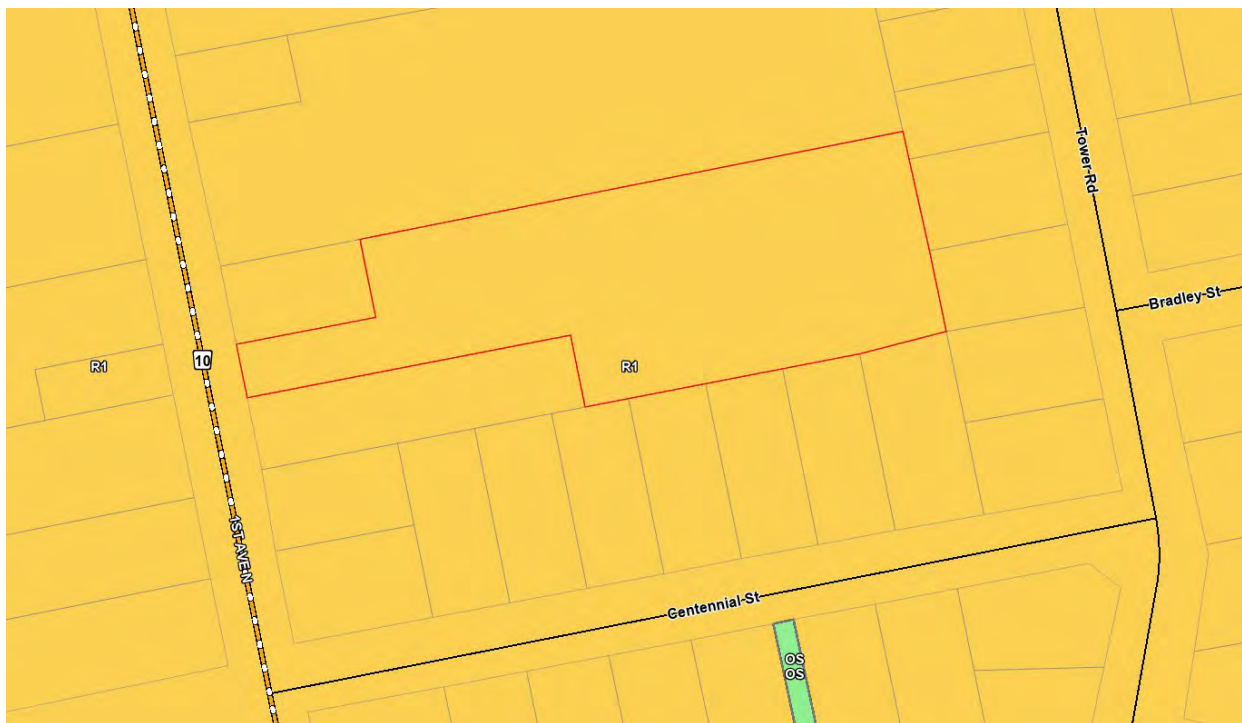
### County Official Plan Map (Designated Primary Urban Communities)



### Local Official Plan Map (Designated Residential)



### Local Zoning Map (Zoned Residential One 'R1')



## List of Supporting Documents and Studies

- Planning Report. Proposed Residential Development, 1st Avenue North, Chesley, Part of Park Lot Y, Plan 217 Geographic Town of Chesley, Municipality of Arran-Elderslie, County of Bruce. Ron Davidson Land Use Planning Consultant Inc. February 1, 2023.
- Functional Servicing and Stormwater Management Report. Proposed Townhouse Development 267 1st Avenue North, Town of Chesley, Municipality of Arran-Elderslie.; COBIDE Engineering Inc., January 2023.
- Geotechnical Investigation. Proposed Townhouse Development, 267 1st Avenue North, Chesley, Ontario. CMT Project 22-487.R01 CMT Engineering Inc. September 29, 2022.
- Stage 1-2 Archaeological Assessment. 267 1st Avenue N, Chesley Part of Lot 31 Concession 3, Geographic Township of Elderslie, now Municipality of Arran-Elderslie, Bruce County, Ontario. Detritus Consulting Ltd. Michael Pitul; PIF Number: P462-0134-2022; July 14, 2022.

## 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:

**Risk Management Office Source Water Protection (RMO)** in comments dated May 31, 2023 noted no comment as the property is not located within a vulnerable source protection area where policies apply under the Clean Water Act.

**Saugeen Valley Conservation Authority (SVCA):** in comments dated June 2, 2023 the SVCA noted,

“SVCA staff has reviewed this application in accordance with our MOA with Bruce County and as per our mandated responsibilities for natural hazard management, including our regulatory role under the Conservation Authorities Act. The proposed application is considered acceptable by SVCA staff. Given the above comments, it is the opinion of the SVCA staff that:

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

They wish to be notified of the decision on this application.

**Bruce County Transportation Services:** noted no comment on the application.

**Arran-Elderslie staff:** in comments dated October 3, 2023, staff noted that the detailed engineering work could be dealt with during the site plan control stage. Staff have indicated to the applicant’s engineer that they should address Mitch McLeod’s drainage issues through the process.

**Residents:**

**Mitch McLeod:** in email correspondence commencing June 21, 2023, Mr. McLeod identified that his lot drains through the subject lands to the outlet at 24Centennial Street. As the drainage infrastructure was installed with the approval of Town staff, Mr. McLeod would like to know how the development is going to impact his property and drainage.

*Staff response: Town staff have been made aware of the concern and have addressed the issue with the developer and the municipality's engineer and have indicated that the concern can be addressed at the site development stage.*

**Joan Albright:** June 25, 2023 correspondence seeking additional information about the proposal on behalf of Mitch McLeod.

**Nancy Kirk and Bill Treadway:** in email correspondence dated September 26, 2023, the writer asked questions about the type of units, fencing, trees along the property line and the project start date.

**Jeanette and Martin Fitzpatrick:** in correspondence dated September 29, 2023 concerns were raised about the financial impact of the water and sewer infrastructure on the municipality, traffic flow and signals, the proposed stormwater management plan and if there's a risk/impact to neighboring properties with the proposal, and the request for the reduced separation distance between a cluster townhouse and abutting property and the increase in maximum lot coverage from 40% to 45%.

**From:** [Karen Gillan](#)  
**To:** [Lori Mansfield](#)  
**Cc:** [Jennifer Burnett](#); [RMO Mailbox](#)  
**Subject:** RE: Request for Agency Comments and Notice of Complete Application Z-2023-015 Shepherd  
**Date:** Wednesday, May 31, 2023 9:02:08 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.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.**

Good morning,

Please note that this property is not located within a vulnerable source protection area where policies apply under the Clean Water Act, therefore we have no comments.

Thank you for circulating to this office.

### **Karen Gillan**

Risk Management Official

226-668-2556 (mobile)  
 548-877-0599 (office)  
 237897 Inglis Falls Road  
 Owen Sound, ON N4K 5N6  
[www.greysauble.on.ca](http://www.greysauble.on.ca)



*This email communication and accompanying documents are intended only for the individual or entity to which it is addressed and may contain information that is confidential, privileged or exempt from disclosure under applicable law. Any use of this information by individuals or entities other than the intended recipient is strictly prohibited. If you received this communication in error, please notify the sender immediately and delete all the copies (electronic or otherwise) immediately. Thank you for your cooperation.*

---

**From:** Lori Mansfield <LMansfield@brucecounty.on.ca>  
**Sent:** May 30, 2023 4:49 PM  
**To:** Bruce County Planning - Peninsula Hub <bcplwi@brucecounty.on.ca>  
**Cc:** Jennifer Burnett <JBurnett@brucecounty.on.ca>  
**Subject:** Request for Agency Comments and Notice of Complete Application Z-2023-015 Shepherd

Good Afternoon:

Attached please find a Request for Agency Comments and Notice of Complete Application with respect to Z-2023-015 Shepherd.

Please also find the Application, Planning Justification Report, Servicing and Stormwater Management Report, Geotechnical Report and Archaeological Assessment, for your information and review.

Should you have any questions, please contact our office.



Yours truly,  
Lori Mansfield

**Lori Mansfield**  
Applications Technician  
Planning and Development  
Corporation of the County of Bruce

Office: 519-534-2092  
Direct: 1-226-909-5987  
[www.brucecounty.on.ca](http://www.brucecounty.on.ca)



Individuals who submit letters and other information to Council and its Committees should be aware that any personal information contained within their communications may become part of the public record and may be made available through the agenda process which includes publication on the County's website.

If you have received this communication in error, please notify the sender immediately and delete all copies (electronic or otherwise). Thank you for your cooperation.

If you feel that this email was commercial in nature and you do not wish to receive further electronic messages from the County of Bruce, please click on the following link to unsubscribe: [Unsubscribe](#). Please be advised that this may restrict our ability to send messages to you in the future.



1078 Bruce Road 12 | P.O. Box 150 | Formosa ON  
 Canada | N0G 1W0 | 519-364-1255  
[www.saugeenconservation.ca](http://www.saugeenconservation.ca)  
[publicinfo@svca.on.ca](mailto:publicinfo@svca.on.ca)

SENT ELECTRONICALLY ONLY ([jburnett@brucecounty.on.ca](mailto:jburnett@brucecounty.on.ca), [bcplwi@brucecounty.on.ca](mailto:bcplwi@brucecounty.on.ca))

June 2, 2023

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

Attention: Jenn Burnett, Planner, Bruce County

Dear Jenn Burnett:

RE: Application for Zoning By-Law Amendment: Z-2023-015  
 267 1st Avenue North  
 Roll No. 410339000107600  
 CON 3 PT LOT 31; PLAN 217 PT PARK LOT Y RP; 3R10669 PART 2  
 Geographic Town of Chesley  
 Municipality of Arran-Elderslie (Shepherd)

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 3.1 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 Bruce County representing natural hazards; and the application has been reviewed through SVCA's role as a public body under the *Planning Act* as per our Conservation Authority (CA) Member approved Environmental Planning and Regulations Policies Manual, amended October 16, 2018.

## Purpose

The purpose of this application is to rezone a parcel of land from R1 to R2 to facilitate a residential development involving 19 townhouse dwellings along a new private road. Site specific regulations to the R2 zoning are requested to provide relief from Section 10.3, footnote (3)(iv), to permit a reduced separation distance between a cluster townhouse and an abutting lot from 7.5 meters to 6.0 meters for five of the units. An additional site-specific regulation is requested to provide flexibility for the proposed tenure of the planned townhouse units, and requests that the maximum lot coverage of 40% be increased to 45%.

SVCA Staff have reviewed the following documents associated with this application:

- 1) Planning Justification Report
- 2) Functional Servicing and Stormwater Management Report
- 3) Archaeological Assessment
- 4) Geotechnical Report

## **Recommendation**

SVCA staff find the application acceptable. We elaborate in the following paragraphs.

## **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 Bruce County in that we provide expert advice and technical clearance on *Planning Act* applications with regards to natural hazards, 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 the subject property is not affected by natural hazards. As such, SVCA is of the opinion that the proposed development is in conformance with hazard policies of the PPS (2020), the Bruce County Official Plan, and the Municipality of Arran-Elderslie OP.

### **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.

### **Stormwater Management (SWM):**

In accordance with our MOA with the County of Bruce, SVCA does not review SWM plans that outlet to existing storm sewers. However, we do recommend a level of “enhanced treatment” given stormwater will ultimately outlet to the Saugeen River. SVCA find the SWM Plan to be acceptable.

### **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.

“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 Permission for Development or Alteration**

SVCA hazard mapping indicates the subject property is subject to Ontario Regulation 169/06. As such, permission for development from this office is not required on this lot. The proposed development associated with this application will need permission from this office. Please note, this letter is not permission for development.

### **Summary**

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

The proposed application is considered acceptable by SVCA staff.

Given the above comments, it is the opinion of the SVCA staff that:

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

Please inform this office of any decision made by the County with regard to this application. We respectfully request to receive a copy of the decision and notice of any appeals filed. Should you have any questions, please contact the undersigned at [m.cook@svca.on.ca](mailto:m.cook@svca.on.ca).

Sincerely,



Michael Cook  
Environmental Planning Technician  
Saugeen Conservation  
MC/

cc: Moiken Penner, Authority Member, SVCA (via email)  
Building Department, Municipality of Arran-Elderslie (via email)  
Ron Davison, Planning Consultant (via email)

<b>Existing Structures</b>	None
<b>Proposed Uses</b>	Residential
<b>Proposed Structures</b>	19 townhouse dwelling
<b>Existing Services</b>	None
<b>Proposed Services</b>	Municipal
<b>Access</b>	County Road
<b>Surrounding Land Uses</b>	North - Vacant; West - Residential; South - Residential; East - Residential
<b>Designations and Zones</b>	<b>Existing</b>
<b>County Official Plan</b>	Primary Urban Communities
<b>Local Official Plan</b>	Residential
<b>Zoning By-law</b>	R1 - Low Density Single
<b>Designations and Zones</b>	<b>Proposed</b>
<b>County Official Plan</b>	No change
<b>Local Official Plan</b>	No change
<b>Zoning By-law</b>	R2 – Low Density Multiple

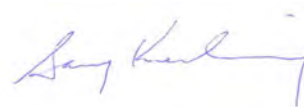
File Number: Z-2023-015

Agency: Bruce County Transportation Services

No Comment:

Title: Eng. Technician

Signature:



Comments:

**From:** [Sylvia Kirkwood](#)  
**To:** [Jennifer Burnett](#)  
**Cc:** [Christine Fraser-McDonald](#); [Scott McLeod](#); [Pat Johnston](#); [Lori Mansfield](#)  
**Subject:** RE: Z-2023-015 Shepherd- Request for Documents  
**Date:** Tuesday, October 3, 2023 2:56:48 PM  
**Attachments:**

---

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

Hi Jenn, We are sorry for the delay in responding to your questions below. We would be supportive to continue with the recommendation report proceeding and the detailed engineering work be dealt with during the site plan control. Scott has indicated to the applicant's engineer Cobide that they should address Mitch's drainage issues. I can speak to you about this if you are available. Thanks, Sylvia

---

**From:** Jennifer Burnett <[JBurnett@brucecounty.on.ca](mailto:JBurnett@brucecounty.on.ca)>  
**Sent:** October 2, 2023 4:15 PM  
**To:** Sylvia Kirkwood <[SKirkwood@arran-elderslie.ca](mailto:SKirkwood@arran-elderslie.ca)>  
**Cc:** Christine Fraser-McDonald <[CFraser@arran-elderslie.ca](mailto:CFraser@arran-elderslie.ca)>; Scott McLeod <[SMcLeod@arran-elderslie.ca](mailto:SMcLeod@arran-elderslie.ca)>; Pat Johnston <[PJohnston@arran-elderslie.ca](mailto:PJohnston@arran-elderslie.ca)>; Lori Mansfield <[LMansfield@brucecounty.on.ca](mailto:LMansfield@brucecounty.on.ca)>  
**Subject:** RE: Z-2023-015 Shepherd- Request for Documents

Happy Monday all,

Just following up on staff comments for this file. Happy to have a phone call to scope down the issues and discuss.

Jenn

---

\_\_\_\_\_

**From:** [REDACTED]  
**To:** [Jennifer Burnett](#)  
**Cc:** [Scott McLeod](#); [Sylvia Kirkwood](#)  
**Subject:** Re: File Number: Z-2023-015 Shepherd  
**Date:** Tuesday, September 26, 2023 2:14:54 PM

---

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

Ok. I will wait for an update from Scott.

Mitch

On Tue, 26 Sept 2023 at 10:17, Jennifer Burnett <[JBurnett@brucecounty.on.ca](mailto:JBurnett@brucecounty.on.ca)> wrote:

Hi Mitch,

I will include your comment in the report to Council. By way of this email, I'd like to connect you with Scott McLeod who has been working with the Municipality's engineer and may be able to discuss the plan moving forward and the impact to your drainage.

Jenn

---

**From:** Mitch McLeod [REDACTED]  
**Sent:** Monday, September 25, 2023 8:24 PM  
**To:** Jennifer Burnett <[JBurnett@brucecounty.on.ca](mailto:JBurnett@brucecounty.on.ca)>  
**Subject:** Re: File Number: Z-2023-015

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

Hi Jenn,

In your previous email you said "The application won't go forward to a Public Meeting until this drainage issue has been substantially addressed." I have recently received a notice for a public meeting. Are you able to share the outcome of the discussion between the developer and the municipality's engineer? I haven't received anything official about the drainage being addressed and haven't noticed anything different on the plans online. Can you also make sure my concern is brought up during the public meeting?

Thank you,

Mitch

On Wed, 12 Jul 2023 at 13:23, Jennifer Burnett <[JBurnett@brucecounty.on.ca](mailto:JBurnett@brucecounty.on.ca)> wrote:

Hi Mitch,

The developer is still working with the municipality's engineer to address the stormwater management. As your lot is draining through the developer's property, they will need to speak with you about any proposed changes. Please keep in mind that as there is no drainage easement agreement in your favor, you may be financially responsible for your own on-site drainage works remediation.

The application won't go forward to a Public Meeting until this drainage issue has been substantially addressed.

Happy to speak with you further on this.

Jenn

---

**From:** Mitch McLeod [REDACTED]  
**Sent:** Wednesday, July 12, 2023 11:08 AM  
**To:** Jennifer Burnett <[JBurnett@brucecounty.on.ca](mailto:JBurnett@brucecounty.on.ca)>  
**Subject:** Re: File Number: Z-2023-015

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

Hi Jenn,



Just wondering if you have any updates?

Thank you,

Mitch McLeod

On Jun 23, 2023, at 14:07, Jennifer Burnett <[JBurnett@brucecounty.on.ca](mailto:JBurnett@brucecounty.on.ca)> wrote:

HI Mitch,

Thank you for providing this information. Did you happen to obtain a drainage easement across 267 to the catchbasin in the back yard of #24?

It appears that the location of the proposed townhouses will disrupt the existing tile drain. I will forward this on for review and comment to the engineer and will get back to you early next week.

Jenn

---

**From:** Mitch McLeod [REDACTED]  
**Sent:** Friday, June 23, 2023 1:52 PM  
**To:** Jennifer Burnett <[JBurnett@brucecounty.on.ca](mailto:JBurnett@brucecounty.on.ca)>  
**Cc:** Chris Legge <[clegge@arran-elderslie.ca](mailto:clegge@arran-elderslie.ca)>  
**Subject:** Re: File Number: Z-2023-015

**\*\* [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.

Jenn, here are the details and documents as requested. I also met with Chris Legge from the municipality and included him in my response. If needed he can send over the municipality's GIS map showing the location of the catch basin that I had installed on my property.

Prior to me purchasing my property in May of 2014 the previous land owner of 267 1st Ave North received numerous loads of fill from the site of the new Bluewater District School Board building at the north end of town (one picture is attached and others can be seen on google maps (June 2009)). After being levelled and graded, the fill landlocked all of the rain water on my property (still easy to see when on site) and did not allow the water to run into the existing municipal catch basins.

Currently there is a 4" non-perforated tile that runs straight across to my property (275 1st Ave N) from the municipal catch basin in the backyard of 24 Centennial Street (see attached picture). The tile is approximately 200' long and starts at a depth of roughly 1 foot at my property and gets deeper by approximately 2" every 10' until reaching its final depth at the municipal catch basin (access grate has been covered over by the neighbours lawn decorations so, I was unable to get the exact depth). Prior to installing this tile the previous municipal works foreman and manager (Ivan Langerap & Vern Wepler) met with me to discuss the best course of action. They brought their transit level with them and determined that the catch basin in the backyard of 24 Centennial Street was the best option for me to use and granted permission to do so. Along with the permission of the previous land owner of 267 1st Ave North I hired and paid for a contractor to install the tile and catch basin in November of 2015.

Please let me know if there is anything you need.

Thanks for your help!

Mitch

On Thu, 22 Jun 2023 at 14:38, Jennifer Burnett

█ wrote:

Hi Mitch,

If you could provide formal comments on the application to myself as well as the Town that would be helpful as their staff need to be aware of the

constraints when evaluating the servicing. If you have a location map detailing the location, size, depth etc of the tile drain and any easement documents, that would be helpful as well. The municipality's engineer is reviewing the proposed servicing so I can forward your information to him. He's on holiday this week so if you can provide additional info by Monday, I can review with the Town and determine if the engineer needs to review it.

Jenn

**From:** Mitch McLeod [REDACTED]  
**Sent:** Thursday, June 22, 2023 2:30 PM  
**To:** Jennifer Burnett <[JBurnett@brucecounty.on.ca](mailto:JBurnett@brucecounty.on.ca)>  
**Subject:** Re: File Number: Z-2023-015

You don't often get email from [REDACTED]. [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.

Thanks, Jenn!

As far as I can see the drawings show the existing catch basin, but there is no mention of the existing tile that runs into it from my property. Can you provide any direction on what steps I should take to ensure it isn't missed if/when construction takes place?

Thanks for your help!

Mitch

On Thu, 22 Jun 2023 at 10:20, Jennifer Burnett  
<[JBurnett@brucecounty.on.ca](mailto:JBurnett@brucecounty.on.ca)> wrote:

Hello Mitch,

Attached is the servicing report. Please see Pgs. 7 (Section 4.3.2 POST DEVELOPMENT CONDITIONS) & 17 (site servicing plan). Please let me know if you require additional information or wish to discuss your concerns further.

Jenn

**Jennifer Burnett**  
Senior Planner  
Planning and Development  
Corporation of the County of Bruce

Office: 519-881-1782  
[www.brucecounty.on.ca](http://www.brucecounty.on.ca)

-image001.png-

**From:** Mitch McLeod [REDACTED]  
**Sent:** Thursday, June 22, 2023 10:03 AM  
**To:** Lori Mansfield <[LMansfield@brucecounty.on.ca](mailto:LMansfield@brucecounty.on.ca)>  
**Cc:** Jennifer Burnett <[JBurnett@brucecounty.on.ca](mailto:JBurnett@brucecounty.on.ca)>  
**Subject:** Re: File Number: Z-2023-015

You don't often get email from [REDACTED]. [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.

Thanks, Lori!

Jenn, are you able to share where the proposed stormwater lines and catch basins will be located? I am slightly concerned that my 4" tile drain will be destroyed during construction (see previous email) and the water will be unable to drain away from my property. I understand if you aren't able to share this information yet (if you even have it).

Thank you,

Mitch

On Wed, 21 Jun 2023 at 15:39, Lori Mansfield  
<[LMansfield@brucecounty.on.ca](mailto:LMansfield@brucecounty.on.ca)> wrote:

Good Afternoon:

Thank you for your interest in Zoning By-Law Amendment  
Application Z-2023-015.

Attached is the Site Plan, as requested.

I have copied Sr. Planner Jenn Burnett on this email, as she the  
Planner assigned to this file.

Yours truly,

Lori Mansfield

**Lori Mansfield**  
Applications Technician  
Planning and Development  
Corporation of the County of Bruce

Office: 519-534-2092  
Direct: 1-226-909-5987  
[www.brucecounty.on.ca](http://www.brucecounty.on.ca)

<image001.png>

**From:** Mitch McLeod [REDACTED]  
**Sent:** Wednesday, June 21, 2023 3:05 PM  
**To:** Bruce County Planning - Peninsula Hub  
<[bcplwi@brucecounty.on.ca](mailto:bcplwi@brucecounty.on.ca)>  
**Subject:** File Number: Z-2023-015

You don't often get email from [REDACTED]. [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.**

Good afternoon,

I'm wondering if it is possible to have a PDF version of the site plan for File Number: Z-2023-015 emailed to me? I have the property to the North (275 1st Ave North) of the property that is requesting the zoning change. The reason I am requesting the site plan is, currently there is a 4" tile drain that runs from my property across the property requesting the change to a municipal drain in the backyard of a house on Centennial Street. The municipality is aware of this tile drain and I also had a brief conversation with the new owner about it. I just want to make sure it doesn't get forgotten in the process.

Thank you,

**Mitch McLeod**

Individuals who submit letters and other information to Council and its Committees should be aware that any personal information contained within their communications may become part of the public record and may be made available through the agenda process which includes publication on the County's website.

If you have received this communication in error, please notify the sender immediately and delete all copies (electronic or otherwise). Thank you for your cooperation.

If you feel that this email was commercial in nature and you do not wish to receive further electronic messages from the County of Bruce, please click on the following link to unsubscribe: [Unsubscribe](#). Please be advised that this may restrict our ability to send messages to you in the future.

**Jennifer Burnett**  
Senior Planner  
Planning and Development  
Corporation of the County of Bruce

Office: 519-881-1782

[www.brucecounty.on.ca](http://www.brucecounty.on.ca)



**Orange Shirt Day / National Day for Truth and Reconciliation |  
September 30**



Join us in reflecting, showing support, and joining the global conversation on this day that honours the thousands of First Nations, Metis, and Inuit children across Canada who were forced to attend residential schools. Artwork by Taylor Cameron, Saugeen First Nation. To learn more visit [Orange Shirt Society - Creating Awareness \(orangeshirtday.org\)](http://orangeshirtday.org)

Individuals who submit letters and other information to Council and its Committees should be aware that any personal information contained within their communications may become part of the public record and may be made available through the agenda process which includes publication on the County's website.

If you have received this communication in error, please notify the sender immediately and delete all copies (electronic or otherwise). Thank you for your cooperation.

If you feel that this email was commercial in nature and you do not wish to receive further electronic messages from the County of Bruce, please click on the following link to unsubscribe: [Unsubscribe](#). Please be advised that this may restrict our ability to send messages to you in the future.

**From:** [Joan Albright](#)  
**To:** [Jennifer Burnett](#)  
**Subject:** RE: Z-2023-015 Shepherd- Request for Documents  
**Date:** Friday, July 28, 2023 12:22:13 PM  
**Attachments:** [image005.png](#)  
[image001.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)  
[image013.png](#)  
[image014.png](#)  
[image015.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.

Hi Jennifer,

Thank you. I have some other questions which would be better for the applicant to deal with before the public meeting.

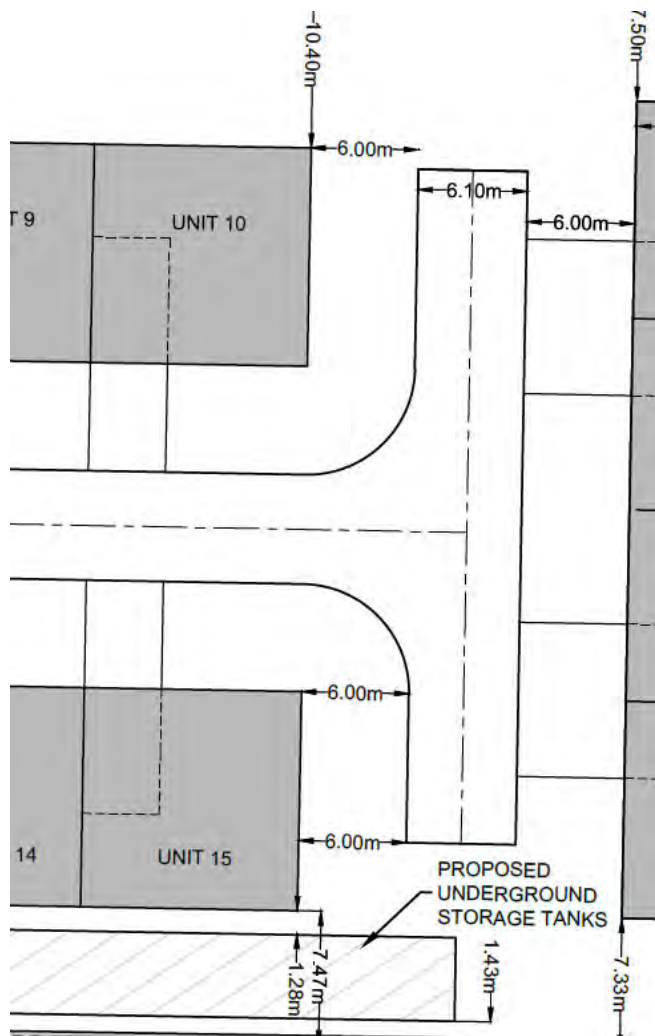
I haven't seen anything in the reports about snow removal. The size of the development on the property seems pretty tight. Where would snow be piled up? Would snow be loaded onto trucks and hauled away each time it snows? Where would the snow be dumped? If all units have a vehicle parked in respective driveways, how would snow removal be carried out?

I'm trying to imagine a fire in the winter time when the Fire Department shows up with multiple vehicles which become jammed up in the T-shaped driveway turn-around, (not a normal turn-around – it's a drive in, back up and turn out) could require backing out onto County Road 10 in some conditions.

Snaps from report:

There will be private road throughout the development with a provision for fire truck turn-around. The entrance will be located off 1<sup>st</sup> Avenue North.





Fire Hydrants: the report states,

Fire hydrants will be placed throughout the site at a spacing no greater than 90m to provide fire department connections. After the last hydrant, the main will downsize to a 50mm diameter service.

According to the site plan, using the southern boundary measurements, the total length of the property is,  $96.012\text{m} + 105.156\text{m} = 201.572\text{ m}$  or  $661.3255\text{ ft}$ .

The above statement has the hydrants spaced 90m, or 295.2756 ft. First hydrant would be 90 m (295.28 ft); second hydrant would be 180 m (590.5512 ft) into the site, leaving 21.572 m (70.077428 ft) from the east boundary.

Rear yard at east end is average 6.23 m (20.44 ft), unit length is 12.19 m (39.99 ft) parking space length is 6 m (19.69 ft) which total 24.42 m (80.12 ft) so the second hydrant would be in the front yard of a unit along the east end.

The above statement provides that “after the last hydrant, the main will downsize to a 50mm (2”) service” to be used to service each of the units – 15 of which have already been passed if a second hydrant is installed.

Seems odd. Why not just state where the hydrants will be placed after consultation with the Fire Chief?

### 4.2 PROPOSED DRAINAGE CONDITIONS

The intent of the stormwater drainage plan for the townhouse development is proposed to collect the runoff from the site and convey the runoff away from neighbouring residential lots.

How will the rain and snow melt be collected? How will it get to the proposed storage tanks? Curbs & gutters?

There is an existing storm drain from the property north of this development, 275 1<sup>st</sup> Ave N, which travels across the Applicant’s land and connects to the rear yard catch basin between houses 20 and 24 on Centennial St which the Applicant intends to connect to for stormwater.

With the consent of the Municipality, the existing storm drain was extended from 275 1<sup>st</sup> Ave N, southerly across the sellers’ property, now the Applicant’s, to the catch basin referred in the application to alleviate runoff from the Applicant’s property post fill. Whether or not there is an easement for the storm drain on the Applicant’s property – it exists because it was approved. The Applicant should perhaps get legal advice as to interfering with a storm drain permitted by the Municipality.

When the applicant purchased this property, did the sellers disclose the location of the storm drain across his proposed property purchase? If not, perhaps he should consult with the sellers.

## 6. TRAFFIC AND ROADS

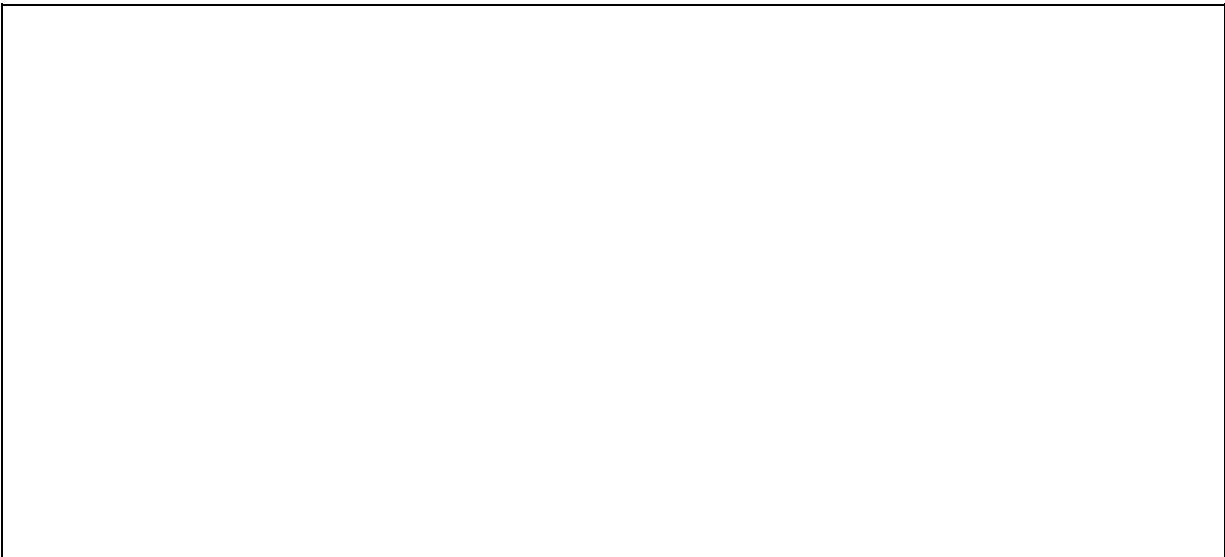
Vehicular access to the development will be from 1<sup>st</sup> Avenue North.

The proposed internal road and parking area will be designed to meet the laws. The following parameters are proposed:

- 6.1m road width;
- 6.0m wide Fire Route with 12.0m radius;
- 5 visitor parking spaces;

Is a T-intersection a 12m (39.4 ft) radius?

As to the alleged fill from the Board of Education building site, these 2010 aerial views from the County GIS mapping show up to about 25-28 dump truck loads which would each contain from 12 to 20 tons of gravel or, 8 to 10 cu yards, totalling up on the lower number with today’s large trucks to: 25 loads x 20 tons = 50 tons (50 x 2000 = 100,000 pounds) – no idea what area received so much gravel.





*Joan Albright*



From: Jennifer Burnett <JBurnett@brucecounty.on.ca>

**Sent:** July 28, 2023 9:21 AM

**To:** Joan Albright [REDACTED]; Bruce County Planning - Peninsula Hub <bcplwi@brucecounty.on.ca>

**Subject:** RE: Z-2023-015 Shepherd- Request for Documents

Hi Joan,

Just following up to confirm that your questions have been forwarded to the Developer for a response.

Thank you,  
Jenn

**Jennifer Burnett**  
Senior Planner  
Planning and Development  
Corporation of the County of Bruce

Office: 519-881-1782  
[www.brucecounty.on.ca](http://www.brucecounty.on.ca)




---

**From:** Joan Albright [REDACTED]  
**Sent:** Wednesday, July 26, 2023 3:41 PM  
**To:** Bruce County Planning - Peninsula Hub <bcplwi@brucecounty.on.ca>  
**Cc:** Jennifer Burnett <JBurnett@brucecounty.on.ca>  
**Subject:** RE: Z-2023-015 Shepherd- Request for Documents

You don't often get email from [REDACTED] [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.

Good afternoon,

I have downloaded all the files at this link, so unless there are more, it will not be necessary to send them to me.

I have one question about why the severed lot in the northwest corner is included in a zoning change application for the rest of the original lot. The engineer has clearly included the severed lot within the property boundary.

Just seems odd. Thanks, a lot!

**COBIDE**  
ENGINEERING INC

517 10th Street, Hanover, Ontario N4N 1R4  
Telephone: (519) 506-5959  
www.cobideeng.com

**Title:**  
SHEPHERD TOWNHOUSES CHESLEY  
MUNICIPALITY OF ARRAN-ELDERSLIE  
COUNTY OF BRUCE  
CONCEPT PLAN

**Client:**  
JAMIE SHEPHERD

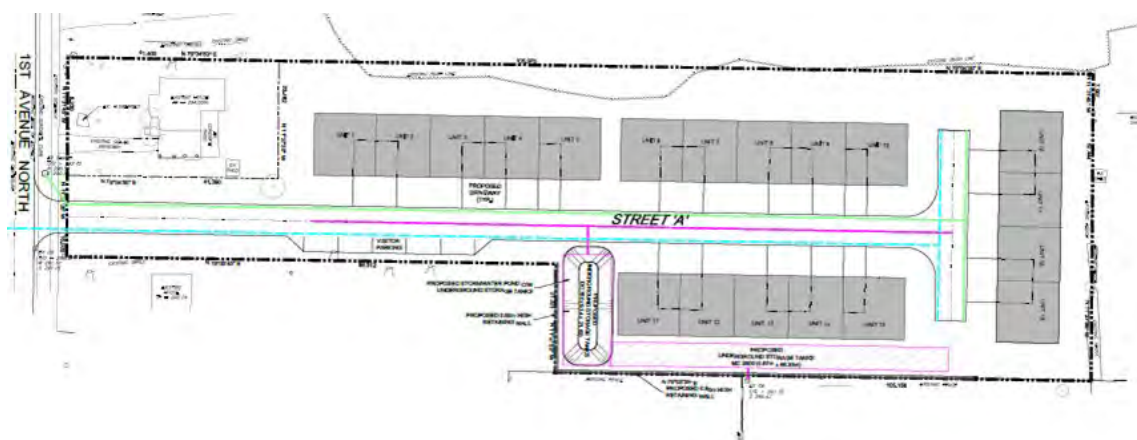
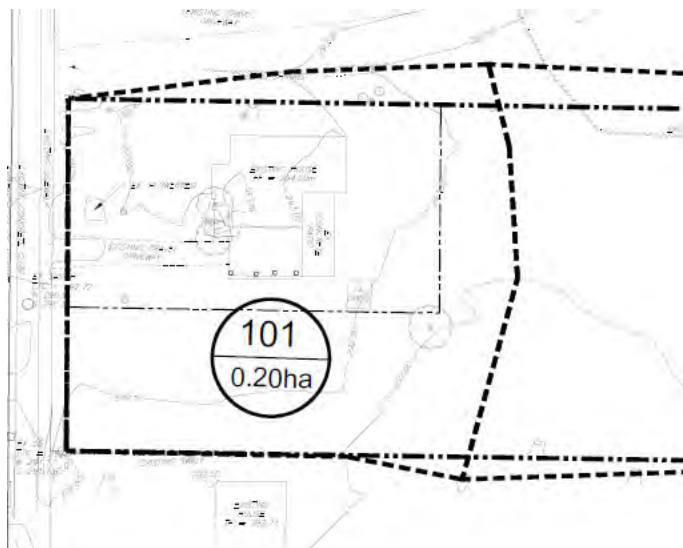
**LEGEND**

----- PROPERTY BOUNDARY

----- POST-DEVELOPMENT STORM CATCHMENT AREA

202 CATCHMENT AREA NUMBER

1.07ha CATCHMENT AREA, IN HECTARES



*Joan Albright*

**From:** Bruce County Planning - Peninsula Hub <[bcplwi@brucecounty.on.ca](mailto:bcplwi@brucecounty.on.ca)>

**Sent:** July 26, 2023 3:23 PM

**To:** Joan Albright <[REDACTED]>

**Cc:** Jennifer Burnett <[JBurnett@brucecounty.on.ca](mailto:JBurnett@brucecounty.on.ca)>

**Subject:** RE: Z-2023-015 Shepherd- Request for Documents

Good Afternoon:

Thank you for your email. It has been forwarded to Sr. Planner Jenn Burnett for review and response.

In the interim, below is a link to the application, site plan and supporting documents. **Please note, this link will remain active for 14 days.**

<https://can01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.sendthisfile.com%2FIOhHREPiDMYG3ISH9fWafdyd&data=05%7C01%7CImansfield%40brucecounty.on.ca%7C06705dad2fa44096f6a508db8e0bd49f%7Cfd89d08b66c84a86a12d6fcc6c432324%7C0%7C0%7C638259953687095066%7CUnknown%7CTWFpbGZsb3d8eyJWljiMC4wLjAwMDAilCJQljoiv2luMzliLjBtIl6k1haWwiLjCjXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=mS2n30As7Fk%2Brms6bt3c8Y%2B4mkqzz5aBWMEstMxm4mE%3D&reserved=0>

Thank you,

Lori Mansfield

---

**From:** Joan Albright <[REDACTED]>  
**Sent:** Tuesday, July 25, 2023 4:51 PM  
**To:** info <[info@brucecounty.on.ca](mailto:info@brucecounty.on.ca)>  
**Subject:** Z-2023-015 Shepherd- Request for Documents

Some people who received this message don't often get email from [REDACTED]. [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.**

Good afternoon,

Acting on behalf of Mitch McLeod, could you please email me all the documents listed on your web page as follows:

The following supporting documents are available upon request: Application, Site Plan, Planning Justification Report, Functional Servicing and Stormwater Management Report, Archaeological Assessment and Geotechnical Report.

In addition, is there a site plan showing the elevation of the property before and after tons of fill were deposited on this site from the School Board Office building site, and a compaction report of the fill for construction of the town houses?

Is there a drainage plan to protect surrounding lots from rain falling on so many rooftops and paving and how that storm water will be collected and piped to the 1<sup>st</sup> Ave N storm sewer?

That's all for now – thank you, very much,

*Joan Albright*

[REDACTED]

Individuals who submit letters and other information to Council and its Committees should be aware that any personal information contained within their communications may become part of the public record and may be made available through the agenda process which includes publication on the County's website.

If you have received this communication in error, please notify the sender immediately and delete all copies (electronic or otherwise). Thank you for your cooperation.

If you feel that this email was commercial in nature and you do not wish to receive further electronic messages from the County of Bruce, please click on the following link to unsubscribe: [Unsubscribe](#). Please be advised that this may restrict

our ability to send messages to you in the future.

**From:** [REDACTED]  
**To:** [Bruce County Planning - Peninsula Hub](#); [REDACTED]  
**Subject:** Proposed Development File Z-2023-015  
**Date:** Tuesday, September 26, 2023 11:18:51 AM

---

You don't often get email from [REDACTED]. [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.**

1. What type of units are proposed! Geared to income? Seniors? Low income?
2. We believe two walnut trees are on or just outside of our property line. It appears the proposed holding tank would likely uproot these trees. We wish to keep these trees
3. Will builder financially take charge of putting up a permanent privacy fence between existing houses' backyards and new development.
4. What is the proposed start date and estimated completion
5. Is there any type of compensation to existing homeowners for excessive noise, dust, etc., during construction period.

Thank you

Nancy Kirk  
Bill Tredway



**From:** [REDACTED]  
**To:** [Bruce County Planning - Peninsula Hub](#)  
**Subject:** File Number Z-2023-015 \_ Retraction of email I sent earlier today  
**Date:** Friday, September 29, 2023 10:35:28 PM

You don't often get email from [REDACTED] [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.**

County of Bruce  
 Planning and Development Department  
 268 Berford Street, PO Box 129  
 Wiarton, ON N0H 2T0  
 226-909-5515

Attention Jenn Burnett, Planner on this file

Dear Jenn,

As per our conversation, please disregard and strike from Bruce County records the email and post script to that email dated September 28, 2023, sent at 4:52 PM and 5:04 PM. respectively.

After I had sent these messages, I thought of another question, regarding fencing. Before sending a third message, I decided to look at the recommended website for "<https://www.brucecounty.on.ca/land-use-planning>". There I found the "[4337 Planning Justification Report Z15 Shepherd file.pdf](#)" which listed a Planning Report dated February 1, 2023 and not included in correspondence to me directly, thus far from the Bruce County Planning and Development Department. This document had answers to many of the questions asked in my earlier email - which I wish to retract. Instead, the following questions reflect some, perhaps not all, of the concerns of neighbouring residents regarding the proposed change in our neighbourhood to rezone the parcel of land from R1 to R2 to facilitate a 19-unit townhouse development along a new private road located north of Centennial Street, Chesley, Ontario, N0G 1L0, per File Number Z-2023-015.

- 1) a) Is there adequate road allowance in the space allotted for the new private road, to accommodate vehicle traffic in and out of the land development?
- 1) b) What will be the configuration of the automobile traffic control signage, e.g. one stop sign for traffic exiting the land development?
- 2) Regarding the private road which "will be owned by the condominium corporation", please verify who pays for repairs to and snow removal from the private road, including in the foreseeable future?
- 2) Regarding this private road and/or subject land development, who pays for sanitary sewers, maintenance, installation of water and hydro lines during development and in the future? Will any of these costs be passed on to the residents of Chesley in the form of levies or taxes?

3) Will any costs associated with this proposed land development create an "undue burden on the taxpayers of the Municipality" now or in the foreseeable future?

4) Why is there a request for a reduced separation distance between a cluster townhouse and an abutting lot changed from 7.5 meters to 6.0 metres for five of the units and an increase to the maximum lot coverage from 40% to 45%?

5) a) Are there any risks to neighbouring properties as a result of the proposed stormwater pond and/or underground storage tanks, and/or retaining walls?

5) b) What is the anticipated life of the stormwater pond, storage tanks and respective retaining walls?

5) c) What stipulations will be in place to ensure the integrity of the stormwater pond, storage tanks, and respective retaining walls in the distant future and whose responsibility will it be to ensure the same?

5) d) Are all costs associated with the proposed stormwater pond, storage tanks and respective retaining walls the responsibility of the condominium corporation?

6) The following Planning Report statements are heartening.

"It is unlikely that the units will fall within the "affordable" category; however, the units will likely be financially attainable for many households."

"These townhouse condominiums are typically geared toward the Seniors markets, as the units are smaller in size and require a minimal amount of yard maintenance. This form of housing may also be desirable for young families that are first-time home buyers, since the units will be more affordable than detached dwellings."

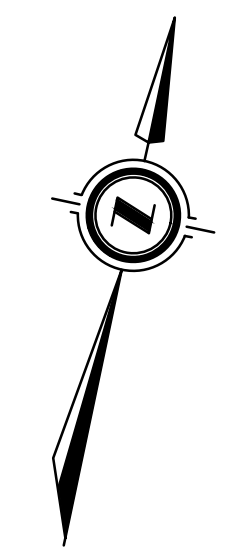
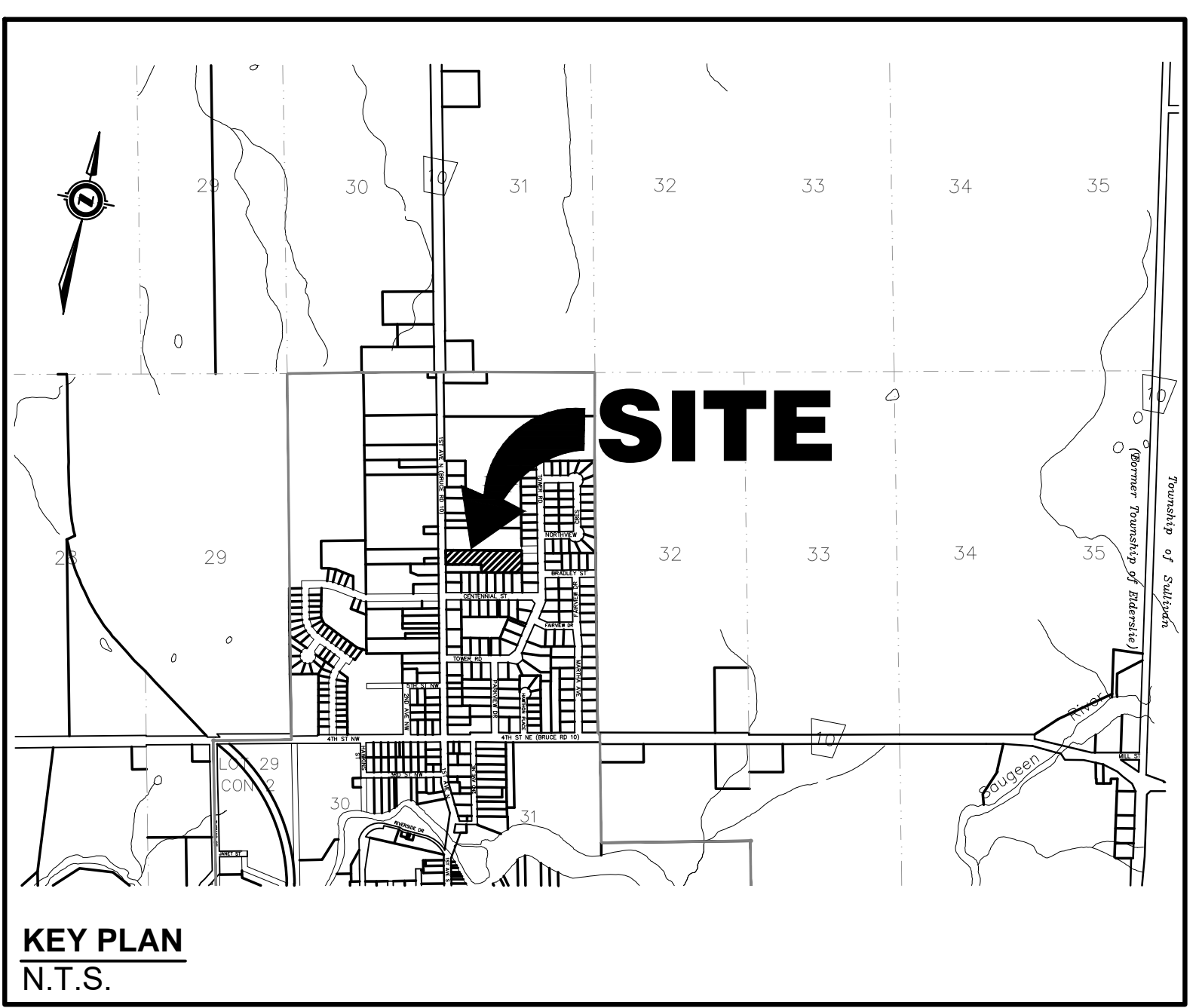
"The units will not be rentals."

8) Has consideration been given to signage on Bruce County Road 10 and 1st Avenue North in regard to alerting motor traffic about this proposed new street? Many motorists do not obey the speed limit in the area. In fact, one resident on 1st Avenue North, further north of the proposed private road, has posted a homemade sign reminding motorists to slow down because the speed limit is still 50km per hour.

We trust the content of this email will be addressed at the upcoming Public Meeting in Chesley on October 10, 2023.

Submitted by

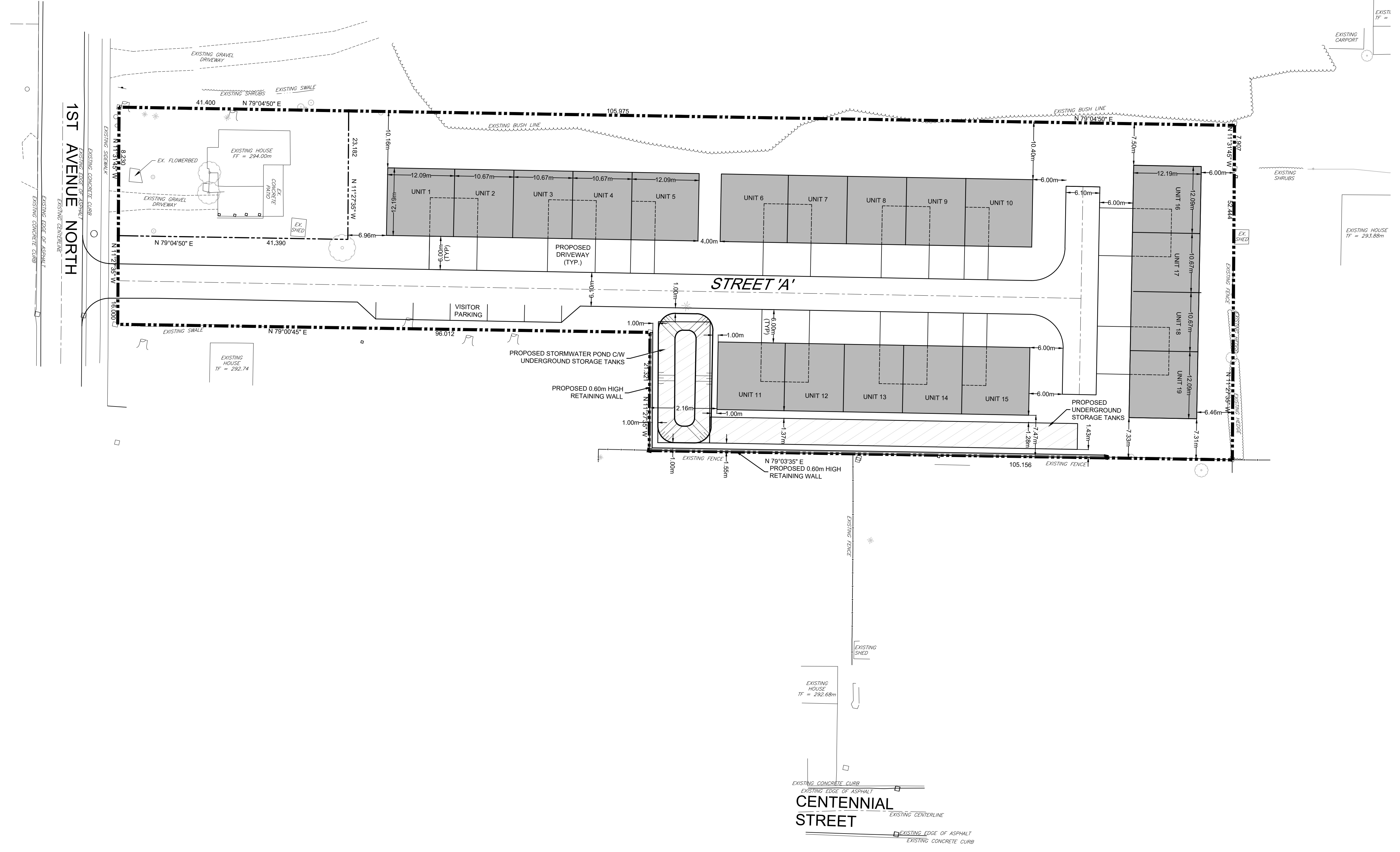
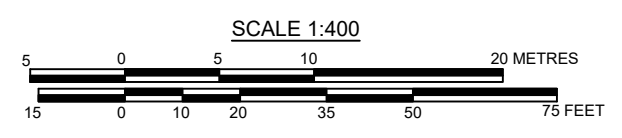
Jeannette & Martin Fitzpatrick  
8 Centennial St, PO Box 991  
Chesley, ON N0G 1L0



CAUTION:  
THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM THEMSELVES OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

Notes

Notes



Benchmark Information

No.	DATE	DESCRIPTION	BY	APPD

REVISION / ISSUE

Seal not valid unless signed and dated



Title:  
**SHEPHERD TOWNHOUSES CHESLEY  
MUNICIPALITY OF ARRAN-ELDERSLIE  
COUNTY OF BRUCE  
CONCEPT PLAN**

Client: **JAMIE SHEPHERD**

Design: <b>TLB</b>	Scale: <b>1:400</b>
Drawn: <b>ARMH</b>	Approved:
Checked: <b>TLB</b>	
Date: <b>JAN 2023</b>	Design Engineer

DRAWING No. **05012-CP1**

H:\Shepherd\05012- Chesley Townhouses\Drawings\Submissions\05012\_Chesley Townhouses Base 2022-12-02\_SWM.dwg



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



September 5, 2023

File Number: Z-2023-015

## Public Meeting Notice

**You're invited to participate in a Public Meeting  
 to consider Zoning By-Law Amendment File No. Z-2023-015  
 October 10, 2023 at 9:00 am**

A change is proposed in your neighbourhood: The purpose of this application is to rezone a parcel of land from R1 to R2 to facilitate a 19-unit townhouse development along a new private road. The application also requests a reduced separation distance between a cluster townhouse and an abutting lot from 7.5 metres to 6.0 metres for five of the units and an increase to the maximum lot coverage from 40% to 45%.



ELDERSLIE CON 3 PT LOT 31; PLAN 217 PT PARK LOT Y RP; 3R10669 PART 2  
 Municipality of Arran-Elderslie (Formerly Chesley)  
 Roll Number: 410339000107600

## Learn more

Additional information about the application is available at <https://brucecounty.on.ca/living/land-use>. 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 September 28, 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](mailto: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](mailto: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 the Municipality of Arran-Elderslie to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Arran-Elderslie before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Municipality of Arran-Eldersli 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/>.



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



September 7, 2023

File Number: S-2023-008

## Public Meeting Notice

You're invited to participate in a Public Meeting  
 to consider Draft Plan of Subdivision File No. S-2023-008  
 October 10, 2023 at 9:00 am

A change is proposed in your neighbourhood: This application proposes to create a 16-lot subdivision with 32 semi-detached dwellings on full municipal services.



No civic address, PLAN PAISLEY PT PARK LOT 14;S NORTH ST (Paisley)  
 Municipality of Arran-Elderslie, Roll Number 410341000200701

## Learn more

Additional information about the application is available at <https://brucecounty.on.ca/living/land-use>. 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 September 28, 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](mailto: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](mailto: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

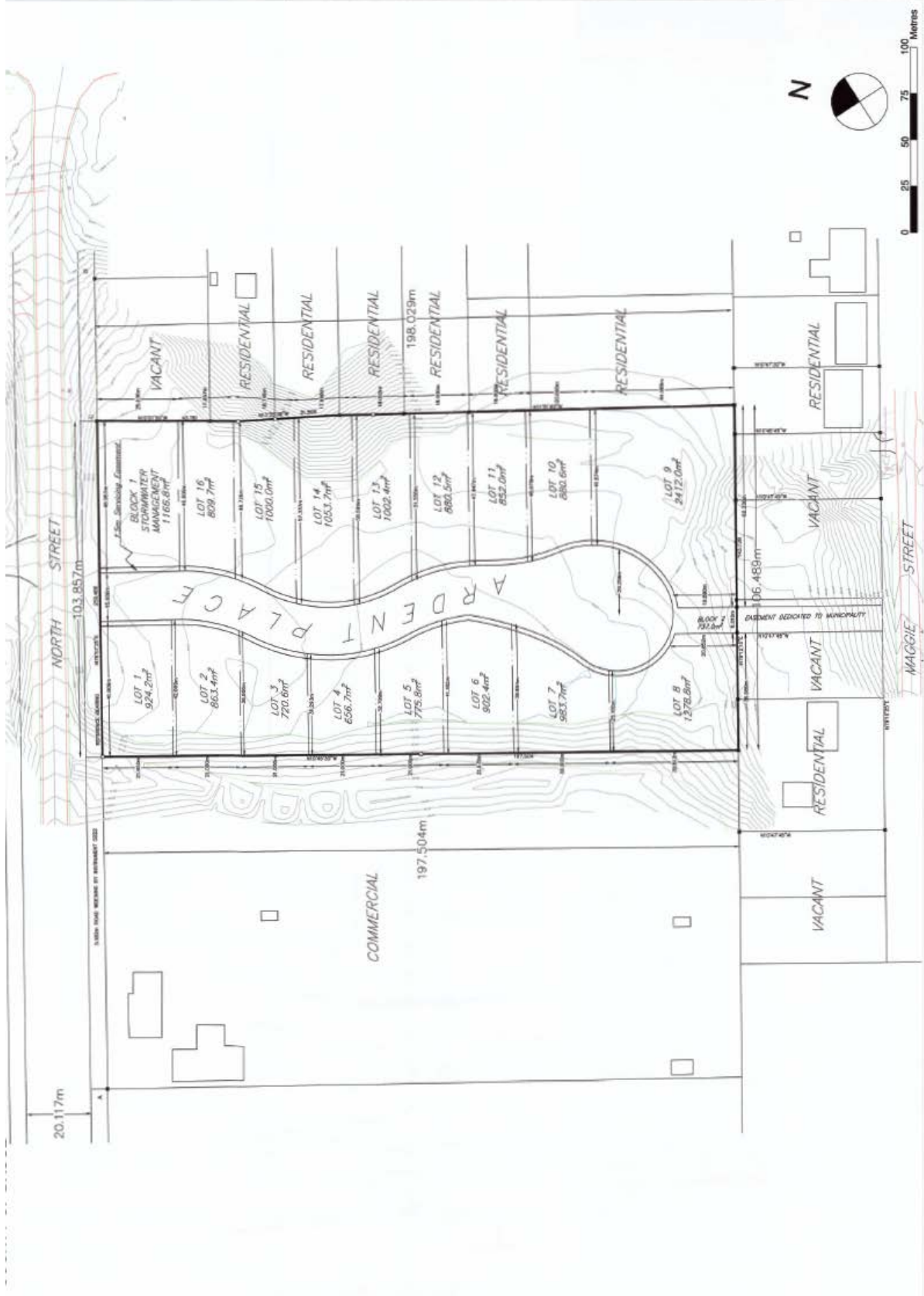
Section 51(39) of the of the [Planning Act](#) outlines rights of appeal for Plan of Subdivision applications. Only the applicant, a public body, various utility company (or their representative), the Minister and the Municipality can appeal the approval or refusal of draft plan of subdivision, lapsing provisions or any condition of draft plan approval.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the County of Bruce in respect of the proposed plan of subdivision before the County of Bruce gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision of County of Bruce to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to County of Bruce in respect of the proposed plan of subdivision before the County of Bruce gives or refuses to give approval to the draft plan of subdivision, 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 Report

To: Council of the Municipality of Arran-Elderslie

From: Jenn Burnett, Senior Development Planner

Date: October 10, 2023

Re: Plan of Subdivision Application S-2023-08 Tom Siu

### Recommendation:

That the planning report dated October 10, 2023, for the proposed subdivision development at Part of Park Lot 14, South of North Street, Paisley, further identified as the Ardent Subdivision S-2023-08, be received for information at this time.

### Summary:

The proposed development is a 16-lot subdivision on full municipal services at North Street in Paisley. The subdivision would contain 32 semi-detached dwellings on lots that would be further subdivided once the dwellings were built.

### Airphoto

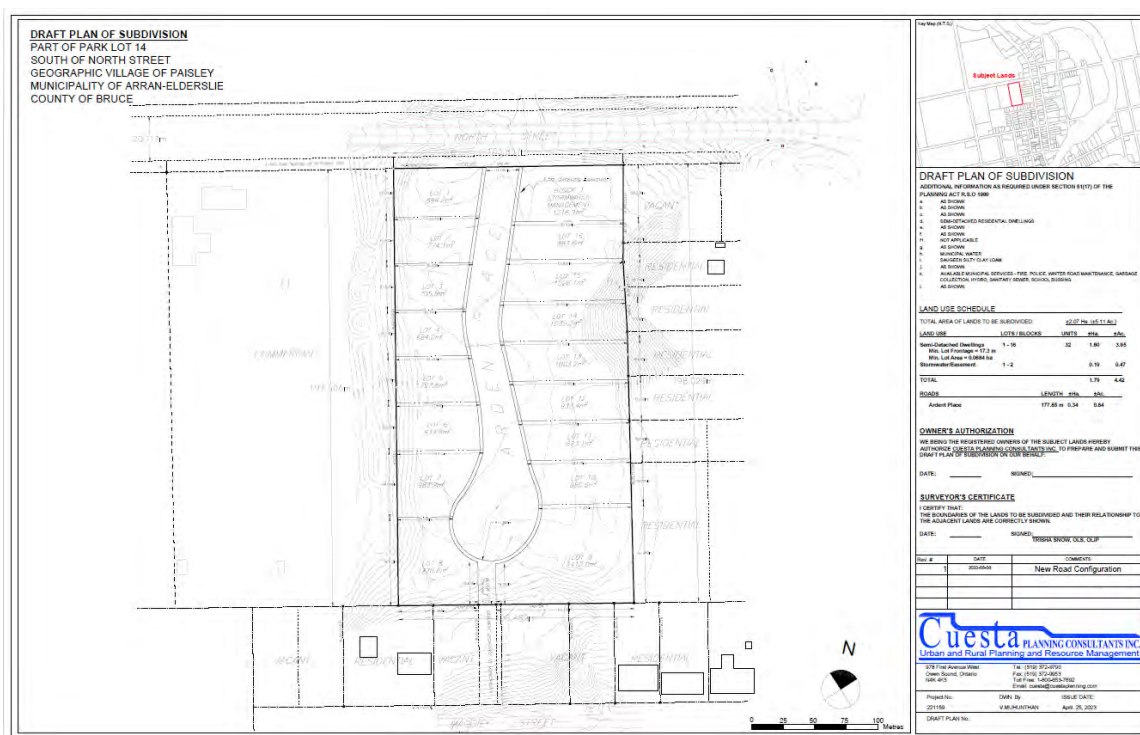


The application proposes:

- 16 residential lots on 2 hectares of land fronting onto North Street in Paisley.
- 16 semi-detached residential dwellings (32 units total) with the lands to be further divided once the dwellings have been built.
- One 1166.8 m<sup>2</sup> stormwater management block (Block 1) to be conveyed to the Town.
- One 177.88 m long road with a cul-de-sac named Ardent Place.
- The proposed lots will connect to the municipal water and sewer systems.

The proposed layout of the subdivision can be seen in the Site Plan below and is appended to the report.

## Site Plan



## Discussion

Through the review and comment phase it was identified that additional information is required by agencies in order to assess the application. The developer requested to proceed with a Public Meeting so that all comments can be brought forward and addressed prior to the proposal coming back to Council for approval. A full policy review is not being included at this time given the outstanding information. A policy review will be included in the recommendation report when this application is brought back to Council.

## Appendices

- Agency Comments
- Public Comments
- Draft Proposed Plan of Subdivision
- Public Notice

## Agency Comments

The applications were circulated to the required agencies. The following agency comments (attached) were received by the report submission deadline:

**Bruce Telecom:** in comments dated September 14, 2023, Bruce Telecom staff commented, "We are fine with this. We are going to be putting services in to accommodate this."

**Hydro One:** in comments dated September 19, 2023, Hydro One noted no comments or concerns with the proposal.

**Historic Saugeen Metis (HSM):** in comments dated September 25, 2023 the HSM noted no objection or opposition to the applications as presented.

**Saugeen Valley Conservation Authority (SVCA):** full comments attached.

**Municipality of Arran-Elderslie Water Department:** In email correspondence dated September 7, 2023 staff commented:

"I have a few comments on these plans. I would like to see the water main, and sewer main ran in a straight line in the new road allowance, regardless of the curves in the road. As well there is no mention in the planning files about manhole locations in the sanitary sewer. There would need to be a manhole at each direction change of the Sanitary sewer main, if it is laid out as proposed.

Also I would question if any hydraulic modeling for the water system has been conducted. This area is one of the higher elevation points in the town of Paisley. The distance to the tower combined with the elevation, I would like to confirm that adequate pressure and flow is available."

**Municipality of Arran-Elderslie Public Works Department:** In email correspondence dated September 19, 2023 staff commented that although they would "prefer that the road alignment be straight as possible, the current version is satisfactory. Public Works is still looking for a standard 20 m road allowance."

**Saugeen Ojibway Nation (SON):** In comments dated September 27, 2023 SON noted, "[t]he SON Environment Office accepts the recommendations of the Fischer Archaeological Consulting Report: PIF 359 129 22 -0 -20, 9 Feb 2023."

**Bruce County Transportation Services:** T&ES Request a traffic impact study and confirmation that there is no increase of storm water to Bruce County Road 3.

## Resident Comments

The applications were circulated to all properties within 120 m of the subject lands. Comments received as of writing this report are attached.

Jesse Graham: full comments attached.

**From:** [Sherry Anstett](#)  
**To:** [Lori Mansfield](#)  
**Subject:** RE: Request for Agency Comments S-2023-008  
**Date:** Thursday, September 14, 2023 12:51:30 PM  
**Attachments:** [image001.png](#)

You don't often get email from sherry.anstett@brucetelecom.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.**

Hi Lori

We are fine with this

We are going to be putting services in to accommodate this

sherry



**Sherry Anstett**  
**Records & Facilities Clerk**  
[sherry.anstett@brucetelecom.com](mailto:sherry.anstett@brucetelecom.com)

Tel: 519-368-1246

---

**From:** Lori Mansfield <LMansfield@brucecounty.on.ca>  
**Sent:** September 6, 2023 3:00 PM  
**To:** Bruce County Planning - Peninsula Hub <bcplwi@brucecounty.on.ca>  
**Cc:** Jennifer Burnett <JBurnett@brucecounty.on.ca>  
**Subject:** Request for Agency Comments S-2023-008

Good Afternoon:

Attached please find a Request for Agency Comments with respect to Draft Plan of Subdivision File No. S-2022-008, Ardent.

SVCA – please note, \$2,280.00 has been requested from the applicant, on behalf of the SVCA, for the review of this Application.

The following documents were submitted as part of the application, and you can use the link below to download the files. **Please note, this link will expire in 14 days.**

- Subdivision Application;
- Draft Plan of Subdivision;
- Planning Justification Report;
- Archaeological Assessment;

- Functional Servicing and Stormwater Management Report; and
- Geotechnical Investigation.

<https://can01.safelinks.protection.outlook.com/?>

[url=https%3A%2F%2Fwww.sendthisfile.com%2F5wCPbxnZrglEH60uMXMTE1m7&data=05%7C01%7CImansfield%40brucecounty.on.ca%7C60fdadfd38484a05a8df08dbaf0b2592%7Cfd89d08b66c84a86a12d6fcc6c432324%7C0%7C0%7C638296234635271471%7CUnknown%7CTWFpbGZsb3d8eyJWljo iMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IklhaWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata= ZuQGKqX%2F%2FfdzdsBjzdOJxYynGc2ZmvN8C%2Frf%2FOWndU8%3D&reserved=0](https://can01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.sendthisfile.com%2F5wCPbxnZrglEH60uMXMTE1m7&data=05%7C01%7CImansfield%40brucecounty.on.ca%7C60fdadfd38484a05a8df08dbaf0b2592%7Cfd89d08b66c84a86a12d6fcc6c432324%7C0%7C0%7C638296234635271471%7CUnknown%7CTWFpbGZsb3d8eyJWljo iMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IklhaWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata= ZuQGKqX%2F%2FfdzdsBjzdOJxYynGc2ZmvN8C%2Frf%2FOWndU8%3D&reserved=0)

Secured by <https://can01.safelinks.protection.outlook.com/?>

[url=http%3A%2F%2Fwww.sendthisfile.com%2F&data=05%7C01%7CImansfield%40brucecounty.on.ca%7C60fdadfd38484a05a8df08dbaf0b2592%7Cfd89d08b66c84a86a12d6fcc6c432324%7C0%7C0%7C638296234635271471%7CUnknown%7CTWFpbGZsb3d8eyJWljo iMC4wLjAwMDAiLCJQIjoiV2luMzli LCJBTiI6IklhaWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=FftJ7uD9R418s4VNNS9sQbnH6E7 PR20Wc3dBhpxpoDs%3D&reserved=0](https://can01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.sendthisfile.com%2F&data=05%7C01%7CImansfield%40brucecounty.on.ca%7C60fdadfd38484a05a8df08dbaf0b2592%7Cfd89d08b66c84a86a12d6fcc6c432324%7C0%7C0%7C638296234635271471%7CUnknown%7CTWFpbGZsb3d8eyJWljo iMC4wLjAwMDAiLCJQIjoiV2luMzli LCJBTiI6IklhaWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=FftJ7uD9R418s4VNNS9sQbnH6E7 PR20Wc3dBhpxpoDs%3D&reserved=0)

Copyright 2003-2015 - SendThisFile, Inc.

Yours truly,  
Lori Mansfield

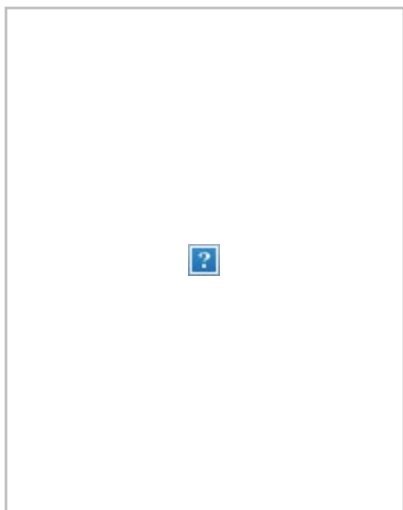
**Lori Mansfield**  
Applications Technician  
Planning and Development  
Corporation of the County of Bruce

Office: 519-534-2092  
Direct: 1-226-909-5987  
[www.brucecounty.on.ca](http://www.brucecounty.on.ca)



**Orange Shirt Day / National Day for Truth  
and Reconciliation | September 30**

Join us in reflecting, showing support, and joining  
the global conversation on this day that honours



the thousands of First Nations, Metis, and Inuit children across Canada who were forced to attend residential schools. Artwork by Taylor Cameron, Saugeen First Nation. To learn more visit [Orange Shirt Society - Creating Awareness \(orangeshirtday.org\)](http://Orangeshirtday.org)

Individuals who submit letters and other information to Council and its Committees should be aware that any personal information contained within their communications may become part of the public record and may be made available through the agenda process which includes publication on the County's website.

If you have received this communication in error, please notify the sender immediately and delete all copies (electronic or otherwise). Thank you for your cooperation.

If you feel that this email was commercial in nature and you do not wish to receive further electronic messages from the County of Bruce, please click on the following link to unsubscribe: [Unsubscribe](#). Please be advised that this may restrict our ability to send messages to you in the future.

**From:** [ARABIA, Gabriel](mailto:ARABIA.Gabriel@hydroone.com)  
**To:** [Bruce County Planning - Peninsula Hub](mailto:Bruce.County.Planning@hydroone.com)  
**Subject:** County of Bruce - PAISLEY PT PARK LOT 14'S NORTH ST - S-2023-008  
**Date:** Tuesday, September 19, 2023 8:34:51 AM  
**Attachments:** [image001.png](#)

You don't often get email from [gabriel.arabia@hydroone.com](mailto: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 Plan of Subdivision application, S-2023-008 dated September 7<sup>th</sup>, 2023. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time.

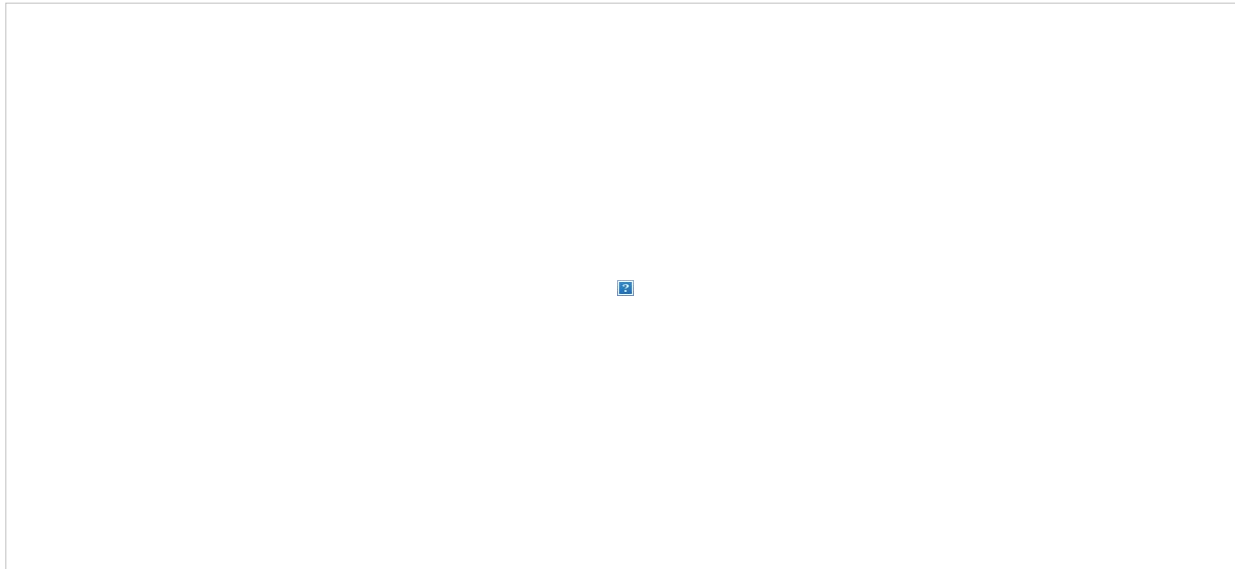
**Our preliminary review considers issues affecting Hydro One's High Voltage Facilities and Corridor Lands' only.**

For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier. Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group at [subdivision@hydroone.com](mailto:subdivision@hydroone.com) or 1-866-272-3330.

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

[HydroOne Map](#)

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



If you have any further questions or inquiries, please contact Customer Service at 1-888-664-9376 or e-mail [CustomerCommunications@HydroOne.com](mailto:CustomerCommunications@HydroOne.com) to be connected to your Local Operations Centre

If you have any questions please feel free to contact myself.

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](mailto: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:** [Coordinator LRC HSM](#)  
**To:** [Bruce County Planning - Peninsula Hub](#)  
**Subject:** Request for Comments - Arran-Elderslie (Ardent) - Proposed Plan of Subdivision  
**Date:** Monday, September 25, 2023 10:26:55 AM  
**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.

Arran-Elderslie Municipality

**RE: S-2023-008**

The Historic Saugeen Métis (HSM) Lands, Resources and Consultation Department has reviewed the relevant documents and have no objection or opposition to the proposed Plan of Subdivision 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](http://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. Regards,  
Regards,





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

SENT ELECTRONICALLY (jburnett@brucecounty.on.ca)

September 28, 2023

Planning & Development Department  
268 Berford Street, PO Box 129  
Warton, ON N0H 2T0

ATTENTION: Jenn Burnett, Planner

Dear Jenn Burnett;

RE: Application for Plan of Subdivision: S-2023-008  
Roll No. 410341000200701  
PLAN PAISLEY PT PARK LOT 14 S NORTH ST  
Geographic Village of Paisley  
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 create a 16-lot subdivision with 32 semi-detached dwellings on full municipal services.

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

- 1) Request for Agency Comments and associated application, received September 6, 2023,
- 2) Functional Servicing Report, Cobide Engineering, February 2023,
- 3) Geotechnical Investigation, CMT Engineering, November 29, 2022,
- 4) Planning Justification Report, Cuesta Planning, April 2023; and,



5) Draft Plan of Subdivision, Cuesta Planning, April 25, 2023.

SVCA provided pre-submission consultation on the proposed development, January 8, 2022.

## **Recommendation**

SVCA staff find the application acceptable, provided the recommendations outlined in the report below are implemented, including proposed conditions for draft plan approval.

## **Site Characteristics**

The subject property is currently vacant, cleared, and culturally disturbed land. Located along the east and south property boundaries is a slope reminiscent of historical river valley. The property is surrounded to the north by industrial lands and to the south-east and west with residential properties.

## **Delegated Responsibility and Advisory Comments**

### **Natural Hazards**

Hazard mapping for the County of Bruce and the Municipality of Arran-Elderslie do not show the subject property to be affected by natural hazards. However, the property is affected by slope instability associated with the valley slope on the east and south portions of the property and is confirmed by the above-noted geotechnical investigation. County and Municipal hazard mapping do not designate the portion of property that features the erosion hazard/unstable slope as Natural Environment/Hazard Land, which could be a result of a mapping error.

The geotechnical investigation has demonstrated there is sufficient room on the property for the development outside the erosion hazard limit associated with the slope. However, it is staff's understanding sewer, water, and stormwater infrastructure from the development is proposed to be constructed via municipal easement south to Maggie Street, through the river valley slope. The geotechnical investigation did not address the impact on slope stability from proposed construction of the sewer water infrastructure, which must be addressed.

### **Provincial Policy Statement (PPS, 2020) Natural Hazard Policies— Section 3.1**

Section 3.1.1 of the PPS, 2020 states, in general, that development shall be directed to areas outside of hazardous lands (flooding hazards, erosion hazards, dynamic beach hazards), and hazardous sites (organic soils, leda clay, unstable bedrock.).

### **County of Bruce Official Plan (OP) Policies**

It is SVCA staff's opinion, Sections 5.8.5.1 and 5.8.8.2 of the County OP do not support new development within lands affected by natural hazards in addition to Section 3.1 of the Provincial Policy Statement concerning development and site alterations in hazardous lands and sites.

### **Municipality of Arran-Elderslie Official Plan (OP) Policies**

In general, Section 3.6 of the Municipality's Natural Environment and Hazard land policies, as interpreted by SVCA staff, does not support new development on lands with the potential for flooding and/or erosion, poor drainage, steep slopes, unstable soils, or other physical limitations which could endanger human life, cause property damage and/or social disruption. Section 3.6.5 of the OP specifically prohibits new development within the Natural Environment & Hazard designation.

As per the geotechnical investigation, proposed residential development can safely be constructed outside the erosion hazard limits of the adjacent river valley slope. However, proposed infrastructure construction through the slope to Maggie Street can aggravate existing slope instability, thereby impacting adjacent residential lands, without review of a geotechnical engineer.

In addition to the above, it is SVCA staff's opinion, the slope erosion hazard should be designated and zoned appropriately in accordance with the natural hazard policies of the County and Municipality of Arran-Elderslie.

Given the above comments, it is SVCA staff's opinion, the proposed application, in general, is in conformance with the natural hazard policies of the Province, County, and Municipality. However, the below recommendations must be implemented to ensure the existing slope erosion hazard is not aggravated from the development and associated servicing.

1. That a geotechnical engineer review plans for construction of servicing infrastructure through the valley slope to Maggie Street and provide recommendations to mitigate impact to slope instability. Furthermore, that the geotechnical engineer is available during excavation through the slope to ensure unforeseen circumstances are appropriately and immediately addressed. SVCA staff must be satisfied with the geotechnical assessment and mitigation measures prior to construction.
2. The river valley erosion hazard should be designated and zoned appropriately.

### **Stormwater Management:**

Stormwater is proposed to outlet to existing stormwater infrastructure on Maggie Street and therefore, does not require SVCA staff technical clearance. However, we note the Functional Servicing Report did not indicate the level of stormwater treatment proposed. Given stormwater ultimately outlets to the Saugeen/Teeswater River systems, stormwater should be treated to an enhanced level. We have also attached SVCA's stormwater management guidelines the applicant should consider when drafting the final stormwater management plan and engineered designs.

## **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](mailto: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 the SVCA 'Approximate Regulated Area' associated with Ontario Regulation 169/06. The regulated feature affecting the property is the valley slope plus 15 metres from the erosion hazard limit. 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.

To determine the SVCA Approximate Regulated Area on the property, please refer to map. Should you require assistance, please contact our office directly.

### **SVCA Permission for Development or Alteration**

A SVCA permit will be required prior to construction, site grading, and filling on the east and south portions of the property, including construction of the servicing infrastructure through the valley slope. SVCA staff review under O. Regulation 169/06 will parallel our review of the Planning Act application. SVCA permit application requirements are similar to our recommendations made under the Planning Act application for natural hazards.

We recommend that a SVCA permit be applied for once staff review under the Planning Act process is complete.

### **Conditions for Draft Approval**

SVCA staff recommend the following conditions for draft approval, to ensure that existing erosion hazards are not further aggravated as a result of the development and construction process:

1. That prior to any site alteration/grading or construction on site, and prior to Final Approval of the subdivision by the County, the owner shall prepare the following reports/plans, completed to the satisfaction of the Saugeen Valley Conservation Authority.
  - (a) Final Geotechnical Investigation, Final Site Plan and Grading Plan, Final Sediment and Erosion Control Plan, and Final Landscaping Plan.
2. That the Subdivision Agreement between the Owner and the Municipality of Arran-Elderslie contain provisions with wording acceptable to the Saugeen Valley Conservation Authority relating to the Final Geotechnical Investigation, Final Site Plan and Grading Plan, Final Sediment and Erosion Control Plan, and Final Landscaping Plan.

### **Summary**

SVCA staff has reviewed this application 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.

It is SVCA staff's opinion the application is acceptable provided the above recommended conditions for draft approval and the following are implemented:

- 1) The river valley erosion hazard is designated and zoned appropriately in accordance with the natural hazard policies of the County of Bruce and Municipality of Arran-Elderslie.

Given the above comments, and provided staff's recommendations are implemented, it is the opinion of the SVCA staff that:

- 1) Consistency with Section 3.1, Natural Hazard policies of the PPS will be demonstrated.
- 2) Consistency with local planning policies for natural hazards will be demonstrated.

Please inform this office of any decision made by County 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 at [b.walter@svca.on.ca](mailto:b.walter@svca.on.ca).

Sincerely,



Brandi Walter  
Environmental Planning Coordinator  
Saugeen Conservation  
BW/

Encl: SVCA Hazard / Regulation Map, SVCA Stormwater Management Guidelines

cc: Moiken Penner, SVCA Board Member (via email)  
Christine Fraser-McDonald, Clerk, Municipality of Arran-Elderslie (via email)  
Patrick Johnston, CBO, Municipality of Arran-Elderslie (via email)



91

North St

Bruce Rd 3

Queen St N

Lot 15  
Con A  
Elderslie

Maggie St

Maggie St

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 ©[2021] of the Queen's Printer for Ontario. All Rights Reserved. [2021] May Not be Reproduced without Permission. THIS IS NOT A PLAN OF SURVEY.

This mapping contains products of the South Western Ontario Orthophotography Project 2015 (SWOOP2015). These images were taken in 2015 at 20cm resolution by Fugro

January 5, 2022

N



UTM Zone 17N, NAD 83

1:2000

**Legend**

-  SVCA Regulated Area
-  Regulatory Flood Line
-  SVCA Hazard Lands
-  Municipal Drain
-  Watercourse

No civic address, North St  
 PARK PT LOT 14 NORTH S/S  
 Roll No.410341000200701  
 Paisley  
 Arran Elderslie



## Stormwater Management

The following outlines the SVCA staff criteria for the preparation of a stormwater management design:

1. Post development peak runoff should not exceed pre-development peak runoff for the 2, 5, 25, 50 and 100 year storm events. Detention facilities may be needed to achieve this requirement.
2. 100 year storm runoff (surface flow) should be directed so that no existing or proposed buildings are flooded on or off site.
3. Existing drainage outlets from the property should be used as much as possible, rather than creating new outlets.
4. If drainage will be re-directed from its original catchment to a different catchment, justification will be needed and the possible effects on other lands should be described.
5. Storm model input variables:
  - Goderich IDF curves, 6 hour, SCS Type II distribution.
  - Other distributions may be used, such as the Chicago 2 hour or 4 hour storm, but only as a comparison. The SCS 6 hour should still be modeled regardless and the storm with the greater peak flow then used.
6. Any appropriate computer model may be used.
7. The minor storm system should be designed using the local municipal standards.
8. The MOECC "Stormwater Management Planning and Design Manual", March 2003 should be used.
9. Sediment and erosion control must be addressed. If construction is proposed during the winter or spring seasons, conventional silt fencing alone may be inadequate, and more robust methods may be required.
10. SVCA staff recommend that stormwater quality treatment for runoff from the site should be at the "Enhanced" Level 1 protection level (80% TSS removal), unless recommendations from an ecologist suggest a lesser level of treatment is appropriate for the site.
11. If there is an existing municipal drainage plan for the area, then the stormwater report for the development should identify and refer to the municipal plan.
12. SVCA hazardous lands must not be used for locating stormwater detention facilities (e.g. detention pond, or underground tanks). The outlet from a detention facility can be directed to the watercourse if that is the original catchment.



**From:** [Christine Fraser-McDonald](#)  
**To:** [Lori Mansfield](#)  
**Cc:** [Chris Legge](#); [Scott McLeod](#); [Sylvia Kirkwood](#)  
**Subject:** FW: Request for Agency Comments S-2023-008  
**Date:** Thursday, September 7, 2023 2:38:43 PM  
**Attachments:** [image001.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.

Hi Lori:

Please see Chris' comments below.

**Christine Fraser-McDonald**  
Clerk  
Municipality of Arran-Elderslie  
1925 Bruce Road 10  
P.O. Box 70  
Chesley, ON N0G 1L0  
Ph: 519.363.3039 x 101  
Cell: 519.270.4922  
[cfraser@arran-elderslie.ca](mailto:cfraser@arran-elderslie.ca)

**Did you know?** Maintenance requests, general inquiries, bylaw concerns and more can be submitted directly to the Municipality via the new [Citizen Request Portal](#).



---

**From:** Chris Legge <CLegge@arran-elderslie.ca>  
**Sent:** September 7, 2023 2:28 PM  
**To:** Christine Fraser-McDonald <CFraser@arran-elderslie.ca>; Scott McLeod <SMcLeod@arran-elderslie.ca>; Sylvia Kirkwood <SKirkwood@arran-elderslie.ca>; Pat Johnston <PJohnston@arran-elderslie.ca>  
**Subject:** RE: Request for Agency Comments S-2023-008

I have a few comments on these plans.

I would like to see the water main, and sewer main ran in a straight line in the new road allowance, regardless of the curves in the road. As well there is no mention in the planning files about manhole

locations in the sanitary sewer. There would need to be a manhole at each direction change of the Sanitary sewer main, if it is laid out as proposed.

Also I would question if any hydraulic modeling for the water system has been conducted. This area is one of the higher elevation points in the town of Paisley. The distance to the tower combined with the elevation, I would like to confirm that adequate pressure and flow is available.

Chris Legge

---

**From:** Christine Fraser-McDonald <[CFraser@arran-elderslie.ca](mailto:CFraser@arran-elderslie.ca)>  
**Sent:** September 6, 2023 3:17 PM  
**To:** Scott McLeod <[SMcLeod@arran-elderslie.ca](mailto:SMcLeod@arran-elderslie.ca)>; Sylvia Kirkwood <[SKirkwood@arran-elderslie.ca](mailto:SKirkwood@arran-elderslie.ca)>; Pat Johnston <[PJohnston@arran-elderslie.ca](mailto:PJohnston@arran-elderslie.ca)>; Chris Legge <[CLegge@arran-elderslie.ca](mailto:CLegge@arran-elderslie.ca)>  
**Subject:** FW: Request for Agency Comments S-2023-008

Please provide comments.

Thanks so much.

**Christine Fraser-McDonald**  
Clerk  
Municipality of Arran-Elderslie  
1925 Bruce Road 10  
P.O. Box 70  
Chesley, ON N0G 1L0  
Ph: 519.363.3039 x 101  
Cell: 519.270.4922  
[cfraser@arran-elderslie.ca](mailto:cfraser@arran-elderslie.ca)

**Did you know?** Maintenance requests, general inquiries, bylaw concerns and more can be submitted directly to the Municipality via the new [Citizen Request Portal](#).



---

**From:** Lori Mansfield <[LMansfield@brucecounty.on.ca](mailto:LMansfield@brucecounty.on.ca)>  
**Sent:** September 6, 2023 3:00 PM  
**To:** Bruce County Planning - Peninsula Hub <[bcplwi@brucecounty.on.ca](mailto:bcplwi@brucecounty.on.ca)>  
**Cc:** Jennifer Burnett <[JBurnett@brucecounty.on.ca](mailto:JBurnett@brucecounty.on.ca)>

**Subject:** Request for Agency Comments S-2023-008

Good Afternoon:

Attached please find a Request for Agency Comments with respect to Draft Plan of Subdivision File No. S-2022-008, Ardent.

SVCA – please note, \$2,280.00 has been requested from the applicant, on behalf of the SVCA, for the review of this Application.

The following documents were submitted as part of the application, and you can use the link below to download the files. **Please note, this link will expire in 14 days.**

- Subdivision Application;
- Draft Plan of Subdivision;
- Planning Justification Report;
- Archaeological Assessment;
- Functional Servicing and Stormwater Management Report; and
- Geotechnical Investigation.

<https://can01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.sendthisfile.com%2F5wCPbxnZrgIEH60uMXMTE1m7&data=05%7C01%7CImansfield%40brucecounty.on.ca%7C60fdadfd38484a05a8df08dbaf0b2592%7Cfd89d08b66c84a86a12d6fcc6c432324%7C0%7C0%7C638296234635271471%7CUnknown%7CTWFpbGZsb3d8eyJWljo iMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ikk1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=ZuQGKqX%2F%2FfdzdSBjzdOJxYynGc2ZmvN8C%2Frf%2FOWndU8%3D&reserved=0>

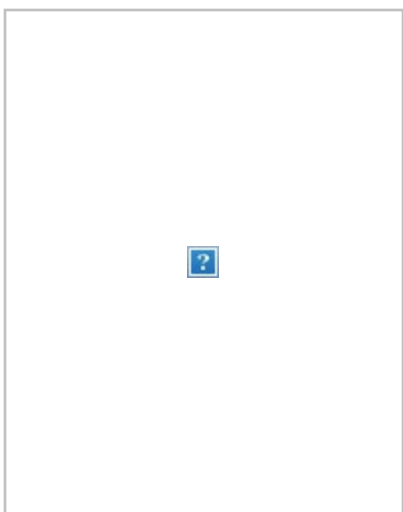
Secured by <https://can01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.sendthisfile.com%2F&data=05%7C01%7CImansfield%40brucecounty.on.ca%7C60fdadfd38484a05a8df08dbaf0b2592%7Cfd89d08b66c84a86a12d6fcc6c432324%7C0%7C0%7C638296234635271471%7CUnknown%7CTWFpbGZsb3d8eyJWljo iMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ikk1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=FftJ7uD9R418s4VNNS9sQbnH6E7PR20Wc3dBhpxpoDs%3D&reserved=0>

Copyright 2003-2015 - SendThisFile, Inc.

Yours truly,  
Lori Mansfield

**Lori Mansfield**  
Applications Technician  
Planning and Development  
Corporation of the County of Bruce

Office: 519-534-2092  
Direct: 1-226-909-5987  
[www.brucecounty.on.ca](http://www.brucecounty.on.ca)



**Orange Shirt Day / National Day for Truth and Reconciliation | September 30**

Join us in reflecting, showing support, and joining the global conversation on this day that honours the thousands of First Nations, Metis, and Inuit children across Canada who were forced to attend residential schools. Artwork by Taylor Cameron, Saugeen First Nation. To learn more visit [Orangeshirt Society - Creating Awareness \(orangeshirtday.org\)](http://Orangeshirtday.org)

Individuals who submit letters and other information to Council and its Committees should be aware that any personal information contained within their communications may become part of the public record and may be made available through the agenda process which includes publication on the County's website.

If you have received this communication in error, please notify the sender immediately and delete all copies (electronic or otherwise). Thank you for your cooperation.

If you feel that this email was commercial in nature and you do not wish to receive further electronic messages from the County of Bruce, please click on the following link to unsubscribe: [Unsubscribe](#). Please be advised that this may restrict our ability to send messages to you in the future.

**From:** [Jennifer Burnett](#)  
**To:** [Sylvia Kirkwood](#); [Scott McLeod](#); [Lori Mansfield](#); [Christine Fraser-McDonald](#); [Pat Johnston](#); [Chris Legge](#)  
**Subject:** RE: Ardent: Request for Agency Comments S-2023-008  
**Date:** Tuesday, September 19, 2023 1:58:52 PM  
**Attachments:** [image001.png](#)  
[image002.jpg](#)

---

Thanks Sylvia,

I'll let Cuesta know so that they can revise their drawings.

Jenn

---

**From:** Sylvia Kirkwood <[SKirkwood@arran-elderslie.ca](mailto:SKirkwood@arran-elderslie.ca)>  
**Sent:** Tuesday, September 19, 2023 12:54 PM  
**To:** Scott McLeod <[smcleod@arran-elderslie.ca](mailto:smcleod@arran-elderslie.ca)>; Jennifer Burnett <[JBurnett@brucecounty.on.ca](mailto:JBurnett@brucecounty.on.ca)>; Lori Mansfield <[LMansfield@brucecounty.on.ca](mailto:LMansfield@brucecounty.on.ca)>; Christine Fraser-McDonald <[CFraser@arran-elderslie.ca](mailto:CFraser@arran-elderslie.ca)>; Pat Johnston <[PJohnston@arran-elderslie.ca](mailto:PJohnston@arran-elderslie.ca)>; Chris Legge <[clegge@arran-elderslie.ca](mailto:clegge@arran-elderslie.ca)>  
**Subject:** RE: Ardent: Request for Agency Comments S-2023-008

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

Hi Jenn, I just spoke with Scott although Public Works would prefer that the road alignment be straight as possible the current version is satisfactory. Public Works is still looking for a standard 20 m road allowance. Thanks, Sylvia

---

**From:** Scott McLeod <[SMcLeod@arran-elderslie.ca](mailto:SMcLeod@arran-elderslie.ca)>  
**Sent:** September 19, 2023 12:13 PM  
**To:** Jennifer Burnett <[JBurnett@brucecounty.on.ca](mailto:JBurnett@brucecounty.on.ca)>; Lori Mansfield <[LMansfield@brucecounty.on.ca](mailto:LMansfield@brucecounty.on.ca)>; Christine Fraser-McDonald <[CFraser@arran-elderslie.ca](mailto:CFraser@arran-elderslie.ca)>; Sylvia Kirkwood <[SKirkwood@arran-elderslie.ca](mailto:SKirkwood@arran-elderslie.ca)>; Pat Johnston <[PJohnston@arran-elderslie.ca](mailto:PJohnston@arran-elderslie.ca)>; Chris Legge <[CLegge@arran-elderslie.ca](mailto:CLegge@arran-elderslie.ca)>  
**Subject:** RE: Ardent: Request for Agency Comments S-2023-008

Jenn

Public Works Department would request a straighten road and 20 metre road allowance.

For the SWM becoming Municipal property. Can a one-time reserve amount be given to the Municipality before ownership is assumed?

Thanks,

**Scott McLeod**

Municipality of Arran-Elderslie

Manager of Public Works  
 1925 Bruce Road #10  
 Chesley, Ontario  
 N0G 1L0  
 519-363-3039 ext. 115  
 Cell 519-373-9781

---

**From:** Jennifer Burnett <[JBurnett@brucecounty.on.ca](mailto:JBurnett@brucecounty.on.ca)>

**Sent:** September 19, 2023 11:52 AM

**To:** Lori Mansfield <[LMansfield@brucecounty.on.ca](mailto:LMansfield@brucecounty.on.ca)>; Scott McLeod <[SMcLeod@arran-elderslie.ca](mailto:SMcLeod@arran-elderslie.ca)>; Christine Fraser-McDonald <[CFraser@arran-elderslie.ca](mailto:CFraser@arran-elderslie.ca)>; Sylvia Kirkwood <[SKirkwood@arran-elderslie.ca](mailto:SKirkwood@arran-elderslie.ca)>; Pat Johnston <[PJohnston@arran-elderslie.ca](mailto:PJohnston@arran-elderslie.ca)>; Chris Legge <[CLegge@arran-elderslie.ca](mailto:CLegge@arran-elderslie.ca)>

**Subject:** RE: Ardent: Request for Agency Comments S-2023-008

Thanks for the comments Scott. Just to clarify, is the municipality requesting that the road be straightened, and a 20 m allowance dedicated?

For the SWM pond, it will be dedicated to the municipality to maintain. The only way it can be held in common ownership is through a common element condominium.

Thanks,  
 Jenn

---

**From:** Lori Mansfield <[LMansfield@brucecounty.on.ca](mailto:LMansfield@brucecounty.on.ca)>

**Sent:** Tuesday, September 19, 2023 8:38 AM

**To:** Scott McLeod <[smcleod@arran-elderslie.ca](mailto:smcleod@arran-elderslie.ca)>; Christine Fraser-McDonald <[CFraser@arran-elderslie.ca](mailto:CFraser@arran-elderslie.ca)>; Sylvia Kirkwood <[SKirkwood@arran-elderslie.ca](mailto:SKirkwood@arran-elderslie.ca)>; Pat Johnston <[PJohnston@arran-elderslie.ca](mailto:PJohnston@arran-elderslie.ca)>; Chris Legge <[clegge@arran-elderslie.ca](mailto:clegge@arran-elderslie.ca)>

**Cc:** Jennifer Burnett <[JBurnett@brucecounty.on.ca](mailto:JBurnett@brucecounty.on.ca)>

**Subject:** RE: Ardent: Request for Agency Comments S-2023-008

Good Morning Scott:

Thank you for your email providing your questions and comments. I have forwarded to Sr. Planner Jenn Burnett for review and response.

Yours truly,  
 Lori Mansfield

---

**From:** Scott McLeod <[SMcLeod@arran-elderslie.ca](mailto:SMcLeod@arran-elderslie.ca)>

**Sent:** Monday, September 18, 2023 5:25 PM

**To:** Christine Fraser-McDonald <[CFraser@arran-elderslie.ca](mailto:CFraser@arran-elderslie.ca)>; Sylvia Kirkwood <[SKirkwood@arran-elderslie.ca](mailto:SKirkwood@arran-elderslie.ca)>; Pat Johnston <[PJohnston@arran-elderslie.ca](mailto:PJohnston@arran-elderslie.ca)>; Chris Legge <[clegge@arran-elderslie.ca](mailto:clegge@arran-elderslie.ca)>

**Cc:** Lori Mansfield <[LMansfield@brucecounty.on.ca](mailto:LMansfield@brucecounty.on.ca)>

**Subject:** Ardent: Request for Agency Comments S-2023-008

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

Hi

Listed below are my comments and questions from Municipal Public Works on the Ardent Paisley Development.

- Application Form and Planning Justification Report note Bruce County Road 11 has direct access. This is no longer a Bruce County Road. Municipal Roadway, North St leading into Bruce-Saugeen Townline.
- Planning Justification (PJ) Report notes steep slope on Lot 14 to west side. Think it should refer to East side.
- Lot sizes and terrain limitations create an Ardent or Subdivision roadway shaped like a snake. Municipal services water, sanitary and storm piping no longer straight runs, having offsets and bends. Create future locate and maintenance issues.
- PJ Report notes a 15-metre road allowance with 1.5 servicing easement. Functioning Servicing and Stormwater Management Report note on Subdivision Cross-Section potential 3.6 metre easement.  
Which is correct?
- Arran-Elderslie in the past have never accepted any thing less that a 20-metre road allowance without easements. With underground water, sewer, stormwater, electricity, streetlights, natural gas, and possibility three internet/cable/telephone providers you need all 20 metres. The effect of winter snowbanks from plowing snow. Who maintains and oversees the easement property?
- I presume the Stormwater Pond is considered a dry pond. I have listed some points below.  
Is this pond manicured for grass cutting? Is this pond fenced? Lots 1,2 and 16 should have a covenant on title noting a neighbouring storm water pond. Is there going to be a reserve or contingency created for future maintenance needed on this pond by the subdivision owners?

Thanks,

## **Scott McLeod**

Municipality of Arran-Elderslie  
 Manager of Public Works  
 1925 Bruce Road #10  
 Chesley, Ontario  
 N0G 1L0  
 519-363-3039 ext. 115  
 Cell 519-373-9781

---

**From:** Christine Fraser-McDonald <[CFraser@arran-elderslie.ca](mailto:CFraser@arran-elderslie.ca)>

**Sent:** September 6, 2023 3:17 PM

**To:** Scott McLeod <[SMcLeod@arran-elderslie.ca](mailto:SMcLeod@arran-elderslie.ca)>; Sylvia Kirkwood <[SKirkwood@arran-elderslie.ca](mailto:SKirkwood@arran-elderslie.ca)>; Pat Johnston <[PJohnston@arran-elderslie.ca](mailto:PJohnston@arran-elderslie.ca)>; Chris Legge <[CLegge@arran-elderslie.ca](mailto:CLegge@arran-elderslie.ca)>

**Subject:** FW: Request for Agency Comments S-2023-008

Please provide comments.

Thanks so much.

**Christine Fraser-McDonald**

Clerk

Municipality of Arran-Elderslie

1925 Bruce Road 10

P.O. Box 70

Chesley, ON N0G 1L0

Ph: 519.363.3039 x 101

Cell: 519.270.4922

[cfraser@arran-elderslie.ca](mailto:cfraser@arran-elderslie.ca)

**Did you know?** Maintenance requests, general inquiries, bylaw concerns and more can be submitted directly to the Municipality via the new [Citizen Request Portal](#).



---

**From:** Lori Mansfield <[LMansfield@brucecounty.on.ca](mailto:LMansfield@brucecounty.on.ca)>

**Sent:** September 6, 2023 3:00 PM

**To:** Bruce County Planning - Peninsula Hub <[bcplwi@brucecounty.on.ca](mailto:bcplwi@brucecounty.on.ca)>

**Cc:** Jennifer Burnett <[JBurnett@brucecounty.on.ca](mailto:JBurnett@brucecounty.on.ca)>

**Subject:** Request for Agency Comments S-2023-008

Good Afternoon:

Attached please find a Request for Agency Comments with respect to Draft Plan of Subdivision File No. S-2022-008, Ardent.

SVCA – please note, \$2,280.00 has been requested from the applicant, on behalf of the SVCA, for the review of this Application.

The following documents were submitted as part of the application, and you can use the link below to download the files. **Please note, this link will expire in 14 days.**

- Subdivision Application;



- Draft Plan of Subdivision;
- Planning Justification Report;
  - Archaeological Assessment;
  - Functional Servicing and Stormwater Management Report; and
  - Geotechnical Investigation.

[https://can01.safelinks.protection.outlook.com/?](https://can01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.sendthisfile.com%2F5wCPbxnZrgIEH60uMXMTE1m7&data=05%7C01%7CImansfield%40brucecounty.on.ca%7C60fdadfd38484a05a8df08dbaf0b2592%7Cfd89d08b66c84a86a12d6fcc6c432324%7C0%7C0%7C638296234635271471%7CUnknown%7CTWFpbGZsb3d8eyJWljo iMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata= ZuQGKqX%2F%2FfdzdSBjzdOJxYynGc2ZmvN8C%2Frf%2FOWndU8%3D&reserved=0)

[url=https%3A%2F%2Fwww.sendthisfile.com%2F5wCPbxnZrgIEH60uMXMTE1m7&data=05%7C01%7CImansfield%40brucecounty.on.ca%7C60fdadfd38484a05a8df08dbaf0b2592%7Cfd89d08b66c84a86a12d6fcc6c432324%7C0%7C0%7C638296234635271471%7CUnknown%7CTWFpbGZsb3d8eyJWljo iMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata= ZuQGKqX%2F%2FfdzdSBjzdOJxYynGc2ZmvN8C%2Frf%2FOWndU8%3D&reserved=0](https://can01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.sendthisfile.com%2F5wCPbxnZrgIEH60uMXMTE1m7&data=05%7C01%7CImansfield%40brucecounty.on.ca%7C60fdadfd38484a05a8df08dbaf0b2592%7Cfd89d08b66c84a86a12d6fcc6c432324%7C0%7C0%7C638296234635271471%7CUnknown%7CTWFpbGZsb3d8eyJWljo iMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata= ZuQGKqX%2F%2FfdzdSBjzdOJxYynGc2ZmvN8C%2Frf%2FOWndU8%3D&reserved=0)

Secured by [https://can01.safelinks.protection.outlook.com/?](https://can01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.sendthisfile.com%2F&data=05%7C01%7CImansfield%40brucecounty.on.ca%7C60fdadfd38484a05a8df08dbaf0b2592%7Cfd89d08b66c84a86a12d6fcc6c432324%7C0%7C0%7C638296234635271471%7CUnknown%7CTWFpbGZsb3d8eyJWljo iMC4wLjAwMDAiLCJQIjoiV2luMzli LCJBTiI6IjEhaWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=FftJ7uD9R418s4VNNS9sQbnH6E7 PR20Wc3dBhpxpoDs%3D&reserved=0)

[url=http%3A%2F%2Fwww.sendthisfile.com%2F&data=05%7C01%7CImansfield%40brucecounty.on.ca%7C60fdadfd38484a05a8df08dbaf0b2592%7Cfd89d08b66c84a86a12d6fcc6c432324%7C0%7C0%7C638296234635271471%7CUnknown%7CTWFpbGZsb3d8eyJWljo iMC4wLjAwMDAiLCJQIjoiV2luMzli LCJBTiI6IjEhaWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=FftJ7uD9R418s4VNNS9sQbnH6E7 PR20Wc3dBhpxpoDs%3D&reserved=0](https://can01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.sendthisfile.com%2F&data=05%7C01%7CImansfield%40brucecounty.on.ca%7C60fdadfd38484a05a8df08dbaf0b2592%7Cfd89d08b66c84a86a12d6fcc6c432324%7C0%7C0%7C638296234635271471%7CUnknown%7CTWFpbGZsb3d8eyJWljo iMC4wLjAwMDAiLCJQIjoiV2luMzli LCJBTiI6IjEhaWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=FftJ7uD9R418s4VNNS9sQbnH6E7 PR20Wc3dBhpxpoDs%3D&reserved=0)

Copyright 2003-2015 - SendThisFile, Inc.

Yours truly,  
Lori Mansfield

**Lori Mansfield**  
Applications Technician  
Planning and Development  
Corporation of the County of Bruce

Office: 519-534-2092  
Direct: 1-226-909-5987  
[www.brucecounty.on.ca](http://www.brucecounty.on.ca)



Image removed by sender.



### **and Reconciliation | September 30**

Join us in reflecting, showing support, and joining the global conversation on this day that honours the thousands of First Nations, Metis, and Inuit children across Canada who were forced to attend residential schools. Artwork by Taylor Cameron, Saugeen First Nation. To learn more visit [Orangeshirt Society - Creating Awareness \(orangeshirtday.org\)](http://Orangeshirtday.org)

Individuals who submit letters and other information to Council and its Committees should be aware that any personal information contained within their communications may become part of the public record and may be made available through the agenda process which includes publication on the County's website.

If you have received this communication in error, please notify the sender immediately and delete all copies (electronic or otherwise). Thank you for your cooperation.

If you feel that this email was commercial in nature and you do not wish to receive further electronic messages from the County of Bruce, please click on the following link to unsubscribe: [Unsubscribe](#). Please be advised that this may restrict our ability to send messages to you in the future.

**Lori Mansfield**  
Applications Technician  
Planning and Development  
Corporation of the County of Bruce

Office: 519-534-2092  
Direct: 1-226-909-5987  
[www.brucecounty.on.ca](http://www.brucecounty.on.ca)





## **Orange Shirt Day / National Day for Truth and Reconciliation | September 30**

Join us in reflecting, showing support, and joining the global conversation on this day that honours the thousands of First Nations, Metis, and Inuit children across Canada who were forced to attend residential schools. Artwork by Taylor Cameron, Saugeen First Nation. To learn more visit [Orangeshirtday.org](http://Orangeshirtday.org)

Individuals who submit letters and other information to Council and its Committees should be aware that any personal information contained within their communications may become part of the public record and may be made available through the agenda process which includes publication on the County's website.

If you have received this communication in error, please notify the sender immediately and delete all copies (electronic or otherwise). Thank you for your cooperation.

If you feel that this email was commercial in nature and you do not wish to receive further electronic messages from the County of Bruce, please click on the following link to unsubscribe: [Unsubscribe](#). Please be advised that this may restrict our ability to send messages to you in the future.

**Jennifer Burnett**  
Senior Planner  
Planning and Development  
Corporation of the County of Bruce

Office: 519-881-1782

[www.brucecounty.on.ca](http://www.brucecounty.on.ca)



**Orange Shirt Day / National Day for Truth**



## and Reconciliation | September 30

Join us in reflecting, showing support, and joining the global conversation on this day that honours the thousands of First Nations, Metis, and Inuit children across Canada who were forced to attend residential schools. Artwork by Taylor Cameron, Saugeen First Nation. To learn more visit [Orange Shirt Society - Creating Awareness \(orangeshirtday.org\)](http://Orangeshirtday.org)

Individuals who submit letters and other information to Council and its Committees should be aware that any personal information contained within their communications may become part of the public record and may be made available through the agenda process which includes publication on the County's website.

If you have received this communication in error, please notify the sender immediately and delete all copies (electronic or otherwise). Thank you for your cooperation.

If you feel that this email was commercial in nature and you do not wish to receive further electronic messages from the County of Bruce, please click on the following link to unsubscribe: [Unsubscribe](#). Please be advised that this may restrict our ability to send messages to you in the future.

**Jennifer Burnett**  
Senior Planner  
Planning and Development  
Corporation of the County of Bruce

Office: 519-881-1782

[www.brucecounty.on.ca](http://www.brucecounty.on.ca)



## Orange Shirt Day / National Day for Truth and Reconciliation | September 30



Join us in reflecting, showing support, and joining the global conversation on this day that honours the thousands of First Nations, Metis, and Inuit children across Canada who were forced to attend residential schools. Artwork by Taylor Cameron, Saugeen First Nation. To learn more visit [Orange Shirt Society - Creating Awareness \(orangeshirtday.org\)](http://Orangeshirtday.org)

Individuals who submit letters and other information to Council and its Committees should be aware that any personal information contained within their communications may become part of the public record and may be made available through the agenda process which includes publication on the County's website.

If you have received this communication in error, please notify the sender immediately and delete all copies (electronic or otherwise). Thank you for your cooperation.

If you feel that this email was commercial in nature and you do not wish to receive further electronic messages from the County of Bruce, please click on the following link to unsubscribe: [Unsubscribe](#). Please be advised that this may restrict our ability to send messages to you in the future.

**From:** [Karen Heisler](#)  
**To:** [Jennifer Burnett](#)  
**Cc:** [SON - Archaeology Coordinator \(archaeology@saugeenojibwaynation.ca\)](mailto:archaeology@saugeenojibwaynation.ca); [Robert Martin](#)  
**Subject:** Re: FW: Request for Agency Comments S-2023-008 Ardent - Paisley  
**Date:** Wednesday, September 27, 2023 11:43:38 AM

---

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

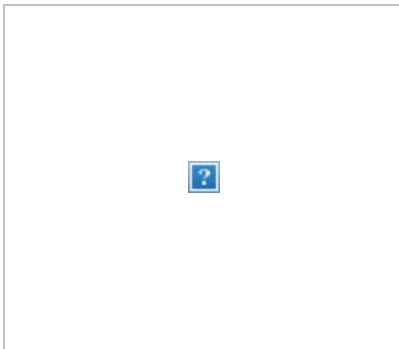
Hello Jennifer,

The SON Environment Office accepts the recommendations of the Fischer Archaeological Consulting Report: PIF 359 129 22 -0 -20, 9 Feb 2023

**Thank you,**

**Karen**

**Karen Heisler, Ph.D.**  
**Resources & Infrastructure Associate**  
Direct T: (705) 798-3312



10129 Hwy 6 Georgian Bluffs, ON  
N0H 2T0  
[saugeenojibwaynation.ca](http://saugeenojibwaynation.ca)

*I am grateful to live, work, and benefit from the Lands and Waters of the Saugeen Ojibway Nation.*

On Wed, Sep 27, 2023 at 10:52 AM Jennifer Burnett <[JBurnett@brucecounty.on.ca](mailto:JBurnett@brucecounty.on.ca)> wrote:

Hi Karen and Rob,

Following up on this email to make sure SON is accepting of the Arch Assessment and there

are no outstanding concerns.

Hope you are having a great week!

Jenn

---

**From:** Lori Mansfield <[LMansfield@brucecounty.on.ca](mailto:LMansfield@brucecounty.on.ca)>  
**Sent:** Wednesday, September 6, 2023 3:00 PM  
**To:** Bruce County Planning - Peninsula Hub <[bcplwi@brucecounty.on.ca](mailto:bcplwi@brucecounty.on.ca)>  
**Cc:** Jennifer Burnett <[JBurnett@brucecounty.on.ca](mailto:JBurnett@brucecounty.on.ca)>  
**Subject:** Request for Agency Comments S-2023-008

Good Afternoon:

Attached please find a Request for Agency Comments with respect to Draft Plan of Subdivision File No. S-2022-008, Ardent.

SVCA – please note, \$2,280.00 has been requested from the applicant, on behalf of the SVCA, for the review of this Application.

The following documents were submitted as part of the application, and you can use the link below to download the files. **Please note, this link will expire in 14 days.**

- Subdivision Application;
- Draft Plan of Subdivision;
- Planning Justification Report;
- Archaeological Assessment;
- Functional Servicing and Stormwater Management Report; and
- Geotechnical Investigation.

<https://can01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.sendthisfile.com%2F5wCPbxnZrgIEH60uMXMTE1m7&data=05%7C01%7CImansfield%40brucecounty.on.ca%7C60fdadfd38484a05a8df08dbaf0b2592>

<https://can01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.sendthisfile.com%2F&data=05%7C01%7CImansfield%40brucecounty.on.ca%7C60fdadfd38484a05a8df08dbaf0b2592%7Cfd89d08b66c84a86a12d6fcc6c432324%7C0%7C0%7C638296234635271471%7CUnknown%7CTWFpbGZsb3d8eyJWIjojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IklhaWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=ZuQGKqX%2F%2FfdzdSBjzdOJxYynGc2ZmvN8C%2Frf%2FOWndU8%3D&reserved=0>

Secured by <https://can01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.sendthisfile.com%2F&data=05%7C01%7CImansfield%40brucecounty.on.ca%7C60fdadfd38484a05a8df08dbaf0b2592%7Cfd89d08b66c84a86a12d6fcc6c432324%7C0%7C0%7C638296234635271471%7CUnknown%7CTWFpbGZsb3d8eyJWIjojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IklhaWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=FftJ7uD9R418s4VNNS9sQbnH6E7PR20Wc3dBhpxpoDs%3D&reserved=0>

Copyright 2003-2015 - SendThisFile, Inc.

Yours truly,

Lori Mansfield

**Lori Mansfield**  
Applications Technician  
Planning and Development  
Corporation of the County of Bruce

Office: 519-534-2092  
Direct: 1-226-909-5987  
[www.brucecounty.on.ca](http://www.brucecounty.on.ca)



**Orange Shirt Day / National Day for Truth and Reconciliation | September 30**

Join us in reflecting, showing support, and joining the global conversation on this day that





honours the thousands of First Nations, Metis, and Inuit children across Canada who were forced to attend residential schools. Artwork by Taylor Cameron, Saugeen First Nation. To learn more visit [Orange Shirt Society - Creating Awareness \(orangeshirtday.org\)](http://Orangeshirtday.org)

Individuals who submit letters and other information to Council and its Committees should be aware that any personal information contained within their communications may become part of the public record and may be made available through the agenda process which includes publication on the County's website.

If you have received this communication in error, please notify the sender immediately and delete all copies (electronic or otherwise). Thank you for your cooperation.

If you feel that this email was commercial in nature and you do not wish to receive further electronic messages from the County of Bruce, please click on the following link to unsubscribe: [Unsubscribe](#). Please be advised that this may restrict our ability to send messages to you in the future.

Jennifer Burnett  
Senior Planner  
Planning and Development  
Corporation of the County of Bruce

Office: 519-881-1782

[www.brucecounty.on.ca](http://www.brucecounty.on.ca)



### **Orange Shirt Day / National Day for Truth and Reconciliation | September 30**



Join us in reflecting, showing support, and joining the global conversation on this day that honours the thousands of First Nations, Metis, and Inuit children across Canada who were forced to attend residential schools. Artwork by Taylor Cameron, Saugeen First Nation. To learn more visit [Orange Shirt Society - Creating Awareness \(orangeshirtday.org\)](http://Orangeshirtday.org)

Individuals who submit letters and other information to Council and its Committees should be aware that any personal information contained within their communications may become part of the public record and may be made available through the agenda process which includes publication on the County's website.

If you have received this communication in error, please notify the sender immediately and delete all copies (electronic or otherwise). Thank you for your cooperation.

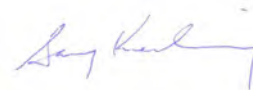
If you feel that this email was commercial in nature and you do not wish to receive further electronic messages from the County of Bruce, please click on the following link to unsubscribe: [Unsubscribe](#). Please be advised that this may restrict our ability to send messages to you in the future.

<b>Access</b>	Year-Round Municipal Road
<b>Surrounding Land Uses</b>	North - Residential and Commercial; East – Residential; South – Residential; and West - Construction Operation
<b>Designations and Zones</b>	<b>Existing</b>
<b>County Official Plan</b>	Primary Urban Communities
<b>Local Official Plan</b>	Residential
<b>Zoning By-law</b>	R1 – Residential: Low Density Single
<b>Designations and Zones</b>	<b>Proposed</b>
<b>County Official Plan</b>	No change
<b>Local Official Plan</b>	No change
<b>Zoning By-law</b>	No change

File Number: S-2023-008

Agency: Bruce County Transportation Services

No Comment: Title: Eng. Technician Signature:



Comments: T&ES Request a traffic impact study and confirmation that there is no increase of storm water to Bruce County Road 3.

**From:** [REDACTED]  
**To:** [Bruce County Planning - Peninsula Hub](#)  
**Cc:** [REDACTED]  
**Subject:** File Number: S-2023-008  
**Date:** Sunday, September 24, 2023 7:03:51 PM  
**Attachments:** [REDACTED]

---

You don't often get email from [REDACTED]. [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.**

To whom it may concern:

I would like to submit the following comments regarding this proposed development:

I am concerned about the size and type of buildings being proposed for development. These lots are disproportionately small compared to the average size residential property in the vicinity. This will have a negative impact on the value of the surrounding properties, similar to the what had transpired in Port Elgin on Bricker street where, semi-detached homes are the low income home of the town and as such all the immediately surrounding homes are sold for less than homes even a couple blocks away. I propose that these homes be detached and the lot sizes approximately half acre in size (2000m<sup>2</sup>). This proposition would mitigate this issue that everyone surrounding this development would experience.

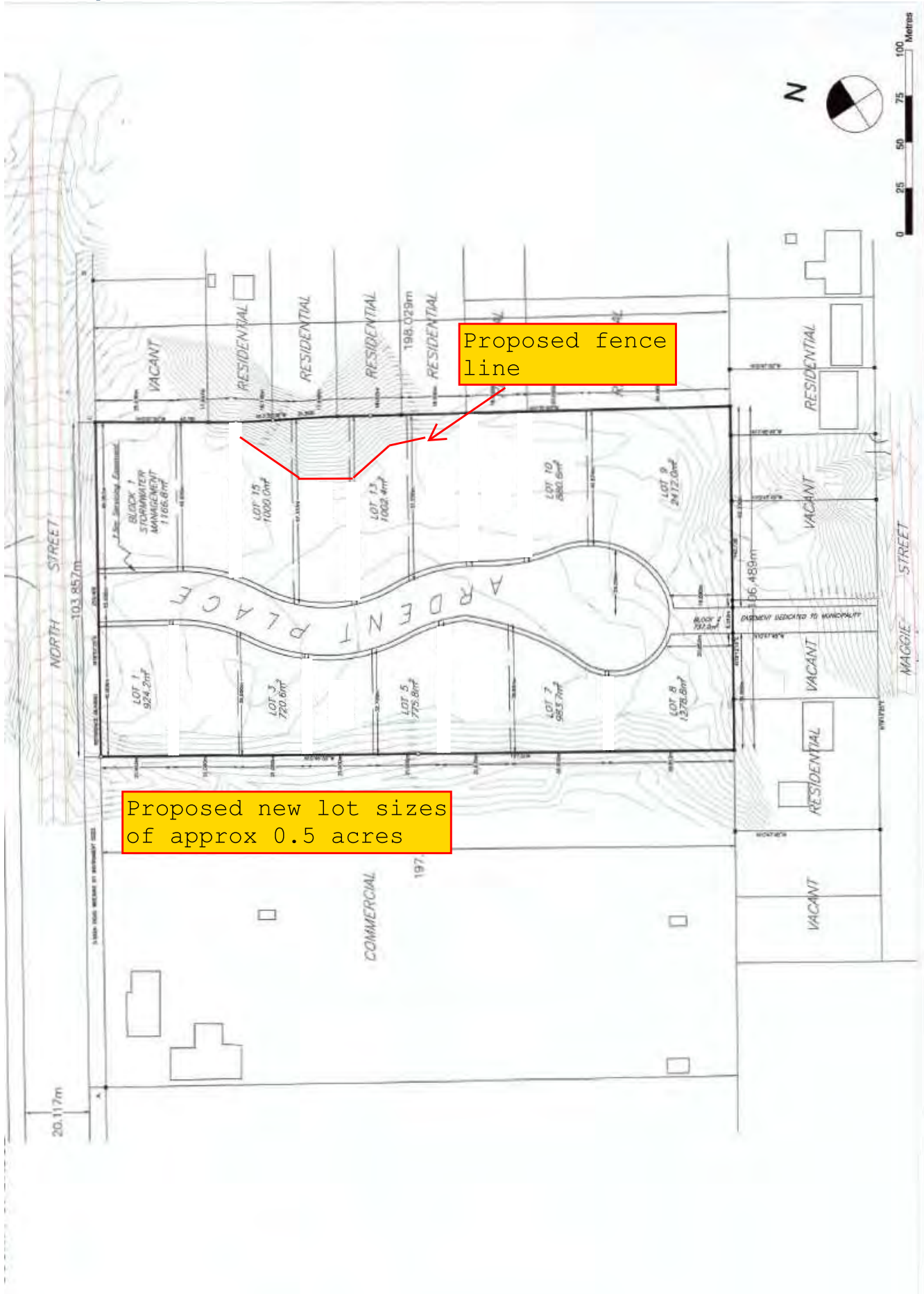
I am also concerned about the loss of privacy my lot would experience. I currently have a beautiful landscape and view. With the addition of buildings directly on top of the hill, I would lose my view, my lots quaintness and privacy, which would result in a loss of resale value of my property. I propose a tall fence (minimum 6 feet tall )be constructed around the drop off to help mitigate this. Also, I propose that homes being built near the drop off, specifically lot 13, 14 and 15 have a restriction in the construction height so that the buildings are not looking down on my property.

I would like to attend the October 10<sup>th</sup> meeting to discuss these issues. Please see the attached documents.

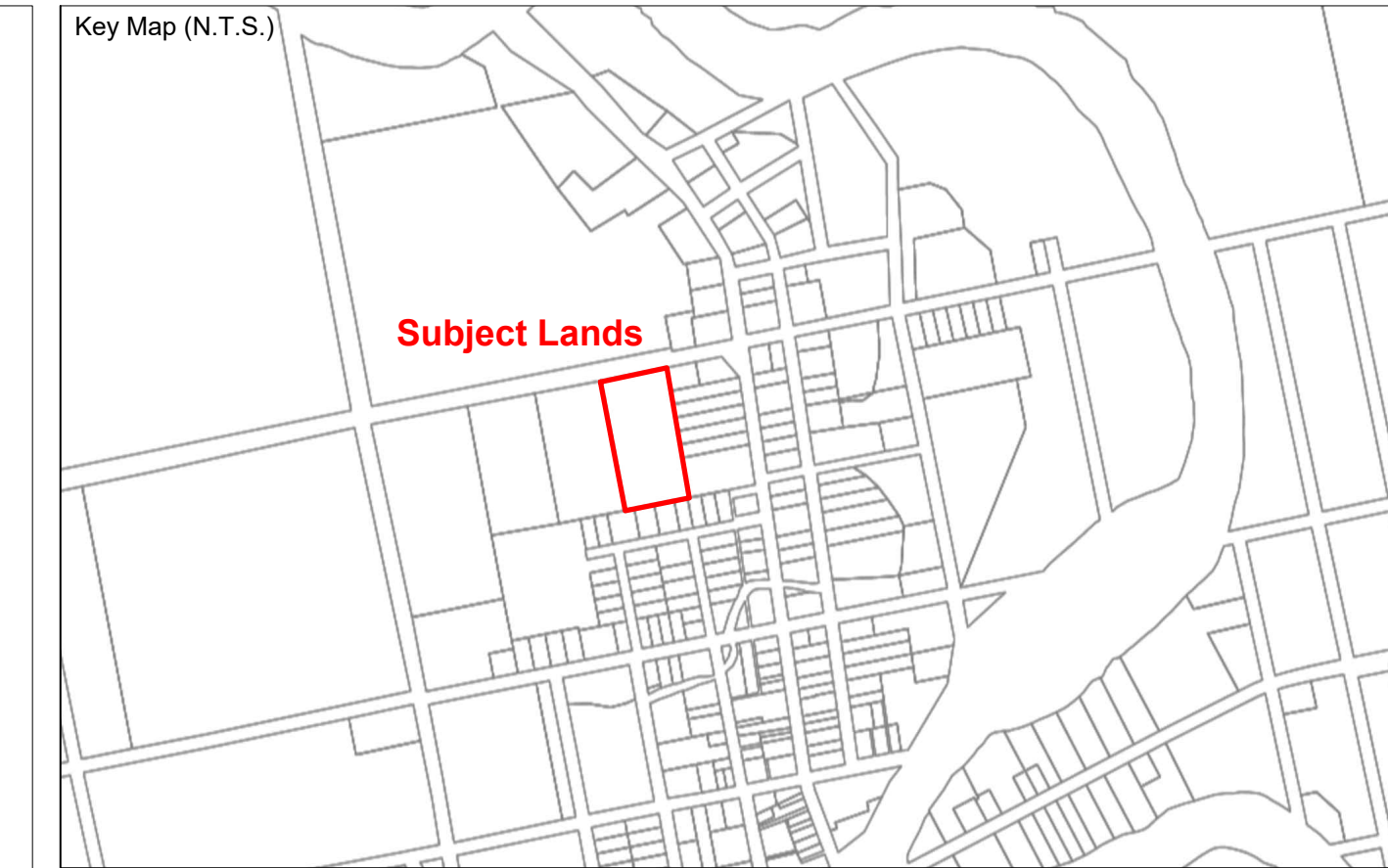
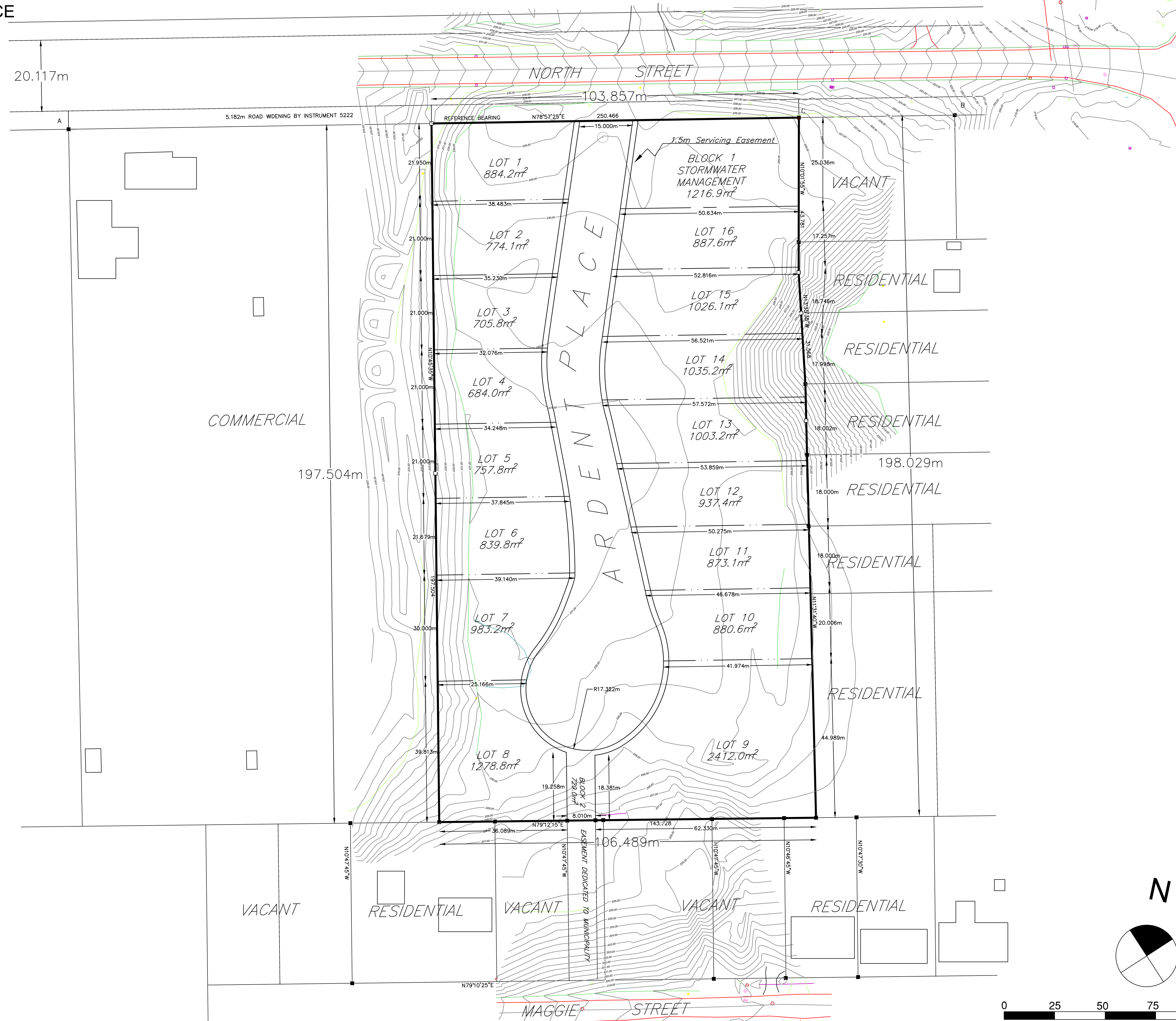
Thank you,

Jesse Graham

# Site plan



**DRAFT PLAN OF SUBDIVISION**  
 PART OF PARK LOT 14  
 SOUTH OF NORTH STREET  
 GEOGRAPHIC VILLAGE OF PAISLEY  
 MUNICIPALITY OF ARRAN-ELDERSLIE  
 COUNTY OF BRUCE



**DRAFT PLAN OF SUBDIVISION**  
 ADDITIONAL INFORMATION AS REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT R.S.O 1990

- a. AS SHOWN
- b. AS SHOWN
- c. AS SHOWN
- d. SEMI-DETACHED RESIDENTIAL DWELLINGS
- e. AS SHOWN
- f. AS SHOWN
- ft. NOT APPLICABLE
- g. AS SHOWN
- h. MUNICIPAL WATER
- i. SAUGREEN SILTY CLAY LOAM
- j. AS SHOWN
- k. AVAILABLE MUNICIPAL SERVICES - FIRE, POLICE, WINTER ROAD MAINTENANCE, GARBAGE COLLECTION, HYDRO, SANITARY SEWER, SCHOOL BUSSING
- l. AS SHOWN

**LAND USE SCHEDULE**

TOTAL AREA OF LANDS TO BE SUBDIVIDED: ±2.07 Ha. (±5.11 Ac.)

LAND USE	LOTS / BLOCKS	UNITS	±Ha.	±Ac.
Semi-Detached Dwellings	1 - 16	32	1.60	3.95
Min. Lot Frontage = 17.3 m				
Min. Lot Area = 0.0684 ha				
Stormwater/Easement	1 - 2		0.19	0.47
<b>TOTAL</b>			<b>1.79</b>	<b>4.42</b>

ROADS	LENGTH	±Ha.	±Ac.
Arden Place	177.85 m	0.34	0.84

**OWNER'S AUTHORIZATION**  
 WE BEING THE REGISTERED OWNERS OF THE SUBJECT LANDS HEREBY AUTHORIZE CUESTA PLANNING CONSULTANTS INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION ON OUR BEHALF:

DATE: \_\_\_\_\_ SIGNED: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**  
 I CERTIFY THAT:  
 THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE CORRECTLY SHOWN.

DATE: \_\_\_\_\_ SIGNED: TRISHA SNOW, OLS, OLIP

Rev. #	DATE	COMMENTS
1	2023-08-08	New Road Configuration

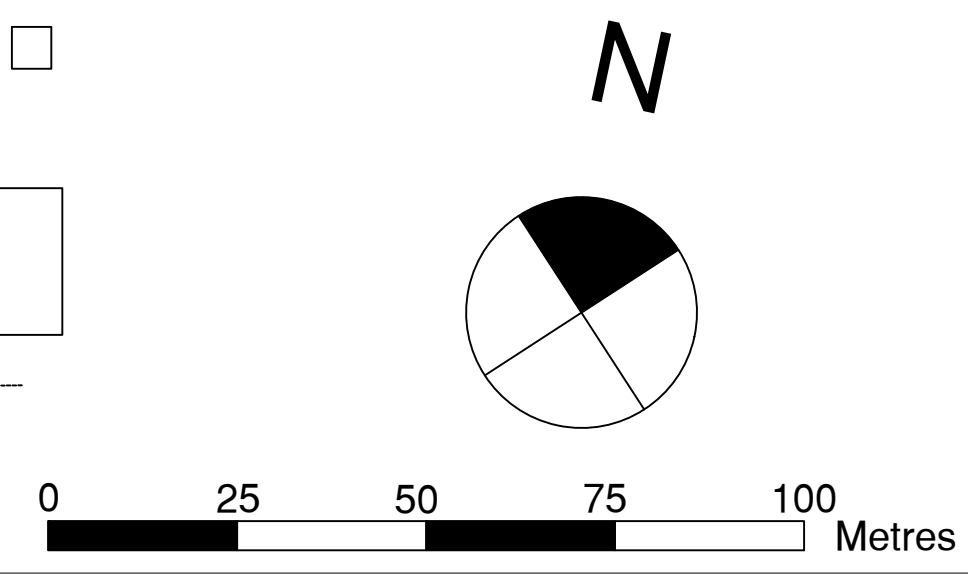
**Cuesta PLANNING CONSULTANTS INC.**  
 Urban and Rural Planning and Resource Management

978 First Avenue West  
 Owen Sound, Ontario  
 N4K 4K5

Tel.: (519) 372-9790  
 Fax: (519) 372-9953  
 Toll Free: 1-800-653-7692  
 Email: cuesta@cuestaplanning.com

Project No. 221159  
 DWN. By V.MUHUNTHAN  
 ISSUE DATE: April. 25, 2023

DRAFT PLAN No.:





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



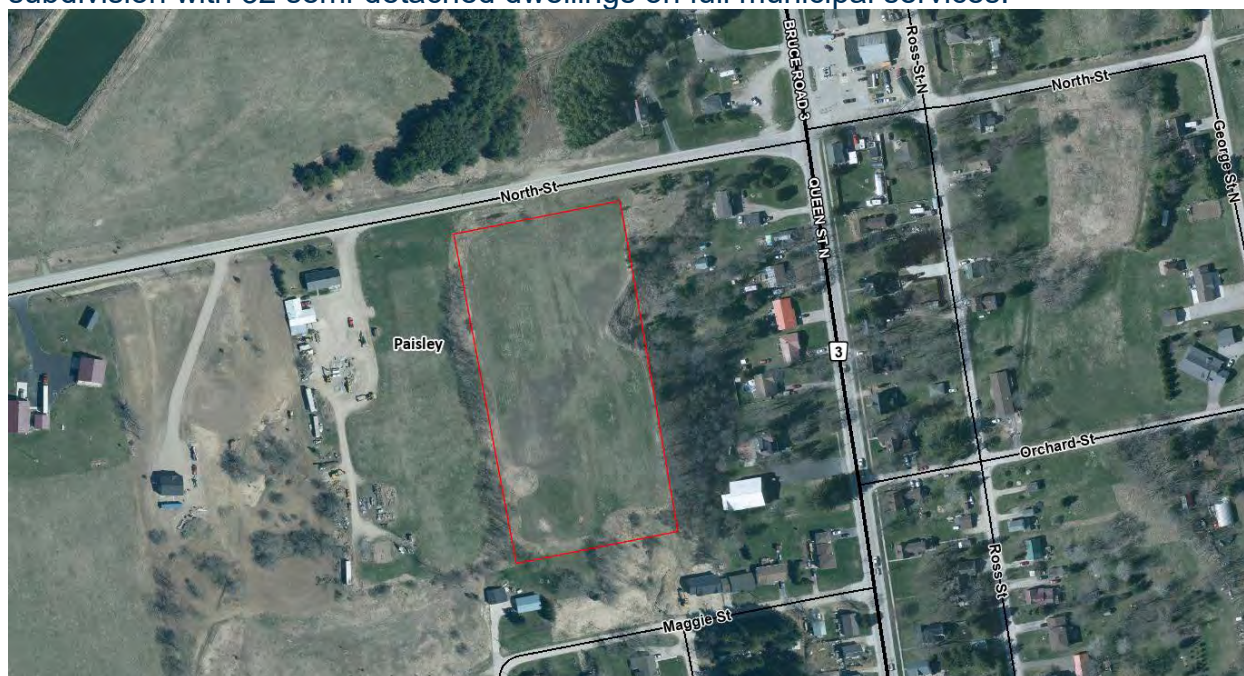
September 7, 2023

File Number: S-2023-008

## Public Meeting Notice

You're invited to participate in a Public Meeting  
 to consider Draft Plan of Subdivision File No. S-2023-008  
 October 10, 2023 at 9:00 am

A change is proposed in your neighbourhood: This application proposes to create a 16-lot subdivision with 32 semi-detached dwellings on full municipal services.



No civic address, PLAN PAISLEY PT PARK LOT 14;S NORTH ST (Paisley)  
 Municipality of Arran-Elderslie, Roll Number 410341000200701

## Learn more

Additional information about the application is available at <https://brucecounty.on.ca/living/land-use>. 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 September 28, 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](mailto: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](mailto: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 51(39) of the of the [Planning Act](#) outlines rights of appeal for Plan of Subdivision applications. Only the applicant, a public body, various utility company (or their representative), the Minister and the Municipality can appeal the approval or refusal of draft plan of subdivision, lapsing provisions or any condition of draft plan approval.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the County of Bruce in respect of the proposed plan of subdivision before the County of Bruce gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision of County of Bruce to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to County of Bruce in respect of the proposed plan of subdivision before the County of Bruce gives or refuses to give approval to the draft plan of subdivision, 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/>.

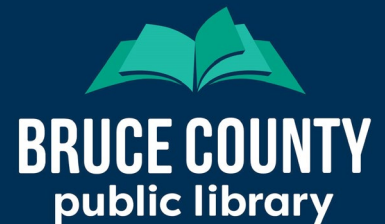




# 2023 Bruce County Public Library Update

Presentation to the Municipality of  
Arran-Elderslie

October 10, 2023





# OUR MISSION

We provide the information, knowledge and entertainment resources you need to achieve your goals, foster your interests, and realize your dreams.

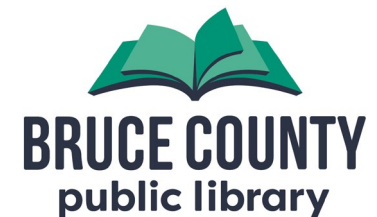




# Our Vision

Our vision sees you, the people and communities of Bruce County.

As a trusted community contributor we're building a future of innovative ways for you to read, connect, learn, and discover.





## By the numbers (2022)

**21,280**

card holders

**35,549**

online database  
uses

**368,000**

physical items  
borrowed

**113,588**

digital items  
borrowed

**21,745**

program  
participants

**1,674**

programs



# Bookmobile





# New Resident Packages



## New to Bruce County?

Visit your local Bruce County  
Public Library Branch to pick up a  
New Resident Package!





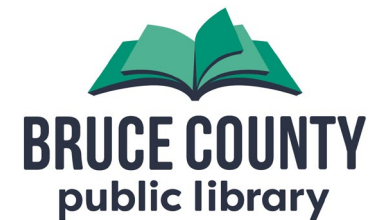
# Seed Libraries

- 8 seed libraries
- 1 hydroponic unit
- 227 patrons borrowed  
545 seed packages





# Kanopy







# LinkedIn Learning

- Online learning platform
- Industry experts



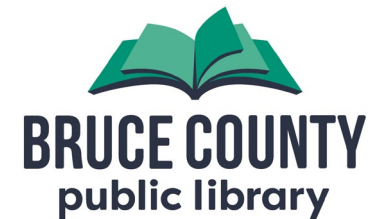


# PressReader

Thousands of newspapers  
and magazines.  
One app.

Connect to the WiFi and  
launch the PressReader app  
or visit [pressreader.com](http://pressreader.com)

For more ways to connect,  
ask your librarian.





## Non-Traditional Items



**Binoculars**



**Puzzles  
and Board  
Games**



**Ukuleles**



**Museum  
and Park  
Passes**



**Light  
Therapy  
Lamps**



# Paisley Branch Relocation

- Fully accessible branch
- Expanded programming space






# Chesley, Tara, Paisley Branches Programs

3,196 participants



249 Programs

  
**BRUCE COUNTY**  
public library



# Chesley, Tara, and Paisley Branches Summer Reading





# Thank you!

# Questions?

For more information:

Brooke McLean, Library Director

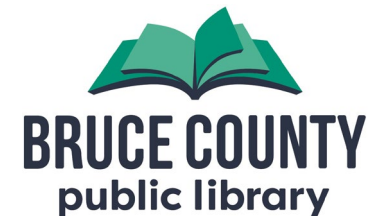
[bmclean@brucecounty.on.ca](mailto:bmclean@brucecounty.on.ca)

Grant Robertson, Lead Branch Supervisor

Chesley, Tara, Paisley Branches

[grobertson@brucecounty.on.ca](mailto:grobertson@brucecounty.on.ca)

[library.brucecounty.on.ca](http://library.brucecounty.on.ca)





**SOUTH BRUCE GREY  
HEALTH CENTRE**

CHESLEY | DURHAM | KINCARDINE | WALKERTON



# Presentation to Arran-Elderslie Municipal Council

October 10, 2023

Nancy Shaw, SBGHC President and CEO



# Provincial Health Care Landscape

- There is a critical health human resources shortage in Ontario and across Canada.
- Rural hospitals across the country are struggling to keep their emergency departments open.



## Staffing shortages at small-town Ontario hospitals still shutting some ERs

Small-town hospitals across small Ontario communities continue to close some emergency room departments and collapse available hours,...

Jul 19, 2023



## Hundreds of emergency room closures reported in Canada

It was a nightmare scenario for those watching the growing number of emergency room closures across the country. Following a triple stabbing...

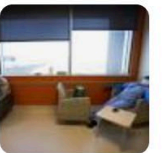
2 weeks ago



## Nursing shortage in Ontario remains despite a push to hire

New report from College of Nurses of Ontario underscores the seriousness of Canada's health care worker shortage.

Jun 21, 2023



**SOUTH BRUCE GREY  
HEALTH CENTRE**  
CHESLEY | DURHAM | KINCARDINE | WALKERTON

# Recruitment and Retention Efforts

- At SBGHC, we are doing everything we can to recruit and retain staff, including but not limited to:
  - Reviewing nursing models of care
  - Participating in provincial nursing strategies and initiatives
  - Bolstering our recruitment efforts

**There are simply not enough nurses in the Ontario health care system.**





**SBGHC  
currently has  
28.5 full time  
nursing  
vacancies  
across our  
sites.**

# Impact On Our Emergency Departments

- An Emergency Department is the most challenging part of the hospital to staff.
- To safely operate an Emergency Department, we need specialized and experienced registered nurses and emergency medicine physicians.
- It is particularly difficult to recruit RNs to small rural Emergency Departments, due to low volumes and small team structures.
- As a result of ongoing staffing challenges and a lack of available specialized staff, we have had to reduce our emergency department services many times over the summer.



# Current State at the Chesley Hospital

- The Chesley hospital has been particularly affected by these temporary service reductions.
- Despite efforts to recruit and retain more staff, staffing resources in Chesley remain strained and heavily reliant on agency nurses, which has resulted in numerous temporary closures.

**SOUTH BRUCE GREY HEALTH CENTRE - CHESLEY  
TEMPORARY EMERGENCY DEPARTMENT CLOSURE**



# Discussions with Ontario Health

- We need long-term solutions.
- We are focused on stabilizing all of our sites for the future and providing a high-quality and safe system of care our communities can have confidence in.
- As a result of the cycle of temporary service reductions, we continue to engage with Ontario Health on both shorter-term supports and longer-term options.
- In the last week, Ontario Health announced a funding stream to support the use of agency nurses to maintain Emergency Department (ED) services.
- This is not a long-term solution; however, it will minimize the number of ED closures in the short-term.



# Our patients and our people are our top priority.

South Bruce Grey Health Centre is committed to providing safe and reliable health care in all four of the communities we serve, and will continue to work on solutions for today and in the future.



**SOUTH BRUCE GREY  
HEALTH CENTRE**  
CHESLEY | DURHAM | KINCARDINE | WALKERTON







## Saugeen Valley Conservation Authority

### Minutes – Board of Directors

Date: Thursday July 20, 2023, 1:00 p.m.

Location: Administration Office, Formosa, ON

Chair: Barbara Dobreen

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

Staff present: Erik Downing, Nicole Gibson, Janice Hagan, Donna Lacey, Elise MacLeod, Laura Molson, Ashley Richards, Brandi Walter

Chair Barbara Dobreen called the meeting to order at 1:03 p.m.

#### **1. Land Acknowledgement**

The Land Acknowledgement was read by Bud Halpin:

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

#### **2. Adoption of Agenda**

##### **Motion #G23-62**

Moved by Bill Stewart

Seconded by Paul Allen

THAT the agenda for the Saugeen Valley Conservation Authority meeting, July 20, 2023, be adopted as circulated.

**Carried**

#### **3. Closed Session – to discuss matters related to identifiable individuals.**

##### **Motion #G23-63**

Moved by Greg McLean

Seconded by Moiken Penner

THAT the Authority move into Closed Session, In Camera to discuss matters related to personal matters about identifiable individual(s); and further

THAT Laura Molson and Janice Hagan remain in the meeting.

**Carried**

**Motion #G23-66**

Moved by Moiken Penner

Seconded by Dave Myette

THAT the Authority adjourn from Closed Session, In-Camera, and rise and report.

**Carried**

Chair Dobreen reported that only the items pertaining to personal matters about identifiable individuals were discussed in the Closed Session and that staff were given direction. The following motion carried in open session:

**Motion #G23-67**

Moved by Bill Stewart

Seconded by Sue Paterson

That Erik Downing be appointed Acting General Manager/Secretary-Treasurer effective July 12, 2023; and that staff proceed as directed in the Closed Session; and further

THAT the Executive Committee be the liaison with management to provide direction to interim staff as required.

**Carried**

**4. Declaration of Pecuniary Interest**

There were no declarations of pecuniary interest relative to any item on the agenda.

**5. Adoption of Authority meeting minutes – May 18, 2023**

**Motion #G23-68**

Moved by Greg McLean

Seconded by Larry Allison

THAT the minutes of the Saugeen Valley Conservation Authority meeting, May 18, 2023, be adopted as presented.

**Carried**

**6. Reports for information**

**6.1 2023 Workplan update**

There was no discussion.

**6.2 Finance Report**

There was no discussion.

**6.3 Program Report**

There was no discussion.

**6.4 Approved Committee minutes**

- 6.4.1 Executive Committee – April 6, 2023
- 6.4.2 Executive Committee – May 4, 2023
- 6.4.3 Water Resources Committee – May 4, 2023
- 6.4.4 Water Resources Committee – June 5, 2023

There was no discussion.

**6.5 News Articles for Members’ information**

There was no discussion.

**6.6 Correspondence**

There was no discussion.

Steve McCabe joined the meeting at 1:36 p.m.

**7. Matters arising from the minutes**

**7.1 SVCA Category 3 Programs and Services**

The deadline for negotiation and finalization of agreements for Category 3 Programs and Services is January 1, 2024, and some SVCA watershed municipalities have yet to respond to requests for discussion. Due to the complexity and challenges of the agreements, staff recommend that an extension to the deadline be submitted to the Ministry of Natural Resources and Forestry. It was noted that the non-mandatory programs and services will not increase the municipal general levy but rather funds will be collected via the cost apportioning agreements.

**Motion #G23-69**

Moved by Bill Stewart

Seconded by Peter Whitten

THAT Saugeen Conservation Valley Conservation Authority Board of Directors direct staff to commence negotiations with its watershed municipal councils pertaining to the Category 3 Cost Apportioning Agreements; and

THAT the Board of Directors grant staff the authority to request an extension from the Ministry of Natural Resources and Forestry to the January 1, 2024, deadline; and further

THAT the Board of Directors directs staff to bring back a Stewardship Business Case to the October 19th, 2023 meeting, along with an estimated budget.

**Carried**

**7.2 Federal Hazard Identification and Mapping Program (FHIMP) – Budget allocation**

Staff are seeking approval to amend the approved FHIMP budget for the three flood hazard mapping projects already awarded as opportunities to include additional modelling and more

in-depth analysis of flood spill areas has been recognized. After discussion the following resolution carried:

**Motion #G23-70**

Moved by Bill Stewart

Seconded by Paul Allen

THAT the FHIMP Durham Creek flood hazard mapping project budget be approved up to \$50,000 plus HST; and further

THAT the FHIMP Town of Saugeen Shores flood hazard mapping project budget be approved up to \$80,000 plus HST.

**Carried**

**8. New Business**

**8.1 Water Resources – Proposed Staffing Plan**

Staff have identified a significant need for staffing resources in the three main programs of the Water Resources department, including a Field Assistant (full time, summer student), a Water and Erosion Infrastructure Technician (modification of existing contract position) and a Water Field Services Coordinator (full-time, three-year contract). It was noted that if these positions are not approved, then funding will be needed to outsource the activities.

**Motion #G23-71**

Moved by Peter Whitten

Seconded by Moiken Penner

THAT the proposed Water Resources staffing plan be endorsed and incorporated into the 2024 SVCA budget.

**Carried**

**8.2 NWMO – Year Three Scope of Work negotiation**

SVCA is completing the Year Two scope of work for NWMO and recommend a continuance of the program for Year 3, as a more in-depth understanding of water quality benefits the conservation authority and expanding our knowledge of nutrient runoff and sediment quality in the Teeswater sub watershed. The program is completely funded by NWMO and accordingly there are no costs to the Authority.

**Motion #G23-72**

Moved by Larry Allison

Seconded by Paul Allen

WHEREAS Saugeen Valley Conservation Authority entered into a Service Level Agreement to complete years one and two of the NWMO's Environmental Media Baseline Monitoring (EMBP) Program (water quality and hydrology components);

BE IT RESOLVED THAT SVCA staff are directed to enter into a renewed scope of work for NWMO EMBP Year 3, January to December 2024; and further

THAT staff are authorized to hire the necessary staff to carry out the work, as specified in the renewed scope of work, provided that no costs are borne by the Authority.

**Carried**

### **8.3 Permits issued for endorsement**

Permits issued by SVCA staff are endorsed by the Board of Directors. There was no discussion on the staff report.

#### **Motion #G23-73**

Moved by Bill Stewart

Seconded by Jennifer Prenger

THAT the Development, Interference with Wetlands and Alterations to Shorelines and Watercourse applications (23-084 - 23-179, save 23-158, 23-150), pursuant to Ontario Regulation 169/06, as approved by staff, be endorsed.

**Carried**

Tom Hutchinson joined the meeting at 2:25 p.m.

### **8.4 Section 28 Permit Application: Proposed Southampton Seniors Care Facility**

Brandi Walter presented Staff Report #8.4. SVCA had issued a permit for the renovation and expansion of the Southampton Seniors Care Facility in March 2018. The permit expired in 2020 without any construction taking place during that time and resubmission of the application was necessary. The amount of work is anticipated to go beyond the 24-month time, and a 60-month permit is requested. Staff are satisfied that the conditions for floodproofing will be met and that there will be no impact on flood elevations on adjacent properties, therefore recommend that the permit be approved with conditions. After discussion the following motion carried:

#### **Motion #G23-74**

Moved by Paul Allen

Seconded by Bud Halpin

THAT the SVCA Board of Directors approve permit application number 23-126 for reconstruction of the Southampton Seniors Care Centre, including construction of a new building, and to carry out associated excavation, filling, and grading in the one-zone regulatory floodplain; and

THAT the SVCA Board of Directors approve permit application 23-126 with conditions noted on Schedule 2 of the attached draft permit; and

FURTHER THAT the Board of Directors approve permit application number 23-126 for a validity period of 60 months.

**Carried**

**8.5 Agricultural Advisory Committee – Member appointment****Motion #G23-75**

Moved by Steve McCabe

Seconded by Tom Hutchinson

THAT Adam Dales be appointed to the Saugeen Valley Conservation Authority Agricultural Advisory Committee for the 2023 calendar year.

**Carried**

**8.6 Terms of Reference Approval – Agricultural Advisory Committee****Motion #G23-76**

Moved by Bud Halpin

Seconded by Bill Stewart

THAT the proposed Terms of Reference for the Agricultural Advisory Committee be endorsed.

**Carried**

**9. Closed Session** – to discuss matters related to litigation or potential litigation affecting the Authority, advice that is subject to solicitor-client privilege, and personal matters about an identifiable individual.

**Motion #G23-77**

Moved by Greg McLean

Seconded by Bill Stewart

THAT the Authority move to Closed Session In Camera to discuss matters related to litigation or potential litigation affecting or may affect the Authority, including a proposed or pending acquisition or disposition of land by the Authority and to discuss personal matters regarding identifiable individual(s); and further

THAT Laura Molson, Erik Downing, Elise MacLeod, Madeline McFadden, and Janice Hagan remain in the meeting as required.

**Carried**

**Motion #G23-82**

Moved by Sue Paterson

Seconded by Bill Stewart

THAT the Board of Directors adjourn from Closed Session, In Camera, and rise and report.

**Carried**

Chair Dobreen reported that only the items pertaining to the reasons for the Closed Session were discussed. Report 5.1 – Varney Pond update was removed from the Closed session for discussion in the open session.

Elise MacLeod presented an update on the closure of the Varney Pond and noted that staff are waiting for a response from both the Ministry of Transportation (MTO) and the Department of

Fisheries and Oceans (DFO) to comment on operational procedures. SVCA has received a DRAFT assessment from D.M. Wills after an inspection of the water and erosion infrastructure which identified potential safety concerns. Key recommendations include undertaking a Public Safety Risk Assessment and refraining from filling the pond until appropriate permissions have been granted from relevant agencies, including DFO, MNRF, MECP.

**Motion #G23-83**

Moved by Jennifer Prenger

Seconded by Moiken Penner

THAT the Varney Pond Update –Infrastructure Inspection report be received for information;  
and

THAT the agenda be amended to reflect Report 5.1 being removed from the Closed Session.

**Carried**

**10. Adjournment**

There being no further business, the meeting adjourned at 3:51 p.m. on the motion of Greg McLean and Moiken Penner.

---

Barbara Dobreen  
Chair

---

Janice Hagan  
Recording Secretary



September 22, 2023

For Immediate Release

### **Grey Sauble Conservation Foundation Awards 2023 Scholarship**

The Grey Sauble Conservation Foundation awards an annual \$2000 scholarship to a graduating secondary school student entering a post-secondary program in an environmental or resource management related field. The scholarship is named in honour of Malcolm Kirk, who passed away in 2012. Mr. Kirk was instrumental in acquiring a substantial portion of the lands that Grey Sauble Conservation Authority owns and manages today.

This year, the recipient of the Malcolm Kirk Environmental Scholarship was Alexander Adair, a student from Owen Sound District Secondary School who is now pursuing a degree in Wildlife Biology and Conservation at the University of Guelph. Alexander has extensive volunteer and work experience that will support him during his post-secondary endeavors, including participating in numerous wildlife conservation programs, assisting a veterinary clinic in Owen Sound, and volunteering at many local organizations. His ambitions for the next four years include participating in field courses, networking with new people, and continuing to volunteer. In addition to his passion for wildlife conservation, he also has an interest in medicine and aspires to reach his “ultimate goal” of becoming a wildlife veterinarian.

Each year through an application process, students can apply for this valuable scholarship, which is awarded to a graduating student in the Grey Sauble Conservation Authority watershed who plans to enroll in a post-secondary environmental program. The deadline for applications for next year’s scholarship is May 31, 2024.

#### **For more information:**

Don Sankey, Chair  
Grey Sauble Conservation Foundation  
[foundation@greysauble.on.ca](mailto:foundation@greysauble.on.ca)

-30-



---

**GENERAL BOARD MEETING MINUTES**

Friday, May 26, 2023, 1:30 p.m.

Boardroom, 603 Bruce Rd 19, Walkerton, ON & via Zoom

**Board Members Present:** Ed McGugan, Councillor, Huron-Kinloss, President  
Doug Townsend, Councillor, West Grey, Vice-President  
Warren Dickert, Deputy Mayor, Hanover, Past President  
Cheryl Grace, Councillor, Saugeen Shores  
Doug Kennedy, Councillor, Kincardine  
Joel Loughead, Councillor, Grey Highlands  
Scott Mackey, Mayor, Chatsworth  
Jennifer Shaw, Deputy Mayor, Arran-Elderslie  
Barbara Dobreen, Councillor, Southgate, for Monica Singh-Soares

**Board Members Absent:** Kym Hutcheon, Councillor, Brockton

**Others Present:** Stephan Labelle, SMART Manager  
Catherine McKay, Recording Secretary

**1. Call to Order**

The meeting was called to order at 1:31 p.m. The President, the Past President and the Manager attended in person. The remaining Board members attended via Zoom.

**2. Disclosure of Pecuniary Interest and Declaration of Conflict of Interest**

None declared.

**3. Approval of the Agenda**

**Motion #2023-023 033**

Moved by Jennifer Shaw; Seconded by Doug Townsend

That the agenda for May 26, 2023 be amended to add "Future Meeting Schedule" and that the agenda be accepted as so amended.

**Carried**

**4. Delegations**

There were no delegations.

**5. Minutes of Previous Meeting – April 28, 2023**

**Motion #2023-024 034**

Moved by Cheryl Grace; Seconded by Doug Kennedy

That the minutes of the April 28, 2023 General Board Meeting be accepted as circulated.

**Carried**

**6. Business Arising from the Minutes**

**A. HCSS Collaboration**

HCSS uses 10 accessible vehicles in the area served by SMART and has requested that SMART provide service to its clients when it is at maximum capacity and has no vehicles available. HCSS was asked to quantify the need, but said it is not possible as it depends on supply and demand. Their plan is to call SMART when a request comes in that they can't respond to and continue with the existing Memorandum of Understanding (MOU). All HCSS clients served by SMART are within the member municipalities and are eligible for SMART service. HCSS is less expensive than SMART (\$10 vs. \$7.50 and a lower rate per kilometre) which is why people call them rather than

SMART. The issue was raised that HCSS is subsidized by Ontario Health, the successor of the LHIN, and any ride provided to an HCSS client increases SMART's costs. If SMART operated on a cost recovery basis, this would allay the concern of provincial subsidization of HCSS which in turn has SMART providing rides to its clients at an increased cost to SMART.

However, since HCSS clients could call SMART in the first instance, there should not be any concern about HCSS serving people who are within the member municipalities. There is a move towards one accessible transit service across Grey Bruce, and the cost to SMART is the same whether the client calls HCSS or SMART for their ride. Having SMART provide rides to HCSS clients might in fact be positive for SMART as potential new clients learn about it and it is a step towards one accessible transit service.

A question was asked about whether HCSS clients have to be approved before being able to take a ride from SMART. The Manager stated that SMART should get HCSS's client information to confirm eligibility and ensure that the correct information is available to send the invoice. There may be privacy issues with such information sharing and the funding difference between HCSS and SMART was noted, since HCSS receives provincial funds from Ontario Health. It was suggested that the MOU's terms on eligibility should be reviewed, and if HCSS eligibility criteria differ from SMART's, any required change to the MOU should be brought back to the Board for approval.

**Motion #2023-026 035** *g*

Moved by Scott Mackey; Seconded by Barbara Dobrean

That the Manager review the MOU for any discrepancy between the eligibility criteria of SMART vs. HCSS and report back to the Board.

**Carried**

#### **B. Municipal Act and SMART**

The President informed the Board that he called Peter Loucks who reiterated his previously provided legal opinion that the Municipal Act does not apply to SMART. Mr. Loucks suggested that the Board emulate the Municipal Act by adhering to its requirements which would ensure that it is in compliance if the Act is found to apply and that it has done its due diligence.

#### **C. GTR**

GTR is a service based in Owen Sound that provides transit on fixed routes in Grey Bruce. It has asked SMART to consider filling requests it receives for accessible transit as it does not have the capacity to provide accessible rides. An MOU was drafted but has not been finalized pending information from SMART's insurer on the cost of abuse liability insurance which the GTR requires SMART to have. The matter will be deferred to the next Board meeting.

### **7. New Business**

#### **A. Levels of Service**

The Manager presented a set of slides which had been previously distributed to Board members. The slides showed the results of his data analysis and set out the following information:

- There are 1,641 clients currently registered with Saugeen Mobility and the distribution of those clients amongst the municipalities was shown in a chart. Staff have gone through the records and removed clients who have been inactive for more than five years.
- In 2022, 771 clients generated 21,527 rides.
- The relationship between price and volume of travel shows that the higher the price, the fewer rides people generally take.
- The type of user that Saugeen Mobility mainly caters to is a transit dependent rider (as opposed to a discretionary rider) who does not have a lot of choice but to keep using accessible services if prices go up. The choices made by this type of rider are limited when prices increase.

- The types of rides taken by transit dependent riders show what would happen if transit prices increased, which is that they might choose to stop taking “discretionary” rides because of higher prices, although there would still be some rides that transit dependent riders would have to take because they have no other option.
- An increase in Saugeen Mobility transit prices would cause transit dependent riders to decrease or stop taking certain rides.
- The types of trips taken in 2019 were shown followed by a comparison of 2019 (pre-pandemic) and 2022 (post-pandemic), and lastly, a few numbers were provided for 2023.
- Board members were provided with the number of Sunday rides taken by clients in their municipality.
- Three pricing options were shown using Kincardine as an example. The first set out a revised status quo, where prices are increased to account for inflation and increases in fuel, wages and insurance costs. The second option showed the costs for an enhanced service. By way of example, an enhanced service ride for a Kincardine client where they can get service within 45 minutes, would cost \$228.85. If the cost of two vehicles were amortized over several years, the cost could also be \$1.75 per kilometer, with a minimum ride cost of \$17.50. The third option was cost recovery where the cost per kilometer is related to the price per kilometer for the operation of a vehicle.

The Board discussed various aspects of the presentation as follows:

- Providing an enhanced level of service requires hiring more drivers and purchasing more vehicles.
- The intent is to work towards a menu of services that municipalities can choose from and they do not all have to have the same level of service. Several Board members expressed the view that their Councils would be unlikely to choose the enhanced level of service due to the cost. In light of this, it was suggested that the enhanced level not be pursued and that some other method of providing the desired level of service to Kincardine should be explored through charter service, for example. Doug Kennedy suggested that Kincardine could possibly work with Saugeen Mobility on a pilot project to assess options that might work. He added that ways to reduce the cost impact need to be explored, possibly by ensuring that drivers are in the right places at the right time and reducing “deadheads” where vehicles are being driven with no paying clients. Two drivers have been hired in the last few months, and hiring efforts have targeted areas outside of Walkerton, Durham and Hanover with little success and there were no applications from Kincardine. There is one driver each in Glammis, Sauble Beach and Point Clark, and these three could provide the requested level of service to Kincardine, an area which they currently serve. One of the issues is that there is little demand for rides from 9:30 a.m. - 2:30 p.m..
- The Manager clarified the cost increases noting that fuel went up from \$125,000 in 2021 to \$250,000 for 2022, and insurance costs have increased from \$60,000 to \$134,000 for 2023. Other cost increases are not as significant but if SMART does not keep up with cost increases, sudden increases will likely occur in the future in the municipal contributions.
- A menu of services with different prices for different municipalities would increase the workload of the staff, but it should be possible to manage this. Future reports are to include the feasibility regarding the capacity to integrate additional demands into the workload.
- Most of SMART’s clients are people with low incomes, seniors and those on ODSP whose incomes do not keep up with inflation and while it is reasonable to recover a portion of SMART’s costs, there should be an awareness of the client’s capacity to pay, and even a small increase in absolute terms could create a barrier to service. SMART is unlikely to turn into a business and should be mindful of the impact of price increases.

The Manager was commended for producing the data in a timely fashion and he will make presentations to municipal councils, to which he can add the information in the slide presentation. Municipalities prepare their budgets starting at the end of August in some cases, and this should be

kept in mind when the presentations are scheduled so Councils have the information in time to take it into account in the budget process. The information in the slides should also be made available to the public.

The President thanked the Manager for his work on this conceptually challenging project and the data gathering required. The use of a consultant to do further analysis was discussed. It was agreed that this is not necessary and the Manager should be allowed the time to further develop his analysis. Board members expressed a desire for sufficient time to digest the service level information and are keenly interested in the data analysis. The President confirmed that this work will continue, which might ensure that current SMART members remain in the partnership and that new members might be brought on.

**Motion #2023-026 036** <sup>Q</sup>

Moved by Warren Dickert; Seconded by Doug Kennedy

That the Board receive for information the presentation provided by the Manager and that the issue of service levels be added to the Board's next meeting agenda.

**Carried**

**B. 9-Passenger Vehicle**

The vehicle needs transmission work which will cost \$3,000 - \$5,000 and a decision is needed whether to repair or sell it. It is a 2014 model with 254,000 kilometers on it, which is 100,000 less than comparable vehicles. Another vehicle has 390,000 kilometers and the Manager's recommendation is to repair the 2014 vehicle to replace the one with 390,00 kilometers.

**Motion #2023-026 037** <sup>Q</sup>

Moved by Scott Mackey; Seconded by Warren Dickert

That the Board approve repairs to the 9-passenger vehicle.

**Carried**

**8. Correspondence**

The Manager informed the Board that correspondence had been received from the province regarding a potential funding source.

**9. Reports and Recommendations**

**A. Report on April 2023 Operations**

Rides are returning to the mid-2019 level, with 2046 rides and \$30,987.48 in user fees, an increase of 30% in rides and 22% in fees compared to April 2022. There was an increase of 26% in billed kilometers compared to the same period last year and a total of 250 individual clients were invoiced. The Manager noted that without more drivers and vehicles, SMART's capacity will start to plateau.

**Motion #2023-030 038** <sup>Q</sup>

Moved by Warren Dickert; seconded by Cheryl Grace

That the Board approve Report SL2023-0519 April 2023 Operational Report as presented.

**Carried**

**B. Report on January to April 2023 Budget**

If the budget is extrapolated to the end of the year, a deficit of \$560,000 or \$585,000 will result depending on driver costs. Municipal contributions are not arriving as quickly as last year and invoices for the second portion of 2023 have been issued. Once those funds start coming in, the deficit will go down and will eventually be covered by gas tax funds. The Manager agreed to clarify the ridership numbers.

**Motion #2023-031 039<sup>R</sup>**

Moved by Scott Mackey; seconded by Joel Loughead  
That the Board approve Report SL2023-0519-1 January to April 2023 Budget Update as presented.  
**Carried**

Barbara Dobreen left the meeting at 3:11 p.m.

**10. Committee Reports**

**A. Strategic Planning Committee**

The President noted that the Committee has not done any additional work since its last meeting, and will try to meet in June via Zoom to review the menu of service and other issues.

**11. Closed Session**

There were no items for a closed session.

**12. Future Meeting Schedule**

It was agreed that Friday afternoons are not the most convenient and the Manager is to survey Board members to find an alternative meeting time.

**13. Adjournment & Upcoming Meeting Dates**

The next meeting of the Board will take place at the call of the President.

**Motion**

Moved by Doug Townsend; Seconded by Doug Kennedy  
That the Board of Directors of SMART adjourn at 3:19 p.m.

**Carried**



Ed McGugan, President



Catherine McKay, Recording Secretary

# **SAUGEEN MOBILITY**

## **and REGIONAL TRANSIT**

---

### **GENERAL BOARD MEETING MINUTES**

Friday, June 23, 2023, 1:30 p.m.

Boardroom, 603 Bruce Rd 19, Walkerton, ON & via Zoom

**Board Members Present:** Ed McGugan, Councillor, Huron-Kinloss, President  
 Doug Townsend, Councillor, West Grey, Vice-President  
 Warren Dickert, Deputy Mayor, Hanover, Past President  
 Cheryl Grace, Councillor, Saugeen Shores  
 Kym Hutcheon, Councillor, Brockton  
 Doug Kennedy, Councillor, Kincardine  
 Joel Loughead, Councillor, Grey Highlands  
 Scott Mackey, Mayor, Chatsworth  
 Monica Singh-Soares, Councillor, Southgate (via Zoom)

**Board Members Absent:** Jennifer Shaw, Deputy Mayor, Arran-Elderslie

**Others Present:** Stephan Labelle, SMART Manager  
 Catherine McKay, Recording Secretary

**1. Call to Order**

The meeting was called to order at 1:30 p.m.

**2. Disclosure of Pecuniary Interest and Declaration of Conflict of Interest**

None declared.

**3. Approval of the Agenda**

**Motion #2023-040**

Moved by Cheryl Grace; Seconded by Kym Hutcheon

That the agenda be approved as presented.

**Carried**

**4. Delegations**

There were no delegations.

**5. Minutes of Previous Meeting – May 26, 2023**

**Motion #2023-041**

Moved by Joel Loughead; Seconded by Doug Townsend

That the minutes from May 26, 2023 be approved as presented.

**Carried**

In discussion arising from the minutes, the Manager informed the Board that abuse liability insurance coverage of \$1 million would cost \$500 per vehicle, for a total of \$11,000. Without this insurance, SMART cannot provide rides to GTR clients since any organization that deals with vulnerable clients must have abuse liability insurance. Perhaps not having such insurance was an oversight in the past for SMART. Since the GTR is a County of Grey system, it was suggested that the county pay, not the member municipalities. SMART's insurance broker has indicated that the current policy does not provide abuse liability coverage. GTR is expecting SMART to confirm that the contract terms have been met, including that abuse liability insurance coverage in place.

SMART is being asked to agree to provide service to GTR clients is because under the Accessibility for Ontarians with Disabilities Act (AODA), service at the same price must be offered to clients with disabilities as those without disabilities so that they are not discriminated against on the basis of their

disabilities. GTR clients cannot call SMART directly because the fixed GTR routes are not in a member municipality, and few specialized rides would materialize from the GTR given its fixed routes.

Other options to solve the issue were discussed such as having the insurance on only some vehicles or assigning vehicles to serve only GTR clients. The Manager indicated that these options are not practical because it is not possible to know where SMART vehicles are at any given time.

SMART's insurance, which renews in August and has not been updated in the last five years.

**Motion #2023-042**

Moved by Cheryl Grace; Seconded by Kym Hutcheon

That SMART undertake a review of its insurance coverages, including the employee benefit insurance.

**Carried**

**Motion #2023-043**

Moved by Scott Mackey; Seconded by Kym Hutcheon

That SMART will meet its obligations to GTR if Grey County covers the costs of its abuse liability insurance.

**Carried**

**6. Business Arising from the Minutes**

**A. HCSS Collaboration**

The agreement with HCSS has been changed to provide that its clients must be meet SMART eligibility requirements (i.e. be physically or mentally challenged) to receive service. A signed agreement reflecting this was received from the HCSS Executive Director as of June 23, 2023.

**B. Levels of Service**

The President updated the Board on the work of the Strategic Planning Committee and referred to the minutes of the Committee's meetings which were included with the meeting material. The Board discussed levels of service and various questions arose, including how invoicing would work in the case of total cost recovery, and the implications to voting privileges where a municipality opts for full cost recovery and is therefore not contributing financially to the SMART partnership.

Saugeen Shores was cited as a possible candidate for enhanced service since it has the largest population and the smallest area, with two drivers living in the area. Another option would be to create zones with Saugeen Shores and Kincardine in a zone, and Hanover and Brockton in another zone with drivers and vehicles assigned to the zone.

If a menu of service is put in place, each municipality should request the specific level of service it wants, a contract should be entered into for that level of service and the municipality can then decide if it in fact wants that level of service, taking into account the cost and its budget situation.

Kincardine has requested an enhanced level of service, and this level of service should be equitably offered to all municipalities through a general announcement.

SMART is trying to expand its range of services to meet differing requirements from the member municipalities. What it can do should be defined with costs attached, and then decisions should be made as to what services will be offered to the municipalities so they can made decisions.

Kincardine Council has made motions but has not made a specific request to SMART for an enhanced level of service and the issue arose of whether SMART should be considering that level of service to Kincardine if no formal request has come from Council. "Enhanced" service for Kincardine would mean the 2018 level provided which Doug Kennedy indicated would be acceptable to but Kincardine Council would have to agree to the cost. The Manager has done

costings for different levels of service for each municipality and these should be sent to them, with a request for a response.

There is no issue under the AODA in not offering weekend service since the requirement is to offer the same service at the same price to those with disabilities as to those without.

The Manager has so far made presentations to five member municipal councils outlining the costs of Basic, Enhanced and Enhanced Plus levels of service, and could prepare written reports containing that information. The presentations provide general information about SMART such as the number of vehicles, the AODA requirements, and three levels of service. The presentation does not include the option of a lower financial contribution for the municipality, but the Manager said that it should.

Due to the timing of budgets, different rates based on level of service would not be implemented until 2025 although municipalities could do pre-budget approval if the issue was important. SMART could ask municipalities what level of service they want and set the 2024 budget on that basis. SMART's budget is set each year in the fall and there will be unknowns in the budget since the gas tax will change as a result of changes in ridership.

Kym Hutcheon asked for a comparison of users in 2018 compared to the current level and asked if weekend users dropped off.

The Manager spoke to the Ministry of Transportation which indicated that it would be acceptable to charge different rates, and SMART is under no obligation to charge the same price in all municipalities. The number of Sunday rides was relatively small and rides would not come back to their previous levels if Sunday service was added now.

If Kincardine receives a higher level of service, this may generate concern in other municipalities and discussion ensued about how once a municipality joins SMART, the cost is relatively low but increases as rides increase. Municipalities very carefully consider their participation in SMART during their budget processes. The question was raised as to how to allocate SMART's fixed costs once levels of service are implemented. To return to the 2018 level of service would require hiring new drivers and purchasing new vehicles. Municipal contributions are calculated on a formula of 30% population and 70% ridership in the previous year. Municipalities may not be willing to commit to a level of service until budget time, although in some municipalities budget requests are prepared by mid-August, so this timing would work.

Introducing levels of service could bring other municipalities into the SMART partnership since they will be able to know their contribution. Increases in contributions over time have caused concern for some member municipalities. In the case of one of the municipalities, the cost recovery approach would mean a price of \$228 per ride plus \$0.75 per kilometre which is the cost of a vehicle divided by the average number of rides per year and which would pay off the cost of the vehicle within one year assuming the same the number of rides.

This would be close to the level of service provided by private sector providers but would result in SMART losing clients who cannot pay such rates. Municipalities will have to decide the level of service they wish to provide. Lobbying was suggested to increase the various sources of government income for clients, although some of SMART's clients are not economically disadvantaged, and it does not have information about clients' incomes.

Direction was provided to the Manager to prepare a report for each member municipality on its levels of service and the costs, and submit the reports by email to the Board for approval, and once approved by the Board, submit to each municipality.



**Motion #2023-044**

Moved by Scott Mackey; Seconded by Cheryl Grace

That SMART move towards introducing different levels of service for the member municipalities to consider once the Manager has completed his presentations and that municipalities be asked to respond back within 60 days as to their desired level of service.

**Carried**

**7. New Business**

**A. Grants**

The Manager attended a seminar on how to prepare grant proposals and SMART should apply for as many as possible. There are several grants available, and he will do research to determine which ones SMART eligible to apply for. A service is available for about \$800 per year that alerts organizations to grant opportunities, what they are for and the deadlines. Scott Mackie agreed to forward information about this service to the Manager.

**B. Donations**

This item was deferred.

**C. Presentations to Municipalities**

This item was covered in 6B above.

**8. Correspondence**

There was no correspondence.

**9. Reports and Recommendations**

**A. Report on May 2023 Operations**

May rides increased 18%, income from fees increased by 4% compared to May 2022, and there was an increase of 9% in billed kilometers. A total of 228 individual clients were invoiced in May. The discrepancy in the increases in rides versus fees was highlighted and a question was posed about why the increase in fees so much lower if there was an increase in billed kilometres. The Manager agreed to look into these issues and to provide to Monica Singh-Soares information about where the clients live who took the 41 rides in Southgate. The population of Dundalk is growing and it may be important to do information sharing about SMART with new residents.

**Motion #2023-045**

Moved by Scott Mackey; seconded by Kym Hutcheon

That the Board approve Report SL2023-0616 May 2023 Operational Report as presented.

**Carried**

**B. Report on Dash Cameras**

The Manager reviewed the report noting that dash cam footage is accepted by insurance companies and police as evidence, although SMART has only had one accident where dash cam footage would have been valuable. Cameras are available for about \$56 plus tax which record both frontwards and backwards and coupons are for online purchases. The Manager will get pricing from local businesses as well as online providers and ensure that the cameras record both frontwards and backwards but are placed so that they do not record drivers since that is not the purpose. Signs will be posted in the vehicles to alert passengers to the cameras and cameras can serve as protection for drivers against untrue allegations. SMART should have a policy on dash cameras including a provision that footage is only reviewed if there is a complaint. Suggestions were made to solicit donations for the dash cams and the Manager said he has written to a local service club asking for financial assistance to purchase an AED for the big bus.

Direction was provided to the Manager to develop a policy on the use of dash cameras including provisions as to when they are to be turned on, when they are to operate, the posting of signs in vehicles and who can view the footage.

**Motion #2023-046**

Moved by Kym Hutcheon; seconded by Cheryl Grace

That the Board approve the procurement of dash cameras to a maximum of \$2,500 including tax and shipping.

**Carried**

**C. Report on Abuse Policy**

The Board discussed the policy and decided that amendments are to be made including that reporting should be to the SMART Manager and the policy should clarify when the police are to be called.

**Motion #2023-047**

Moved by Kym Hutcheon; seconded by Doug Kennedy

That the Board amend the policy to state that abuse is to be reported to the SMART Manager and that the phrase 'relevant authorities' be changed to "police or other relevant authorities" and that the policy be approved as so amended.

**Carried**

**10. Committee Reports**

**A. Strategic Planning Committee Minutes**

**Motion #2023-048**

Moved by Scott Mackey; seconded by Cheryl Grace

That the Board receive for information the April 11 and 21, 2023 minutes of the Strategic Planning Committee.

**Carried**

**B. Strategic Planning Committee**

The Committee will not meet in the summer and once responses are received from municipalities on levels of service, the Committee may meet again.

**11. Closed Session**

There were no items for a closed session.

**12. Future Meeting Schedule**

**Motion #2023-049**

Moved by Joel Loughhead; seconded by Kym Hutcheon

That the Board meet on the third Friday of every month at 11:00 a.m. beginning September 15, 2023.

**Carried**

**13. Adjournment & Upcoming Meeting Dates**

**Motion**

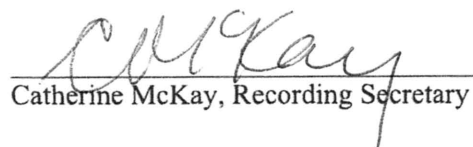
Moved by Warren Dickert; Seconded by Doug Townsend

That the Board of Directors of SMART adjourn at 3:35 p.m.

**Carried**



Ed McGugan, President



Catherine McKay, Recording Secretary

# Bruce Area Solid Waste Recycling

Board of Management, Regular

#15923

August 24, 2023

Present: Larry Allison, Mike Myatt, Chris Peabody, Mark Ireland, Ryan Nickason, Caleb Hull, Vince Cascone, and Karrie Drury.

Absent: Amanda Stienhoff-Gray.

Item 1: No pecuniary interests were declared.

Item 2: Moved by Mike Myatt

Seconded by Larry Allison

That we accept the minutes of the regular meeting held June 15, 2023 as distributed.

Carried.

Item 3: **Monthly Reports**

Moved by Chris Peabody

Seconded by Mark Ireland

That we have reviewed cheque numbers 17697-17746 inclusive totalling \$334,021.53.

Carried.

## Financial Statements -

### June 2023

-net loss for June 2023 totaled \$-113,449.10

-year to date net loss for June 2023 totaled \$-291,796.74

(\$-181,811.76 when amortization is added back in from income statement expenses)

Moved by Ryan Nickason

Seconded by Mark Ireland

That we have reviewed cheque numbers 17747-17773 inclusive totalling \$216,438.78.

Carried.

### July 2023

-net income for July 2023 totaled \$983.31

-year to date net loss for July 2023 totaled \$-290,813.43

(\$-162,497.62 when amortization is added back in from income statement expenses)

Vince noted that the vehicle maintenance continues to be high. Prices are higher and wait times for parts is longer. To try and reduce costs we have moved some repairs to Walkerton.

Vince also reported on commodity revenues. The prices we are getting for material right now are the lowest they have ever been. BASWR does not have the space to stock pile to wait for the market prices to increase, but we are giving some material away instead of paying to get it taken away, and looking into mixing materials such as Boxboard (non-corrugated boxes) and OCC (old corrugated cardboard).

Discussions were held concerning blue box transition. Vince noted that he that GM Blue Plan are currently assisting us with several aspects of transition. We are expecting to see the Collection RFP issued in the fourth quarter of this year.

Moved by Mike Myatt

Seconded by Chris Peabody

That we go in camera at 9:18 am

Carried.

Moved by Larry Allison

Seconded Caleb Hull

That we adjourn in camera session at 9:59 am

Carried.

Moved by Larry Allison

Seconded by Mike Myatt

That we approve BASWR management to prepare to be a subcontractor for the Collection of recyclable material for board consideration.

Carried.

Moved by Ryan Nickason

Seconded by Caleb Hull

That we adjourn to meet again September 28, 2023 at 9 am via zoom.

Carried.

---

Chairperson

---

Secretary/Treasurer



# Media Release

Oct. 3, 2023

## **GBPH launching new service to ensure equitable access to well water testing program**

Grey Bruce Public Health is pleased to announce that it will launch on Wednesday, Oct. 4, 2023, a locally developed service that will ensure all Grey-Bruce residents have equitable, timely access to Public Health Ontario's free well water testing program.

The new service, developed in collaboration with area municipalities, will allow residents on private drinking water systems to pick up sample collection kits and drop off water samples at 14 locations throughout Grey-Bruce.

The locations will form two routes, which will be serviced one day a week by a local courier contracted by GBPH. A Bruce County route will be serviced on Wednesdays, while a Grey County route will be serviced on Fridays.

A Public Health Ontario courier will continue to pick up samples at both GBPH in Owen Sound and in Walkerton five days a week. On Wednesdays and Fridays, the PHO courier will also take samples collected by the local courier to a London lab for testing.

"This made-in-Grey-Bruce service will put PHO's complimentary well water testing program within a 30-minute drive of nearly every household in Grey-Bruce," says Grey-Bruce Medical Officer of Health Dr. Ian Arra.

"We would like to sincerely thank each of our partners, particularly local municipalities, for assisting us in creating a fair and accessible service that adheres to our collective mission of protecting the health of everyone in Grey-Bruce."

GBPH's goal, when developing the new service, was to maintain water sample drop-off locations in existing communities, while re-establishing locations in place before the COVID-19 pandemic. That included restoring a site in Saugeen Shores. With the local service, there are now drop-off locations in more Grey-Bruce communities than were in place before the pandemic. New locations have been established in Chatsworth, The Blue Mountains, Southgate, and Chesley.

A healthier future for all.

101 17<sup>th</sup> Street East, Owen Sound, Ontario N4K 0A5 [www.publichealthgreybruce.on.ca](http://www.publichealthgreybruce.on.ca)

519-376-9420

1-800-263-3456

Fax 519-376-0605

Details of the new routes – including a list of drop-off locations and information on when residents must collect and drop off samples to ensure they adhere to required timelines for testing – are available at the following link: [Well Water Testing Service](#). A [map](#) of the drop-off locations has also been developed.

Public Health Ontario's [private drinking water testing program](#) analyzes samples for the presence of bacterial indicators of contamination, specifically E. coli and total coliforms. Residents receive test results directly from PHO.

GBPH recommends households that draw their drinking water from wells or other private systems test their water at least three times a year, after any work is done to their system, and after significant weather events, such as a fast thaw or severe rain.

GBPH has long collaborated with PHO and other partners to make the well water testing program available free of charge to Grey-Bruce residents. Key to the program's success in Grey-Bruce – due to the region's size and rural nature – is having multiple locations where people can drop off water samples.

In the early days of the COVID-19 pandemic, policy changes by Grey-Bruce hospitals resulted in a reduction in the number of available pick-up/drop-off locations in Grey-Bruce. Several grocery stores, which had been deemed essential businesses, stepped up to serve as temporary locations.

Following the COVID-19 emergency, GBPH began discussions with PHO in hopes of not only re-establishing permanent locations but increasing the number of locations to ensure all Grey-Bruce residents had equitable access to the program. However, PHO informed GBPH that it did not intend to increase the number of locations and was considering eliminating most local drop-off sites.

GBPH then decided to create a local solution to ensure the program remained equitable and accessible throughout Grey-Bruce.

**For More Information:**

To connect with the Medical Officer of Health or the program manager, please contact:  
Denis Langlois, Communications Co-ordinator,  
Grey Bruce Public Health,  
519-376-9420 or 1-800-263-3456 ext. 1315,  
[Communications@publichealthgreybruce.on.ca](mailto:Communications@publichealthgreybruce.on.ca)

# CRIME STOPPERS ROCKIN' FOR REWARDS

**At Owen Sound Legion**  
Saturday October 14th, 2023

Featuring



To Benefit

**CRIME**  **STOPPERS**  
of Grey Bruce Inc  
**1-800-222-TIPS (8477)**  
**www.cstip.ca**

# \$25

+s/c in advance,

Buy Tickets!



Doors Open At 7:30pm  
8:00pm to 12:00am

## + Silent Auction!

Sponsored By

**TIBB\$**  
**CASH**  
ATM Services  
www.tibbscash.ca



Admittance restricted to 19 years of age or older.

# CRIME STOPPERS

of Grey Bruce Inc

**1-800-222-TIPS (8477)**  
**[www.cstip.ca](http://www.cstip.ca)**

# 50/50 Raffle

**Draw to be held Saturday, October 14, 2023**

**Proceeds to support**

**Crime Stoppers of Grey Bruce Inc.**

**Only 3000 tickets printed**

Charitable Reg # 136193984 RR0001

Lottery Lic# M857002



**\$5 each**

**Scan to buy now!**  
**or visit [www.cstip.ca](http://www.cstip.ca)**



# The Corporation of the Municipality of Arran-Elderslie

## Staff Report

Council Meeting Date: September 25, 2023

Subject: SRCLK.2023.06 – Review of the Electoral System

Report from: Christine Fraser-McDonald, Clerk

Appendices: None.

---

### Recommendation

Be It Resolved that Council hereby,

1. Directs staff to proceed with seeking input from the community on their support for electing Councillors in a ward-based system or electing Councillors through an at-large system;
2. That a public survey be created seeking community input; and
3. That staff to bring a recommendation report and if applicable implementing bylaw to Council in Q2 outlining community feedback received in 2024.

---

### Report Summary

Our current ward system establishes representation of one elected official from each ward and a Mayor and Deputy Mayor at large. In a municipality with wards, anyone can run in any ward – **you do not** have to live in a particular ward to be elected as member of Council.

An eligible elector in Arran-Elderslie is entitled to vote for the Mayor and Deputy Mayor and **only** for the Councillor in the ward in which the voter resides. An at-large election would allow an entitled voter to vote for whomever they choose of the eligible candidates as well as the Mayor and Deputy Mayor.

---



## **Background**

On March 27, 2023 Council passed the following resolution:

**“Be it resolved that the *Municipal Act, 2001, s 222 (1)* states that “without limiting sections 9, 10 and 11, those sections authorize a municipality to divide or redivide the municipality into wards or to dissolve the existing wards.**

**That the Municipality of Arran-Elderslie currently utilizes the ward system for the election of municipal officials; and**

**That the current ward system establishes representation of one elected official from each of the five (5) wards, a Mayor and Deputy Mayor who are elected at large; and**

**An eligible elector in Arran-Elderslie is entitled to vote for the Mayor, Deputy Mayor and the Councillor in the ward in which the voter resides; and**

**An at-large election would allow an eligible voter to vote for whomever they choose of the eligible candidates for the five Councillor seats as well as the Mayor and Deputy Mayor.**

**Now therefore, Council directs staff to fully review the reasons for dissolving the wards and to bring back a report at a future Council meeting in 2023.”**

## **Analysis**

There is no standard model of representation in Ontario municipalities. The *Municipal Act, 2001, s. 222 (1)*, authorizes a municipality “to divide or redivide the municipality into wards or to dissolve the existing wards” through a by-law, and s. 217 (1) (4) provides that “other than the head of Council, members shall be elected by general vote or wards or by any combination of general vote and wards.” Beyond those points, though, there are no conditions or constraints imposed by the Province to help formulate a local decision to adopt one electoral system or another.

Every Ontario municipality has the authority (*Municipal Act, 2001, s. 217*) to consider dissolving a ward system in favour of a system in which Councillors are elected in an at-large (general vote) system. While there are clearly differences in the impact of each system, there are no “standard” sets of conditions that favour one method rather than the other.

Section 217 of the *Municipal Act, 2001* gives municipalities the authority to determine the composition (including size) of Council, subject to certain limitations as follows:

1. There shall be a minimum of five members, one of whom shall be the head of Council.
2. The members of Council shall be elected in accordance with the Municipal Elections Act, 1996.
3. The head of Council shall be elected by general vote.
4. The members, other than the head of Council, shall be elected by general vote or wards or by any combination of general vote and wards.

To many people, an at-large system is the most appropriate election method in municipalities where the population is small. On that count, a Municipality like the Arran-Elderslie would be considered “small” but, as noted already, there is no definition or conventional benchmark to apply.

### **Electoral System Alternative Attributes**

#### **At-Large Electoral System**

<b>Advantages</b>	<b>Disadvantages</b>
<ul style="list-style-type: none"> <li>• Electors have greater choice and flexibility in elections (each voter can consider every candidate in the Council election).</li> <li>• Electors can select the candidates they think will do the best job, rather than having to make a choice among candidates who happen to run in their ward.</li> <li>• The system promotes the concept of a municipal-wide focus, with Councillors being elected by, and concerned for, the municipality as a whole, rather than placing a priority on more local interests.</li> <li>• The likelihood of acclamations is reduced.</li> </ul>	<ul style="list-style-type: none"> <li>• Candidates must campaign across the entire municipality; this may make the cost of a campaign prohibitive.</li> <li>• There would be no designated voices for particular communities or localities within the municipality. At-large elections can lead to significant communities of interest and points of view being unrepresented (or under-represented).</li> <li>• Candidates who appeal to areas where voter turnout is highest tend to be elected disproportionately.</li> </ul>

### Ward Electoral System

<b>Advantages</b>	<b>Disadvantages</b>
<ul style="list-style-type: none"> <li>• Councillors are more likely to be truly local representatives, easily accessible to residents and aware of local issues.</li> <li>• Distinctive communities of interest are more likely to be represented.</li> <li>• It is less likely that one point of view or sectional interest will dominate the Council.</li> </ul>	<ul style="list-style-type: none"> <li>• Councillors may be elected on minor or parochial issues and lack a perspective of what is to the benefit of the whole municipality.</li> <li>• Ward boundaries may divide communities of interest (which may be difficult to define anyway).</li> <li>• Voters may have a restricted choice of candidates in elections for individual wards.</li> <li>• There is a greater likelihood of acclamations.</li> <li>• There may be problems if a Councillor is not performing effectively or is clashing with some electors, as electors for that ward</li> <li>• May discourage new candidates if an incumbent is generally popular or if an incumbent who is popular with a dominant community of interest is running.</li> <li>• Candidates do not have to live in a particular ward to run in it, but voters can only vote in the ward they live in.</li> </ul>

Section 222 of the Municipal Act deals with the process to divide or re-divide a municipality into wards, or to dissolve wards. This process includes:

- passing a by-law that sets out the new ward boundaries or at-large structure;
- providing notice of the passing of the by-law to the public within 15 days; and
- specifying the last date for the public to file a notice of appeal of the by-law.

For changes to ward boundaries to be in effect for the next regular municipal election, by-laws must be passed before January 1 in the year of a regular election.

Electors in a municipality may also initiate ward boundary changes by presenting a petition to their Council asking the Council to pass a by-law dividing or re-dividing the municipality into wards or dissolving existing ward boundaries. The process for presenting a petition to Council is set out in Section 223 of the *Municipal Act, 2001*. The petition must be signed by 1% of the electors in the Municipality or 500 of the electors in the municipality, whichever is less, but, in any event, a minimum of 50 signatures of the electors is required.

If Council fails to pass a by-law in accordance with the petition within 90 days after receiving the petition, any of the electors who signed the petition may apply to the Ontario Land Tribunal to have the Municipality divided or redivided into wards or to have the existing wards dissolved.

Legislation does not require the holding of a public meeting or public consultation. However, Municipal Council could require a notice (of intent to pass a by-law) and consultation and hold a formal public meeting. This notice could be published in the local newspaper and on the Municipality's website and social media channels. Members of the public would be given options to provide written comments to Council, or to request to address Council verbally at a Council Meeting.

Additionally, staff could also seek public input via a survey that could be made available on-line as well as possibly be mailed to every household. Feedback from all the above methods would then suggest whether the public would like to eliminate the ward system and move to an at-large system.

In addition to public input, staff would like to note the following for Council's consideration:

- Perceptions of Representation: the elimination of the ward system may be seen by some residents as "diluting" the representation of a certain ward's concerns, needs and unique history on Council. An argument could be made that the residents will have "enhanced" representation on Council with the elimination of the wards, as residents of the Municipality, would have five Councillors with whom they can address their concerns, instead of just one Councillor.
- There is a perception that to be a Ward Councillor, one must reside in the Ward in which s/he wishes to be elected; this is not the case - anyone eligible to run in a municipal election can reside anywhere in the municipality, regardless of which Ward they are running to represent. Voters can only vote in the ward they reside and may not vote as they do not want to support that Councillor.
- An argument can be made that to strengthen our community relationships, to help eliminate the "us" versus "them" mindset that still exists among some residents, and to eliminate what could be seen as a systemic barrier to a more cohesive community, the elimination of the wards may be warranted. Wards often create artificial, unnecessary boundaries and in some cases, are socially divisive.

Staff recommends that a survey be created for public input and be sent out in the New Year with the tax bills as an option.

**Link to Strategic/Master Plan**

6.5 Engaging People and Partnerships

---

**Financial Impacts/Source of Funding/Link to Procurement Policy**

There are no financial impacts at this time.

---

Approved by: Sylvia Kirkwood, Chief Administrative Officer



# The Corporation of the Municipality of Arran-Elderslie

## Staff Report

Council Meeting Date: October 10, 2023

Subject: SRDPCLK.23.04 Tile Drainage Loan Application, Maxwell Beef Farms Ltd. -  
Part Lot 12, Part 3, RP 3R-7907, Concession 2, Elderslie

Report from: Julie Hamilton, Deputy Clerk

Appendices: None

---

### **Recommendation**

Be It Resolved that Council hereby,

1. Receive Tile Drainage Loan Application from Maxwell Beef Farms Ltd., with the estimated cost of the drainage system in the amount of \$200,000.00 described as Part Lot 12, Part 3, RP 3R-7907, geographic Township of Elderslie, Roll Number 4103-380-002-07400, subject to the availability of funds allocated by the Province of Ontario for tile drainage purposes;
2. That the amount of the tile drain loan will be \$50,000.00; and
3. That a by-law be prepared to impose special annual drainage rates upon land in respect of which money is borrowed under the Tile Drainage Act.

---

### **Report Summary**

The purpose of this report is to request Council approval for a tile loan application authorized under the *Tile Drainage Act*.

---

### **Background**

In Ontario, the Tile Loan Program, authorized by the *Tile Drainage Act*, provides loans to agricultural property owners to help them finance tile drainage projects.

Landowners who are planning to install a tile drainage system on their agricultural land are eligible for a tile loan under the Tile Loan Program. Under this program, the application must be submitted to Council. Once Council approves the application, the owner arranges to have the work completed by a licensed tile drainage contractor.

The municipality will inspect the work and prepare a debenture for submission to the province in the amount of the loan or loans. The province then issues a cheque to the municipality who in turn passes it on to the applicant. The municipality collects the loan repayments from the applicant through their property taxes and passes these payments back to the province.

The Ministry of Agriculture, Food and Rural Affairs has provided details of the Tile Loan Program for the 2022/2023 fiscal year. Tile loans are available at a 6% interest rate for a ten-year term. The maximum amount of loan available is 75% of the installation costs, to a maximum of \$50,000 per registered property owner in one year.

---

### **Analysis**

An application has been received for a loan under the Tile Loan Program from the landowner (Maxwell Beef Farms Ltd.) of lands municipally described as Part Lot 12, Part 3, RP 3R-7907, geographic Township of Elderslie, Roll Number 4103-380-002-07400, with the estimated cost of the drainage system in the amount of \$200,000.00. The applicant is permitted a loan for 75% of the cost of the drainage works at an amount of \$50,000.00, subject to the submission of invoicing and mapping following the completion of the work.

The landowner has completed the necessary work in September 2023. The Municipal Drainage Inspector, Public Works Manager Scott McLeod, has performed an inspection of the drainage works and deemed the installation work to be satisfactory to the Municipality.

---

### **Link to Strategic/Master Plan**

6.2 Supporting Businesses and the Local Economy

---

### **Financial Impacts/Source of Funding/Link to Procurement Policy**

The *Tile Drainage Act* allows municipalities to sell debentures to the province for funding private tile drainage projects. The term of the loan is ten (10) years, and the repayment is due annually to the province. The tile loan repayments are added to the landowner's property tax bill over a ten-year period.

Borrowing By-law No. 03-2021, which authorizes the Municipality to borrow money for the construction of drainage works, was passed in 2021 and has a current borrowing balance of \$465,100.00.

An \$85.00 administration-inspection fee will be charged for applications in accordance with the fees and service charges by-law.

---

Approved by: Sylvia Kirkwood, Chief Administrative Officer



# The Corporation of the Municipality of Arran-Elderslie

## Staff Report

Council Meeting Date: October 10, 2023

Subject: SRCLK.2023.07 - Surplus Lands Review

Report from: Christine Fraser-McDonald, Clerk

Appendices: Appendix A – Available Lands - 2023  
Appendix B – Air Photos – July 2023

---

### **Recommendation**

Be It Resolved that Council hereby,

1. Directs staff to proceed with any necessary title searches for the parcels identified as surplus to the Municipality's needs to confirm ownership and identification of any encumbrances;
2. Directs staff to undertake appraisals for the identified parcels;
3. Directs staff to work with local real estate brokers for the sale of the identified parcels.
4. Directs staff to negotiate and execute a conditional Agreement of Purchase and Sale with the successful proponent.
5. That any and costs incurred in 2023 will be funded by a transfer from Reserve 01-0000-7270 Planning and Development; and
6. Directs that the CAO and Clerk have the authority to execute a conditional Agreement of Purchase and Sale on behalf of the Municipality.

---

### **Report Summary**

Lands that are excess to the Municipality's needs may be declared surplus by Council as per the Sale of Surplus Municipal Lands Policy – CLK01-2021.

Staff are seeking Council's initial recommendations regarding the proposed list of possible surplus lands and their interest to dispose of these sites as identified. If Council supports the disposition of certain locations, then staff will undertake the required legal and appraisal reviews prior to bringing forward a final recommendation report on the disposal of these properties.

---



## **Background**

The Municipality has numerous properties (vacant or not vacant) throughout the Municipality. Staff have reviewed these properties and undertook an assessment of the zoning, road frontage, Conservation regulations etc. From this evaluation, staff have presented Council with the attached properties (Appendix A) that could be declared surplus.

The potential disposal of these properties would be subject to a legal review which would include a title search to ensure that the property is in full municipal ownership and identify any registered encumbrances. The Municipality has a qualified Appraiser (AACI) to establish property values for the surplus lands.

---

## **Analysis**

With the current housing market and development growth within the municipality, it is in the Municipality's best interest to take advantage of the current market and sell land that is deemed surplus to the Municipality's current and future needs. Proceeds from the disposition of these properties would be directed to the Municipality's reserves, while at the same time, cleaning up unused land inventory through the vacant parcels.

It should be noted that there is a portion of an unopened, 66-foot road allowance in Paisley (Alma Street between Albert and James Street). It was suggested by the Works Manager that this unopened road allowance be stopped up and closed so that three (3) residential lots could be created. Staff have had discussions with Bruce County Planning Staff who were in support of this proposal in principle (Appendix B). The property is regulated by the Saugeen Valley Conservation Authority who will also need to be contacted in this regard.

Staff recommends the following:

- that the unopened road allowance on Alma Street in Paisley be surveyed, stopped up and closed and declared surplus for disposal in 2024.
- that the lot located at 4<sup>th</sup> Ave SW and 7<sup>th</sup> St SW in Chesley be surveyed this year and declared as surplus and sold on the open real estate market in 2024.

---

## **Link to Strategic/Master Plan**

6.4 Leading Financial Management

---

**Financial Impacts/Source of Funding/Link to Procurement Policy**

Any monies received from the disposal of surplus lands will be directed to Reserve– 01-0000-7270 – Planning and Development.

The proposed lots at Alma Street will require surveys to be completed to ensure the exact location of the unopened road allowance.

The lot located at 4<sup>th</sup> Ave SW and 7<sup>th</sup> St SW in Chesley will require a survey. A quote has been received at an approximate cost of \$4,900 to \$7,860. If Council directs staff to move forward with the sale of this surplus lot, the company can be onsite within eight (8) weeks to complete the survey.

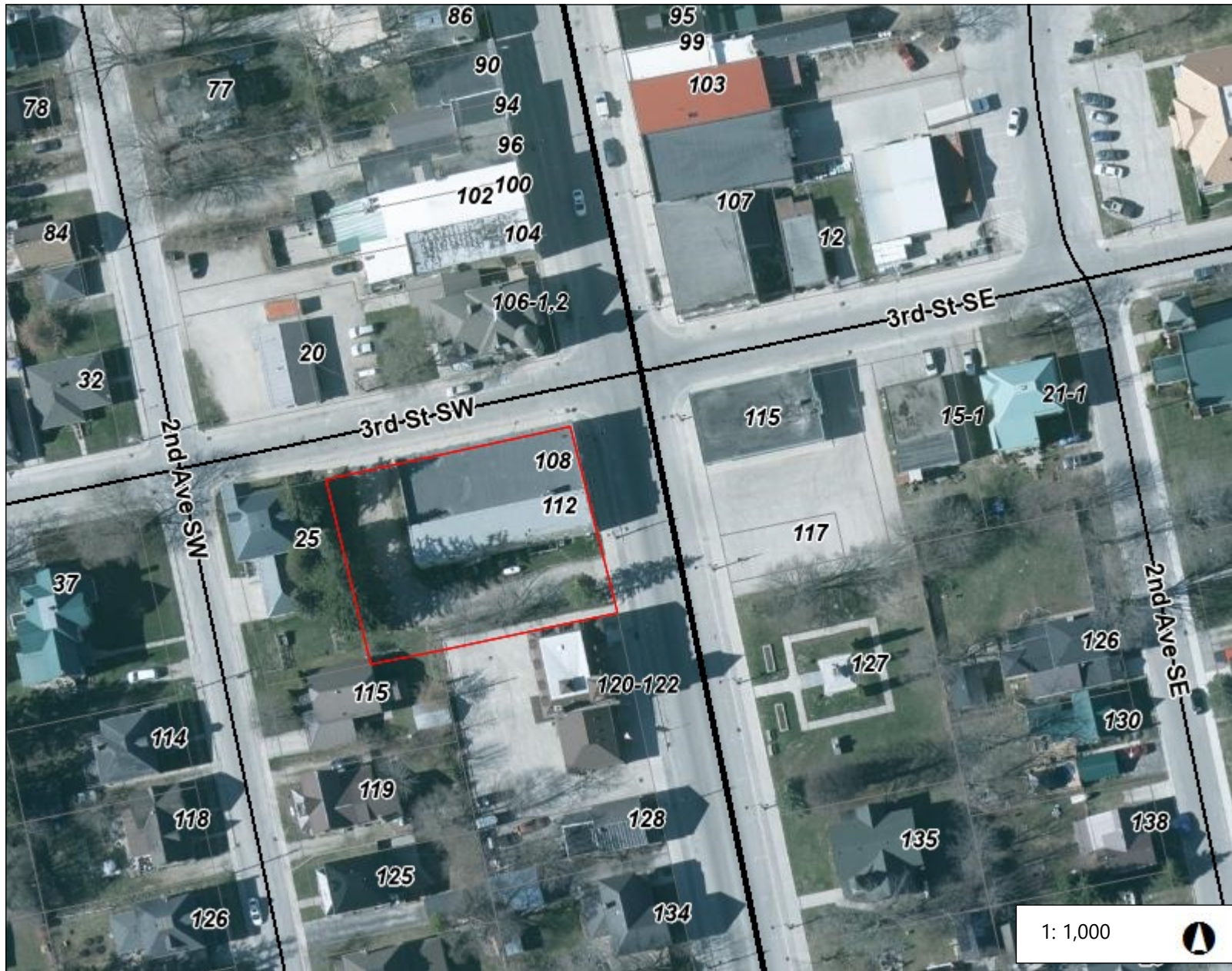
Staff recommend financing any costs incurred in 2023 with a transfer from Reserve 01-0000-7270 – Planning and Development. The current reserve balance is \$331,036.37.

---

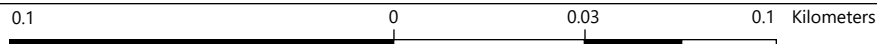
Approved by: Sylvia Kirkwood, Chief Administrative Officer

Site #	Roll Number	Address	Assessment Value	Comments	2022 Costs	2022 Revenue
1	390 003 01300 (Air Photo # 1)	108 1 <sup>st</sup> Ave SW	\$377,000	<ul style="list-style-type: none"> <li>Former Chesley Town Hall</li> <li>Bijou Theatre</li> <li>OPP Satellite Office</li> <li>Locum Loft</li> <li>Chesley Theatre</li> <li>Zoned C1</li> </ul>	\$27,312.21	\$2,159.97
2	490 002 10800 490 002 10501 490 002 10700 (Air Photo # 2)	648 Bruce Road 17	\$83,000 \$7,400 \$35,500	<ul style="list-style-type: none"> <li>Arkwright Hall</li> <li>490 002 10501 is undevelopable as there is no road frontage</li> <li>Well on separate parcel</li> <li>Requires a rezoning if Hall is used as a residence</li> </ul>	\$4,233.17	\$1,097.35 – (\$56.50/per rental)
3	390 004 15801 (Air Photo # 3 and survey)	4 <sup>th</sup> Ave SW & 7 <sup>th</sup> St SW, Chesley	\$14,500	<ul style="list-style-type: none"> <li>Vacant Lands</li> <li>4<sup>th</sup> Ave SW has been “straightened” out, creating a square lot</li> <li>Water and sewer available</li> </ul>		
4	490 003 19601 (Air Photo # 4)	Brooke Street West, Arran Twp.	\$39,000	<ul style="list-style-type: none"> <li>Zoned Residential</li> <li>Water Line available</li> <li>No sanitary</li> <li>Appears to have a separate PIN from the unopened road allowance to the immediate west</li> </ul>		
5	410 340 00200 (Air Photo # 5)	Unopened portion of West of Duke Street, Paisley	\$34,000	<ul style="list-style-type: none"> <li>Approx. 5 acres of vacant lands</li> <li>Zone R1 – Residential</li> <li>No road frontage except for Church Street – road would need to be extended</li> <li>Not serviced</li> </ul>		
6	410 001 20100 (Air Photo # 6)	Arnaud Street, Paisley <ul style="list-style-type: none"> <li>To be transferred to Municipality</li> </ul>	\$32,500	<ul style="list-style-type: none"> <li>Zoned R2 - Residential</li> <li>Full services</li> <li>Title search completed and Arran-Elderslie does not own it.</li> <li>A tax sale was completed in 1957, but the lot was not</li> </ul>	<ul style="list-style-type: none"> <li>Grass is cut by Recreation Department</li> </ul>	

				<p>registered to the Village of Paisley.</p> <ul style="list-style-type: none"> <li>• In process with SV Law to have this rectified.</li> </ul>		
<b>7</b>	N/A (Air Photo # 7)	Unopened portion of Alma Street, Paisley	n/a	<ul style="list-style-type: none"> <li>• Potential to create three residential lots</li> <li>• Full services available</li> <li>• Support from Bruce County Planning Department</li> <li>• Would need to be stopped up and closed</li> <li>• Survey required</li> </ul>		
<b>8</b>	410 001 02501 (Air Photo #8)	Unopened portion of Regent Street, Paisley	\$20,000	<ul style="list-style-type: none"> <li>• Zoned R1 – Residential</li> <li>• Road would need to be extended and brought up to Municipal standard</li> <li>• Services would need to be extended</li> </ul>		



1: 1,000



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Legend

- Rural Community point, labelled
- Ferry
- Provincial Highway
- County Road
- County Road
- ↔ Bridge reconstruction
- Municipal or Other Road
- Municipal or Other Road
- Bridge Detrou
- Wetland
- Body of Water
- Built-up area
- Adjacent Counties
- Lake Huron and Georgian Bay

Notes

Air Photo # 1  
Bijou Theatre



Legend

- Rural Community point, labelled
- Ferry
- Provincial Highway
- County Road
- County Road
- ↔ Bridge reconstruction
- Municipal or Other Road
- Municipal or Other Road
- Bridge Detrou
- Wetland
- Body of Water
- Built-up area
- Adjacent Counties
- Lake Huron and Georgian Bay

1: 1,000



0.1 0 0.03 0.1 Kilometers

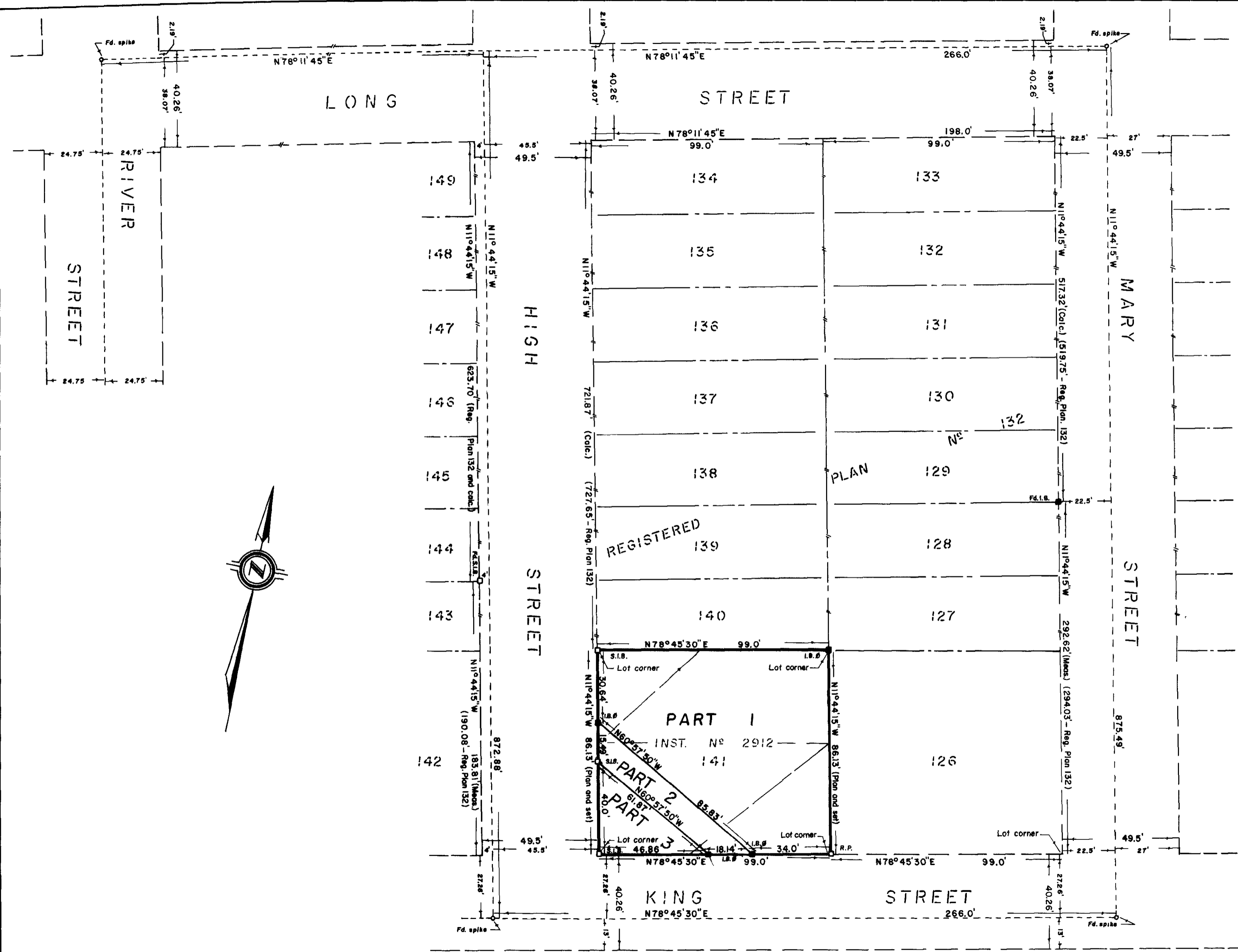
NAD\_1983\_UTM\_Zone\_17N  
© 2023 County of Bruce

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Air Photo # 2  
Arkwright Hall



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER PART II OF THE REGISTRY ACT.  
 Date JUNE 28 1976  
*(Signature)*  
**GEORGE C. LOUCKS**  
 (Name in print)

RECEIVED AND DEPOSITED AS  
**PLAN 3R-1502**  
 Date JUNE 28, 1976  
*(Signature)*  
**J.E. HYNDMAN**  
 DEPUTY Land Registrar for the Registry Division of Bruce (No. 3).

CAUTION: - THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF SECTIONS 29,32 or 33 OF THE PLANNING ACT.

**REFERENCE PLAN**  
 OF LOT 141 EAST OF HIGH STREET  
 REGISTERED PLAN N° 132  
 TOWN OF CHESLEY  
 COUNTY OF BRUCE

SCALE - 1 inch = 30 feet  
 J. C. MILNE, O.L.S.  
 1976

**SURVEYOR'S CERTIFICATE**

- I HEREBY CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER.
  2. THE SURVEY WAS COMPLETED ON THE 21st. DAY OF JUNE, 1976.

OWEN SOUND, ONTARIO,  
 22nd. JUNE, 1976.

*(Signature)*  
 J. C. MILNE, O. L. S.

HEWETT AND MILNE LIMITED  
 ONTARIO LAND SURVEYORS  
 BOX 112, OWEN SOUND, ONT.

**NOTES:**

1. ALL HANGING LINES SHOWN HEREON HAVE BEEN VERIFIED.
2. THIS PLAN CONTAINS A TRUE COPY OF THE FIELD NOTES OF THE SURVEY.
3. BEARINGS ARE ASTRONOMIC, DERIVED FROM OBSERVATION ON THE SUN, AND ARE REFERRED TO THE MERIDIAN THROUGH THE SOUTHWEST CORNER OF LOT 141 AS SHOWN HEREON.
4. --- DENOTES A TRAVERSE LINE RE-ESTABLISHED FROM FIELD NOTES OF PREVIOUS SURVEYS BY HEWETT AND MILNE LIMITED, O.L.S's.

Survey for Town of Chesley.

3R

1502

3R

1502



Legend

- Rural Community point, labelled
- Ferry
- Provincial Highway
- County Road
- County Road
- ↔ Bridge reconstruction
- Municipal or Other Road
- Municipal or Other Road
- Bridge Detrou
- Wetland
- Body of Water
- Built-up area
- Adjacent Counties
- Lake Huron and Georgian Bay

1: 1,000

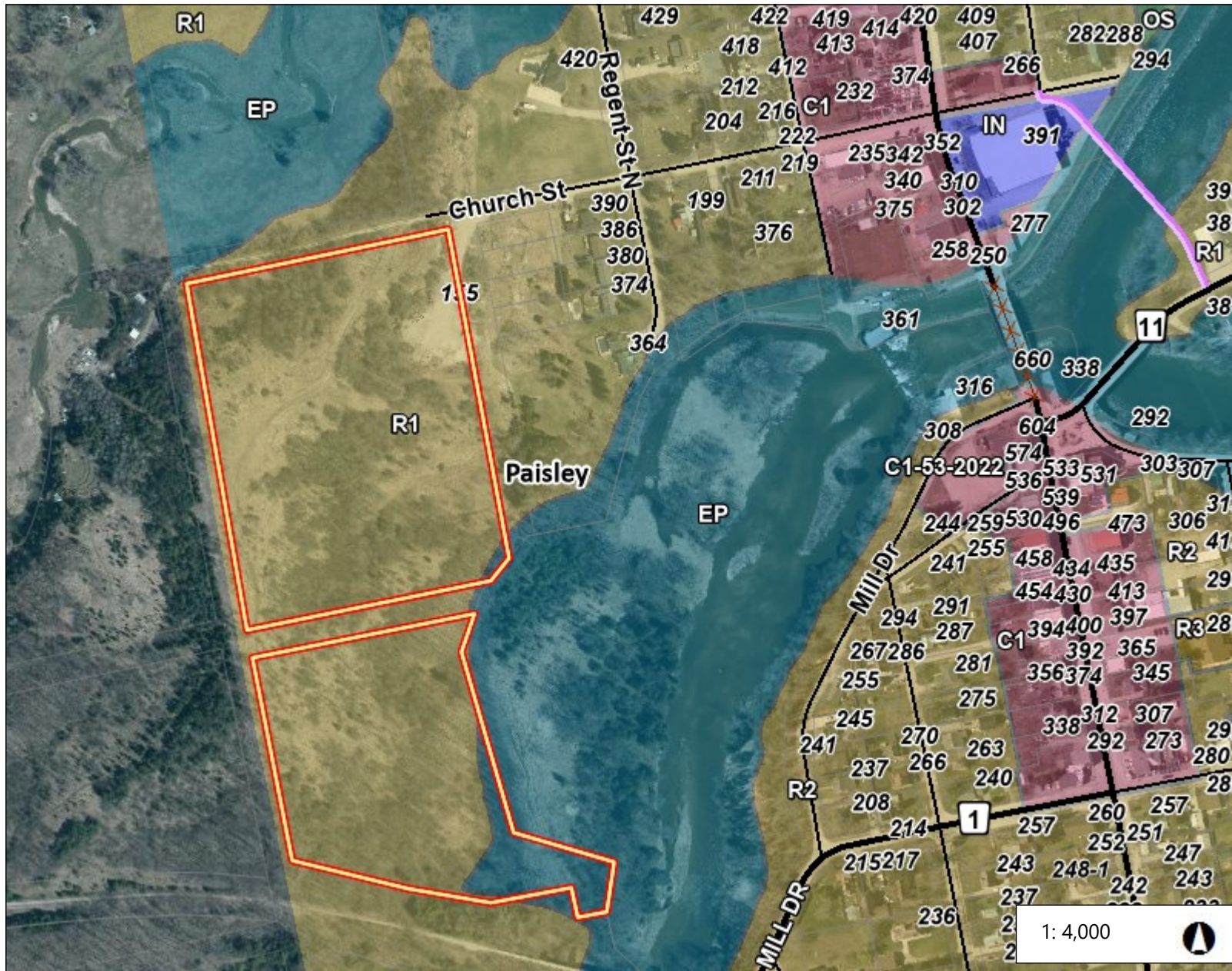


0.1 0 0.03 0.1 Kilometers

Notes

Airphoto # 4  
Brooke Street West Vacant Lot





Legend

- Rural Community point, labelled
  - Ferry
  - Provincial Highway
  - County Road
  - County Road
  - ↔ Bridge reconstruction
  - Municipal or Other Road
  - Municipal or Other Road
  - Bridge Detour
- Arran-Elderslie Zoning**
- EP - Environmental Protection
  - A1 - General Agriculture
  - A1-h - General Agriculture - Holding
  - HR - Hamlet Residential
  - R1 - Residential: Low Density Single
  - R1-h - Residential: Low Density Single - Holding
  - R2 - Residential: Low Density Multiple
  - R3 - Residential: Medium Density
  - R4 - Cottage Residential
  - HC - Hamlet Commercial
  - M1 - Agriculture Commercial Industrial
  - M1-h - Agriculture Commercial Industrial - Holding
  - M3 - Rural Commercial Industrial
  - TTP - Travel Trailer Park and Campground
  - C1 - Central Business District Commercial
  - C2 - Transition Commercial
  - C2-h Transition Commercial - Holding
  - C3 - Highway Commercial
  - C4 - Large Format Commercial
  - MU - Mixed Use
  - MU-h - Mixed Use - Holding
  - BP1 - Business Park 1
  - BP2 - Business Park 2
  - HI - Hamlet Industrial
  - HI-h - Hamlet Industrial - Holding
  - M2 - Extractive Industrial

Notes

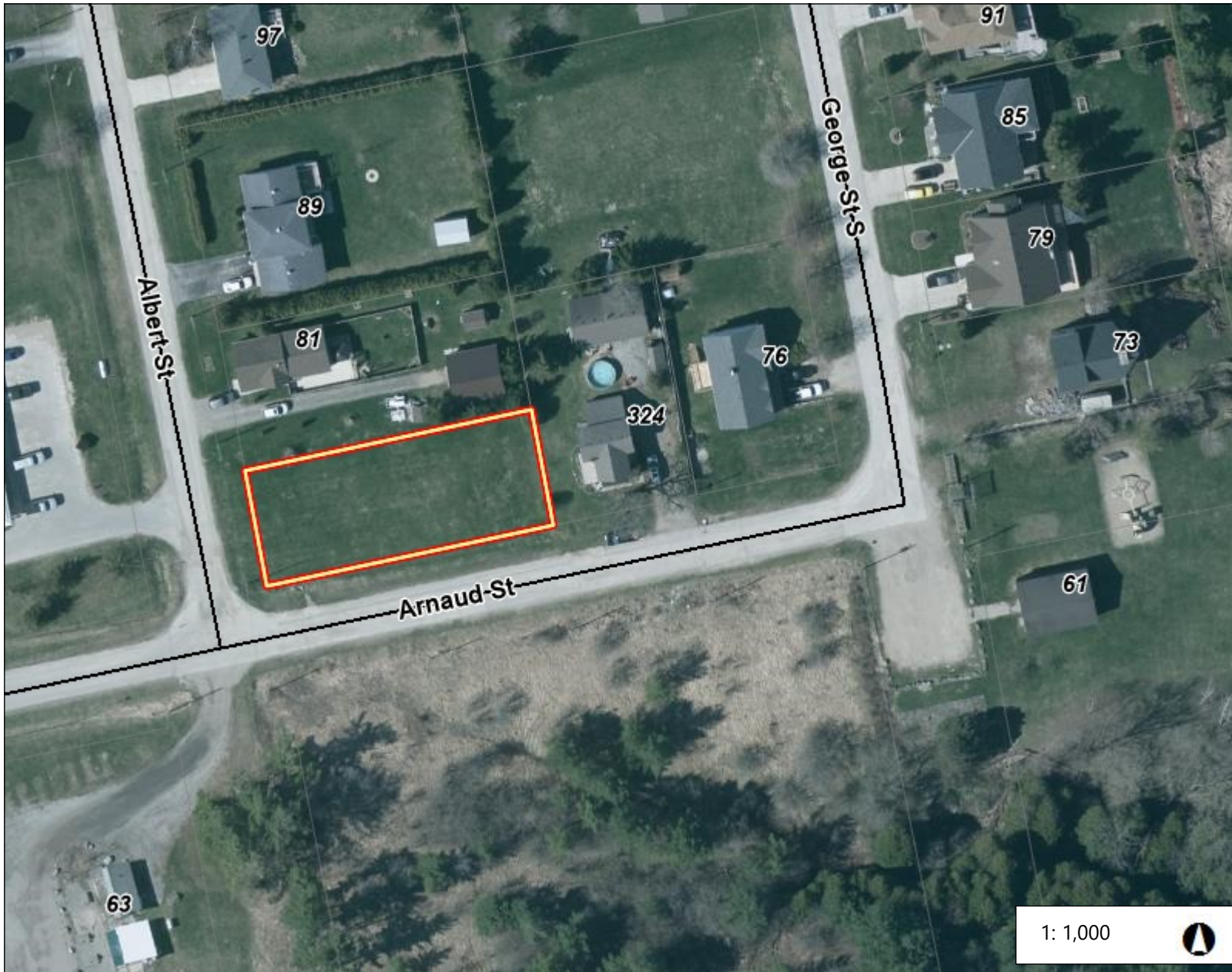
Airphoto # 5  
South of Church Street, Paisley

0.2 0 0.10 0.2 Kilometers

NAD\_1983\_UTM\_Zone\_17N  
© 2023 County of Bruce

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



Legend

- Rural Community point, labelled
- Ferry
- Provincial Highway
- County Road
- County Road
- ↔ Bridge reconstruction
- Municipal or Other Road
- Municipal or Other Road
- Bridge Detrou
- Wetland
- Body of Water
- Built-up area
- Adjacent Counties
- Lake Huron and Georgian Bay

1: 1,000



0.1 0 0.03 0.1 Kilometers

NAD\_1983\_UTM\_Zone\_17N  
© 2023 County of Bruce

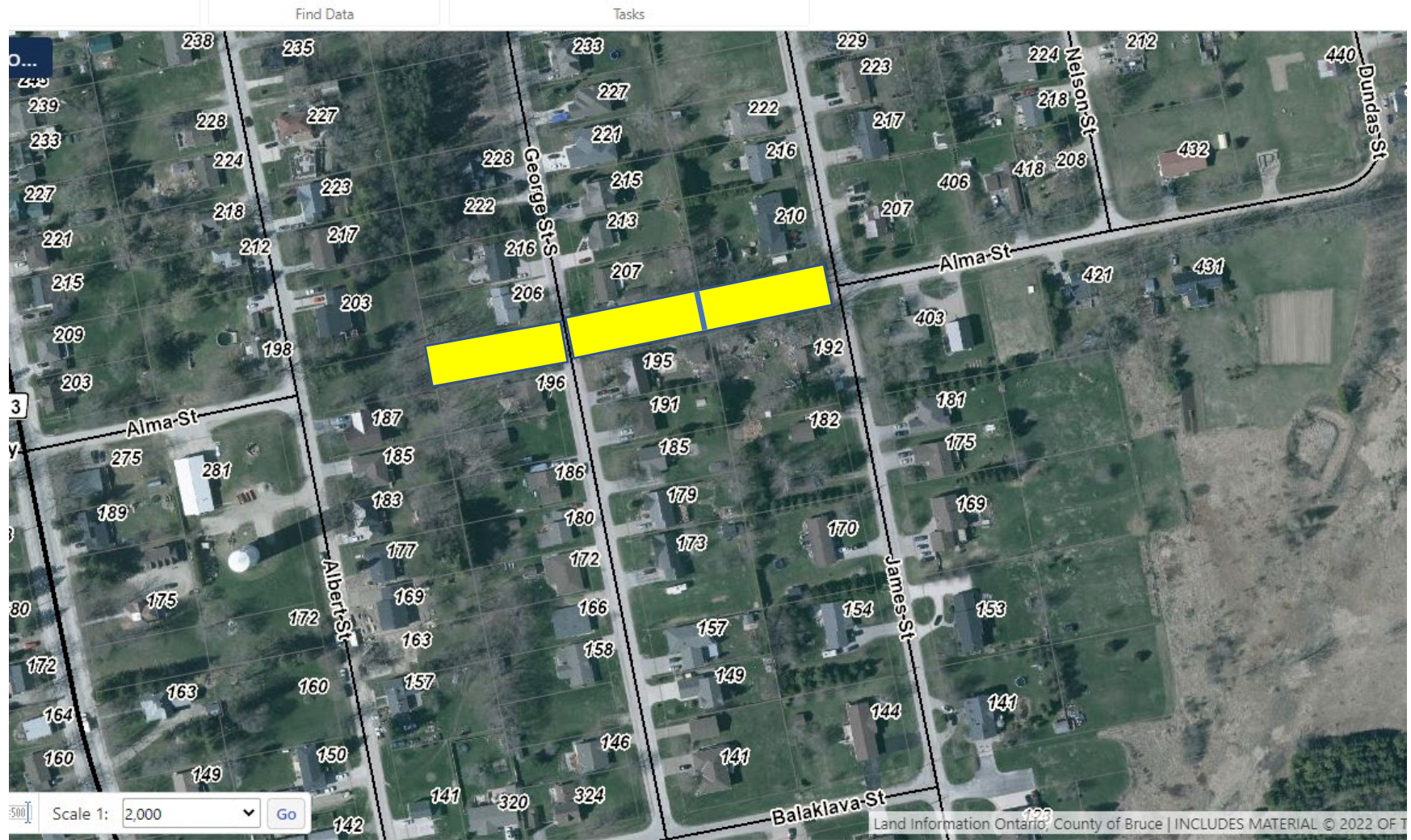
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

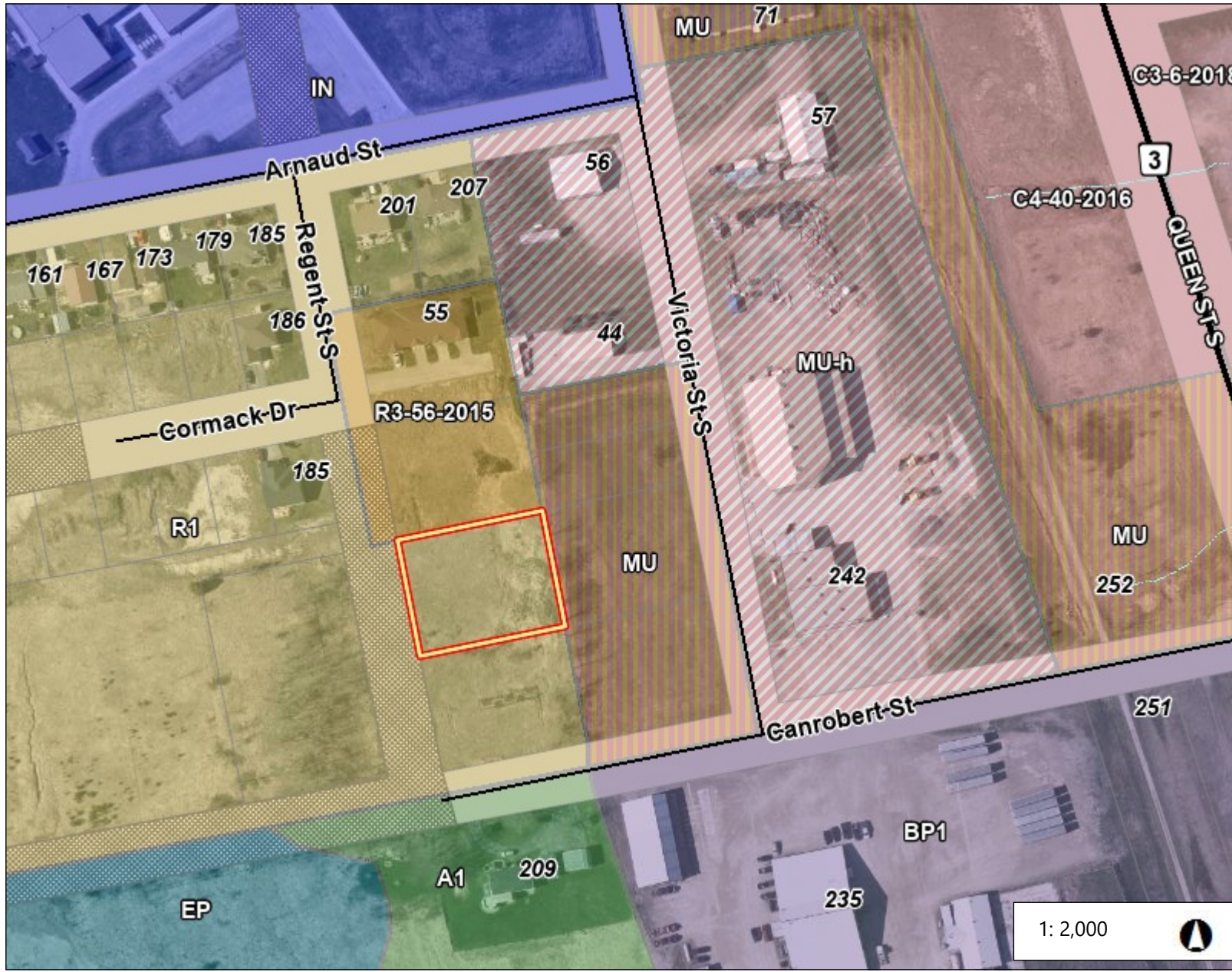
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Air Photo # 6  
Vacant Lot - Arnaud Street, Paisley

Air Photo # 7- Unopened Road Allowance – Alma Street, Paisley





Legend

- Rural Community point, labelled
- Ferry
- Provincial Highway
- County Road
- County Road
- ↔ Bridge reconstruction
- Municipal or Other Road
- Municipal or Other Road
- Bridge Detour
- Body of Water
- Evaluated Wetland
- Watercourse
- Permanent Stream
- Intermittent Stream
- Arran-Elderslie Zoning
- EP - Environmental Protection
- A1 - General Agriculture
- A1-h - General Agriculture - Holding
- HR - Hamlet Residential
- R1 - Residential: Low Density Single
- R1-h - Residential: Low Density Single - Holding
- R2 - Residential: Low Density Multiple
- R3 - Residential: Medium Density
- R4 - Cottage Residential
- HC - Hamlet Commercial
- M1 - Agriculture Commercial Industrial
- M1-h - Agriculture Commercial Industrial - Holding
- M3 - Rural Commercial Industrial
- TTP - Travel Trailer Park and Campground
- C1 - Central Business District Commercial
- C2 - Transition Commercial
- C2-h Transition Commercial - Holding
- C3 - Highway Commercial
- C4 - Large Format Commercial
- MU - Mixed Use

Notes

Air Photo # 8  
 Vacant Lot - Regent Street, Paisley





# The Corporation of the Municipality of Arran-Elderslie

## Staff Report

Council Meeting Date: October 10, 2023

Subject: SRW.23.22 Winter Snow Removal Services (2023/2024 and 2024/2025)

Report from: Scott McLeod, Public Works Manager

Appendices: None

---

### **Recommendation**

Be It Resolved that Council hereby,

1. Accept the pricing of \$160 per hour from the following contractors: Multiple Enterprises Inc., Ed Karcher Construction Ltd., Ron Gibbons Construction and Horner Construction to supply one truck for snow removal in Chesley, Paisley and Tara;
2. Accept the pricing of \$160 per hour for a minimum of four (4) hours when supplying a second truck for snow removal in Chesley, Paisley and Tara;
3. Accept the pricing of \$205 per hour from Jim McCullough to supply one tractor and snow blower to load trucks in Paisley;
4. That the contractors will provide the above services at the costs noted for the following two winter seasons of 2023/2024 and 2024/2025.
5. That staff prepare an agreement to be entered into with the contractors outlining the terms and conditions of services provided; and
6. That in accordance with Article 4.7 (c) of the Procurement Policy, Council waives the requirement to issue a request for quote for winter snow removal services.

---

### **Report Summary**

Staff is seeking approval to award a contract for winter snow removal services to five (5) local contractors for the supply of trucks and equipment for snow removal purposes for the next two (2) winter seasons 2023/2024 and 2024/2025 in Tara, Paisley and Chesley.

---

## **Background**

Since 2017, the Municipality has contracted five (5) local contractors to supply trucks and equipment to complete snow removal in all three (3) urban areas in Arran-Elderslie. The last agreement in place was in 2021 and ends in 2023. Municipal staff have spoken to all local vendors on our vendor list to determine the interest in undertaking this work. There were no new interested vendors, and the current contractors have all confirmed their interest in continuing to provide services based on a small increase.

The current contractors are as follows:

Paisley - Ed Karcher Construction Ltd.  
 Paisley – Ron Gibbons Construction  
 Paisley – Jim McCullough – Supply of Tractor and Blower  
 Chesley – Multiple Enterprises Inc.  
 Tara – Horner Construction

---

## **Analysis**

Pricing in 2021 was \$130 per hour for a tandem dump truck and \$180.00 per hour for a tractor and snowblower to load dump trucks.

The 2023 to 2025 pricing proposed is \$160 per hour for a tandem dump truck and \$205 per hour for a tractor and snowblower to load dump trucks.

The proposed financial increase and agreement would be for a two-year term with the option to renew for an additional two-year term. To reflect changes in fuel prices, the contracted price will be adjusted annually based on the November 1st Shell Sarnia RACK Price.

Staff are seeking approval to proceed with securing the current vendors for a new contract term and request an exemption under Article 4.7 (c) of By-Law 59-09 - Procurement Policy.

It is also recommended that these contractors be approved as “Vendor of Record” for the length of the contract term.

Staff will work with each of the vendors to ensure an appropriate agreement(s) are in place.

---

## **Link to Strategic/Master Plan**

6.2 Supporting Businesses and the Local Economy

---

**Financial Impacts/Source of Funding**

The above expenditure would be taken from the Winter Maintenance Budget Account #01-2521-7106 and costs will be identified in the future operating budgets for 2024 and 2025.

---

Approved By: Sylvia Kirkwood, CAO



## The Corporation of the Municipality of Arran-Elderslie

# Information Report

Report From: Chris Legge, Water & Sewer Foreman

Meeting Date: October 10, 2023

Subject: SRWS 23-05 Riverside Overflow Event and Tara Wastewater Spill

Attachments: Appendix A - Tara Utility Operations Spill Reporting – August 1, 2023  
Appendix B - Chesley Riverside Overflow Reporting – August 17, 2023

---

### **Report Summary**

To provide Council with information regarding two (2) recent events in the municipally owned wastewater systems. There was a reported spill at the Tara Wastewater Mill Street Lift Station, and a Chesley Riverside Lift Station overflow event due to extreme weather conditions.

---

### **Background**

On the morning of August 1, 2023, a reportable spill occurred at the Tara Wastewater Mill Street Lift Station, due to an underground pipe failure.

An extreme weather event late in the evening hour of August 17, 2023, caused an overflow event at the Chesley Riverside Lift Station.

---

### **Analysis**

On the morning of August 1, 2023, Arran-Elderslie water operations staff found a wastewater spill at the wastewater pumping station located at 46 Mill Street in Tara. The Wastewater pumping station was immediately shut down for investigation of the spill. Wastewater vacuum trucks and a Hydrovac truck were brought in to continue the



operation of the lift station as well as to excavate the location and repair the source of the spill.

Upon excavation, the spill was determined to be the result of a small hole in the wastewater pumping forcemain piping. The hole was the result of a stone rubbing against the pipe. The pipe was repaired using a stainless-steel repair clamp, and the lift station was able to resume normal operation by mid-afternoon that same day. The forcemain piping is PVC and has an expected life span that exceeds its current age of approximately 40 years. This issue would be considered an unexpected failure, and not indicating an imminent infrastructure issue needing to be addressed. Notifications to Spills Action Centre (SAC), Ministry of Environment, Conservation and Parks (MECP), Grey Bruce Public Health and Grey Sauble Conservation Authority were completed and a SAC incident number of 1-3P2HD2 was issued. The internal Utility Operations reporting form that Arran-Elderslie staff completed is attached to this report, Appendix A.

In the evening hours of August 17, 2023, an extreme rainfall weather event occurred at 19:45 causing 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 (9.3 m<sup>3</sup>) to be released to the Saugeen River. Staff made every attempt to prevent the overflow including manipulating lift station run times and calling 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. The incident was resolved by 22:00, and the lift station was back to normal operation. The internal Utility Operations reporting form that Arran-Elderslie staff completed is attached to this report, Appendix B.

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

### **Opportunities to Implement Modifications to System/Procedures**

In early 2020, Council supported the Public Works Department with the implementation of a new 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 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 MECP in November of 2022. This new Environmental Compliance Approval (ECA) includes 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 Overall Responsible Operator.

---

### **Link to Strategic/Master Plan**

#### 6.1 Protecting Infrastructure, Recreation and Natural Assets

---

### **Financial Impacts/Source of Funding**

Arran-Elderslie Staff dealt with both events as expeditiously as possible.

The Tara incident was repaired by Municipal staff during normal working hours. However, additional costs were incurred for vac-trucks for the repair. This included Ron Nickason Plumbing and Heating for the sewage hauling at a cost of nine hundred dollars (\$900.00), as well as Foster Sewer Services for a hydro-vac excavation truck at a cost of three thousand dollars (\$3,000.00)

The Chesley overflow occurred after-hours which resulted in additional overtime costs. The event started around 19:45 pm and was resolved by 22:00pm. 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 three hundred dollars (\$300.00) for the overflow.

Other associated costs were for staff transporting samples to the lab and processing of the additional samples for the overflow event, approximately two hundred fifty dollars (\$250.00)

Notification to the authorities was completed during regular business hours for both incidents and had no additional financial impacts in this regard on the Department.

---

Approved By: Sylvia Kirkwood, Chief Administrative Officer

UTILITY OPERATIONS

BYPASS, SPILL OR LEAK REPORTING

Date: Aug 17 2023 Time of Call: 19:46

Location of Incident: 1 Riverside Dr. Chesley

What Happened: High level alarm to Riverside lift station at 19:46.

On site at 20:00. Overflowing to Saugeen River. Hypo drip started. 20:10

1st samples taken. 20:20 Truck onsite pumping. 20:25 2nd set of samples taken

20:28 end of discharge. 20:30 Truck load shipped. 0.25 Liter of hypo used. Dosage  
of 3.22mg/L.

When: Called Ministry of Environment Spills Action Centre at <sup>21:35</sup> ~~9:35~~ 1-3028KK

Current Status: Called Grey Bruce Health Unit 22:00. Left message at 21:55 for

Ministry of Environment District Office. Left message for Saugeen Valley Conservation  
Authority at 21:45

- Overflow  Yes
- Bypass:  Yes  No
- Spill:  Yes  No
- Leak:  Yes  No

Approximate amount: 0.3m<sup>3</sup>

Current Action: \_\_\_\_\_

Possible effects on the receiver, environment or downstream user:  
\_\_\_\_\_

No down stream users

Further action required: CL - sent a copy of Form to Rhonda Shannon. Friday Aug 18/23

Waiting on lab results of samples + will send to MOE once completed - CL

- August 30<sup>th</sup>, sent copy of Lab results to Rhonda Shannon at MOE <sup>21:35</sup> CL

Prepared by: Chase McEwen

Representing: Arran-Eldershe

**SGS Canada Inc.**  
 P.O. Box 4300 - 185 Concession St.  
 Lakefield - Ontario - KOL 2H0  
 Phone: 705-652-2000 FAX: 705-652-6365

**Works #:** 110000105

**Mun of Arran Elderslie (Chesley Lagoons)**

Attn : Scott McLeod

28-August-2023

**Date Rec. :** 18 August 2023  
**LR Report:** CA30386-AUG23

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 Event End
Sample Date & Time					17-Aug-23 20:10	17-Aug-23 20:25
Temperature Upon Receipt [at London Lab °C]	---	---	---	---	10.4	10.4
Temperature Upon Receipt [at Lakefield Lab °C]	---	---	---	---	7.0	7.0
E.Coli [cfu/100mL]	18-Aug-23	16:40	21-Aug-23	12:39	700000	520000
Biochemical Oxygen Demand (BOD5) [mg/L]	21-Aug-23	15:00	28-Aug-23	10:52	113	42
Total Suspended Solids [mg/L]	21-Aug-23	07:02	22-Aug-23	09:45	324	75
Phosphorus (total) [mg/L]	21-Aug-23	16:20	22-Aug-23	13:29	1.36	0.63
Total Kjeldahl Nitrogen [as N mg/L]	22-Aug-23	06:50	22-Aug-23	15:23	6.0	3.4

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

  
 Carrie Greenlaw  
 Project Specialist,  
 Environment, Health & Safety

UTILITY OPERATIONS

BYPASS, SPILL OR LEAK REPORTING

Date: Aug 1 / 2023 Time of Call: 8:00 AM

Location of Incident: 46 Mill St Tara

What Happened: Sewage Force main leak, shut down as soon as discovered by operator conducting daily checks. Sewage had come to surface above break and was going across ground to back of lift station building + getting to Sable river. Found a hole in PVC force main from Rock against pipe since original install, Repaired w/ a Rubber Main Repair Clamp

When: \_\_\_\_\_

Current Status: called SAC (Mark) 17:00 reference # 1-3P2HD2, local MOECC

Laszlo Berti @ 17:08 Public Health Afterhours @ 17:15, Left message at

Greg Souble at 17:21

Bypass:	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Spill:	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Leak:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

Approximate amount: No way to estimate or measure. Not a significant amount was visible.

Current Action: Asst CC

Possible effects on the receiver, environment or downstream user:

Small amount (No way to measure or estimate an actual volume) leaked across ground to Sable river. No downstream users to my knowledge

Further action required: Complete notifications to MOECC on Aug 2/23 + request to follow up questions

x - Greg Souble follow up with me at 8:40am (Tnd) Carl Seider

Prepared by: Chris Leage

Representing: Arran - Elderslie



# The Corporation of the Municipality of Arran-Elderslie

## Staff Report

Council Meeting Date: October 10, 2023

Subject: SRWS.23.06 Drinking Water Quality Management Standard Review and Updates for Year End 2022

Report from: Chris Legge, Water & Sewer Foreman

Appendices: Appendix A - Quality Management Policy  
Appendix B - Quality Management System Representative  
Appendix C – SLD9-2021 Organizational Structure Roles Responsibilities and Authorities  
Appendix D – SLD12-2022 Sign Page Owner Communications

---

### **Recommendation**

Be It Resolved that Council hereby,

1. Accepts report SRWS.23.06 which includes Drinking Water Quality Management Standard (DWQMS) review and updates for year end 2022.

---

### **Report Summary**

This report is provided to Council on a yearly basis in conjunction with DWQMS to provide an annual review of the Water & Sewer Operations Division of the Public Works Department. Sign-off sheets are included in the report, and the annual reports can be found on the Arran-Elderslie website for review.

---

### **Background**

The Municipality of Arran-Elderslie has an Operation Plan which is part of the Drinking Water Quality Management Standard (DWQMS). Every year, as part of the DWQMS requirement, a management review is conducted.

This report highlights the Management Review and Annual Water & Wastewater Reports. Typically, in the past, annual Ministry of the Environment Conservation and Parks (MECP) water inspections are also included. The timing of inspections no longer aligns with the delivery of this report. A separate report, SRWS.23.03 on January 30th 2023, presented the results of the 2022 inspections to Council.

---

## **Analysis**

- 1. Incidents of Regulatory Non-Compliance:

The MECP conducted the Tara Drinking Water System Inspection and the Arran-Elderslie Inspection both on July 28, 2022. Both inspections were done on-site with proper Covid protocols followed. Both water systems operated by the municipality received inspection reports that indicated no “Actions Required” or “Recommended Actions”. The two (2) systems also were given final inspection ratings of 100% with no non-compliance issues.

- 2. Incidents of Adverse Drinking Water Tests:

The Arran-Elderslie Drinking Water System had zero (0) adverse microbiological samples taken in the 2022 calendar year. This compares to one (1) adverse microbiological sample in 2021. No Adverse Water Quality Incidents (AWQI) were issued in 2022. On October 4, 2022 an equipment failure occurred at the Arran-Elderslie Water Treatment Plant. Details of the failure were documented to the MECP Water Inspector. The incident was recorded but was not considered a non-compliance issue with MECP.

The Tara Water System had zero (0) adverse microbiological samples taken in the 2022 calendar year which is consistent with zero (0) in 2021. There were also zero (0) AWQI's in 2022. This compares to one (1) AWQI in 2021.

- 3. Deviations from Critical Control Point Limits & Response Actions:

The following are considered critical control points from the risk assessment completed on the water system: Low Chlorine Residual, Chlorine Pump Failure, Ultra-Violet Failure, Power Outage, Chlorine Contact Time Issues, Watermain Breaks, and Low Distribution Pressure.

In 2022, the Arran-Elderslie Water System had an operator respond to two (2) alarms, one (1) of which were related to critical control points. These alarms included one (1) water main break. The non-critical control point alarm was one (1) power outage related.

An operator responded to an additional eleven (11) alarms for the Tara Water System, three (3) of which were critical control point alarms. Those included one (1) UV related, one (1) watermain break, and one (1) chlorine related.

Additional alarms included six (6) calls for hydro related issues, one (1) computer system issue, and one (1) gas monitor alarm.

Wastewater Alarms included three (3) wastewater alarms in Paisley, two (2) due to power outages and one (1) due to equipment failure. Chesley Wastewater had two (2) alarms. One (1) due to power outage and one (1) equipment failure.

Overall, staff responded to eighteen (18) alarms in the 2022 calendar year, down from the nineteen (19) alarms responded to in 2021. Alarm volume in most systems remained consistent. The volume of Critical Control Alarms decreased from twelve (12) in 2021 to four (4) in 2022. Staff has consistently prioritized maintenance and capital projects on items that reduce our critical alarms, and the effort appears to be paying dividends. Additionally, extreme weather events continue to contribute to both power and wastewater related alarms, which is out of the control of operators.

#### 4. Risk Assessment Process of DWQMS:

The risk assessment process for both the Arran-Elderslie and Tara Drinking Water System was completed internally by Staff on April 7, 2021. This process was completed in relation to internal training for the DWQMS and was thought to be a good process to complete as part of the training for new Staff members. As well the risk assessment was reviewed on November 14, 2022 to review and assess the new Cyber Security Threat Risk table added as the result of an OFI in the 2022 Surveillance Audit. The full Risk Assessment is triggered every three (3) years for review purposes. With a full review scheduled for 2024

#### 5. Internal and Third-Party Audit Results:

A Systems Audit was conducted for the DWQMS on October 28, 2022. This was a surveillance audit conducted off-site with just a document review due. The systems audit found no minor or major non-conformances, and five (5) opportunities for improvement that Staff reviewed and took into consideration for implementation.

A full re-accreditation audit was conducted by SAI Global from November 30, 2021 to December 2, 2021. These larger in-depth audits are conducted every three (3) years. With a full Re-accreditation due to be completed in 2024.

#### 6. Results of Emergency Testing:

In conjunction with the review of the DWQMS manual on Jan 17th, 2022, Staff also reviewed all emergency policies. Again, with new Staff hired it was believed that reviewing all policies would be best to get Staff familiar with Emergency Response Plans (ERP).



These ERPs relate directly to the risk assessment review we completed allowing Staff to look at each ERP.

## 7. Operational Performance:

Over the last two years, the EPCOR gas project has required staff assistance with locates. Staff are marking all water and wastewater mains and services as well as hydrants, valves etc. In conjunction with these locates, our GIS information systems are being updated as needed to ensure accuracy. The Ontario One Call locate volume that the Department receives has dramatically increased over the past few years. Staff completed 772 Locate requests in 2021, the volume increased to 1,143 in 2022. This represents a 48% increase.

The Arran-Elderslie Water & Sewer Operations Division of the Public Works Department employed three (3) certified operators and one (1) operator in training in 2022. The Division has seen extensive increase in locate volume. As a group, the Division was asked to obtain information from various infrastructure to comply with the Asset Management Plan. The GIS program is largely run through the Water & Sewer Operations Division of the Public Works Department over the last few years. In addition, the Division is also part of the Emergency Planning through the County.

The Arran-Elderslie Water & Sewer operations staff continue to maintain the water systems to a high standard, ensuring compliance with all MECP requirements, as evidenced in the 100% rating in inspection reports

## 8. Roles, Responsibilities and Authorities of the Owner and Top Management:

SLD-9 is the section of the Operational Plan that lists the roles and responsibilities of everyone's position and is included in this report. This has been included for multiple years to highlight the importance of each of the roles and responsibilities. There are training opportunities that exist for Council as well as Management to take a course offered at the Walkerton Clean Water Centre pertaining to these roles.

## 9. Summary of Key Performances Element 15:

DWQMS Element 15 is the infrastructure, maintenance, rehabilitation, and renewal portion of the operational plan. The following key performance indices will be highlighted in this review: water per capita, number of water mains and service leaks, new services connected in each town, and meters of water main replaced.

The 2022 water numbers are the recorded numbers processed through the treated water at each water plant or site. The following numbers indicate approximate usage by Arran-Elderslie water users:

Chesley:	2022 usage of 231,293 m <sup>3</sup> or 235m <sup>3</sup> per connection 2021 usage of 204,203m <sup>3</sup> or 214m <sup>3</sup> per connection
Paisley:	2022 Usage of 117,343m <sup>3</sup> or 214m <sup>3</sup> per connection 2021 Usage of 115,700m <sup>3</sup> or 213 m <sup>3</sup> per connection
Tara:	2022 Usage of 112,176 m <sup>3</sup> or 216m <sup>3</sup> per connection 2021 Usage of 116,965m <sup>3</sup> or 229m <sup>3</sup> per connection

## 10. Water Main Breaks and Service Leaks 2022

The Chesley distribution system had one (1) watermain break and two (2) service leaks in 2022, both service leaks were due to old poly lines. There were 14 additional services added to the system, all in the Jeasinic Estates development. One full-service line was replaced on Bearman Street.

The Paisley distribution system had four (4) water main breaks and three (3) service leaks due to natural gas installation in 2022. In addition, five (5) new services were installed in Paisley. The Paisley Trunk watermain also added three (3) household service connections

The Tara distribution system had two (2) cast iron water main breaks. There were no service leaks in 2022. An additional four new (4) services, in the Chestnut Hill Development, were connected to the system.

## 11. Water Main Replacement in 2022

Kurtis Smith Excavating replaced undersized 4-inch cast iron water mains to 6-inch PVC on 3th Street SW from 4th Ave SW. to 5th Ave SW. As well as 4th Ave SW between 4th St SW and 7th Street SW. This project was in conjunction with Sewer main and lateral replacement as well as a new road surface and curb /sidewalk replacement.

Percon Construction completed a project on Mill Drive in Paisley. This involved an extension of 8-inch HDPE water main to a previously unserved property in Brockton. A portion of this replaced an undersized poly main servicing three customers in Paisley. This upgrade provided a new fire hydrant for added fire protection. This project was at the cost of the Brockton property owner and was then assumed by the Municipality.

## 12. Raw Water Supply and Drinking Water Quality Trends:

The Arran-Elderslie and Tara Drinking Water System has undergone extensive work in the past few years to ensure reliability and production of the raw water supply in each town.

The Arran-Elderslie system has had motors replaced in both the CP#2 and CP#3 wells in the past five years. Included in these jobs is rehabilitation work within the well, and a review of overall condition like piping and check valves. A comparison of well Draw down levels (when well pumps are operating) between 2020 and 2022 show that the wells continue to operate safely at their expected capacities.

All Raw water supply wells in Arran-Elderslie are sampled for E-coli and Total coliform weekly. CP#2 and CP#3 had zero (0) instances of e-coli or total coliform counts in 2022

As mentioned in many of the past management reviews, CP#1 well had continued to have on-going issues. The capital budget for 2022 had funds set aside to begin the process of exploring for another water source within the Community Park area. This process is ongoing and was included in the 2022 budget. In June of 2021, the Community Park Well #1 was taken offline. For the entire year of 2022 CP#1 had not been operated and CP#2 and CP#3 ran very well through the hot days of summer with no issues for demand. In the spring of 2022, a 6-inch test well (TW1/22) was drilled by Well Initiatives. This well was located near the southeast corner of the Chesley Community Park property. The site chosen was based on hydrological studies that were conducted in the early 2000's, as part of the construction of CP#3 and the Arran-Elderslie water treatment plant. After initial drilling a pump test was conducted in the summer. The pumping volume of the test well was 10 liters/second. CP#1 flow was 20.8L/sec. In August the decision was made to not continue with the development of TW1/22, and second site was chosen for another Test Well. Well Initiatives was unable to complete the drilling of a second TW in 2022. Drilling of TW2/23 was conducted in the spring of 2023. It is much more promising with production in the similar range of CP#3 at 30L/sec. As of the date of this report test and engineering reports are outstanding.

The Tara Drinking Water System has also seen extensive work completed to the wells in the past few years. In October 2019, a new wet-end pump was installed at Well #2 in Tara, and the well piping was shortened by twenty (20) feet. In June of 2020, Well #3 in Tara had the pump, motor and three lengths of pipe replaced within the well. A comparison of well draw-down levels in the Tara raw water wells between 2020 and 2022 show that the wells continue to operate safely at their expected capacities.

All three production wells in the Tara drinking water system are sampled weekly for E-Coli and total coliform. Well #2 and Well#4 had zero (0) instances of E-Coli or total coliform. Well # 3, the only GUDI (Groundwater Under Direct Influence) had seven (7) instances of E-Coli or Total Coliform in a raw water sample. This is not unexpected with a GUDI well and the treatment system is designed for and capable of treating these instances

### 13. Status and Follow-Up from previous reviews:

As mentioned earlier, staff are moving forward on an alternative drinking water source in the community park for the Arran-Elderslie supply, as a replacement for CP#1. The goal will be to have a new source operational before the end of 2024.

The Water & Sewer Division of the Public Works Department continues to play a large role in the GIS program for Arran-Elderslie. Again, In the summer of 2022 a student was hired to move the program forward and get data collected. This process has greatly benefitted staff with the Ontario One Call locate process. The data collected has allowed staff to use some of the GIS maps for large projects such as Natural Gas installation and Fibre Optic installation projects in all towns. Staff are continuing to streamline this project to make all mapping applications for locates more efficient.

### 14. Changes that could Affect the DWQMS:

The Arran-Elderslie and Tara Drinking Water System both had the license for each system updated in early 2021. These are valid for 5 years and will need to be renewed in early 2026.

The Arran-Elderslie and Tara Drinking Water Systems Operations Manuals were updated in March of 2022, They will need reviewed and updated in March of 2024.

This work was completed in-house which included an updated water financial plan completed by the Water and Sewer Operations Division and the Finance Department.

The DWQMS had an external systems audit conducted in 2022 by SAI global as well a re-accreditation audit was conducted in 2021. There will be a Systems audit in 2023, with a re-accreditation due in 2024.

### 15. Consumer Feedback:

There were no written complaints from Arran-Elderslie ratepayers in 2022. Often, staff receive calls from the municipal office or ratepayers and quick response times often diffuse or resolve problems quickly. The new Citizen Request Portal introduced in 2022 will assist in monitoring and tracking inquiries and response times.

### 16. Resources needed to Maintain the DWQMS:

As mentioned previously, resources have been spent recently to update the licenses for both the Arran-Elderslie and Tara Water systems. However, this was handled internally through the Water and Sewer Division and Finance Department.

Re-accreditation of the DWQMS was completed in 2021. This again involved staff time to prepare documents and send them off and have on-site interviews with the auditing team. In addition, the re-accreditation itself was a six thousand five hundred (\$6,500) dollar expense. In 2022, the systems audit cost two thousand one hundred (\$2,100) dollars. Another systems audit in 2023 will cost an additional two thousand one hundred (\$2,100). Another Re-Accreditation will be due in 2024 and staff will need to find a consultant to complete this process as the contract with SAI is expiring in 2023.

#### 17. Results of Infrastructure:

Included in the report is SLD-14 for the 2022 season. This table is completed based on MECP compliance, grants, upgrades, and financial plans. Kurtis Smith excavating replaced water and sewer mains on 3rd Street SW in Chesley, and water and sewer replacement on 4th Avenue SW in Chesley. The extension of water main on Mill Street in Paisley was completed by Percon Construction and once completed was assumed by the Municipality. The watermain projects on Queen Street in Paisley and Hamilton Street in Tara that were in budget for 2022, were deferred to 2023, to coincide with other works needing to be completed in conjunction with the watermain. Exploration work for a new water source for the Arran-Elderslie water source as mentioned before is ongoing.

The Chesley water tower had a mechanical mixer installed in 2022. A mixer was recommended after a video inspection in 2020 which indicated that the water tower had less than ideal mixing of the water in the tower. This mixer will improve chlorine residual stability and improve temperature and water age uniformity.

Arran-Elderslie and Tara Drinking Water Systems had the alarm dialers replaced at both sites. The dialers were original equipment that are critical for operator response to alarm conditions. The original dialers were getting out of date and repair parts would have been difficult to source.

#### 18. Operation Plan Currency, Content and Updates:

The DWQMS was reviewed by Staff in January 2022 with new hires, and the team was able to review a large portion of the manual. New Risk Assessment guidelines were also reviewed with the addition of Communication Failure Risk. Staff reviewed changes to SLD's as well as reviewed any changes because of the Re-Accreditation Audit. Staff also did a review session in November 2022 and reviewed the Risk Assessment with the addition of a Cyber Security Risk Assessment. Any updates because of the systems audit in 2022 were also reviewed. Staff have updated their First Aid and CPR as needed with Management setting up a rotating schedule. Staff continue to be diligent to obtain the proper training via online courses.

### 19. Additional Suggestions:

The DWQMS is due for a full Re-Accreditation Audit in 2024. Staff will need to look at sourcing a consultant to complete this Audit.

The Water System Financial Plans prioritize Water Main replacement based on Age, Frequency of breaks and size. The Water Division, will also need to continue to work with the Roads Division, to prioritize street work that benefits both sections at the same time.

---

### **Link to Strategic/Master Plan**

This report aligns with the DWQMS SLD-12 Owner Communications, and SLD-20 Management Review. It also links to the Water and Sewer Financial plans.

---

### **Financial Impacts/Source of Funding**

The DWQMS document requires Staff resources on a yearly basis. The Ministry of Environment Conservation and Parks (MECP) requires external audits for accreditation. Internal audits are conducted both by Arran-Elderslie personnel, and by sharing resources with neighboring municipalities. These all require changes, training, and staff time to review and implement recommendations.

Finance has completed reviewed the financial plans for the water system. This process aligns with both the Arran-Elderslie and Tara Drinking Water System license approvals that again were completed internally in early 2021.

---

Approved By: Sylvia Kirkwood, CAO

QMS REP: \_\_\_\_\_

DATE: \_\_\_\_\_

Municipality of Arran-Elderslie  
Operational Plans  
REV: # 2023-01

OP Pg 6

**THE MUNICIPALITY OF ARRAN-ELDERSLIE**

**Quality Management Policy**

The Municipality of Arran-Elderslie owns, maintains and operates two water systems.

The Arran-Elderslie Water Treatment Plant & Distribution System serving Chesley and Paisley and the Tara Water Distribution and Supply System. The Municipality of Arran-Elderslie is committed on both systems to:

1. Provide a consistent and safe supply of drinking water to the consumer.
2. Maintain and continually improve the Quality Management System.
3. Comply with applicable legislation and regulations.

It is in the best interest and betterment of the Municipality of Arran-Elderslie for all parties to protect, conserve and take pride in our safe drinking water. Commitment to this valuable resource must come from Senior Management and Council.

Name: \_\_\_\_\_

Sign: \_\_\_\_\_

Public Works Manager

Mayor

CAO

Date: \_\_\_\_\_

QMS REP: \_\_\_\_\_

DATE: \_\_\_\_\_

Municipality of Arran-Elderslie  
Operational Plans

OP 8

#### 4 QUALITY MANAGEMENT SYSTEM REPRESENTATIVE

**This applies to both the Arran-Elderslie (Chesley and Paisley) and Tara Water Systems.**

The Water and Sewer Foreman shall be the QMS representative, or his designate. If the Water and Sewer Foreman is absent or unavailable and a QMS representative is not designated, Council shall designate an alternate.

The QMS representative will be responsible for coordinating the development, implementation and maintenance of processes and procedures needed for the QMS. In addition, the QMS representative will report the effectiveness of the QMS including the need for improvement to Senior Management (the CAO and the Public Works Manager) and ensure that the current versions of the documents required by the QMS are in use at all times. The QMS representative will promote the QMS through the Public Works Department, and make personnel aware of all current regulatory and legislative requirements that are relevant to the operation of the system as per the Operational Plan. Refer to SLD 9.

Appointed QMS Representative: \_\_\_\_\_

Chris Legge

\_\_\_\_\_  
Scott McLeod

Public Works Manager

\_\_\_\_\_  
Steve Hammell

Mayor

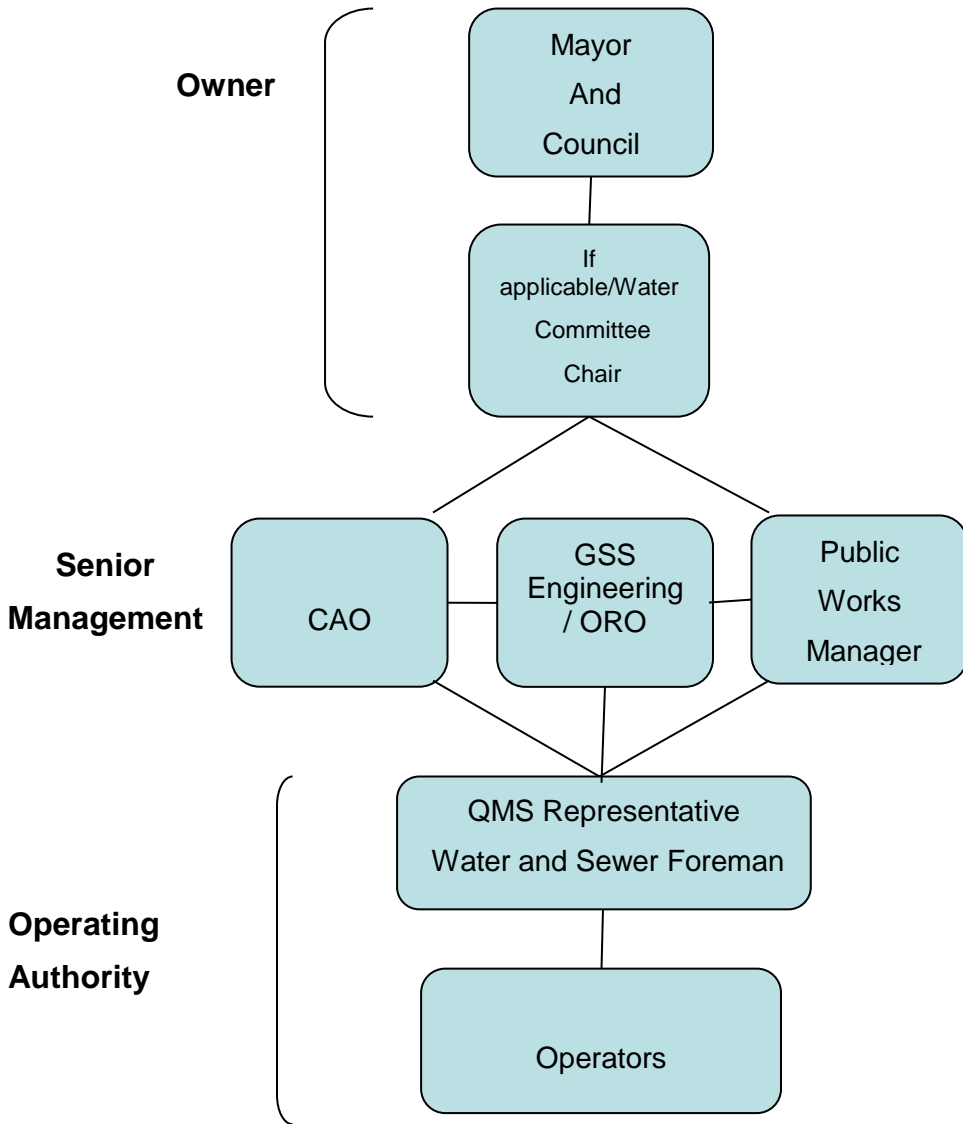
\_\_\_\_\_  
Sylvia Kirkwood

CAO



**SLD9 – ORGANIZATIONAL STRUCTURE, ROLES, RESPONSIBILITIES  
AND AUTHORITIES REV: 2021-01**

The following diagram illustrates the organizational structure of the Owner, Senior Management and Operating Authority.



Municipality of Arran-Elderslie

SLD 9 Pg 2

May 2021 Revised Oct 2023

## ***SLD9 – ORGANIZATIONAL STRUCTURE, ROLES, RESPONSIBILITIES AND AUTHORITIES REV: 2021-01***

---

Senior Management and Owner roles, responsibilities and authorities shall be communicated to Senior Management and the Owner during the annual management review process. Participants in Management Review are identified in Procedure SLD20.

In addition to the normal roles and responsibilities defined herein, these positions have additional responsibilities in an emergency as defined in Element 18 and the Emergency Response Plan.

### **Mayor and Council**

The Mayor and Council have the overall responsibility and authority to ensure that the Municipality of Arran-Elderslie water works meet all legislation and regulatory requirements. They further have the responsibility and authority to allocate the necessary resources for the safe operation of the works.

### **Water Committee Chair/if Applicable**

The Water Committee Chair is a member of Council and is responsible for the reporting of the performance of the water works to the Mayor and Council. The Water Committee Chair is authorized to make recommendations to the Council concerning the works based upon the input of the Public Works Manager and Water and Sewer Foreman.

### **CAO**

The CAO is responsible for arranging reports to the Mayor and Council on the oversight of the municipal water system. The CAO will receive reports from the Public Works Manager, GSS Engineering/ORO, and the Water and Sewer Foreman regarding issues that are relevant to the overall operation of the water system.

The CAO is authorized by Council to ensure that management staff is in place to ensure the municipal water system is supplying safe and reliable drinking water.

---

Municipality of Arran-Elderslie

SLD 9 Pg 3

May 2021 Revised Oct 2023

## ***SLD9 – ORGANIZATIONAL STRUCTURE, ROLES, RESPONSIBILITIES AND AUTHORITIES REV: 2021-01***

---

### **GSS Engineering/ORO**

GSS Engineering and in particular Rakesh Sharma provide ORO service to the Municipality. GSS would be able to provide expertise, advice, and recommendations to any of the groups associated within the framework. GSS may also be relied on to provide updates to regulatory compliance groups.

### **Public Works Manager**

The Public Works Manager is responsible for ensuring that operations within the municipal water supply system are being performed to ensure that municipal drinking water is safe. The Public Works Manager must provide long term planning and budgeting, inform the CAO and the Owner of deficiencies and required resources and provide the CAO and the Owner with current technical and administrative information and advice.

The Public Works Manager has the authority to ensure staff is in place to manage the water supply system, develop administrative and technical policy, evaluate and prioritize long term utility needs.

### **Water and Sewer Foreman**

The Water and Sewer Foreman has the responsibility and authority to:

- Direct the operations of the waterworks
- Establish policies relating to the operation of the works and its employees
- Provide input into the development of operating budgets
- Make recommendations to Top Management and the Owner regarding water department operations
- Communicate infrastructure and resource requirements to Top Management

The Water and Sewer Foreman is also the QMS Representative. The QMS Representative shall be responsible for:

- Ensuring that processes needed for the QMS are established, implemented and maintained
  - Reporting to Top Management on the performance of the QMS and any need for improvement
-

Municipality of Arran-Elderslie

SLD 9 Pg 4

May 2021 Revised Oct 2023

## **SLD9 – ORGANIZATIONAL STRUCTURE, ROLES, RESPONSIBILITIES AND AUTHORITIES REV: 2021-01**

---

- Ensuring that the most current versions of documents required by the QMS are being used at all times
- Ensuring that personnel are aware of all current regulatory requirements that pertain to their duties within the operation of the drinking water system

### **Operator**

All operators are responsible for maintaining required Ministry of the Environment Certification for the Water Treatment and Water Distribution Systems. Operators are required to carry out the daily duties as spelled out in SLD 15, operation and maintenance scheduling for the treatment and distribution processes to ensure operations are completed and recorded in compliance with the Regulations. If non-compliant incidents occur, they must be acted upon, reported and recorded as required by Regulations.

Certified operators are authorized to collect samples, perform testing, adjust treatment processes (with direction from the Water and Sewer Foreman), and perform maintenance on the treatment and distribution systems, in accordance with Standard Operating Procedures, to ensure a safe and adequate water supply.

Date	Page	Revision #	Reason	Content
May 2021	All	2021-01	Internal Audit	Change title of CAO/Clerk to just CAO
Oct 2023	All	2023-01	Housekeeping	Housekeeping changes

---

Municipality of Arran-Elderslie

QMS Rep: \_\_\_\_\_

SLD 12 Pg 3

Dec 2022 Revised October 2023

Date: \_\_\_\_\_

## SLD12 – OWNER COMMUNICATIONS REV: 2023-01

**Once a year the QMS Representative will present the Annual Water System Report along with a copy of the Drinking Water Quality Management System Operational Plan. These will be distributed to the Mayor and Councillors for review with this sign-off transmittal attached.**

Please sign the form below acknowledging that, as an elected official of the Municipality of Arran-Elderslie, you have reviewed the Annual Report and the Drinking Water Quality Management System, Operational Plan for all Drinking Water Systems in the Municipality of Arran-Elderslie.

NAME (print)	SIGNATURE	DATE
Steve Hammell Mayor		
Jennifer Shaw Deputy Mayor		
Brian Dudgeon Elderslie Ward Councillor		
Peter Steinacker Tara Ward Councillor		
Moiken Penner Paisley Ward Councillor		
Ryan Nickason Arran Ward Councillor		
Darryl Hampton Chesley Ward Councillor		
Sylvia Kirkwood CAO		
Scott McLeod Public Works Manager		

Concluded



# The Corporation of the Municipality of Arran-Elderslie

## Staff Report

Council Meeting Date: October 10, 2023

Subject: SRECDEV.2023.02 Municipal Identifier Signage

Report from: Jessica Pridham, Economic Development Coordinator

Appendices: Appendix A - Municipal Identifier Signs  
Appendix B - Community Gateway Signs  
Appendix C - Smaller Community Signs  
Appendix D - Proposed locations for Municipal Identifier Signs

---

### **Recommendation**

Be It Resolved that Council hereby,

1. Support staff to develop a design concept for municipal boundary identifier signage, in compliance with the Regional Tourism Organization 7 (RT07) Signage Manual;
2. Request staff to report back as part of the 2024 budget process on the design concept and estimated funding required for the placement of eight (8) identifier signs; and
3. Request that opportunities for grant funding also be identified as part of the overall 2024 funding strategy for the proposed signage.

---

### **Report Summary**

On June 12, 2023, Council passed a resolution requesting that municipal staff prepare a report to address the potential of erecting municipal gateway signage at the four corners of the municipality.

During the Council meeting other types of signage such as community gateway signs were also discussed. Staff have prepared this report defining signage types, and the current landscape of signage in the municipality so that an informed decision can be made before moving forward on this project.

Staff have provided the following:

- defined the difference between Municipal Identifier Signage and Community Gateway Signage,
- provided a background on the municipal brand,
- have described the current landscape of signage in the municipality,
- identified grant programs that may assist with the development of signage, and in the case of municipal identifier signage, provided costing estimates, timeline and quotes for the project.

Suppliers, cost, available grants, and design are all dependent on the type of signage selected.

---

## **Background**

On June 12, 2023, Council passed the following resolution:

**“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”.**

At the meeting Council requested that Municipal Staff prepare a report that would address the final design concept, placement of municipal signage at the four corners of the Municipality, outline permits and application costs, and timing of the installation of the new signs.

Council also requested that staff review the municipal brand, and address whether communities can have signs that identify them as a “Community of Arran-Elderslie”.

### Municipal Identifier vs Gateway Signage

Municipal Identifier Signage can be described as signage that marks the main entry points to the Municipality. These signs are comparable to the identifier signage erected by neighbouring municipalities of South Bruce Peninsula, Georgian Bluffs, and Grey Highlands (see Appendix A).

Gateway Signage is commonly used to mark the entry point into a particular community. These signs usually feature branding and character of the community. Allenford, and Paisley have recently developed community gateway signage (see Appendix B).

### Background of the Municipal Brand

There are two logos commonly used for The Municipality of Arran-Elderslie;

- 1) The Crest: The crest was developed in 1999 upon amalgamation. This logo is the official logo for the Municipality and is the logo present on official documentation.
- 2) The Text Logo: The text logo was developed during the design of the municipal website in 2019. Staff support the logo being used in cases where the crest logo is less opportune. Staff have used the text logo on the wall in the Municipal Office, and on digital representations like the website, a corporate email signature, etc.

---

## **Analysis**

The Municipality currently does not have municipal identifier signage erected at the four corners of the municipal boundary.

The communities of Chesley, Paisley, Tara and Allenford have gateway signage positioned at the prime entry points of their communities as in Appendix B.

In some cases, there are highway roadside signage for communities that include symbols for the variety of services offered. These communities (aside from Allenford) additionally have highway signage that identifies the village as a “Community of Arran-Elderslie”, as is the case for smaller communities such as Dobbinton. Smaller historic settlement areas are identified by their name only, like Williscroft. Appendix C provides an example for smaller community signage.



## Proposed Municipal Identifier Signs

Municipal Identifier signage for Arran-Elderslie could be positioned in eight (8) locations in the four corners of the Municipality as per Appendix D. A Sign Permit Application would be required from Bruce County, and it would be anticipated that no permit fees would be necessary.

## Funding Opportunities

Staff have identified two (2) potential funding options.

### 1. Regional Tourism Organization 7 (RTO7) Partnership Program

The RTO7 Partnership Program matches costs dollar for dollar. The signage must comply with the RTO7 Wayfinding Signage Standards & Specifications Manual. The initial proposal to include "Welcome to the Municipality of Arran-Elderslie, A proud part of Bruce County" on the municipal identification signage was considered too long of a message to include on the sign considering the required design specifications for the application. It is suggested that the Municipality work with a design manufacturer to outline appropriate wording, that would meet the requirements of the RTO7 Signage Manual.

Funding available for the RTO7 Partnership Program will depend on the approval of the 2024 RTO7 Budget. Provided this occurs, their application process opens in March 2024, with projects for execution in summer 2024 depending on material availability. This funding would also be available if Community Gateway Signage was of interest.

### 2. Spruce the Bruce Community Signage Grant

Bruce County Spruce the Bruce program will support signs that use the RTO7 parameters and guidelines, as it builds a consistent, cohesive approach to signage and improves visitor experience through that consistency. Maximum funding for this project through Spruce the Bruce is up to \$5,000, for all eight signs. Availability of Spruce the Bruce funding will depend on approval of the 2024 Bruce County Budget. Provided this occurs, the application process would open in early 2024, with projects available for execution in summer 2024 but is dependent on material availability.

## Sourcing Suppliers

Bruce County confirmed that their sign shop is closed, they no longer provide the service of fabricating roadside signage externally.

RTO7 provided a selection of Ontario based aluminum sign fabricators that have worked on projects like this in the past. Many small variables can affect the sign cost, including materials, size, colour(s) etc. In speaking to some of the possible suppliers the following information was provided:

### Potential Suppliers Cost Estimates

- Supplier A - Suggested costs of approximately \$60,000.00 plus tax (single pole metal design or double pole wood designs) for eight signs done as one batch. This includes installation.
- Supplier B – Suggested costs of approximately \$45,700.00 plus tax (two wood posts and concrete footings) to supply and install eight (8) identifier signs.
- Supplier C – Suggested costs of approximately \$30,400-\$33,000 (does not include excavation, delivery and/or installation) for the sign face, framing and post/baseplate.
  - For the Pre-Cast Concrete Foundation, including installation materials, the approximate cost would be \$38,080-\$40,680.

Costs could decrease depending on if the municipality undertook the site preparation and installation.

---

### **Link to Strategic/Master Plan**

6.2 Supporting Businesses and the Local Economy

6.3 Facilitating Community Growth

---

### **Financial Impacts/Source of Funding/Link to Procurement Policy**

As noted, the price for signage varies greatly depending on the quantity, style, materials used, and labour involved.

As part of the 2024 Budget Process staff will identify funds required for the installation of eight (8) identifier signs. Should Council approve the budget request, staff will prepare a request for proposal to determine a supplier and final approval and installation will be subject to grant funding from either or both RTO7 and Spruce the Bruce to help offset the costs associated with the project.

Provided funding becomes available through the RTO7 Partnership Program, the Municipality would move through procurement process according to procedures and then contract a designer and installer. The successful contractor would invoice RTO7, and the Municipality would pay our portion of the cost directly to RTO7.

---

Approved by: Sylvia Kirkwood, Chief Administrative Officer



## Appendix A

Municipal Identifier Signage in Grey and Bruce:



Town of South Bruce Peninsula



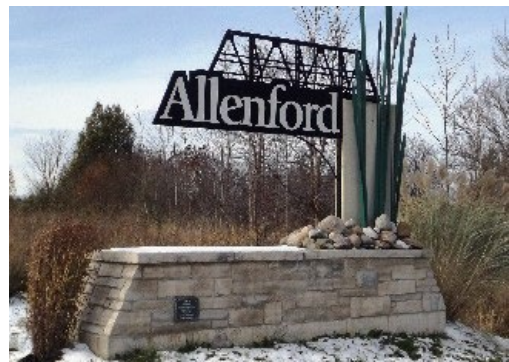
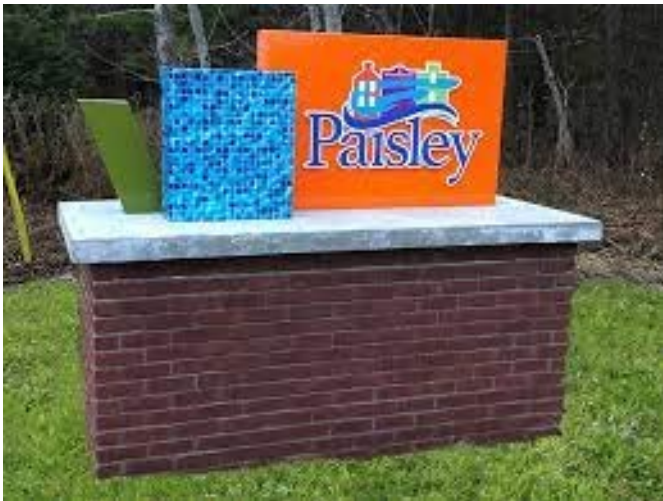
Municipality of Grey Highlands



Township of Georgian Bluffs

**Appendix B**

Community Gateway Signage



## Appendix C

Smaller Community Signs:



### Appendix D

Proposed Municipal Identifier Sign Locations:



8 signs total  
- 2 at each corner  
of the municipality

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

---

**BY-LAW NO. 50-2023**

BEING A BY-LAW TO AMEND SCHEDULE A OF BY-LAW NO. 36-09, AS  
AMENDED  
(BEING THE COMPREHENSIVE ZONING BY-LAW OF THE  
MUNICIPALITY OF ARRAN-ELDERSLIE)  
RE: CON B LOT 4 PT LOT 5 (ARRAN), 771 B LINE

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

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

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

1. THAT Schedule "A" of By-law No. 36-09, as amended being the Comprehensive Zoning By-law for the Municipality of Arran-Elderslie, is hereby further amended by changing thereon from 'General Agriculture (A1)' Zone and 'Environmental Protection (EP)' Zone to 'General Agriculture Special (A1-50-2023a)' Zone, 'General Agriculture Special (A1-50-2023b)' Zone, 'General Agriculture Special Holding (A1-50-2023-H1b)' Zone, and 'Environmental Protection (EP)' Zone of the subject lands, as outlined in Schedule 'A', attached hereto and forming a part of this by-law.
2. THAT By-law No. 36-09, as amended, is hereby further amended by adding the following subsection to Section 6 thereof:

'A1-50-2023b'

Notwithstanding their 'A1' zoning designation, lands described as CON B LOT 4 PT LOT 5 (ARRAN) and delineated as 'A1-50-2023b' on Schedule 'A' to this By-law shall be used in compliance with the 'A1' zone provisions contained in this by-law, excepting however:

- i. Residential uses shall be prohibited.

'A1-50-2023a'

Notwithstanding their 'A1' zoning designation, lands described as CON B LOT 4 PT LOT 5 (ARRAN) and delineated as 'A1-50-2023a' on Schedule 'A' to this By-law shall be used in compliance with the 'A1' zone provisions contained in this by-law, excepting however:

- i. Minimum required lot frontage shall be 10.0 metres.
- ii. Minimum required rear yard and minimum required interior side yard for accessory structures existing as of the date of this by-law shall be 0.0 metres.
- iii. The housing of livestock shall be prohibited.



3. THAT this By-law takes effect from the date of passage by Council, subject to compliance with the provisions of the *Planning Act, R.S.O. 1990, as amended*.

\*\*\*\*\*

READ a FIRST and SECOND time this 10<sup>th</sup> day of October, 2023.

READ a THIRD time and finally passed this 10<sup>th</sup> day of October, 2023.

---

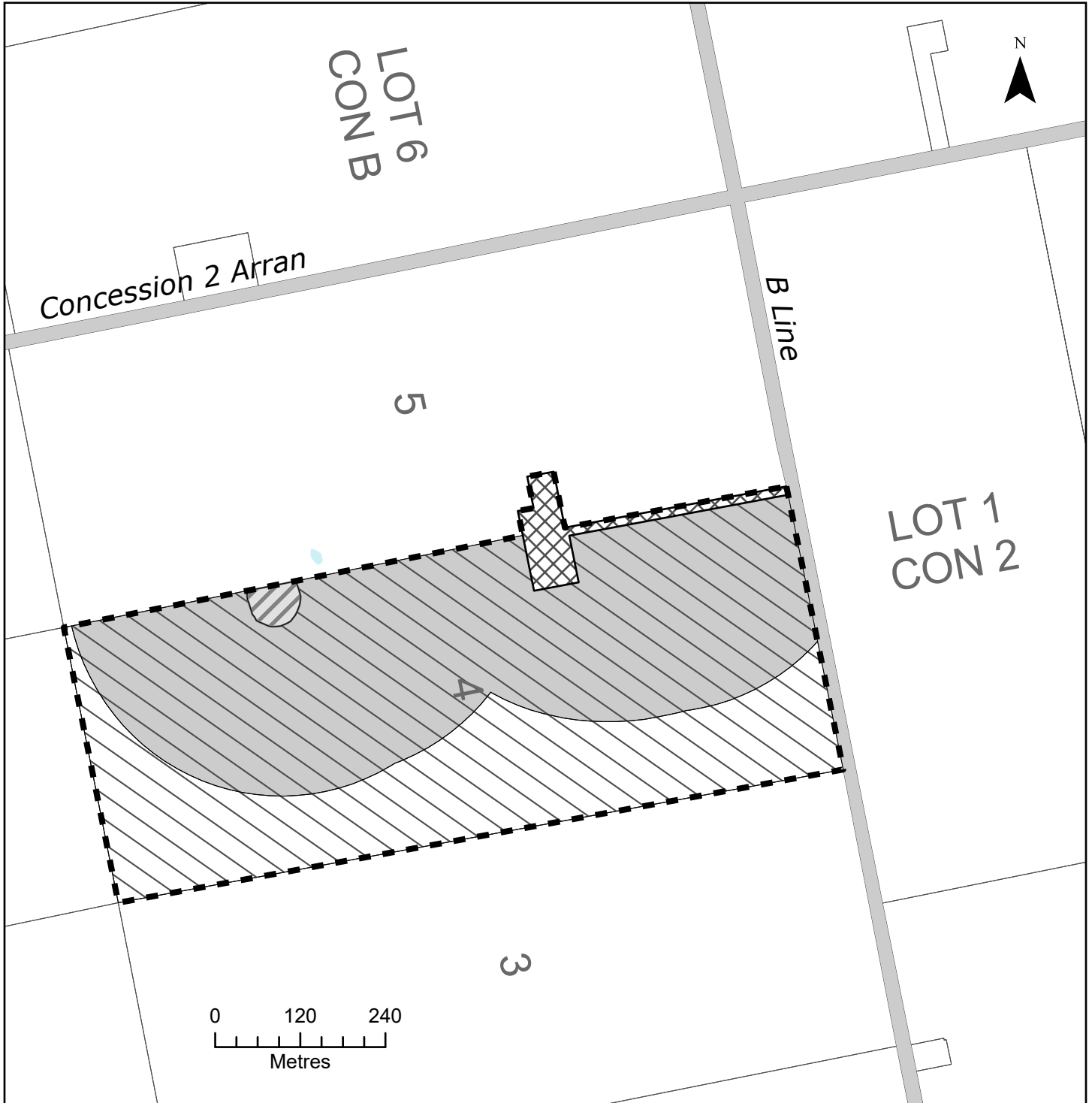
Steve Hammell, Mayor

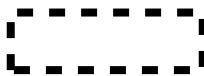
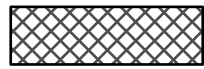

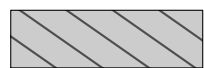

---

Christine Fraser-McDonald, Clerk

# Schedule 'A'

771 B Line - CON B LOT 4 PT LOT 5 - Roll 410349000103700  
Municipality of Arran-Elderslie (Township of Arran)



-  Subject Property
-  Lands to be zoned A1-50-2023a - General Agriculture Special
-  Lands to be zoned A1-50-2023b - General Agriculture Special
-  Lands to be zoned A1-50-2023-H1b - General Agriculture Special
-  Holding Lands zoned EP - Environmental Protection

This is Schedule 'A' to the zoning by-law amendment number 50-2023 passed this 10th day of October, 2023.

Mayor \_\_\_\_\_  
 Clerk \_\_\_\_\_

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

---

**BY-LAW NO. 51 – 2023**

BEING A BY-LAW TO AMEND SCHEDULE A OF BY-LAW NO. 36-09, AS  
AMENDED  
(BEING THE COMPREHENSIVE ZONING BY-LAW OF THE  
MUNICIPALITY OF ARRAN-ELDERSLIE)  
RE: CON 5 PT LOT 21, 388 BRUCE ROAD 11

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

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

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

1. THAT Schedule "A" of By-law No. 36-09, as amended being the Comprehensive Zoning By-law for the Municipality of Arran-Elderslie, is hereby further amended by changing thereon from 'General Agriculture (A1)' Zone and 'Environmental Protection (EP)' Zone to 'General Agriculture Special (A1-51-2023a)' Zone, 'General Agriculture Special Holding (A1-51-2023-H1a)' Zone, 'General Agriculture Special (A1-51-2023b)' Zone, 'General Agricultural Special Holding (A1-51-2023-H1b)' Zone, and 'Environmental Protection (EP)' Zone of the subject lands, as outlined in Schedule 'A', attached hereto and forming a part of this by-law.
2. THAT By-law No. 36-09, as amended, is hereby further amended by adding the follow subsection to Section 6.4 thereof:

'A1-51-2023'

Notwithstanding their 'A1' zoning designation, on lands described as CON 5 PT LOT 21, those lands delineated as 'A1-51-2023a', 'A1-51-2023-H1a', 'A1-51-2023b' and 'A1-51-2023-H1b' on Schedule 'A' to this By-law shall be used in compliance with the 'A1' zone provisions contained in this by-law, excepting however:

- i. The minimum lot area for an agriculture lot shall be 20 hectares.
3. THAT this By-law takes effect from the date of passage by Council, subject to compliance with the provisions of the *Planning Act, R.S.O. 1990, as amended*.

\*\*\*\*\*

READ a FIRST and SECOND time this 10<sup>th</sup> day of October, 2023.

READ a THIRD time and finally passed this 10<sup>th</sup> day of October, 2023.

---

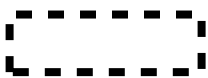
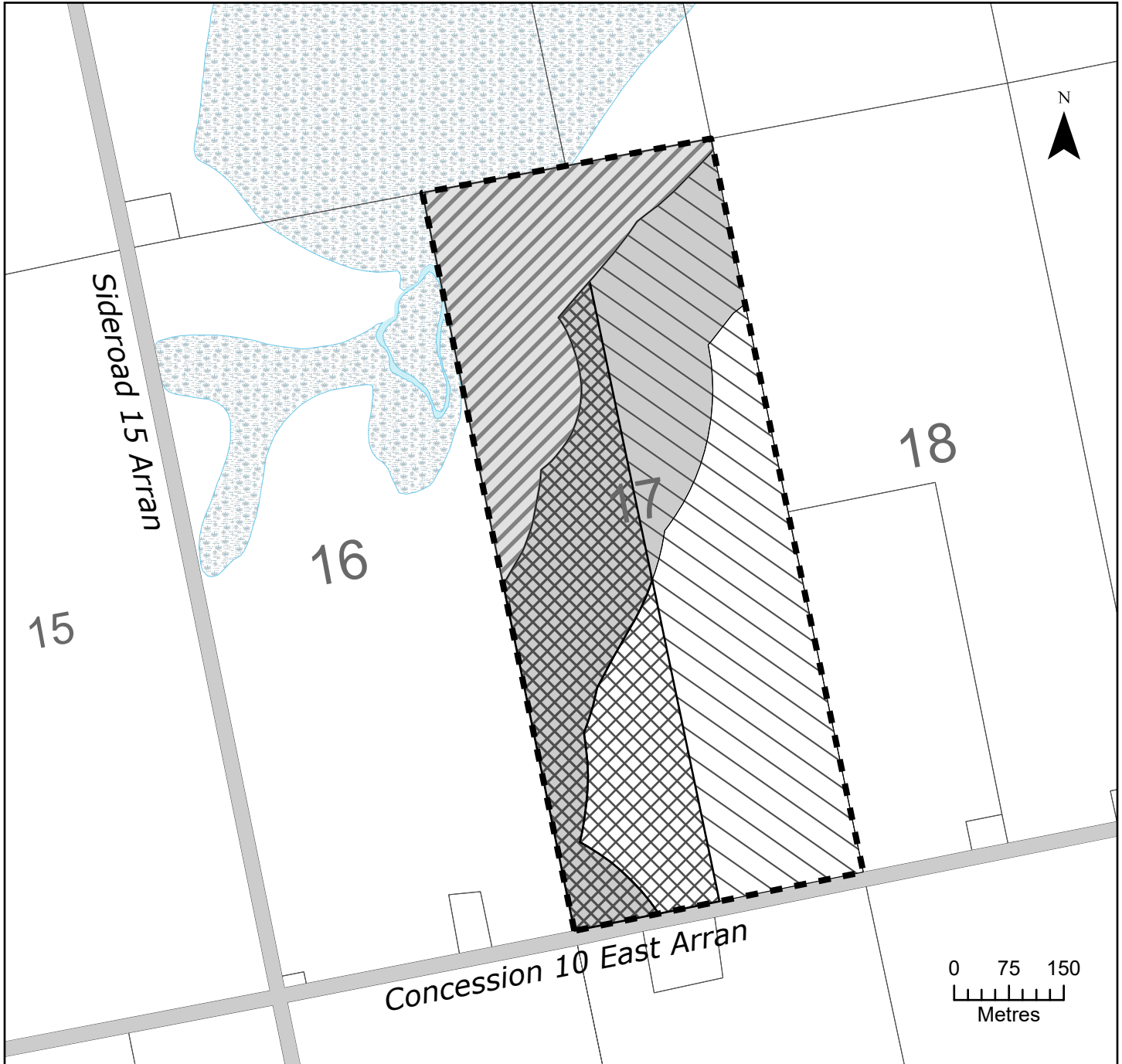
Steve Hammell, Mayor

---

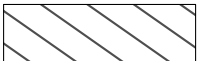
Christine Fraser-McDonald, Clerk

# Schedule 'A'

816 CONCESSION 10 EAST ARRAN - CON 11 LOT 17 - Roll 410349000219600  
Municipality of Arran-Elderslie (Arran Township)



Subject Property



Lands to be zoned A1-51-2023a - General Agriculture Special



Lands to be zoned A1-51-2023-H1a - General Agriculture Special Holding



Holding Lands to be zoned A1-51-2023b - General Agriculture Special



Lands to be zoned A1-51-2023-H1b - General Agriculture Special Holding



Lands zoned EP - Environmental Protection

This is Schedule 'A' to the zoning by-law amendment number 51-2023 passed this 10th day of October 2023.

Mayor \_\_\_\_\_

Clerk \_\_\_\_\_

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

---

**BY-LAW NO. 52-2023**

**BEING A BY-LAW TO CONFIRM THE PROCEEDINGS OF THE COUNCIL MEETING OF  
THE MUNICIPALITY OF ARRAN-ELDERSLIE  
HELD OCTOBER 10, 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 October 10, 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 October 10, 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 10<sup>th</sup> day of October 2023.

READ a THIRD time and finally passed this 10th day of October 2023.

---

Steve Hammell, Mayor

---

Christine Fraser-McDonald, Clerk