



MUNICIPALITY OF ARRAN-ELDERSLIE

Council Meeting

AGENDA

Monday, December 11, 2023, 9:00 a.m.
Council Chambers
1925 Bruce Road 10, Chesley, ON

Pages

1. Call to Order
2. Mayor's Announcements (If Required)
3. Adoption of Agenda
4. Disclosures of Pecuniary Interest and General Nature Thereof
5. Unfinished Business
6. Delegations
 - 6.1 Z-2023-059 - Becker
Cuesta Planning, Vaishnan Muhunthan
Applicant, Tyler Becker
 - 6.2 Battery Energy Storage Systems - Multi-Municipal Energy Working Group - Warren Howard
7. Presentations

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Presenters:

- Jennifer Hess, Manager of Investment Services - Municipal Finance Officers Association and ONE Investment
- Keith Taylor, Chief Investment Officer - ONE Investment
- Jason Hagan, Program Manager - Local Authority Services and ONE Investment

8. Closed Session (if required)

- a proposed or pending acquisition or disposition of land by the municipality or local board; surplus lands and property acquisition inquiry
- labour relations or employee negotiations; collective agreement negotiations
- litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; by-law enforcement matter update
- 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; proposal for grant submission - proposal for grant submission

9. Resolution to Reconvene in Open Session

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

11. Adoption of Closed Session Minutes

12. Minutes of Previous Meetings

12.1 November 27, 2023 Council Minutes

13. Business Arising from the Minutes

14. Minutes of Sub-Committee Meetings

15. Public Meeting(s)

16.	Correspondence	
16.1	Requiring Action	
16.2	For Information	
16.2.1	Great Lakes and Water Policy Section (MNRF) - Release of Decision Regarding Technical Bulletin: Data Survey and Mapping Specifications	48
16.2.2	Saugeen Valley Conservation Authority - October 19, 2023 Minutes	50
16.2.3	Bruce Area Solid Waste Recycling Minutes - October 26, 2023	54
16.2.4	Grey Sauble Conservation Authority Board Meeting Highlights - November 22, 2023	55
16.2.5	AMO Watchfile - December 7, 2023	56
17.	Staff Reports	
17.1	CAO/Clerks	
17.1.1	SRDPCLK.23.10 Fees and Charges By-Law – Final Draft	59
17.2	Finance	
17.3	Public Works	
17.3.1	SRW.23.24 Award Landfill Scale House Building Request for Proposal	95
17.4	Building/Bylaw	
17.5	Facilities, Parks and Recreation	
17.5.1	Chesley Lawn Bowling Club Renovation	98
17.6	Emergency Services	
17.7	Economic Development and Planning	
17.7.1	Zoning By-law Amendment - Z-2023-059 - Becker	101
18.	Notice of Motion	

19.	Members Updates	
20.	New Business	
21.	By-laws	
21.1	By-law 63-2023 - To Designate Community Improvement Project Areas in Arran-Elderslie	162
21.2	By-law 64-2023 - To Adopt a Community Improvement Plan for the Community Improvement Project Areas in Arran-Elderslie	168
21.3	By-law 65-2023 - Adopt the 2024 Fees and Charges By-law	219
21.4	By-law 66-2023 - Appoint Municipal Support Services Inc. as By-law Enforcement	254
21.5	By-Law 67-2023 Impose Special Drainage Rates	255
22.	Workshop - Comprehensive Zoning By-Law 36-09 - Central Business District (C1) and Accessory Dwellings	
	This workshop will be held at 12:30 p.m.	
	The purpose of this workshop is for Council to discuss zoning regulations in downtown areas.	
23.	Confirming By-law	
23.1	By-law 68-2023 - Confirming By-law	261
24.	Adjournment	
25.	List of Upcoming Council meetings	
	January 8, 2024	
	January 29, 2024	
	February 12, 2024	
	February 26, 2024	

Multi Municipal Energy Working Group

Battery Energy Storage Systems

Overview for Arran-Elderslie Council

December 11, 2023

New Capacity Sought by IESO

Program	Capacity	Type	Timing
Expedited	930 MW	Electricity Storage Projects	Awarded
	570 MW	Other Expansions	Awarded
Upgrades	300 MW	Improve facility; amend contract	Awarded
LT1 RFP	1600 MW	Electricity Storage Projects	Due Dec 12
	918 MW	Non Storage Projects	Due Dec 12

Specific Requirements

- Provide electricity on demand.
- Duration - up to 4 (storage) or 8 (non-storage) hours.
- Length of Contracts
 - Storage – end in 2047
 - Natural Gas - end in 2040
- 35 active BESS proposals identified with 6,200 MW.

IESO's RFP Process

- Proponent proposes to build and operate a facility
 - Specifies size in MW, location
 - Hydro One confirms grid capacity available
- Proposal includes fixed cost for facility
- Points used to reduce cost in evaluation process
 - Municipal Support – if yes, points awarded
 - If no, municipal support must be obtained later
 - Indigenous support – if yes, points awarded
- Contracts go to lowest bidder based on adjusted price
- Hydro One uses facility as required to fill gaps in supply
 - No usage fees – just a fixed monthly cost

Battery Energy Storage Systems

Operating Experience Suggests Caution

- Contain flammable electrolytes, can create unique hazards if the battery cell enters thermal runaway
- During thermal runaway, large amounts of flammable and potentially toxic battery gas generated
- Major toxic gases emitted can include CO, HF, NO₂, HCL, - can pose very large threat to human health, a greater threat than the heat of the fire
- Tracking shows 32 destructive failures in 3 years since Dec. 2020. Some resulted in fatalities or serious injury of fire fighters

Emergency Response Required

- The response to a fire situation is often to let the affected battery section burn out - can take a day or multiple days.
- Fire crews need special training as some burning batteries can explode if water is used on the fire.
- Adjacent battery sections must be cooled with copious water. Dry sprinkler systems can be used to direct cooling water.
- Need to consider handling of effluent fire protection water to prevent contamination of adjacent land and water courses.
- Need to ensure safety setbacks to residences, roads, etc. to protect against heat and toxic gases,
- Need to assess the ability of emergency services to provide this type of extended response.

Regulations Related to BESS

- BESS technology is new and evolving rapidly.
- Unlike wind projects, Regulation 359-09 provides no standards or guidelines for BESS projects.
- US standards available for reference
 - Fire Code – NFPA 855; UL Testing – 9540A
- Hydro One identified a substantial fire risk to its infrastructure and published standards that proponents need to meet to connect to grid.
- Ontario Fire Marshall reviewing fire safety requirements – decision expected in 6 months

Municipal Role in Process

- Requirement to provide support for projects includes responsibilities to evaluate projects
 - Need to fully understand BESS risks
 - Impact on municipal services
 - Decommissioning requirements
- Risk Management - joint/several liability
- Municipalities should complete a full evaluation of project before approving support resolution, site plans or building permits

Hydro One Required Assessments

- For approval, proponents must have completed:
 - Hazard Mitigation Analysis
 - Fire Risk Assessment
 - Community Risk Assessment
 - Air/Gas Dispersion Study
 - Fire Protection Design Documentation
 - Passive Fire Protection System
 - Active Fire Protection System
 - Emergency Response Plan
- Applies only to Hydro One infrastructure
- At a minimum, municipalities should be requesting similar studies.

Hydro One BESS Separation Distances

Hydro One Facilities	Setback Distance
Hydro One – 500 kV Right of Way	150 metres
Hydro One – 230 kV Right of Way	100 metres
Hydro One – 115 kV Right of Way	60 metres
Hydro One – 500 kV Substation	300 metres
Hydro One – 230 kV Switching Station	200 metres
Hydro One – 115 kV Switching Station	100 metres

- Hydro One rules focused on fire risk and apply only to its infrastructure
- Municipal setbacks also need to consider toxic gases
 - eg. – Southern California fire in Sept 2023 – evacuation zone of 400 metres; shelter indoors – 800 metres.
- Municipal zoning by-laws could include 800 metre setbacks

Prime Agricultural Land

- Siting of BESS projects on Prime Agricultural Land is concerning local communities and councils.
- Current Provincial Policy Statement places a high priority on protecting prime land.
- The draft PPS posted for comment in June allowed BESS projects as a secondary “Diversified Use” on prime agricultural land.
 - No definition in the PPS on how large BESS project can be before it is no longer a diversified use.
 - The new PPS will not be finalized until early 2024.

Inputs to Municipal Decision

- IESO requires proponents to provide minimal information to proponents – mainly size and location of project.
- IESO indicates that municipalities can request additional information from proponents.
- IESO sets out minimal notice requirements for public consultation.
 - Communities frequently learn of project after single consultation meeting has taken place.
- Municipality can request additional public meetings with proper notice to obtain input.

Municipal Considerations

- **Define Setbacks to Protect Adjacent Users**
 - Include other activities, property lines
- **Define Emergency Response Requirements**
 - Role of municipal services in responding to emergencies needs to be full documented. Annual training plan required.
- **Source of Water Supply for Emergencies**
 - If municipal water supply is not at site, the source of water to used for cooling in an emergency needs to be defined.
 - Some US sites maintain water on site.
- **Limits on Noise Emissions**
 - Project will contain equipment used 24/7 to cool modules
 - Impact on neighbouring properties needs to be established
- **Decommissioning Requirements**
- **Process for Change in Ownership**

Summary

- BESS technology is new and rapidly evolving.
- Limited direction from provincial level.
- Limited information provided to municipality.
- In supporting projects/issuing building permits, municipalities are making substantive decisions.

- Bottom Line: Municipalities have the right to decline support for the projects

Questions or Discussion



Municipal Investing Overview

Municipality of Arran-Elderslie

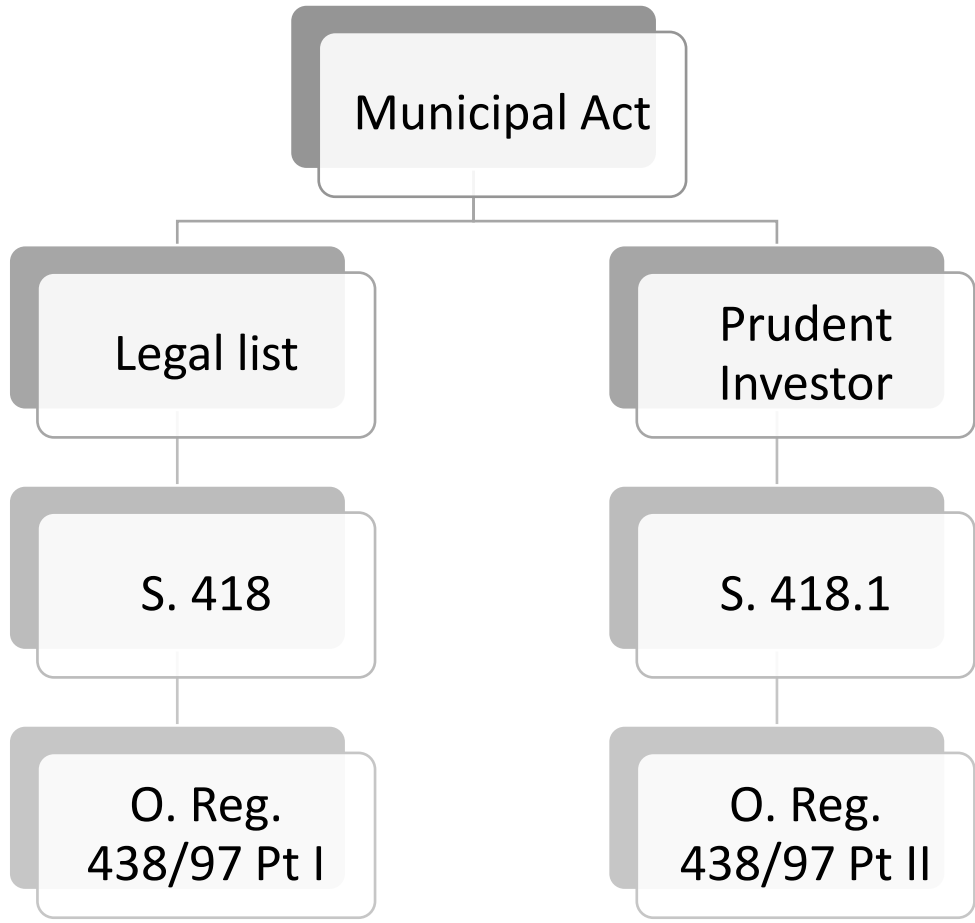
December 11, 2023

AGENDA

- Brief overview of Municipal Investing under the *Municipal Act*
- Who is ONE Investment and what can we offer?

INVESTING UNDER THE MUNICIPAL ACT

INVESTMENT LEGISLATION AND REGULATION



LEGAL LIST

- Management of investments is under the control of the Treasurer.
- It is up to the Municipality to ensure compliance with the Municipal Act
- Limited investment products available, 100% Canadian.
 - Bank Accounts, GICs, Government Bonds, Corporate Bonds, Equities etc.
 - Note: Canadian Corporate Bonds (over 5 years) and Canadian Equities are only available through ONE Investment.

WHAT IS PRUDENT INVESTOR?

- Allows municipal access to investment products beyond the ‘legal list’
 - more diversified portfolio, including international exposure (global bonds and equities).
- An Investment Board (IB) or Joint Investment Board (JIB) is given control and management of the municipal investments (as defined by the municipality)
- Any municipal funds that fall outside of their definition of long-term money will remain under Legal List, and under Treasurer’s control.
- There are required steps to become a Prudent Investor:
 - Council must approve an Investment Policy Statement including municipal objectives for return on investment, risk tolerance, and definition of “money not required immediately”
 - Policy must be reviewed annually
 - Council must adopt a by-law under 418.1 (2) of the *Municipal Act*, and join an existing JIB
 - or set an Investment Board (IB) - there are restrictions

PRUDENT INVESTING

Prudent Investor turnkey solution available through ONE Investment

Prudent Investing offers a more diverse portfolio

- Greater choice, flexibility
- Ability to adjust to changes in financial environment or needs
- Potential for better returns

Legal
List

**Prudent
Investor**

WHO IS ONE INVESTMENT?

ONE INVESTMENT OVERVIEW

- A **not-for-profit** organization dedicated to serving the investment needs of the Ontario municipal sector
- Manages \$3.1 Billion in portfolio holdings as of September 2023
- Established in 1993 and jointly operated by not-for-profits:
 - Local Authority Services The logo for LAS AMO Business Services, with "LAS" in a large, bold, blue font, a vertical line, and "AMO Business Services" in a smaller, blue, sans-serif font.
 - CHUMS (a subsidiary of MFOA) The logo for CHUMS FINANCING CORPORATION, with "CHUMS" in a large, blue, serif font, a vertical line, and "FINANCING CORPORATION" in a smaller, blue, sans-serif font.
- Oversight provided by municipalities and investment industry experts
- 40% of Ontario municipalities and 19 Municipal Boards, Conservation Authorities and other Public Sector Entities invest through ONE
- ONE JIB (Joint Investment Board) was established in May 2020 to offer a Prudent Investor option to municipalities.

GOVERNANCE

- Activities are governed by the ONE Investment Board, which oversees policy, financial decisions and general administrative functions
 - 9 municipal representatives and 1 industry expert
- Additional oversight provided by
 - Peer Advisory Committee (PAC) - comprised of municipal representatives
 - Investment Advisory Committee (IAC) - comprised of investment sector experts and legal representatives

WHO INVESTS WITH ONE

Combined Legal List and Prudent Investor Investment by Municipal Population (at Sept 30, 2023)					
Population	Participants	% Investors	Investment		% of Total Investment
			Avg. Per Municipality	Total	
N/A	19	10%	\$ 6,772,791	\$ 128,683,030	4.22%
Less than 5,000	54	28%	\$ 1,960,273	\$ 105,854,758	3.47%
5,001 to 25,000	67	34%	\$ 5,503,095	\$ 368,707,379	12.08%
25,001 to 50,000	17	9%	\$ 23,618,428	\$ 401,513,281	13.16%
50,001 to 100,000	12	6%	\$ 38,088,641	\$ 457,063,692	14.98%
100,000+	26	13%	\$ 61,128,298	\$1,589,335,757	52.09%
Totals	195	100%		\$3,051,157,900	100.00%

INVESTMENT ADVISORY SERVICES

- In 2019 ONE Investment received an exemption from the Ontario Securities Commission (OSC) that allows it to provide investment advice
- ONE Investment staff include:
 - CFA Charter holder who can provide advice on investment policies and appropriate asset allocations
 - A municipal finance expert that can assist with investment policy development and other requirements.
- Combined they can help you build investments into a capital financing strategy and portfolio structure.

ONE INVESTMENT PORTFOLIOS / FUNDS

- Professional Fund Management
- Diversification
- Investment Flexibility & Liquidity
- Performance Reporting
- Investment Oversight
- **Regulatory Compliance Guarantee**

LEGAL LIST - PORTFOLIO OPTIONS

Five fully liquid portfolios with no minimum investment term or amount:

- High Interest Savings Account: **1+ month** investments (Short Term)
 - Canadian Government Bond: **18 Months to 3 Years** (Short to Medium Term)
 - Canadian Corporate Bond: **4+ Years** (Medium Term)
 - Canadian Equity: **5+ Years** (Long Term)

Canadian equities and corporate bonds with maturities > 5 years are available only through ONE Investment as per the Municipal Act Eligible Investment regulation.

SHOULD YOU INVEST IN EQUITIES?

Equity Investment: Long Term History (January 1956 to May 2019)

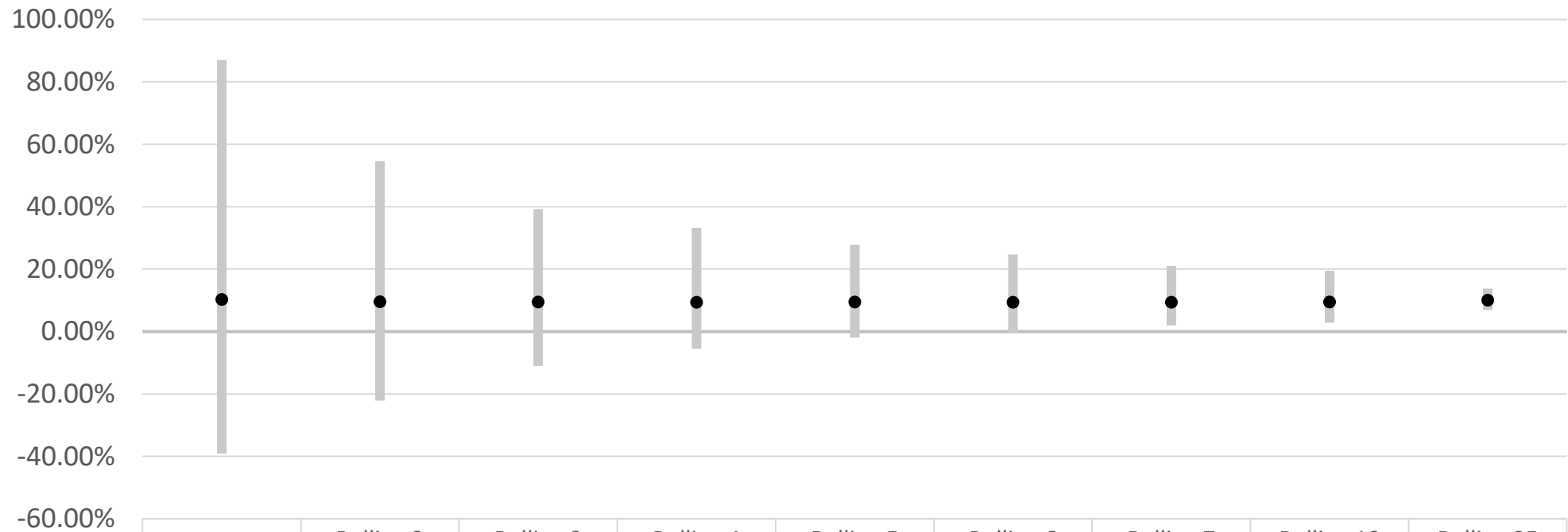
Total Return (Includes Dividends) Based on S&P/TSX Composite History

Length of Investment in Years	Rolling 1 Year	Rolling 2 Years	Rolling 3 Years	Rolling 4 Years	Rolling 5 Years	Rolling 6 Years	Rolling 7 Years	Rolling 10 Years	Rolling 25 Years
Total # of Periods	749	737	725	713	701	689	677	641	461
# of Negative Periods	200	127	78	30	15	1	0	0	0
% of Negative Periods	26.70%	17.23%	10.76%	4.21%	2.14%	0.15%	0.00%	0.00%	0.00%
Highest Period Returns	86.93%	54.58%	39.27%	33.24%	27.76%	24.68%	21.04%	19.50%	13.76%
Lowest Period Returns	-39.16%	-22.15%	-11.10%	-5.50%	-1.91%	-0.38%	1.94%	2.84%	6.95%
Average Period Return	10.30%	9.56%	9.43%	9.35%	9.42%	9.39%	9.39%	9.41%	10.01%

Source: Bloomberg

As the investment horizon lengthens,
volatility decreases

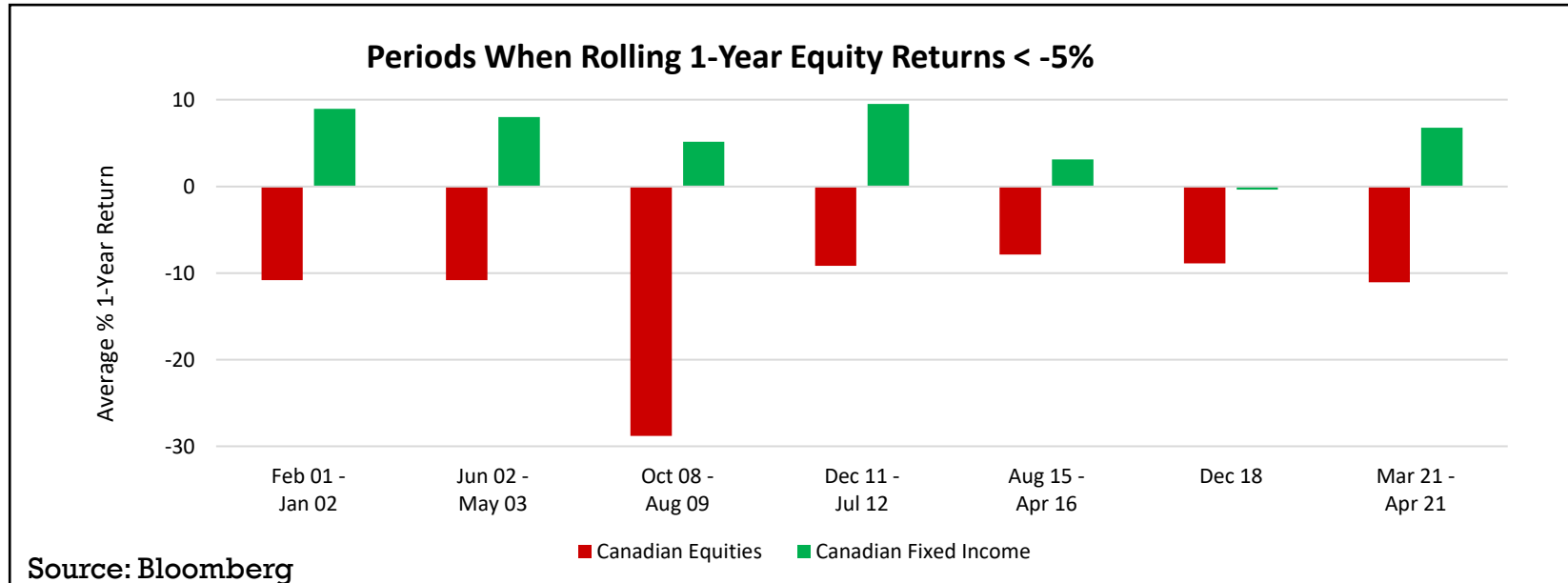
S&P/TSX COMPOSITE INDEX: HISTORICAL PERIOD RETURNS



	Rolling 1 Year	Rolling 2 Years	Rolling 3 Years	Rolling 4 Years	Rolling 5 Years	Rolling 6 Years	Rolling 7 Years	Rolling 10 Years	Rolling 25 Years
Highest Period Returns	86.93%	54.58%	39.27%	33.24%	27.76%	24.68%	21.04%	19.50%	13.76%
Lowest Period Returns	-39.16%	-22.15%	-11.10%	-5.50%	-1.91%	-0.38%	1.94%	2.84%	6.95%
● Average Period Return	10.30%	9.56%	9.43%	9.35%	9.42%	9.39%	9.39%	9.41%	10.01%

REDUCING RISK THROUGH DIVERSIFICATION

- Chart below shows periods between 2000 and 2021 when Canadian equity returns fell below -5%
- Canadian equities (red), fixed income (green)
- In every period, fixed income had an offsetting positive return
- ***Combining the two helps reduce total portfolio risk by diversification***



SUMMARY

- Municipal Investing is governed by the Municipal Act.
 - Legal List
 - prescribed investments - 100% Canadian, management and compliance fall to the Municipality
 - Prudent Investor
 - Long Term Money (as defined) is managed by a JIB or IB, Canadian & Global investments and the JIB/IB manages compliance
 - Other funds remain under Legal List (as defined above)
- ONE Investment serves Ontario Municipalities
 - Non-profit which provides investment advisory advice to Ontario municipalities
 - All products / funds (Legal List and Prudent Investor) are compliant with the Municipal Act



QUESTIONS?



MUNICIPALITY OF ARRAN-ELDERSLIE

Council Meeting

MINUTES

Monday, November 27, 2023, 9:00 a.m.

Council Chambers

1925 Bruce Road 10, Chesley, ON

Council Present:	Mayor Steve Hammell Deputy Mayor Jennifer Shaw Councillor Ryan Nickason Councillor Darryl Hampton Councillor Moiken Penner Councillor Peter Steinacker
Council Absent:	Councillor Brian Dudgeon
Staff Present:	Sylvia Kirkwood - CAO Christine Fraser-McDonald - Clerk Julie Hamilton - Deputy Clerk Scott McLeod - Public Works Manager Carly Steinhoff - Recreation Manager Pat Johnston - Chief Building Official - Present Electronically Steve Tiernan - Fire Chief Jessica Pridham - Economic Development & Communication Coordinator David Munro - Interim Treasurer

1. Call to Order

Mayor Hammell called the meeting to order at 9:30 am. A quorum was present.

2. Mayor's Announcements (If Required)

- The Mayor introduced Mike Alcock, AORS President and Director of Public Works for Morris-Turnberry and Kelly Elliot, AORS Marketing and Communications Specialist. They were in attendance present the John Gloor Memorial Trophy to Len Philippi as Driver of the Year at the AORS Provincial Safety Truck Roadeo which was held on September 20th. They also recognized Casey Hillier as the first runner up.
- December 1st is the Chesley Santa Claus Parade starting at 7:00 p.m.
- December 2nd is the Tara Santa Claus Parade starting at 7:00 p.m.

- Just a reminder that our last Council meeting of the year is December 11th.

3. Adoption of Agenda

Council passed the following resolution:

322-22-2023

Moved by: Councillor Hampton

Seconded by: Councillor Nickason

Be It Resolved that the agenda for the Council Meeting of Monday, November 27, 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

6. Minutes of Previous Meetings

6.1 November 13, 2023 Council Minutes

Subsequent to further discussion, Council passed the following resolution:

323-22-2023

Moved by: Councillor Hampton

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 November 13, 2023.

Carried

7. Business Arising from the Minutes

8. Minutes of Sub-Committee Meetings

8.1 MMEWG Minutes - September 21, 2023

Subsequent to further discussion, Council passed the following resolution:

324-22-2023

Moved by: Councillor Hampton

Seconded by: Councillor Nickason

Be It Resolved that Council receives the Multi Municipal Energy Work Group Minutes of September 21,2023 for information purposes.

Carried

9. Public Meeting(s)

9.1 Zoning By-Law Amendment File No. Z-2023-059 Becker - 88 5th Avenue SW

Mayor Steve Hammell called the public meeting to order at 9:30 a.m. He stated that the purpose of the public meeting was to consider a proposed Zoning By-law Amendment for Tyler Becker. The property is located at 88 5th Ave S.W. in Chesley.

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

She noted that the application proposes to rezone the property, municipally referred to as 88 5th Avenue, Chesley, from R3-3 to a site specific R3 zone to permit the development of a five-unit cluster townhouse at the rear of the property. If approved, the proposed amendment would reduce the setback between a townhouse and lot line from 7.5 to 1.5 m, reduce the minimum Gross Floor Area per unit to 75 m², revise the definition of Cluster Townhouse, and would allow more than one main building per lot. The existing six unit dwelling at the front of the site would be retained.

The subject lands are located within the Chesley urban settlement area on the west side of 5th Avenue, south of 2nd Street. The subject lands are approximately 0.3 hectares in size with approximately 32 metres of frontage along 5th Avenue and slopes up in grade as you approach the rear of the site. The lands are surrounded by low density residential to the south and Chesley Heritage Trail and agricultural uses to the west, low density residential and the North Saugeen River to the north and low density residential to the east. It should be noted that there is an approximately 11 m wide parcel which separates the subject property from the Chesley Heritage Trail owned by the adjacent property owner to the south. No development is proposed on that parcel of land and it remains wooded.

The northwestern corner of the site is located within the Saugeen Valley Conservation Authority regulated area.

The proposal will be developed on full municipal and water services.

Comments were received from the following agencies:

- Saugeen Valley Conservation Authority: The application is acceptable to SVCA staff.

- Historic Saugeen Metis (HSM): The Historic Saugeen Métis (HSM) Lands, Waters and Consultation Department has reviewed the relevant documents and has no opposition or objection to the proposed Zoning By-Law Amendment as presented.
- Saugeen Ojibway Nation (SON): SON confirmed that given the extensive disturbance on the site, only a very small component, if any, would benefit from an archaeological assessment. Therefore, an archaeological assessment is not required at this time but SON has advised the applicant that should any archeological resources be revealed in the future, to contact SON immediately.
- Arran-Elderslie Building Department: No comments.
- Public Works: It is expected that this proposal will require another water and sewer service connection as it is unlikely that existing services will be sufficient to service both buildings on site. The property owner will be required to pay for any upgrades that are required for their needs (if that means paying for a set of new water and sewer services) at our existing prices. Staff response: This comment will be addressed at the site plan and building permit stage.

Public Comments:

A total of eight comments were received from neighbouring landowners and the comments are attached in full. Below is a summary of the comments received:

1. There were concerns raised regarding the ownership of the adjacent rail line lands, which were illustrated as included within the property in the County's mapping.
2. There were concerns raised regarding the reduced rear yard and side yard setbacks related to privacy, overlook and trespassing.
3. There were concerns related to the appearance of the existing 6-plex on the property and garbage and recycling being left on the property for days, sometimes weeks, after collection day.
4. There were concerns related to the proposed density and suitability of a cluster townhouse on the property.
5. There were concerns related to the location of the driveway and cutting down the century old maple trees to make room for it.
6. There were concerns raised about accessing/leaving the driveway due to its slope and how these issues are further amplified during the winter months.

Staff response:

- Regarding the adjacent former rail line: we have confirmed that there was an error on the online mapping system which illustrates that this

parcel forms part of the subject property. The Zoning By-law Amendment only applies to the parcel of land owned by Mr. Becker and therefore the reduced 3.0 m setback to the rear lot line will be to the parcel of land which separates 88 5th Avenue to the rail line.

- Regarding the reduced side and rear yard setbacks: when reviewing requests to reduce the side yard setback staff typically consider whether the reduced setback will cause privacy/overlook concerns and whether there will be concerns

regarding drainage onto the adjacent property. For rear yard setbacks, we also consider whether there is sufficient amenity/open space for future residents. The existing 6-unit dwelling on the property (which is proposed to remain) is setback less than 1 metre from the property to the south and the proposed cluster townhouse will setback 1.5 metres from the property to the south and 3.0 m to the rear lot line. The suitability of the reduced yard setbacks will be evaluated in the future recommendation report once the updated grading plan has been reviewed.

- Regarding concerns about garbage and recycling pickup: these concerns cannot be addressed through the planning process as they relate to the Property Standards By-law. However, these concerns can be raised with by-law enforcement should they continue to arise. The waste management strategy for the new townhouse block will be evaluated through the future site plan approval process which will require the property owner to enter into an agreement to be registered on title and will require that they develop the property in accordance with that agreement.

- Regarding concerns about illegal activities: these concerns cannot be addressed through the planning process and should be raised with law enforcement.

- Regarding the concerns about density: The current site specific zoning permits a 6-unit dwelling on the property. The Official Plan permits townhouse and apartment dwellings on the property provided they do not exceed a density of 48

units per gross hectare. This proposal achieves a density of 34.2 units per gross hectare. When evaluating whether this medium density development should be permitted, the Official Plan requires consideration of compatibility, parking and access, buffering, sufficient open space, landscaping, grading, stormwater management and servicing. The suitability of the additional 5-unit cluster townhouse is to be evaluated in the future recommendation report, once the updated grading plan has been received.

- Regarding the concerns about the driveway location and access: The access and design of the driveway location will be further explored through the site plan approval process. At this time, there have been no concerns identified by Public Works on the proposed driveway location, slope, or access.

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

Councillor Steinacker asked about the change in the setback and how it affects the subject property. He also asked about the increase in density on the property as well as proposed fencing.

Councillor Penner asked about the setback on the existing building. She asked who would be maintaining the property, if Mr. Becker is planning on fixing up the existing building and are these low income apartments?

Councillor Hampton had questions regarding drainage and grading. He feels this information is required for Council to make an informed decision. Is there a plan to connect to storm water for the units?

Deputy Mayor Shaw noted that the space that remains to have outdoor enjoyment on the property appears to be very limited for future tenants. There appears to be a lot of lot coverage. She asked if there was a splash pad proposed for the property. She asked the applicant how he would respond to the concerns of Council and the neighbours. Mr. Becker noted that he will be getting a dumpster on site for garbage. The front of the building has been looking rough and he is now renovating the existing building.

Councillor Nickason asked if there was any consideration regarding the garage located next door that appears to be right on the property line.

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

Planner Vaishnan Muhunthan, of Cuesta Planning Consultants, made a presentation to Council. He presented the proposal to Council regarding the proposed 5-plex and his planning report. Mr. Becker is looking for senior citizens as future tenants. The property is already zoned with a site specific zoning having it zoned as medium density. Public works did not have any issues with the expansion of the driveway. There will be a fence between the property and the walking trail. They will provide a revised grading and drainage plan and increasing the setback to 3 m.

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

Chris Warnica expressed his concerns regarding the proposed application. He are concerned about the expansion of the units on the property. By approving this project, Council will be putting the financial gains of one person over that of the community. The project will enclose his lot and increase traffic. There is no room for people to park and will be worse when there are more units on the property. The development will have a negative impact on social structure as there is little upkeep on the property and they have had to add security cameras to their property. The structure will lower the value of the surrounding properties and increase the cost of emergency services and creating a negative tax revenue.

He noted that the tenants leave more garbage out than allowed. Garbage and recycling is left out and they now burn their garbage instead. He also noted that there has only been the absolute minimum to maintain it and it does not meet property standards. There are other lots that are able to support this type of development rather than this lot.

The Mayor asked the Clerk if any written submissions had been received. The Clerk noted that correspondence had been received from Brian Phillips which was forwarded to Planner Rebecca Elphick for inclusion in her planning report.

Tyler Becker noted that that existing neighbouring garage is located closed to the existing structure and the drainage off the new build would not affect it.

Steve Young confirmed that he agreed with Mr. Warnica's concerns.

The Clerk confirmed that she had received correspondence regarding this proposal and had forwarded it to Bruce County Planning for inclusion in the planning report.

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 10:22 a.m.

Council passed the following motion:

325-22-2023

Moved by: Councillor Steinacker

Seconded by: Councillor Hampton

Be it Resolved that Council receives the Planning Report for Tyler Becker, Zoning Application Z-2023-059 for information; and

That Council defer File Z-2023-059 to allow for the resolution of concerns related to site access, grading, and a reduced setback.

Carried

9.2 Community Improvement Plan Policy

Mayor Hammell called the public meeting to order at 10: 35 a.m.

This is a public meeting under the Planning Act. The By-law will be brought forward to the December 11th Council meeting.

The purpose of the Community Improvement Plan (CIP) is to adopt a program that will allow for opportunities that encourage the redevelopment, revitalization and improvement of private lands throughout the entire municipality by offering a variety of financial incentives. The CIP

will apply to both settlement and rural areas of the municipality and will allow for increased access by businesses and property owners in Arran-Elderslie to municipal funding opportunities and Bruce County's Spruce the Bruce Program.

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

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Arran-Elderslie before the by-law adopting the Community Improvement Plan is passed, the person or public body is not entitled to appeal the decision of the Council of the Municipality of Arran-Elderslie to the Ontario Land Tribunal.

Jeff Loney, Economic Development Manager for Bruce County noted that the purpose of the Community Improvement Plan (CIP) is to adopt a program of financial incentives that encourage the redevelopment and improvement of private lands throughout the Municipality of Arran-Elderslie. These redevelopments and improvements aim to enhance the character of the Municipality and its traditional commercial areas.

The purpose of financial incentives is to assist businesses and property owners in the redevelopment and improvement of their properties. In turn, projects supported under the CIP will contribute towards Municipal goals defined in this policy and others.

The CIP applies to both settlement and rural areas of the Municipality. Specific financial incentives are developed to target the different needs of each of these areas. This CIP allows businesses and property owners in Arran-Elderslie to participate in Bruce County's Spruce the Bruce Program.

The Municipality can provide financial incentives within the defined Community Improvement Project Areas (CIPAs). It enables both the Municipality and Bruce County to participate in or implement future financial incentives to attract industry, encourage investment, create employment opportunities, and enhance a balanced municipal assessment base.

CAO Kirkwood noted that they have been working with Mr. Loney to wrap up this piece of work.

The Clerk confirmed that she has not received any written submissions regarding this application.

The Mayor asked if any Council members have final questions before closing the public meeting.

Deputy Mayor Shaw thanked Mr. Loney for all his work. If Council chooses to act on the programs, they would still be subject to by-law and zoning guidelines.

Councillor Nickason asked about the minimum value of a grant at \$1,000 and how it is decided.

Councillor Hampton asked about street signs being faded.

Mayor Hammell declared the public meeting closed at 10:55 a.m.

9.2.1 SRECDEV.2023.03 Municipal Community Improvement Plan Update

Economic Development and Communication Coordinator, Jess Pridham, discussed her report with Council.

Subsequent to further discussion, Council passed the following resolution:

326-22-2023

Moved by: Deputy Mayor Shaw

Seconded by: Councillor Hampton

Be It Resolved that Council hereby,

1. Approve and adopt the Community Improvement Plan Policy and that an implementing Bylaw be prepared and brought forward to Council and that By-Laws 37-2014 and 38-2014 be rescinded.

Carried

10. Delegations

10.1 FoodCycler - Farah Sherifdeen

Farah Sherifdeen, Municipal Program Coordinator for Food Cycle Science gave her presentation to Council.

They have over 100 municipal partners including Arran-Elderslie. With support from Impact Canada's Food Waste Reduction Challenge, a pilot program was run in Arran-Elderslie that included 62 participating households subsidized by the Municipal Innovation Council, with support from Bruce Power. This was part of a larger County-wide program initiated by the MIC that included 880 participating households. The net cost to the Municipality of Arran-Elderslie was \$0. The program ran from May –

August 2023. Usage was tracked for 12 weeks to calculate total waste diversion. Participants completed a survey to provide data and feedback.

From the data collected there was an equivalent to ~288 kg/year/household with a total of 17.8 metric tonnes (MT) of food waste diverted from landfill/year from 32 FoodCyclers in use.

Council thanked Ms. Sheriffdeen for her presentation.

11. Presentations

12. Correspondence

12.1 Requiring Action

12.1.1 Light Up Blue Campaign - Alzheimer Society of Grey Bruce

Council directed staff to light up Big Bruce for the month of January and to have a flag flown for the month as well.

12.1.2 MMEWG Letter Re: Battery Energy Storage Systems

Council directed staff inquire about a representative attending a future Council meeting.

12.2 For Information

Subsequent to further discussion, Council passed the following resolution:

327-22-2023

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 Grey Bruce Public Health Media Release - Radon Testing

12.2.2 AMO Policy Update

12.2.3 Grey Sauble Conservation Authority Board Minutes - October 25, 2023

12.2.4 Grey Bruce Public Health Media Release

12.2.5 MMEWG Letter to the IESO Re: Municipal Support Across Municipal Boundaries

12.2.6 MMEWG Letter Re: Grey Highlands Resolution regarding Battery Energy Storage Systems

13. Staff Reports

13.1 CAO/Clerks

13.1.1 SRDPCLK.23.08 2024 Fees and Charges By-Law

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

Subsequent to further discussion, Council passed the following resolution:

328-22-2023

Moved by: Deputy Mayor Shaw

Seconded by: Councillor Nickason

Be It Resolved that Council hereby,

1. Approve the recommended changes to the Fees and Charges as attached as Appendix A; and
2. Direct Staff to prepare a by-law to establish Fees and Charges for 2024.

Carried

13.2 Finance

13.3 Public Works

13.4 Building/Bylaw

13.5 Facilities, Parks and Recreation

13.6 Emergency Services

13.6.1 SR.FIRE.23.08 Community Emergency Preparedness Grant

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

329-22-2023

Moved by: Councillor Nickason

Seconded by: Councillor Hampton

Be It Resolved that Council hereby supports the submission of an application to receive funding from the Community Emergency Preparedness Grant for the purchase of a Public Service DJI Matrice 30T drone.

Carried

13.7 Economic Development and Planning

14. Notice of Motion

15. Members Updates

Shaw:

Deputy Mayor Shaw

She will attend the Tara Santa Parade this Saturday and Late Night Social this Friday in Paisley.

Hampton:

Councillor Hampton will attend the Chesley Santa Parade this Friday. He has received some complaints about faded street signs.

Dudgeon:

Councillor Dudgeon was not in attendance.

Steinacker:

Councillor Steinacker attended the Santa Clause Parade and will attend the Tara Santa Clause Parade. The Hamilton Street project is now finished and it looks great.

Penner:

Councillor Penner attended the Paisley Santa Clause Parade.

Nickason:

Councillor Nickason attended the MMEWG meeting last Thursday and will attend a BASWRA meeting this Thursday and will request them to attend a meeting in the new year to provide details on the new recycling program.

Hammell:

Mayor Hammell attended the Chesley Legion Supper, the Paisley Santa Clause Parade, and will attend both Chesley and Tara Santa Parades this weekend and he also attended the Paisley Fire Christmas Party to present the long service awards.

16. New Business

17. By-laws

17.1 By-law 61-2023 - Appoint an Interim Treasurer

Subsequent to further discussion, Council passed the following resolution:

330-22-2023**Moved by:** Councillor Hampton**Seconded by:** Councillor Nickason

Be It Resolved that By-law No. 61-2023 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 61-2023 being a By-law to appoint David Munro as an Interim Treasurer for the Municipality of Arran-Elderslie.

Carried

- 18. **Closed Session (if required)**
- 19. **Resolution to Reconvene in Open Session**
- 20. **Adoption of Recommendations Arising from Closed Session (If Any)**
- 21. **Adoption of Closed Session Minutes**
- 22. **Confirming By-law**

Subsequent to further discussion, Council passed the following resolution:

331-22-2023**Moved by:** Councillor Penner**Seconded by:** Councillor Hampton

Be It Resolved that By-law No. 62-2023 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 62-2023 being a By-law to confirm the proceedings of the Regular Council meeting of the Municipality of Arran-Elderslie held Monday, November 27, 2023.

Carried

- 23. **Adjournment**

Subsequent to further discussion, Council passed the following resolution:

332-22-2023**Moved by:** Councillor Nickason**Seconded by:** Councillor Hampton

Be It Resolved that the meeting be adjourned to the call of the Mayor at 12:25 p.m.

Carried

24. List of Upcoming Council meetings

- December 11, 2023
- January 8, 2024
- January 29, 2024

Steve Hammell, Mayor

Christine Fraser-McDonald, Clerk

Ministry of Natural Resources and Forestry

Resources Planning and Development
Policy Branch
Policy Division
300 Water Street
Peterborough, ON K9J 3C7

Ministère des Richesses naturelles et des Forêts

Direction des politiques de planification et d'exploitation des ressources
Division de l'élaboration des politiques
300, rue Water
Peterborough (Ontario) K9J 3C7

Good Morning,

Today, the government posted a decision notice to the [Environmental Registry of Ontario](#) finalizing the “[Technical bulletin - Flooding hazards: data survey and mapping specifications](#)”.

This new technical bulletin is to be applied when delineating the flooding hazard through mapping new, or updating existing, maps. It is intended to assist technical personnel experienced in mapping and geomatics in undertaking flood hazard surveying and mapping in Ontario and to serve as the definitive source of flood hazard data, survey and mapping guidance for use in Ontario.

Feedback on the draft technical bulletin was accepted from July 4th until September 5th, 2023. Feedback was for the most part supportive of the criteria and guidance provided in the Technical Bulletin. Comments received supported the additional clarity with regards to the necessary data considerations and mapping specifications to support flood hazard identification in Ontario. There was broad support for the Technical Bulletin providing flood hazard mapping recommendations, but not being a set of mandatory instructions to be applied in all circumstances.

Expanded guidance and clarification was provided for using surveyed and remotely sensed channel bathymetry and floodplain surface topography, to support the use of different types of models. Clarification and guidance related to vertical and horizontal datum transformations to the CGVD2013 datum (see Section 3.0 of Technical Bulletin), and associated limitations on the conversion process were sought however, MNRF endeavours to update this Technical Bulletin in the future to align with and reference pending Government of Ontario Information and Technology Standards.

Other additional comments received will be revisited in future revisions of this Technical Bulletin as future associated Technical Bulletins (e.g., hydrology and hydraulics methods) are released and new content can be added. The Ministry intends to keep this and other future natural hazard technical bulletins in an ‘evergreen’ state and update as new science and methods emerge.

As committed to in Ontario's Flooding Strategy, MNRF is in the process of updating other natural hazard technical guidance and anticipates additional documents to be released for public comment over the coming months and years.

Sincerely,

Jennifer Keyes
Director, Resources Planning and Development Policy Branch
Ministry of Natural Resources and Forestry



Saugeen Valley Conservation Authority

Minutes – Board of Directors Meeting

Date	Thursday October 19, 2023, 1:00 p.m.
Location:	Administration Office, Formosa, ON
Chair:	Barbara Dobreen
Members present:	Paul Allen, Larry Allison, Kevin Eccles, Bud Halpin, Steve McCabe (virtual), Greg McLean, Dave Myette, Mike Niesen, Sue Paterson, Moiken Penner (virtual), Jennifer Prenger, Bill Stewart, Peter Whitten
Members absent:	Tom Hutchinson
Staff present:	Matt Armstrong, Erik Downing, Janice Hagan, Donna Lacey, Laura Molson, Ashley Richards

1. Land Acknowledgement

The Land Acknowledgement was read by Mike Niesen:

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.

The agenda for the Authority was amended to remove the Section 28 Hearing as the proponent has requested an adjournment.

2. Adoption of Agenda

Motion #G23-94

Moved by Bill Stewart

Seconded by Sue Paterson

THAT the agenda for the Saugeen Valley Conservation Authority meeting, September 21, 2023, be adopted as amended.

Carried

3. Declaration of Pecuniary Interest

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

4. Adoption of minutes

4.1 Authority Special meeting – September 21, 2023

Motion #G23-95

Moved by Bud Halpin

Seconded by Bill Stewart

THAT the minutes of the Saugeen Valley Conservation Authority Special meeting, September 21, 2023, be adopted as presented.

Carried

4.2 Authority meeting – September 21, 2023

Motion #G23-96

Moved by Paul Allen

Seconded by Greg McLean

THAT the minutes of the Saugeen Valley Conservation Authority meeting, September 21, 2023, be adopted as presented.

Carried

5. Reports for information

5.1 General Manager's report

There was no discussion.

5.2 Program report

There was no discussion.

5.3 Approved Committee minutes

5.3.1 Executive Committee –September 6, 2023

There was no discussion.

5.4 Correspondence

Correspondence from Nottawasaga Valley Conservation Authority regarding support for the Right to Repair concept, was noted and filed.

6. Matters arising from the minutes

6.1 2024 Draft Budget Update

The revised 2024 draft Budget was presented with a proposed decrease in the general levy from 9.07% to 7.42%. The budget was approved for circulation to the member municipalities for 30 days.

Motion #G23-97

Moved by Bill Stewart

Seconded by Dave Myette

THAT the SVCA Board of Directors endorse the 2024 SVCA draft budget in principle; and further

THAT staff be directed to circulate the draft budget to the Authority’s member municipalities for a 30-day review period and accommodate the provision for a delegation if solicited.

Carried

6.2 SVCA Programs and Services

Ashley Richards reported that Category 2 packages have been circulated to affected municipalities and correspondence packages are being compiled related to additional structures requiring agreements. Staff have engaged with all fifteen watershed municipalities for discussion regarding Category 3 cost apportioning agreements are in process for endorsement by municipalities. Staff will present a report at the November Board meeting indicating willingness of municipal participation and execution of agreements.

7. New business

7.1 Forest products tender results Fall 2023

Forestry staff have marked trees for removal in the Township of Proton as part of the SVCA Forest management program. Three areas have been identified for the tree removal and tenders were created with 2 bids received for each one. The Authority directed staff to award the following tenders.

Motion #G23-98

Moved by Paul Allen

Seconded by Bill Stewart

THAT SVCA Tender SVCA_01_2023, submitted by Moggie Valley of Holland Centre in the amount of \$32,000 be accepted; and further

THAT all remaining tender deposit cheques be returned immediately upon said acceptance.

Carried

Motion #G23-99

Moved by Larry Allison

Seconded by Sue Paterson

THAT SVCA Tender SVCA_02_2023, submitted by Moggie Valley of Holland Centre in the amount of \$8,500 be accepted, and further

THAT all remaining tender deposit cheques be returned immediately upon said acceptance.

Carried

Motion #G23-100

Moved by Bill Stewart

Seconded by Peter Whitten

THAT SVCA Tender SVCA_03_2023, submitted by Moggie Valley of Holland Centre in the amount of \$8,000 be accepted; and further

THAT all remaining tender deposit cheques be returned immediately upon said acceptance.

Carried

7.2 Violation Approach report

Staff recommend process improvements to management of violations. The Directors discussed the staff report and noted concerns regarding the Section 28 Hearing appeal process. Staff were directed to implement the proposed violation approach and to return to the next meeting with a refined process for consideration around applicant’s recourse in the event of a dispute.

Motion #G23-101

Moved by Greg McLean

Seconded by Bill Stewart

THAT Environmental Planning and Regulations (EPR) staff manage violation files in accordance with the proposed compliance approval process.

Amendment:

Moved by Jennifer Prenger

Seconded by Kevin Eccles

THAT Environmental Planning and Regulations (EPR) staff manage violation files in accordance with the proposed compliance approval process in principle; and further

THAT staff will bring back a report to the next meeting with a refined process.

Carried

7.3 Permits issued for endorsement

Motion #G23-102

Moved by Larry Allison

Seconded by Bill Stewart

THAT the Development, Interference with Wetlands and Alterations to Shorelines and Watercourse applications (#23-180 to 23-262), pursuant to Ontario Regulation 169/06, as approved by staff, be endorsed.

Carried

8. Adjournment

There being no further business, the meeting adjourned at 2:30 p.m. on the motion of Kevin Eccles and Mike Niesen.

Barbara Dobreen
Chair

Janice Hagan
Recording Secretary

Present: Larry Allison, Mike Myatt, Chris Peabody, Mark Ireland, Ryan Nickason, Vince Cascone, and Karrie Drury.

Absent: Caleb Hull, Amanda Stienhoff-Gray.

Item 1: No pecuniary interests were declared.

Item 2: Moved by Mike Myatt

Seconded by Mark Ireland

That we accept the minutes of the regular meeting held September 28, 2023 as distributed.

Carried.

Item 3: Monthly Reports

Moved by Chris Peabody

Seconded by Mark Ireland

That we have reviewed cheque numbers 17813-17855 inclusive totalling \$379,089.63.

Carried.

Financial Statements

-net loss for September 2023 totaled \$-59,626.82

-year to date net loss for September 2023 totaled \$-440,630.33

(\$-275,652.86 when amortization is added back in from income statement expenses)

Vince noted that the vehicle has decreased. Commodity prices are improving. September contained an annual tax in lieu payment.

Capital repairs to the baler were paid in September totalling \$127,660. Mike Myatt inquired about the cost of a new baler in comparison to the cost of the repairs we just experienced. Vince noted that this would not be a good time to consider purchasing a new baler with the changes proposed for 2026. Vince will look into getting an idea of the cost. Larry Alison inquired how often these repairs would need to be done, Vince reported maybe every 5 years. Vince noted that if BASWR changes to single stream we may not need a baler.

Vince reported that there are lots of Transition meetings he and Karrie are attending. The RFP for the recycling collection contract has not been released yet, it is expected to be released in Q4 of 2023 but Vince has heard it may be released Q1.

Moved by Mark Ireland

Seconded by Ryan Nickason

That we adjourn to meet again November 30, 2023 at 9 am via zoom.

Carried.

Chairperson

Secretary/Treasurer

GREY SAUBLE CONSERVATION AUTHORITY (GSCA)

Board Meeting Highlights 11/22/2023



Administration

a. Change of December Board Meeting Date

The Board approved moving the date of the December Full Authority meeting to December 19th. This meeting will be hosted at Stone Tree Golf Club.

b. Delegation of Responsibilities for MFIPPA

To ensure that MFIPPA requests are handled in a timely manner, the Board amended the Administrative By-Laws to allow the CAO to be delegated with the duties and responsibilities of the "head".

The Board delegated these duties and responsibilities to the CAO.

c. Q3 Budget Report Back

The Board received a report on the status of the 2023 budget for the 3rd quarter. The Environmental Planning Department is showing a deficit for 3rd quarter, while some other departments are forecasting a surplus. Impacts of the deficit in Environmental Planning are being mitigated.

d. Administration Center Renovation Report Back

GSCA senior staff have met with municipal senior staff to discuss funding options. GSCA staff have also been in discussion with Infrastructure Ontario and are reaching out to several financial institutions to consider funding options.

Staff will update the Board again once more information is available.

Forestry

a. Forestry Tender – Four Corners

The Board received the results of the harvest tender for the Little Germany Management Area (Four Corners) property. Three bids were received with the Board awarding the tender to Bester Forest Products.

Education

a. Environmental Educator Position

The GSCA Board of Directors created a new Environmental Educator position. The position will be funded in part by the GSC Foundation, with the remainder being drawn from day camp revenues, youth reserves, and deferred revenue for 2024.

From: [AMO Communications](#)
To: [Christine Fraser-McDonald](#)
Subject: AMO Watchfile - December 7, 2023
Date: December 7, 2023 10:08:20 AM

AMO Watchfile not displaying correctly? [View the online version](#)
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December 7, 2023

In This Issue

- AMO is moving!
- Webinar on public health mergers.
- Help promote Canada's 9-8-8 Suicide Crisis line.
- Renewal of Ontario Invasive Species Strategic Plan.
- Volunteer firefighter recruitment and retention.
- Applications open: Rural Transit Solutions Fund.
- ROMA 2024 Conference: *Closer to Home* programming updates.
- Save the date: OSUM 2024 Conference.
- Don't get left in the dark!
- Municipal climate internship recruitment.
- Join changemakers at the Future of Aging Summit next May.
- Must attend: ORFA's Outdoor Ice Symposium.
- Data Standards for Planning and Development Applications: Terminology.
- Fleming College seeking municipal partnership projects.
- Careers: North Huron and Aurora.

AMO Matters

Effective January 2, 2024, AMO is moving to a new location:

Association of Municipalities of Ontario (AMO)
 155 University Ave, Suite 800
 Toronto, ON M5H 3B7

Telephone and fax remain the same. Please amend your records with our new address.

On December 13, AMO and the Association of Local Public Health Agencies are hosting a webinar on voluntary mergers with Ministry of Health staff. See our [webpage for additional information](#).

Guest Column

Last Thursday, Toronto's Centre for Addiction and Mental Health launched the [9-8-8](#):

Suicide Crisis Helpline. 9-8-8 provides lifesaving mental health support via phone or text. Help spread the word about 9-8-8 with this social media toolkit

Provincial Matters

The Ministry of Natural Resources and Forestry is seeking feedback on the proposed renewal of the Ontario Invasive Species Strategic Plan.

The Ontario Fire Marshal is conducting an online survey for volunteer firefighters and fire chiefs to inform their understanding on recruiting and retaining volunteer firefighters.

Federal Matters

Infrastructure Canada is now accepting applications for the Planning and Design Projects Stream of the Rural Transit Solutions Fund (up to \$50,000). Visit their website for webinars for potential applicants.

Education Opportunities

The ROMA 2024 Conference program will address important issues facing rural municipalities in Ontario, including housing, economic development, responding to gender based violence, and risk management. View the program outline including a full list of topics and register today.

Mark April 30 - May 2 in your calendar for the OSUM 2024 Conference in Orillia. Check back here as details are confirmed.

LAS

Countries around the world, including Canada, are looking to phase out fluorescent and other mercury containing lights. Don't get left in the dark - consider the LAS Facility Lighting Service for environmentally-friendly, efficient LED upgrades. Contact Christian Tham to find out more and get started today.

Municipal Wire*

Environmental Leadership Canada is recruiting environmental leaders (aged 18-30) for a Municipal Climate Internship in eastern Ontario with Lanark, Frontenac, and Stormont-Dundas-Glengarry. Applications are due December 12, 2023.

The Future of Aging Summit in Toronto, May 15 - 17, 2024, will bring together policymakers, researchers, designers, planners, advocates, and others focused on supporting healthy aging, ending ageism and building age-friendly societies. See the speaker lineup and get early bird pricing when you register by December 31.

ORFA's Outdoor Ice Symposium is a two-day event (January 23-24, 2024) focused on the opportunities and challenges of offering outdoor ice-skating experiences for communities. Register to join them in-person at The Bentway, Toronto or connect virtually!

The Digital Governance Standards Institute has opened public review on terminology that will be used to establish consistency in data requirements for planning and

development applications in Ontario.

Fleming College is seeking municipal environmental land-use planning and management projects to be implemented by students in the Environmental Land Management program. Contact Emily Markovic to discuss partnership opportunities.

Careers

Director of Recreation & Children's Services - Township of North Huron. Closing date: December 20.

Associate Solicitor - Town of Aurora. Closing Date: January 5, 2024.

About AMO

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

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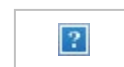
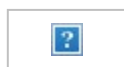
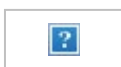
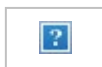
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AMO's Partners



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The Corporation of the Municipality of Arran-Elderslie

Staff Report

Council Meeting Date: December 11, 2023

Subject: SRDPCLK.23.10 Fees and Charges By-Law – Final Draft

Report from: Julie Hamilton, Deputy Clerk

Appendices: Appendix A – Fees and Charges Schedules A-N

Recommendation

Be It Resolved that Council hereby,

1. Approve the proposed fees and charges bylaw attached at Appendix A to this report; and
2. That a By-Law be passed to adopt the Fees and Charges Schedules for 2024.

Report Summary

The intent of this report is to address comments received during the initial review of the 2024 proposed fees and charges and receive final approval of the draft proposal.

Background

Staff presented the 2024 proposed amendments to the fees and charges bylaw at the November 27, 2023 Council meeting. At that time, Council requested that staff review the animal control fee section as well as the recreation ice rental fees for out of town users.

Analysis

Animal Control Fees

Staff are currently reviewing the animal control bylaw and associated processes and propose that the current fees in place remain status quo until the full review has been completed. At that time, staff will present any proposed changes to the fee structure in conjunction with the revised bylaw.

Recreation – Out of Town Ice Rental Fee

Currently there is a fee included in the Ice Rental Fees for “Out of Town Minor Sports” with the proposed fee for 2024 being \$137.70, which is \$30.90 higher than the rate charged to Arran-Elderslie Minor Sports users.

Staff have investigated the neighbouring municipal facilities.

Saugeen Shores – 2023

Prime Time \$180.40

Non-Prime Time \$128.39

Brockton – 2024

Adult Ice - \$155.00

Youth (WMH and WFS) - \$125.00

Hanover – 2023

All Youth Organizations receive a 30% discount

Prime Time \$154.00 less 30% = \$107.80

Non-Prime Time \$126.80 less 30% = \$88.76

Chatsworth

Prime Time \$140.00

Non-Prime Time \$115.00

Staff have noted that there is a reasonable amount of un-booked ice time, specifically in Paisley, on the weekends. Raising the out of town minor sports rate may discourage other users from considering using our facilities and reducing potential revenues.

Based on the neighbouring rate comparison along with the importance of supporting amateur youth sports organizations, staff recommend that the out-of-town minor sports fee is sufficient to cover the costs of providing ice rentals to other organizations.

It should also be noted that the fees and charges proposed are for the ice season beginning September 2024 and continuing to the end of March 2025. This has been reflected on Recreation – Schedule I. Staff will review facility usage annually to determine if future increases are warranted.

Link to Strategic/Master Plan

6.5 Engaging People and Partnerships

6.4 Leading Financial Management

Financial Impacts/Source of Funding/Link to Procurement Policy

If approved, the 2024 Fees and Charges increases will be reflected in the revenue forecast of the 2024 Operating Budget.

Approved by: Sylvia Kirkwood, Chief Administrative Officer

2024
FEES AND CHARGES

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Schedule A - Administration Fees

Interest will be charged at 2% per month after 30 days from the date the fee was incurred. Unpaid accounts will be sent to collections after 90 days.

The Municipality reserves the right to respond to any certificate request after being given a 48 hour notice period. Any response required to a certificate request within 48 hours of notice being given shall be subject to a fee of exactly double the applicable fee.

In the event of a billing error on behalf of the Municipality, the Municipality reserves the right to limit the recourse to a maximum of three years from when the error occurred.

DESCRIPTION	FEE	HST	TOTAL
Animal Control			
Animal Reclaim & Administration Fee - per animal plus shelter fees	\$95.00	\$12.35	\$107.35
Animal Shelter Fees - actual costs charged to the Municipality by shelter plus animal reclaim and administration fee	Actual Costs	Applicable to Actual Costs	Actual Costs plus HST
Animal Removal & Seizure - including, but not limited to investigation, vet, transportation, holding, fee etc.	Actual Costs	Applicable to Actual Costs	Actual Costs plus HST
Certification of any document such as Commissioning or Swearing a previously prepared affidavit - does not include Photocopying.	8.85	\$1.15	\$10.00
Faxes (sending or receiving) - First Page	\$2.21	\$0.29	\$2.50
- Each Additional Page	\$1.11	\$0.14	\$1.25
Fence View Charge - per visit - plus Municipal Mileage Rate	\$85.00 plus mileage	Exempt	\$85.00 plus mileage
Freedom of Information Request	\$5.00	Exempt	\$5.00
Information Search Fee - Per Hour	\$35.00	Exempt	\$35.00
Information Search Fee for Records 6 years and older	\$100.00	Exempt	\$100.00
NSF Cheque Fee	\$40.00	Exempt	\$40.00
Parking Ticket Administration Fee	\$30.97	\$4.03	\$35.00
Photocopies (each) - Minimum Charge \$1.00	\$0.49	\$0.06	\$0.55
Septic Compliance Letter	\$100.00	Exempt	\$100.00
Septic Reinspection Fee	\$220.00	Exempt	\$220.00
Tax Certificate	\$50.00	Exempt	\$50.00
- Within 48 Hours	\$75.00	Exempt	\$75.00

Schedule A - Administration Fees

DESCRIPTION	FEE	HST	TOTAL
Printed Tax Confirmation - Account History or Property Tax Bill Reprint - Per Year Per Year Researched	\$5.00	Exempt	\$5.00
Information archived - Per Year Researched Minimum charge \$20.00	\$5.00	Exempt	\$5.00
File Retrieval Fee for Records Over 6 Years Old	\$100.00	Exempt	\$100.00
Tile Loan Inspection Fee	\$90.00	Exempt	\$90.00
Zoning Compliance Confirmation			
- Residential	\$100.00	Exempt	\$100.00
- Commercial/Industrial/Institutional	\$150.00	Exempt	\$150.00
- Farm (With Nutrient Management)	\$220.00	Exempt	\$220.00
If Required in Less Than 48 Hours, Additional	\$170.00	Exempt	\$170.00

Schedule B - Licensing Fees

DESCRIPTION	FEE	HST	TOTAL
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Dog and Kennel Licensing Fees

Neutered or Spayed Dog from January 1st to March 31st	\$15.00	Exempt	\$15.00
Neutered or Spayed Dog from April 1st to December 31st	\$25.00	Exempt	\$25.00
New to Municipality within the calendar year - Neutered or Spayed Dog	\$15.00	Exempt	\$15.00
Kennel License For More Than 3 Dogs			
Commercial Breeding Kennel - New	\$350.00	Exempt	\$350.00
Commercial Breeding Kennel - Renewal	\$175.00	Exempt	\$175.00
Commercial Boarding Kennel - New	\$350.00	Exempt	\$350.00
Commercial Boarding Kennel - Renewal	\$175.00	Exempt	\$175.00
Hobby/Hunting Kennel - New	\$350.00	Exempt	\$350.00
Hobby/Hunting Kennel - Renewal	\$175.00	Exempt	\$175.00
Guide, Service, Working or Police Dogs shall be licenced, but no fee is required for such dog.			
Replacement Tags	\$5.00	Exempt	\$5.00

Failure to register will result in \$50.00 administration fee added to tax bill;

Lottery Licenses

Lottery Licenses - 3% of Prize Value, Minimum	\$10.00	Exempt	\$10.00
Break Open Tickets - 3% of Prize Value, Minimum	\$12.00	Exempt	\$12.00
Hawkers and Peddlers (Per Calendar Year or Part)	\$113.55	Exempt	\$113.55

Other Licenses

Informal Group Home Licence Fee	\$750.00	Exempt	\$0.00
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Schedule C - Works Service Charges

DESCRIPTION	FEE	HST	TOTAL
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Entrance Permits & Culverts

	Actual Cost	Applicable to Actual Costs	Actual Cost
Culvert supplied by Municipality			
Entranceway Permit	\$240.00	Exempt	\$240.00
Refundable Entranceway Deposit	\$300.00	Exempt	\$300.00
911 Number - Location and Sign	\$75.00	Exempt	\$75.00
911 Sign and Post Replacement	\$100.00	Exempt	\$100.00
Entranceway without Permit	\$540.00	Exempt	\$540.00

Other Fees

Refundable Road Cut Deposit (certified cheque)	\$1,500.00	Exempt	\$1,500.00
Road Crossing Fee	\$240.00	Exempt	\$240.00
Sale of Salt per Cubic Tonne Increase actual cost for salt and trucking plus 10%	\$91.78	\$11.93	\$103.71
Sale of Winter Sand, per Cubic Tonne, with salt, plus 10%	\$20.90	\$2.72	\$23.62
Grading, Per Hour Including Operator and Machine	\$141.29	\$18.37	\$159.66
Street Sweeper, Per Hour Including Operator and Machine	\$141.29	\$18.37	\$159.66

**2024
FEES AND CHARGES**

Schedule D - Merchandise

DESCRIPTION	FEE	HST	TOTAL
Blue Boxes	\$17.70	\$2.30	\$20.00
Pins - Unless for Promotional Purposes Pin shipped within Ontario	\$1.99 \$8.85	\$0.26 \$1.15	\$2.25 \$10.00
Bruce County 911 Books	\$8.85	\$1.15	\$10.00
History Books	\$4.42	\$0.58	\$5.00
Big Bruce T-Shirts	\$17.70	\$2.30	\$20.00

Schedule E - Paid Parking Fees

DESCRIPTION	FEE	HST	TOTAL
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**Chesley - Municipal Lot #6
Paisley - Arena #5 & Post Office #5
Tara - Yonge St. N #4**

Overnight Parking Permit - Monthly	\$88.50	\$11.50	\$100.00
Overnight Parking Permit - Annual	\$398.23	\$51.77	\$450.00

Chesley Riverside Park #28

Overnight Parking Permit - Monthly	\$48.67	\$6.33	\$55.00
Overnight Parking Permit - Annual	\$243.36	\$31.64	\$275.00

Other Parking Related Fees

Impound - Daily Storage Fee	\$22.12	\$2.88	\$25.00
Towing Charges - Cost + 15% Administration + Applicable Taxes			

**2024
FEES AND CHARGES**

Schedule F - Planning Fees

DESCRIPTION	FEE	HST	TOTAL
Cash in Lieu of Parking This may be required in accordance with the Planning Act, R.S.O. 1990, c. P.13, as amended	Confirmation from the Clerk is Required	Exempt	
Parkland Dedication - Residential Severance Application	\$500.00	Exempt	\$500.00

Agreements

Development Agreement - Applicant responsible for registration, title search and any legal costs	\$500.00	Exempt	\$500.00
Encroachment Agreement - Application per Agreement Applicant also responsible for Registration, Title Search and any Legal Costs	\$500.00	Exempt	\$500.00
Release of Subdivision Agreement -full or partial	\$500.00	Exempt	\$500.00
Site Plan Control - Applicant responsible for registration, title search and any legal costs	\$500.00	Exempt	\$500.00
Temporary Use Agreement	\$500.00	Exempt	\$500.00

Schedule G - Cemetery Fees

DESCRIPTION	FEE	HST	TOTAL
Single Grave			
Land	\$720.00	\$93.60	\$813.60
Care and Maintenance (40% of total)	\$480.00	\$62.40	\$542.40
Total Per Grave	\$1,200.00	\$156.00	\$1,356.00
Columbarium - Centre			
Niche (Includes 1st Opening & Closing)	\$1,000.00	\$130.00	\$1,130.00
Care and Maintenance (15% of total)	\$177.00	\$23.01	\$200.01
Total	\$1,177.00	\$153.01	\$1,330.01
Columbarium - Wall 1			
Niche (Includes 1st Opening & Closing)	\$1,615.00	\$209.95	\$1,824.95
Care and Maintenance (15% of total)	\$285.00	\$37.05	\$322.05
Total	\$1,900.00	\$247.00	\$2,147.00
Columbarium - Engraving			
Initial Niche Door Engraving	\$350.00	\$45.50	\$395.50
Additional engraving including second date	Actual Cost	Applicable to Actual Costs	Actual Cost
Interments			
Mon to Fri 7 am to 4 pm			
Adult	\$750.00	\$97.50	\$847.50
Child - One to Twelve Years of Age	\$400.00	\$52.00	\$452.00
Infant - Under One Year of Age	\$200.00	\$26.00	\$226.00
Cremation	\$400.00	\$52.00	\$452.00
Double Cremation	\$500.00	\$65.00	\$565.00
Columbarium (2nd Niche Opening Only)	\$200.00	\$26.00	\$226.00
Full Burial With Cremation Burial	\$800.00	\$104.00	\$904.00
Disinterment Columbarium (Replace Door)	\$200.00	\$26.00	\$226.00
Additional After Hour Charges			
Full Burial Mon to Fri after 4 pm - Additional	\$600.00	\$78.00	\$678.00
Full Burial Sat by 12 noon - Additional	\$600.00	\$78.00	\$678.00
Cremation Mon to Fri after 4 pm - Additional	\$300.00	\$39.00	\$339.00
Cremation Sat by 12 noon - Additional	\$300.00	\$39.00	\$339.00
Columbarium Mon to Fri after 4 pm - Additional	\$300.00	\$39.00	\$339.00
Columbarium Sat by 12 noon - Additional	\$300.00	\$39.00	\$339.00
Cremation Garden (Hillcrest Only)			
Land	\$120.00	\$15.60	\$135.60
Care and Maintenance	\$175.00	\$22.75	\$197.75
Opening	\$250.00	\$32.50	\$282.50
Engraving	\$350.00	\$45.50	\$395.50
Total Per	\$895.00	\$116.35	\$1,011.35
Disinterment of Regular Burial	\$1,300.00	\$169.00	\$1,469.00
Disinterment of Cremated Remains	\$600.00	\$78.00	\$678.00
Lowering Device & Greens Rental	\$125.00	\$13.00	\$138.00

Schedule G - Cemetery Fees

DESCRIPTION	FEE	HST	TOTAL
<u>Mortuary Fees</u>			
Mortuary Storage Fee Burial in Arran-Elderslie	\$125.00	\$16.25	\$141.25
Mortuary Storage Fee Burial Elsewhere	\$250.00	\$32.50	\$282.50
<u>Monument Fees</u>			
Flat	\$100.00	\$13.00	\$113.00
Upright Under 4 Feet	\$200.00	\$26.00	\$226.00
Upright Over 4 Feet	\$400.00	\$52.00	\$452.00
<u>Administration Fees</u>			
Transfer of Ownership	\$100.00	\$13.00	\$113.00
Municipal Burial Permit Fee	\$20.00	Exempt	\$20.00
Internment/Inurnment Arrangement without Funeral Director	\$200.00	\$26.00	\$226.00

Schedule H - Solid Waste/Landfill Fees

The Municipality has an agreement in place with Ontario Electronic Stewardship whereby they dispose of the e-waste at no charge (By-Law 62-09). Should this arrangement change, the Municipality reserves the right to use the published fee grid and review at such time for appropriateness of the fee structure. A similar arrangement exists with respect to used tires, with the Ontario Tire Stewardship.

DESCRIPTION	FEE	HST	TOTAL
Asbestos - Digging and Burial	\$242.00	Exempt	\$242.00
Demolition Material - not cleaned or sorted Per tonne (\$255/kg)	\$255.00	Exempt	\$255.00
Domestic –per Bag Tag			
Households	\$3.50	Exempt	\$3.50
Resellers	\$3.25	Exempt	\$3.25
Garbage Pick Up- Local Improvements	\$110.00	Exempt	\$110.00
Landfill Opening -Outside Regular Operating Hours -Plus Hourly Operator Rate -Plus Applicable Tipping Fees	\$137.50	Exempt	\$137.50
Landfill Minimum Charge	\$10.00	Exempt	\$10.00
Litter or Garbage Cleaned up on Municipal Property from littering (Open Landfill & Refuse 1 tonne minimum charge)	\$265.00	Exempt	\$265.00
Non-payment of Tipping Fees	\$35.00	Exempt	\$35.00
Mattress (All Sizes)	\$20.00	Exempt	\$20.00
Refrigerators, Freezers and Air Conditioners -With MOE Tag Attached Indicating No Freon	\$0.00	Exempt	\$0.00
Refrigerators, Freezers and Air Conditioners -Without MOE Tag Attached (May Have Freon) -Per Unit	\$35.00	Exempt	\$35.00
Refuse Garbage - Sorted Tonnage (\$.128/kg)	\$128.00	Exempt	\$128.00
Tires	\$0.00	Exempt	\$0.00
Tires on Rim or Soiled Tires	\$5.00	Exempt	\$5.00
Upholstery Furniture per unit	\$15.00	Exempt	\$15.00

**2024
FEES AND CHARGES**

Schedule I - Recreation Fees

Cancellation/Refund Policy: In the cases where a contract is signed between the Municipality and the user, the cancellation/refund provisions in the contract will prevail. In all other cases, refunds will not be issued, except where a medical or health-related preclusion can be demonstrated. In those cases, if alternative arrangements cannot be agreed upon, an administration fee of 25% of the full amount will apply and be withheld from any refund.

DESCRIPTION	FEE	HST	TOTAL
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Billboard Rental

Arenas			
Large 3 x 8 section	\$415.76	\$54.06	\$469.82
In House Printing of Rink Board	\$147.20	\$19.15	\$166.35
Wall Advertising, 3 x 4 section	\$131.33	\$17.08	\$148.41
In-Ice Logo - painted (one year term)	\$1,050.60	\$136.59	\$1,187.19
In-Ice Logo - mesh inlay (one year term)	\$787.95	\$102.44	\$890.39
Ice Resurfacer Logo (machine wrap, minimum 3	\$1,050.60	\$136.59	\$1,187.19

Community Guide Advertisement

Business Card Size	\$81.99	\$10.66	\$92.65
1/4 Page	\$125.78	\$16.35	\$142.13
1/2 Page	\$163.85	\$21.30	\$185.15
Full Page	\$273.23	\$35.52	\$308.75
1/2 Page Colour	\$566.50	\$73.65	\$640.15

Arena and Facility Rentals

Arena Floor Per Hour (same day booking)	\$61.95	\$8.05	\$70.00
Arena Floor (i.e. auction) -Three Day Rental	\$1,152.43	\$149.82	\$1,302.25
Arena Floor Set-up			
Tara - Maximum Capacity 800	\$775.80	\$100.83	\$876.63
Tara Stag & Doe (Arena floor to a max of 500 ppl)	\$594.70	\$77.29	\$671.99
Paisley - Maximum Capacity 800	\$775.91	\$100.85	\$876.76
Paisley Stag & Doe (Arena floor to a max of 500 ppl)	\$594.70	\$77.29	\$671.99
Chesley - Maximum Capacity 1000	\$978.68	\$127.21	\$1,105.89
Chesley Stag & Doe (Arena floor to a max of 500	\$727.59	\$94.58	\$822.17

Schedule I - Recreation Fees

DESCRIPTION	FEE	HST	TOTAL
Arena Space (i.e. Third Party Program Providers) -Per Hour	\$14.99	\$1.96	\$16.95
Kitchen Fee	\$63.81	\$8.30	\$72.11
Canteen Monthly Rent - Chesley (monthly)	\$51.50	\$6.70	\$58.20
Canteen Monthly Rent - Paisley (monthly)	\$51.50	\$6.70	\$58.20
Canteen Monthly Rent - Tara (monthly)	\$51.50	\$6.70	\$58.20
Canteen Monthly Rent - Tara Pavillion (monthly)	\$51.50	\$6.70	\$58.20
Canteen Monthly Rent - Tara Pavillion (daily)	\$18.23	\$2.37	\$20.60

Community Centres

Coffee Urn (offsite rental, \$100 deposit required)	\$17.70	\$2.30	\$20.00
Table rental, per (Off Site Only, Wooden Tables)	\$8.85	\$1.15	\$10.00
Chair rental, per (Off Site Only)	\$2.66	\$0.34	\$3.00
Table wrap per full roll per part roll	Cost + 10% Cost + 10%	Applicable Applicable	

Chesley

Auction Sale (resident one-day)	\$405.52	\$52.72	\$458.24
Auction Sale (transient/non-resident one-day)	\$770.11	\$100.11	\$870.22
Board Room (capacity 30) AE Non-profit meeting rate	\$55.34	\$7.19	\$62.53
- up to 4 hours	\$70.75	\$9.20	\$79.95
- more than 4 hours (max 8 hours)	\$92.51	\$12.03	\$104.54
Community Centre (capacity 325) Bar/set up - licensed	\$547.38	\$71.16	\$618.54
Unlicensed	\$281.16	\$36.56	\$317.72
Community Centre - Drop In Rate (Adult/Youth)	\$4.00	\$0.51	\$4.51
Community Centre - Drop in Rate (Senior)	\$3.00	\$0.39	\$3.39

Schedule I - Recreation Fees

DESCRIPTION	FEE	HST	TOTAL
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Curling Club (capacity 500) Bar/set up - licensed	\$727.59	\$94.58	\$822.17
Unlicensed	\$537.64	\$69.89	\$607.53

Paisley

Auction Sale (resident one-day)	\$294.03	\$38.22	\$332.25
Auction Sale (transient/non-resident one-day)	\$463.88	\$60.30	\$524.18
Community Centre (capacity 165) Bar/set up - licensed	\$360.29	\$46.84	\$407.13
Unlicensed	\$172.92	\$22.48	\$195.40
Community Centre - Drop In Rate (Adult/Youth)	\$3.55	\$0.45	\$4.00
Community Centre - Drop in Rate (Senior)	\$2.66	\$0.35	\$3.00
Curling Club (capacity 450) Bar/set up - licensed	\$594.70	\$77.31	\$672.01
Unlicensed	\$427.85	\$55.62	\$483.47
Lounge (capacity 30)	\$64.67	\$8.41	\$73.08

Tara

Arkwright Hall	\$60.00	\$7.80	\$67.80
Auction Sale (resident one-day)	\$326.45	\$42.44	\$368.89
Auction Sale (transient/non-resident one-day)	\$506.75	\$65.88	\$572.63
Committee Room (capacity 77) Bar/set up - licensed	\$158.74	\$20.64	\$179.38
Unlicensed	\$129.58	\$16.85	\$146.43
Community Centre (capacity 210) Bar/set up - licensed	\$393.61	\$51.17	\$444.78
Unlicensed	\$204.39	\$26.57	\$230.96
Meeting Rate - AE non profit (2 hours)	\$55.34	\$7.19	\$62.53
Meeting (Up to 4 Hours , Max 30 People)	\$70.75	\$9.20	\$79.95
Meeting (Up to 8 Hours , Max 30 People)	\$92.51	\$12.03	\$104.54

**2024
FEES AND CHARGES**

Schedule I - Recreation Fees

DESCRIPTION	FEE	HST	TOTAL
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Curling Club (capacity 450)			
Bar/set up - licensed	\$594.70	\$77.31	\$672.01
Unlicensed	\$427.85	\$55.62	\$483.47

Pavilions

Chesley, Paisley or Tara (per day) **includes DS	\$54.43	\$7.08	\$61.51
Kinsmen Pavilion, Chesley (per day, licensed)	\$265.23	\$34.48	\$299.71
Kinsmen Pavilion, Chesley (per day, unlicensed, with key)	\$108.86	\$14.15	\$123.01
Kinsmen Pavilion Cleaning Deposit	\$91.16	\$11.85	\$103.01

Recreational & Sporting Activities

Ball Diamond Rentals

Group-Adult Game or Practice			
Without Lights	\$41.98	\$5.45	\$47.43
With Lights	\$51.27	\$6.64	\$57.91
Minor Sports Game or Practice			
-Without Lights	\$28.53	\$3.72	\$32.25
Tournament - Adult - Per Day (Without Lights)	\$168.15	\$21.86	\$190.01
Tournament - Adult - Per Day (With Lights)	\$210.21	\$27.33	\$237.54
Tournament - Youth - Per Day (Without Lights)	\$99.80	\$12.97	\$112.77
Tournament - Youth - Per Day (With Lights)	\$118.31	\$15.38	\$133.69
Additional Staff - Rate Per Employee per hour (4 hour minimum charge)	\$37.55	\$4.60	\$42.15
Ball Clinic - Indoor (minimal setup)	\$118.31	\$15.38	\$133.69

Ice Fee Rentals (All Arenas)

Ice Rental Fees seasonally applied are effective as of September 1, 2024

Ice Rental, Per Hour			
Prime (5pm-12am, Mon-Fri, weekends)	\$149.40	\$19.42	\$168.82
Non-Prime (8am-5pm, Mon-Fri)	\$88.10	\$11.45	\$99.55
Figure Skating/Broomball	\$101.20	\$13.16	\$114.36

Schedule I - Recreation Fees

DESCRIPTION	FEE	HST	TOTAL
Arran-Elderslie Minor Sports	\$106.80	\$13.88	\$120.68
Out of Town Minor Sports	\$137.70	\$17.90	\$155.60
Grey Bruce Highlanders/TCDMHA	\$123.02	\$15.99	\$139.01
Sponsored Ice Rental (Hockey tournaments include 1 day use of community centre and kitchen)	\$66.01	\$8.58	\$74.59
Use of Room with Ice Rent(Max 30 People Max 2hrs)	\$23.93	\$3.11	\$27.04
School Skating (9:00am to 3:00pm) (School rate for schools within Arran-Elderslie)	\$38.30	\$4.98	\$43.28
Double header Facility Rates:			
Boardroom - AAA Double Headers/Meetings	\$0.00	\$0.00	\$0.00
Boardroom - Max 4 Hours	\$72.17	\$9.38	\$81.55
Hall - Max 4 Hours	\$94.36	\$12.27	\$106.63
Sell off ice (booked within week)	\$92.98	\$12.08	\$105.06
Same Day Booking Rate	\$45.58	\$5.92	\$51.50
Early Ice (prior to Thanksgiving, where applicable)			
Prime (5pm-12am, Mon-Fri, weekends)	\$191.50	\$24.90	\$216.40
Non-Prime (8am-5pm, Mon-Fri)	\$144.58	\$18.82	\$163.40
Out of Town Minor Sports	\$153.95	\$20.01	\$173.96
Public Skating / Drop-in per single admission	\$3.54	\$0.46	\$4.00
per family admission	\$7.96	\$1.04	\$9.00

Soccer Fields

Per Game	\$38.31	\$4.99	\$43.30
Per Day	\$135.09	\$17.57	\$152.66
Horse Ring Rental	\$144.90	\$18.84	\$163.74

Swimming Pool Fees - Tara and Chesley

Pool - Public Swimming

Single Admissions			
Youth 2 - 17 yrs	\$3.55	\$0.45	\$4.00
Adult 18+ yrs	\$4.43	\$0.57	\$5.00
Family (immediate members only)	\$10.62	\$1.38	\$12.00

Schedule I - Recreation Fees

DESCRIPTION	FEE	HST	TOTAL
Season Pass Youth 2 - 17 yrs	\$75.22	\$9.78	\$85.00
Adult 18+ yrs	\$92.93	\$12.07	\$105.00
Family (immediate members only)	\$163.72	\$21.28	\$185.00
Hourly Pool Rental - includes minimum of 2 lifeguards			
Chesley (max capacity 90)	\$86.19	\$11.20	\$97.39
Tara (max capacity 77)	\$86.19	\$11.20	\$97.39
Certificated programs exclude HST for participants 14 years of age and younger. If participants are over 14 years of age, please add 13% HST. Proof of age is required. Sessions are two weeks in length for lessons, eight weeks in length for programs			

Pool - Instructional Lessons

** Every THIRD REGISTRATION IS \$20 OFF

Aquafit - Drop In	\$5.75	\$0.75	\$6.50
Aquafit - Summer Rate	\$82.30	\$10.70	\$93.00
Private Lessons, per session Includes 10 daily lessons Registration	\$149.25	\$19.40	\$168.65
Group / School (per, min 30 participants) Registration	\$60.91	Exempt	\$60.91
Preschool (under 5 yrs old) Registration	\$71.83	Exempt	\$71.83
Swimmer (Ages 3-5) Registration	\$71.83	Exempt	\$71.83
Swimmer (1 to 4) (Age 6+) Registration after	\$71.83	Exempt	\$71.83
Swimmer (5 to 8) Registration	\$76.83	Exempt	\$76.83
Swimmer (9 to 10) Registration	\$80.35	Exempt	\$80.35

**2024
FEES AND CHARGES**

Schedule I - Recreation Fees

DESCRIPTION	FEE	HST	TOTAL
Summer Day Camps (July and August, excluding Statutory holidays)			
Daily, Mon - Fri ***3rd Child (less 10% of equal or lesser number of days)	\$36.06	Exempt	\$36.06

Insurance Fees			
Non-Sporting Event or Occasion - No Alcohol			
Per Hour with Attendance of:			
1-50	\$3.00	\$0.39	\$3.39
51-100	\$4.00	\$0.52	\$4.52
101-200	\$6.00	\$0.78	\$6.78
201-500	\$8.00	\$1.04	\$9.04
501-1000	\$10.00	\$1.30	\$11.30
1001-1500	\$15.00	\$1.95	\$16.95
1501+	TBD by Provider at time of booking		
Per Day with Attendance of:			
1-50	\$25.00	\$3.25	\$28.25
51-100	\$50.00	\$6.50	\$56.50
101-200	\$75.00	\$9.75	\$84.75
201-500	\$150.00	\$19.50	\$169.50
501-1000	\$220.00	\$28.60	\$248.60
1001-1500	\$300.00	\$39.00	\$339.00
1501+	TBD by Provider at time of booking		
Non-Sporting Event or Occasion - Alcohol			
Per Hour with Attendance of:			
1-50	\$12.00	\$1.56	\$13.56
51-100	\$20.00	\$2.60	\$22.60
101-200	\$30.00	\$3.90	\$33.90
201-500	\$40.00	\$5.20	\$45.20
501-1000	\$50.00	\$6.50	\$56.50
1000+	TBD by Provider at time of booking		
Per Day with Attendance of:			
1-50	\$85.00	\$11.05	\$96.05
51-100	\$130.00	\$16.90	\$146.90
101-200	\$200.00	\$26.00	\$226.00
201-500	\$350.00	\$45.50	\$395.50
501-1000	\$550.00	\$71.50	\$621.50
1000+	TBD by Provider at time of booking		
<p>**A listing eligible and non-eligible Non-Sporting Events or Occasions is available from Municipal Staff</p> <p>**Events: Annual Weekly Meetings: Charge 5 times the flat charge shown for a 1-2 Day Event for a Total Annual Premium.</p> <p>**Events: Annual Monthly Meetings: Charge 3 times the flat charge shown for a 1-2 Day Event for a Total Annual Premium.</p>			
DESCRIPTION	FEE	HST	TOTAL

Schedule I - Recreation Fees

Sporting Event or Activities			
Low Risk, Per hour with Attendance of:			
1-25	\$2.50	\$0.33	\$2.83
26-50	\$4.00	\$0.52	\$4.52
51-100	\$6.00	\$0.78	\$6.78
101+	TBD by Provider at time of booking		
Low Risk, Per Day with Attendance of:			
1-25	\$60.00	\$7.80	\$67.80
26-50	\$90.00	\$11.70	\$101.70
51-100	\$120.00	\$15.60	\$135.60
101+	TBD by Provider at time of booking		
Medium Risk, Per hour with Attendance of:			
1-25	\$4.00	\$0.52	\$4.52
26-50	\$6.00	\$0.78	\$6.78
51-100	\$8.00	\$1.04	\$9.04
101+	TBD by Provider at time of booking		
Medium Risk, Per Day with Attendance of:			
1-25	\$95.00	\$12.35	\$107.35
26-50	\$120.00	\$15.60	\$135.60
51-100	\$190.00	\$24.70	\$214.70
101+	TBD by Provider at time of booking		
<p>**A listing of eligible and non-eligible sporting events as well as the low and medium risk profiles is available from Municipal Staff</p> <p>**Events Over 1 day: Any Single Sporting Event being held for more than 1 consecutive is a Company Referral</p> <p>**Events - Annual Weekly and Seasonal Activities: Charge 2 times the flat charge shown for a Total Annual Premium</p> <p>**Organized sports leagues without insurance are a company referral</p>			

**2024
FEES AND CHARGES**

Schedule J - Trailer Park Fees

DESCRIPTION	FEE	HST	TOTAL
Full Service			
Seasonal - Riverfront	\$1,982.24	\$257.69	\$2,239.93
Seasonal - Other	\$1,482.24	\$192.69	\$1,674.93
Monthly	\$674.07	\$87.63	\$761.70
Weekly	\$256.82	\$33.39	\$290.21
Daily	\$50.67	\$6.59	\$57.26
May 1 to Weekend After Thanksgiving			
Hydro/Water Only			
Seasonal	\$1,235.39	\$160.60	\$1,395.99
Monthly	\$581.48	\$75.59	\$657.07
Weekly	\$218.40	\$28.39	\$246.79
Daily	\$44.34	\$5.76	\$50.10
Victoria Day Weekend to Thanksgiving			
Transient No Services - Daily - Trailer	\$28.17	\$3.66	\$31.83
Transient No Services - Daily - Tent	\$18.78	\$2.44	\$21.22
Winter Storage			
-Trailer, Deck, Shed	\$258.30	\$33.58	\$291.88
Deck, Shed, Other Property	\$51.50	\$6.70	\$58.20
-October 15-May 15			
Moving from one lot to another, if re-sodding or other clean-up required	\$51.50	Exempt	\$51.50
Clean-out	\$10.30	Exempt	\$10.30
Lot Maintenance Required by Works, Requested by Tenant	Minimum \$40.00 per hour staff fee + Cost of Materials and/or Labour		Minimum \$40.00 per hour staff fee + Cost of Materials and/or Labour

Schedule K - Fire Department Fees

DESCRIPTION	FEE	HST	TOTAL
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Fire Safety

Burn Permit	No Charge		No Charge
Fire Drill Approval and Observation, Per Hour, Minimum 1 Hour	\$85.00	Exempt	\$85.00
Fire Safety Plan Review / Approval, Per Hour, Minimum 1 Hour	\$85.00	Exempt	\$85.00

Letters and Reports

OFC Deficiencies or No Deficiencies Letter	\$125.00	\$16.25	\$141.25
File Search Request Letters	\$125.00	\$16.25	\$141.25
Fire Report - SIR (3rd Party)	\$125.00	\$16.25	\$141.25

Inspections

Fire Safety Inspections - Initial Visit / Consultation	No Charge		No Charge
Fire Safety Inspection (Including Written Report) Per Hour, Minimum 1 Hour	\$85.00	Exempt	\$85.00
Inspections Requiring Outside Agencies	Actual Cost		Actual Cost
Commercial/Industrial/Institutional Multi-Residential/Farm Inspection Per Hour, Minimum 1 Hour	\$125.00	Exempt	\$125.00
Residential Home Inspection (Single Family)	No Charge		No Charge
Residential Inspection (operating a business out of home, such as a daycare) Per Hour, Minimum 1 Hour	\$85.00	Exempt	\$85.00

Incident Response

Fire Department Emergency Response-Insured Perils, Indemnification Technology®			
Current MTO rate per apparatus, per hour	Actual	Exempt	Actual
Current MTO rate per apparatus, per half hour	Actual	Exempt	Actual
Firefighter Current Rate, per hour plus any additional costs for each incident	\$34.03	Exempt	\$34.03
For extraordinary expenses - When additional resources are required at a fire or emergency incident and no owner or agent is available to authorize, recovery of costs can be invoiced to the property owner (ie: Excavator, drone, other agencies for assistance)	Invoice will be according to invoice provided by third party	Exempt	Invoice will be according to invoice provided by third party

Schedule K - Fire Department Fees

DESCRIPTION	FEE	HST	TOTAL
Incident Response - Open Air Fire with Permit & Compliant	No Charge		\$0.00
Incident Response - Open Air Fire with or without Current MTO Rate per apparatus, per hour plus any additional costs for each incident	\$543.03	Exempt	\$543.03
Current MTO Rate per apparatus, per half hour plus any additional costs for each incident	\$271.52	Exempt	\$271.52
Motor Vehicle Accident on Highway 21 Current MTO rate per apparatus, per hour	\$543.03	Exempt	\$543.03
Current MTO rate per apparatus, per half hour	\$271.52	Exempt	\$271.52
Motor Vehicle Fires on Highway 21 Current MTO rate per apparatus, per hour	\$543.03	Exempt	\$543.03
Current MTO rate per apparatus, per half hour	\$271.52	Exempt	\$271.52
Motor Vehicle, Watercraft & Aircraft Accidents & Fires - Other than Highway 21 Current MTO Rate per apparatus, per hour	\$543.03	Exempt	\$543.03
Current MTO Rate per apparatus, per half hour	\$271.52	Exempt	\$271.52

Other Fire Related Services

Assistance Beyond Normal Requirements or Circumstances	Actual Cost Plus 10%	Exempt	Actual Cost Plus 10%
Decontamination and cleaning of all PPE after Structure Fire or Hazardous Material Call	Actual Costs of all Cleaning and Repair	Exempt	Actual Costs of all Cleaning and Repair
Extinguish controlled Burn Current MTO rate per truck, per hour	Actual	Exempt	Actual
Current MTO rate per truck, per half hour	Actual	Exempt	Actual
False Alarms - 2 free per calendar year, thereafter:	\$500.00	Exempt	\$500.00
Fire Watch or Stand By for other outside agencies with apparatus Current MTO rate per apparatus, per hour	Actual	Exempt	Actual
Current MTO rate per apparatus, per half hour	Actual	Exempt	Actual
Fire Watch (Without Apparatus)	Actual Cost Plus 10%	Exempt	Actual Cost Plus 10%
Hazardous Materials Response Current MTO rate per truck, per hour	Actual	Exempt	Actual
Current MTO rate per truck, per half hour	Actual	Exempt	Actual
Rent special equipment to determine origin and cause, suppress or extinguish fires, preserve property, prevent fire spread, make property safe Current MTO rate per appartus, per hour	Actual cost for agencies and equipment used	Exempt	Actual cost for agencies and equipment used
	Actual		Actual

Schedule K - Fire Department Fees

DESCRIPTION	FEE	HST	TOTAL
Response Due to Gross Negligence or an Illegal Act Current MTO rate per truck, per hour Current MTO rate per truck, per half hour	Actual Actual	Exempt Exempt	Actual Actual
Wildland Fires through Carelessness Current MTO rate per apparatus, per hour Current MTO rate per apparatus, per half hour Plus any additional costs for each incident	Actual Actual	Exempt Exempt	Actual Actual
If necessary to provide security to maintain continuity of scene during an incident investigation Flat Rate per Day 24 hours	\$1,000.00	Exempt	\$1,000.00

Materials and Supplies

Class A Foam Wetting Agent	Actual Cost Plus 10%	Exempt	Actual Cost Plus 10%
Commercial - Lock Box (Hardware only, No Installation)	Actual Cost	HST	Actual Cost
Dry Sprinkler Powder Aerosol Unit - DSPA	Actual Cost Plus 10%	Exempt	Actual Cost Plus 10%
Fire Safety Plan Box	Actual Cost	HST	Actual Cost
Other Material Charges	Actual Cost Plus 10%	Exempt	Actual Cost Plus 10%
Smoke Alarm or Carbon Monoxide Detector installation Added to taxes + interest, if unpaid after 30 days	\$55.62	\$7.23	\$62.85

Training

Fire Extinguisher Training for Employees (Commercial, Industrial & Institutional)	\$10.00 per Person Minimum \$100 Charge	Exempt	\$10.00 per Person - Minimum \$100 Charge
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Schedule L - Water and Sewer Fees

DESCRIPTION	FEE	HST	TOTAL
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****All fees in are effective for all billings after January 1st each year****

A&E Connection and Service Charges			
Bulk Water - per m3 water - Plus Daily Connection Fee - Weekly Connection Fee - Annual Membership, January to December 31	\$5.41 \$58.00 \$116.00 \$355.00	Exempt Exempt Exempt Exempt	\$5.41 \$58.00 \$116.00 \$355.00
Charge to locate, Municipal water service	n/c	n/c	n/c
Charge to locate, inspect, map and number service connection made by contractor (lateral already constructed from main to property line) Water or Sewer	\$489.51	\$63.64	\$553.15
Charge to locate, Private locate charge – not municipal service----- Minimum charge 1 hour, time in excess of 1 hour is extra	\$105.10	\$13.66	\$118.76
Disconnect or Reconnect Fee – Customer Request	\$59.54	Exempt	\$59.54
Disconnect fee – non-payment or after hours request	\$215.78	Exempt	\$215.78
Municipally constructed sewer line from main to property line (does not include locate, inspect, map and number service connection made by contractor) Water or Sewer	\$4,447.09	Exempt	\$4,447.09
Septage disposal of one tank, up to 1,000 gallons	\$958.35	\$124.59	\$1,082.94
Sewer Camera Work - Regular Hours, 2 staff, rate per hour - After Hours and Weekends, 2 staff, rate per hour	\$137.40 \$634.20	\$17.86 \$82.45	\$155.26 \$716.65
Swimming Pools – Filling---Minimum Charge	\$1,045.46	\$135.91	\$1,181.37
Water Meter Read Request	\$71.06	\$9.24	\$80.30
Water Meter Frost Plate	\$86.60	\$11.26	\$97.86
Water meter and backflow prevention device - 3/4" Service	\$658.55	\$85.61	\$744.16
Water meter and backflow prevention device - 1" Service All other meter sized billed at cost + 15% handling/billing	\$979.00	\$127.27	\$1,106.27

Schedule L - Water and Sewer Fees

Chesley Water Service Area Metered Rates (non-taxable)

Any customer wishing to be charged on a metered basis shall, at the customer's expense, install a water meter. The metered rate shall be the same as the Paisley Water Service Area metered rates.

Chesley Water Service Area Rates (non-taxable)

Minimum rates to be charged on a per unit basis as determined by the assessment roll and/or as amended by a formal review by the Municipality of Arran-Elderslie and added to taxes.

Residential

Single Family Unit	\$742.65	Exempt	\$742.65
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Commercial

Basic and vacant commercial (must apply in writing for this rate)	\$636.59	Exempt	\$636.59
Apartment rate over commercial	\$530.45	Exempt	\$530.45
Board of Education	\$5,596.09	Exempt	\$5,596.09
Car Wash	\$1,326.13	Exempt	\$1,326.13
Cemetery	\$742.65	Exempt	\$742.65
Chesley Place (40 beds)	\$9,430.17	Exempt	\$9,430.17
Community Centre/Curling Club	\$9,609.80	Exempt	\$9,609.80
Dealership	\$1,326.13	Exempt	\$1,326.13
Fire Hall	\$677.76	Exempt	\$677.76
Hair Salon only	\$698.09	Exempt	\$698.09
Hospital	\$10,456.44	Exempt	\$10,456.44
Lawn Bowling	\$349.39	Exempt	\$349.39
Long-term Care Home - Elgin Abbey (39 beds)	\$9,194.41	Exempt	\$9,194.41
Long-term Care Home - Parkview Manor (34 beds)	\$8,015.65	Exempt	\$8,015.65
Medical Building	\$1,030.05	Exempt	\$1,030.05
Municipal Building/Theatre/Library	\$677.76	Exempt	\$677.76

Schedule L - Water and Sewer Fees

DESCRIPTION	FEE	HST	TOTAL
Residential w/Beauty Shop	\$1,237.76	Exempt	\$1,237.76
Restaurant – Seated Restaurant	\$1,414.55	Exempt	\$1,414.55
Restaurant – Seasonal Take-out	\$530.45	Exempt	\$530.45
Restaurant – Take-out	\$884.01	Exempt	\$884.01
Restaurant – Take-out/Seating Restaurant	\$1,149.35	Exempt	\$1,149.35
Retirement Institution - Per Bed	\$235.75	Exempt	\$235.75
School - Chesley Community School	\$14,139.36	Exempt	\$14,139.36
Service Station	\$636.57	Exempt	\$636.57
Swimming Pool	\$1,596.69	Exempt	\$1,596.69
Trailer Park – 24 sites	\$1,604.11	Exempt	\$1,604.11
Trailer Park Showers/Washrooms	\$1,626.38	Exempt	\$1,626.38
Chelsea Property Holdings (Plant 1)	\$6,802.62	Exempt	\$6,802.62

Chesley Sewer Service Area Rates (non-taxable)

Residential

Single family unit	\$559.87	Exempt	\$559.87
Penalty (3x more than annual flat rate) for improper storm water connection. Notice will be given providing one year to disconnect and be inspected by the Municipality or penalty will be applied.	\$2,239.48	Exempt	\$2,110.93

Commercial

Basic or Vacant Commercial (must apply in writing for this rate)	\$479.88	Exempt	\$479.88
Apartment Rate - Over Commercial	\$399.91	Exempt	\$399.91
Bank	\$999.72	Exempt	\$999.72
Board of Education	\$4,221.22	Exempt	\$4,221.22
Car Wash	\$999.72	Exempt	\$999.72

Schedule L - Water and Sewer Fees

DESCRIPTION	FEE	HST	TOTAL
Cemetery	\$479.87	Exempt	\$479.87
Chesly Place (40 beds)	\$7,094.29	Exempt	\$7,094.29
Crate Design (Plant 1)	\$2,799.22	Exempt	\$2,799.22
Dawson House (basic comm. + 2 apts)	\$1,279.66	Exempt	\$1,279.66
Dealership	\$999.72	Exempt	\$999.72
Fire Hall	\$510.94	Exempt	\$510.94
Grocery Store	\$1,030.09	Exempt	\$1,030.09
Hair Salon Only	\$526.26	Exempt	\$526.26
Hospital	\$7,882.60	Exempt	\$7,882.60
Hotel Rate - Vacant	\$559.87	Exempt	\$559.87
Lawn Bowling	\$263.38	Exempt	\$263.38
Legion Hall	\$1,030.09	Exempt	\$1,030.09
Long-term Care Home - Elgin Abbey (39 beds)	\$6,916.94	Exempt	\$6,916.94
Long-term Care Home - Parkview Manor (34 beds)	\$6,030.15	Exempt	\$6,030.15
Medical Building	\$776.49	Exempt	\$776.49
Municipal Building/Theatre/Library	\$510.94	Exempt	\$510.94
Post Office	\$862.16	Exempt	\$862.16
Residential w/Beauty Shop	\$933.10	Exempt	\$933.10
Restaurant – Seasonal Take-out	\$399.91	Exempt	\$399.91
Restaurant – Seated Restaurant	\$1,066.34	Exempt	\$1,066.34
Restaurant – Take-out	\$666.49	Exempt	\$666.49

Schedule L - Water and Sewer Fees

DESCRIPTION	FEE	HST	TOTAL
Restaurant – Take-out/Seating Restaurant	\$866.42	Exempt	\$866.42
Retirement Institution - (Per Bed)	\$177.37	Exempt	\$177.37
School - Chesley Community School	\$10,658.94	Exempt	\$10,658.94
Service Station	\$479.88	Exempt	\$479.88
Swimming Pool	\$1,203.66	Exempt	\$1,203.66
Trailer Park – 24 Sites	\$1,209.27	Exempt	\$1,209.27
Trailer Park - Showers/Washrooms	\$1,226.07	Exempt	\$1,226.07
Chelsea Property Holdings (Plant 1)	\$5,128.12	Exempt	\$5,128.12

Chesley, Paisley and Tara Water Service Area Metered Rates (non-taxable)

Annual

Base Water Service Rate (BSR)	\$332.65	Exempt	\$332.65
Rate per Cubic Metre of Water Consumption	\$2.70	Exempt	\$2.70
Other Municipality - Brockton: Paisley Mill Corp			
Annual Base Service Rate	\$665.31	Exempt	\$665.31
Monthly Base Service Rate	\$55.44	Exempt	\$55.44
Rate per Cubic Metre of Water Consumption X 2	\$5.41	Exempt	\$5.41
Damage to water meter equipment, including the removal of exterior equipment and/or interior wiring will not be tolerated. Two warnings will be provided to the property owner after which, further damages will result in the Municipality invoicing the property owner for the applicable size of water meter and require the installation,	\$1,005.87	130.76	\$1,136.63

Monthly

Base Water Service Rate (BSR)	\$27.72	Exempt	\$27.72
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Paisley Sewer Service Area Rates (non-taxable)

Effective for all billings, the sewer rate for Paisley sewer services shall be a monthly base sewer service rate and a rate per cubic metre of water consumption.

Annual

Base Sewer Service Rate (BSR)	\$358.82	Exempt	\$358.82
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Schedule L - Water and Sewer Fees

DESCRIPTION	FEE	HST	TOTAL
Rate per cubic metre of water consumption	\$1.60	Exempt	\$1.60
Other Municipality – (Brockton) McKeeman	\$1,119.73	Exempt	\$1,119.73
Other Municipality - Brockton: Paisley Mill Corp			
Annual Base Service Rate	\$717.64	Exempt	\$717.64
Monthly Base Service Rate	\$59.80	Exempt	\$59.80
Rate per Cubic Metre of Water Consumption X 2	\$3.19	Exempt	\$3.19

Monthly

Base Sewer Service Rate (BSR)	\$29.03	Exempt	\$29.03
Penalty (3x more than flat base rate) for improper storm water connection. Notice will be given providing one year to disconnect and be inspected by the Municipality or penalty will be applied.	\$1,435.28	Exempt	\$1,435.28

Water Service Area Rates Tara Water Service Area Rates (non-taxable)

Minimum rates to be charged on a per unit basis as determined by the assessment roll and/or as amended by a formal review by the Municipality of Arran-Elderslie.
Any customer wishing to be charged on a metered basis shall, at the customer's expense, install a water meter. The metered rate shall be the same as the Paisley Water Service Area metered rates.

Residential

Single family unit	\$742.65	Exempt	\$742.65
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Commercial

Churches	\$742.65	Exempt	\$742.65
Dry	\$831.77	Exempt	\$831.77
Wet	\$965.44	Exempt	\$965.44
Dry/Residence	\$787.30	Exempt	\$787.30
Wet/Residence	\$831.77	Exempt	\$831.77
Service Station/Garage	\$831.77	Exempt	\$831.77
Service Station/Car Wash	\$1,287.52	Exempt	\$1,287.52

Schedule L - Water and Sewer Fees

Sewer Service Area Rates Tara Metered Sewer Service Area Rates (non-taxable)			
DESCRIPTION	FEE	HST	TOTAL
Commercial Dry	\$575.46	Exempt	\$575.46
Commercial Wet	\$623.39	Exempt	\$623.39
Industrial (per cubic metre)	\$1.53	Exempt	\$1.53
Residential Single Family Unit	\$559.87	Exempt	\$559.87
Residential Dry	\$575.46	Exempt	\$575.46
Residential Wet	\$671.38	Exempt	\$671.38
Churches	\$559.87	Exempt	\$559.87
Service Station/Garage	\$479.87	Exempt	\$479.87
Service Station/Car Wash	\$999.74	Exempt	\$999.74
Penalty (3x more than annual base rate) for improper storm water connection. Notice will be given providing one year to disconnect and be inspected by the Municipality or penalty will be applied.	\$ 2,970.60	Exempt	\$2,970.60

Schedule M - Treasure Chest Museum (Paisley) Fees

DESCRIPTION	FEE	HST	TOTAL
Annual Membership Fees - Single	\$16.37	\$2.13	\$18.50
Annual Membership Fees - Family	\$20.80	\$2.70	\$23.50
Group Admission - 10 or more	\$37.17	\$4.83	\$42.00
Single Admission - Adult	BY DONATION		
Single Admission - Student/Senior	BY DONATION		

Schedule N - Building Permit Fees

All Permits Fees are HST exempt.

All Permits carry minimum fee.

Where any work, required by the BCA to have a permit, has commenced prior to the issuance of a Building Permit, the applicable permit fee payable is doubled.

The Municipality does not currently have Development Charges in place.

DESCRIPTION	FEE
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General

Building Permit (minimum fee)	\$130.00
Miscellaneous Inspections, per	\$130.00
Change of Use	\$130.00
Demolition Permit	\$130.00

Residential

Single Family Residence	\$1.55 /sq.ft.
Multiple Residential	\$1.40 /sq.ft.
Additions- With or Without Plumbing	\$1.55 /sq.ft.
Deck or Porch (minimum \$125.00 fee)	\$0.80 sq.ft
Garden Shed	\$125.00
Ancillary Buildings	\$0.50 /sq.ft.
Garage/Shed- Attached or Detached	\$0.75 /sq.ft.
Renovations: (fee/construction value)	\$14.00 / \$1,000.00
Wood Burning Appliances	\$150.00
Moving Permit	\$210.00
Pool- Above Ground	\$150.00
Pool - In Ground	\$350.00

Sewage Systems

Class 1, 2, 3	\$350.00
Class 4 & 5-New Sewage System	\$600.00
Bed-Tank Replacement/Repair	\$350.00

DESCRIPTION	FEE
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Agricultural

Farm Buildings- with Livestock	\$0.35 /sq.ft.
Farm Buildings- without Livestock	\$0.30 /sq.ft.
Additions	\$0.30 /sq.ft.
Fabric Structure	\$0.35 /sq.ft.

**2024
FEES AND CHARGES**

Schedule N - Building Permit Fees

Manure Storage Tank	\$0.30 /sq.ft.
Silo- Upright or Bin	\$150.00
Silo- Bunker (with Roof)	\$0.30 /sq.ft.
Silo- Bunker (without Roof)	\$0.20 /sq.ft.
Renovation/Structural: (fee/construction value)	\$12.00/\$1000.00
Commercial/Industrial/Institutional	
Commercial Buildings	\$0.80 /sq.ft.
Industrial Buildings	\$0.80 /sq.ft.
Institutional Buildings	\$0.80 /sq.ft.
Misc. Renovations/Additions (fee/construction value)	\$12.00/\$1000.00
Miscellaneous	
Repairs/Additions/Renovations (where applicable)	\$225.00
Towers (base and tower) (fee/construction value)	\$20.00/\$1000.00
Wind Turbines - Per Turbine	\$100,000.00
Tents	\$150.00
Signs (per O.B.C.)(fee/construction value)	\$14.00/\$1000.00
Other: (fee/construction value)	\$10.00/\$1000.00
Refunds (where applicable)	
If Administrative Functions Only Performed	80%
If Admin and Zoning Functions Only Performed	70%
If Permit has been Issued; No Field Inspections have been Performed Subsequent to Issuance	45%
If Permit has been Issued; One Field Inspection has been Performed Subsequent to Issuance	30%
For Each Subsequent Field Inspection, After Permit Issued, Additional Deduction of	5%



The Corporation of the Municipality of Arran-Elderslie

Staff Report

Council Meeting Date: December 11, 2023

Subject: SRW.23.24 Award Landfill Scale House Building Request for Proposal

Report from: Scott McLeod, Public Works Manager

Appendices: None

Recommendation

Be It Resolved that Council hereby,

1. Awards the contract for the construction of the Landfill Scale House Building to Domm Construction Ltd., in the amount of \$153,680.00 inclusive of HST and funded from Account #02-3501-9230;
2. That Capital Budget 2024 pre-budget approval is granted for the additional \$60,000 in funds to permit a project start date in early 2024; and
3. That additional funds to complete the project in the amount of \$60,000.00 be allocated to Account #02-3501-9230 from reserve 01-0000-7212 – Municipal Buildings.

Report Summary

The intent of this report is to obtain Council approval to award the contract for the construction of the new scale house building at the Arran Landfill site located at 671 Sideroad 20 in Arran Township.

Background

The scale house building provides a work location for landfill staff and provides indoor facility space to protect electronic equipment and computer hardware to operate the landfill scales and process landfill paperwork and transactions.

The current scale house is an office trailer that was purchased used and placed at the landfill in 2013 when it opened at its current location.

The condition of the facility is deteriorating and there are no indoor washroom facilities. Due to the condition of the trailer, it has been deemed unsuitable for repair.

The landfill site itself still has a 50-year life expectancy in the current footprint with additional lands available for future expansion if necessary. It is anticipated that this location will remain active for several more years.

Analysis

To address the condition of the structure, staff have proposed that a 16' wide x 24' long design build, concrete foundation, wood framed structure be built to replace the deteriorating office trailer.

The scope of the project includes the installation of a holding tank, plumbing and electrical work to complete the project.

Staff issued a Request for Proposal on Friday, October 27, 2023 and submissions were accepted until Tuesday, November 28, 2023.

Two submissions were received:

Company	Total incl. HST	Timeline
Domm Construction Ltd	\$153,680.00	16 weeks
Allen Hastings Ltd	\$180,342.00	24 weeks

The lowest bid is over budget; however staff believe that delaying the project further will result in higher costs in the future. Additionally, this is a work location for municipal staff and the existing building is no longer suitable for repair and needs immediate replacement.

Following a review of the submissions by staff and the Chief Building Official, staff recommend that the contract be awarded to Domm Construction Ltd.

Domm Construction Ltd., has indicated an approximate start date of February 1, 2024.

Link to Strategic/Master Plan

6.1 Protecting Infrastructure, Recreation and Natural Assets

Financial Impacts/Source of Funding/Link to Procurement Policy

Funds were allocated in the 2023 Capital Budget to complete the projects as follows:

\$100,000 – 02-3501-9230 – ENVS-LFILL-ARR-Weigh Scales

Staff propose that an additional \$60,000 be allocated to the project in the 2024 Capital Budget to finance the additional \$53,680 as well as provide contingent funds for site completion and that it be funded from Reserve 01-0000-7212 – Municipal Buildings which has a balance of \$526,380.

Staff are requesting pre-budget approval on the additional \$60,000 to permit the project to start in early 2024.

Approved by: Sylvia Kirkwood, Chief Administrative Officer



The Corporation of the Municipality of Arran-Elderslie

Staff Report

Council Meeting Date: December 11, 2023

Subject: Chesley Lawn Bowling Club Renovation

Report from: Carly Steinhoff, Park, Facilities and Recreation Manager

Appendices: None.

Recommendation

Be It Resolved that Council hereby,

1. Accept the quotations from North Star Carpentry and Stinson Electric at a combined cost of \$101,306.86, exclusive of applicable taxes;
2. Accept the estimate from Hatten's Home Hardware Building Centre at a cost of \$30,455.50, excluding applicable taxes;
3. Waive the cost of the building permit and landfill fees related to this project;
4. Agree that the Municipality shall provide aggregate to be applied to the base of the building;
5. Provide Capital Budget 2024 pre-budget approval, to be financed from reserve 01-0000-7212 – Municipal Buildings to 02-3937-4300, RECC-LBOWL-CHES-Chesley; and
6. Council waive the provision of the Procurement Policy in accordance with Section 4.7 of Schedule A of Bylaw 59-09.

Report Summary

To outline the proposal for the replacement of the west side of the Chesley Lawn Bowling Club.

Background

Members of the Chesley Lawn Bowling Club delegated to Council on March 27, 2023, to request the Municipality to support the application requesting funding through the

Ontario Trillium Foundation's Capital Stream. Members at the time informed Council that the west side of the building needed to be replaced.

Club members worked with an architect to prepare drawings and sought quotes for the project, as this was a requirement of the grant application. Club members asked Council to consider the following:

1. Should the application be successful, and the project move forward, that the Municipality waive the cost of the building permit.
2. That the Municipality cover the cost of any fees for Landfill.
3. That any gravel required for the base of the building to be supplied by the Municipality.

The Club also noted that it is entirely volunteer driven and that they would be providing in-kind time, as required.

Analysis

Staff submitted the application to the Ontario Trillium Foundation and were successful. The total amount to be received from the program is \$115,000.00. The project must be completed within twelve (12) months of project start date.

Staff have met with members of the Chesley Lawn Bowling Club and the contractor with the lowest quotation from earlier in the year. The quotation had a slight increase from the grant application period however, it remains the lowest quote received. The quote from North Star Carpentry did not include building material, as this has been estimated separately by Hatten's Home Hardware Building Centre. The quote received from Stinson Electric remains applicable.

Staff are requesting pre-budget approval for this project so that the contractor can be booked for early spring. It is anticipated that this project would be complete prior to the start of the lawn bowling season.

Link to Strategic/Master Plan

6.1 Protecting Infrastructure, Recreation and Natural Assets

6.5 Engaging People and Partnerships

Financial Impacts/Source of Funding/Link to Procurement Policy

The total cost of this project, excluding tax is \$131,762.36. The estimated project cost after the Municipal HST rebate is \$134,081.38.

The Chesley Lawn Bowling Club has committed \$4,000.00 to this project and the Ontario Trillium Foundation has granted \$115,000.00. The remaining amount to be paid by the Municipality is estimated to be \$15,081.38, to be financed from reserves and funds added to Account 02-3937-4300, RECC-LBOWL-CHES-Chesley Lawn Bowling.

The Club had requested that the Municipality waive the cost of the building permit and landfill fees. They have also requested that the Municipality provide aggregate for the base of the building. This cost of these requests is estimated to be no more than \$1,500.00.

Approved by: Sylvia Kirkwood, Chief Administrative Officer



Planning Report

To: Municipality of Alder-Elderslie Council

From: Rebecca Elphick, Consultant Planner

Date: December 11, 2023

Re: Zoning By-law Amendment - Z-2023-59 (Becker)

Recommendation:

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

That Council refuse Zoning By-law Amendment Z-2023-059.

Summary:

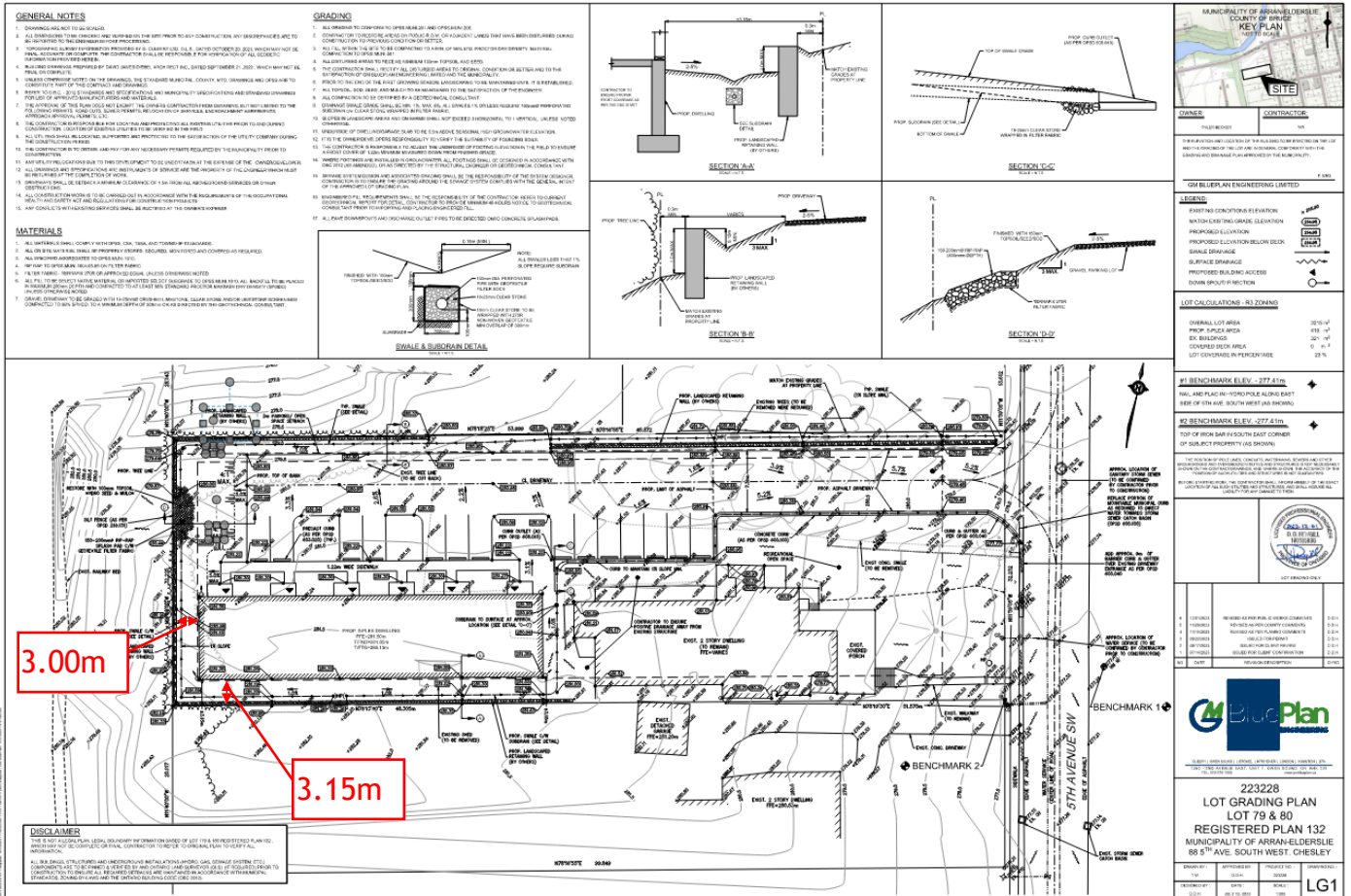
The applicant/owner, Tyler Becker, proposes to rezone his property, municipally referred to as 88 5th Avenue, Chesley, from R3-3 to a site specific R3 zone to permit the development of a five-unit townhouse at the rear of the property. The proposed amendment seeks to reduce the setback between a townhouse and side lot line from 7.5 to 3.1 metres, reduce the setback between a townhouse and rear lot line from 7.5 to 3.0 metres, reduce the minimum Gross Floor Area per unit to 75 m², revise the definition of Cluster Townhouse, and would allow more than 1 main building per lot. The existing six-unit dwelling at the front of the site is proposed to be retained. The townhouse dwelling is proposed to be developed on full municipal water and sewage services.

The subject lands are located within the Chesley urban settlement area on the west side of 5th Avenue, south of 2nd Street. The subject lands are approximately 0.3 hectares in size with approximately 32 metres of frontage along 5th Avenue. The lands are surrounded by low density residential uses to the south, the Chesley Heritage Trail and agricultural uses to the west, low density residential uses and the North Saugeen River to the north and low density residential- uses to the east. It should be noted that there is an approximately 11 m wide parcel which separates the subject property from the Chesley Heritage Trail and is owned by the adjacent property owner to the south. No development is proposed on that parcel of land and it remains wooded. The northwestern corner of the site is located within the Saugeen Valley Conservation Authority regulated area, given the subject lands' proximity to the North Saugeen River.

Airphoto



Site Plan/Grading Plan



Elevations

NORTH ELEVATION
1/8" = 1'-0"

WEST ELEVATION
1/8" = 1'-0"

EAST ELEVATION
1/8" = 1'-0"

SOUTH ELEVATION
1/8" = 1'-0"

Material Callouts:
 - PRE-FINISHED METAL ROOFING
 - PRE-FINISHED VINYL SHAKE SIDING
 - PRE-FINISHED METAL FASCIA & SOFFIT
 - 1/2" TOP PLATE
 - VERT. VINYL SIDING W/ TRIMS
 - CONT. STONE SILL
 - STONE VENEER
 - 1/2" FLR. SLAB
 - CAST-IN-PLACE CONC. FOUNDATION
 - INTERRUPT RIDGE VENT 1'-0" EACH SIDE OF FIRE BLOCK (TYP.)
 - RIDGE VENT
 - PRE-FINISHED VINYL SHAKE SIDING
 - PRE-FINISHED METAL FASCIA & SOFFIT
 - VERT. VINYL SIDING W/ TRIMS
 - SOLID WOOD POST CLAD WITH PRE-FINISHED METAL CLADDING
 - 1/2" TOP PLATE
 - 1/2" FLR. SLAB

4.	ISSUED FOR PERMIT	2022.08.21
3.	ISSUED FOR REVIEW	2022.02.25
2.	ISSUED FOR REVIEW	2022.02.23
1.	ISSUED FOR REVIEW	2021.11.17

ONTARIO ASSOCIATION OF ARCHITECTS
David Diebel
 DAVID JAMES DIEBEL
 LICENCE 5870

ARCHITECT:
DAVID JAMES DIEBEL ARCHITECT INC.
 519.934.3735 www.diebelarch.com

OWNER:
 Tyler Becker

PROPOSED:
5 PLEX TOWN HOME
 88 5th AVE. SOUTH WEST
 CHESLEY, ONTARIO
 MUNIC. OF ARRAN-ELDERSLIE

DRAWING NAME:
 ELEVATIONS

PROJECT #:
 2021-23

DWG. #:
A3.0

SCALE:
 AS NOTED

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 Municipality of Arran-Elderslie Official Plan, the Municipality of Arran-Elderslie Zoning By-law, relevant agency comments and public comments.

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.

Schedule ‘A’ of the Bruce County Official Plan (BCOP) designates the subject property within a Primary Urban Community and supports a mix of uses including residential development within the Settlement Area designation. The proposed development is consistent with the PPS and conforms to section 5.2 of the BCOP by directing growth to a settlement area where services exist to support the proposed development. The BCOP defers to the Arran-Elderslie

OP to establish land use policies to direct development and growth within the Primary Urban Community designation.

Schedule 'A' of the AEOP designates the majority of the subject property as 'Residential' with a small portion of the northwest corner designated 'Natural Environment and Hazard'. The Residential designation permits medium density residential development, including the townhouse as proposed, provided it does not exceed a Gross Density of 48 units per gross hectare and is compatible with existing land uses and the general built form of surrounding buildings. The proposal achieves a minimum density of 34.2 units per gross hectare (11 units/0.312 hectares). No new development is permitted within the Natural Environment and Hazard designation and no development is permitted within 6 metres of the stable slope of the Saugeen River.

Medium Density Residential Uses

As per Section 3.1.7b) of the Municipality of Arran-Elderslie Official Plan:

“When the Municipality is considering the establishment of 'Medium Density Residential' development, the following development criteria shall be used:

- ii) The development shall be compatible with existing land uses in the immediate area and the general built form of surrounding buildings;
- iii) Adequate off-street parking and appropriate access and circulation for vehicular traffic, including emergency vehicles shall be required;
- iv) Adequate buffering from abutting uses shall be provided;
- v) Suitable landscaping, lot grading, and storm water management/drainage shall be provided;
- vi) Suitable on-site open space shall be provided in relation to the size and nature of the development;
- vii) Water supply and sewage disposal services shall be provided in accordance with Section 5.4.1.”

In terms of compatibility, the proposed 5-unit townhouse is compatible with the surrounding land uses and general built form as it is located at the rear of a site and its one-storey building height is compatible with the general 1 to 2-storey built form of the surrounding area. While the surrounding area consists primarily of single and semi-detached dwellings, a townhouse built form is appropriate and is in line with the PPS guidance to direct growth to areas with existing and planned water and sewer services and within walking distance to other services and amenities.

In relation to access and parking, parking on the site must be provided at a rate of 1 resident space per unit plus 0.25 visitor spaces per unit, resulting in a total parking requirement of 14 parking spaces (11 resident spaces and 3 visitor spaces). The proposal will provide parking in

accordance with the requirements set out in the Zoning By-law and will be expanding the driveway and shifting it north to ensure appropriate access and circulation. The Fire Department noted that any driveway longer than 90 metres will require a truck turnaround space. Currently the driveway into the property is approximately 91 metres long. Therefore, if the application is approved, the applicant shall be required to shorten the driveway or provide a turn around space through the Site Plan Approval process to provide suitable access for an emergency vehicle.

With respect to adequate buffering from abutting uses, the applicant proposes the use of retaining walls which act as an additional form of screening between the subject lands and the abutting properties to the north, to the west, and to the south. Along the southern property line, where the reduced setback is being requested and the new townhouse cluster is proposed, the grade is lower than it is on the adjacent property to the south, which further mitigates overlook and trespassing concerns. It is recommended that fencing along the side and rear property lines be requested through the Site Plan Approval process.

In response to concerns raised at the November 27, 2023 Council Meeting, the applicant has since revised their proposal to increase the proposed interior side yard setback from the original proposal, to now achieve a side yard setback of 3.1 metres, where 7.5 metres is required by the Zoning By-law. The revised proposal maintains the proposed 3.0 metre rear yard setback, where 7.5 metres is required by the Zoning By-law. The 7.5 metre interior side and rear yard setbacks are required to ensure there is sufficient amenity area and separation between abutting lot lines and to minimize privacy and overlook concerns since Townhouse Clusters typically have an independent rear entrance and backyard. Further, these setbacks are required to ensure there is sufficient space available to manage drainage on the site and to ensure there are no negative impacts to the adjacent property owner. Staff recommend that the reduced interior side yard and rear yard setbacks are appropriate and will continue to provide an adequate buffer between the proposed Townhouse Cluster and the adjacent properties to the south and to the west.

With respect to on-site open space, the Zoning By-law requires that a minimum of 30% of the lot is maintained for landscaped open space. While the proposed development maintains a minimum of 30% landscaped open space, this requirement will be evaluated in further detail through the Site Plan Approval process.

In regard to servicing, the site will be serviced by municipal water and sewage disposal services.

As for suitable lot grading and stormwater management, the application was deferred at the November 27, 2023 Council Meeting pending the submission of an updated grading plan to demonstrate how drainage would be dealt with entirely on the subject property. An updated grading plan was submitted following the November 27, 2023 Council Meeting, which demonstrates that stormwater flow will be directed through a subdrain to the splash pad at the rear of the site. The revised plan, however, indicates that surface drainage near the rear of the property will be directed to the adjacent property to the west, where the grade is lower than that of the subject property. It is highly likely that in the event of a heavy rainfall, stormwater will pool on the adjacent property to the west, as the grade increases

further west where this property abuts the Chesley Heritage Trail. Staff note that this revised plan has not demonstrated that drainage can be addressed entirely on the subject property, and therefore recommend refusal of the application to amend the Zoning By-law. Staff may consider a revised development concept which demonstrates that self-contained drainage can be achieved, should the applicant wish to submit a new proposal.

Natural Heritage

The northwest quadrant of the site is designated Natural Environment and Hazard and zoned Environmental Protection within the Zoning By-law (EP) and is within the Regulated Area of the Saugeen Valley Conservation Authority (SVCA) per Ontario Regulation 169/06, given its proximity to the North Saugeen River.

Within the EP zone, only conservation uses, wildlife preservation, and boat docking facilities are permitted, and any development or site alteration is subject to the Saugeen Valley Conservation Authority's Ontario Regulation 169/06. The proposed 5-plex is located outside of the EP Zone. However, the building and a portion of the proposed parking lot is within the SVCA Regulated Area. Per Section 4.3.4 of the BCOP, written permission is required from the SVCA pursuant to Ontario Regulations - Development, Interference with Wetlands and Alterations to Shorelines and Watercourses where development or site grading is proposed within a Regulated Area. SVCA found the application generally acceptable and will require the applicant to apply for a permit from the SVCA prior to development.

Water and Wastewater Servicing

The subject property is serviced by municipal water and sewer services.

Archaeological Potential

The entirety of the subject property is considered to have high archaeological potential, given its proximity to the North Saugeen River. Cultural heritage policies within the BCOP direct that development on lands containing possible archaeological resources or areas of archaeological potential should occur in such a manner to avoid destruction or alteration of these resources. Saugeen Ojibway Nation (SON) has confirmed that due to the extensive disturbance on the property, an archeological assessment is not required.

Land Use Compatibility

The subject lands are within a 300 metre radius of a Class II industrial use but are separated by a distance of over 255 metres. Therefore, no technical studies to address land use compatibility are required.

Site Plan Control

Should the applicant wish to submit a new proposal with a revised development concept, they are advised that the proposal will be subject to the Site Plan Approval process in accordance with Section 41 of the *Planning Act*, R.S.O. 1990, as the subject property will contain more than 10 units on a single property. Matters related to snow storage, parking,

access, screening and waste collection will be evaluated through the Site Plan Approval process, should a revised application be submitted. This will require the property owner to enter into a site plan agreement to be registered on title with the Municipality and will require the applicant to develop the property in accordance with that agreement. Matters relating to appropriate landscaping and screening can be addressed through the Site Plan Approval process should a revised development concept be proposed through a subsequent application to amend the Zoning By-law.

Zoning By-law

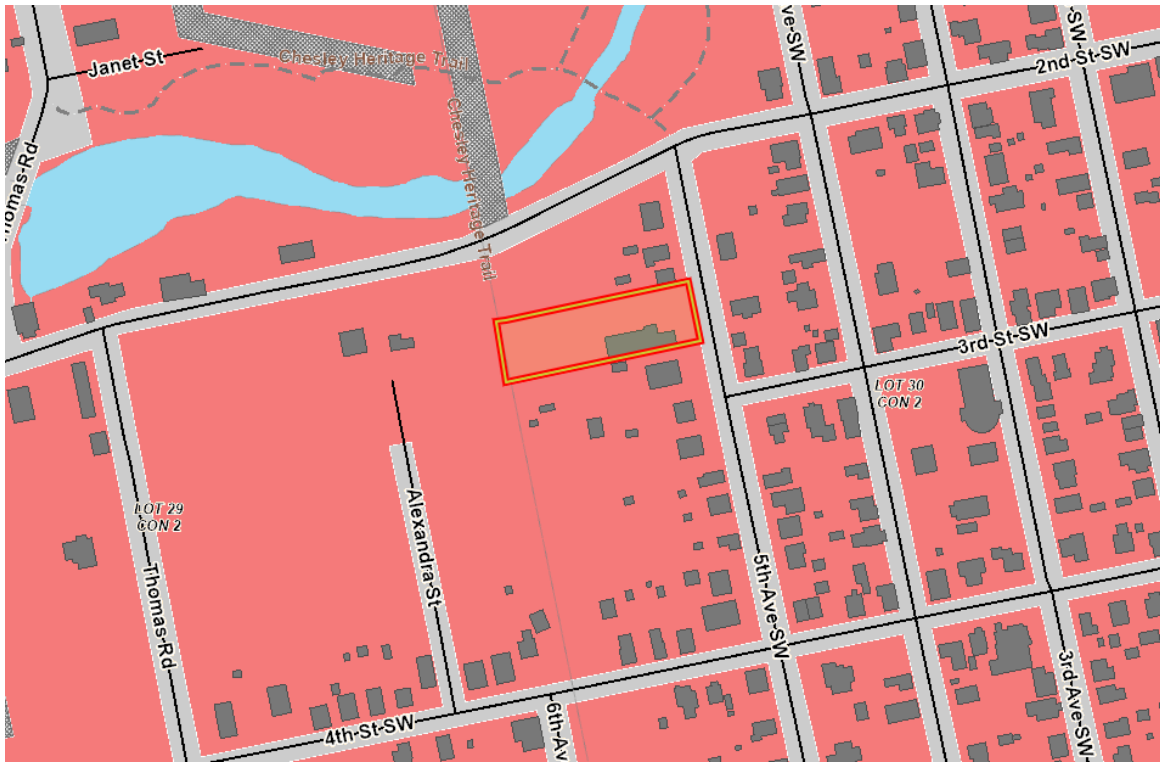
The subject property is zoned 'Residential - Medium Density Special Provision 3 (R3-3)' and 'Environmental Protection (EP)' in the Zoning By-law for the Municipality of Arran Elderslie. The Zoning By-law Amendment proposes to re-zone the portion of the site zoned R3-3 to a new site specific R3 zone to permit the development of a 5-unit cluster townhouse, the retention of the existing 6-plex, expansion of the parking lot and relocation of the driveway. The Zoning By-law Amendment proposes to further reduce the building setback to a side lot line to 3.1 metres, reduce the building setback to a rear lot line to 3.0 metres, reduce the minimum gross floor area to 75m², permit two main buildings on a lot and revise the definition of Townhouse Cluster to not require a rear access.

At this time, staff recommend refusal of the application to amend the Zoning By-law, given that the applicant has not demonstrated that self-contained drainage can be achieved with the reduced setbacks requested. Staff may consider a revised development concept which demonstrates that self-contained drainage can be achieved, should the applicant wish to submit a new proposal.

Appendices

- County Official Plan Map
- Local Official Plan Map
- Local Zoning Map
- Conservation Authority Jurisdiction Map
- Archaeological Potential Map
- List of Supporting Documents and Studies
- Agency Comments
- Public Comments
- Public Notice

County Official Plan Map (Designated Primary Urban)



Local Official Plan Map (Designated Residential / Natural Environment & Hazard)



Local Zoning Map (Residential Medium Density 'R3-3' / Environmental Protection 'EP')



Conservation Authority Jurisdiction (SVCA)



Archaeological Potential



List of Supporting Documents

The following documents were provided by the applicant in support of the application:

- Planning Justification Report, prepared by Cuesta Planning Consultants dated September 2023;
- Grading Plan, prepared by GM BluePlan Engineering, dated December 1, 2023;
- Site Plan, prepared by Cuesta Planning Consultants Inc. dated September 18, 2023; and,
- Floor Plans and Elevations, prepared by David James Diebel Architect Inc, dated August 21, 2022.

Agency Comments

Saugeen Valley Conservation Authority: See attached comments in full.

Historic Saugeen Metis (HSM): The Historic Saugeen Métis (HSM) Lands, Waters and Consultation Department has reviewed the relevant documents and has no opposition or objection to the proposed Zoning By-Law Amendment as presented.

Saugeen Ojibway Nation (SON): SON confirmed that given the extensive disturbance on the site, only a very small component, if any, would benefit from an archaeological assessment. Therefore, an archaeological assessment is not required at this time but SON has advised the applicant that should any archeological resources be revealed in the future, to contact SON immediately.

Building Department: No comments.

Public Works: It is expected that this proposal will require another water and sewer service connection as it is unlikely that existing services will be sufficient to service both buildings on site. The property owner will be required to pay for any upgrades that are required for their needs (if that means paying for a set of new water and sewer services) at our existing prices.

Public works has reviewed the grading plan prepared by GM BluePlan and have no present concerns.

Fire Chief/CEMC: There is a problem with the distance of the driveway, it shows it is 99m. Anything over 90m requires a turnaround for fire apparatus.

Public Comments

Attached in full. Below is a summary of the comments received:

1. There were concerns raised regarding the ownership of the adjacent rail line lands, which were illustrated as included within the property in the County's mapping.
2. There were concerns raised regarding the reduced rear yard and side yard setbacks related to privacy, overlook and trespassing.
3. There were concerns related to the appearance of the existing 6-plex on the property and garbage and recycling being left on the property for days, sometimes weeks, after collection day.
4. There were concerns related to the proposed density and suitability of a cluster townhouse on the property.
5. There were concerns related to the location of the driveway and cutting down the century old maple trees to make room for it.
6. There were concerns raised about accessing/leaving the driveway due to its slope and how these issues are further amplified during the winter months.
7. There were concerns raised on whether the SVCA had reviewed the proposal and were ok with the reduced setback.

Staff response:

- *Regarding the adjacent former rail line: we have confirmed that there was an error on the online mapping system which illustrates that this parcel forms part of the subject property. The Zoning By-law Amendment only applies to the parcel of land owned by Tyler Becker and therefore the reduced 3.0 m setback to the rear lot line will be to the parcel of land which separates 88 5th Avenue to the rail line.*
- *Regarding the reduced side yard setback: When reviewing requests to reduce the side yard setback staff typically consider whether the reduced setback will cause privacy/overlook concerns and whether there will be concerns regarding drainage onto the adjacent property.*

The existing 6-unit dwelling on the property (which is proposed to remain) is setback less than 1 metre from the property to the south and the proposed cluster townhouse will be setback 3.1 metres from the property to the south and 3.0 m to the rear lot line. Elevation and floor plan drawings were submitted in support of the application and confirm that the townhouse will have no rear entrances and the side lot line will contain a retaining wall, which reduces potential encroachment concerns. The grading plan submitted in support of the development demonstrates that there are no significant concerns from a drainage perspective to the property to the south as all stormwater flows will be directed to the west end of the site to a drainage feature. Further, along the southern lot line, the proposal is lower in elevation to the adjacent property and a retaining wall is used to mitigate potential overlook and erosion concerns, which further mitigates overlook and trespassing concerns. Additional landscaping and screening (i.e. fencing) will be evaluated through the Site Plan Approval process. Therefore, staff are satisfied that the 3.1 metre setback continues to provide an adequate setback between residential uses and has minimal impacts from a drainage perspective.

- *Regarding the reduced rear yard setback: when considering requests to reduce the rear yard setback, staff typically consider whether the reduced setback will cause privacy/overlook and drainage concerns and whether there is sufficient amenity/open space for future residents. The rear lot line abuts a parcel of land owned by the adjacent owner to the south, which formerly formed part of the railway owned lands. Staff have reviewed the proposed rear yard setback and are satisfied that it continues to provide a sufficient setback as the property backs onto a vacant parcel of land that is wooded followed by the old rail line. The elevations and grading plan submitted in support of the proposal demonstrate that there will be no side door entrances or windows and that a retaining wall will be provided along the rear lot line. Therefore, staff are satisfied that the reduced setback is appropriate. The property will be subject to Site Plan Control per Section 41 of the Planning Act which will require the property owner to enter into an agreement to be registered on title with the municipality and will require the applicant to develop the property in accordance with the approved drawings that form part of that agreement.*
- *Regarding concerns about garbage and recycling pickup: these concerns cannot be addressed through the planning process as they relate to the Property Standards By-law. However, these concerns can be raised with by-law enforcement should they continue to arise. The waste management strategy for the new townhouse block will be evaluated through the future site plan approval process which will require the property owner to enter into an agreement to be registered on title and will require that they develop the property in accordance with that agreement.*
- *Regarding concerns about illegal activities: these concerns cannot be addressed through the planning process and should be raised with law enforcement.*

- *Regarding the concerns about density: the current site specific zoning permits a 6-unit dwelling on the property. The Official Plan permits townhouse and apartment dwellings on the property provided they do not exceed a density of 48 units per gross hectare (this proposal achieves a density of 34.2 units per gross hectare). When evaluating whether this medium density development should be permitted, the Official Plan requires that you consider compatibility, parking and access, buffering, sufficient open space, landscaping, grading, stormwater management and servicing. Staff have completed our review of the updated grading plan and are satisfied that the proposed 5-unit cluster townhouse is appropriate and will require that the application go through the Site Plan Approval process, to ensure that items related to landscaping, access and waste management are appropriately addressed.*
- *Regarding the concerns about the driveway location and access: the access and design of the driveway location will be further explored through the site plan process. At this time there have been no concerns identified by public works on the proposed driveway location, slope or access.*
- *Regarding the concerns about whether the SVCA was circulated: The SVCA was circulated and had no concerns with the proposal.*

SENT ELECTRONICALLY ONLY: relphick@brucecounty.on.ca and bcplwi@brucecounty.on.ca

October 16, 2023

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

ATTENTION: Rebecca Elphick, Planner

Dear Ms. Elphick,

RE: Z-2023-059 (Becker)
88 5th Ave SW
PLAN 132 LOT 179 PT LOT 180 (Chesley)
Roll Number 410339000310600
Geographic Village of Chesley
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 3.1 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), dated September 2019, with the County of Bruce representing natural hazards, and water resources; and the application has also been reviewed through our role as a public body under the *Planning Act* as per our CA Member approved Environmental Planning and Regulations Policies Manual, amended October 16, 2018.

Purpose

The application requests relief for the rear yard setback from 7.5 m to 3.05 m. Note that the rear yard backs onto the former rail property and is now used for a walking trail. The applicant further proposes to rezone the subject property to a special provision of the R3 zone to permit a townhouse cluster, and to permit more than one principal building.

Recommendation

The application is acceptable to SVCA staff.

Background

The SVCA was contacted by the landowner on April 7, 2022, regarding the development of the property. SVCA provided initial comments for a development proposal.

County of Bruce Planning and Development
 Z-2023-059 (Becker)
 October 16, 2023
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Delegated Responsibility and Advisory Comments

Natural Hazards

SVCA has identified the slope as a natural hazard feature on and adjacent to the property. The slope is mapped as Natural Environment (NE) designation as shown in the Municipality of Arran-Elderslie OP, and the Environmental Protection (EP) Zone as shown in the Municipality of Arran-Elderslie Zoning by-law. It is the opinion of SVCA staff that the building proposed as part of the application will not be located within the EP zone.

Section 3.1 of the PPS, 2020 states in part that development shall generally be directed to areas outside of: a) hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding and erosion hazards; and b) hazardous sites. It is the opinion of SVCA staff that the application generally complies with Section 3.1. of the PPS, 2020; and the natural hazard policies of the County of Bruce OP and the natural hazard policies of the Municipality of Arran-Elderslie OP.

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 (CA) 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.

The northwest of the property is within the SVCA Approximate Regulated Area associated with Ontario Regulation 169/06. As such, development and/or site alteration within the SVCA Approximate Regulated Area will require 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.

For this property the SVCA Approximate Regulated Area represents part of the valley slope of the North Saugeen River, plus an offset distance of 15 metres outwards from the top stable valley slope. To determine where the

County of Bruce Planning and Development
Z-2023-059 (Becker)
October 16, 2023
Page 3 of 3

SVCA Approximate Regulated Area is located associated with our Regulation on the property, please refer to the SVCA's online mapping program, available via the SVCA's website at <http://eprweb.svca.on.ca>.

Based on the site plan submitted with the application, the proposed development will be located within the SVCA Approximate Regulated Area, and so a permit from the SVCA will be required for the development.

Please provide a copy of this letter to the property owner to continue with the permitting process with the SVCA. The property owner should contact Jason Dodds at SVCA (j.dodds@svca.on.ca)

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 rmo@greysauble.on.ca.

Summary

SVCA staff has reviewed the 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*.

The application is generally acceptable to 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, 2020 has been demonstrated; and
- 2) Consistency with local planning policies for natural hazards has been demonstrated.

Please inform this office of any decision made by the Municipality of Arran-Elderslie and/or the County of Bruce with regard to the application. We respectfully request to receive a copy of the decisions and notices of any appeals filed. Should you have any questions, please contact the undersigned.

Sincerely,

Jason Dodds
Environmental Planning Technician
Saugeen Conservation
JD/

cc: Christine Fraser-McDonald, Clerk representing Arran-Elderslie (via email)
Moiken Penner, SVCA Authority Member representing Arran-Elderslie (via email)

From: [Coordinator LRC HSM](#)
To: [Bruce County Planning - Peninsula Hub](#)
Subject: Request for Comments - Municipality of Arran-Elderslie (Becker) Proposed Zoning By-Law Amendment
Date: October 13, 2023 1:09:48 PM
Attachments: [PastedGraphic-5.png](#)

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Municipality of Arran-Elderslie

RE: Z-2023-059

The Historic Saugeen Métis (HSM) Lands, Waters and Consultation Department has reviewed the relevant documents and has no opposition or objection to the proposed Zoning By-Law Amendment as presented.

Thank you for the opportunity to review this matter.

Regards,

Georgia McLay

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



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From: [REDACTED]
To: [Bruce County Planning - Peninsula Hub](#); [Bruce County Planning - Peninsula Hub](#)
Cc: cfraser@arran-elderslie.ca
Subject: Proposed Construction Z-2023-059 Becker 88 5TH AVE SW
Date: Friday, November 10, 2023 12:39:03 PM

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Dear Sir, Madam,

When I purchased my home in 2020, I chose it for the quiet, largely single family residential area it was situated in, backing onto a quiet nature trail. If I understand the application correctly the proposed building at 88 5TH AVE SW requires amendments to the zoning in regards to setback and density. I feel that cramming a fiveplex (or sixplex) into a lot that already has a six unit building on it is not at all the right fit for the area. The proposed plan has this building backing almost directly up to my neighbor's property and appears to plan to build a portion of the unit on their Lot 0159 property. The existing zoning and setback requirements are in place to protect property owners from just such development. I sincerely hope you will reconsider allowing this build in this location.

Steven Young
96 5th Ave SW
Chesley
176, 177 REG PLAN 132
Lot 0160

From: [REDACTED]
To: [Bruce County Planning - Peninsula Hub](#)
Subject: Zoning By-Law Amendment File No. Z-2023-059
Date: Thursday, November 9, 2023 10:32:43 PM
Attachments: [REDACTED]

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Hello Bruce County Planning and Development,
 I'm writing to voice some concerns I have regarding file Z-2023-059.
 I have several concerns which are listed below:

1. Changing the relief for the rear yard setback (from 7.5m to 3.05m) I think is a bad idea. I'm sure the current setback was put in place for some very valid reasons. I would like to think it was put in place to maintain green and wooded space, create a natural habitat for many birds, squirrels, and other types of wild life, and to provide the residents of Chesley a natural and peaceful environment for hiking/walking/riding . I regularly walk the (rail) trail and enjoy the natural setting, the various wild life along the trail, and the general peace and quiet of the trail. Allowing a residential or commercial structure so close to the trail as proposed, would detract from the natural beauty of the trail, and perhaps impact the habitat of some of the wildlife.
2. I've also noticed on the Bruce county planning maps (<https://maps.brucecounty.on.ca/Geocortex/Html5Viewer/index.html?viewer=BruceMaps>), that a good portion of the rear of the property in question is under Saugeen Valley Conservation Authority regulations. Has the SVCA been contacted regarding this proposal, and what was their response to the requested setback change.
3. The current residence on the place is a fiveplex. On garbage day, there is a lot of garbage piled up on the curb in front of the home, none of it in containers. I have seen on numerous occasions, a garbage bag or two torn open, and garbage left on the lawn after the garbage has been picked up. This can easily attract various creatures like skunks, racoons, rats, and other vermin. Adding another fiveplex to the same property I'm sure will only make this situation even worse. Before the property owner decides to create more garbage from more residents, there should be some form of a containerized (or bin) garbage pickup arranged.
4. When I moved to Chesley in July 2022, I first took a good look around at the immediate area and also walked the trails. I chose the place I did because it was on a very quiet and safe dead end street, and close to the peaceful and natural (rail) trail. Adding a second fiveplex on the subject property will most certainly increase the traffic on our street, and quite possibly increase undesirable noise in our neighborhood.
5. The current fiveplex, from what I can see and have heard, needs some building maintenance. I

would prefer if the owner would first spend some money to 'spruce up' the current place, before adding another multi-tenant structure. The last thing anyone wants is a another multi-tenant unit that in 5+years needs maintenance.

It's obvious the property is not large enough as it is to properly accommodate the proposed new fiveplex, hence the request to change the rear setback. I would be less concerned if the proposal was modified to request a duplex or maybe a triplex with no change to the setback, and to have the new units geared to low income seniors.

I live at 73 5th Ave SW, Chesley, ON. N0G 1L0

Regards,
Gary Wellon



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From: [REDACTED]
To: [Bruce County Planning - Peninsula Hub](#)
Subject: Fwd: Zoning By-Law Amendment File No. Z-2023-059
Date: Thursday, November 9, 2023 12:26:16 PM
Attachments: [REDACTED]

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----- Forwarded message -----

From: Michelle [REDACTED]
Date: Thu, Nov 9, 2023, 09:51
Subject: Fwd: Zoning By-Law Amendment File No. Z-2023-059
To: Chris Warnica [REDACTED]

[REDACTED]
On Nov 4, 2023, at 16:12, [REDACTED] wrote:

To whom it may concern:

I am writing this letter to express my concerns and opposition with the application to consider By-Law Amendment File No. Z-2023-059, in regards to 88 5th Ave SW, Plan 132 Lot 179 PT Lot 180 (Chesley)

In the Public Meeting Notice, it states in the first paragraph that "the rear back yard backs on to the former rail property and is now used for a walking trail." This statement is incorrect as the rear back yard actually backs onto my lot known as Plan 132 Lot 29 RP 3R6726 PART 1 UNREG IRREG. I am in possession of this lot and have been paying the taxes on it for the last 13 years (see attached photos of Tax Bill and Lot Survey map). If the property is built as stated in the Public Meeting Notice it will be on my property. Further more, in the Planning Justification report the Appendix 2 Lot Grading Plan show that on the west end of the proposed building there will be a splash pad and silt fence added which would be built on my property even if the rest of the proposal didn't cross the lot line. At no time have I given nor do I give permission for anything to be built on my property by Mr. BECKER nor do I give him permission to cut down any of my trees or other vegetation or landscape on my property to build his five-plex.

I also have grave concerns about the proposed set backs along the south property line as this is the northern property line for most of my back yard. Having ten windows directly along the property line staring into the part of my property that is supposed to be private, would hinder my ability to enjoy my property, as this is where I gather with friends and family to celebrate and enjoy life.

When my wife and I bought our house here 13 years ago, we expressed concerns with the realtor about a possible expansion of the apartment on Lot 179. We were told that the By-Laws prohibited more than 6 units on a lot and would not have to worry about any future expansion. These By-Laws were created in order to protect local property owners from these exact situations, to ensure that people could have faith that the property they

bought and their enjoyment of it wouldn't be harmed by the whims of another be it for financial gain or any other reason. One of the reasons my wife and I bought the property was that it was a large open lot on a quite dead end street with low traffic. By building this unit my lot will become enclosed, my privacy diminished and the traffic will increase. This is a already fully developed area and adding this structure changes the area from what the local property owners found acceptable at the time they purchased their properties.

In the Planning Justification Report page 11 section 3.1.7 b) iii) Adequate off-street parking and appropriate access and circulation for vehicular traffic, including emergency vehicles shall be required;. The Lot 179 is located on a dead end street and there is little room for people to park on the road now let alone in the event the parking lot is full at Lot 179 after building this unit. This would only hamper the response time for emergency services in the case of an emergency.

In the Planning Justification Report page 11 section 3.1.7 b) iv) Mr. BECKER states that the neighbouring dwellings will be surrounded by the existing tree line. There is no tree line between lot 179 and my lot 178.

In the Planning Justification Report page 8 section 4.4.1 vi) Ensure that new development occurs in a cohesive and efficient manner without undue impact on the social or natural environment; I believe that this development would have a negative impact on the social environment as the current structure is in poor condition and has low upkeep which unfortunately creates a negative environment which has resulted in numerus police visits. My wife and I have had to chase off trespassers on multiple occasions as well as having added security cameras and extra locks to our house due to these interactions. By expanding this environment it will only increase this element, there by lowering property values and increasing the negative social environment.

In the Planning Justification Report page 5 Section 1.1 a) Mr. BECKER states that "the proposal will create an efficient land use pattern by utilizing an existing lot to bolster the housing stock which will providing a modest increase to the property tax revenue for the Municipality and the County." I would counter that with the possibility that this structure could very well likely lower the property values of the other properties in the area there by lowering the amount of property tax the Municipality and the County would receive overall.

At the moment, it is a regular occurrence that some of the tenants at Lot 179 leave more garbage out then is allowed without bag tags and improperly sort their recycling. When this happens, the garbage and recycling will sit out on the street for weeks at a time before it is cleaned up, which attracts wildlife that rips open the bags and the garbage then blows over lawns of everyone in the neighbourhood. The problem is then exasperated by who ever cuts the lawn at Lot 179 as they just run the mower over it. More units would create more garbage. In addition to the garbage blowing around the neighbourhood, some of the tenants have taken to burning their garbage and unwanted furniture. This has lead to us complaining to the town, after which instead of a fire pit they began to use a burn barrel. This has effected the enjoyment of our property on numerous occasions as the smell of burning garbage has driven us indoors. I fear how bad this situation will become if five more units are added.

As I mentioned earlier, the current building is kept in a state of poor repair. Mr. BECKER has owned the property for the past ten years and has done only the minimum in upkeep which is why it is referred to as affordable housing unit, not because it was built with affordable housing in mind. Based on this I have no reason to believe that any new structure he would build on the lot would not be maintained any better and that it too would eventually find itself in the same state of repair.

I know that the all levels of government are currently looking for ways to increase housing

in the province, but this is not the right location for this proposal, there are many lots large enough and more appropriate to facilitate this type of structure in Arran-Elderslie and I would encourage Mr. BECKER and the Municipality to pursue those avenues instead.

Sincerely,

Christian WARNICA

92 5th Ave SW

Chesley, ON.

NOG 1LO



From: [REDACTED]
To: [Bruce County Planning - Peninsula Hub](#)
Subject: File No. Z-2023-059
Date: Friday, November 10, 2023 10:44:11 AM

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Hello,

I am writing to express concern regarding the amendment to zoning to allow a townhouse cluster instead of a principle dwelling on this proposed lot.

I do not feel that we should be taking away or changing the sight lines from the walking trails as these are used and enjoyed by many of the residents of Chesley.

I also feel that a cluster of townhouses is not suitable for this subdivision of single dwelling properties and that it would only be the beginning of changing this established neighborhood. It could also bring down the property value causing issues for the current residences.

Thank you,

Derek Tierney
89 Tower Road
Chesley, Ontario
N0G1L0

From: [REDACTED]
To: [Bruce County Planning - Peninsula Hub](#)
Subject: Concerns regarding z-2023-059
Date: Tuesday, November 7, 2023 4:17:56 PM

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I am concerned over the proposal to change the bylaws concerning the number of units allowed on a single property. The property in regards to z-2023-059, has not been upkept well, I have concerns that the upkeep of the new units will be lacking compromising the enjoyment of the community and bring down property values. I am also worried that this change will set a precedent that will allow other single family dwellings to be converted into high density housing. I believe that there is ample amounts of other properties in the area for development that there is no need to increase the amount of units allowed on a single property. In conclusion I oppose this amendment.

Mike Swarbrick

From: [REDACTED]
To: [Bruce County Planning - Peninsula Hub](#)
Subject: Zoning for Rebecca Elphick application - File No. Z-2023-059
Date: Friday, November 3, 2023 9:15:13 PM

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As a concerned citizen living on 5th Avenue SW, I do not approve of the proposed change for the rear yard setback from 7.5m to 3.05m.

I know the proposed area and from what I can see, this property line belongs to the neighbour of the individual proposing the plan, not the actual participant. Furthermore, any housing being constructed is not going for the betterment of senior citizens but rather to those of low income or transient in nature, making this housing proposal unacceptable.

I personally moved to this part of town as it was considered safe and well maintained. Thus far, with the house on 88 5th Ave SW, I have seen those of a questionable nature come and go, making me wary of my belongings at the front of my house (ie. my vehicle), not to mention my safety when I come home at night from work. The sight of the house itself has become unbecoming and is just an invitation for more characters of the transient nature, those who may be involved with narcotics and other illegal activities and those of questionable character. Rather than attract individuals of this nature, why not zone for more business to come to the downtown core and make Chesley a prosperous little town.

I thank you for taking the time to read this short email and do look forward to a prompt resolution to this matter.

Jennifer Sanderson

From: [REDACTED]
To: [Bruce County Planning - Peninsula Hub](#)
Subject: Becker construction 5 th ave sw
Date: Saturday, November 4, 2023 7:18:09 AM

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Good day

As a resident of 5 th ave I have become aware of Mr Becker's intent to construct a building on the street to the north of us and are excited for any development but we do have a couple of concerns. The first concern being the proposed set back along the rail trail requested adjustment should be ensured that the applicant actually owns the property. Some of the rail lands were purchased at the time years ago by owners and is common that neighbours along the street owned their neighbours properties portion along the rail lines and should easily be identified so not sure why their would be confusion to ownership. Secondly we wonder if there is sufficient set back on the south of the build to limit encroachment with the neighbour to the south.

Lastly my wife and I are concerned that weekly garbage and recycling can sit after pickups for days on end and sometimes weeks without attention as the items left may not have qualified for pickup. We are excited by the prospects of the development and hope these comments can be attended to.

In closing it should be noted we run a property management firm and in no way bring prejudice to Mr Becker's tenanted property.

Kindly
Shawn Morrow, Nancy Morrow
100 5 th ave sw, 95 5 th ave sw
[REDACTED]

November 10, 2023

Arran-Elderslie Municipal Council

To whom it may concern:

I am writing this letter to express my concerns and to state my total opposition with the application to consider By-Law Amendment File No. Z-2023-059 regarding the property, Chesley Plan 132 Lot 179 and Part Lot 180.

I own, and my house is on, the other part of Part Lot 180.

There is such a thing as “quality of life”. When my family and I purchased this house, there was such a thing here, but continuous and increasing activities and disturbances stemming from the current apartment complex next door have made life so that I cannot enjoy my backyard. If I retreat indoors, often, even with my doors and windows shut, the hub-bub from continuous comings and goings from the “Apartment Building”, as it is referred to in this neighbourhood, can be heard even inside my house.

Some of these disturbances come from loud cars and trucks, motorcycles, ATVs, too loud music, too loud outdoor parties, usually held about twenty feet from my backdoor (close enough that even from inside, I can hear their conversion, combined with smokey bonfires, barking and growling dogs, that also leave their droppings anywhere and everywhere, and more!

I am alarmed and dismayed at the prospect of having these already mind-numbing carryings-on to double in intensity by doubling the number of apartment units next door.

Another concern of mine is the proposed re-location of the driveway, which would begin with the cutting down of a row of beautiful, healthy, nearly-century-old maple trees that are on the property line. As well as being very pleasant to look at, during the seasons when there are leaves on the trees, they help to muffle some of the noise from the “Apartment Building”, and helps a great deal in blocking my view of all the trash and mess around the building and in the yard.

As well, the proposed location of a new driveway, as shown on the site plan, conflicts with what Mr. Becker has, on two previous occasions, told me was his plan for the driveway. It makes me wonder what I should believe about precisely what is “proposed”, and what we will end up with. Will they match?

My house is five feet, six inches from the property line, which places the new driveway within spitting distance of my kitchen table.

The current driveway at the “Apartment Building”, can be a challenge to navigate in the winter sometimes. Cars, to get up the current driveway in snowy conditions, will start at the corner and charge up the driveway. Often they may have to make more than one attempt.

Twice, Mr. BECKER has told me that he intends to make a new, longer, curving driveway, that will come to within a few meters of my house. Twice I have shared my concerns about this with Mr. Becker. During snowy periods, vehicles will still have to from the corner, charge up the street to make it up the hill. Mr. BECKER’S “new” driveway won’t be any better, but only a longer distance to get up. As well, if the speeding vehicles should fail to make the curve in the driveway, they are likely to end up in my living room, and if those maple trees are removed, I will have no safety at all!

My driveway, and at least two other residences on this block have steep driveways, too. I never have much of a problem getting in or out of mine.

This is Bruce County, and we get “Bruce County” winters here. Proper and continuous winter driveway maintenance, careful driving practises, and snow tires, might go a long way in decreasing one’s winter driveway problem.

There are commonly, seven to twelve vehicles parked at the “Apartment Building”, and on weekends, more. I once counted twenty-three cars, two trucks, and two motorcycles, all at one time parked there. If more apartment units and parking for more vehicles occurs, the entrance way into the place won't be a driveway. It will be a street!, irregardless of weather the driveway is curved, as Mr. Becker told me it will be, or is perpendicular to Fifth Avenue S.W., as the published Site Plan suggests.

It is embarrassing to have the “Apartment Building” next door. A former next-door-neighbour of mine, Don Aiken (moved away now), used to say that the “Apartment Building” looked worse than any of the worst slum neighbourhoods that he had seen in Toronto! The first thing that one sees, looking down my street is that place; once a splendid residence, now unkept and neglected and sad; surrounded by piles of trash blowing around the yard (from there blowing onto the neighbours yards), the sidewalk in front impassible because it's usually blockaded by piles of uncollected garbage bags. Perhaps are they unaware of the garbage “bag-tag” requirement? Eventually, as the bags of garbage sit there, sometimes for months at a time, it attracts crows, cats, gulls, skunks, and all manner of wildlife rip the bags apart and spread the contents all over the street. Cars entering or leaving, just drive over or through the mess. Who's responsibility is it to correct these problems?

My neighbour to the south of the “Apartment Building”, and my neighbour to my north, who's property also borders on the “Apartment Building”, have all, reluctantly, been left with no alternative than to have to built substantial boundary fences in attempt to control “Apartment Building” “overflow activities”, trash and broken bottles, and even parking on our back lawns!

Crime? I've heard rumours of a disturbing number of illegal activities going on at the “Apartment Building, and I've seen a lot of “shady-looking” characters, frequenting there. A car was stolen from the parking lot there a short while ago, and, just a couple of months ago, there were five O.P.P. cruisers there for an afternoon. Usually, there are only two or three! Twice I have found exterior damage to doors and lower windows in my house, which I fear might indicate attempted burglaries.

The neighbourhood looks like “shanty-town”, there's public embarrassment, decreased property values (although our property taxes stay the same and only increase), noise, dust, smoke, crime, trash, traffic, vicious dogs, garbage, insecurity, and more noise, all stemming from this one source.

The situation is already well past the critical point! Do you think that we want to double the amount of this nonsense?

I live in this neighbourhood. I live in Chesley. I care deeply about them both. I have seen no evidence that might suggest to me that all parties that have an interest in this endeavour share my sentiments.

The Planning Justification Report indicates that there are some, as yet, unobtained permits that Mr. Becker is required to be approved from the Conservation Authority. Yet he has already begun to remove trees from both the north and the south side of the property, and done, what would appear to be, some “preparational” excavation.

I am in permanent residence immediately on the north side of the “Apartment Building”, since 1985! In all of this time, there have always been “family dwellings” in that building.

I am “uniformed” of any of Mr. Becker's triumphs or disappointments at other locations. We are concerned with this particular case, this particular location. Nothing else other applies.

Granted, bad things happen to good people! That building has been inhabited and maintained continually since it was built almost one hundred and twenty-five years ago, by the Krug's in 1880! To

To “the powers that be”, those people that are part of the decision making process, yes! We want Chesley to expand and prosper, to create new homes, and new opportunities! But not at any price! We don’t want to trade a pound for a penny!

After almost one hundred and twenty-five years, now on Mr. Becker’s watch, this property has disparaged, in a breath, from a happy “family dwelling”, to a building that the Site Plan terms as “UNINHABITABLE!”

Evidence might indicate that Mr. Becker is either incapable, unprepared, or simply unwilling, or all three, to happen this matter.

In other words; Everything in this instance would indicate that

MR. BECKER
CAN’T TAKE CARE OF WHAT HE HAS!
WHAT INSANITIES MIGHT COMPELL US
TO GRANT HIM MORE?

I strongly encourage you to forego any consideration of approval of this application!

Thank you,

Most sincerely,



BRIAN PHILLIPS,
76 5TH AVE. S. W.,
CHESLEY, ON.
NOG 1L0





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



October 12, 2023

File Number: Z-2023-059

Public Meeting Notice

**You're invited to participate in a Public Meeting
 to consider Zoning By-Law Amendment File No. Z-2023-059
 November 27, 2023 at 9:00 am**

A change is proposed in your neighbourhood: This application requests relief for the rear yard setback from 7.5 m to 3.05 m. Note that the rear yard backs onto the former rail property and is now used for a walking trail. The applicant further proposes to rezone the subject property to a special provision of the R3 zone to permit a townhouse cluster, and to permit more than one principal building.



88 5TH AVE SW, PLAN 132 LOT 179 PT LOT 180 (Chesley)
 Municipality of Arran-Elderslie, Roll Number 410339000310600

Learn more

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

The Planner on the file is: Rebecca Elphick

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 November 10, 2023 may not be included in the Planning Report but will be considered if received prior to a decision being made, and included in the official record on file.

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

How to access the public meeting

The public meeting will be held in person, in the municipal Council Chambers located at 1925 Bruce Road 10, Chesley, ON, N0H 1L0. Seating may be limited and you may be required to wait outside until called upon to speak. As an alternative, you may submit written comments to the Bruce County Planning Department which will be considered at the meeting.

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

Stay in the loop

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

Know your rights

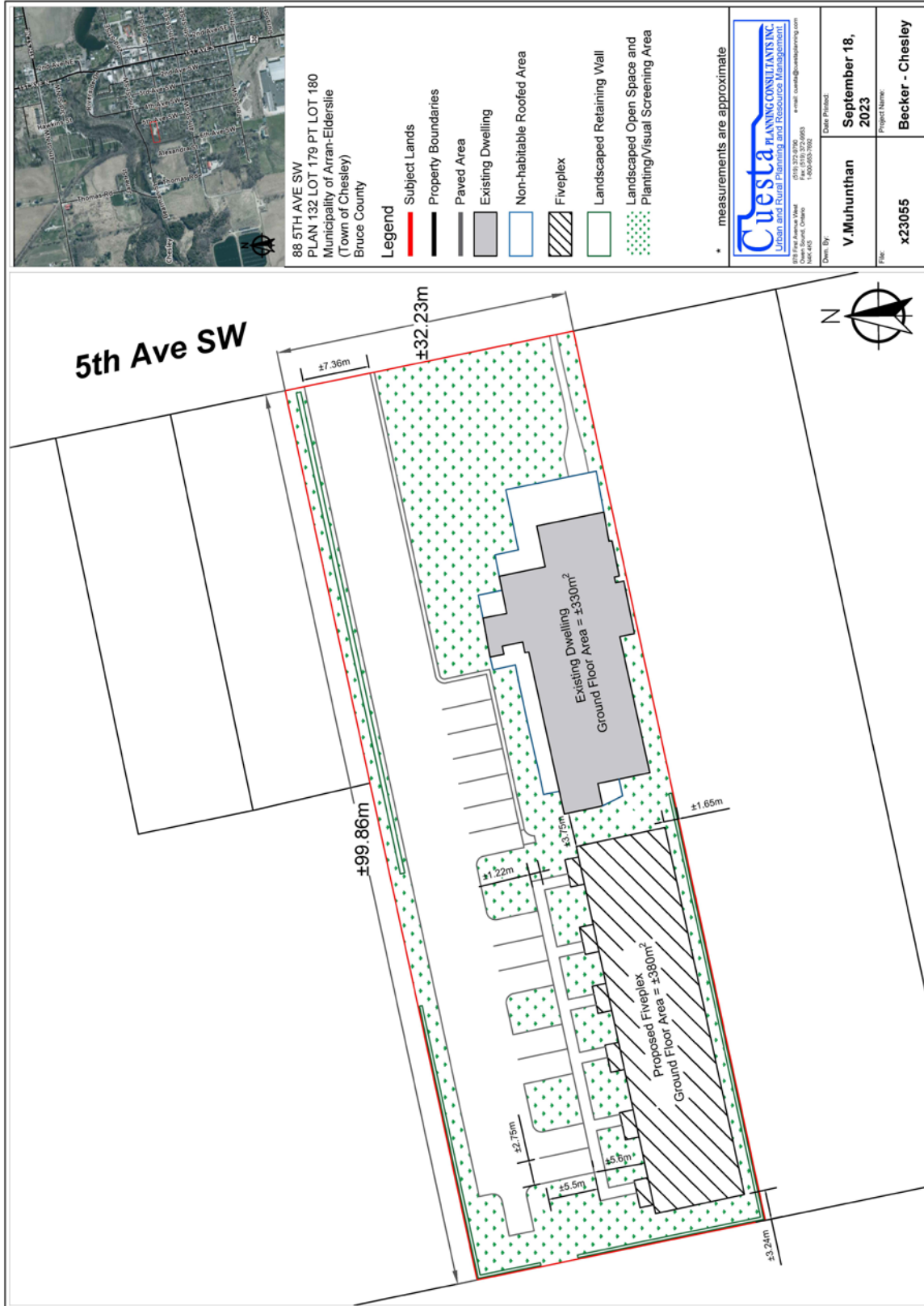
Section 34(11) of the [Planning Act](#) outlines rights of appeal for Zoning By-law Amendment applications.

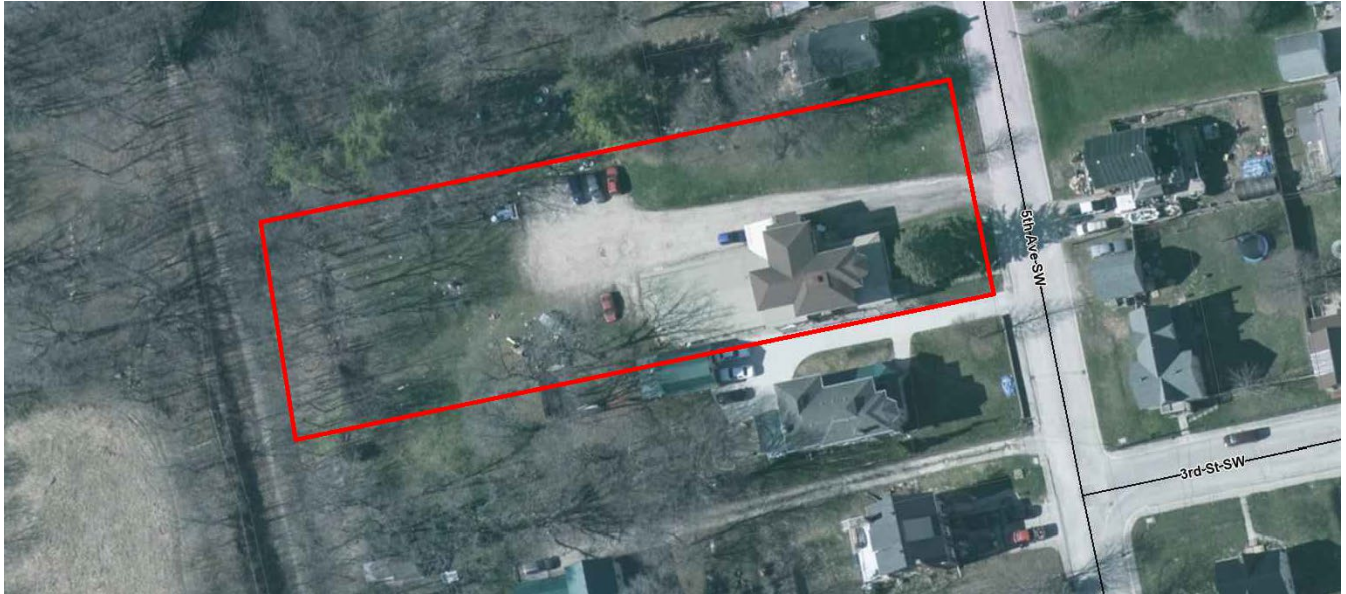
If a person or public body would otherwise have an ability to appeal the decision of the Council of the Municipality of Arran-Elderslie to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Arran-Elderslie 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/>.

Site plan





Planning Justification Report

Proposed Zoning By-law Amendment

88 5th Ave SW
Lot 179 & Part Lot 180
Registered Plan 132
Geographic Town of Chesley
Municipality of Arran-Elderslie
County of Bruce

Prepared for: Tyler Becker

September 2023
File No. 221251

Prepared by:
Cuesta Planning Consultants Inc.
978 First Avenue West
Owen Sound, ON N4K 4K5
Tel: 519-372-9790
cuesta@cuestaplanning.com



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PLANNING JUSTIFICATION REPORT

Zoning By-law Amendment
88 5th Ave SW
Lot 179 & Part Lot 180 Registered Plan 132
Geographic Town of Chesley
Municipality of Arran-Elderslie
County of Bruce

1.0 BACKGROUND AND CONTEXT

1.1 Purpose of Report

Cuesta Planning Consultants Inc. (CPC) has been retained by Mr. Tyler Becker, to assist in the processing of a zoning by-law amendment to permit a fiveplex on lands municipally referenced as 88 5th Ave SW and legally described as Lot 179 & Part Lot 180 Registered Plan 132, in the geographic Town of Chesley, now in the Municipality of Arran-Elderslie, County of Bruce.

This report will examine the merits of the proposed use by evaluating the proposal against the policies of the Provincial Policy Statement (PPS), the Bruce County Official Plan (BCOP), the Arran-Elderslie Official Plan (AEOP) and the Municipality of Arran-Elderslie By-Law Number 36-09 (By-law 36-09).

This report and the accompanying application and materials are intended to satisfy the requirements of Section 34 (10.1 & 10.2) of the Planning Act, RSO 1990 regarding the submission of a complete application.

1.2 Location and Description of Subject Lands

The subject parcel (the Site) is located in the central section of the Chesley Settlement Area, west of 1st Ave S (County Road 30) as depicted in Figure 1 below.

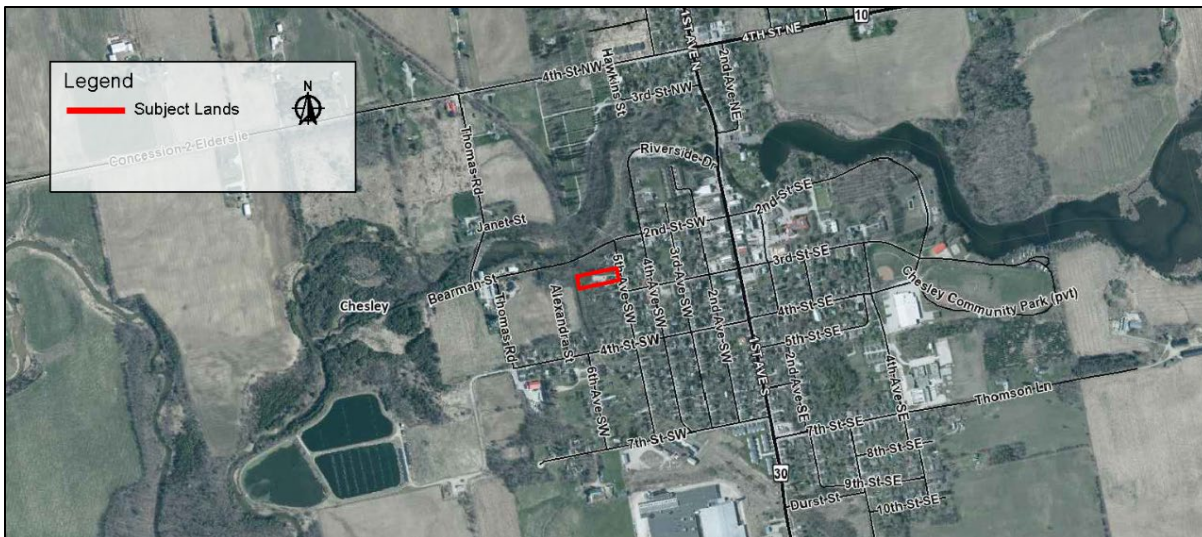


Figure 1 Location of Subject Lands

The Site is 0.3 hectares in area with a frontage of 32.2 metres on 5th Ave SW and depth of 99.9 metres; and presently contains a two-storey five (5) unit apartment building, driveway and parking area, a walkway as well as some woodlands present in the front and year yards.

The surrounding land uses are primarily residential in nature with woodlands interspersed. To the south of 2nd St SW are single detached residences fronting on 5th Ave SW with residential continuing as the primary land use east of the Site. Northwest of the Site, adjacent to 2nd St SW, is the North Saugeen River. Bisecting the River is the Chesley Heritage Trail which follows the old rail line extending directly west of the Site. Further west of the trail is a large agricultural parcel that is part of a cash crop operation.



Figure 2 Surrounding Lands

1.3 Description of Proposal

The subject proposal is to allow for establishment of a one-storey fiveplex structure. The proposed structure is to be located directly west of the existing building, perpendicular to the 5th Ave SW. As a result, the fiveplex will not have frontage on a roadway and can therefore be considered as part of a cluster townhouse development. Each dwelling unit will contain two (2) bedrooms, a shared kitchen/dining and living room, a bathroom and laundry room. The fiveplex will also include a storage and utilities unit. All units will have a covered porch with independent access from the front. It is the intention of the applicant to rent out each unit.

The proposal will also require the relocation and expansion of the driveway as well as an increase to the parking area in order to implement the additional parking required for the fiveplex. A total of fifteen (15) parking spaces will be provided for the Site. The proposed fiveplex will have seven (7) dedicated parking spaces, two (2) of which will be designated for visitor parking. Landscaping will be created along the southern and western boundaries, next to the entrances of each unit and within the parking area as a buffer between the spaces and the fiveplex.

The site plan (Appendix 1) depicting the proposal is set out in figure 3 below.

Please see Appendices 2 and 3 for additional plans.

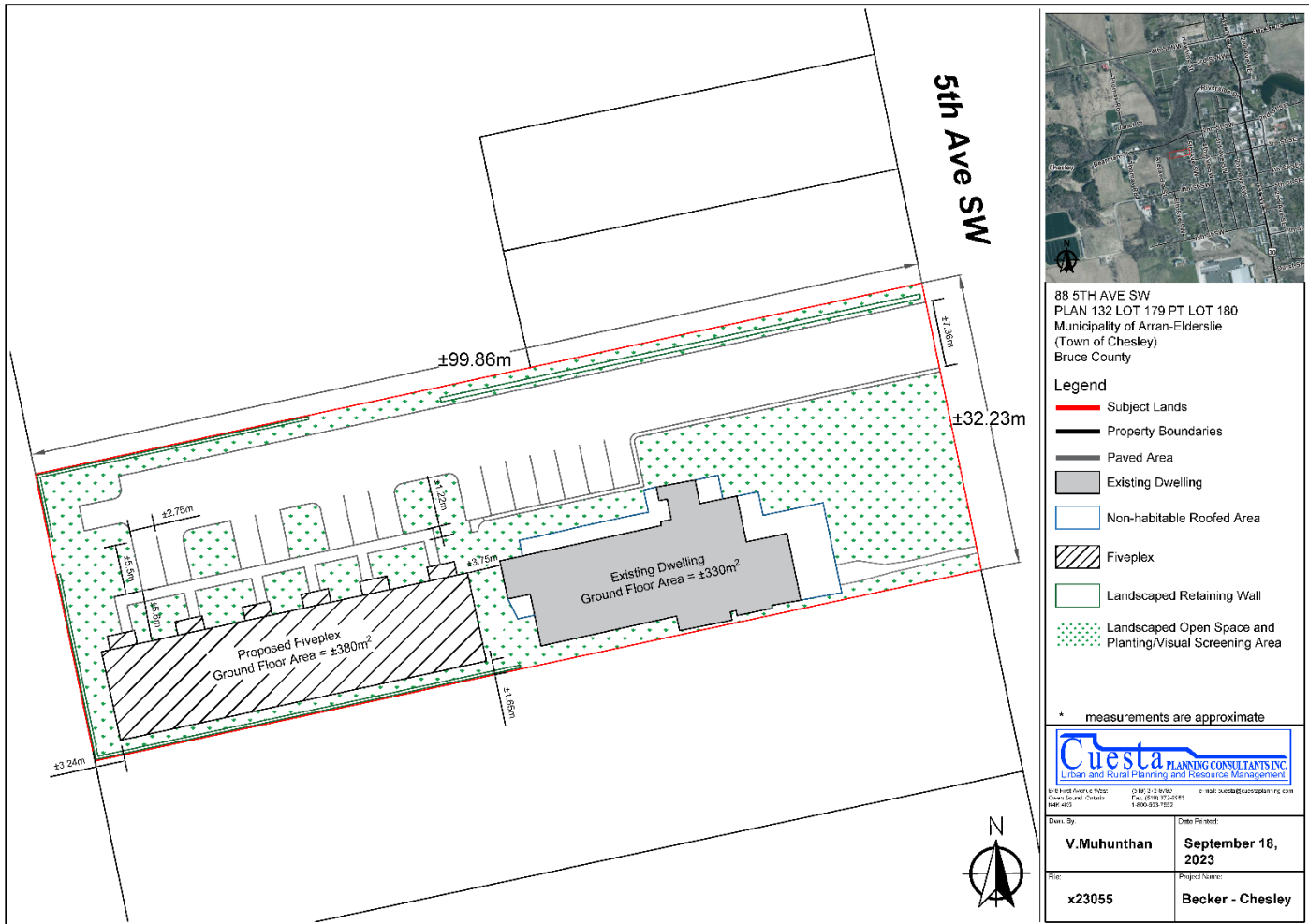


Figure 2 Site Plan

1.4 Pre-Submission Consultation and Required Approvals

Pre-submission consultation with respect to the subject proposal began in July of 2023. Preliminary comments received from the County of Bruce planning staff indicated that the Site is subject to site-specific zoning (Residential: Medium Density (R3-3)). The amending by-law (Town of Chesley By-law No. 14-86) only permits a multiple unit dwelling with up six (6) apartment units and outlines specific areas for landscaped open space, parking, and a planting strip. County of Bruce staff noted that a zoning by-law amendment would be required as the proposed fiveplex would result in a secondary structure on the property located within the area designated for landscaped open space. In support of the zoning by-law amendment, it was requested by County staff that an engineered lot grading and drainage plan would be required.

Pre-submission consultation occurred between the Applicant and the Saugeen Valley Conservation Authority (SVCA) in April 2022. A preliminary concept was discussed with SVCA staff. It was determined that if the construction of the structure falls within the regulated area, then a review process by the SVCA would be required. As the finalized proposal contemplates minor encroachment of the fiveplex into the regulated area as well as the need for grading to expand the driveway and parking area, a permit from the SVCA may be required.

The required approvals are reflected in Table 1.

Table 1 Approvals Required

Application	Approval Authority
<p><u>Zoning By-law Amendment</u></p> <p>A Zoning By-law Amendment application will be required to rezone the subject lands to permit the proposed fiveplex development.</p>	Municipality of Arran-Elderslie

2.0 LAND USE POLICY CONSIDERATIONS

The following analysis of the applicable land use policies considers how the proposal will meet the goals and intent of the relevant policy and remain compatible with surrounding land uses. Taking into account provincial, county and local policies, it will be determined how the proposal represents appropriate land use planning.

In addition to the Provincial Policy Statement, the Bruce County Official Plan (BCOP), the Arran-Elderslie Official Plan (AEOP) and the Municipality of Arran-Elderslie By-Law Number 36-09 (By-law 36-09) will also be evaluated as land use policy applicable to the proposal.

2.1 Provincial Policy Statement (PPS)

As stated under Section 3 of the Planning Act, all decisions by any authority that affect a planning matter shall be consistent with the Provincial Policy Statement (PPS). Any decisions made on or after May 1st, 2020 are to be consistent with the 2020 PPS. The following analysis will evaluate the proposal against applicable PPS policy.

Although the PPS is to be read in its entirety, the following specific provisions are deemed to be the most applicable to the consideration of the proposal.

Table 2 Provincial Policy Statement Evaluation

Table 2 – Provincial Policy Statement Evaluation

Section	Policy	Evaluation
1.0 Building Strong Healthy Communities		
<i>1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns</i>		
<i>1.1.1 Healthy, liveable and safe communities are sustained by:</i>		
<i>a)</i>	<i>promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;</i>	<i>The proposal will create an efficient land use pattern by utilizing an existing lot to bolster the housing stock which will providing a modest increase to the property tax revenue for the Municipality and the County.</i>
<i>b) (in part)</i>	<i>accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons);</i>	<i>The establishment of the proposed fiveplex will aid the Province in achieving a wider range and mix of residential types.</i>

c)	<i>avoiding development and land use patterns which may cause environmental or public health and safety concerns;</i>	<i>The proposed development is not within any significant natural heritage feature and is situated within the Chesley Urban Area which features full municipal services.</i>
h)	<i>promoting development and land use patterns that conserve biodiversity;</i>	<i>As previously noted, the proposed lot does not affect any significant natural heritage feature. Existing trees may be removed in order to facilitate the development; however, the retained open space can be utilized for planting in order to bolster biodiversity.</i>
1.1.3 Settlement Areas		
1.1.3.1	<i>Settlement areas shall be the focus of growth and development.</i>	<i>The subject lands are located within the Chesley Settlement Area.</i>
1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which:		
a)	<i>efficiently use land and resources;</i>	<i>The proposal represents an efficient use of land as the Site, which presently contains a two-storey apartment building, will be further developed to support a fiveplex without extending municipal services. Placing this type of development in urban areas is the most efficient use of municipal services.</i>
b)	<i>are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;</i>	<i>The proposal is located in an area with full municipal services and the increase in property tax can alleviate costs related to the increase in such services.</i>
1.1.3.3	<i>Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.</i>	<i>If approved, the proposal will meet this provincial goal as the development represents an infill scenario in a fully served area where an existing lot of record will accommodate additional housing supply in the form of the fiveplex.</i>
1.1.3.4	<i>Appropriate development standards should be promoted which facilitate intensification, redevelopment and</i>	<i>The proposed rezoning will permit the establishment of a fully serviced fiveplex dwelling which will facilitate</i>

	<i>compact form, while avoiding or mitigating risks to public health and safety.</i>	<i>residential intensification on the Site. A building permit will be required for the proposed fiveplex to ensure that it meets the standards of the Ontario Building Code.</i>
1.4 Housing		
1.4.3 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:		
<i>b) 2.</i>	<i>permitting and facilitating: all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;</i>	<i>The proposal will intensify the residential use of the subject lands by permitting a fiveplex alongside an existing six (6) unit dwelling which represents infill development.</i>
<i>c)</i>	<i>directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;</i>	<i>The proposed fiveplex development will be located on an existing lot with access to municipal water and sewage services.</i>
1.6.6 Sewage, Water and Stormwater		
1.6.6.2	<i>Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services.</i>	<i>The proposal achieves this policy as the fiveplex development will be serviced with municipal water and sewage systems.</i>
2.0 Wise Use and Management of Resources		
2.1 Natural Heritage		
2.1.1	<i>Natural features and areas shall be protected for the long term.</i>	<i>As the existing trees are required to be removed, the open space can be landscaped with plants to add to the natural features on site. As previously noted, no significant natural heritage features will be affected by the proposal.</i>

2.2 Bruce County Official Plan (BCOP)

Under the Bruce County Official Plan (BCOP), the subject lands are designated as being within the Primary Urban Community of Chesley of the Municipality of Arran-Elderslie (figure 4). It is a principal

direction of the BCOP to concentrate growth and development to these designated urban areas to promote the fullest range of land uses in settlement areas in the most efficient manner.

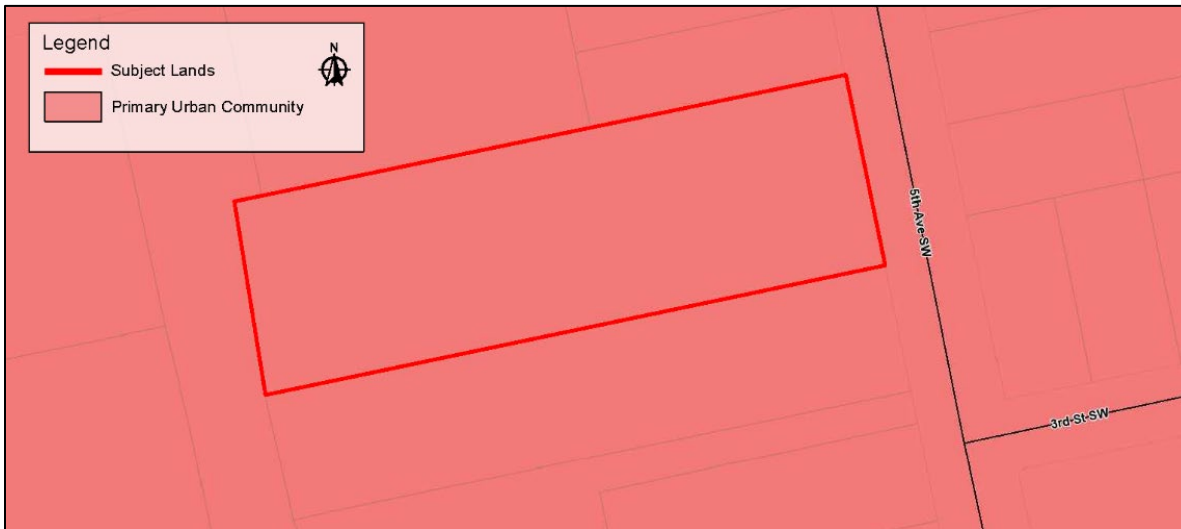


Figure 4 Bruce County Official Plan Official Plan 'Schedule A' (excerpt)

The following table includes an analysis of the proposal against applicable BCOP policies.

Table 3 Bruce County Official Plan Evaluation

Table 3 – Bruce County Official Plan Evaluation

Section	Policy	Evaluation
4.4 Population And Housing		
<i>4.4.1 Population and Housing Objectives</i>		
<i>i) (in part)</i>	<i>Direct the majority of the anticipated growth to Primary and Secondary Urban Communities.</i>	<i>The proposed development is suitable as it will assist in providing a wider variety of housing in Chesley, which is a Primary Urban Community where population growth is expected to occur.</i>
<i>ii)</i>	<i>Ensure a range of housing types and tenure to meet the broad range needs of the County residents;</i>	<i>The proposal is seeking to establish multi-unit residential building in an area that predominantly contains single detached dwellings.</i>
<i>v)</i>	<i>Provide for intensification in existing urban areas which enhances the positive characteristics of those areas;</i>	<i>The proposal reflects this County objective as it will provide for additional housing through intensification by establishing a one storey fiveplex that does not offend the building characteristics of the neighbourhood.</i>
<i>vi)</i>	<i>Ensure that new development occurs in a cohesive and efficient manner without undue impact on the social or natural environment;</i>	<i>The proposal will not have a negative impact on the social or natural environment as it represents an extension of a multi-family land use.</i>

5.2.2 Primary Urban Communities		
5.2.2.2 General Policies		
<i>.1 (in part)</i>	<i>It is the policy of County Council to encourage and strengthen the role of Primary Urban Communities as regional service centres within the County. These communities will accommodate the largest concentration and the widest range of residential, tourism, economic and social services and facilities.</i>	<i>The proposed development is suitable as it will assist the County achieve a wider range of residential types within Chesley which is designated as a Primary Urban Community while not negatively affecting the low density character of the surrounding area.</i>
5.2.2.3 Permitted Uses		
<i>(in part)</i>	<i>The permitted uses shall include a broad variety of residential, home occupations, commercial, industrial and institutional land uses.</i>	<i>The proposal reflects a permitted use.</i>
<i>2)</i>	<i>Facilitating intensification in all areas within settlement areas including adaptive re-use or redevelopment of sites that previously had development and underutilized lands;</i>	<i>The proposal will facilitate intensification in Chesley by establishing a fiveplex on a vacant portion of the subject lands.</i>
<i>10)</i>	<i>Directing development to be cost effective, environmentally sound, sustainable, and compatible with existing uses;</i>	<i>The proposed development is a cost effective option for providing medium density housing that does not negatively impact the environment and does not offend the compatibility with the surrounding residential uses because the fiveplex is one storey and low profile structure.</i>
<i>11)</i>	<i>Ensuring adequate infrastructure is, or will be, established to serve the anticipated development.</i>	<i>As noted above, the proposed fiveplex will connect to existing municipal servicing systems.</i>

2.3 Arran-Elderslie Official Plan (AEOP)

The subject lands are primarily designated as Residential with a small portion in the northwestern section designated as Natural Environment and Hazard (figure 5). The proposed development is to occur entire within the Residential designation. Under the AEOP, it is a policy of the Municipality to ensure that urban areas such as Chesley “have a plentiful residential land supply, and a good existing housing mix.”



Figure 5 Arran-Elderslie Official Plan Official Plan 'Schedule A' (excerpt)

The following table includes an analysis of the proposal against applicable AEOP policies.

Table 4 Arran-Elderslie Official Plan Evaluation

Table 4 – Arran-Elderslie Official Plan Evaluation

Section	Policy	Evaluation
3.1 Residential		
3.1.1 Goals		
	<i>Promote a mixed and affordable supply of housing to meet the present and future needs of all segments of the Communities, while at the same time ensuring that new residential development and redevelopment is in keeping with the character of the individual neighbourhood.</i>	<i>The proposal will help the Municipality achieve a mixed supply of housing by permitting a fiveplex development in a predominantly low density residential neighbourhood. The creation of new housing units will help meet the present and future housing needs and will not be in conflict with the character of the neighbourhood.</i>
3.1.2 Actions		
<i>b) (in part)</i>	<i>Encourage a wide range of housing types and designs;</i>	<i>The proposal will aid the Municipality in achieving a wider range of housing types and will not offend the surrounding low density neighbourhood.</i>
<i>c)</i>	<i>Encourage the infill of existing residential areas in character with the built form of the community.</i>	<i>The proposal compliments this local policy as the establishment of the fiveplex constitutes infill development. The choice of exterior building materials can assist in blending with the built structures in the area.</i>
3.1.3 Permitted Uses		
<i>(in part)</i>	<i>Lands designated “Residential” shall be predominantly used for ‘Low Density Residential’ and “Medium Density Residential” uses.</i>	<i>As illustrated in figure 6, the subject lands are primarily designated as Residential in the Arran-Elderslie Official Plan which permits medium density residential uses.</i>
3.1.4 Residential Policies		

b)	<i>The Municipality shall encourage housing forms and densities designed to be affordable to moderate and low income households.</i>	<i>The proposed fiveplex will provide a more affordable housing option as compared to a single detached dwelling.</i>
c)	<i>The Municipality shall support a wide range of housing types, zoning standards and subdivision design standards to provide a full range of housing types and opportunities.</i>	<i>If approved, the proposal will help support this policy objective by permitting two multi-unit residential buildings.</i>
<p>3.1.7 Medium Density Residential <i>The Municipality shall classify buildings or structures with four or more dwelling units, such as townhouses, rowhouses, apartment buildings and other similar multi-unit forms of housing as 'Medium Density Residential'.</i></p>		
a) (in part)	<i>'Medium Density Residential' development shall not exceed a Gross Density of 48 units per Gross Hectare and shall not be less than 24 units per gross hectare. While recognizing the municipality's inability to establish occupancy restrictions, units that are designed and expected to accommodate senior citizens in a government sponsored development may be permitted at a density not to exceed 100 units per gross hectare.</i>	<i>The Site presently contains a six (6) unit apartment building. If approved, the proposed fiveplex will add five (5) more units, resulting in a total of eleven (11) units and a Gross Density of 36.7 units per Gross Hectare.</i>
b)	<p><i>When the Municipality is considering the establishment of 'Medium Density Residential' development, the following development criteria shall be used:</i></p> <p><i>ii) The development shall be compatible with existing land uses in the immediate area and the general built form of surrounding buildings;</i></p> <p><i>iii) Adequate off-street parking and appropriate access and circulation for vehicular traffic, including emergency vehicles shall be required;</i></p> <p><i>iv) Adequate buffering from abutting uses shall be provided;</i></p> <p><i>v) Suitable landscaping, lot grading, and storm water</i></p>	<p><i>The proposed fiveplex is compatible with the existing land use on the Site. Its low profile and location at the rear of the Site will provide a degree of compatibility with the neighbourhood.</i></p> <p><i>The proposal contemplates the expansion of the existing parking and driveway areas in order to accommodate the increased density.</i></p> <p><i>The location of the proposed fiveplex is setback from the neighbouring dwellings and will be surrounded by the existing treeline.</i></p> <p><i>A lot grading plan has been submitted in conjunction with the subject application.</i></p>

	<p><i>management/drainage shall be provided;</i></p> <p><i>vi) Suitable on-site open space shall be provided in relation to the size and nature of the development;</i></p> <p><i>vii) Water supply and sewage disposal services shall be provided in accordance with Section 5.4.1.</i></p>	<p><i>Approximately 34% of the Site will be available for open space, which meets the requirement set out in the zoning by-law.</i></p> <p><i>The proposal will be serviced with municipal sewage and water services.</i></p>
c)	<i>Medium density residential development shall be placed in a separate zone in the Comprehensive Zoning By-law.</i>	<i>The subject lands are presently zoned as Residential Medium Density (R3-3).</i>
<p>3.1.8 Residential Infill Policy <i>It shall be the policy of the Municipality to give fair consideration to proposals to infill in existing residential areas when such infilling is found to be compatible with the character of the surrounding residential neighbourhood.</i></p>		
a)	<i>To determine to what extent infilling is compatible with the character of the surrounding neighbourhood, it shall be demonstrated that the proposed development is in keeping with the traditional development pattern in the immediate area.</i>	<i>Although the immediate area only contains one medium density residential building, the proposed fiveplex's low profile, landscaped area and building materials will make it compatible with the surrounding properties. Further, the existing tree cover and setback from 5th Ave SW will provide physical and visual buffering.</i>
b)	<i>Factors such as lot sizes, lot frontage, lot coverage and density, streetscapes, building form and typical building setbacks shall be taken into consideration in determining the compatibility of proposed infilling developments with the character of the surrounding residential neighbourhood.</i>	<i>These factors have been taken into consideration with respect to the proposal through the preparation of the appended lot grading plan, floor plan and elevation plan which result in a compatible development.</i>
c)	<i>Infill proposals may be required to provide a 'lot grading and drainage plan' that addresses potential impacts on abutting properties.</i>	<i>A lot grading plan has been submitted in support of the proposal.</i>

2.4 Municipality of Arran-Elderslie By-Law Number 36-09 (By-law 36-09)

According to By-law 36-09, the majority of the Site is presently zoned as Residential: Medium Density (R3-3) with a small portion zoned as Environmental Protection (EP) reflecting the Natural Environment and Hazard designation in the AEOP (figure 6). As previously mentioned, the R3-3 zone is a site-specific zone that permitted the existing six (6) unit dwelling, resulted from the passing of the Town of Chesley By-law No. 14-86 and its accompanying schedule as illustrated in figure 7 below.

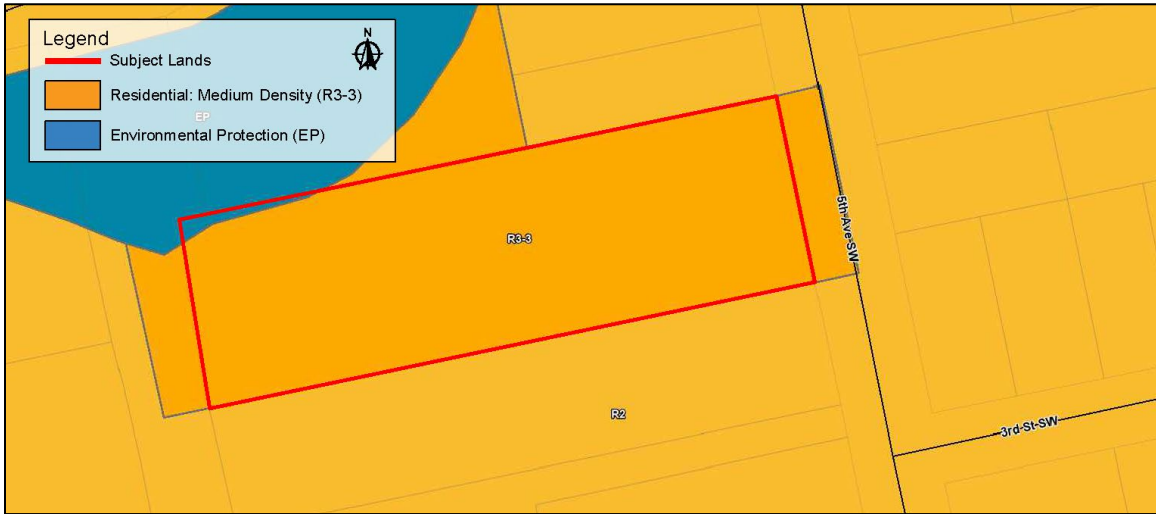


Figure 6 Municipality of Arran-Elderslie Zoning By-law (excerpt)

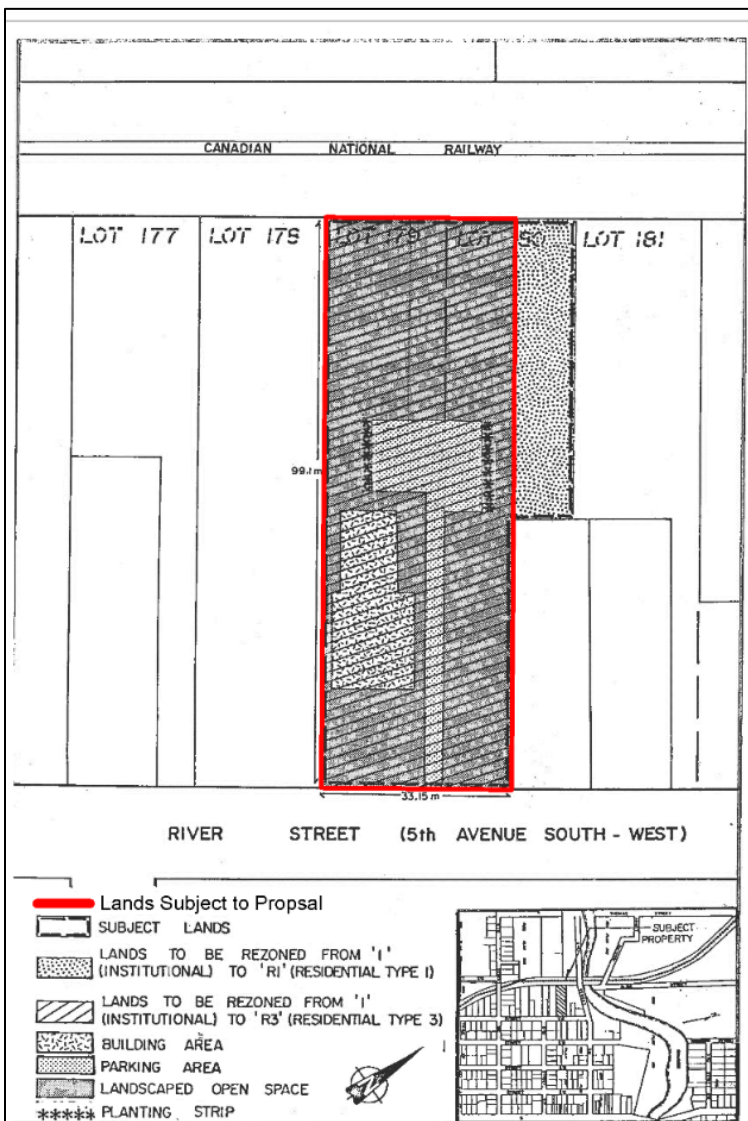


Figure 7 Town of Chesley By-law 14-86 Schedule A (excerpt)

The site-specific provisions as set out in by-law 14-86 are as follows:

- a) Building Area
 - i) The use of land shall be prohibited except for the purpose of a “Multiple Unit Dwelling”.
 - ii) A maximum of (6) six apartment units shall be permitted in the area shown as “Building Area”.
- b) Parking Area
 - i) The use of land shown as “Parking Area” shall be prohibited except for the purpose of a “Parking Area”.
 - ii) Not less than (9) nine parking spaces shall be provided in the area shown as parking area.
- c) Landscaped Open Space
 - i) The use of land shown as “Landscaped Open Space” shall be prohibited except for the purpose of “Landscaped Open Space” and structures accessory to the Multiple Unit Dwelling.
- d) Planting Strip
 - i) The use of land shown as “Planting Strip” should be prohibited except for the purpose of a “Planting Strip”.

The proposal will require an amendment to the existing site-specific zoning in order to permit a second building on the lot and to recognize that the location of the fiveplex and expansion to the parking area will overlap the lands presently zoned for landscaped open space and planting strip. Further, the term “Fiveplex” is not defined in By-law 36-09.

The proposed building is most aligned with the “Dwelling Townhouse Cluster” which is defined as “a residential dwelling divided vertically into three or more residential dwelling units, each dwelling unit having an independent front and rear entrance immediately abutting the front and rear walls of each dwelling unit where each dwelling unit does not have frontage onto a Class 1 or Class 2 roadway”.

As the proposed building does not provide independent rear access, the amending by-law will need to recognize this deficiency. In order to simplify the zoning provisions that will apply to the property, by-law 14-86 should be repealed and all provisions that apply to the existing development shall be incorporated into the new amending by-law.

All other aspects of the R3 zone that apply to the Site are considered in the table below. The zoning provisions that will require relief are highlighted in yellow.

Table 5: Proposed Zoning Standards (R3 – ‘Dwelling, Townhouse Cluster’)

Provision	Required R3 – Dwelling, Townhouse Cluster’	Proposed R3 – Special Zone
<i>Minimum Lot Area</i>	775m ² (fiveplex) + 650m ² (existing) = 1425m ² (cumulative)	±3215m ²
<i>Minimum Lot Frontage</i>	15.0 metres (50 ft)	±32.2 metres (105.7 ft)
<i>Yard Provision (a)i.</i>	The setback between the front wall of a ‘Townhouse Cluster’ and an interior roadway or parking area shall be no less than 4 metres (13 ft)	±5.6 metres (18.3 ft)
<i>Yard Provision (a)ii.</i>	The setback between the end side walls of each ‘Townhouse Cluster’ (building ends) shall be no less than 3 metres (10 ft)	±3.7 metres (12.3 ft) to existing building.
<i>Yard Provision (a)iii.</i>	The setback between the rear walls of a ‘Townhouse Cluster’ shall be no less than 3 metres (10 ft)	Not Applicable.
<i>Yard Provision (a)iv.</i>	The setback between the end side walls and/or rear walls of a ‘Townhouse Cluster’ and an abutting lot and/or exterior roadway shall be no less than 7.5 metres (25 ft)	±1.5 metres (5.0 ft)
<i>Maximum Lot Coverage</i>	40%	±29%
<i>Minimum Landscaped Area/Open Space</i>	30%	±40%
<i>Maximum Height ‘Main Building’</i>	10.0 metres (33ft)	±4.2 metres (13.7 ft)
<i>Minimum Gross Floor Area</i>	90 m ² (969 ft ²)	±75m ² (807.3ft ²) per unit
<i>Required Number of Spaces [Minimum]</i>	7 spaces required for fiveplex	7 spaces provided for fiveplex.
	8 spaces required for existing	15 spaces provided in total.

<p><i>Planting Area/Visual Screening</i> 3.15.2.1</p>	<p>Except as otherwise provided, a Planting Area/ Visual Screening shall have a minimum width of 1.5 metres (5 ft).</p>	<p>±1.5 metres (5 ft)</p>
<p><i>Planting Area/Visual Screening</i> 3.15.3</p>	<p>Where interrupted by walkways or driveways, a Planting Area/Visual Screening shall not be provided closer than 1.5 metres (5 ft) to a walkway or 3 metres (10 ft.) to a driveway.</p>	<p>±1.2 metres (3.9 ft)</p>
<p><i>Landscaped Open Space</i> 3.16.1</p>	<p>Except as otherwise provided, 'Landscaped Open Space' shall be provided as per Section 3.16, where required by this By-law as follows:</p> <p>(i) a minimum of 3 metres (9.8 ft) in width along all Front and Exterior yards; and</p> <p>(ii) a minimum of 2 metres (6.6 ft) in width along all Interior and Rear yards.</p>	<p>(i) ±22 metres (72 ft)</p> <p>(ii) ±3.2 metres (10.5 ft)</p>

3.0 SUMMARY AND CONCLUSIONS

The foregoing report has provided a planning analysis of the proposed zoning by-law amendment. If approved, the subject proposal will permit the establishment of a new one-storey fiveplex structure adjacent to an existing six (6) unit two-storey apartment dwelling thereby bolstering the residential density of the Site. The appended plans demonstrate that the proposed development will meet the development standards of the Municipality and is compatible with the surrounding area.

There is an existing site-specific zoning that applies to the subject property, which incorporates a site plan into the by-law. To simplify what provisions that apply to the Site, the existing by-law (Town of Chesley By-law No. 14-86) should be repealed. The proposed by-law can incorporate the existing building location, parking and so on into the proposed by-law.

Based on the foregoing report, the following is concluded;

- 1) This proposal is consistent with the Provincial Policy Statement.
- 2) This proposal meets the Bruce County Official Plan policy related to primary urban communities and meets policy direction related to providing a range of housing types in the County.
- 3) This proposal conforms to the relevant policy requirements regarding residential infill development it allows for the establishment of a fiveplex while still retaining the exiting multi-unit dwelling.
- 4) This proposal meets the general intent and purpose of the R3 zone, but will require relief with respect to setbacks and minimum gross floor area. As noted, the amending by-law will be repealed to accommodate the proposal.
- 5) This proposal represents appropriate land use planning in a fully serviced urban area.

Respectfully Submitted,



Prepared by Vaishnan Muhunthan, BURPI
Cuesta Planning Consultants Inc.

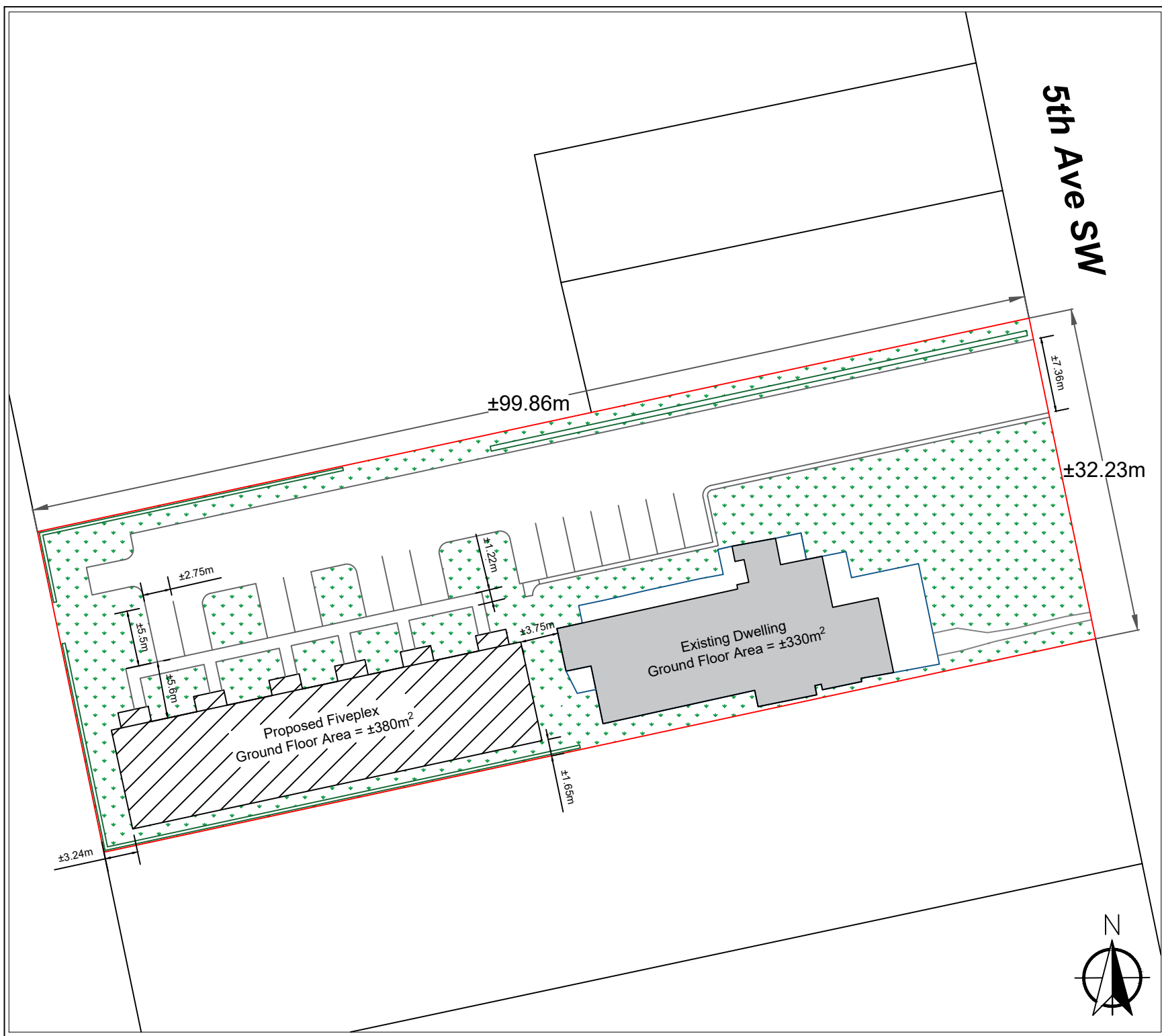


Approved by Don Scott, MCIP, RPP
Cuesta Planning Consultants Inc.



Appendix 1

Site Plan



88 5TH AVE SW
 PLAN 132 LOT 179 PT LOT 180
 Municipality of Arran-Elderslie
 (Town of Chesley)
 Bruce County

- Legend**
- Subject Lands
 - Property Boundaries
 - Paved Area
 - Existing Dwelling
 - Non-habitable Roofed Area
 - Fiveplex
 - Landscaped Retaining Wall
 - Landscaped Open Space and Planting/Visual Screening Area

* measurements are approximate



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Dwn. By:	Date Printed:
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File:	Project Name:
x23055	Becker - Chesley





Appendix 2

Lot Grading Plan

GENERAL NOTES

1. DRAWINGS ARE NOT TO BE SCALED.
2. ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON THE SITE PRIOR TO ANY CONSTRUCTION. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER BEFORE PROCEEDING.
3. TOPOGRAPHIC SURVEY INFORMATION PROVIDED BY D. CULBERT LTD. O.L.S., DATED OCTOBER 20, 2021, WHICH MAY NOT BE FINAL, ACCURATE OR COMPLETE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL GEODETIC INFORMATION PROVIDED HEREIN.
4. BUILDING DRAWINGS PREPARED BY DAVID JAMES DIEBEL ARCHITECT INC., DATED SEPTEMBER 21, 2022, WHICH MAY NOT BE FINAL OR COMPLETE.
5. UNLESS OTHERWISE NOTED ON THE DRAWINGS, THE STANDARD MUNICIPAL, COUNTY, MTO, DRAWINGS AND OPSS ARE TO CONSTITUTE PART OF THIS CONTRACT AND DRAWINGS.
6. REFER TO O.B.C. - 2012 STANDARDS AND SPECIFICATIONS AND MUNICIPALITY SPECIFICATIONS AND STANDARD DRAWINGS FOR LIST OF APPROVED MANUFACTURERS AND MATERIALS.
7. THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNERS CONTRACTOR FROM OBTAINING, BUT NOT LIMITED TO THE FOLLOWING PERMITS, ROAD CUTS, SEWER PERMITS, RELOCATION OF SERVICES, ENCROACHMENT AGREEMENTS, APPROACH APPROVAL PERMITS, ETC.
8. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES PRIOR TO AND DURING CONSTRUCTION. LOCATION OF EXISTING UTILITIES TO BE VERIFIED IN THE FIELD.
9. ALL UTILITIES SHALL BE LOCATED, SUPPORTED AND PROTECTED TO THE SATISFACTION OF THE UTILITY COMPANY DURING THE CONSTRUCTION PERIOD.
10. THE CONTRACTOR IS TO OBTAIN, AND PAY FOR ANY NECESSARY PERMITS REQUIRED BY THE MUNICIPALITY PRIOR TO CONSTRUCTION.
11. ANY UTILITY RELOCATIONS DUE TO THIS DEVELOPMENT TO BE UNDERTAKEN AT THE EXPENSE OF THE OWNER/DEVELOPER.
12. ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE ARE THE PROPERTY OF THE ENGINEER WHICH MUST BE RETURNED AT THE COMPLETION OF WORK.
13. DRIVEWAYS SHALL BE SETBACK A MINIMUM CLEARANCE OF 1.5m FROM ALL ABOVEGROUND SERVICES OR OTHER OBSTRUCTIONS.
14. ALL CONSTRUCTION WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.
15. ANY CONFLICTS WITH EXISTING SERVICES SHALL BE RECTIFIED AT THE OWNER'S EXPENSE.

DISCLAIMER

THIS IS NOT A LEGAL PLAN LEGAL BOUNDARY INFORMATION BASED ON LOT 179 & 180 REGISTERED PLAN 132. WHICH MAY NOT BE COMPLETE OR FINAL. CONTRACTOR TO REFER TO ORIGINAL PLAN TO VERIFY ALL INFORMATION.

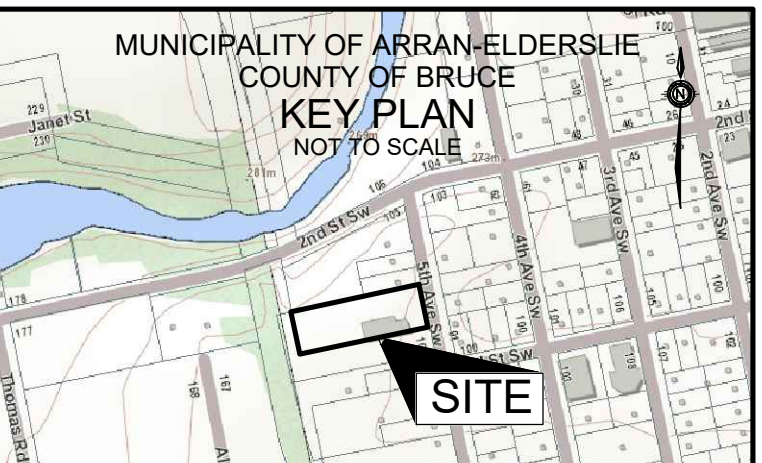
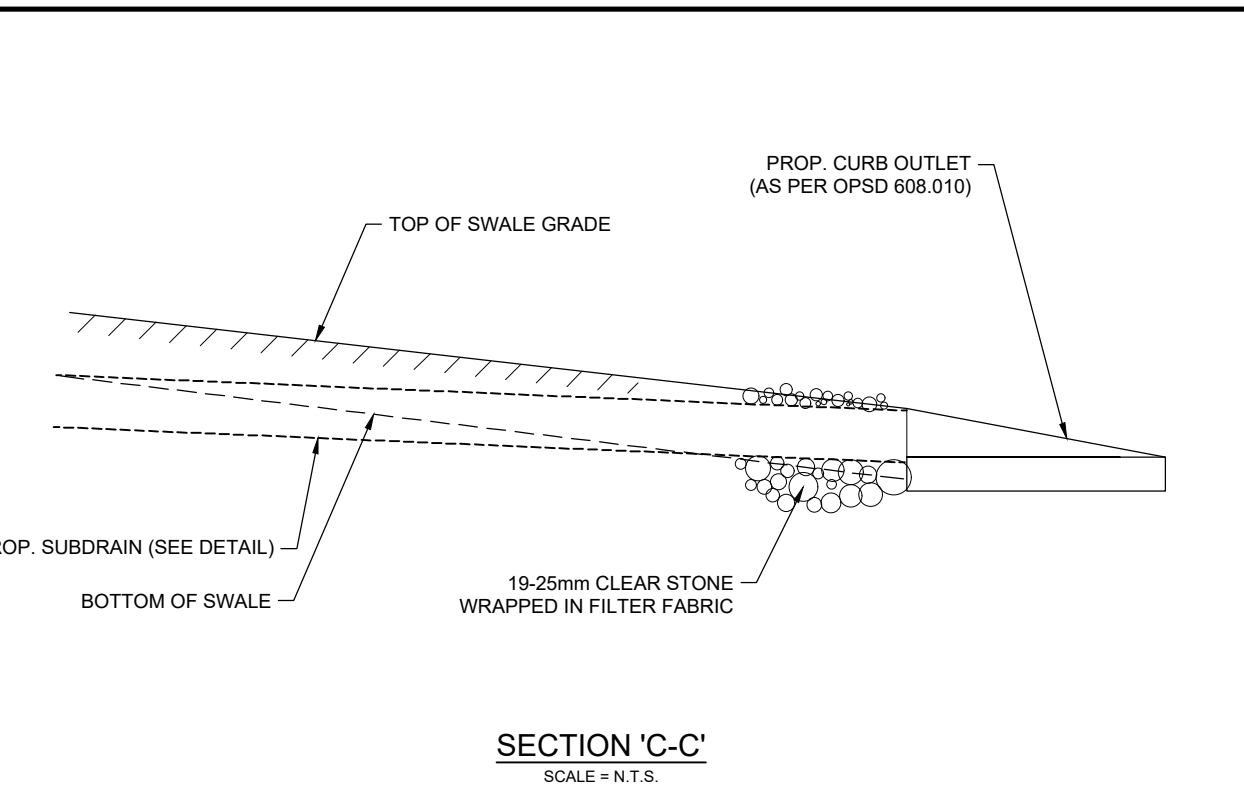
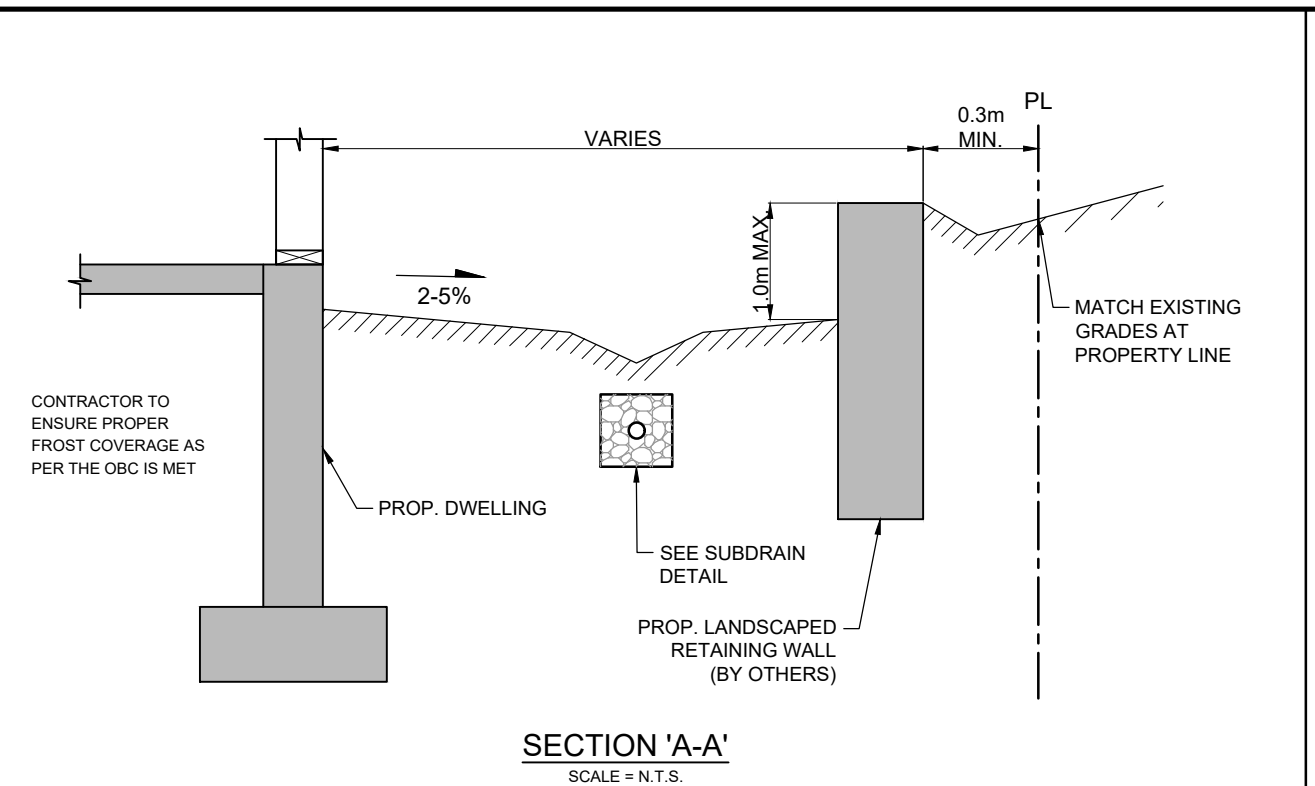
ALL BUILDINGS, STRUCTURES AND UNDERGROUND INSTALLATIONS (HYDRO, GAS, SEWAGE SYSTEM, ETC.) COMPONENTS ARE TO BE PINNED & VERIFIED BY AN ONTARIO LAND SURVEYOR (OLS) (IF REQUIRED) PRIOR TO CONSTRUCTION TO ENSURE ALL REQUIRED SETBACKS ARE MAINTAINED IN ACCORDANCE WITH MUNICIPAL STANDARDS, ZONING BY-LAWS AND THE ONTARIO BUILDING CODE (OBC 2012).

GRADING

1. ALL GRADING TO CONFORM TO OPSS.MUNI.201 AND OPSS.MUNI.206.
2. CONTRACTOR TO RESTORE AREAS ON PUBLIC R.O.W. OR ADJACENT LANDS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION TO PREVIOUS CONDITION OR BETTER.
3. ALL DRIVEWAY AND GRADING MATERIAL AND CONSTRUCTION METHODS MUST CONFORM TO CURRENT MUNICIPALITY STANDARDS AND SPECIFICATIONS.
4. ALL FILL WITHIN THE SITE TO BE COMPACTED TO A MIN. OF 96% STD. PROCTOR DRY DENSITY. MATERIAL COMPACTED TO OPSS.MUNI.501.
5. ALL DISTURBED AREAS TO RECEIVE MINIMUM 100mm TOPSOIL AND SEED.
6. THE CONTRACTOR SHALL RECTIFY ALL DISTURBED AREAS TO ORIGINAL CONDITION OR BETTER AND TO THE SATISFACTION OF GM BLUEPLAN ENGINEERING LIMITED AND THE MUNICIPALITY.
7. PRIOR TO THE END OF THE FIRST GROWING SEASON LANDSCAPING TO BE MAINTAINED UNTIL IT IS ESTABLISHED.
8. ALL TOPSOIL, SOD, SEED, AND MULCH TO BE MAINTAINED TO THE SATISFACTION OF THE ENGINEER.
9. ALL COMPACTION TO BE CERTIFIED BY A GEOTECHNICAL CONSULTANT.
10. DRAINAGE SWALE GRADE SHALL BE MIN. 1% MAX. 6%. ALL SWALES 1% OR LESS REQUIRE 100mmØ PERFORATED SUBDRAIN c/w CLEAR STONE WRAPPED IN FILTER FABRIC.
11. SLOPES IN LANDSCAPE AREAS AND ON BERMS SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL, UNLESS NOTED OTHERWISE.
12. UNDERSIDE OF DWELLING/GARAGE SLAB TO BE 0.5m ABOVE SEASONAL HIGH GROUNDWATER ELEVATION.
13. IT IS THE OWNER/DEVELOPER'S RESPONSIBILITY TO VERIFY THE SUITABILITY OF FOUNDING SOILS.
14. THE CONTRACTOR IS RESPONSIBLE TO ADJUST THE UNDERSIDE OF FOOTING ELEVATION IN THE FIELD TO ENSURE A FROST COVER OF 1.2m MINIMUM MEASURED DOWN FROM FINISHED GRADE.
15. WHERE FOOTINGS ARE INSTALLED IN GROUNDWATER, ALL FOOTINGS SHALL BE DESIGNED IN ACCORDANCE WITH OBC 2012 (AS AMENDED), OR AS DIRECTED BY THE STRUCTURAL ENGINEER OR GEOTECHNICAL CONSULTANT.
16. PONDING MAY OCCUR WHERE EXISTING TREE LINE IS MAINTAINED (TYP.)
17. SEWAGE SYSTEM DESIGN AND ASSOCIATED GRADING SHALL BE THE RESPONSIBILITY OF THE SYSTEM DESIGNER. CONTRACTOR IS TO ENSURE THE GRADING AROUND THE SEWAGE SYSTEM COMPLIES WITH THE GENERAL INTENT OF THE APPROVED LOT GRADING PLAN.
18. ENGINEERED FILL REQUIREMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. REFER TO CURRENT GEOTECHNICAL REPORT FOR DETAIL. CONTRACTOR TO PROVIDE MINIMUM 48-HOURS NOTICE TO GEOTECHNICAL CONSULTANT PRIOR TO IMPORTING AND PLACING ENGINEERED FILL.
19. ALL LEAVE DOWNSPOUTS AND DISCHARGE OUTLET PIPES TO BE DIRECTED ONTO CONCRETE SPLASH PADS.

MATERIALS

1. ALL MATERIALS SHALL COMPLY WITH OPSS, CSA, TSSA, AND TOWNSHIP STANDARDS.
2. ALL ON SITE MATERIAL SHALL BE PROPERLY STORED, SECURED, MONITORED AND COVERED AS REQUIRED.
3. ALL SPECIFIED AGGREGATES TO OPSS.MUNI.1010.
4. RIP RAP TO OPSS.MUNI.1004.05.05 ON FILTER FABRIC.
5. FILTER FABRIC - TERRAFIX Z70R OR APPROVED EQUAL UNLESS OTHERWISE NOTED.
6. ALL FILL TO BE SELECT NATIVE MATERIAL OR IMPORTED SELECT SUBGRADE TO OPSS.MUNI.1010. ALL BACKFILL TO BE PLACED IN MAXIMUM 200mm DEPTH AND COMPACTED TO AT LEAST 98% STANDARD PROCTOR MAXIMUM DRY DENSITY (SPMDD) UNLESS OTHERWISE NOTED.
7. GRAVEL DRIVEWAY TO BE GRADED WITH 10-25mmØ CRUSHED LIMESTONE, CLEAR STONE AND/OR LIMESTONE SCREENINGS COMPACTED TO 98% SPMDD, TO A MINIMUM DEPTH OF 300mm OR AS DIRECTED BY THE GEOTECHNICAL CONSULTANT.



OWNER:	CONTRACTOR:
TYLER BECKER	N/A
THE ELEVATION AND LOCATION OF THE BUILDING TO BE ERECTED ON THE LOT AND THE GRADING OF THE LOT ARE IN GENERAL CONFORMITY WITH THE GRADING AND DRAINAGE PLAN APPROVED BY THE MUNICIPALITY.	
GM BLUEPLAN ENGINEERING LIMITED	

LEGEND:

EXISTING CONDITIONS ELEVATION	x 215.90
MATCH EXISTING GRADE ELEVATION	(214.98)
PROPOSED ELEVATION	(214.98)
PROPOSED ELEVATION BELOW DECK	(214.98)
SWALE DRAINAGE	[Symbol]
SURFACE DRAINAGE	[Symbol]
PROPOSED BUILDING ACCESS	[Symbol]
DOWN SPOUT FIRECTION	[Symbol]

LOT CALCULATIONS - R3 ZONING

OVERALL LOT AREA	3215 m ²
PROP. 5-PLEX AREA	410 m ²
EX. BUILDINGS	321 m ²
COVERED DECK AREA	0 m ²
LOT COVERAGE IN PERCENTAGE	23 %

#1 BENCHMARK ELEV. - 277.41m
 NAIL AND FLAG IN HYDRO POLE ALONG EAST SIDE OF 5TH AVE. SOUTH WEST (AS SHOWN)

#2 BENCHMARK ELEV. - 277.41m
 TOP OF IRON BAR IN SOUTH EAST CORNER OF SUBJECT PROPERTY (AS SHOWN)

THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED.

BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR ANY DAMAGE TO THEM.



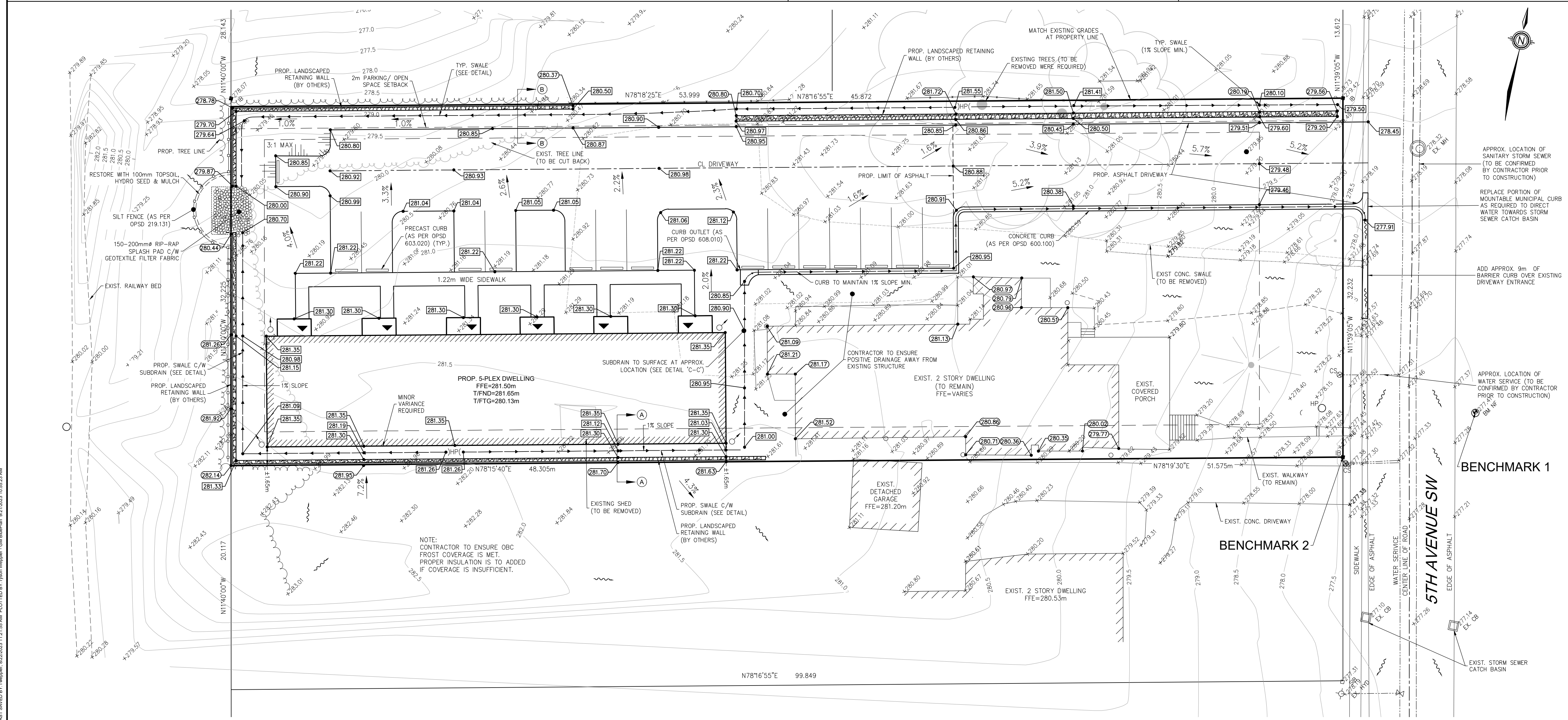
PRELIMINARY

4	09/21/2023	ISSUED FOR PLANNING REPORT	D.D.H.
3	08/22/2023	ISSUED FOR PERMIT	D.D.H.
2	08/17/2023	ISSUED FOR CLIENT REVIEW	D.D.H.
1	07/14/2023	ISSUED FOR CLIENT CONFIRMATION	D.D.H.
NO.	DATE	REVISION DESCRIPTION	CHKD



223228
LOT GRADING PLAN
 LOT 79 & 80
 REGISTERED PLAN 132
 MUNICIPALITY OF ARRAN-ELDERSLIE
 88 5TH AVE. SOUTH WEST, CHESLEY

DRAWN BY:	APPROVED BY:	PROJECT NO.:	DRAWING NO.:
T.W.	D.D.H.	223228	LG1
DESIGNED BY:	DATE:	SCALE:	
D.D.H.	JULY 13, 2023	1:200	

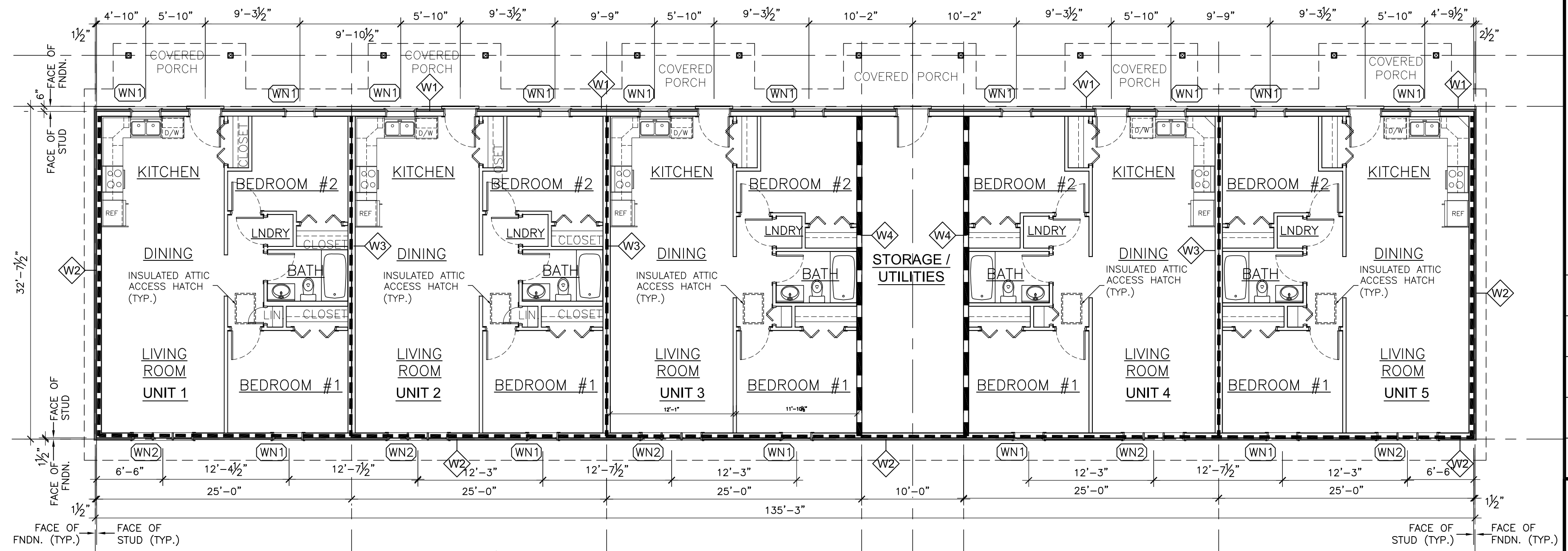
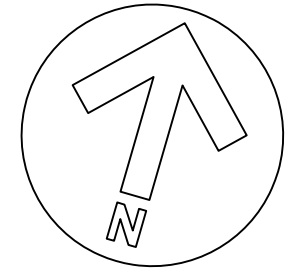


FILE://C:\Users\Tweaver\OneDrive\Documents\223228\223228-88-5th Ave SW\Chesley Internal Use\223228_88-5th Ave SW\Chesley - LGP - T.W.dwg, LAYOUT.dwg
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Appendix 3

Floor and Elevation Plans



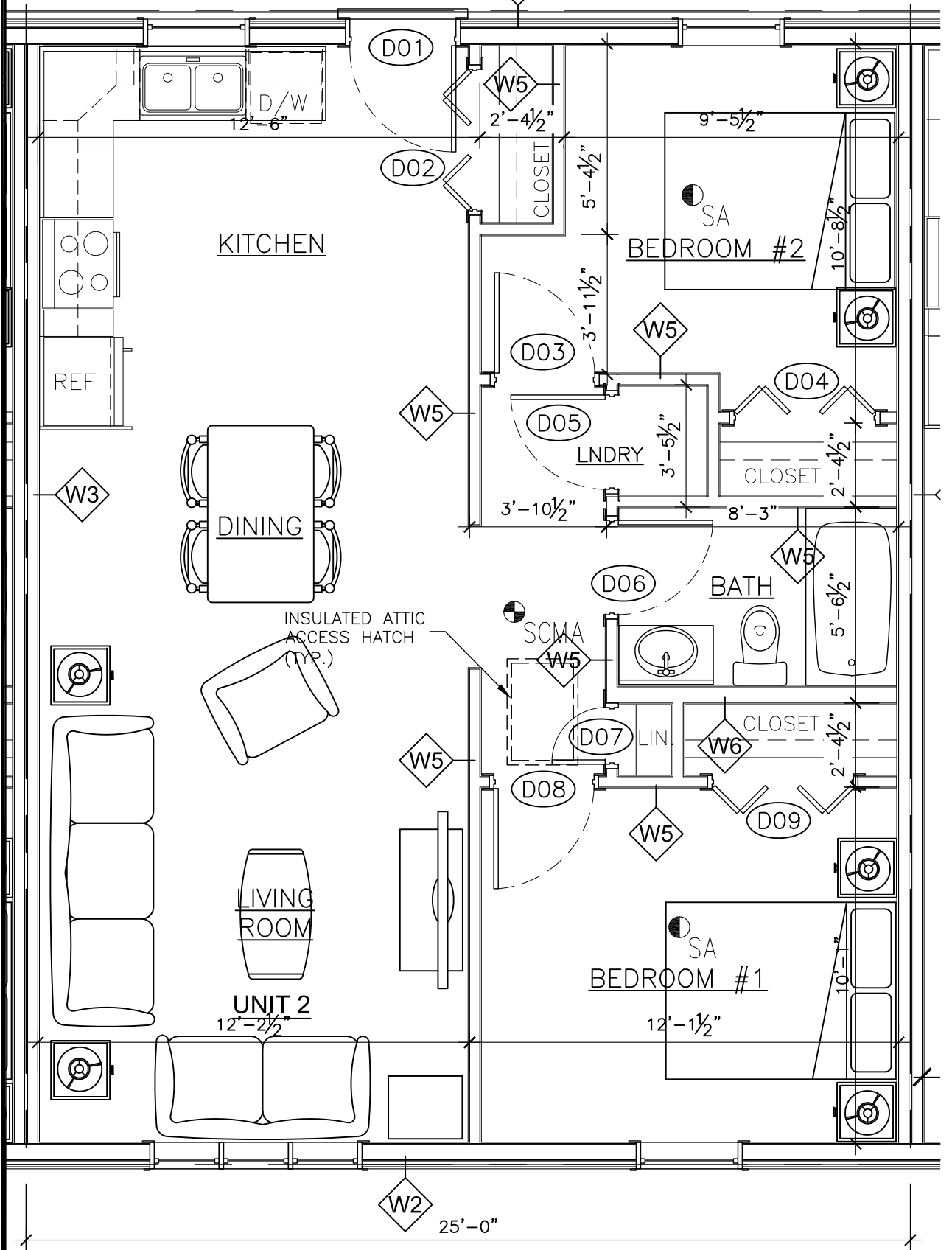
MAIN FLOOR PLAN

1/8" = 1'-0"

- SA = SMOKE ALARM
- SCMA = 120V COMBINATION SMOKE AND CARBON MONOXIDE ALARM

<p>WALL TYPE - W1 (R24.0) 5/8" TYPE 'X' FIRE-CODE GYPSUM BOARD SUPER 6 MIL. POLY VAPOUR BARRIER 2x6 SPF #2 STUDS AT 16" o.c. MINERAL FIBRE BATT INSUL. (R19.0) FILL STUD 1/2" PLYWOOD SHEATHING 1" EXTRUDED POLYSTYRENE RIGID INSULATION (R10.0 C.I.) AIR RETARDER (TYVEK) 1" AIR SPACE MASONRY VENEER AS SELECTED BY OWNER</p>	<p>WALL TYPE - W2 (R24.0, 45 min FRR) 5/8" TYPE 'X' FIRE-CODE GYPSUM BOARD SUPER 6 MIL. POLY VAPOUR BARRIER 2x6 SPF #2 STUDS AT 16" o.c. w/ 6" MINERAL FIBRE BATT INSUL. (R19.0) 1/2" PLYWOOD SHEATHING 1" EXTRUDED POLYSTYRENE RIGID INSULATION (R10.0 C.I.) AIR RETARDER (TYVEK) 1x4 SPF #2 STRAPPING AT 16" o.c. VINYL SIDING AS SELECTED BY OWNER</p>
<p>WALL TYPE - W3 (TYP. DEMISING WALL) (SB-3 STC 57, F.F.R. 45 MINUTE REQ'D) 5/8" TYPE 'X' FIRE-CODE GYPSUM BOARD 2x4 SPF #2 STUDS AT 16" o.c. MINERAL FIBRE BATT INSULATION (FILL CAVITY) 1" AIR SPACE 2x4 STUDS AT 16" O.C. (STAGGER WITH OPPOSITE STUDS) MINERAL FIBRE BATT INSULATION (FILL CAVITY) 5/8" TYPE 'X' FIRE-CODE GYPSUM BOARD</p> <p>PER OBC SB3, SIMILAR TO 'W13a' = 1 hr. FRR; STC = 57.</p>	<p>WALL TYPE - W4 (1 HR FRR) 5/8" TYPE 'X' FIRE-CODE GYPSUM BOARD 2x6 SPF #2 STUDS AT 16" o.c. MINERAL FIBRE BATT INSUL. (FILL CAVITY) 5/8" TYPE 'X' FIRE-CODE GYPSUM BOARD</p>
<p>WALL TYPE - W5 1/2" GYPSUM BOARD 2x4 SPF #2 STUDS AT 16" o.c. MINERAL FIBRE BATT INSUL. (FILL CAVITY) 1/2" GYPSUM BOARD</p> <p>NOTE: PROVIDE PAPERLESS GYPSUM BOARD IN ALL BATHROOM AND LAUNDRY AREAS</p>	<p>WALL TYPE - W6 1/2" GYPSUM BOARD 2x6 SPF #2 STUDS AT 16" o.c. MINERAL FIBRE BATT INSUL. (FILL CAVITY) 1/2" GYPSUM BOARD</p> <p>NOTE: PROVIDE PAPERLESS GYPSUM BOARD IN ALL BATHROOM AND LAUNDRY AREAS</p>

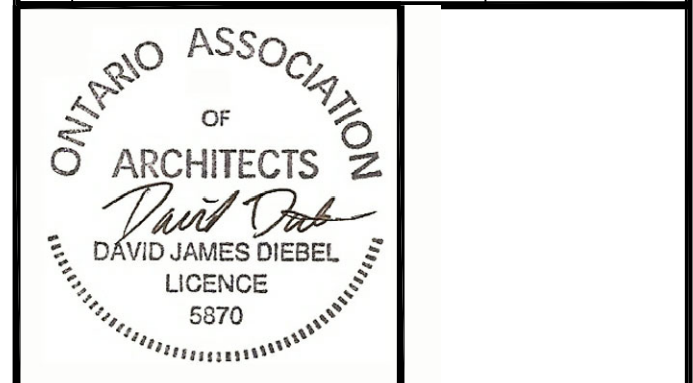
- WALL TYPE NOTES:**
- USE WATER RESISTANT OR PAPERLESS GYPSUM BOARD IN BATHROOMS.
 - ALL WALL TYPES ARE TO EXTEND TO U/S OF TRUSS ROOF FRAMING ABOVE.
 - WALLS SHOWN WITH AN STC VALUE ARE INTENDED TO BE A SOUND BARRIER AND ARE TO BE CONSTRUCTED AS INDICATED IN THE SUPPLEMENTAL STANDARD SB-3 OF THE 2012 ONTARIO BUILDING CODE.
 - IN ALL CASE WHERE A SINGLE LAYER OF GYPSUM BOARD IS SHOWN, ALL JOINTS ARE TO BE SUPPORTED WITH FRAMING MEMBERS.
 - DO NOT LOCATE ELECTRICAL BOXES ON OPPOSITE SIDES OF WALL FROM EACH OTHER.
 - PROVIDE WOOD BLOCKING AS REQUIRED BETWEEN TRUSSES AND ABOVE PARTITIONS.



TYPICAL UNIT PLAN

1/4" = 1'-0"

4.	ISSUED FOR PERMIT	2022.08.21
3.	ISSUED FOR REVIEW	2022.02.25
2.	ISSUED FOR REVIEW	2022.02.23
1.	ISSUED FOR REVIEW	2021.11.17



ARCHITECT:
DAVID JAMES DIEBEL ARCHITECT INC.

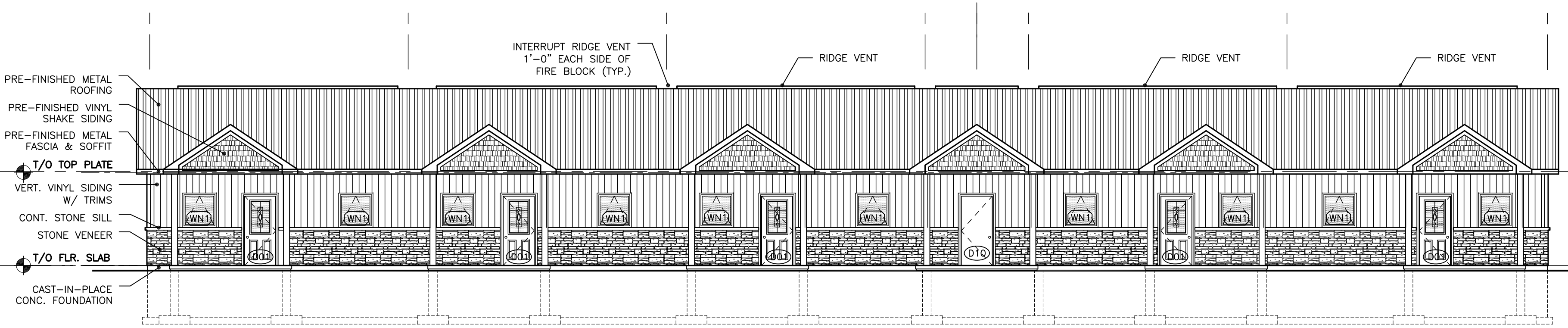
519.934.3735 www.diebelarch.com

OWNER:
Tyler Becker

PROPOSED :
5 PLEX TOWN HOME
 88 5th AVE. SOUTH WEST
 CHESLEY, ONTARIO
 MUNIC. OF ARRAN-ELDERSLIE

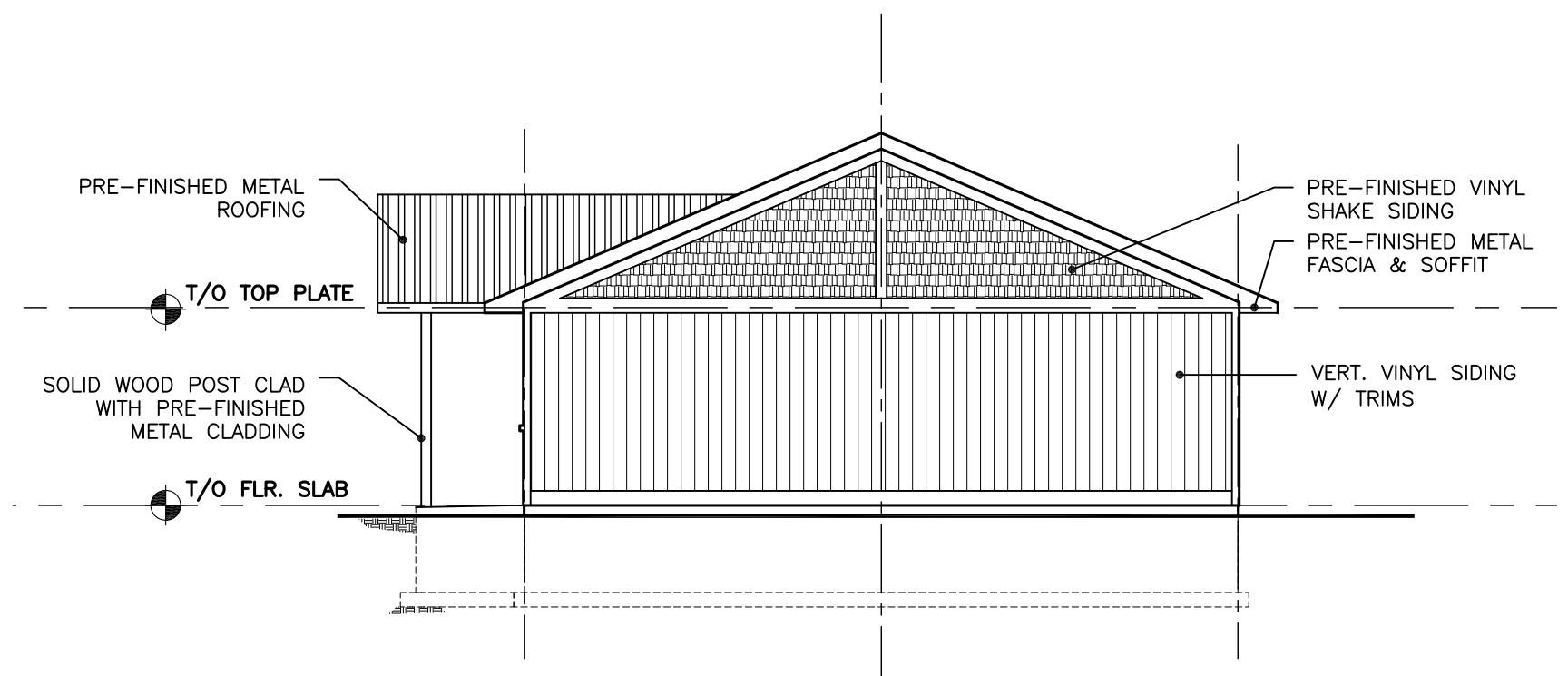
DRAWING NAME:
**MAIN FLOOR PLAN AND
 TYPICAL UNIT LAYOUT**

PROJECT #.: 2021-23	DWG. #: A2.1
SCALE: AS NOTED	



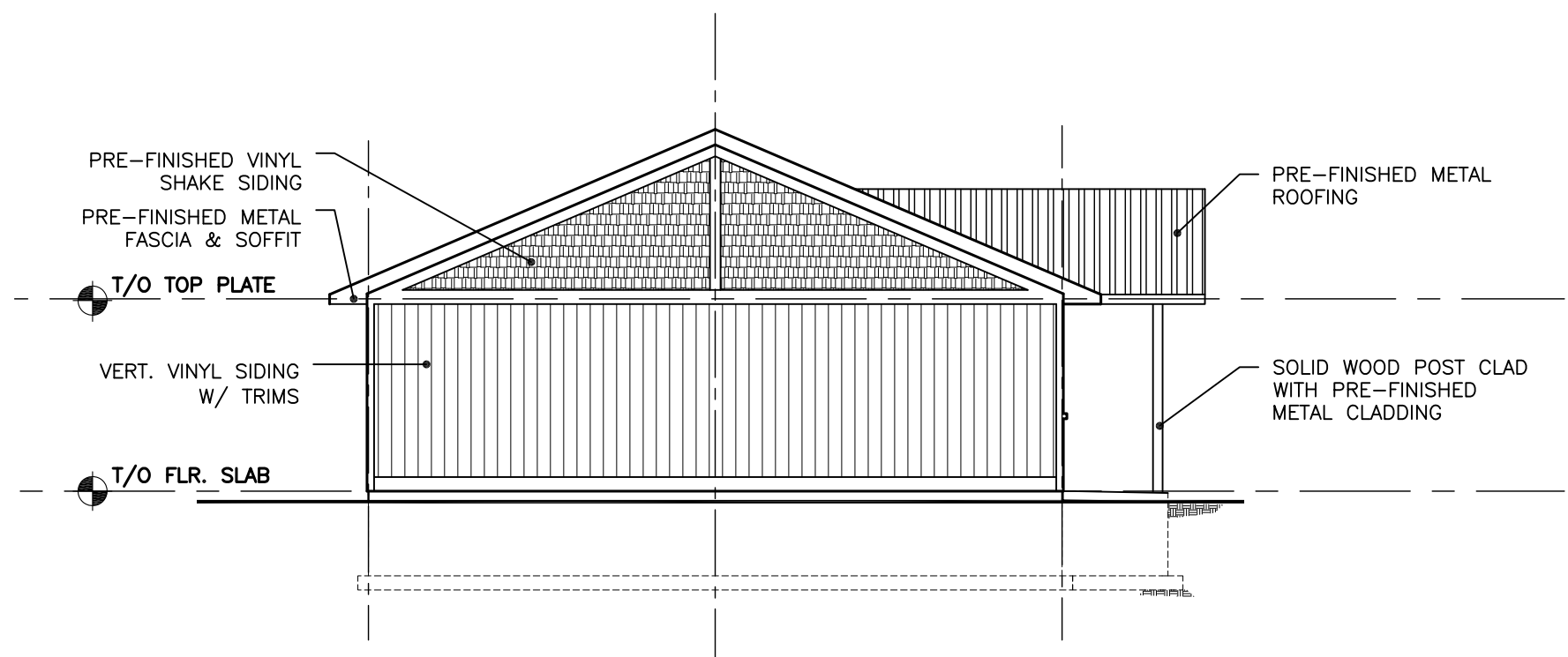
NORTH ELEVATION

1/8" = 1'-0"



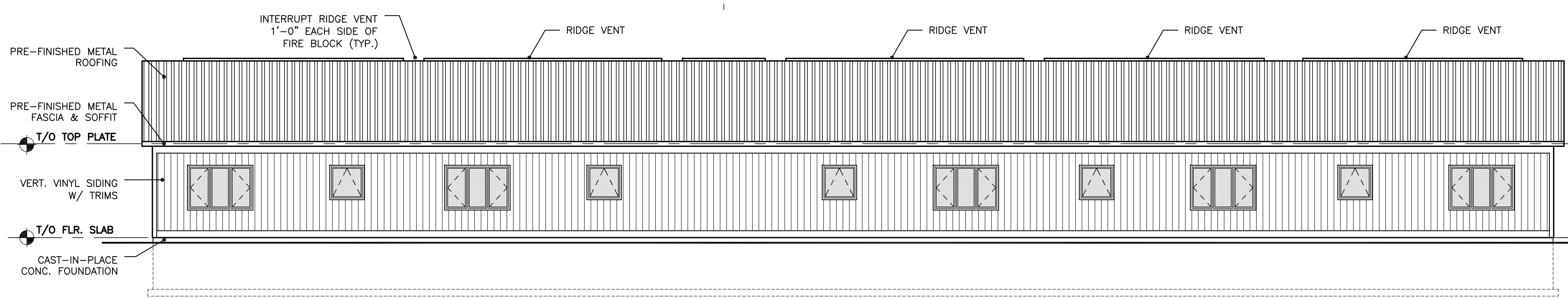
WEST ELEVATION

1/8" = 1'-0"



EAST ELEVATION

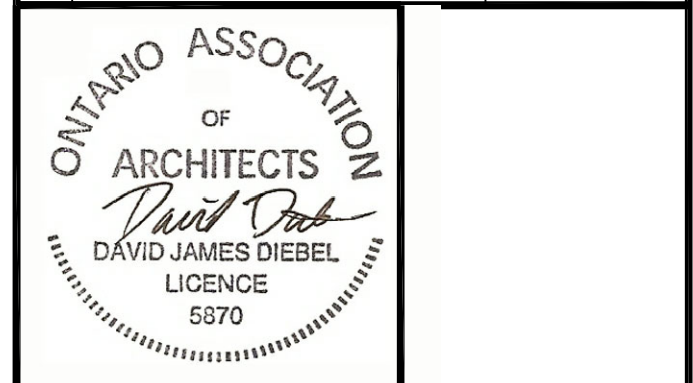
1/8" = 1'-0"



SOUTH ELEVATION

1/8" = 1'-0"

4.	ISSUED FOR PERMIT	2022.08.21
3.	ISSUED FOR REVIEW	2022.02.25
2.	ISSUED FOR REVIEW	2022.02.23
1.	ISSUED FOR REVIEW	2021.11.17



ARCHITECT:
DAVID JAMES DIEBEL ARCHITECT INC.

519.934.3735 www.diebelarch.com

OWNER:
Tyler Becker

PROPOSED :
5 PLEX TOWN HOME
88 5th AVE. SOUTH WEST
CHESLEY, ONTARIO
MUNIC. OF ARRAN-ELDERSLIE

DRAWING NAME:
ELEVATIONS

PROJECT #.: 2021-23	DWG. #: A3.0
SCALE: AS NOTED	

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

December 1, 2023

Subject: Zoning By-Law Amendment File No. Z-2023-059 – 88 5th Ave (Tyler Becker)

Dear Jennifer,

Following the November 27th Council Meeting, the applicant, Mr. Tyler Becker has made revisions to the proposal which aims to address the concerns raised by planning staff and the public. These changes include increasing the setback from the southern lot line from 1.5 metres to 3.15 metres, addressing the encroachment of drainage features on abutting lands and indicating a turning radius to accommodate emergency vehicles.

Enclosed, please find the following materials with respect to the above noted application:

- One (1) Lot Grading Plan prepared by GMBLuePlan Engineering Limited, dated December 1, 2023

Please let this office know if you have any questions or require additional information.

Regards,



Vaishnan Muhunthan, BURPI
Cuesta Planning Consultants Inc.

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

BY-LAW NO. 63-2023

**Being a By-Law to Designate Community Improvement
Project (CIP) Areas in the Municipality of Arran-Elderslie**

The Council of the Municipality of Arran-Elderslie, pursuant to Section 28 of the Planning Act, R.S.O. 1990, enacts as follows:

Whereas Section 28(2) of the Planning Act, R.S.O. 1990, as amended, authorizes the Council of a local municipality to designate by by-law the whole or any part of an Area covered by an Official Plan as a Community Improvement Project Area.

And whereas the said Community Improvement Project Areas conform to the Official Plan and Local Official Plan for Arran-Elderslie.

Now Therefore the Corporation of the Municipality of Arran-Elderslie hereby enacts as follows:

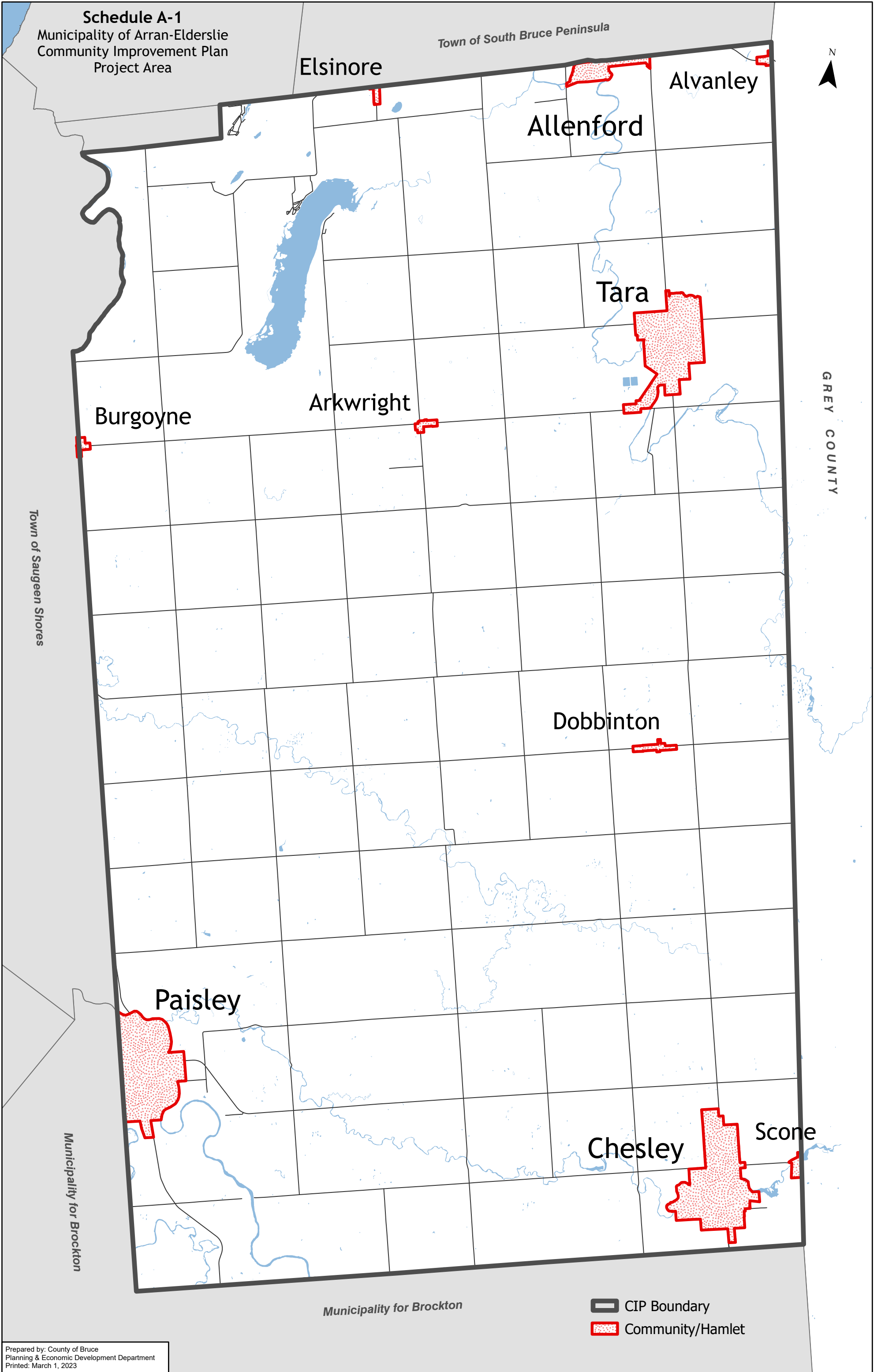
1. That the Municipality of Arran-Elderslie Community Improvement Project Area, attached hereto as Schedule A-1, Schedule A-2, Schedule A-3, Schedule A-4 and Schedule A-5 and forming part of this By-law are hereby adopted.
2. That this By-law shall come into full force and effect upon third and final reading thereto pursuant to the provisions of the Planning Act, R.S.O. 1990, as amended.
3. That this By-law may be cited as the "Designate CIP Areas By-law".

READ a FIRST and SECOND time this 11th day of December, 2023.

READ a THIRD time and finally passed this 11th day of December, 2023.

Steve Hammell, Mayor

Christine Fraser-McDonald
Clerk



Schedule A-1
Municipality of Arran-Elderslie
Community Improvement Plan
Project Area

Town of South Bruce Peninsula

Elsinore

Alvanley

Allenford

Tara

Burgoyne

Arkwright

Dobbinton

Paisley

Chesley

Score

Town of Saugreen Shores

GREY COUNTY

Municipality for Brockton

— CIP Boundary

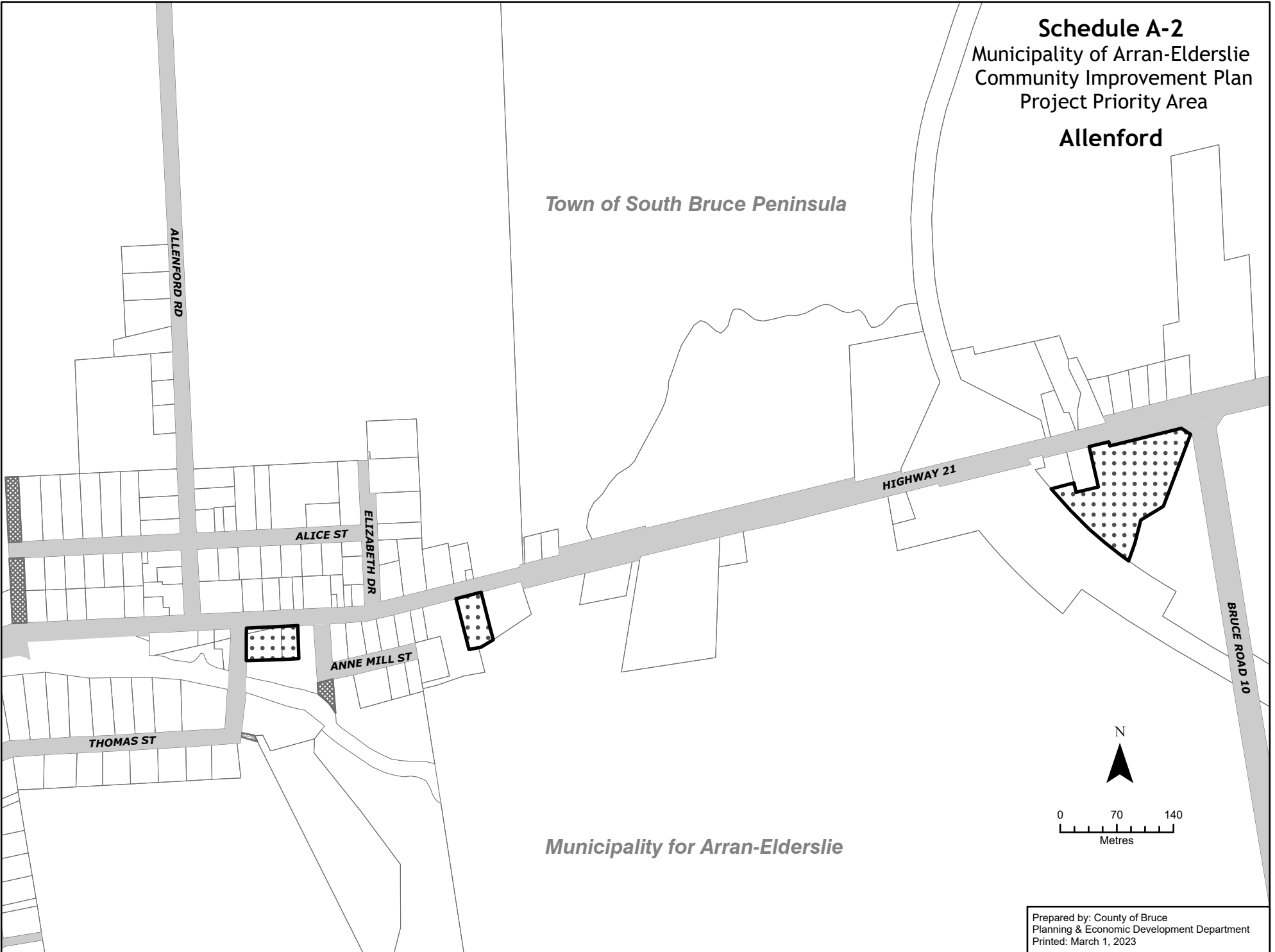
Community/Hamlet

Schedule A-2
Municipality of Arran-Elderslie
Community Improvement Plan
Project Priority Area

Allenford

Town of South Bruce Peninsula

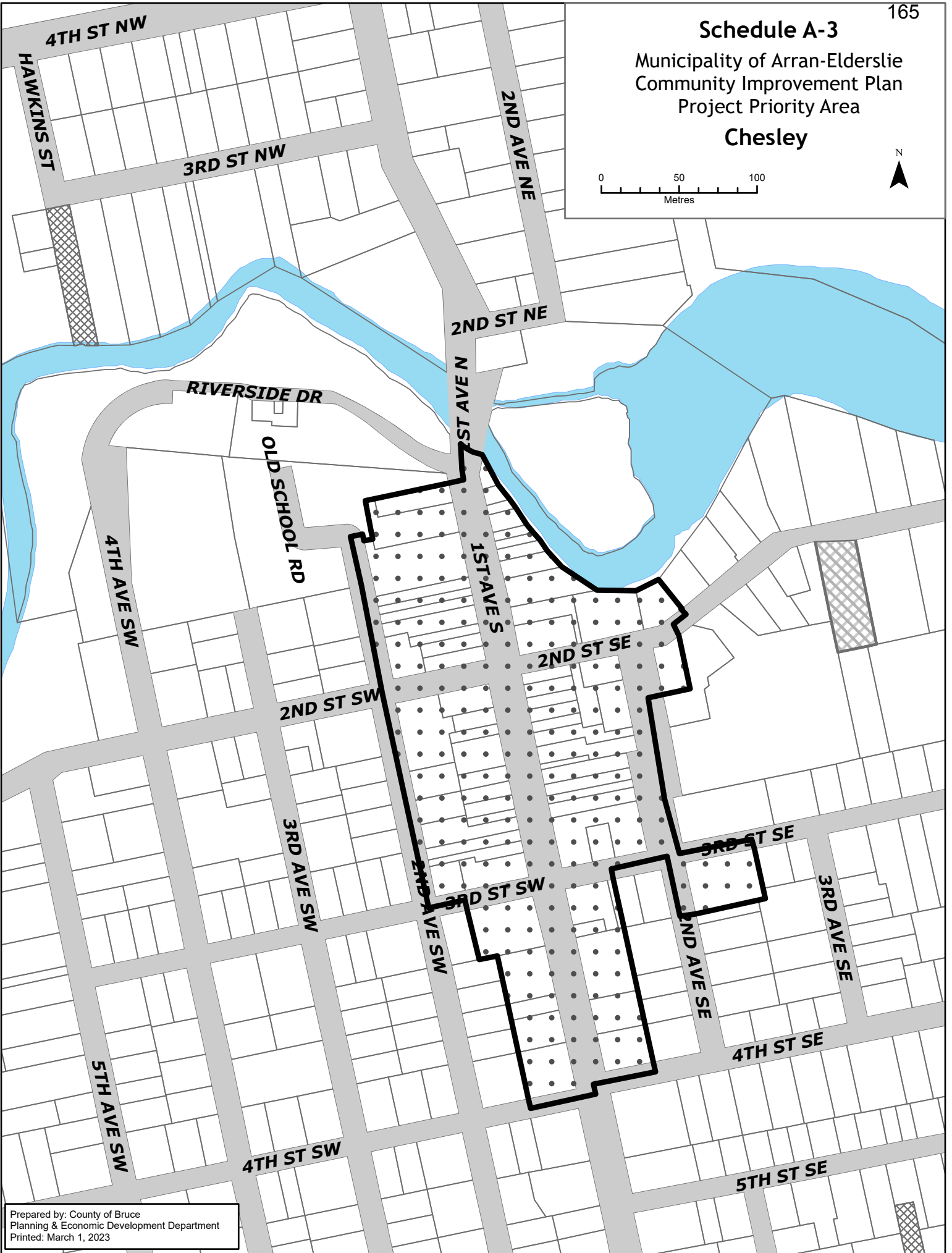
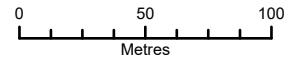
Municipality for Arran-Elderslie



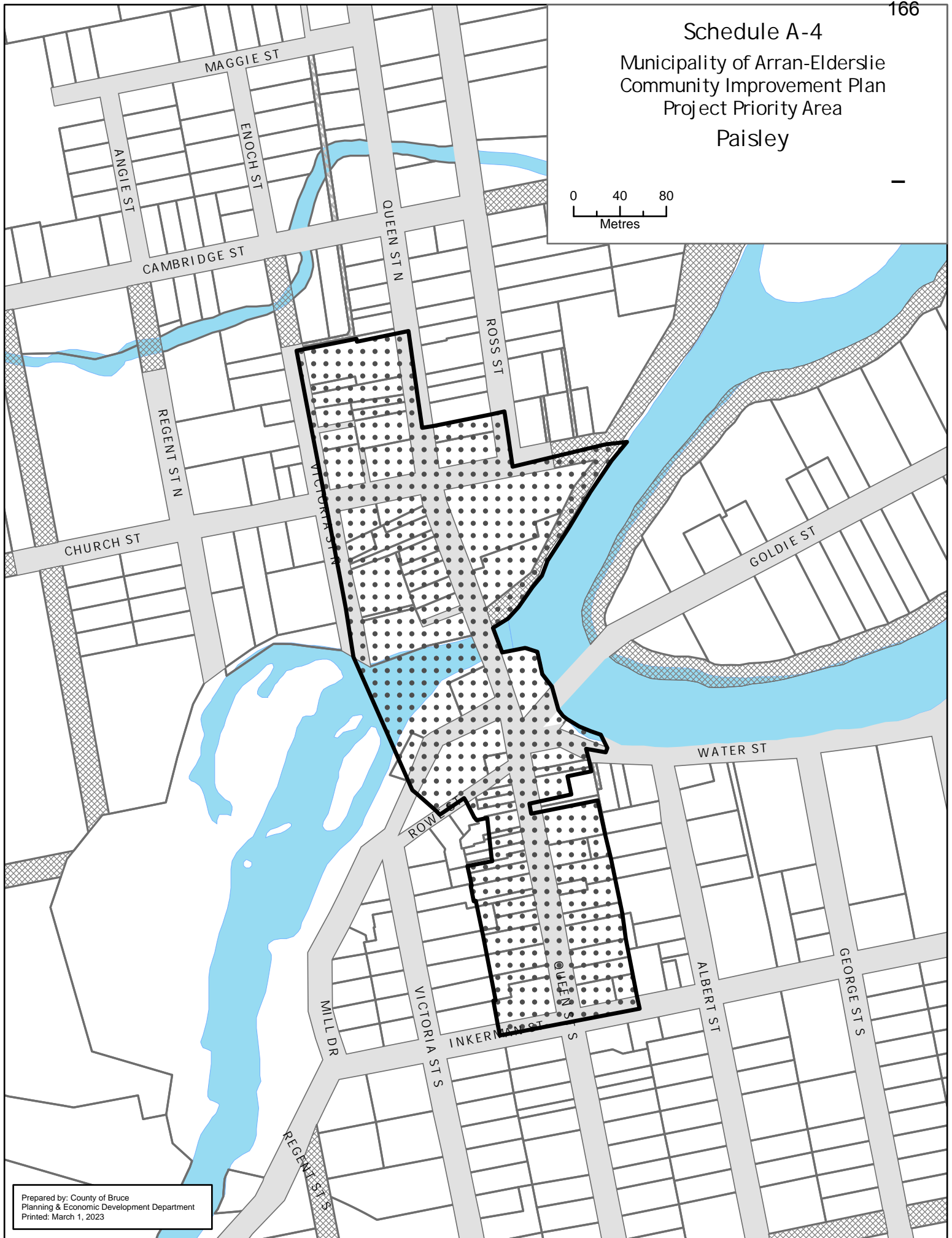
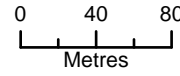
Schedule A-3

Municipality of Arran-Elderslie
Community Improvement Plan
Project Priority Area

Chesley

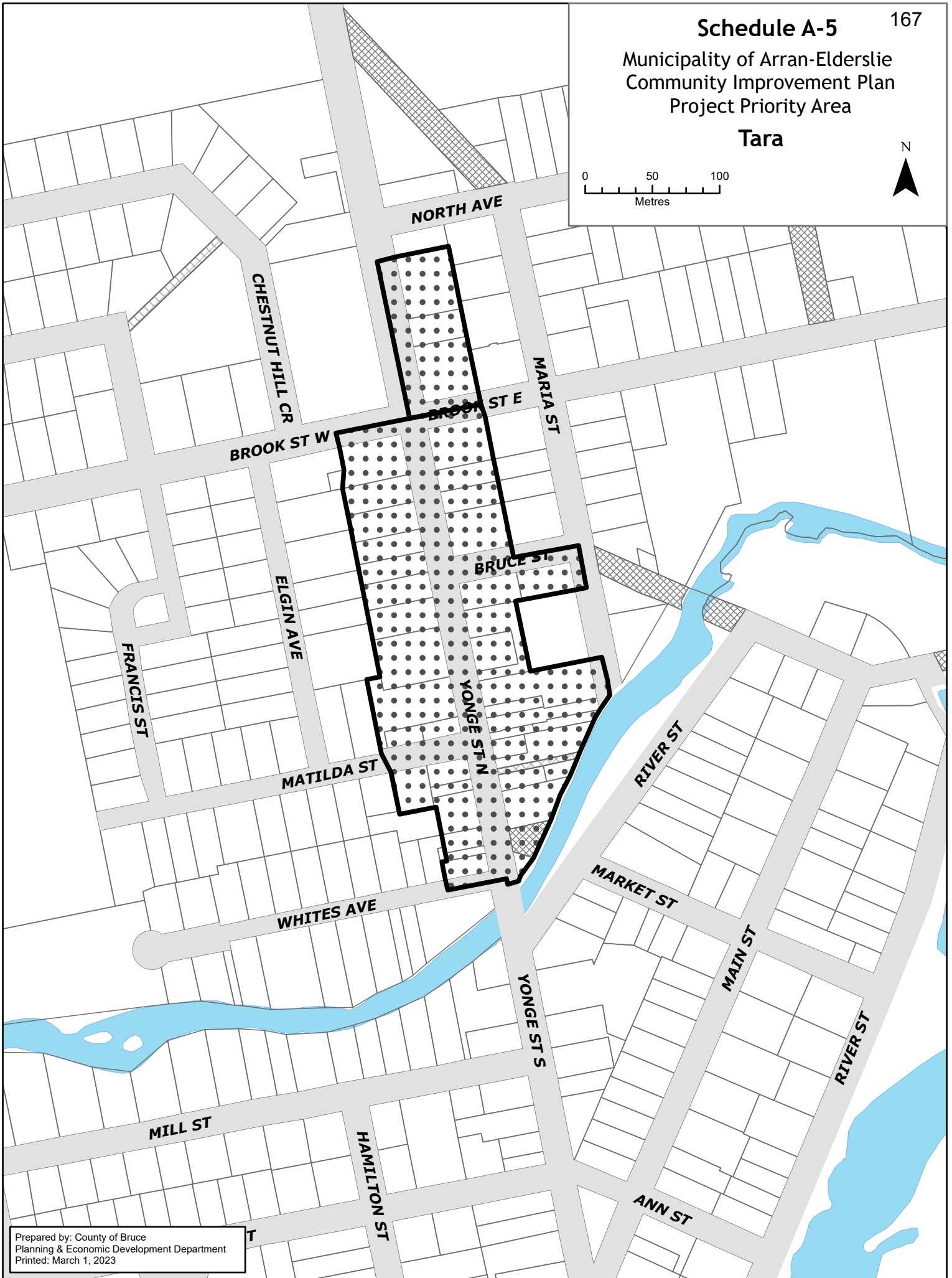
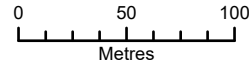


Schedule A-4
Municipality of Arran-Elderslie
Community Improvement Plan
Project Priority Area
Paisley



Municipality of Arran-Elderslie
Community Improvement Plan
Project Priority Area

Tara



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

BY-LAW NO. 64-2023

**Being a By-law to Adopt a Community Improvement Plan (CIP) for
the Community Improvement Project Areas in the
Municipality of Arran-Elderslie**

The Council of the Municipality of Arran-Elderslie, pursuant to Section 28 of the Planning Act, R.S.O. 1990, as amended, enacts as follows:

Whereas Section 28(4) of the Planning Act, R.S.O. 1990, as amended, authorizes the Council of a local municipality to adopt a Community Improvement Plan for the Community Improvement Project Area.

And whereas a Community Improvement Plan attached hereto to Schedule A has been prepared for that Community Improvement Project Areas;

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

NOW THEREFORE The Corporation of the Municipality of Arran-Elderslie hereby enacts as follows:

1. THAT the Community Improvement Plan for the Municipality of Arran-Elderslie Community Improvement Project Areas, contained in Schedule A to this By-law, a copy of which is attached to and forms part of this By-law, is hereby adopted.
2. THAT this By-law shall come into full force and effect upon third and final reading thereto pursuant to the provisions of the Planning Act, R.S.O. 1990, as amended.
3. THAT this By-law may be cited as the "CIP Adoption By-law".
4. That By-law No's 37-2014 and 38-2014 are hereby rescinded.

READ a FIRST and SECOND time this 11th day of December, 2023.

READ a THIRD time and finally passed this 11th day of December, 2023.

Steve Hammell, Mayor

Christine Fraser-McDonald
Clerk



Community Improvement Plan Policy

Draft as of July 27, 2023 intended to replace by-law #37-2014 and #38-2014.

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1. Introduction

1.1. Background

The Municipality of Arran-Elderslie is home to 6,913 residents (Statistics Canada, 2021) who enjoy the natural landscape and rural life. Arran-Elderslie is one of eight municipalities in Bruce County and contains three main settlement areas, Chesley, Paisley, and Tara. Major industries within Arran-Elderslie include agriculture, retail, tourism, and construction.

Arran-Elderslie's Official Plan states that the goal of the Community Improvement Plan (CIP) is "to provide a positive economic climate to attract industry, encourage private investment, create a wide range of employment opportunities, and enhance a balanced municipal assessment base."

In 2014, the Municipality of Arran-Elderslie approved a CIP (by-laws 37-2014 and 38-2014) that encompassed the downtown cores in the communities of Chesley, Paisley, and Tara/Invermay. This document will replace that previously developed CIP. This CIP enables additional opportunities that encourage the revitalization of existing buildings and redevelopment of properties within the Municipality through a variety of financial incentives.

In 2022, Bruce County expanded their Spruce the Bruce community development incentive program. To gain full access to these grants the Municipality of Arran-Elderslie redeveloped this policy to align with existing Municipal goals and County priorities.

1.2. Purpose

The purpose of the CIP is to adopt a program of financial incentives that encourage the redevelopment and improvement of private lands throughout the Municipality of Arran-Elderslie. These redevelopments and improvements aim to enhance the character of the Municipality and its traditional commercial areas.

The purpose of financial incentives is to assist businesses and property owners in the redevelopment and improvement of their properties. In turn, projects supported under the CIP will contribute towards Municipal goals defined in this policy and others.

The CIP applies to both settlement and rural areas of the Municipality. Specific financial incentives are developed to target the different needs of each of these areas. This CIP allows businesses and property owners in Arran-Elderslie to participate in Bruce County's Spruce the Bruce Program.

The Municipality can provide financial incentives within the defined Community Improvement Project Areas (CIPAs). It enables both the Municipality and Bruce County to participate in or implement future financial incentives to attract industry, encourage investment, create employment opportunities, and enhance a balanced municipal assessment base.

1.3. Methodology

Defining the goals of the community created the strong foundation for this CIP policy. The policy was created following a review of existing guidelines, planning documents, current incentive programs, and an in-depth community consultation process. This consultation process involved business owners, members of the public, Council members, and Arran-Elderslie staff. The consultation process identified and defined key areas to ensure the policy supports future growth across the entire Municipality.

1.3.1. Guiding Documents

Local plans, reports, and studies were reviewed when building the foundation of this modernized CIP. Key guiding documents are summarized below.

1.3.1.1. The Municipality of Arran-Elderslie Corporate Strategic Plan (2022)

The Municipality of Arran-Elderslie's mission is based on offering valued services, community assets, and an exceptional place for residents, businesses, and visitors. The main priorities are based on the following:

- a. Protecting infrastructure, recreation, and natural assets.
- b. Supporting businesses and the local economy.
- c. Facilitating community growth.
- d. Leading financial management.
- e. Engaging people and partnerships.
- f. Modernizing services.

1.3.1.2. The Municipality of Arran-Elderslie Economic Development Strategic Plan (2020)

The objective of the Municipality of Arran-Elderslie's Economic Development Strategic Plan is to attract, retain, and expand the municipal population, businesses, and services. The focus is on building local economic development capacity, collaboration, and supporting the needs of the Municipality. The goals include, building capacity, growing the population, attracting, and expanding businesses, effectively using resources, and creating vibrant downtowns.

1.3.1.3. Bruce County's Spruce the Bruce Program (2022)

Bruce County's Spruce the Bruce program offers financial incentives to eligible applications within a community's CIP. These grants are enabled through municipal policies and offer improvements to designated downtown areas. The grants make designated downtown areas more attractive, distinctive, and pedestrian friendly. In 2022, the program was enhanced to target additional industries and regional needs. Grant offerings extend past the downtown

cores but are still within a designated CIPAs. The additional grants support the revitalization of agriculture and tourism sectors and support redevelopment relating to business accessibility and nurturing mixed-use development.

2. Legislation

2.1. Municipal Act (2001)

Municipal activities are governed by The Municipal Act (2001), which is the principal statute that governs the administration of municipalities and sets out municipal powers. While the act provides opportunity to provide tax reductions related to heritage, municipal, or education purposed properties, it generally prohibits municipalities from providing incentives or bonuses to commercial enterprises. However, exceptions are provided where a municipality participates in a Community Improvement Plan (CIP), as part of Section 28 of the Planning Act, R.S.O. 1990.

2.2. Ontario Planning Act (1990)

Section 28 of Ontario's Planning Act allows municipalities to prepare CIPs to establish a framework for supporting and implementing programs to encourage development and redevelopment, in accordance with official plan policies. Whether the reasons are physical, social, economic, or environmental, a community improvement approach is a flexible, comprehensive, co-ordinated, and strategic framework for dealing with lands and buildings. For the purposes of carrying out a CIP, a municipality may engage in the following activities within the Community Improvement Project Area (CIPA):

- a. Acquire, hold, clear, grade or otherwise prepare land for community improvement (Section 28(3)).
- b. Construct, repair, rehabilitate or improve buildings on land acquired or held by it in the CIP project area in conformity with the CIP (Section 28(6)).
- c. Sell, lease, or otherwise dispose of any land and buildings acquired or held by it in the CIPA in conformity with the CIP (Section 28(6)).
- d. Make grants or loans to registered owners, assessed owners and tenants of lands and buildings within the CIPA, and to any person to whom such an owner or tenant has assigned the right to receive a grant or loan, to pay for the whole, or any part of the cost of rehabilitating such lands and buildings in conformity with the CIP (Section 28(7)).
- e. Eligible costs can be related to environmental site assessment, environmental remediation, development, redevelopment, construction and reconstruction of lands and buildings for rehabilitation purposes, or for the provisions of energy efficient uses, buildings structures, works, improvements, or facilities (Section 28(7.1)).

- f. The council of an upper-tier municipality may make grants or loans to the council of a lower-tier municipality and the council of a lower-tier municipality may make grants or loans to the council of the upper-tier municipality, for the purpose of carrying out a CIP that has come into effect, on such terms as to security and otherwise as the council considers appropriate, but only if the official plan of the municipality making the grant or loan contains provisions relating to the making of such grants or loans (Section 28(7.2)).

2.3. Provincial Policy Statement (2020)

CIPs help to achieve the Provincial Policy Statement (PPS) objectives of healthy communities, a clean and safe environment, and a strong economy. Community improvement is supported through PPS policies for:

- a. Building strong healthy communities.
- b. Promoting efficient development and a mix of land uses.
- c. Ensuring that necessary infrastructure and public service facilities are available.
- d. Improving accessibility.
- e. Conserving heritage resources.
- f. Supporting green design.
- g. Encouraging residential intensification.

2.4. Official Plan for the Urban Areas of Chesley, Paisley, Tara/Invermay (2004)

Section 4.5 of The Municipality's Urban Area Official Plan allows for the preparation and implementation of community improvement and other mechanisms governed by Section 28 of the Planning Act (1990). The official plan allows for any area with the municipality to be subject to a CIPA. Criteria for selecting CIPAs is divided into two categories Residential and Commercial/Industrial Area and has set criteria to develop in each of those proposed areas. The CIP establishes programs to implement the goals and objectives of official plan community improvement policies.

2.5. County of Bruce Official Plan (2010)

The Bruce County Official Plan provides guidance on local CIPAs and programs. It encourages local municipalities to adopt CIPs in accordance with the County and local official plans. Furthermore, Bruce County's Official Plan has identified all areas of the community as having the potential to be identified as a CIPA by respective municipalities or by the County.

3. Goals and Objectives

Section 4.3.1 of The Official Plan for the Urban Areas of Chesley, Paisley, Tara/Invermay outlines various goals and objectives for Community Improvement Project Areas (CIPAs).

This Community Improvement Plan (CIP) has the following goals:

- a. To assist the community in improving the overall appearance of residential, commercial, and industrial structures.
- b. To urge and assist owners of commercial, industrial, and residential properties to rehabilitate premises where necessary to eliminate deterioration and improve community pride in ownership or occupancy.
- c. To promote the development, redevelopment, or conversion of underutilized properties.
- d. To strengthen the economic viability of businesses within the CIPAs .
- e. To encourage building retrofits which meet or exceed government legislation including but not limited to the Ontario Building Code, Fire Code, Property Standards, and the Accessibility for Ontarians with Disabilities Act.
- f. To encourage a sustainable and innovative business community.
- g. To promote interest in Bruce County's Spruce the Bruce program.

Financial incentives outlined in this plan may be offered to tenants or property owners to assist in meeting these goals. Incentives available may change from year to year.

4. Project Areas

Section 28(1) of the Planning Act (1990) allows a Municipality to define a Community Improvement Project Area (CIPA). The Planning Act defines a CIPA as "a municipality or an area within a municipality, the community improvement of which in the opinion of the Council is desirable because of age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings or for any other environmental, social or community economic development reason."

The Municipality of Arran-Elderslie's Official Plan provides a list of criteria for selecting CIPAs. Previous project areas covered the downtown cores of Chesley, Paisley, and Tara/Invermay. This Community Improvement Plan (CIP) now includes an expansion of these previous downtown CIPAs to encompass the entire Municipal boundaries of Arran-Elderslie. Chesley, Paisley, Tara, and Allenford are defined priority project areas and will have specific incentives focussed on downtown development, as outlined in this policy.

The Municipality shall designate the expanded CIP project area by by-law. The programs authorized in this CIP may be carried out within the CIPA as identified in Schedule A:

Community Improvement Project Area (CIPA) Maps

5. Program Incentives

5.1. General Eligibility Criteria

To assist private landowners in enhancing their properties or buildings, the following financial incentives are offered to eligible applicants as indicated below, unless identified under Incentive.3., which outlines incentives and eligibility of Bruce County's Spruce the Bruce Program.

5.1.1. Eligible Applicants

- a. Applicants must be the registered owner of the property, assessed owner, or an authorized agent. If a tenant wishes to apply, a letter from the building owner approving the work to be done is required.

The property in the application must be in a Community Improvement Project Area (CIPA) (b. Project Areas) or identified for specific incentives (Incentive).

- c. General maintenance is not eligible for project incentives. The goal of the program is to encourage new projects that aim to revitalize existing buildings and redevelop properties.
- d. Applicants must comply with all provincial and local laws and regulations pertaining to licensing, permits, building code, and zoning requirements. The applicant is responsible for obtaining all building and other required permits and must be in conformance with all applicable health and safety standards.

5.1.2. Applications

- a. Complete applications for the specific incentive must be submitted directly to the Municipality, with the exception of County-led incentives offered through Spruce the Bruce, which must be submitted directly to Bruce County.
- b. Applications need to be submitted prior to any work commencing and cannot begin until an application is approved, and the agreement is signed.
- c. The Municipality has the right to request additional submissions of drawings and/or plans to be included with the application and schedule a pre-application meeting to review the intended improvements and modifications.

5.1.3. Agreements

- a. Any application must be consistent with the official plan, Community Improvement Plan (CIP), and any other guidelines that may be implemented for the CIPAs. Priority will be

given to those applications which most closely meet the program guidelines that will be developed with the framework as outlined in this plan.

- b. The applicant shall enter into an agreement with the Municipality stipulating at a minimum:
 - Terms of the financial agreement.
 - Total amount of approved funding.
 - Timetable for provision of agreement and completion of the project.
 - An undertaking by the owner to satisfy all Municipal and other relevant laws and requirements for the project.

5.1.4. Previous Projects

- a. Financial incentives cannot be retroactive. Any work commenced prior to the project receiving approval from the Municipality will be ineligible.
- b. Properties are not eligible for the same incentive within five years, unless there is a new owner or tenant, or if the project scope is different.

5.1.5. Funding Payouts

- a. Municipal contributions will be issued after the following:
 - Project is complete and paperwork has been submitted.
 - Inspected by Municipal staff (or the appropriate approval authority).
 - Necessary permits and licences have been issued.
 - Original paid receipts for materials or third parties for the work submitted.
- b. Funding will be payable within the timeframe established for the applicable program or the date of agreement, whichever comes first.
- c. The applicant cannot be awarded more than 100% of the final invoice, or whatever percentage is indicated for the specific incentive.
- d. Eligible project costs must be actual cash outlay to third parties acting at arm's length and which can be documented through original invoices and proofs of payment. Applicants will provide a minimum cash contribution to the project as outlined, under Incentive, depending on the type of incentive that is implemented.

5.1.6. Funding Thresholds

- a. The amount of available funding to be made for these financial incentives under this CIP

is subject to Council approval and adoption of the budget.

- b. The total of any of the financial incentives shall not exceed 100% of the cost of improvements made to properties or lands. This includes a combination of both County and local Municipal incentives.
- c. Where the project is expected to result in a substantial increase in the property's value, Tax Increment Equivalent Grant (TIEG) can be considered in addition to other incentives.
- d. The total combination of funds available to one property must not surpass \$20,000 in one calendar year. This does not include any monies received from the County.
- e. The minimum value of a grant issued under any program shall be \$1,000 and the minimum value of a loan shall be \$20,000.

5.1.7. Expiration of Funding

- a. Unless otherwise stated in the agreement, a maximum of one year is allowed for completion of a project after approval. Requests for extensions can be made to the Municipality.
- b. No changes to work specified in the agreement are to be made for five years without Municipal approval.

5.1.8. Tax Arrears and Other Charges

- a. Applicants must not be in default of any property taxes, local improvement charges, or any other Municipal accounts receivable on the subject property at the time of approval or upon receiving final funding.
- b. Any outstanding orders (building, fire, zoning, etc.) must be satisfied prior to funding approval and upon receiving final funding. Exceptions apply with approval of the entity responsible for the outstanding order.

5.1.9. Transfers of Projects

- a. If there is change in ownership of a property, projects can be transferred, if the new owner is completing the same project on the same property. The existing agreement holder shall advise the Municipality of the change to update the agreement. This agreement will need to be signed, with the same conditions, with the new agreement holder.
- b. Approved incentives allocated to a specific property are not transferable to any other property.

5.2. Forms of Incentives

Each year, Council or its designated authority will determine which incentive programs are in effect (Incentive), in what form the incentive will be provided, and the funding allocation from the Municipal budget.

Financial incentives can be provided to properties in the CIPA as indicated below or a combination of a grant and a loan.

5.2.1. Grants

Grants are typically used as a matching program for related costs or fees to an eligible project. Awarded grants cover a portion of the capital cost of the improvement to an overall maximum amount. Costs may include necessary professional design fees, material, and labour. Each grant category (Incentive) will provide details of available funding.

5.2.2. Loans

Where a proposed project satisfies the relevant Municipal guidelines, a loan can cover a portion of the eligible improvement costs to a maximum amount. Loans are structured by the Municipality based on market conditions and amortized over a set number of years. The Municipality has the right to set the interest rates and the agreement will stipulate the repayment schedule. Loans are only available to property owners and are registered as a lien on the property.

5.3. Incentive Programs

5.3.1. Development and Predevelopment Incentives

Development and predevelopment incentives are led and funded by the Municipality and have an overall goal of attracting new growth and expansion to the designated CIPA. Program applications, approvals, agreements, and distribution of funding are all administered by the Municipality. [View](#)

Schedule B: Summary of the Development and Predevelopment Incentives for a summary chart of all incentives. Where applicable, the following financial incentives can be provided in the following ways:

5.3.1.1. Tax Increment Equivalent Grant Program

Purpose:

The Tax Increment Equivalent Grant (TIEG) Program is intended to encourage the development and redevelopment of eligible properties by providing tax assistance equal to all or a portion of the property tax increase resulting from new property improvements.

Eligibility Criteria:

- All general eligibility criteria apply.
- The property must be in one of the CIPAs (Schedules A 1-5).
- Proposed projects that have resulted in at least 25% an increase in the assessed property value or be valued at more than \$1,000,000.
- Applications must be filed prior to the start of any activity that would constitute development triggering a re-valuation by MPAC (Municipal Property Assessment Corporation).

Financial Incentive:

- An incentive equal of up to 100% of the Municipal and/or County tax portion for up to ten years.
- This incentive may be offered on a declining scale, for example: Year one of the program, the grant to the property owner is equal to 100% of the tax increment. Thereafter, the grant decreases by 10% per year (e.g., year two = 90%, year three = 80%, and so on up to year ten).
- Bruce County may participate in this program, related to the County portion of a tax bill, subject to County Council approval.

Examples of Eligible Projects:

- Redevelopment of a brownfield property.
- Adaptive reuse of a property to suit new uses.
- Major additions to a property, involving a significant increase of existing gross floor area.
- Infrastructure work including the improvement or reconstruction of existing on-site

public infrastructure as may be required to service a proposed development.

- Façade, signage, and streetscaping improvements required as part of a proposed development.
- Professional services by an engineer, architect, or professional planner.
- Any combination of the above.

5.3.1.2. Municipal Fee Incentive Program

Purpose:

The Municipal fee incentive program provides a rebate for fees associated with redevelopment, infill, and new development. Any relevant fee associated with redevelopment, infill, and new development included in Arran-Elderslie's or Bruce County's Fee and Charges By-Law (as amended) is an eligible expense for this program.

Eligibility Criteria:

- All general eligibility criteria apply.
- The property or building must be in a priority CIPA (Schedules A 2 thru 5).
- This will be a one-time contribution to the applicant to the cost indicated in the current fee structure/by-law.
- Bruce County may participate in this program as subject to Bruce County Council approval.

Financial Incentive:

- An incentive equal to 50% of applicable Municipal fees.
- Can be paid in two installments, 25% upon completion of any permit or application and the remaining 25% after final inspection or completion of the project.

Examples of Eligible Projects:

- Site plan applications.
- Building or demolition permits.
- Official plan amendments (including zoning by-law amendments, minor variances, or severances of land).
- Other Municipal fees in the current fee structure/ by-law such as tipping fees.

5.3.1.3. Predevelopment Study and Design Program

Purpose:

The predevelopment study and design program are to offset the costs associated with preparing the necessary plans and drawings that outline the extent of the improvements being applied for.

Eligibility Criteria:

- All general eligibility criteria apply.
- The property must be in one of the CIPAs (Schedules A 1-5).
- Projects must be in line with streetscape, façade, or other design guidelines set by the Municipality.

Financial Incentive:

- Municipal matching incentive up to 50% of eligible costs.
- Can be paid in two installments, 25% upon completion of the study or design and the remaining 25% after final inspection or completion of the project.

Examples of Eligible Projects:

- Preparation of architectural or engineering plans and site plans for building improvements.
- Environmental site assessments.
- Business development related studies and plans such as, but not limited to, feasibility, traffic impact, or market analysis studies.
- Any other studies or designs that meet the goals of the program, as approved by the Municipality.

5.3.1.4. Surplus Land Program

Purpose:

The surplus land program is in place to redevelop lands or buildings that are determined surplus to the needs of the local Municipality or the County at a reduced or minimal cost for sales, lease, rent, or redevelopment through a request for proposal (RFP) process. The local Municipality and County may work together to identify lands that are surplus and to determine the best use for the surplus lands.

Eligibility Criteria:

- All general eligibility criteria apply.
- The property must be in one of the CIPAs (Schedules A 1-5).
- Must follow relevant bylaws related to sale of land.

- Additional eligibility criteria will distinguish the best use based on needs and will be identified in the RFP released by either the Municipality or the County.

Financial Incentive:

- Land to be awarded at a reduced cost or possibly at no cost.

Examples of Eligible Projects:

- The criteria, examples of projects, and other needs from the local Municipality or the County will be included in the RFP.

5.3.2. Building and Property Improvement Incentives

Building and property improvement incentives encourage improvements to existing privately owned buildings and properties within the CIPAs. Program applications, approvals, agreements, and distribution of funding are all administered by the Municipality. View Schedule C: Summary of the Building and Property Improvement Incentives Schedule C: Summary of the Building and Property Improvement Incentives

Schedule C: Summary of the Building and Property Improvement Incentives for a summary chart of all incentives.

5.3.2.1. Façade Improvement Program

Purpose:

The façade improvement program encourages the rehabilitation, repair, and/or exterior improvements to buildings and street-facing façades by offsetting the project costs for existing privately owned buildings.

Eligibility Criteria:

- All general eligibility criteria apply.
- The building must be in a priority CIPA (Schedules A 2-5).
- Property must be privately owned and must have a component of non-residential use.

Financial Incentive:

- Incentive of up to 50% of eligible costs upon completion of approved project.

Examples of Eligible Projects:

- Restoration or redesign to the any street-facing or visible façades of the commercial building.
- Cleaning, exterior painting, masonry, sandblasting, and/or cladding of buildings.
- Restoration, replacement or installation of architectural details or exterior building accessories (e.g., awnings, shutters, trim, doors, windows, lighting, etc.)
- Replacement of windows and doors with energy-efficient and/or accessible alternatives.
- Redesign of storefront or entrance modifications, including accessibility improvements.
- Professional services, fees, and related costs.
- Other improvements that meet the goals of the program, as approved by the Municipality.

5.3.2.2. Storefront Sign Improvement Program

Purpose:

This storefront sign improvement program covers a portion of the project costs for public facing sign improvements or additions on existing buildings in the priority CIPAs.

Eligibility Criteria:

- All general eligibility criteria apply.

- The building must be in a priority CIPA (Schedules A 2-5).
- Property must be privately owned and must have a component of non-residential use.
- Back lit illumination signs are not eligible for funding.
- Signs for entities not located at the subject property are not eligible.
- Must comply with requirements set in either Municipal or County sign by-laws.

Financial Incentive:

- Incentive of up to 50% of eligible costs upon completion of approved project.

Examples of Eligible Projects:

- Restoration or redesign of signage that is visible from the public realm/right-of-way.
- Perpendicular signage upgrades/replacement.
- Façade signage upgrades/replacement.
- Cleaning, painting, sandblasting and/or refinishing façade signage.
- Facade illumination for signage.
- Brick and masonry repair to accept signage bracket/fastenings.
- Professional services, fees, and related costs.
- Other improvements that meet the goals of the program, as approved by the Municipality.

5.3.2.3. Building Restoration and Enhancement Program

Purpose:

The program covers a portion of costs to upgrade or renovate buildings in compliance with the Ontario Building Code standards, Ontario Fire Code, Accessibility for Ontarians with Disabilities Act, or Leadership in Energy and Environmental Design certifications.

Eligibility Criteria:

- All general eligibility criteria apply.
- The building must be in a priority CIPA (Schedules A 2-5).
- Property must be privately owned and must have a component of non-residential use.
- Any improvements must meet or exceed the requirements of the Accessibility for Ontarians with Disabilities Act (AODA), Ontario's Building Code, or Leadership in Energy and Environmental Design (LEED) certification standards.

Financial Incentive:

- Incentive of up to 50% of eligible costs upon completion of approved project.

Examples of Eligible Projects:

- Upgrade existing buildings with Ontario Building Code standards.
- Rehabilitate existing apartments or build new apartments that enhance housing options.
- Improvements to barrier-free accessibility such as ramps, power-door operators, elevator access, lifts, lever door handles, tactile walking strip indicators, and other related devices.
- Construction of new buildings and/or infrastructure that meet LEED certification standards.
- Retrofit of existing buildings for energy efficiency such as replacement of doors, windows, insulation, appliances, heating, lighting fixtures, etc.
- Install alternative energy generating sources, such as solar or wind devices or install a green roof.
- Professional services, fees, and related costs.
- Other improvements that meet the goals of the program, as approved by the Municipality.

5.3.2.4. Start-up Space Leasehold Improvement Program**Purpose:**

To assist new businesses and companies to set up shop in the downtown cores by providing funding to property owners and tenants for the financing of non-temporary interior leasehold or accessibility improvements for commercial spaces or live/workspaces to increase the marketability of property and rental units.

Eligibility Criteria:

- All general eligibility criteria apply.
- The building must be in a priority CIPA (Schedules A 2-5).
- Property must be privately owned and must have a component of non-residential use.
- Proof of a minimum one-year commercial space lease.

Financial Incentive:

- Incentive of up to 50% of eligible costs upon completion of approved project.

Examples of Eligible Projects:

- Change, repair, re-install of flooring, ceiling, walls, lighting, fixed cabinets, and other structurally permanent elements.
- Painting, repainting, or re-facing of interior platforms, walls, and any surfaces.
- Installation, replacement, repair, or restoration of masonry, brickwork or wood, windows, or other architectural features.
- Installation, repair or reinstallation of plumbing, heating, ventilation and air conditioning (HVAC), electrical, fixtures, cable, telephone, fibre, and other service-specific installations.
- Entranceway modifications that improve the appearance and/or access to the commercial unit(s).
- Demolition or removal of fixtures, structural, and non-conforming or hazardous materials.
- Other improvements that meet the goals of the program, as approved by the Municipality.

5.3.2.5. Agricultural Diversification Program

Purpose:

To encourage on-farm diversified and agriculture-related uses through value-added experiences and exterior improvements on farms by reducing the costs.

Eligibility Criteria:

- All general eligibility criteria apply.
- The property must be in one of the CIPAs (Schedules A 1-5).
- Project must be located on property with where agricultural uses are permitted.

Financial Incentive:

- Incentives of up to 50% of eligible costs upon completion of approved project.

Examples of Eligible Projects:

- Exterior signages, façade, or infrastructure improvements, specific to on-farm diversified uses.
- Sales of produce such as produce stands.

- Property Improvements to support Agri-tourism experiences or value-added activities such as barn tours, petting zoos, pick-your-own, on-farm dining, workshops, etc.
- Professional services, fees, and related costs.
- Other improvements that meet the goals of the program, as approved by the Municipality.

5.3.2.6. Streetscape Beautification, Signage, and Landscaping Improvements

Purpose:

For improvements related to the streetscape including but not limited to the replacing/adding of light standards, street furniture, sidewalk and lane treatments, parking, and signage.

Eligibility Criteria:

- All general eligibility criteria apply.
- The property must be in a priority CIPA (Schedules A 2-5).
- The program is available for privately owned infrastructure on public lands.
- Projects must be in line with streetscape, façade, or other design guidelines set by the Municipality.

Financial Incentive:

- Incentives of up to 50% of eligible costs upon completion of approved project.

Examples of Eligible Projects:

- Replacing/adding light standards.
- Street furniture including but not limited to benches, banners, planters, garbage/recycling receptacles.
- Installation or improvement of sidewalks or walkways, lane, or parking lots.
- Improved community signage.
- Professional services, fees, and related costs.
- Other improvements that meet the goals of the program, as approved by the Municipality.

5.3.3. Bruce County-led Incentives

In addition to Municipal programs, Bruce County's Spruce the Bruce (STB) program offers a variety of grants to eligible Arran-Elderslie's commercial property owners and tenants, Municipalities, and specific community groups. These grants are administered and funded

directly by Bruce County and based on a separate budget set by County Council each year. The general eligibility noted in the above sections does not apply to the STB grants, as each grant has its own eligibility requirements. [View](#)

Schedule D: Summary of Bruce County's Spruce the Bruce Incentives for a summary chart of all incentives.

General Eligibility Criteria for Spruce the Bruce Grants:

- a. The applicant must be the tenant or the property owner. A letter of support from the property owner is required if the applicant is the tenant.
- b. The project should attempt to include elements from the applicable community toolkit, façade guidelines, or community brand guidelines, dependent on the grant category.
- c. The project must comply with Municipal and County by-laws and have received appropriate permits and permissions.
- d. Project work must not have started (including purchasing any materials) until the application has been approved.
- e. Properties previously awarded grants are not eligible for additional funding under the same grant category unless:
 - The grant was provided more than five years ago; or
 - Either the tenant and/or property owner changed since the last grant was provided; or
 - The application is clearly for different physical elements of the building/property as determined by County staff.

5.3.3.1. Façade Building Improvement Grant

Purpose:

Updated, aesthetically pleasing, and well-maintained building facades create vibrancy in our downtown cores and encourage the public to stop, shop, and dine.

The Façade Building Improvement Grant provides funding for business and property owners to update and improve the exterior façade of their downtown commercial building.

Eligibility Criteria:

- All Spruce the Bruce specific eligibility criteria in section 5.3.3 apply.
- The building must be commercial or mixed-use (commercial-residential) and be located within the priority CIPA (Schedules A 2-5).
- A minimum of three major exterior projects from the eligible project list must occur. These can be a combination of grants funded under this grant category and the following categories: fascia signage, perpendicular signage, awning, and patio installation.

Financial Incentive:

- A grant payment of up to 50% of eligible project costs (excluding taxes) to support the completion of a façade building improvement project.

Examples of Eligible Projects:

- Architectural feature improvements, or additions (e.g., beams, decorative molding)
- Brick or stone (or other masonry) installation, repointing, or restoration
- Exterior lighting / gooseneck lighting
- Painting storefront
- Permanent outdoor planters (e.g., windowsill)
- Siding installation
- Take-out window installation
- Windows and doors upgrades
- Other projects approved by Bruce County that create physical improvements or upgrades to the commercial property's façade

Examples of Ineligible Projects:

- New building construction
- Roof repairs
- Greenery (e.g., plants, flowers, shrubs, etc.)
- Projects done to the rear / backside of building
- General maintenance repairs

5.3.3.2. Fascia Signage Grant**Purpose:**

An updated and aesthetically pleasing fascia sign helps to showcase the business' brand and encourages customers to enter the shop.

The Fascia Signage Grant provides funding for business and property owners to install a new and updated façade (flat/fascia sign) on the exterior of the downtown commercial building.

Eligibility Criteria:

- All Spruce the Bruce specific eligibility criteria in section 5.3.3 apply.
- The building must be commercial or mixed-use (commercial-residential) and be located

within the priority CIPA (Schedules A 2-5).

- Fascia signs must be attached to the front of a commercial building.

Financial Incentive:

- A grant payment of up to 50% of eligible project costs (excluding taxes) to support the completion of a fascia signage project.

Examples of Eligible Projects:

- Fascia / façade / flat storefront sign
- Other projects approved by Bruce County that create physical improvements or upgrades to the commercial property's fascia signage

Examples of Ineligible Projects:

- Backlit, neon, coroplast, vinyl banners, or freestanding signage

5.3.3.3. Perpendicular Signage Grant

Purpose:

Perpendicular signs increase awareness and visibility of a business and its offerings. The sign is attached to the front of the building and mounted so the face of the sign is perpendicular to the normal flow of the street and foot traffic, which creates pedestrian-friendly downtowns.

The Perpendicular Signage Grant provides funding for business and property owners to install a new perpendicular (blade / projecting) sign on the exterior of the downtown commercial building.

Eligibility Criteria:

- All Spruce the Bruce specific eligibility criteria in section 5.3.3 apply.
- The building must be commercial or mixed-use (commercial-residential) and be located within the priority CIPA (Schedules A 2-5).
- The perpendicular sign must be attached to the front of the building and mounted so the face of the sign is perpendicular to the normal flow of street and foot traffic.

Program Funding:

- A grant payment of up to 50% of eligible project costs (excluding taxes) to support the completion of a perpendicular signage project.

Examples of Eligible Projects:

- Perpendicular / blade / projecting sign

- Other projects approved by Bruce County that create physical improvements or upgrades to the commercial property's perpendicular signage

Examples of Ineligible Projects:

- Backlit, neon, coroplast, vinyl banners, or freestanding signage

5.3.3.4. Awning Grant

Purpose:

Awnings not only provide shelter from environmental elements but can also add an extra visual appeal to the building and improve aesthetics.

The Awning Grant provides funding for business and property owners to install an awning on the exterior of the downtown commercial building.

Eligibility Criteria:

- All Spruce the Bruce specific eligibility criteria in section 5.3.3 apply.
- The building must be commercial or mixed-use (commercial-residential) and be located within a priority CIPA (Schedules A 2-5).

Financial Incentive:

- A grant payment of up to 50% of eligible project costs (excluding taxes) to support the completion of an awning project.

Examples of Eligible Projects:

- Awning above windows, doors, and/or takeout windows
- Other projects approved by Bruce County that create physical improvements or upgrades to the commercial property's awning

5.3.3.5. Patio Installation Grant

Purpose:

An outdoor patio allows restaurants, bars, and cafes the opportunity to increase capacity and sales, but also add to the vibrancy of the downtown, encouraging more visitors and spending.

The Patio Installation Grant provides funding for business and property owners to install or expand an outdoor patio for their guests and visitors to enjoy food and beverage on. The patio may be a sidewalk patio, rooftop patio, or back patio.

Eligibility Criteria:

- All Spruce the Bruce specific eligibility criteria in section 5.3.3 apply.

- The building must be commercial or mixed-use and be located within the priority CIPA (Schedules A 2-5).
- If the patio extends onto Municipal property, the applicant must submit an application and be approved for a patio permit with their local Municipality.

Financial Incentive:

- A grant payment of up to 50% of eligible project costs (excluding taxes) to support the completion of a patio installation project.

Examples of Eligible Projects:

- Decking
- Fencing or railings
- Flooring / patio stones / brick
- Pergola for sun shelter
- Permanent planter boxes (e.g., attached to fencing)
- Other projects approved by Bruce County that create physical improvements or upgrades to the commercial property's patio

Examples of Ineligible Projects:

- Patio furniture (e.g., tables, chairs, benches, etc.)
- Portable accessories (e.g., heaters, fire pits, speakers, etc.)
- Greenery (e.g., plants, flowers, shrubs, etc.)

5.3.3.6. Community Marketing Grant

Purpose:

By collaborating on marketing projects, businesses, Municipalities, not-for-profits, and charities with a focus or mandate to service visitors can ensure a cohesive approach and expand their reach to new audiences and visitors. Helping to drive sales to local businesses and encourage involvement and attendance at community events helps to drive a vibrancy in the community.

The Community Marketing Grant provides funding for businesses or Municipalities, not-for-profits or charities with a focus or mandate to service visitors to collaboratively develop a package itinerary or marketing campaign that stimulates the local downtown economy.

Eligibility Criteria:

- Specific Spruce the Bruce eligibility criteria from section 5.3.3 points c. to e. apply.

- The applicants may be a combination of businesses, or a combination of Municipalities, not-for-profits or charities with a focus or mandate to service visitors.
- For businesses: a minimum of three businesses, with at least one being located within the priority CIPA (Schedules A 2-5) collaborate and develop a package itinerary or campaign.
- For Municipal and community partners: Municipalities and community partners (not-for-profits or charities) collaborate and develop a marketing campaign to promote the business community and sectors.

Financial Incentive:

- A grant payment of up to 50% of eligible project costs (excluding taxes) to support the completion of a community marketing project.

Examples of Eligible Projects:

- Completed package itinerary or marketing campaign
- Design and production of marketing collateral
- Paid promotion through marketing channels (e.g., detail, print, radio, etc.)
- Other projects approved by Bruce County that create visitor attraction to the downtown cores of eligible communities

Examples of Ineligible Projects:

- Projects that include collaborative partners located outside of Bruce County
- Projects that duplicate a role already fulfilled within the community or Bruce County
- Projects that generate advertising / promotional revenue for the applicants

5.3.3.7. Agri-Food Innovation Grant

Purpose:

Agriculture is one of Bruce County's key sectors. By supporting the implementation of innovative and value-added processes, agriculture operators can improve efficiencies, expand their markets, and increase profits.

The Agri-Food Innovation Grant provides funding for agricultural operators to improve or implement new value-added and innovative technologies, software, and hardware.

Eligibility Criteria:

- Specific Spruce the Bruce eligibility criteria from section 5.3.3 points c. to e. apply.

- The agriculture property must be located within a CIPA (Schedules A 1-5).
- The project must comply with all necessary Municipal, provincial, federal, and local food, and safety regulations, and have received appropriate permits and permissions.
- This grant cannot be combined with any other Spruce the Bruce grants.

Financial Incentive:

- A grant payment of up to 50% of eligible project costs (excluding taxes) to support the completion of an agri-food innovation project.

Examples of Eligible Projects:

- Infrastructure related to the following:
- Agri-tourism experiences (e.g., adding a corn maze)
- Bioproduct farming (as defined by Ontario Ministry of Agriculture, Food & Rural Affairs (OMAFRA))
- Direct consumer sales (e.g., pick-your-own, roadside stands)
- Organic farming (e.g., free-range chickens)
- Small-scale food and beverage processing (e.g., making jam on-site from grown raspberries)
- Specialty crops farming (as defined by OMAFRA)
- Other projects approved by Bruce County that include value-added or innovative purchases or implementation to the agriculture operation

Ineligible Projects:

- Temporary, 'removeable', or consumable project materials or elements
- New building construction
- General maintenance repairs

5.3.3.8. Business Accessibility Adaptability Grant

Purpose:

Communities become more inclusive, safe, and welcoming when the accessibility of commercial buildings is improved, and barriers are removed. The goal is to create inclusive and AODA-friendly environments for all.

The Business Accessibility Adaptability Grant provides funding for business and property owners to upgrade or renovate the exterior or interior of their commercial building to remove

or reduce barriers for people with disabilities.

Eligibility Criteria:

- Specific Spruce the Bruce eligibility criteria from section 5.3.3 points c. to e. apply.
- The building must be commercial or mixed-use and be located within a CIPA (Schedules A 1-5).
- The renovations and upgrades must be compliant with the requirements of the Accessibility for Ontarians with Disabilities Act, 2005 (AODA).

Financial Incentive:

- A grant payment of up to 50% of eligible project costs (excluding taxes) to support the completion of a business accessibility and adaptability project.

Examples of Eligible Projects:

- Automatic doors (exterior or interior)
- Accessible dressing rooms
- Accessible washrooms
- Wheelchair ramps
- Flat entrance (in place of stairs)
- Other projects approved by Bruce County that create permanent renovations or upgrades to improve the accessibility of the exterior or interior of the commercial building

Examples of Ineligible Projects:

- Temporary or 'removeable' project materials or elements

5.3.3.9. Product and Experience Development / Enhancement Grant

Purpose:

Tourism is what drives visitors to explore Bruce County. By upgrading or creating new experiences and products for visitors, their length of stay and monies spent can increase, assisting the overall economy.

The Product and Experience Development / Enhancement Grant provides funding for tourism business and property owners of tourism establishments to improve the visitor experience by making upgrades and enhancements to their products, services, and physical location.

Eligibility Criteria:

- Specific Spruce the Bruce eligibility criteria from section 5.3.3 points c. to e. apply.
- The applicant must be the tenant or the property owner of a business whose products or services are demand generators directly related to tourism (accommodations, recreation and entertainment, food and beverage, travel services, and transportation). A letter of support from the property owner is required if the applicant is the tenant.
- The building or property must be located within a CIPA (Schedules A 1-5).
- This grant cannot be combined with any other Spruce the Bruce grants.

Financial Incentive:

- A grant payment of up to 50% of eligible project costs (excluding taxes), to support the completion of a product and experience development / enhancement project.

Examples of Eligible Projects:

- Infrastructure related to physical improvements or additions to a building or structure (e.g., exterior façade, patios, cabins, docks, playgrounds, etc.)
- Infrastructure related to the development of new tourism products or services
- Other projects approved by Bruce County that develop or enhance existing or new products or experiences of the tourism property or business

Ineligible Projects:

- Temporary, 'removeable', or consumable project materials or elements
- New building construction
- General maintenance repairs

5.3.3.10. Residential Improvement Grant**Purpose:**

Adding to the number of residential units available for rent will help increase the supply of housing options accessible for local residents. Focusing on downtowns and mixed-use zones will help rental tenants gain access to employment opportunities and using personal and professional services in the downtown without requiring access to a vehicle.

The Residential Improvement Grant provides funding for property owners to upgrade or renovate their mixed-use (commercial-residential) building to add new residential units or increase occupancy in existing units for long-term rental use.

Eligibility Criteria:

- Specific Spruce the Bruce eligibility criteria from section 5.3.3 points c. to e. apply.
- The applicant must be the property owner.
- The building must be mixed-use (commercial-residential), located within a downtown core or mixed-use zone of a priority CIPA (Schedules A 2-5).

Financial Incentive:

- A grant payment of up to 50% of eligible project costs (excluding taxes) to support the completion of a residential improvement project.

Examples of Eligible Projects:

- Supplies and labour related to the development of a new unit or expansion of existing units
- Supplies and labour related to necessary building code or fire code requirements
- Other projects approved by Bruce County that create permanent renovations or upgrades that add a new residential unit or increase the capacity of an existing residential unit of the mixed-use property

Ineligible Projects:

- Removable or temporary items (e.g., furniture, decorative items)
- Projects that do not result in a new residential unit or increase the occupancy of an existing residential unit
- New building construction

5.3.3.11. Streetscape Beautification Grant**Purpose:**

Streetscape Beautification projects help make a community's downtown more attractive, distinctive to their unique brand, and pedestrian-friendly, helping to drive community vibrancy and development. Uniquely branded physical elements help to highlight the character of a downtown.

The Streetscape Beautification Grant provides funding for Municipalities or their entities, business improvement areas, or registered chambers of commerce to install or improve streetscape improvements in the downtown core that improve the vibrancy of the downtown.

Eligibility Criteria:

- Specific Spruce the Bruce eligibility criteria from section 5.3.3 points b. to e. apply.

- The applicant must be a Municipality or their entities, a business improvement area, or a registered chamber of commerce.
- The project elements must be installed in and around the downtown core.
- The applicant must submit a letter of support from the local Municipality or local Council.

Financial Incentive:

- A grant payment of up to 50% of eligible project costs (excluding taxes) to support the completion of a streetscape beautification project.

Examples of Eligible Projects:

- Banners
- Benches
- Bike racks
- Flower containers
- Garbage and recycling cans
- Green space or public plaza enhancements
- Public art
- Seasonal decorations
- Other projects approved by Bruce County that create upgrades, additions, or improvements, or enhanced experiences to the streetscape within the community's downtown core

5.3.3.12. Community Signage Grant

Purpose:

Community Signage helps to improve visitors' experiences, while showcasing the community's unique brand.

The Community Signage Grant provides funding for Municipalities, not-for-profits, or charities with a focus or mandate to service visitors, to install signage that improves the visitor experience.

Eligibility Criteria:

- Specific Spruce the Bruce eligibility criteria from section 5.3.3 points b. to e. apply.
- The applicant must be a Municipality, not-for-profit, or charity with a focus or mandate

to service visitors.

- Signage must be within Bruce County boundaries.
- The applicant must submit a letter of support from the local Municipality or local Council.

Financial Incentive:

- A grant payment of up to 50% of eligible project costs (excluding taxes) to support the completion of a community signage project.

Examples of Eligible Projects:

- Gateway signs
- Interpretive or historical plaques
- Kiosk signs
- Route / trail markers (e.g., cycling, hiking, paddling areas, marinas)
- Other projects approved by Bruce County that create upgrades, additions, or improvements, or enhanced experiences through signage within the community

5.3.3.13. Destination Infrastructure and Active Transportation Grant

Purpose:

By upgrading and investing in local destination infrastructure around core local attractions, visitor experience is enhanced and increases the likelihood of return trips. Investing in active transportation projects also helps engage residents and visitors and encourages active means of transportation.

The Destination Infrastructure and Active Transportation Grant provides funding for Municipalities, not-for-profits, or charities with a focus or mandate to service visitors, to install or enhance infrastructure or make capital improvements that improve the quality of core visitor attractions or active transportation areas.

Eligibility Criteria:

- Specific Spruce the Bruce eligibility criteria from section 5.3.3 points b. to e. apply.
- The applicant must be a Municipality, not-for-profit, or charity with a focus or mandate to service visitors.
- The project work must be within Bruce County boundaries, and at a core visitor attraction or an area determined by an active transportation plan.
- The applicant must submit a letter of support from the local Municipality or local

Council.

Financial Incentive:

- A grant payment of up to 50% of eligible project costs (excluding taxes) to support the completion of a destination infrastructure and active transportation project.

Examples of Eligible Projects:

- Capital improvements such as upgrades and additions to public restrooms, parking areas, and lookouts.
- Other projects approved by Bruce County that create upgrades, additions, or improvements, or enhanced experiences through signage within the community

6. Program Implementation

6.1. Administration

The Municipality of Arran-Elderslie Community Improvement Plan (CIP) policy is administered by the Municipality, with exception to the Spruce the Bruce Programs which are administered by Bruce County. These programs are led by the Municipality's economic development staff with support from other departments for administration, review of applications, and funding disbursements.

6.2. General Budget

Council determines the amount of available Municipal funding to be made for these financial incentives under this CIP on an annual basis. The total of all grants and loans provided in this CIP shall not exceed the eligible costs to remediate, rehabilitate, revitalize, and redevelop the lands and/or buildings. Any improvements made prior to the adoption of the CIP are not eligible for financial incentives under the CIP.

Based on any number of factors, Council or its designated authority may choose to operationalize the following if it fits within the criteria of the program:

- Cease, reduce, or increase funding to one or more of the financial incentive programs.
- Create a maximum/cap of the percentage allocated for an individual incentive.
- Designate a maximum dollar amount allocated to a specific incentive.
- Assign a maximum amount to be used as a pool of funds.
- Limit funds to specific incentive programs to support Municipal goals.

Any adjustments to program funding or the amount of the annual budget will not require an amendment to this Plan.

6.3. Application Review and Approvals

Prior to application of the Municipal-led incentive programs, it is encouraged that any applicant has a pre-consultation with Municipal staff to determine if their property and projects are eligible, required documents are provided, and if there are other financial incentives that may be of value.

Review and approval of applications is delegated to the Chief Administrative Officer, Treasurer, and the Economic Development Staff, or delegates. In the case of the Tax Increment Equivalent Grant or in a situation where a loan is considered, delegated staff will make a recommendation for approval by Council. Timelines associated with applications will be developed using a subsequent process and be subject to change based on budget and availability. A summary of approved financial incentives will be provided to Council based on budget set for that year.

Applications for loans need to be submitted by October 1 of the year prior to the project to allow requested budget to be approved by Council. Loans are reviewed by designated authority and provided to Council for final approval related to funding amounts.

Upon approval of a grant or loan, the applicant will be required to enter into an agreement with the Municipality.

6.4. Phasing

Based on the Municipal goals, planned projects, or other recently completed work for the community, the Municipality may choose to phase areas of the CIP as in Section 4.3.3 of the official plan.

If there are planned studies or projects upcoming based on public infrastructure, that may impact the result of a proposed eligible project, the applicant may choose to defer their incentive to omit duplication of work.

7. Amending Policies

7.1. Timeframe

The Community Improvement Plan (CIP) shall remain in effect until Council amends or repeals the by-law.

7.2. Amendments

Amendments to the CIP would not normally be required if a Municipality is discontinuing or cancelling a program; or if funding to a program is decreased. Decisions respecting funding

allocations to CIP programs are typically part of the annual Council budget process. However, amendments to the CIP may be required for a change or expansion in the geographic area to which financial or land programs outlined in a CIP apply; or a change in the eligibility criteria (i.e. the addition of new Municipal assistance programs involving grants, loans, tax assistance or land; or, an increase to a financial incentive to be offered within a Municipal CIP program).

7.3. Participation

To carry out the community improvement goals and actions of this plan, the Municipality may participate and coordinate in grants or loans with other levels of government pursuant to Section 28(7.2) of the Planning Act (1990) for the purpose of carrying out a CIP Community Improvement Plan.

8. Monitoring

Program monitoring shall occur on an annual basis to determine the following:

- a. Established targets from program uptake are being met.
- b. Desired outcomes for the downtown are being achieved.
- c. Program participants are completing their commitments.
- d. Overall benefits of the program.

Schedule A: Community Improvement Project Area (CIPA) Maps

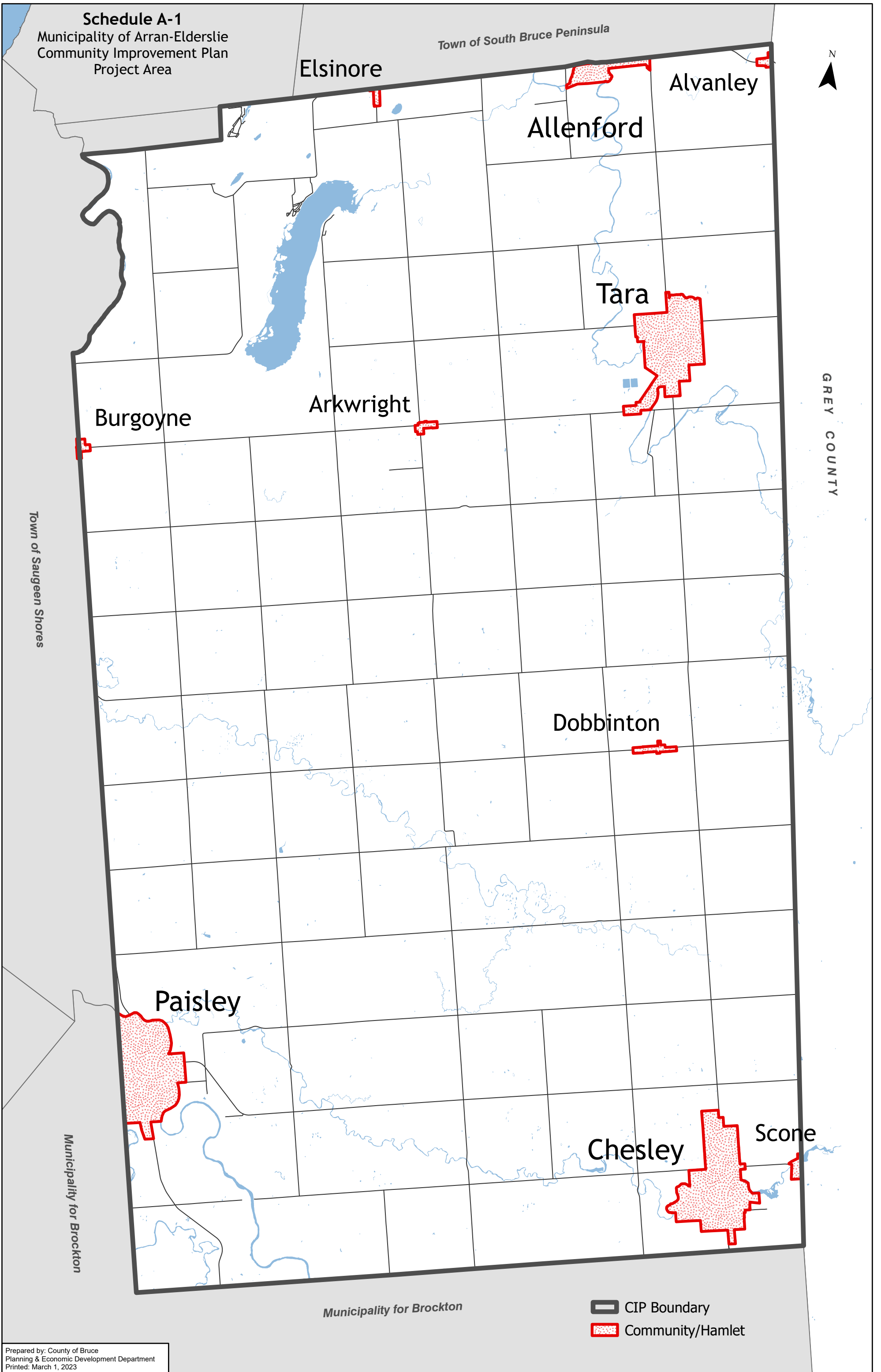
Schedule A-1: Municipal Wide Arran-Elderslie CIPA

Schedule A-2: Allenford CIPA

Schedule A-3: Chelsey CIPA

Schedule A-4: Paisley CIPA

Schedule A-5: Tara CIPA

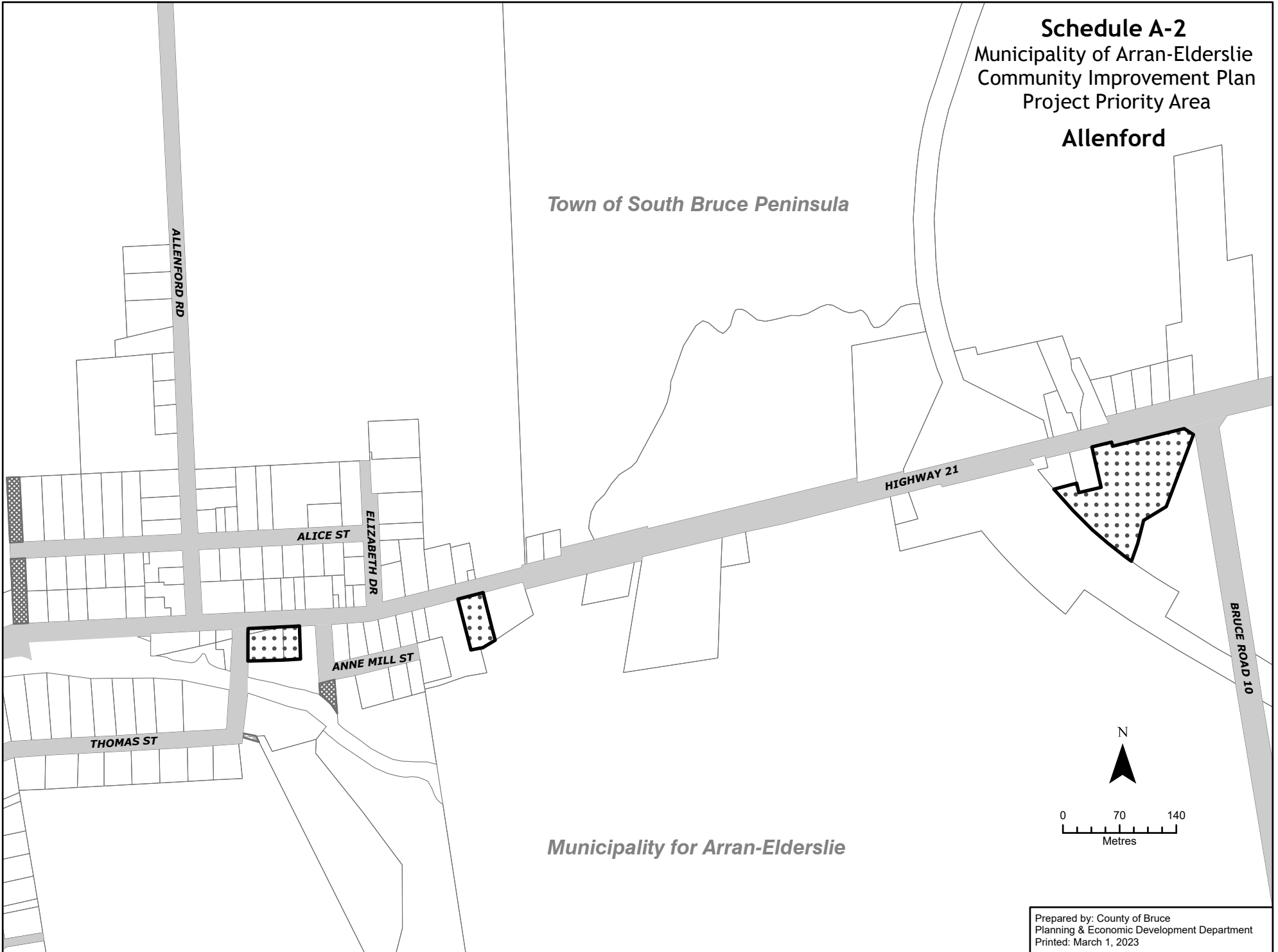


Schedule A-2
Municipality of Arran-Elderslie
Community Improvement Plan
Project Priority Area

Allenford

Town of South Bruce Peninsula

Municipality for Arran-Elderslie

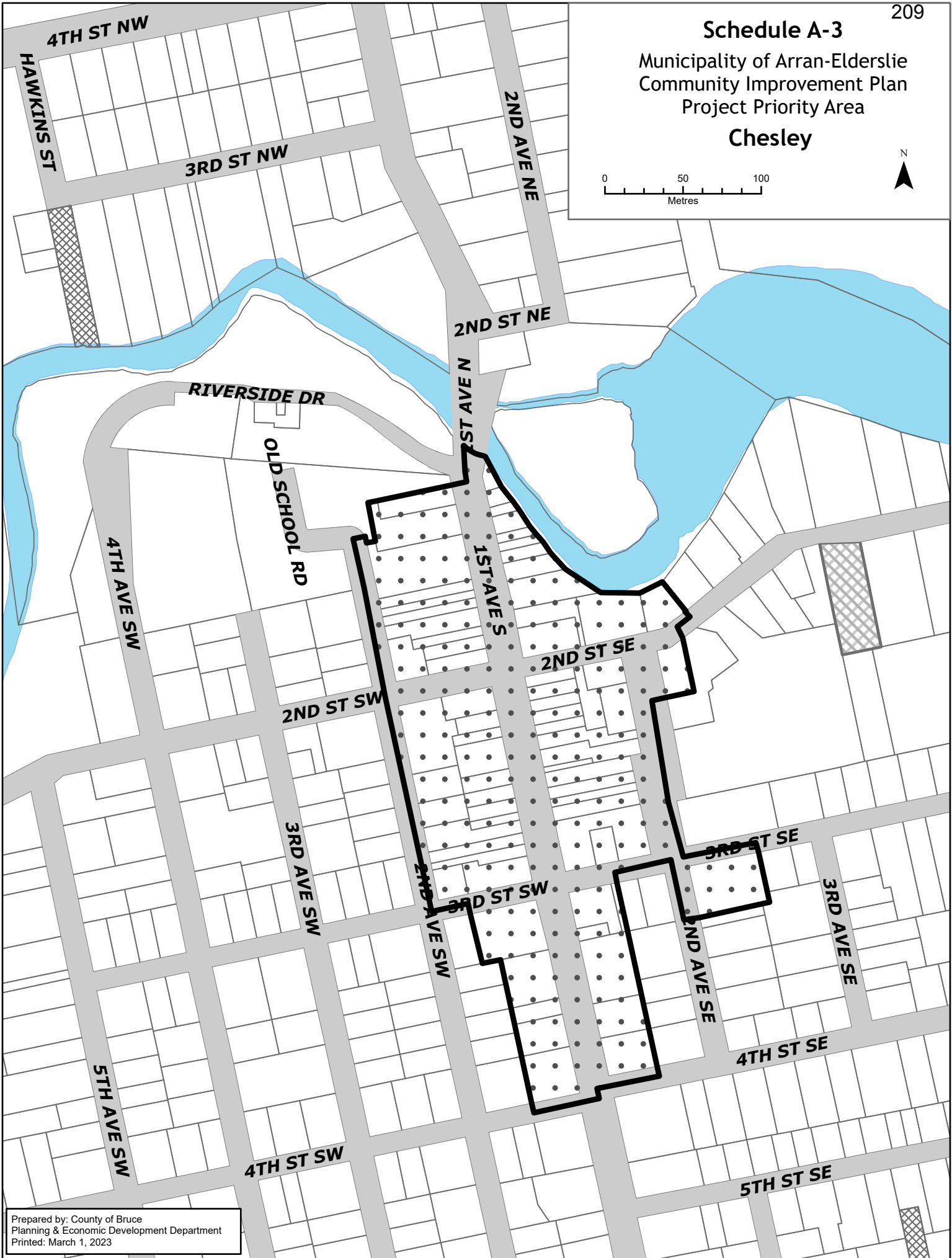
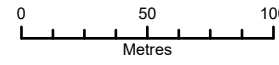


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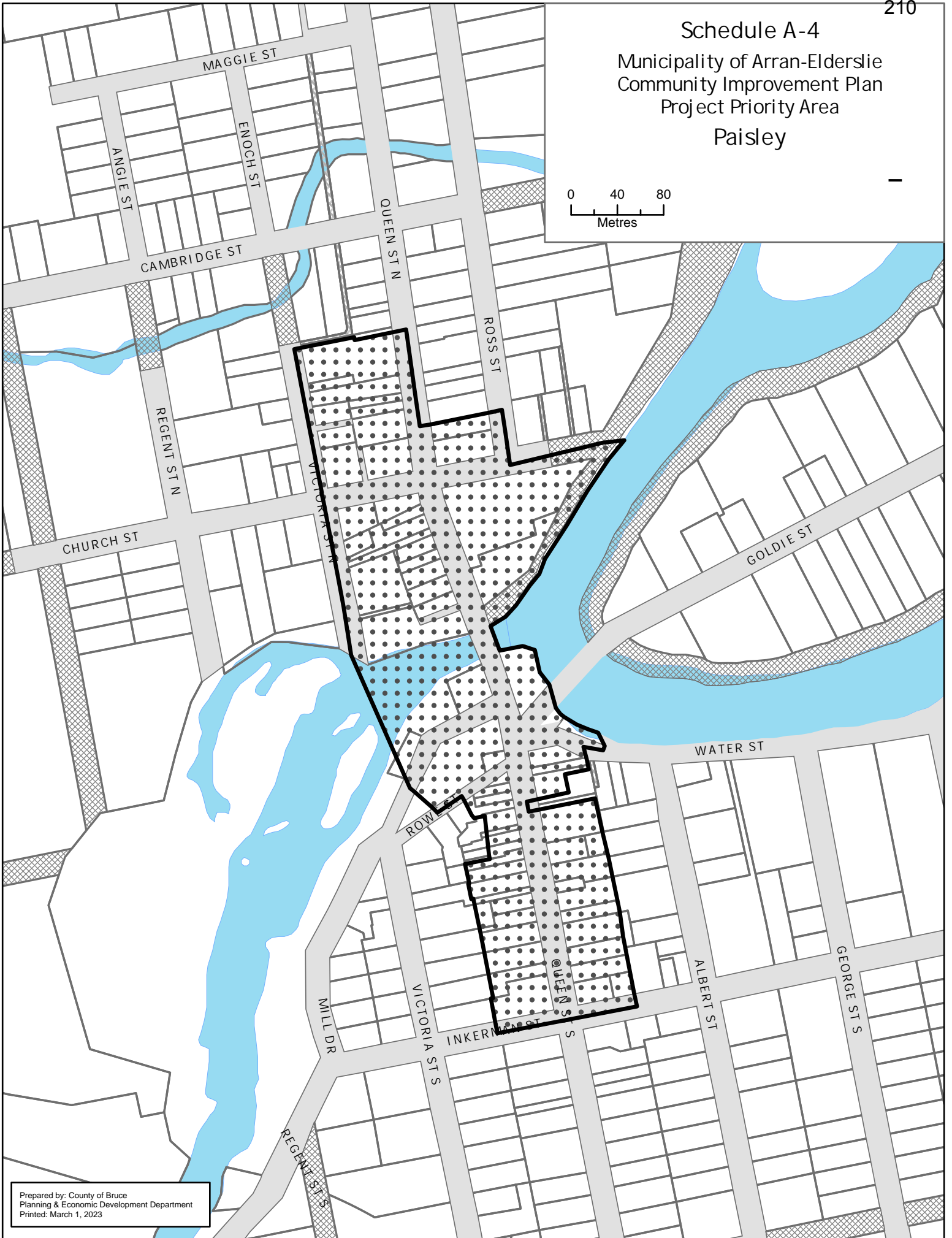
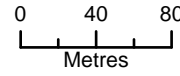
Schedule A-3

Municipality of Arran-Elderslie
Community Improvement Plan
Project Priority Area

Chesley

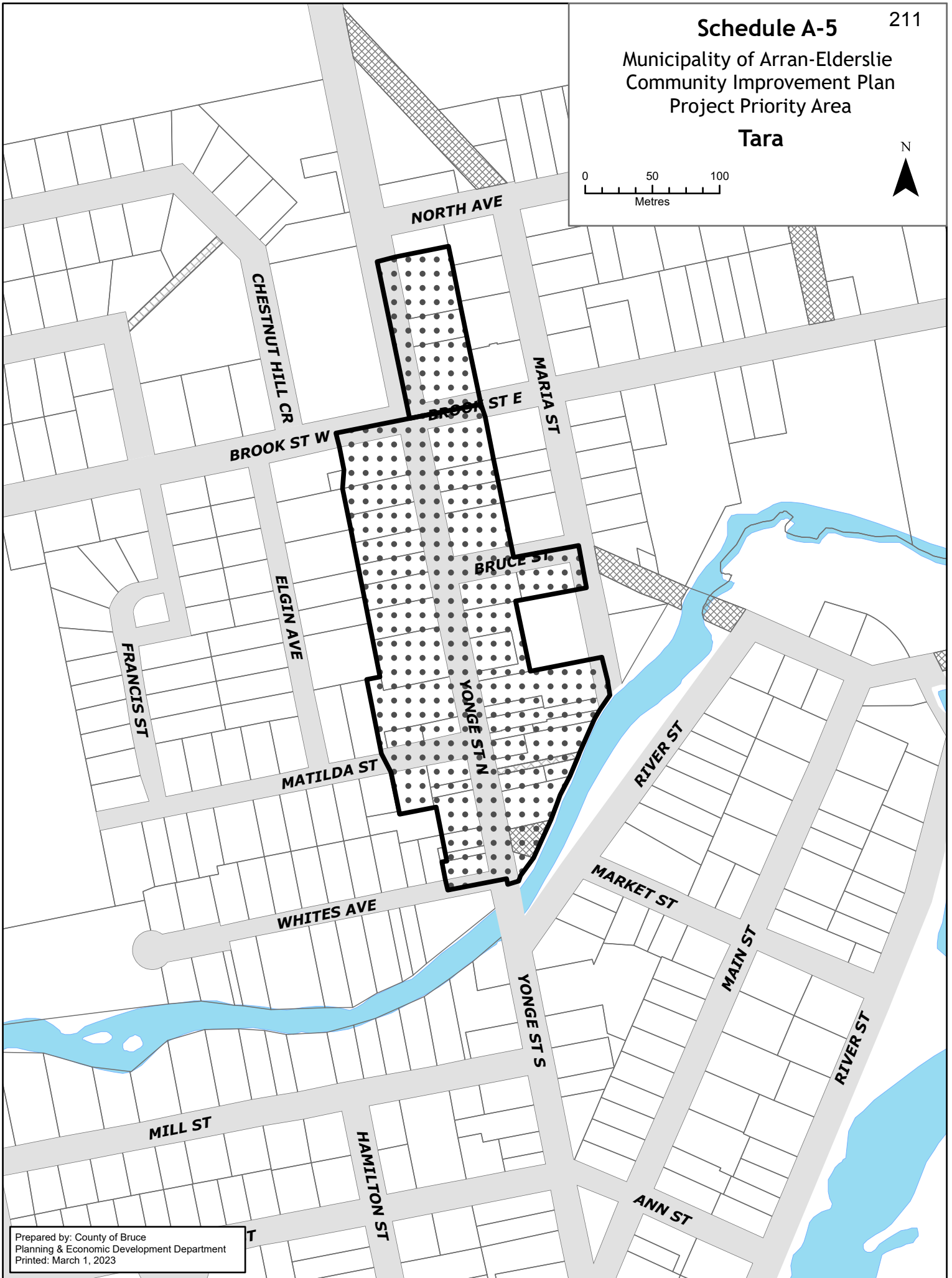
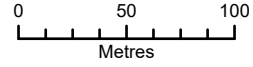


Schedule A-4
Municipality of Arran-Elderslie
Community Improvement Plan
Project Priority Area
Paisley



Municipality of Arran-Elderslie
Community Improvement Plan
Project Priority Area

Tara



Schedule B: Summary of the Development and Predevelopment Incentives

Incentive Program	Purpose	Additional Eligibility	Incentives
Tax Increment Equivalent Grant (TIEG) Program	Encourage the development and redevelopment of eligible properties by providing tax assistance for the property tax increase resulting from new property improvements.	Privately owned properties in a CIPA (Schedule A 1-5). Projects that have resulted in at least 25% an increase in the assessed property value or be valued at more than \$1,000,000.	Up to 100% of the Municipal and/or County tax portion for up to ten years provided on a declining basis. County of Bruce may participate.
Municipal Fee Incentive Program	Reduction of Municipal fees associated with redevelopment, infill, and new commercial development.	Privately owned properties or buildings within a priority CIPA (Schedules A 2-5).	One-time Municipal fee reductions up to 50%. County of Bruce may participate.
Predevelopment Study and Design Program	Offset the costs associated with preparing the necessary plans and drawings that outline the extent of the improvements being applied for.	Privately owned properties in a CIPA (Schedules A 1-5).	Municipality matches up to 50% of eligible project costs.
Surplus Land Program	Redevelop lands or buildings that are determined surplus to the needs of the local Municipality or the County.	As determined through a request for proposal (RFP) process.	Land to be awarded at a reduced cost or at no cost.

Schedule C: Summary of the Building and Property Improvement Incentives

Incentive Program	Purpose	Additional Eligibility	Incentives
Façade Improvement Program	Offset costs of rehabilitation, repair, and/or exterior improvements to buildings and street-facing facades.	Buildings that are privately owned with component of non-residential use within a priority CIPA (Schedules A 2-5).	Municipality matches up to 50% of eligible project costs.
Storefront Sign Improvement Program	Covers costs for public facing sign improvements or additions on existing buildings.	Buildings that are privately owned with component of non-residential use within a priority CIPA (Schedules A 2-5).	Municipality matches up to 50% of eligible project costs.
Building Restoration and Enhancement Program	Supports the improvements needed to upgrade or retrofit buildings and bring them into compliance with AODA, Ontario's Building Code, or LEED certification standards.	Buildings that are privately owned with component of non-residential use within a priority CIPA (Schedules A 2-5).	Municipality matches up to 50% of eligible project costs.
Start-up Space Leasehold Improvement Program	Funding for non-temporary interior leasehold or accessibility improvements for commercial spaces.	Buildings that are privately owned with component of non-residential use within a priority CIPA (Schedules A 2-5).	Municipality matches up to 50% of eligible project costs.
Agricultural Diversification Program	Encourage on-farm diversified and agriculture-related uses through property improvements for value-added experiences on farms.	Property with where agricultural use is permitted within a CIPA (Schedules A 1-5).	Municipality matches up to 50% of eligible project costs.

Incentive Program	Purpose	Additional Eligibility	Incentives
Streetscape Beautification, Signage, and Landscaping Improvements	For improvements that boost the visual streetscape and landscaping improvements in the core downtown areas.	Located within a priority CIPA (Schedules A 2-5). The program is available for privately owned infrastructure on public lands.	Municipality matches up to 50% of eligible project costs.

Schedule D: Summary of Bruce County's Spruce the Bruce Incentives

Incentive Program	Purpose	Additional Eligibility	Incentives
Façade Building Improvement Grant	Funding for business and property owners to update and improve the exterior façade of their downtown commercial building.	Zoned commercial or mixed-use within a priority CIPA (Schedules A 2-5).	County matches up to 50% eligible project costs (excluding taxes).
Fascia Signage Grant	Funding for business and property owners to install a new and updated façade (flat/fascia sign) on the exterior of the downtown commercial building.	Zoned commercial or mixed-use within a priority CIPA (Schedules A 2-5).	County matches up to 50% eligible project costs (excluding taxes).
Perpendicular Signage Grant	Funding for business and property owners to install a new perpendicular (blade / projecting) sign on the exterior of the downtown commercial building.	Zoned commercial or mixed-use within a priority CIPA (Schedules A 2-5).	County matches up to 50% eligible project costs (excluding taxes).
Awning Grant	Funding for business and property owners to install an awning on the exterior of the downtown commercial building.	Zoned commercial or mixed-use within a priority CIPA (Schedules A 2-5).	County matches up to 50% eligible project costs (excluding taxes).
Patio Installation Grant	Funding for business and property owners to install or expand an outdoor patio for their guests and visitors to enjoy food and beverage on.	Zoned commercial or mixed-use within a priority CIPA (Schedules A 2-5).	County matches up to 50% eligible project costs (excluding taxes).

Incentive Program	Purpose	Additional Eligibility	Incentives
Community Marketing Grant	Funding for businesses or Municipalities, not-for-profits or charities with a focus or mandate to service visitors to collaboratively develop a package itinerary or marketing campaign that stimulates the local downtown economy.	If businesses apply: a minimum of three businesses must collaborate, with at least one located in a priority CIPA (schedules A 2-5)	County matches up to 50% eligible project costs (excluding taxes).
Agri-Food Innovation Grant	Funding for agricultural operators to improve or implement new value-added and innovative technologies, software, and hardware.	Zoned agriculture within a CIPA (Schedules A 1-5).	County matches up to 50% eligible project costs (excluding taxes).
Business Accessibility Adaptability Grant	Funding for business and property owners to upgrade or renovate the exterior or interior of their commercial building to remove or reduce barriers for people with disabilities.	Zoned commercial or mixed-use within a CIPA (Schedules A 1-5).	County matches up to 50% eligible project costs (excluding taxes).
Product and Experience Development Grant	Funding for tourism business and property owners of tourism establishments to improve the visitor experience by making upgrades and enhancements to their products, services, and physical location.	For properties located within any CIPA (Schedules A 1-5) that are operating a business directly related to tourism.	County matches up to 50% eligible project costs (excluding taxes).

Incentive Program	Purpose	Additional Eligibility	Incentives
Residential Improvement Grant	Funding for property owners to upgrade or renovate their mixed-use (commercial-residential) building to add new residential units or increase occupancy in existing units for long-term rental use.	Zoned mixed-use within a priority CIPA (Schedules A 2-5).	County matches up to 50% eligible project costs (excluding taxes).
Streetscape Beautification Grant	Funding for Municipalities or their entities, business improvement areas, or registered chambers of commerce to install or improve streetscape improvements in the downtown core that improve the vibrancy of the downtown.	Applicant must be a Municipality or their entities with a letter of support from the Municipality. Project installed in downtown core/area.	County matches up to 50% eligible project costs (excluding taxes).
Community Signage Grant	Funding for Municipalities, not-for-profits, or charities with a focus or mandate to service visitors, to install signage that improves the visitor experience.	Applicant must be a Municipality or not-for-profit, or charity with a letter of support from the Municipality who a focus or mandate to service visitors. Signage must be within Bruce County boundaries.	County matches up to 50% eligible project costs (excluding taxes).

Incentive Program	Purpose	Additional Eligibility	Incentives
Destination Infrastructure and Active Transportation Grant	Funding for Municipalities, not-for-profits, or charities with a focus or mandate to service visitors, to install or enhance infrastructure or make capital improvements that improve the quality of core visitor attractions or active transportation areas.	Applicant must be a Municipality or not-for-profit, or charity with a letter of support from the Municipality who a focus or mandate to service visitors. Project must be within Bruce County boundaries.	County matches up to 50% eligible project costs (excluding taxes).

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

BY-LAW NO. 65-2023

**BEING A BY-LAW TO ESTABLISH
FEES AND SERVICE CHARGES FOR 2024**

WHEREAS Section 5(3) of the *Municipal Act, 2001, c .25*, as amended, provides that a municipal power, including a municipality's capacity rights, powers and privileges under section 9, shall be exercised by By-Law; and

WHEREAS Section 391(1) of the *Municipal Act, 2001, c .25*, as amended, authorizes a municipality to impose fees or charges on any class of persons,

- a) for services or activities provided or done by or on behalf of it;
- b) for costs payable by it for services or activities provided or done by or on behalf of any other municipality or any local board; and
- c) for the use of its property including property under its control; and

WHEREAS Section 398 (1) of the *Municipal Act, 2001, c .25*, as amended, provides that fees and charges imposed by a municipality or local board on a person constitute a debt of the person to the municipality or local board, respectively; and

WHEREAS Section 398 (2) of the *Municipal Act, 2001, c .25*, as amended, authorizes the treasurer of a local municipality to add fees and charges imposed by the municipality or local board, to the tax roll for the real property for which the owner or owners are responsible for paying the fees and charges; and

WHEREAS Section 69 (1) of the *Planning Act, 1990, c. P13*, as amended provides that a municipality may prescribe a tariff of fees for the processing of applications made in respect of planning matters, which tariff shall be designed to meet only the anticipated costs to the municipality or committee of adjustment in respect of the processing of each type of application provided for in the tariff; and

WHEREAS Section 7 of the *Building Code Act, 1992, c. 23*, as amended, empowers Council to pass certain by-laws respecting construction, demolitions, change of use, transfers of permits, inspections and the setting and refunding of fees; and

WHEREAS Council of The Corporation of the Municipality of Arran- Elderslie deems it expedient to establish a Fees and Charges By-law.

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

1. That the fee structure and general fees for various departments and organizations of the Municipality of Arran-Elderslie shall be attached hereto and shall form part of this By-law:

Schedule A	Administration Fees
Schedule B	Licensing Fee
Schedule C	Works Service Charges
Schedule D	Merchandise
Schedule E	Paid Parking Fees
Schedule F	Planning Fees
Schedule G	Cemetery Fees
Schedule H	Solid Waste/Bag Tag/Landfill Fees
Schedule I	Recreation Fees
Schedule J	Trailer Park Fees
Schedule K	Fire Department Fees
Schedule L	Water and Sewer Fees
Schedule M	Treasure Chest Museum Fees
Schedule N	Building Permit Fees

2. That this By-law repeals By-law 22-2023;
3. THAT this By-law shall come into full force and effect upon receiving the final passing thereof.

READ a FIRST and SECOND time this 11th day of December, 2023

READ a THIRD time and finally passed this 11th day of December, 2023

Steve Hammell, Mayor

Christine Fraser-McDonald, Clerk

**2024
FEES AND CHARGES**

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Schedule A - Administration Fees

Interest will be charged at 2% per month after 30 days from the date the fee was incurred. Unpaid accounts will be sent to collections after 90 days.

The Municipality reserves the right to respond to any certificate request after being given a 48 hour notice period. Any response required to a certificate request within 48 hours of notice being given shall be subject to a fee of exactly double the applicable fee.

In the event of a billing error on behalf of the Municipality, the Municipality reserves the right to limit the recourse to a maximum of three years from when the error occurred.

DESCRIPTION	FEE	HST	TOTAL
Animal Control			
Animal Reclaim & Administration Fee - per animal plus shelter fees	\$95.00	\$12.35	\$107.35
Animal Shelter Fees - actual costs charged to the Municipality by shelter plus animal reclaim and administration fee	Actual Costs	Applicable to Actual Costs	Actual Costs plus HST
Animal Removal & Seizure - including, but not limited to investigation, vet, transportation, holding, fee etc.	Actual Costs	Applicable to Actual Costs	Actual Costs plus HST
Certification of any document such as Commissioning or Swearing a previously prepared affidavit - does not include Photocopying.	8.85	\$1.15	\$10.00
Faxes (sending or receiving) - First Page	\$2.21	\$0.29	\$2.50
- Each Additional Page	\$1.11	\$0.14	\$1.25
Fence View Charge - per visit - plus Municipal Mileage Rate	\$85.00 plus mileage	Exempt	\$85.00 plus mileage
Freedom of Information Request	\$5.00	Exempt	\$5.00
Information Search Fee - Per Hour	\$35.00	Exempt	\$35.00
Information Search Fee for Records 6 years and older	\$100.00	Exempt	\$100.00
NSF Cheque Fee	\$40.00	Exempt	\$40.00
Parking Ticket Administration Fee	\$30.97	\$4.03	\$35.00
Photocopies (each) - Minimum Charge \$1.00	\$0.49	\$0.06	\$0.55
Septic Compliance Letter	\$100.00	Exempt	\$100.00
Septic Reinspection Fee	\$220.00	Exempt	\$220.00
Tax Certificate	\$50.00	Exempt	\$50.00
- Within 48 Hours	\$75.00	Exempt	\$75.00

Schedule A - Administration Fees

DESCRIPTION	FEE	HST	TOTAL
Printed Tax Confirmation - Account History or Property Tax Bill Reprint - Per Year Per Year Researched	\$5.00	Exempt	\$5.00
Information archived - Per Year Researched Minimum charge \$20.00	\$5.00	Exempt	\$5.00
File Retrieval Fee for Records Over 6 Years Old	\$100.00	Exempt	\$100.00
Tile Loan Inspection Fee	\$90.00	Exempt	\$90.00
Zoning Compliance Confirmation			
- Residential	\$100.00	Exempt	\$100.00
- Commercial/Industrial/Institutional	\$150.00	Exempt	\$150.00
- Farm (With Nutrient Management)	\$220.00	Exempt	\$220.00
If Required in Less Than 48 Hours, Additional	\$170.00	Exempt	\$170.00

Schedule B - Licensing Fees

DESCRIPTION	FEE	HST	TOTAL
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Dog and Kennel Licensing Fees

Neutered or Spayed Dog from January 1st to March 31st	\$15.00	Exempt	\$15.00
Neutered or Spayed Dog from April 1st to December 31st	\$25.00	Exempt	\$25.00
New to Municipality within the calendar year - Neutered or Spayed Dog	\$15.00	Exempt	\$15.00
Kennel License For More Than 3 Dogs			
Commercial Breeding Kennel - New	\$350.00	Exempt	\$350.00
Commercial Breeding Kennel - Renewal	\$175.00	Exempt	\$175.00
Commercial Boarding Kennel - New	\$350.00	Exempt	\$350.00
Commercial Boarding Kennel - Renewal	\$175.00	Exempt	\$175.00
Hobby/Hunting Kennel - New	\$350.00	Exempt	\$350.00
Hobby/Hunting Kennel - Renewal	\$175.00	Exempt	\$175.00
Guide, Service, Working or Police Dogs shall be licenced, but no fee is required for such dog.			
Replacement Tags	\$5.00	Exempt	\$5.00

Failure to register will result in \$50.00 administration fee added to tax bill;

Lottery Licenses

Lottery Licenses - 3% of Prize Value, Minimum	\$10.00	Exempt	\$10.00
Break Open Tickets - 3% of Prize Value, Minimum	\$12.00	Exempt	\$12.00
Hawkers and Peddlers (Per Calendar Year or Part)	\$113.55	Exempt	\$113.55

Other Licenses

Informal Group Home Licence Fee	\$750.00	Exempt	\$0.00
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Schedule C - Works Service Charges

DESCRIPTION	FEE	HST	TOTAL
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Entrance Permits & Culverts

	Actual Cost	Applicable to Actual Costs	Actual Cost
Culvert supplied by Municipality			
Entranceway Permit	\$240.00	Exempt	\$240.00
Refundable Entranceway Deposit	\$300.00	Exempt	\$300.00
911 Number - Location and Sign	\$75.00	Exempt	\$75.00
911 Sign and Post Replacement	\$100.00	Exempt	\$100.00
Entranceway without Permit	\$540.00	Exempt	\$540.00

Other Fees

Refundable Road Cut Deposit (certified cheque)	\$1,500.00	Exempt	\$1,500.00
Road Crossing Fee	\$240.00	Exempt	\$240.00
Sale of Salt per Cubic Tonne Increase actual cost for salt and trucking plus 10%	\$91.78	\$11.93	\$103.71
Sale of Winter Sand, per Cubic Tonne, with salt, plus 10%	\$20.90	\$2.72	\$23.62
Grading, Per Hour Including Operator and Machine	\$141.29	\$18.37	\$159.66
Street Sweeper, Per Hour Including Operator and Machine	\$141.29	\$18.37	\$159.66

**2024
FEES AND CHARGES**

Schedule D - Merchandise

DESCRIPTION	FEE	HST	TOTAL
Blue Boxes	\$17.70	\$2.30	\$20.00
Pins - Unless for Promotional Purposes Pin shipped within Ontario	\$1.99 \$8.85	\$0.26 \$1.15	\$2.25 \$10.00
Bruce County 911 Books	\$8.85	\$1.15	\$10.00
History Books	\$4.42	\$0.58	\$5.00
Big Bruce T-Shirts	\$17.70	\$2.30	\$20.00

Schedule E - Paid Parking Fees

DESCRIPTION	FEE	HST	TOTAL
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**Chesley - Municipal Lot #6
Paisley - Arena #5 & Post Office #5
Tara - Yonge St. N #4**

Overnight Parking Permit - Monthly	\$88.50	\$11.50	\$100.00
Overnight Parking Permit - Annual	\$398.23	\$51.77	\$450.00

Chesley Riverside Park #28

Overnight Parking Permit - Monthly	\$48.67	\$6.33	\$55.00
Overnight Parking Permit - Annual	\$243.36	\$31.64	\$275.00

Other Parking Related Fees

Impound - Daily Storage Fee	\$22.12	\$2.88	\$25.00
Towing Charges - Cost + 15% Administration + Applicable Taxes			

Schedule F - Planning Fees

DESCRIPTION	FEE	HST	TOTAL
Cash in Lieu of Parking This may be required in accordance with the Planning Act, R.S.O. 1990, c. P.13, as amended	Confirmation from the Clerk is Required	Exempt	
Parkland Dedication - Residential Severance Application	\$500.00	Exempt	\$500.00

Agreements

Development Agreement - Applicant responsible for registration, title search and any legal costs	\$500.00	Exempt	\$500.00
Encroachment Agreement - Application per Agreement Applicant also responsible for Registration, Title Search and any Legal Costs	\$500.00	Exempt	\$500.00
Release of Subdivision Agreement -full or partial	\$500.00	Exempt	\$500.00
Site Plan Control - Applicant responsible for registration, title search and any legal costs	\$500.00	Exempt	\$500.00
Temporary Use Agreement	\$500.00	Exempt	\$500.00

Schedule G - Cemetery Fees

DESCRIPTION	FEE	HST	TOTAL
Single Grave			
Land	\$720.00	\$93.60	\$813.60
Care and Maintenance (40% of total)	\$480.00	\$62.40	\$542.40
Total Per Grave	\$1,200.00	\$156.00	\$1,356.00
Columbarium - Centre			
Niche (Includes 1st Opening & Closing)	\$1,000.00	\$130.00	\$1,130.00
Care and Maintenance (15% of total)	\$177.00	\$23.01	\$200.01
Total	\$1,177.00	\$153.01	\$1,330.01
Columbarium - Wall 1			
Niche (Includes 1st Opening & Closing)	\$1,615.00	\$209.95	\$1,824.95
Care and Maintenance (15% of total)	\$285.00	\$37.05	\$322.05
Total	\$1,900.00	\$247.00	\$2,147.00
Columbarium - Engraving			
Initial Niche Door Engraving	\$350.00	\$45.50	\$395.50
Additional engraving including second date	Actual Cost	Applicable to Actual Costs	Actual Cost
Interments			
Mon to Fri 7 am to 4 pm			
Adult	\$750.00	\$97.50	\$847.50
Child - One to Twelve Years of Age	\$400.00	\$52.00	\$452.00
Infant - Under One Year of Age	\$200.00	\$26.00	\$226.00
Cremation	\$400.00	\$52.00	\$452.00
Double Cremation	\$500.00	\$65.00	\$565.00
Columbarium (2nd Niche Opening Only)	\$200.00	\$26.00	\$226.00
Full Burial With Cremation Burial	\$800.00	\$104.00	\$904.00
Disinterment Columbarium (Replace Door)	\$200.00	\$26.00	\$226.00
Additional After Hour Charges			
Full Burial Mon to Fri after 4 pm - Additional	\$600.00	\$78.00	\$678.00
Full Burial Sat by 12 noon - Additional	\$600.00	\$78.00	\$678.00
Cremation Mon to Fri after 4 pm - Additional	\$300.00	\$39.00	\$339.00
Cremation Sat by 12 noon - Additional	\$300.00	\$39.00	\$339.00
Columbarium Mon to Fri after 4 pm - Additional	\$300.00	\$39.00	\$339.00
Columbarium Sat by 12 noon - Additional	\$300.00	\$39.00	\$339.00
Cremation Garden (Hillcrest Only)			
Land	\$120.00	\$15.60	\$135.60
Care and Maintenance	\$175.00	\$22.75	\$197.75
Opening	\$250.00	\$32.50	\$282.50
Engraving	\$350.00	\$45.50	\$395.50
Total Per	\$895.00	\$116.35	\$1,011.35
Disinterment of Regular Burial	\$1,300.00	\$169.00	\$1,469.00
Disinterment of Cremated Remains	\$600.00	\$78.00	\$678.00
Lowering Device & Greens Rental	\$125.00	\$13.00	\$138.00

Schedule G - Cemetery Fees

DESCRIPTION	FEE	HST	TOTAL
<u>Mortuary Fees</u>			
Mortuary Storage Fee Burial in Arran-Elderslie	\$125.00	\$16.25	\$141.25
Mortuary Storage Fee Burial Elsewhere	\$250.00	\$32.50	\$282.50
<u>Monument Fees</u>			
Flat	\$100.00	\$13.00	\$113.00
Upright Under 4 Feet	\$200.00	\$26.00	\$226.00
Upright Over 4 Feet	\$400.00	\$52.00	\$452.00
<u>Administration Fees</u>			
Transfer of Ownership	\$100.00	\$13.00	\$113.00
Municipal Burial Permit Fee	\$20.00	Exempt	\$20.00
Internment/Inurnment Arrangement without Funeral Director	\$200.00	\$26.00	\$226.00

Schedule H - Solid Waste/Landfill Fees

The Municipality has an agreement in place with Ontario Electronic Stewardship whereby they dispose of the e-waste at no charge (By-Law 62-09). Should this arrangement change, the Municipality reserves the right to use the published fee grid and review at such time for appropriateness of the fee structure. A similar arrangement exists with respect to used tires, with the Ontario Tire Stewardship.

DESCRIPTION	FEE	HST	TOTAL
Asbestos - Digging and Burial	\$242.00	Exempt	\$242.00
Demolition Material - not cleaned or sorted Per tonne (\$255/kg)	\$255.00	Exempt	\$255.00
Domestic –per Bag Tag			
Households	\$3.50	Exempt	\$3.50
Resellers	\$3.25	Exempt	\$3.25
Garbage Pick Up- Local Improvements	\$110.00	Exempt	\$110.00
Landfill Opening -Outside Regular Operating Hours -Plus Hourly Operator Rate -Plus Applicable Tipping Fees	\$137.50	Exempt	\$137.50
Landfill Minimum Charge	\$10.00	Exempt	\$10.00
Litter or Garbage Cleaned up on Municipal Property from littering (Open Landfill & Refuse 1 tonne minimum charge)	\$265.00	Exempt	\$265.00
Non-payment of Tipping Fees	\$35.00	Exempt	\$35.00
Mattress (All Sizes)	\$20.00	Exempt	\$20.00
Refrigerators, Freezers and Air Conditioners -With MOE Tag Attached Indicating No Freon	\$0.00	Exempt	\$0.00
Refrigerators, Freezers and Air Conditioners -Without MOE Tag Attached (May Have Freon) -Per Unit	\$35.00	Exempt	\$35.00
Refuse Garbage - Sorted Tonnage (\$.128/kg)	\$128.00	Exempt	\$128.00
Tires	\$0.00	Exempt	\$0.00
Tires on Rim or Soiled Tires	\$5.00	Exempt	\$5.00
Upholstery Furniture per unit	\$15.00	Exempt	\$15.00

Schedule I - Recreation Fees

Cancellation/Refund Policy: In the cases where a contract is signed between the Municipality and the user, the cancellation/refund provisions in the contract will prevail. In all other cases, refunds will not be issued, except where a medical or health-related preclusion can be demonstrated. In those cases, if alternative arrangements cannot be agreed upon, an administration fee of 25% of the full amount will apply and be withheld from any refund.

DESCRIPTION	FEE	HST	TOTAL
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Billboard Rental

Arenas			
Large 3 x 8 section	\$415.76	\$54.06	\$469.82
In House Printing of Rink Board	\$147.20	\$19.15	\$166.35
Wall Advertising, 3 x 4 section	\$131.33	\$17.08	\$148.41
In-Ice Logo - painted (one year term)	\$1,050.60	\$136.59	\$1,187.19
In-Ice Logo - mesh inlay (one year term)	\$787.95	\$102.44	\$890.39
Ice Resurfacer Logo (machine wrap, minimum 3	\$1,050.60	\$136.59	\$1,187.19

Community Guide Advertisement

Business Card Size	\$81.99	\$10.66	\$92.65
1/4 Page	\$125.78	\$16.35	\$142.13
1/2 Page	\$163.85	\$21.30	\$185.15
Full Page	\$273.23	\$35.52	\$308.75
1/2 Page Colour	\$566.50	\$73.65	\$640.15

Arena and Facility Rentals

Arena Floor Per Hour (same day booking)	\$61.95	\$8.05	\$70.00
Arena Floor (i.e. auction) -Three Day Rental	\$1,152.43	\$149.82	\$1,302.25
Arena Floor Set-up Tara - Maximum Capacity 800	\$775.80	\$100.83	\$876.63
Tara Stag & Doe (Arena floor to a max of 500 ppl)	\$594.70	\$77.29	\$671.99
Paisley - Maximum Capacity 800	\$775.91	\$100.85	\$876.76
Paisley Stag & Doe (Arena floor to a max of 500 ppl)	\$594.70	\$77.29	\$671.99
Chesley - Maximum Capacity 1000	\$978.68	\$127.21	\$1,105.89
Chesley Stag & Doe (Arena floor to a max of 500	\$727.59	\$94.58	\$822.17

Schedule I - Recreation Fees

DESCRIPTION	FEE	HST	TOTAL
Arena Space (i.e. Third Party Program Providers) -Per Hour	\$14.99	\$1.96	\$16.95
Kitchen Fee	\$63.81	\$8.30	\$72.11
Canteen Monthly Rent - Chesley (monthly)	\$51.50	\$6.70	\$58.20
Canteen Monthly Rent - Paisley (monthly)	\$51.50	\$6.70	\$58.20
Canteen Monthly Rent - Tara (monthly)	\$51.50	\$6.70	\$58.20
Canteen Monthly Rent - Tara Pavillion (monthly)	\$51.50	\$6.70	\$58.20
Canteen Monthly Rent - Tara Pavillion (daily)	\$18.23	\$2.37	\$20.60

Community Centres

Coffee Urn (offsite rental, \$100 deposit required)	\$17.70	\$2.30	\$20.00
Table rental, per (Off Site Only, Wooden Tables)	\$8.85	\$1.15	\$10.00
Chair rental, per (Off Site Only)	\$2.66	\$0.34	\$3.00
Table wrap per full roll per part roll	Cost + 10% Cost + 10%	Applicable Applicable	

Chesley

Auction Sale (resident one-day)	\$405.52	\$52.72	\$458.24
Auction Sale (transient/non-resident one-day)	\$770.11	\$100.11	\$870.22
Board Room (capacity 30) AE Non-profit meeting rate	\$55.34	\$7.19	\$62.53
- up to 4 hours	\$70.75	\$9.20	\$79.95
- more than 4 hours (max 8 hours)	\$92.51	\$12.03	\$104.54
Community Centre (capacity 325) Bar/set up - licensed	\$547.38	\$71.16	\$618.54
Unlicensed	\$281.16	\$36.56	\$317.72
Community Centre - Drop In Rate (Adult/Youth)	\$4.00	\$0.51	\$4.51
Community Centre - Drop in Rate (Senior)	\$3.00	\$0.39	\$3.39

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Schedule I - Recreation Fees

DESCRIPTION	FEE	HST	TOTAL
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Curling Club (capacity 500) Bar/set up - licensed	\$727.59	\$94.58	\$822.17
Unlicensed	\$537.64	\$69.89	\$607.53

Paisley

Auction Sale (resident one-day)	\$294.03	\$38.22	\$332.25
Auction Sale (transient/non-resident one-day)	\$463.88	\$60.30	\$524.18
Community Centre (capacity 165) Bar/set up - licensed	\$360.29	\$46.84	\$407.13
Unlicensed	\$172.92	\$22.48	\$195.40
Community Centre - Drop In Rate (Adult/Youth)	\$3.55	\$0.45	\$4.00
Community Centre - Drop in Rate (Senior)	\$2.66	\$0.35	\$3.00
Curling Club (capacity 450) Bar/set up - licensed	\$594.70	\$77.31	\$672.01
Unlicensed	\$427.85	\$55.62	\$483.47
Lounge (capacity 30)	\$64.67	\$8.41	\$73.08

Tara

Arkwright Hall	\$60.00	\$7.80	\$67.80
Auction Sale (resident one-day)	\$326.45	\$42.44	\$368.89
Auction Sale (transient/non-resident one-day)	\$506.75	\$65.88	\$572.63
Committee Room (capacity 77) Bar/set up - licensed	\$158.74	\$20.64	\$179.38
Unlicensed	\$129.58	\$16.85	\$146.43
Community Centre (capacity 210) Bar/set up - licensed	\$393.61	\$51.17	\$444.78
Unlicensed	\$204.39	\$26.57	\$230.96
Meeting Rate - AE non profit (2 hours)	\$55.34	\$7.19	\$62.53
Meeting (Up to 4 Hours , Max 30 People)	\$70.75	\$9.20	\$79.95
Meeting (Up to 8 Hours , Max 30 People)	\$92.51	\$12.03	\$104.54

Schedule I - Recreation Fees

DESCRIPTION	FEE	HST	TOTAL
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Curling Club (capacity 450)			
Bar/set up - licensed	\$594.70	\$77.31	\$672.01
Unlicensed	\$427.85	\$55.62	\$483.47

Pavilions

Chesley, Paisley or Tara (per day) **includes DS	\$54.43	\$7.08	\$61.51
Kinsmen Pavilion, Chesley (per day, licensed)	\$265.23	\$34.48	\$299.71
Kinsmen Pavilion, Chesley (per day, unlicensed, with key)	\$108.86	\$14.15	\$123.01
Kinsmen Pavilion Cleaning Deposit	\$91.16	\$11.85	\$103.01

Recreational & Sporting Activities

Ball Diamond Rentals

Group-Adult Game or Practice			
Without Lights	\$41.98	\$5.45	\$47.43
With Lights	\$51.27	\$6.64	\$57.91
Minor Sports Game or Practice			
-Without Lights	\$28.53	\$3.72	\$32.25
Tournament - Adult - Per Day (Without Lights)	\$168.15	\$21.86	\$190.01
Tournament - Adult - Per Day (With Lights)	\$210.21	\$27.33	\$237.54
Tournament - Youth - Per Day (Without Lights)	\$99.80	\$12.97	\$112.77
Tournament - Youth - Per Day (With Lights)	\$118.31	\$15.38	\$133.69
Additional Staff - Rate Per Employee per hour (4 hour minimum charge)	\$37.55	\$4.60	\$42.15
Ball Clinic - Indoor (minimal setup)	\$118.31	\$15.38	\$133.69

Ice Fee Rentals (All Arenas)

Ice Rental Fees seasonally applied are effective as of September 1, 2024

Ice Rental, Per Hour			
Prime (5pm-12am, Mon-Fri, weekends)	\$149.40	\$19.42	\$168.82
Non-Prime (8am-5pm, Mon-Fri)	\$88.10	\$11.45	\$99.55
Figure Skating/Broomball	\$101.20	\$13.16	\$114.36

Schedule I - Recreation Fees

DESCRIPTION	FEE	HST	TOTAL
Arran-Elderslie Minor Sports	\$106.80	\$13.88	\$120.68
Out of Town Minor Sports	\$137.70	\$17.90	\$155.60
Grey Bruce Highlanders/TCDMHA	\$123.02	\$15.99	\$139.01
Sponsored Ice Rental (Hockey tournaments include 1 day use of community centre and kitchen)	\$66.01	\$8.58	\$74.59
Use of Room with Ice Rent(Max 30 People Max 2hrs)	\$23.93	\$3.11	\$27.04
School Skating (9:00am to 3:00pm) (School rate for schools within Arran-Elderslie)	\$38.30	\$4.98	\$43.28
Double header Facility Rates:			
Boardroom - AAA Double Headers/Meetings	\$0.00	\$0.00	\$0.00
Boardroom - Max 4 Hours	\$72.17	\$9.38	\$81.55
Hall - Max 4 Hours	\$94.36	\$12.27	\$106.63
Sell off ice (booked within week)	\$92.98	\$12.08	\$105.06
Same Day Booking Rate	\$45.58	\$5.92	\$51.50
Early Ice (prior to Thanksgiving, where applicable)			
Prime (5pm-12am, Mon-Fri, weekends)	\$191.50	\$24.90	\$216.40
Non-Prime (8am-5pm, Mon-Fri)	\$144.58	\$18.82	\$163.40
Out of Town Minor Sports	\$153.95	\$20.01	\$173.96
Public Skating / Drop-in per single admission	\$3.54	\$0.46	\$4.00
per family admission	\$7.96	\$1.04	\$9.00

Soccer Fields

Per Game	\$38.31	\$4.99	\$43.30
Per Day	\$135.09	\$17.57	\$152.66
Horse Ring Rental	\$144.90	\$18.84	\$163.74

Swimming Pool Fees - Tara and Chesley

Pool - Public Swimming

Single Admissions			
Youth 2 - 17 yrs	\$3.55	\$0.45	\$4.00
Adult 18+ yrs	\$4.43	\$0.57	\$5.00
Family (immediate members only)	\$10.62	\$1.38	\$12.00

Schedule I - Recreation Fees

DESCRIPTION	FEE	HST	TOTAL
Season Pass Youth 2 - 17 yrs	\$75.22	\$9.78	\$85.00
Adult 18+ yrs	\$92.93	\$12.07	\$105.00
Family (immediate members only)	\$163.72	\$21.28	\$185.00
Hourly Pool Rental - includes minimum of 2 lifeguards			
Chesley (max capacity 90)	\$86.19	\$11.20	\$97.39
Tara (max capacity 77)	\$86.19	\$11.20	\$97.39
Certificated programs exclude HST for participants 14 years of age and younger. If participants are over 14 years of age, please add 13% HST. Proof of age is required. Sessions are two weeks in length for lessons, eight weeks in length for programs			

Pool - Instructional Lessons

** Every THIRD REGISTRATION IS \$20 OFF

Aquafit - Drop In	\$5.75	\$0.75	\$6.50
Aquafit - Summer Rate	\$82.30	\$10.70	\$93.00
Private Lessons, per session Includes 10 daily lessons Registration	\$149.25	\$19.40	\$168.65
Group / School (per, min 30 participants) Registration	\$60.91	Exempt	\$60.91
Preschool (under 5 yrs old) Registration	\$71.83	Exempt	\$71.83
Swimmer (Ages 3-5) Registration	\$71.83	Exempt	\$71.83
Swimmer (1 to 4) (Age 6+) Registration after	\$71.83	Exempt	\$71.83
Swimmer (5 to 8) Registration	\$76.83	Exempt	\$76.83
Swimmer (9 to 10) Registration	\$80.35	Exempt	\$80.35

Schedule I - Recreation Fees

DESCRIPTION	FEE	HST	TOTAL
Summer Day Camps (July and August, excluding Statutory holidays)			
Daily, Mon - Fri ***3rd Child (less 10% of equal or lesser number of days)	\$36.06	Exempt	\$36.06

Insurance Fees

Non-Sporting Event or Occasion - No Alcohol

Per Hour with Attendance of:			
1-50	\$3.00	\$0.39	\$3.39
51-100	\$4.00	\$0.52	\$4.52
101-200	\$6.00	\$0.78	\$6.78
201-500	\$8.00	\$1.04	\$9.04
501-1000	\$10.00	\$1.30	\$11.30
1001-1500	\$15.00	\$1.95	\$16.95
1501+	TBD by Provider at time of booking		
Per Day with Attendance of:			
1-50	\$25.00	\$3.25	\$28.25
51-100	\$50.00	\$6.50	\$56.50
101-200	\$75.00	\$9.75	\$84.75
201-500	\$150.00	\$19.50	\$169.50
501-1000	\$220.00	\$28.60	\$248.60
1001-1500	\$300.00	\$39.00	\$339.00
1501+	TBD by Provider at time of booking		

Non-Sporting Event or Occasion - Alcohol

Per Hour with Attendance of:			
1-50	\$12.00	\$1.56	\$13.56
51-100	\$20.00	\$2.60	\$22.60
101-200	\$30.00	\$3.90	\$33.90
201-500	\$40.00	\$5.20	\$45.20
501-1000	\$50.00	\$6.50	\$56.50
1000+	TBD by Provider at time of booking		
Per Day with Attendance of:			
1-50	\$85.00	\$11.05	\$96.05
51-100	\$130.00	\$16.90	\$146.90
101-200	\$200.00	\$26.00	\$226.00
201-500	\$350.00	\$45.50	\$395.50
501-1000	\$550.00	\$71.50	\$621.50
1000+	TBD by Provider at time of booking		

**A listing eligible and non-eligible Non-Sporting Events or Occasions is available from Municipal Staff

**Events: Annual Weekly Meetings: Charge 5 times the flat charge shown for a 1-2 Day Event for a Total Annual Premium.

**Events: Annual Monthly Meetings: Charge 3 times the flat charge shown for a 1-2 Day Event for a Total Annual Premium.

DESCRIPTION	FEE	HST	TOTAL
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Schedule I - Recreation Fees

Sporting Event or Activities			
Low Risk, Per hour with Attendance of:			
1-25	\$2.50	\$0.33	\$2.83
26-50	\$4.00	\$0.52	\$4.52
51-100	\$6.00	\$0.78	\$6.78
101+	TBD by Provider at time of booking		
Low Risk, Per Day with Attendance of:			
1-25	\$60.00	\$7.80	\$67.80
26-50	\$90.00	\$11.70	\$101.70
51-100	\$120.00	\$15.60	\$135.60
101+	TBD by Provider at time of booking		
Medium Risk, Per hour with Attendance of:			
1-25	\$4.00	\$0.52	\$4.52
26-50	\$6.00	\$0.78	\$6.78
51-100	\$8.00	\$1.04	\$9.04
101+	TBD by Provider at time of booking		
Medium Risk, Per Day with Attendance of:			
1-25	\$95.00	\$12.35	\$107.35
26-50	\$120.00	\$15.60	\$135.60
51-100	\$190.00	\$24.70	\$214.70
101+	TBD by Provider at time of booking		
<p>**A listing of eligible and non-eligible sporting events as well as the low and medium risk profiles is available from Municipal Staff</p> <p>**Events Over 1 day: Any Single Sporting Event being held for more than 1 consecutive is a Company Referral</p> <p>**Events - Annual Weekly and Seasonal Activities: Charge 2 times the flat charge shown for a Total Annual Premium</p> <p>**Organized sports leagues without insurance are a company referral</p>			

Schedule J - Trailer Park Fees

DESCRIPTION	FEE	HST	TOTAL
Full Service			
Seasonal - Riverfront	\$1,982.24	\$257.69	\$2,239.93
Seasonal - Other	\$1,482.24	\$192.69	\$1,674.93
Monthly	\$674.07	\$87.63	\$761.70
Weekly	\$256.82	\$33.39	\$290.21
Daily	\$50.67	\$6.59	\$57.26
May 1 to Weekend After Thanksgiving			
Hydro/Water Only			
Seasonal	\$1,235.39	\$160.60	\$1,395.99
Monthly	\$581.48	\$75.59	\$657.07
Weekly	\$218.40	\$28.39	\$246.79
Daily	\$44.34	\$5.76	\$50.10
Victoria Day Weekend to Thanksgiving			
Transient No Services - Daily - Trailer	\$28.17	\$3.66	\$31.83
Transient No Services - Daily - Tent	\$18.78	\$2.44	\$21.22
Winter Storage			
-Trailer, Deck, Shed	\$258.30	\$33.58	\$291.88
Deck, Shed, Other Property	\$51.50	\$6.70	\$58.20
-October 15-May 15			
Moving from one lot to another, if re-sodding or other clean-up required	\$51.50	Exempt	\$51.50
Clean-out	\$10.30	Exempt	\$10.30
Lot Maintenance Required by Works, Requested by Tenant	Minimum \$40.00 per hour staff fee + Cost of Materials and/or Labour		Minimum \$40.00 per hour staff fee + Cost of Materials and/or Labour

Schedule K - Fire Department Fees

DESCRIPTION	FEE	HST	TOTAL
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Fire Safety

Burn Permit	No Charge		No Charge
Fire Drill Approval and Observation, Per Hour, Minimum 1 Hour	\$85.00	Exempt	\$85.00
Fire Safety Plan Review / Approval, Per Hour, Minimum 1 Hour	\$85.00	Exempt	\$85.00

Letters and Reports

OFC Deficiencies or No Deficiencies Letter	\$125.00	\$16.25	\$141.25
File Search Request Letters	\$125.00	\$16.25	\$141.25
Fire Report - SIR (3rd Party)	\$125.00	\$16.25	\$141.25

Inspections

Fire Safety Inspections - Initial Visit / Consultation	No Charge		No Charge
Fire Safety Inspection (Including Written Report) Per Hour, Minimum 1 Hour	\$85.00	Exempt	\$85.00
Inspections Requiring Outside Agencies	Actual Cost		Actual Cost
Commercial/Industrial/Institutional Multi-Residential/Farm Inspection Per Hour, Minimum 1 Hour	\$125.00	Exempt	\$125.00
Residential Home Inspection (Single Family)	No Charge		No Charge
Residential Inspection (operating a business out of home, such as a daycare) Per Hour, Minimum 1 Hour	\$85.00	Exempt	\$85.00

Incident Response

Fire Department Emergency Response-Insured Perils, Indemnification Technology®			
Current MTO rate per apparatus, per hour	Actual	Exempt	Actual
Current MTO rate per apparatus, per half hour	Actual	Exempt	Actual
Firefighter Current Rate, per hour plus any additional costs for each incident	\$34.03	Exempt	\$34.03
For extraordinary expenses - When additional resources are required at a fire or emergency incident and no owner or agent is available to authorize, recovery of costs can be invoiced to the property owner (ie: Excavator, drone, other agencies for assistance)	Invoice will be according to invoice provided by third party	Exempt	Invoice will be according to invoice provided by third party

Schedule K - Fire Department Fees

DESCRIPTION	FEE	HST	TOTAL
Incident Response - Open Air Fire with Permit & Compliant	No Charge		\$0.00
Incident Response - Open Air Fire with or without Current MTO Rate per apparatus, per hour plus any additional costs for each incident	\$543.03	Exempt	\$543.03
Current MTO Rate per apparatus, per half hour plus any additional costs for each incident	\$271.52	Exempt	\$271.52
Motor Vehicle Accident on Highway 21 Current MTO rate per apparatus, per hour	\$543.03	Exempt	\$543.03
Current MTO rate per apparatus, per half hour	\$271.52	Exempt	\$271.52
Motor Vehicle Fires on Highway 21 Current MTO rate per apparatus, per hour	\$543.03	Exempt	\$543.03
Current MTO rate per apparatus, per half hour	\$271.52	Exempt	\$271.52
Motor Vehicle, Watercraft & Aircraft Accidents & Fires - Other than Highway 21 Current MTO Rate per apparatus, per hour	\$543.03	Exempt	\$543.03
Current MTO Rate per apparatus, per half hour	\$271.52	Exempt	\$271.52

Other Fire Related Services

Assistance Beyond Normal Requirements or Circumstances	Actual Cost Plus 10%	Exempt	Actual Cost Plus 10%
Decontamination and cleaning of all PPE after Structure Fire or Hazardous Material Call	Actual Costs of all Cleaning and Repair	Exempt	Actual Costs of all Cleaning and Repair
Extinguish controlled Burn Current MTO rate per truck, per hour	Actual	Exempt	Actual
Current MTO rate per truck, per half hour	Actual	Exempt	Actual
False Alarms - 2 free per calendar year, thereafter:	\$500.00	Exempt	\$500.00
Fire Watch or Stand By for other outside agencies with apparatus Current MTO rate per apparatus, per hour	Actual	Exempt	Actual
Current MTO rate per apparatus, per half hour	Actual	Exempt	Actual
Fire Watch (Without Apparatus)	Actual Cost Plus 10%	Exempt	Actual Cost Plus 10%
Hazardous Materials Response Current MTO rate per truck, per hour	Actual	Exempt	Actual
Current MTO rate per truck, per half hour	Actual	Exempt	Actual
Rent special equipment to determine origin and cause, suppress or extinguish fires, preserve property, prevent fire spread, make property safe Current MTO rate per appartus, per hour	Actual cost for agencies and equipment used	Exempt	Actual cost for agencies and equipment used
	Actual		Actual

Schedule K - Fire Department Fees

DESCRIPTION	FEE	HST	TOTAL
Response Due to Gross Negligence or an Illegal Act Current MTO rate per truck, per hour Current MTO rate per truck, per half hour	Actual Actual	Exempt Exempt	Actual Actual
Wildland Fires through Carelessness Current MTO rate per apparatus, per hour Current MTO rate per apparatus, per half hour Plus any additional costs for each incident	Actual Actual	Exempt Exempt	Actual Actual
If necessary to provide security to maintain continuity of scene during an incident investigation Flat Rate per Day 24 hours	\$1,000.00	Exempt	\$1,000.00

Materials and Supplies

Class A Foam Wetting Agent	Actual Cost Plus 10%	Exempt	Actual Cost Plus 10%
Commercial - Lock Box (Hardware only, No Installation)	Actual Cost	HST	Actual Cost
Dry Sprinkler Powder Aerosol Unit - DSPA	Actual Cost Plus 10%	Exempt	Actual Cost Plus 10%
Fire Safety Plan Box	Actual Cost	HST	Actual Cost
Other Material Charges	Actual Cost Plus 10%	Exempt	Actual Cost Plus 10%
Smoke Alarm or Carbon Monoxide Detector installation Added to taxes + interest, if unpaid after 30 days	\$55.62	\$7.23	\$62.85

Training

Fire Extinguisher Training for Employees (Commercial, Industrial & Institutional)	\$10.00 per Person Minimum \$100 Charge	Exempt	\$10.00 per Person - Minimum \$100 Charge
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Schedule L - Water and Sewer Fees

DESCRIPTION	FEE	HST	TOTAL
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****All fees in are effective for all billings after January 1st each year****

A&E Connection and Service Charges			
Bulk Water - per m3 water	\$5.41	Exempt	\$5.41
- Plus Daily Connection Fee	\$58.00	Exempt	\$58.00
- Weekly Connection Fee	\$116.00	Exempt	\$116.00
- Annual Membership, January to December 31	\$355.00	Exempt	\$355.00
Charge to locate, Municipal water service	n/c	n/c	n/c
Charge to locate, inspect, map and number service connection made by contractor (lateral already constructed from main to property line) Water or Sewer	\$489.51	\$63.64	\$553.15
Charge to locate, Private locate charge – not municipal service----- Minimum charge 1 hour, time in excess of 1 hour is extra	\$105.10	\$13.66	\$118.76
Disconnect or Reconnect Fee – Customer Request	\$59.54	Exempt	\$59.54
Disconnect fee – non-payment or after hours request	\$215.78	Exempt	\$215.78
Municipally constructed sewer line from main to property line (does not include locate, inspect, map and number service connection made by contractor) Water or Sewer	\$4,447.09	Exempt	\$4,447.09
Septage disposal of one tank, up to 1,000 gallons	\$958.35	\$124.59	\$1,082.94
Sewer Camera Work			
- Regular Hours, 2 staff, rate per hour	\$137.40	\$17.86	\$155.26
- After Hours and Weekends, 2 staff, rate per hour	\$634.20	\$82.45	\$716.65
Swimming Pools – Filling---Minimum Charge	\$1,045.46	\$135.91	\$1,181.37
Water Meter Read Request	\$71.06	\$9.24	\$80.30
Water Meter Frost Plate	\$86.60	\$11.26	\$97.86
Water meter and backflow prevention device - 3/4" Service	\$658.55	\$85.61	\$744.16
Water meter and backflow prevention device - 1" Service All other meter sized billed at cost + 15% handling/billing	\$979.00	\$127.27	\$1,106.27

Schedule L - Water and Sewer Fees

Chesley Water Service Area Metered Rates (non-taxable)

Any customer wishing to be charged on a metered basis shall, at the customer's expense, install a water meter. The metered rate shall be the same as the Paisley Water Service Area metered rates.

Chesley Water Service Area Rates (non-taxable)

Minimum rates to be charged on a per unit basis as determined by the assessment roll and/or as amended by a formal review by the Municipality of Arran-Elderslie and added to taxes.

Residential

Single Family Unit	\$742.65	Exempt	\$742.65
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Commercial

Basic and vacant commercial (must apply in writing for this rate)	\$636.59	Exempt	\$636.59
Apartment rate over commercial	\$530.45	Exempt	\$530.45
Board of Education	\$5,596.09	Exempt	\$5,596.09
Car Wash	\$1,326.13	Exempt	\$1,326.13
Cemetery	\$742.65	Exempt	\$742.65
Chesley Place (40 beds)	\$9,430.17	Exempt	\$9,430.17
Community Centre/Curling Club	\$9,609.80	Exempt	\$9,609.80
Dealership	\$1,326.13	Exempt	\$1,326.13
Fire Hall	\$677.76	Exempt	\$677.76
Hair Salon only	\$698.09	Exempt	\$698.09
Hospital	\$10,456.44	Exempt	\$10,456.44
Lawn Bowling	\$349.39	Exempt	\$349.39
Long-term Care Home - Elgin Abbey (39 beds)	\$9,194.41	Exempt	\$9,194.41
Long-term Care Home - Parkview Manor (34 beds)	\$8,015.65	Exempt	\$8,015.65
Medical Building	\$1,030.05	Exempt	\$1,030.05
Municipal Building/Theatre/Library	\$677.76	Exempt	\$677.76

Schedule L - Water and Sewer Fees

DESCRIPTION	FEE	HST	TOTAL
Residential w/Beauty Shop	\$1,237.76	Exempt	\$1,237.76
Restaurant – Seated Restaurant	\$1,414.55	Exempt	\$1,414.55
Restaurant – Seasonal Take-out	\$530.45	Exempt	\$530.45
Restaurant – Take-out	\$884.01	Exempt	\$884.01
Restaurant – Take-out/Seating Restaurant	\$1,149.35	Exempt	\$1,149.35
Retirement Institution - Per Bed	\$235.75	Exempt	\$235.75
School - Chesley Community School	\$14,139.36	Exempt	\$14,139.36
Service Station	\$636.57	Exempt	\$636.57
Swimming Pool	\$1,596.69	Exempt	\$1,596.69
Trailer Park – 24 sites	\$1,604.11	Exempt	\$1,604.11
Trailer Park Showers/Washrooms	\$1,626.38	Exempt	\$1,626.38
Chelsea Property Holdings (Plant 1)	\$6,802.62	Exempt	\$6,802.62

Chesley Sewer Service Area Rates (non-taxable)

Residential

Single family unit	\$559.87	Exempt	\$559.87
Penalty (3x more than annual flat rate) for improper storm water connection. Notice will be given providing one year to disconnect and be inspected by the Municipality or penalty will be applied.	\$2,239.48	Exempt	\$2,110.93

Commercial

Basic or Vacant Commercial (must apply in writing for this rate)	\$479.88	Exempt	\$479.88
Apartment Rate - Over Commercial	\$399.91	Exempt	\$399.91
Bank	\$999.72	Exempt	\$999.72
Board of Education	\$4,221.22	Exempt	\$4,221.22
Car Wash	\$999.72	Exempt	\$999.72

Schedule L - Water and Sewer Fees

DESCRIPTION	FEE	HST	TOTAL
Cemetery	\$479.87	Exempt	\$479.87
Chesly Place (40 beds)	\$7,094.29	Exempt	\$7,094.29
Crate Design (Plant 1)	\$2,799.22	Exempt	\$2,799.22
Dawson House (basic comm. + 2 apts)	\$1,279.66	Exempt	\$1,279.66
Dealership	\$999.72	Exempt	\$999.72
Fire Hall	\$510.94	Exempt	\$510.94
Grocery Store	\$1,030.09	Exempt	\$1,030.09
Hair Salon Only	\$526.26	Exempt	\$526.26
Hospital	\$7,882.60	Exempt	\$7,882.60
Hotel Rate - Vacant	\$559.87	Exempt	\$559.87
Lawn Bowling	\$263.38	Exempt	\$263.38
Legion Hall	\$1,030.09	Exempt	\$1,030.09
Long-term Care Home - Elgin Abbey (39 beds)	\$6,916.94	Exempt	\$6,916.94
Long-term Care Home - Parkview Manor (34 beds)	\$6,030.15	Exempt	\$6,030.15
Medical Building	\$776.49	Exempt	\$776.49
Municipal Building/Theatre/Library	\$510.94	Exempt	\$510.94
Post Office	\$862.16	Exempt	\$862.16
Residential w/Beauty Shop	\$933.10	Exempt	\$933.10
Restaurant – Seasonal Take-out	\$399.91	Exempt	\$399.91
Restaurant – Seated Restaurant	\$1,066.34	Exempt	\$1,066.34
Restaurant – Take-out	\$666.49	Exempt	\$666.49

Schedule L - Water and Sewer Fees

DESCRIPTION	FEE	HST	TOTAL
Restaurant – Take-out/Seating Restaurant	\$866.42	Exempt	\$866.42
Retirement Institution - (Per Bed)	\$177.37	Exempt	\$177.37
School - Chesley Community School	\$10,658.94	Exempt	\$10,658.94
Service Station	\$479.88	Exempt	\$479.88
Swimming Pool	\$1,203.66	Exempt	\$1,203.66
Trailer Park – 24 Sites	\$1,209.27	Exempt	\$1,209.27
Trailer Park - Showers/Washrooms	\$1,226.07	Exempt	\$1,226.07
Chelsea Property Holdings (Plant 1)	\$5,128.12	Exempt	\$5,128.12

Chesley, Paisley and Tara Water Service Area Metered Rates (non-taxable)

Annual

Base Water Service Rate (BSR)	\$332.65	Exempt	\$332.65
Rate per Cubic Metre of Water Consumption	\$2.70	Exempt	\$2.70
Other Municipality - Brockton: Paisley Mill Corp			
Annual Base Service Rate	\$665.31	Exempt	\$665.31
Monthly Base Service Rate	\$55.44	Exempt	\$55.44
Rate per Cubic Metre of Water Consumption X 2	\$5.41	Exempt	\$5.41
Damage to water meter equipment, including the removal of exterior equipment and/or interior wiring will not be tolerated. Two warnings will be provided to the property owner after which, further damages will result in the Municipality invoicing the property owner for the applicable size of water meter and require the installation,	\$1,005.87	130.76	\$1,136.63

Monthly

Base Water Service Rate (BSR)	\$27.72	Exempt	\$27.72
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Paisley Sewer Service Area Rates (non-taxable)

Effective for all billings, the sewer rate for Paisley sewer services shall be a monthly base sewer service rate and a rate per cubic metre of water consumption.

Annual

Base Sewer Service Rate (BSR)	\$358.82	Exempt	\$358.82
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Schedule L - Water and Sewer Fees

DESCRIPTION	FEE	HST	TOTAL
Rate per cubic metre of water consumption	\$1.60	Exempt	\$1.60
Other Municipality – (Brockton) McKeeman	\$1,119.73	Exempt	\$1,119.73
Other Municipality - Brockton: Paisley Mill Corp			
Annual Base Service Rate	\$717.64	Exempt	\$717.64
Monthly Base Service Rate	\$59.80	Exempt	\$59.80
Rate per Cubic Metre of Water Consumption X 2	\$3.19	Exempt	\$3.19

Monthly

Base Sewer Service Rate (BSR)	\$29.03	Exempt	\$29.03
Penalty (3x more than flat base rate) for improper storm water connection. Notice will be given providing one year to disconnect and be inspected by the Municipality or penalty will be applied.	\$1,435.28	Exempt	\$1,435.28

Water Service Area Rates Tara Water Service Area Rates (non-taxable)

Minimum rates to be charged on a per unit basis as determined by the assessment roll and/or as amended by a formal review by the Municipality of Arran-Elderslie.
Any customer wishing to be charged on a metered basis shall, at the customer's expense, install a water meter. The metered rate shall be the same as the Paisley Water Service Area metered rates.

Residential

Single family unit	\$742.65	Exempt	\$742.65
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Commercial

Churches	\$742.65	Exempt	\$742.65
Dry	\$831.77	Exempt	\$831.77
Wet	\$965.44	Exempt	\$965.44
Dry/Residence	\$787.30	Exempt	\$787.30
Wet/Residence	\$831.77	Exempt	\$831.77
Service Station/Garage	\$831.77	Exempt	\$831.77
Service Station/Car Wash	\$1,287.52	Exempt	\$1,287.52

Schedule L - Water and Sewer Fees

Sewer Service Area Rates Tara Metered Sewer Service Area Rates (non-taxable)			
DESCRIPTION	FEE	HST	TOTAL
Commercial Dry	\$575.46	Exempt	\$575.46
Commercial Wet	\$623.39	Exempt	\$623.39
Industrial (per cubic metre)	\$1.53	Exempt	\$1.53
Residential Single Family Unit	\$559.87	Exempt	\$559.87
Residential Dry	\$575.46	Exempt	\$575.46
Residential Wet	\$671.38	Exempt	\$671.38
Churches	\$559.87	Exempt	\$559.87
Service Station/Garage	\$479.87	Exempt	\$479.87
Service Station/Car Wash	\$999.74	Exempt	\$999.74
Penalty (3x more than annual base rate) for improper storm water connection. Notice will be given providing one year to disconnect and be inspected by the Municipality or penalty will be applied.	\$ 2,970.60	Exempt	\$2,970.60

Schedule M - Treasure Chest Museum (Paisley) Fees

DESCRIPTION	FEE	HST	TOTAL
Annual Membership Fees - Single	\$16.37	\$2.13	\$18.50
Annual Membership Fees - Family	\$20.80	\$2.70	\$23.50
Group Admission - 10 or more	\$37.17	\$4.83	\$42.00
Single Admission - Adult	BY DONATION		
Single Admission - Student/Senior	BY DONATION		

Schedule N - Building Permit Fees

All Permits Fees are HST exempt.

All Permits carry minimum fee.

Where any work, required by the BCA to have a permit, has commenced prior to the issuance of a Building Permit, the applicable permit fee payable is doubled.

The Municipality does not currently have Development Charges in place.

DESCRIPTION	FEE
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General

Building Permit (minimum fee)	\$130.00
Miscellaneous Inspections, per	\$130.00
Change of Use	\$130.00
Demolition Permit	\$130.00

Residential

Single Family Residence	\$1.55 /sq.ft.
Multiple Residential	\$1.40 /sq.ft.
Additions- With or Without Plumbing	\$1.55 /sq.ft.
Deck or Porch (minimum \$125.00 fee)	\$0.80 sq.ft
Garden Shed	\$125.00
Ancillary Buildings	\$0.50 /sq.ft.
Garage/Shed- Attached or Detached	\$0.75 /sq.ft.
Renovations: (fee/construction value)	\$14.00 / \$1,000.00
Wood Burning Appliances	\$150.00
Moving Permit	\$210.00
Pool- Above Ground	\$150.00
Pool - In Ground	\$350.00

Sewage Systems

Class 1, 2, 3	\$350.00
Class 4 & 5-New Sewage System	\$600.00
Bed-Tank Replacement/Repair	\$350.00

DESCRIPTION	FEE
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Agricultural

Farm Buildings- with Livestock	\$0.35 /sq.ft.
Farm Buildings- without Livestock	\$0.30 /sq.ft.
Additions	\$0.30 /sq.ft.
Fabric Structure	\$0.35 /sq.ft.

Schedule N - Building Permit Fees

Manure Storage Tank	\$0.30 /sq.ft.
Silo- Upright or Bin	\$150.00
Silo- Bunker (with Roof)	\$0.30 /sq.ft.
Silo- Bunker (without Roof)	\$0.20 /sq.ft.
Renovation/Structural: (fee/construction value)	\$12.00/\$1000.00
Commercial/Industrial/Institutional	
Commercial Buildings	\$0.80 /sq.ft.
Industrial Buildings	\$0.80 /sq.ft.
Institutional Buildings	\$0.80 /sq.ft.
Misc. Renovations/Additions (fee/construction value)	\$12.00/\$1000.00
Miscellaneous	
Repairs/Additions/Renovations (where applicable)	\$225.00
Towers (base and tower) (fee/construction value)	\$20.00/\$1000.00
Wind Turbines - Per Turbine	\$100,000.00
Tents	\$150.00
Signs (per O.B.C.)(fee/construction value)	\$14.00/\$1000.00
Other: (fee/construction value)	\$10.00/\$1000.00
Refunds (where applicable)	
If Administrative Functions Only Performed	80%
If Admin and Zoning Functions Only Performed	70%
If Permit has been Issued; No Field Inspections have been Performed Subsequent to Issuance	45%
If Permit has been Issued; One Field Inspection has been Performed Subsequent to Issuance	30%
For Each Subsequent Field Inspection, After Permit Issued, Additional Deduction of	5%

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

BY-LAW NO. 66-2023

**Being a By-Law to Appoint a Municipal Law Enforcement
Officer to enforce the By-Laws of the
Municipality of Arran-Elderslie**

WHEREAS Section 15 of the *Police Services Act* R.S.O. 1990 c. P. 15 as amended provides that municipal councils may appoint persons to enforce the by-laws of the municipality and such municipal law enforcement officers are peace officers for the purpose enforcing municipal by-laws;

And WHEREAS Subsection 1 (3) of the *Provincial Offences Act* R.S.O. 1990 c.P.33 as amended, provides for the designation by the Minister of the Crown of any person or class of persons as Provincial Offences Officers for the purpose of all or any class of offences;

AND WHEREAS by Order dated July 30, 1984 and August 21, 1987, the Solicitor General has designated all employees of municipalities whose duties include the enforcement of municipal by-laws and persons appointed as Municipal Law Enforcement Officers under the *Police Services Act* as Provincial Offences Officers;

AND WHEREAS Section 226.1 of the *Residential Tenancies Act, 2006* provides that a municipality may appoint inspectors for the purposes of enforcing the prescribed maintenance standards contained in Ontario Regulation 517/06.

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

1. That the firm of Municipal Support Services Inc.(formerly James Special Services) is hereby appointed as Municipal Law Enforcement Officer for the provision of Municipal Law Enforcement services for the purpose of enforcing the By-Laws of the Municipality of Arran-Elderslie.
2. That the firm of Municipal Support Services Inc. is hereby appointed as an inspector for the purposes of enforcing the prescribed maintenance standards contained in Ontario Regulation 517/06 under the *Residential Tenancies Act, 2006*, while contracted by of the Municipality of Arran-Elderslie, and to perform all duties as may be directed from time to time.
3. That By-law 53-2021 is hereby rescinded.

READ a FIRST and SECOND time this 11th day of December, 2023.

READ a THIRD time and finally passed this 11th day of December, 2023.

Steve Hammell, Mayor

Christine Fraser-McDonald, Clerk

*Tile Drainage Loan
Maxwell Beef Farms Ltd.
Roll #4103-380-002-07400*

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

BY-LAW NO. 67 - 2023

BEING A BY-LAW TO IMPOSE SPECIAL ANNUAL DRAINAGE RATES
UPON LAND IN RESPECT OF WHICH MONEY IS BORROWED
UNDER THE *TILE DRAINAGE ACT*

WHEREAS Owners of land in the Municipality have applied to the Council under the *Tile Drainage Act* for loans for the purpose of constructing subsurface drainage works on such lands; and

WHEREAS Council, has, upon their application, adopted the recommendation to lend the owners the total sum of \$ 50,000.00 to be repaid with interest by means of rates hereinafter imposed;

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

1. THAT annual rates, as set out in Schedule 'A' attached hereto and forming a part of this by-law, are hereby imposed upon such lands as described for a period of ten years, such rates to be levied and collected in the same manner as municipal taxes.
2. THAT this By-law shall come into force and take effect upon receiving the final passing thereof.

READ a FIRST and SECOND time this 11th day of December, 2023.

READ a THIRD time and finally passed this 11th day of December, 2023.

Steve Hammell, Mayor

Christine Fraser McDonald, Clerk

INSPECTION AND COMPLETION CERTIFICATE

The Tile Drainage Act, RSO 1990, c. T.8, s. 4

To the council of the

of

PROPERTY OWNERSHIP

If property is owned in partnership, all partners must be listed. If property is owned by a corporation, list the corporation's name and the name and corporate position of the authorized officer. Only the owner(s) of the property may apply for the loan.

Ownership type:	<u>Sole Ownership:</u>	Name:	<input style="width: 95%;" type="text"/>
	<u>Partnership:</u>	Partner 1 Name:	<input style="width: 95%;" type="text" value="George Duncan Maxwell"/>
		Partner 2 Name:	<input style="width: 95%;" type="text" value="Maxwell Beef Farms Ltd."/>
		Partner 3 Name:	<input style="width: 95%;" type="text"/>
		Partner 4 Name:	<input style="width: 95%;" type="text"/>
		Partner 5 Name:	<input style="width: 95%;" type="text"/>
<u>Corporation:</u>	Corporation Name:	<input style="width: 95%;" type="text"/>	
	Authorized Officer Name:	<input style="width: 95%;" type="text"/>	
	Position/Title:	<input style="width: 95%;" type="text"/>	

APPLICANT MAILING ADDRESS AND PRIMARY CONTACT INFORMATION

Name:

Address:

Town / City:

County:

Postal Code:

Telephone Number:

Cell Number (optional):

E-mail address (optional):

LOCATION OF LAND TO BE DRAINED

Lot or Part Lot: Concession: Geographic Township:

Parcel Roll Number:

0000 000 000 00000

Civic Address:

Address:

Town/City:

Postal Code:

DESCRIPTION OF DRAINAGE SYSTEM

Area Drained: This drainage work is: The installation is:

1) improvement of an existing system 1) systematic 3) combination
2) completely new system 2) random

Contractor's Name Business Licence No.

Machine Licence No. under *The Agricultural Tile Drainage Installation Act*

MATERIAL -- 1 = plastic, corrugated; 2 = plastic with filter; 3 = plastic, smoothwall; 4 = concrete; 5 = clay.

	Type (1, 2 or 3)	Size (millimetres)	Length (metres)		Cost \$
1	1&2	4.00	157350.00		\$ 87,257.50
2	1&2	6.00	1950.00		\$ 3,438.50
3	1&2	8.00	1600.00		\$ 4,674.00
4	1	10.00	1500.00		\$ 6,735.00
5	1	12.00	4400.00		\$ 35,935.00
Installation Cost:					\$ 64,832.50
Sundry: (Specify)					\$ 5,495.04
Inspection Fees:					\$ 90.00
Calculated Total Cost:					\$ 208,457.54
Amount of Loan:					\$ 50,000.00

CERTIFICATION

I have inspected the drainage works constructed on land as described above and certify that circumstances prevail with respect to the drainage work as indicated above.

Name of Inspector of Drainage:

Telephone Number:

Date of Inspection:
(YYYY-MM-DD)

Date Work Completed:
(YYYY-MM-DD)

Signature of Inspector of Drainage: _____

Signature of Land Owner: _____

ONTARIO TILE LOAN PROGRAM

CALCULATION OF LOAN AMOUNT, ANNUAL REPAYMENT AND AMORTIZATION 10 YEAR TERM LOAN AT 6% INTEREST

DATA ENTRY: Landowner Information (Optional)

Landowner Name:	George D Maxwell			
Landowner Home Address:	604 Concession 2			
Landowner Town/City:	Chesley	ONT		
Property Drained:	a) Lot:	12		
	b) Concession:	2		
	c) Municipality:	Arran-Elderslie		
	d) Roll Number:	4103	380	002
Municipal Information:				
	a) Debenture Number:	2024-01		
	b) Rating By-law Number:	67-2023		
Any Other Information:	No other information			

Information Obtained From Inspection & Completion Certificate:

Total Material Costs:	\$ 138,040.00		
Total Installation Costs:	\$64,832.50	CALCULATED Total Farmer Cost	\$208,457.54
Total Sundry Costs:	\$5,495.04	CALCULATED Maximum Available Loan	\$50,000.00
Inspection Fee:	\$90.00		

The maximum available loan is the lesser of \$50,000 or 75% of the total farmer cost. If the loan applicant wants a smaller loan than the maximum allowable enter it below, in multiples of \$100. Otherwise leave blank.

 Desired Loan Amount (eg. 12600):

 Loan Date:
CALCULATED Annual Repayment:

AMORTIZATION SCHEDULE

Payment Number	Repayment Date (mo./yr.)	Installment Amount	Interest Cost	Principal Repayment	Loan Balance
Opening Balance	2024-Jan-01				\$50,000.00
1	2025-Jan-01	\$6,793.40	\$3,000.00	\$3,793.40	\$46,206.60
2	2026-Jan-01	\$6,793.40	\$2,772.40	\$4,021.00	\$42,185.60
3	2027-Jan-01	\$6,793.40	\$2,531.14	\$4,262.26	\$37,923.34
4	2028-Jan-01	\$6,793.40	\$2,275.40	\$4,518.00	\$33,405.34
5	2029-Jan-01	\$6,793.40	\$2,004.32	\$4,789.08	\$28,616.26
6	2030-Jan-01	\$6,793.40	\$1,716.98	\$5,076.42	\$23,539.84
7	2031-Jan-01	\$6,793.40	\$1,412.39	\$5,381.01	\$18,158.83
8	2032-Jan-01	\$6,793.40	\$1,089.53	\$5,703.87	\$12,454.96
9	2033-Jan-01	\$6,793.40	\$747.30	\$6,046.10	\$6,408.86
10	2034-Jan-01	\$6,793.40	\$384.54	\$6,408.86	\$0.00
Total Principal Repaid					\$50,000.00
Total Interest Paid					\$17,934.00

The Corporation of the Municipality of Arran-Elderslie
Schedule 'A' to By-law Number 67-2023

Property Owner Information*				Description of Land Parcel to Which the Repayment Charge Will be Levied				Proposed date of loan (YYYY-MM-DD)	Sum to be loaned \$	Annual rate to be imposed \$
George Duncan Maxwell	Maxwell Beef Farms Ltd.	0		Lot: 12	Con: 2			2024-Jan-01	\$ 50,000.00	\$ 6,793.40
-	-									
604 Concession 2		Chesley	ONT	Roll #: 4103	380	002	07400			
0	0	0		Lot:	Con:					
-	-									
				Roll #:						
0	0	0		Lot:	Con:					
-	-									
				Roll #:						
0	0	0		Lot:	Con:					
-	-									
				Roll #:						
0	0	0		Lot:	Con:					
-	-									
				Roll #:						
0	0	0		Lot:	Con:					
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				Roll #:						
0	0	0		Lot:	Con:					
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				Roll #:						
0	0	0		Lot:	Con:					
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				Roll #:						
0	0	0		Lot:	Con:					
-	-									
				Roll #:						
0	0	0		Lot:	Con:					
-	-									
				Roll #:						
								TOTAL *	\$ 50,000.00	\$ 6,793.40

* If property is owned in partnership, all partners must be listed. If property is owned by a corporation, list the corporation's name and the name and corporate position of the authorized officer in the last blank space provided. Only the owner(s) of the property may apply for a loan.

TILE DRAINAGE DEBENTURE*Tile Drainage Act, R.S.O. 1990, c. T.8, subs. 2(1)*

\$50,000.00

No. 2024-01

The Corporation of the _____ Municipality _____ of _____ Arran-Elderslie _____ hereby promises to pay to the Minister of Finance, the principal sum of _____ \$50,000.00 _____ of lawful money of Canada, together with interest thereon at the rate of _____ 6 _____ per cent per annum in ten equal instalments of _____ \$6,793.40 _____ on the 1st day of _____ January _____, in the years _____ 2025 _____ to _____ 2034 _____, both inclusive.

The right is reserved to The Corporation of the _____ Municipality _____ of _____ Arran-Elderslie _____ to prepay this debenture in whole or in part at any time or times on payment, at the place where and in the money in which this debenture is expressed to be payable, of the whole or any amount of principal and interest owing at the time of such prepayment.

This debenture, or any interest therein, is not, after a Certificate of Ownership has been endorsed thereon by the Treasurer of this Corporation, or by such other person authorized by by-law of this Corporation to endorse such Certificate of Ownership, transferable.

Dated at the _____ Town _____ of _____ Chesley _____ in the Province of Ontario, this 1st day of _____ January, 2024 _____, under the authority of By-law No. _____ 12-2014/03-2021 _____ of the Corporation entitled "A by-law to raise money to aid in the construction of drainage works under the *Tile Drainage Act*."

Corporate Seal

Steve Hammell

Name of Head of Council

Signature

Lisa Albright, Deputy Treasurer

Name of Treasurer

Signature

OFFER TO SELL

Tile Drainage Act, R.S.O. 1990, c. T.8, subs. 5(8)

TO THE MINISTER OF FINANCE

The Corporation of Municipality of Arran-Elderslie
 hereby offers to sell Debenture No. 2024-01 in the principal amount of \$50,000.00
 to the Minister of Finance as authorized by Borrowing By-law No. 12-2014/03-2021 of the Corporation.

The principal amount of this debenture is the aggregate of individual loans applied for and each loan is not more than 75 per cent of the cost of the drainage work constructed.

An inspector of drainage, employed by the Corporation, has inspected each drainage work for which the Corporation will lend the proceeds of this debenture and each has been completed in accordance with the terms of the loan approval given by council.

A copy of the Inspection and Completion Certificate for each drainage work, for which the Corporation lend the proceeds of this debenture, is attached hereto.

January 01, 2024

Date

Lisa Albright, Deputy Treasurer

Name of Treasurer

Signature of Treasurer

Corporate Seal

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

BY-LAW NO. 68-2023

**BEING A BY-LAW TO CONFIRM THE PROCEEDINGS OF THE COUNCIL MEETING OF
THE MUNICIPALITY OF ARRAN-ELDERSLIE
HELD DECEMBER 11, 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 December 11, 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 December 11, 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 11th day of December, 2023.

READ a THIRD time and finally passed this 11th day of December, 2023.

Steve Hammell, Mayor

Christine Fraser-McDonald, Clerk