



MUNICIPALITY OF ARRAN-ELDERSLIE

Council Meeting

AGENDA

Monday, February 24, 2025, 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	
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15.	Resolution to Reconvene in Open Session	

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

17. Confirming By-law

17.1 Confirming By-law 16-2025

73

18. Adjournment

19. List of Upcoming Council meetings

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



Agenda Item: 14
Date: February 10, 2025

Moved by: Councillor Hampton
Seconded by: Councillor Steinacker

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

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

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

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

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

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



MUNICIPALITY OF ARRAN-ELDERSLIE

Council Meeting

MINUTES

Monday, February 10, 2025, 9:00 a.m.
Council Chambers
1925 Bruce Road 10, Chesley, ON

Council Present: Deputy Mayor Jennifer Shaw
 Councillor Ryan Nickason
 Councillor Darryl Hampton
 Councillor Moiken Penner
 Councillor Peter Steinacker
 Councillor Brian Dudgeon – arrived 10:00 a.m.

Council Absent: Mayor Steve Hammell

Staff Present: Christine Fraser-McDonald - Clerk
 Julie Hamilton - Deputy Clerk
 Scott McLeod - Public Works Manager
 Steve Tiernan - Fire Chief
 David Munro - Interim Treasurer
 Emily Dance, CAO
 Nathan Van Myall - Project Manager

1. Call to Order

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

2. Deputy Mayor's Announcements

- The Arran-Elderslie Winter Newsletter is out in the mail as of this past Friday.
- The Community Representation Survey - Ward vs At Large -Community Engagement runs from February 1 to February 28, 2025.
- The Community Open Houses for this will be held on:
- Paisley Comm. Centre Feb. 12 - 5-7 pm
- Tara Comm. Centre Feb. 13 - 3-5 pm
- Chesley Comm. Centre Feb. 13 - 6-8 pm

- Surveys are available online or located at the Chesley, Paisley and Tara arenas as well as the Administration office with drop boxes available at those locations. Paper surveys are available at the Tara and Chesley libraries, but there are no drop boxes available there. There is also an after-hours drop box at the Administration Office in Chesley.
- February is Black History Month and, in recognition, the Bruce County Museum & Cultural Centre is hosting a special screening of the CBC documentary Secret Agents of the Underground Railroad in the Museum's theatre.

3. Adoption of Agenda

Clerk Christine Fraser-McDonald noted that the delegation regarding the Food Cycler has been withdrawn.

Subsequent to further discussion, Council passed the following resolution:

45-03-2025

Moved by: Councillor Hampton

Seconded by: Councillor Penner

Be It Resolved that the agenda for the Council Meeting of Monday, February 10, 2025 be received and adopted, as distributed by the Clerk, as amended.

Carried

4. Disclosures of Pecuniary Interest and General Nature Thereof

5. Minutes of Previous Meetings

5.1 January 27, 2025 - Regular Council Minutes

Subsequent to further discussion, Council passed the following resolution:

46-03-2025

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 January 27, 2025, as amended.

Carried

6. Minutes of Sub-Committee Meetings

Subsequent to further discussion, Council passed the following resolution:

47-03-2025**Moved by:** Councillor Hampton**Seconded by:** Councillor Nickason

Be It Resolved that the Council of the Municipality of Arran-Elderslie receives, notes, and files the Grey Sauble Conservation Authority Board Minutes of November 27 and December 5, 2024, the Accessibility, Diversity, Inclusion and Equity Advisory Committee Minutes of November 4, 2024 and the South Bruce OPP Detachment Board Minutes of December 17, 2024 for information purposes.

Carried

6.1 Grey Sauble Conservation Authority Board Minutes - November 27, 2024 and December 5, 2024

6.2 Accessibility, Diversity, Inclusion and Equity Advisory Committee Minutes - November 4, 2024

6.3 South Bruce OPP Detachment Board Minutes - December 17, 2024

7. Delegations

The Clerk noted that Food Cyclor Municipal Solutions had withdrawn its delegation.

7.1 Food Cyclor Municipal Solutions**8. Presentations****8.1 B.M. Ross & Associates - 2024 Bridge Inspection Report and Master Plan**

Kelly Vader and Ken Logtenberg of B.M. and Associations presented the 2024 Bridge Inspection Report and Master Plan to Council.

Mr. Logtenberg noted that the completion of bridge inspections are required to satisfy provincial regulations. It states bridges are to be inspected under the direct supervision of a Professional Engineer every two years in general accordance with the Ontario Structural Inspection Manual (OSIM). There has been 62 bridges inspected in Arran-Elderslie. Of the 62 bridges, 21 are more than 80 years old.

Under the bridge condition index, on average of these 62 bridges most are only in fair condition. There are 20 bridges that need immediate attention with a cost of approximately \$\$6,687,500. These bridges must be addressed within one to five years.

There are 12 bridges that need to be addressed within six to ten years with a cost of approximately \$1,352,600.00. The Total Priority Repairs – 1-10 years with a cost of \$7,724,100.00. The 2025 Municipal budget only has \$767,484 in reserves

Within the rehabilitation needs identified within the 1-5 year period, they have shown rehabilitation for some structures that may be more cost effective over the long term to be replaced. Probable cost of recommended bridge rehabilitation and replacement needs total almost \$8 million (in 2024 dollars) over 10 years. This is based on inspections in 2024 but other needs will be identified in the future.

Kelly Vader presented the Bridge Master Plan to Council which focused on the 17 oldest bridges in the Municipality.

She is recommending Alternative 2 which would close some crossings and either replace or repair the remaining crossings. This option means that several bridges will be repaired as long as feasible and then eventually closed to traffic and removed, while the remaining crossings will be either repaired as required or replaced.

To replace all bridges would cost more than \$30 million dollars.

Next steps:

- Council needs to Select a Preliminary Preferred Approach
- Hold Second Public Meeting on Revised Approach
- Obtain Additional Input from residents
- Council to Confirm Preferred Approach
- Finalize Master Plan Report
- Publish Notice of Master Plan Completion

Council will need to endorse a Master Plan Alternative.

CAO Dance noted that a staff will be prepared for the next available Council meeting for a Council decision.

Council thanked B.M. Ross for their presentation.

9. Correspondence

9.1 Requiring Action

9.1.1 Petition Received regarding Neoen Battery Energy Storage System at Tara

Subsequent to further discussion, Council passed the following resolution:

48-03-2025

Moved by: Councillor Hampton

Seconded by: Councillor Steinacker

Be It Resolved that the Council of the Municipality of Arran-Elderslie receives the petition regarding the Neoen Tara BESS for information purposes.

Carried

9.2 For Information

Subsequent to further discussion, Council passed the following resolution:

49-03-2025

Moved by: Councillor Hampton

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

9.2.1 IESO Notice - LT2 RFP Engagement Postponed

9.2.2 AMO - 2025 Conference Registration

9.2.3 AMO - 2025 Workshop

9.2.4 Sibylle Walke - Natural Burials

9.2.5 AMCTO - Inspiring Municipal Women's Forum

9.2.6 AMO Watch File

10. Staff Reports

10.1 Emergency Services

10.1.1 FIRE-2025-02 Fire Department Equipment Purchase - Paratech Rescue Airbag and Amkus Combi Cutter

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

Subsequent to further discussion, Council passed the following resolution:

50-03-2025

Moved by: Councillor Hampton

Seconded by: Councillor Steinacker

Be It Resolved that

1. Council hereby approves Report FIRE-2025-02 Fire Department Equipment Purchase - Paratech Rescue Airbag and Amkus Combi Cutter; and
2. Approves the purchase of the Paratech Airbag system \$11,589.00 plus HST and Amkus Combi Cutter \$19,458.07 plus HST for Tara Station 70 as approved in the 2025 Capital budget; and further
3. That Council approves an exemption to Article 4.4 of the Procurement Policy, to waive the requirement to proceed with three quotes.

Carried

10.2 Building/Bylaw

10.3 Public Works

Works Manager McLeod noted that the garbage contractors are requesting that all garbage be out to the curb by 6:30 a.m. until the end of March due to weather conditions.

10.3.1 PWRDS-2025-01 - Paisley Fire Hall and Public Works Project Update

Project Co-Ordinator Nathan Van Myall responded to questions from Members of Council.

Subsequent to further discussion, Council passed the following resolution:

51-03-2025

Moved by: Councillor Hampton

Seconded by: Councillor Nickason

Be It Resolved that Council hereby receives for information Report PWRDS-2025-01 – Paisley Fire Hall and Public Works Project Update.

Carried

10.3.2 PWRDS-2025-02 Support for Cleanfarms Recycling Program

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

Council directed staff to contact other municipalities regarding a delegation to AMO on this subject.

Subsequent to further discussion, Council passed the following resolution:

52-03-2025

Moved by: Councillor Hampton

Seconded by: Councillor Nickason

Be It Resolved that Council hereby approves Report PWRDS-2025-02 - Support for Cleanfarms Recycling Program; and

Directs staff to draft a letter of support for Cleanfarms Building a Zero-Plastic-Waste Strategy for Agriculture program and other agricultural plastic and packaging management initiatives; and

Further that a by-law be brought back to amend Schedule H of the 2025 Fees and Charges bylaw to reflect the change.

Carried

10.4 Facilities, Parks and Recreation

10.5 Finance

10.5.1 FIN-25-03 2024 Capital Projects Year-End Report

Treasurer David Munro, responded to questions from Members of Council.

Subsequent to further discussion, Council passed the following resolution:

53-03-2025

Moved by: Councillor Hampton

Seconded by: Councillor Dudgeon

Be It Resolved that Council hereby receives for information Report FIN-25-03 - 2024 Capital Projects Year-End Report.

Carried

10.6 Economic Development

10.7 Clerks

10.7.1 CLKS-2025-05 - Natural Burial Cemetery Grounds

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

Subsequent to further discussion, Council passed the following resolution:

54-03-2025

Moved by: Councillor Steinacker

Seconded by: Councillor Nickason

Be It Resolved that Council hereby approves Report CKLS-2025-05 - Natural Burial Cemetery Grounds and confirms that municipal cemetery operations remain unchanged at this time.

Carried

10.8 CAO

11. Notice of Motion

11.1 Notice Of Motion - Chesley Ward Councillor Darryl Hampton

Chesley Ward Councillor Darryl Hampton presented his Notice of Motion to Council.

12. Members Updates

Shaw:

Deputy Mayor Shaw attended the ADIE committee meeting.

Hampton:

Councillor Hampton will be attending the Chesley Fire Board meeting and Open House.

Dudgeon:

Councillor Dudgeon had comments regarding the at-large system vs the ward system.

Steinacker:

Councillor Steinacker attended the Tara and Chesley Working group meetings as well as the ADIE committee. He noted that the roads are great and the sidewalks are looked after.

Penner:

Councillor Penner attended the Police Service Board meeting and a SVCA meeting.

Nickason:

Councillor Nickason had nothing to report.

Hammell:

Mayor Hammell was absent.

13. **By-laws**

13.1 **By-law 08-2025 - Appointment By-law**

Subsequent to further discussion, Council passed the following resolution:

57-03-2025

Moved by: Councillor Hampton

Seconded by: Councillor Nickason

Be It Resolved that By-law No. 08-2025 be introduced and read a first, second and third time, signed by the Deputy Mayor and Clerk, sealed with the Seal of the Corporation, and engrossed in the By-law Book.

By-law 08-2025 being a By-law to appoint members to various board, committee and authorities for the Municipality of Arran-Elderslie.

Carried

13.2 **By-law 13-2025 - Adopt a Public Notice Policy**

Subsequent to further discussion, Council passed the following resolution:

58-03-2025

Moved by: Councillor Hampton

Seconded by: Councillor Steinacker

Be It Resolved that By-law No. 13-2025 be introduced and read a first, second and third time, signed by the Deputy Mayor and Clerk, sealed with the Seal of the Corporation, and engrossed in the By-law Book.

By-law 13-2025 being a By-law to adopt a Public Notice Policy for the Municipality of Arran-Elderslie.

Carried

13.3 By-Law 14-2025 Amend the 2025 Fees and Charges By-Law

59-03-2025

Moved by: Councillor Hampton

Seconded by: Councillor Dudgeon

Be It Resolved that By-law No.14-2025 be introduced and read a first, second and third time, signed by the Deputy Mayor and Clerk, sealed with the Seal of the Corporation, and engrossed in the By-law Book.

By-law 14-2025 being a By-law to Amend the 2025 Fees and Service Charges By-Law.

Carried

14. Closed Session (if required)

55-03-2025

Moved by: Councillor Dudgeon

Seconded by: Councillor Hampton

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

- () the security of the property of the municipality or local board;
- (X) personal matters about an identifiable individual, including municipal or local board employees - update on staffing matters
- () a proposed or pending acquisition or disposition of land by the municipality or local board;
- () labour relations or employee negotiations;
- () litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board;
- (X) advice that is subject to solicitor-client privilege, including communications necessary for that purpose - property standards update
- () a matter in respect of which a council, board, committee or other body may hold a closed meeting under another Act;
- () information explicitly supplied in confidence to the municipality or local board by Canada, a province or territory or a Crown agency of any of them;

() a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization;

() a trade secret or scientific, technical, commercial or financial information that belongs to the municipality or local board and has monetary value or potential monetary value; or

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

(X) education or training - Council mid-term refresher with Integrity Commissioner

Staff Authorized to Remain:

CAO Emily Dance and Clerk Christine Fraser-McDonald

Item 1 - Integrity Commissioner John Mascarin

Carried

15. Resolution to Reconvene in Open Session

Subsequent to further discussion, Council passed the following resolution:

56-03-2025

Moved by: Councillor Nickason

Seconded by: Councillor Penner

Be It Resolved That Council of the Municipality of Arran-Elderslie does now return to the Open Session at 1:09 p.m.

Carried

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

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

Council participated in an educational session with the Integrity Commissioner.

Council received the reports for information purposes regarding the staff updates and the property standards updates.

17. Confirming By-law

17.1 By-law 15-2025 - Confirming By-law

Subsequent to further discussion, Council passed the following resolution:

60-03-2025

Moved by: Councillor Steinacker

Seconded by: Councillor Nickason

Be It Resolved that By-law No. 15-2025 be introduced and read a first, second and third time, signed by the Deputy Mayor and Clerk, sealed with the Seal of the Corporation, and engrossed in the By-law Book.

By-law 15-2025 being a By-law to confirm the proceedings of the Regular Council meeting of the Municipality of Arran-Elderslie held Monday, February 10, 2025.

Carried

18. Adjournment

Subsequent to further discussion, Council passed the following resolution:

61-03-2025

Moved by: Councillor Nickason

Seconded by: Councillor Penner

Be It Resolved that the meeting be adjourned to the call of the Mayor at 1:24 p.m.

Carried

19. List of Upcoming Council meetings

- February 24, 2025
- March 10, 2025
- March 24, 2025

Steve Hammell, Mayor

Christine Fraser-McDonald, Clerk

Chesley and Area Joint Fire Board

MINUTES

Tuesday, November 26, 2024, 4:00 p.m.
Council Chambers and/or Via Microsoft Teams
1925 Bruce Road 10
Chesley, ON N0G 1L0

Members Present:

Darryl Hampton - Arran-Elderslie
 Steve Hammell - Arran-Elderslie
 Shawn Greig - Chatsworth
 Scott Mackey- Chatsworth

Staff Present:

Christine Fraser-McDonald, Clerk - Arran-Elderslie
 Steve Tiernan, Fire Chief - Arran-Elderslie
 Patty Sinnamon, Chief Administrative Officer/Clerk -
 Chatsworth
 Mike Givens, Fire Chief - Chatsworth
 Robert Bell, District Chief - Chesley

1. Call to Order

Chair Hammell called the meeting to order at 4:00 p.m. A quorum was present.

2. Adoption of Agenda

Chesley and Area Joint Fire Board passed the following resolution:

11-03-2024

Moved by: Scott Mackey- Chatsworth

Seconded by: Darryl Hampton - Arran-
Elderslie

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

Carried

3. Declaration of Pecuniary Interests

None declared at this time.

4. Minutes of Previous Meeting

4.1 July 16, 2024 Fire Board Minutes

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

12-03-2024

Moved by: Shawn Greig - Chatsworth

Seconded by: Darryl Hampton - Arran-
Elderslie

Be It Resolved that the Chesley and Area Fire Board adopts the minutes of the Committee meeting held on July 16, 2024.

Carried

5. New Business

5.1 SRFIN.24.21 2025 Budget Draft – Chesley and Area Joint Fire Board

Treasurer David Munro discussed the 2025 draft budget with the board.

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

13-03-2024

Moved by: Scott Mackey- Chatsworth

Seconded by: Darryl Hampton - Arran-
Elderslie

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

1. Receives Report SRFIN.24.21 – 2025 Draft Budget and directs staff to share any changes to the draft with the Township of Chatsworth;
2. Directs the Municipality of Arran-Elderslie and the Township of Chatsworth to incorporate this draft budget into their respective municipal budgets for 2025.

Carried

5.2 SRFIRE 24.07. Chesley and Area Joint Fire Board Third Quarter Report

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

14-03-2024

Moved by: Darryl Hampton - Arran-Elderslie

Seconded by: Shawn Greig - Chatsworth

Be It Resolved that Chesley and Area Joint Fire Board hereby receives report SRFIRE.24.07 for information purposes.

Carried

6. Next Meeting Date

Meeting dates for 2025:

- February 11,2025
- May 13, 2025
- August 12, 2025
- November 18, 2025 (November 11th is Remembrance Day)

7. Adjournment

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

15-03-2024

Moved by: Scott Mackey- Chatsworth

Seconded by: Shawn Greig - Chatsworth

Be It Resolved that the meeting be adjourned to the call of the Chair at 4:38 p.m.

Carried

Chair

Recording Secretary

Property Assessment and Tax System

Anthony Fleming, Account Manager
Municipal and Stakeholder Relations

February 24, 2025



MUNICIPAL
PROPERTY
ASSESSMENT
CORPORATION

Municipality of Arran - Elderslie

Ontario's Property Assessment and Taxation System



Government of Ontario

Establishes the province's assessment and taxation laws and determines the education tax rates.



MPAC

Determines property classifications and assessments for all properties in Ontario, in accordance with legislation set by the Ontario Government.



Municipalities

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



Property owners

Pay property taxes that fund community services and education taxes that fund public schools.

*Provincial Land Tax and levies by local boards are collected in unincorporated areas and contribute toward important services.

Maintaining Ontario's Property Database



Provincial, Municipal and
Property Owner Support
& Guidance



New Assessment
Forecasting & Market
Analysis/Trends



Municipal Financial
Planning & Insights



Vacancy and Tax
Applications for
Commercial, Business
& Residential



Requests for
Reconsideration &
Appeal Processing



Processing Severances
and Consolidations






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

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



An aerial photograph of a suburban neighborhood with numerous houses, trees, and streets. A large blue circle is overlaid on the right side of the image, containing white text. The background shows a clear sky and a distant horizon.

What is Current Value Assessment? (CVA)


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

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

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

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

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



The **Three** Approaches to Value



**Direct
Comparison**



Income



Cost

FOR

The five major factors when assessing residential properties



Age of
buildings



Location of
property



Quality of
construction



Exterior square footage



Lot dimensions

Based on sales information, there are five major factors that generally account for your property's assessed value.

Let's Talk Property Tax.

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



A property's assessed value, provided by MPAC.



Municipal and education tax rates* for your property type.

*Education tax rates are set by the provincial government.



Property taxes paid by a homeowner.

How property tax is calculated.



Educational
videos

Watch the video to **learn more.**



Resolving Assessment Concerns

1



Reflect on the
Current Value
Assessment

2



Visit MPAC's
AboutMyProperty.ca
to confirm details

3



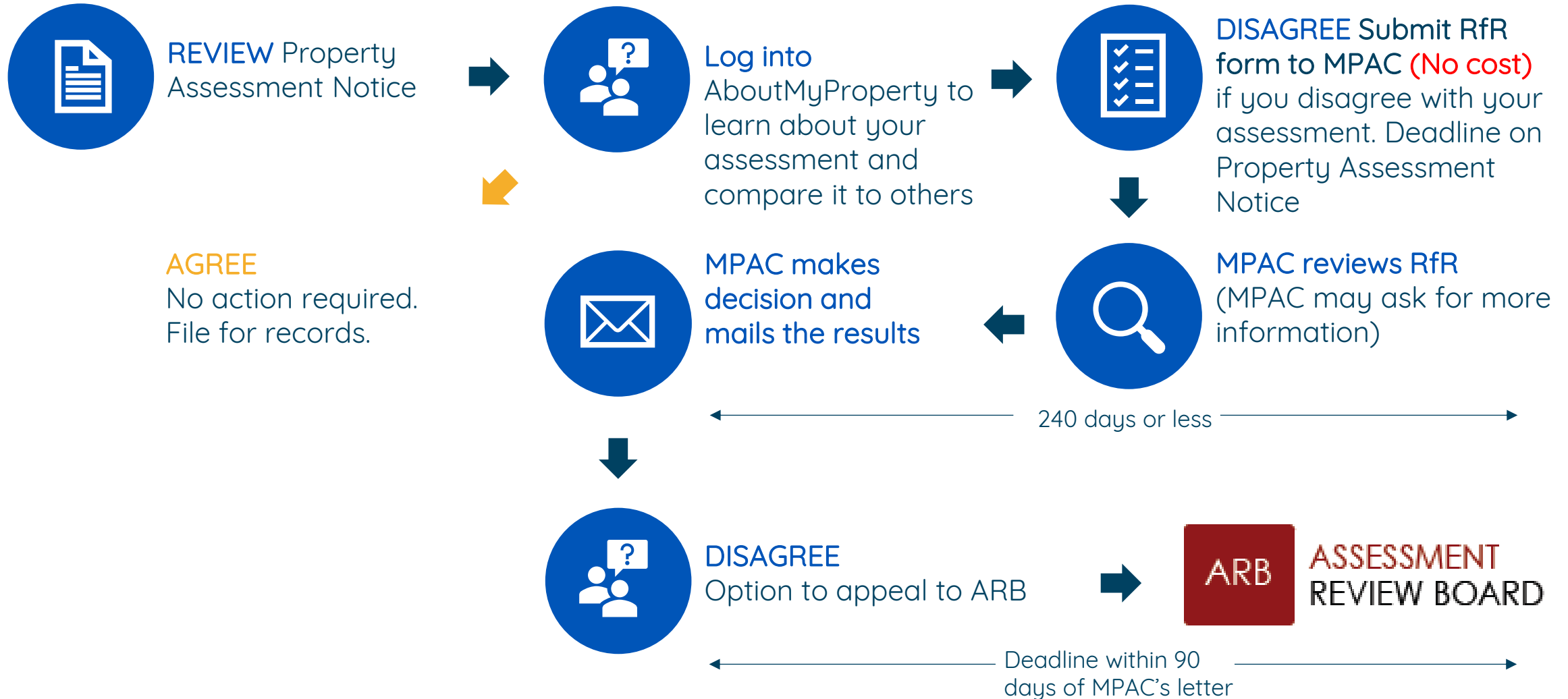
View similar
properties and
their assessed
values

4



Submit a Request
for Reconsideration
if you disagree

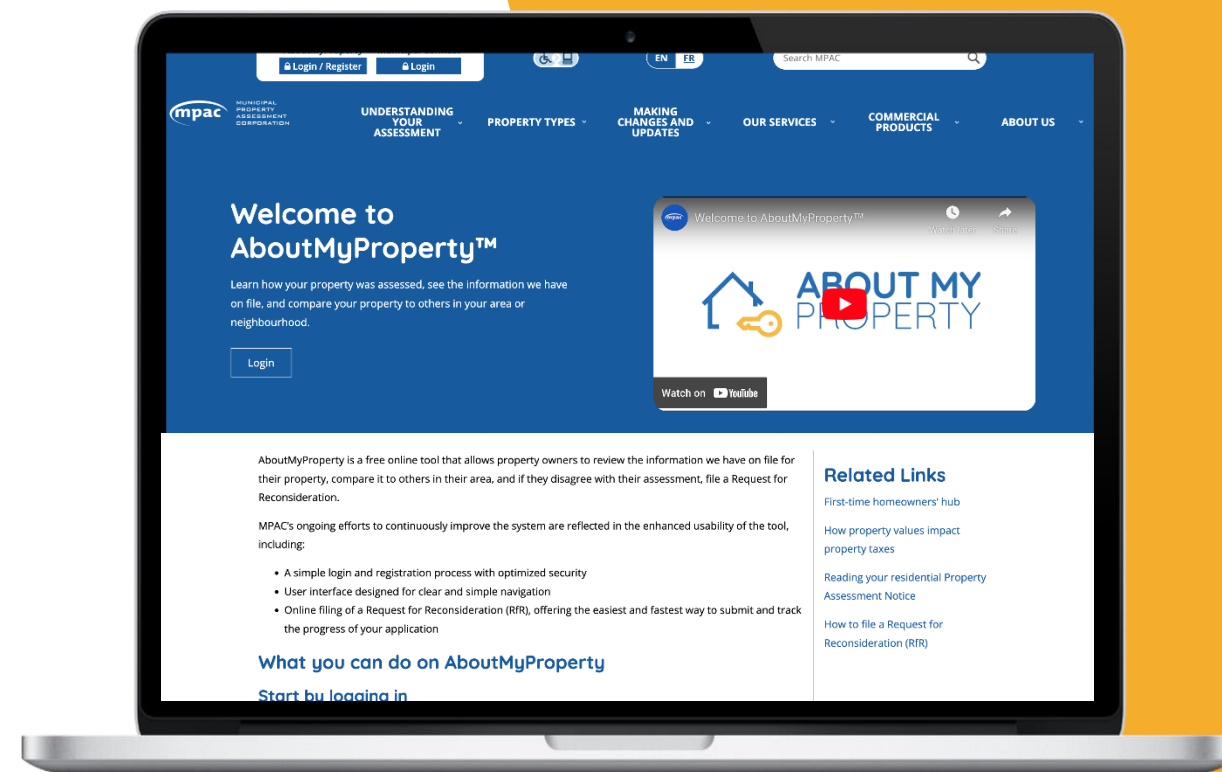
Requests for Reconsideration (RfRs)



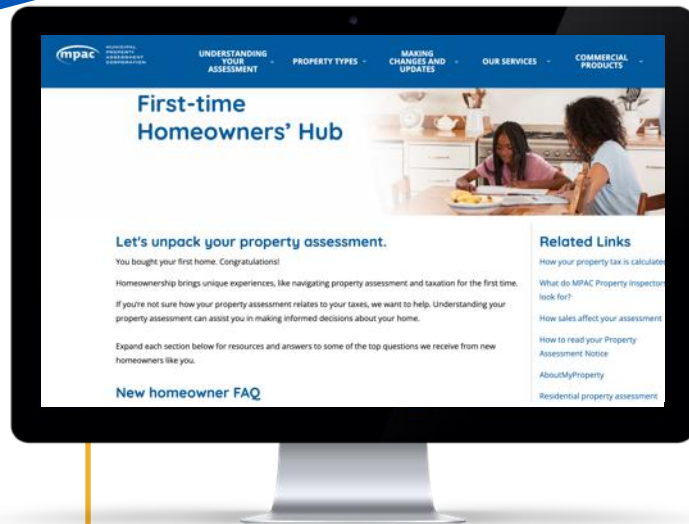
AboutMyProperty™

A free online tool to learn more about how your property was assessed:

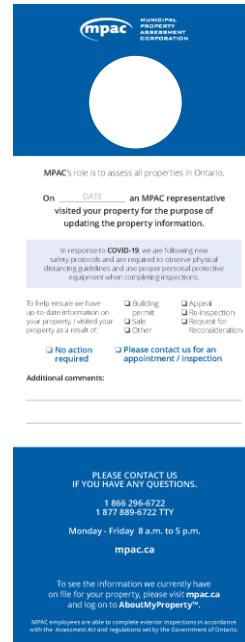
- View your property information to ensure it is accurate.
- Compare your assessment to up to 100 properties in your neighbourhood.
- File a Request for Reconsideration if you have concerns with your assessed value.
- View and update your school support designation.



Supporting property owners.



Homeowners' Hub



Door hangers + letters



Social media campaigns



Educational videos



Supporting property owners.

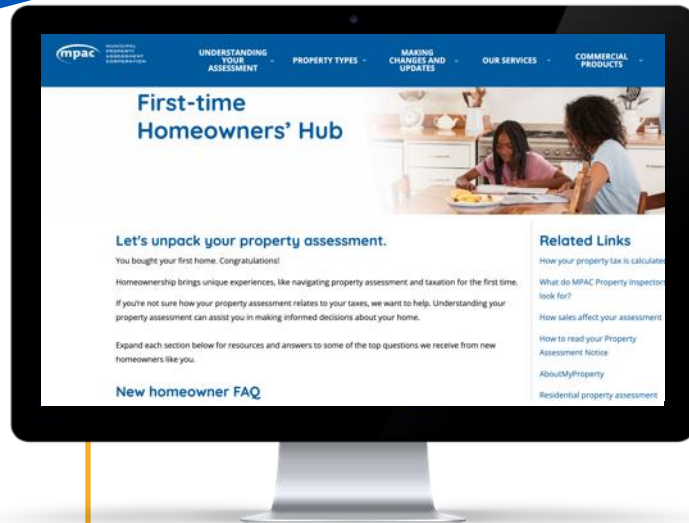


First-time homeowner?
If you have questions about how your tax bill relates to your property assessment, visit MPAC's **First-time Homeowners' Hub** for answers!

You can also check out MPAC's **AboutMyProperty™** portal to review your property details and learn how MPAC valued your home.

For concerns specific to your tax bill, please reach out to your municipality.

Start unpacking your property assessment on mpac.ca

First-time Homeowners' Hub



Supporting property owners.



Social media campaigns

<p>MYTH ❌</p> <p>My property value has doubled.</p> <p>My property taxes will double.</p>	<p>FACT ✅</p> <p>There is no 1:1 relationship between the change in your assessed value and change in taxation.</p>
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<p>MYTH ❌</p> <p>I pay more taxes than my neighbours because I live in a house that was built this year.</p>	<p>FACT ✅</p> <p>Even if your home was built this year, MPAC sets the value as if it was sold on January 1, 2016.</p>
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Supporting property owners.



School Support Designation

Now available online at mpac.ca/schoolsupport



mpac Multiple Property Assessment Corporation

Application for Direction of School Support under Section 18 of the Assessment Act

MPAC 18-App1 will number 27 (rev. 2014)

The Application for Direction is subject to the Municipal Property Assessment Corporation's By-Law 10-2014. This form is for use by property owners who are applying for a School Support Designation. The information provided on this form will be used to determine the appropriate School Support Designation for the property.

1. Property Information

MPAC 18-App1 will number 27 (rev. 2014)

MPAC 18-App1 will number 27 (rev. 2014)

2. School Support Designation

1. Single Public
 2. Single Separate (Catholic)
 3. French Public
 4. French Separate (Catholic)
 5. Private (Catholic or other)

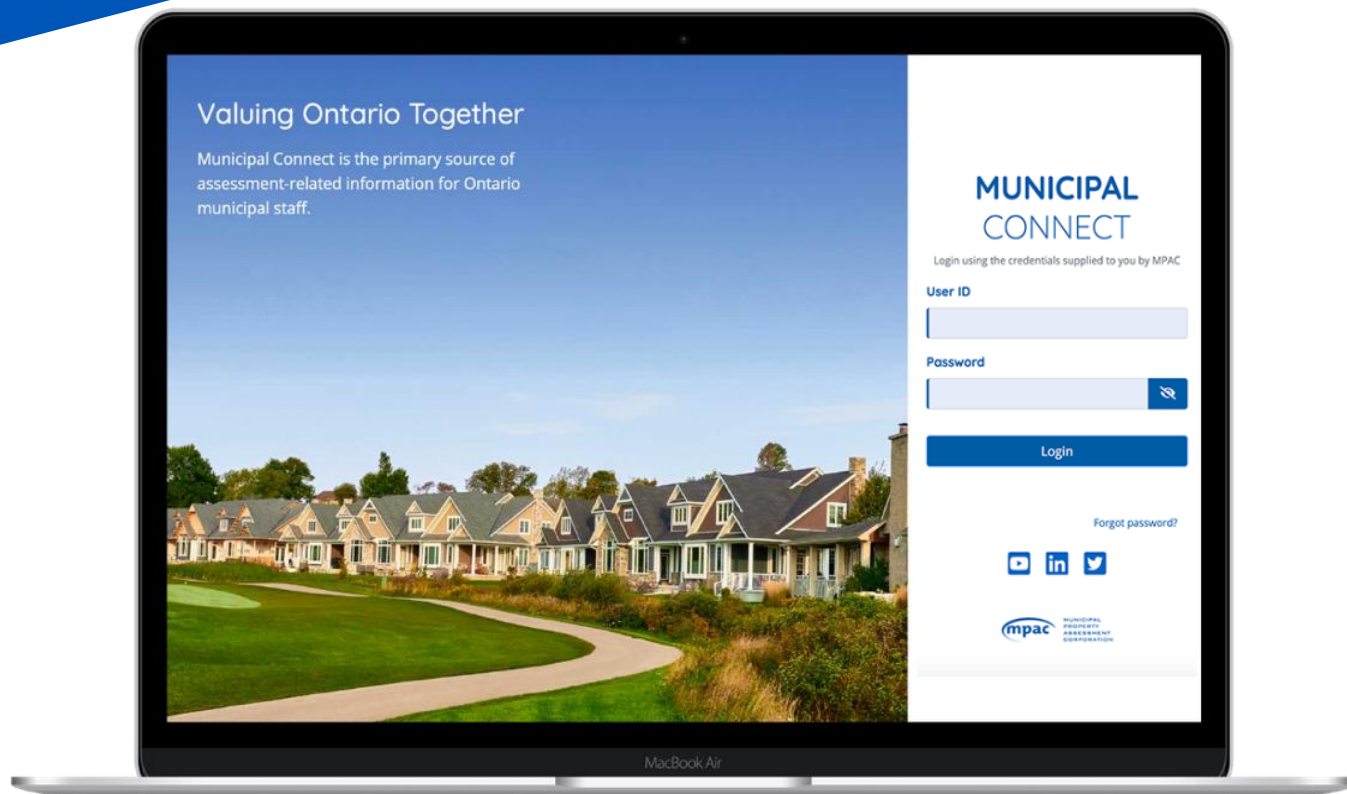
3. Property Information

Year	Months	City	Assessment Class	Area	Value	Area	Value	Area	Value
1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

MPAC's School Support Portal

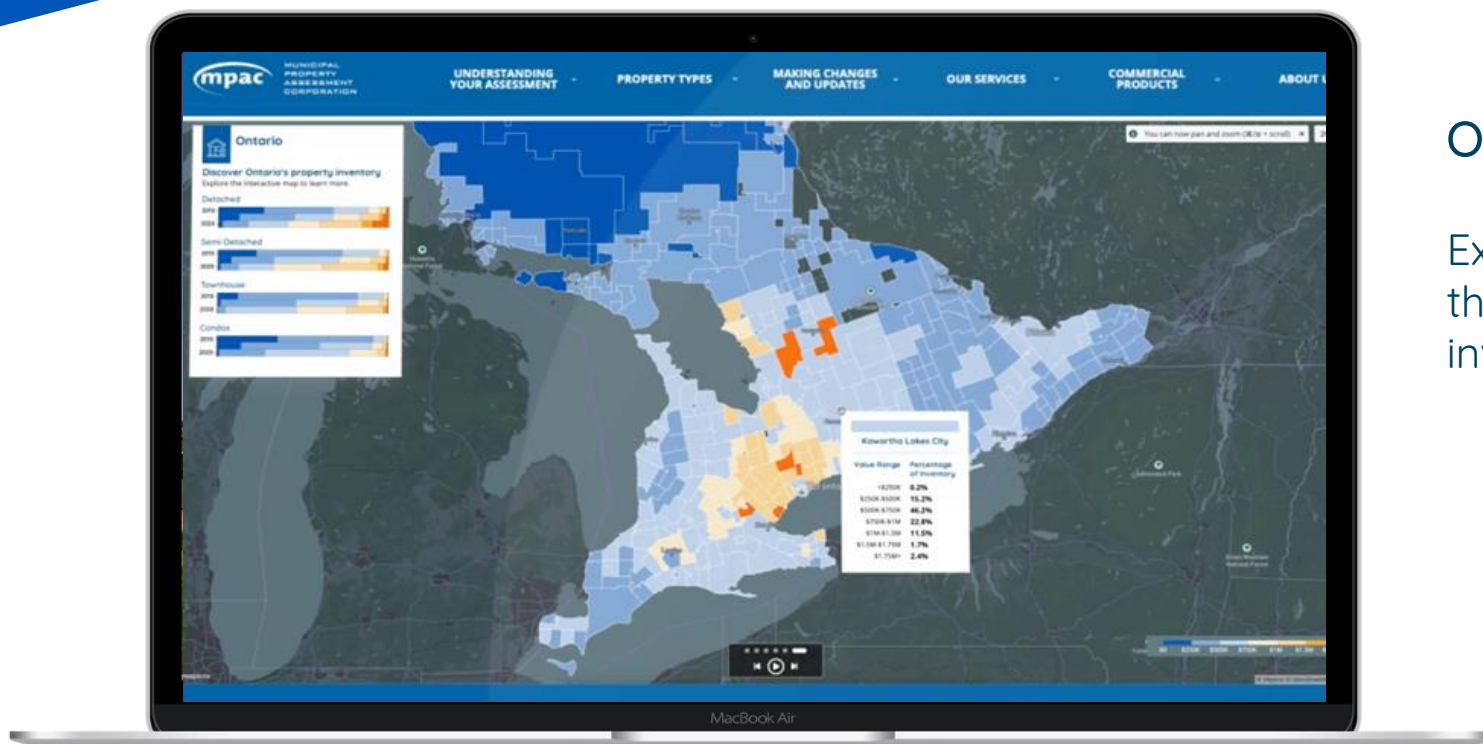


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Ontario's residential property landscape

Explore our interactive map and uncover the change in Ontario's residential property inventory over the last ten years.

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The power of collaboration

Municipal Partnerships Report 2024

READ OUR REPORT



Now Available!
2024 Municipal Partnerships Report.

Belleville, Ontario

news.mpac.ca/2024-municipal-partnerships-report

2024 Property Assessment Highlights.

Municipality of Arran-Elderslie



4,065
properties



\$9,131,200
in new assessment



\$1,211,453,300
total property value

Your Local Assessment Base



MUNICIPAL
PROPERTY
ASSESSMENT
CORPORATION

Assessment Change Summary Municipality of Arran-Elderslie

The following chart provides a snapshot comparing the assessed value at the beginning of one taxation year (2024), to the assessed value at the beginning of the next taxation year (2025).

Property Tax Class (RTC) Description	RTC	Based on 2016 Current Value Assessment (CVA)			
		Destination CVA at time of roll return for 2024 Tax Year	Destination CVA at time of roll return for 2025 Tax Year	Percent Change 2024 – 2025 Tax Year	Percent of Total CVA Distribution of CVA between classes for 2025 Tax Year
Residential	R	555,568,241	562,662,785	1.28%	46.45%
Multi-Residential	M	11,653,345	11,653,345	0.00%	0.96%
New Multi-Residential	N	3,221,000	3,221,000	0.00%	0.27%
Commercial	C	34,587,768	35,406,070	2.37%	2.92%
Parking Lot	G	148,300	148,300	0.00%	0.01%
Industrial	I	5,513,400	4,332,306	-21.42%	0.36%
Pipeline	P	6,250,000	6,454,000	3.26%	0.53%
Farm	F	519,176,146	520,844,434	0.32%	42.99%
Managed Forests	T	2,534,500	2,668,000	5.27%	0.22%
Aggregate Extraction	V	-	1,113,400	0.00%	0.09%
PIL - Residential	R	393,600	393,600	0.00%	0.03%
PIL - Commercial	C	3,231,000	3,231,000	0.00%	0.27%
PIL - Landfill	H	181,200	181,200	0.00%	0.01%
Exempt	E	59,364,800	59,143,860	-0.37%	4.88%
TOTAL		1,201,823,300	1,211,453,300	0.80%	100.00%

We invite you to reach out!

Contact your local Municipal and Stakeholder Relations team with questions or to learn more.

Anthony Fleming

Account Manager

Anthony.Fleming@mpac.ca

Lynne Cunningham

Regional Manager

Lynne.Cunningham@mpac.ca



Questions?

2026 IPM Rural Expo Local Committee Inc.
P.O. Box 122
Cargill, Ontario
N0G 1J0

February 13, 2025



Subject: Bruce County 2026 IPM Cash Calendar - Advertising Opportunity

Dear Mayor Hammell and Council,

Bruce County will once again host the International Plowing Match and Rural Expo (IPM) from September 22-26, 2026. Thousands of people of all ages from across Bruce County, neighbouring counties, within Ontario, and globally will descend upon the IPM to learn and participate in a range of activities for a five-day celebration of rural living and agriculture events. This event will be a source of pride for the County; it spurs tourism and will also result in significant economic spin-off for our communities and businesses.

As part of the efforts to successfully launch, promote and host IPM 2026, the Fundraising Committee is planning to sell Cash Calendars. The Committee is seeking support from each of the First Nations, lower-tier municipalities, as well as the County of Bruce in making this fundraiser a success, as an outward gesture of regional collaboration. We are asking each community to consider an opportunity to advertise in the Cash Calendar for \$750. In turn, your community will be assigned a month and are eligible to submit an 8.5' x 11' black/white advertisement designed to your liking. You may add photos highlighting the beauty of the community, a greeting from council and/or basic contact information.

With the support of the First Nations, all lower-tier municipalities and the County, 11 months would be represented to showcase the beauty within Bruce County and Saugeen Ojibway Nation territory. The remaining month would feature a commemoration of the past Bruce County IPM's hosted in 2008, 1993 and 1976.

The cash calendars will be available for purchase later this year with the support of volunteers in all corners of Bruce County. Not only will they be useful as calendars with a chance to win, they will also serve as a beautiful representation of our communities and commemorate IPM 2026. 4,000 calendars will be printed, to be sold at \$20 each, with a value of \$20,026 in prize money.

On behalf of the Committee, thank you for your continued support of IPM 2026. Your consideration of this request is greatly appreciated. Kindly provide your response by April 30, 2025, and if you are participating, we request the advertisement/graphic by May 25, 2025. Cheques to be made payable to '2026 IPM Rural Expo Local Committee Inc.' and mailed to our address above. For the monthly layout page, please send to steven.travale@gmail.com. If you have any questions please contact us.

Sincerely,

Steve Travale
 Coordinator – IPM Cash Calendar
 IPM Fundraising Committee
steven.travale@gmail.com
 226-222-1856

Pennie Wilhelm
 Co-Chair – IPM Cash Calendar
 IPM Fundraising Committee
pennie.wilhelm@hotmail.com
 905-376-2882



AMO 2025: Registration Open

From AMO Events <events@amo.on.ca>

Date Wed 2025-02-05 4:30 PM

To Christine Fraser-McDonald <CFraser@arran-elderslie.ca>



AMO 2025 Conference

August 17 - 20, 2025, Ottawa, Ontario

Register Today

Join us in beautiful Ottawa August 17–20, 2025. We are currently developing educational programming, networking opportunities and much more to ensure that this year's conference is another annual AMO event where by coming together, Ontario's municipal leaders will strengthen local leadership and municipal advocacy for all of our social and economic prosperity.

Register Today

[Registration is now open](#) with early bird rates in effect until March 12. A reminder that our Package A tends to sell out very quickly as it provides access to the Tuesday Evening Social Event. Do not miss out as availability to Package A is limited.

Registration Credentials

If you require your information to login and register, please contact amo@amo.on.ca For Conference questions reach out to events@amo.on.ca

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

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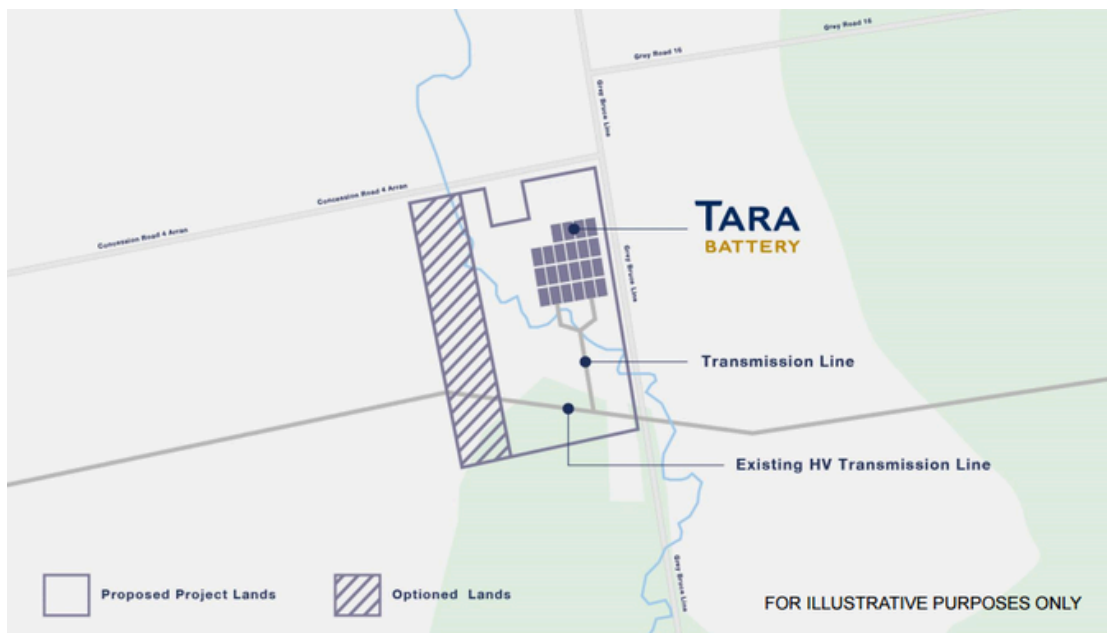
155 University Ave Suite 800 | Toronto, ON M5H 3B7 CA

Notice of Geotechnical Work

What work is taking place?

In February 2025, crews will conduct geotechnical work to inform the Tara BESS project, a battery energy storage system (BESS) proposed for development at 39 Concession Road 4 in Tara, Ontario.

Geotechnical work, including drilling of bore holes and digging of test pits, will take place on the proposed project lands and adjacent optioned lands (see below).



Details

- Beginning Tuesday February 18 for approximately two weeks.
- Use and storage of equipment, such as a drill rig and excavator.
- Noise from construction activity and trucks can be expected.

Visit www.tarabattery.ca to learn more.



Staff Report

Council Meeting Date: February 24, 2025

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

Report from: Steve Tiernan, Fire Chief

Attachments:

Recommendation

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

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

direct the resolution be forwarded to the Township of Chatsworth Council for their consideration.

Background

On December 17th 2024, Fire Chief Steve Tiernan along with District Chief Robert Bell and Commercial Truck representative Adrian Butcher met with representatives from Maxi Metal in Georgesville, Quebec for the pre-construction meeting for the new build of the Chesley pumper truck.

Analysis

The intent of the meeting was to review the build. During the meeting, all aspects of the truck were discussed including any additions or subtractions to the build spec and agreement.

During this process, some items were identified that would make the truck more functional over its life span and would greatly assist the firefighters in emergency response. There were other items like the lettering and reflective striping that were addressed at the same time

The following items were identified to be added to the build sheet:

- Additional shelving units in the compartments
- Tool board for axes, hammers, hooks etc
- Additional primer for rear suction
- Exhaust modification for working around grass fires
- Longer grab handles for climbing onto the truck bed near the pump panel
- Pack track for pump fittings and nozzles
- Reflective Canadian Flags for the passenger and driver rear roll-up doors
- Reflective "Station 90" decals

The total cost of this was \$7,318.90.

On February 11, 2025, this request was brought forward to the Chesley and Area Joint Fire Board for consideration. The Board recommended that the Reflective Canadian Flags for the passenger and driver rear roll-up doors and the Reflective "Station 90" decals be removed.

The following resolution was passed by the Board:

03-01-2025

Moved by: Darryl Hampton - Arran-Elderslie

Seconded by: Shawn Greig - Chatsworth

Be It Resolved that the Chesley and Area Fire Board hereby approve the additional items to the Chesley Pumper truck to be delivered in 2026.

And further that the additional items with the Canadian flag decal and the Station 90 decal be removed in the final costs.

And further that the report be brought forward to the respective Councils for final approval.

Carried

Fire Chief Tiernan will speak with District Chief Bell to inquire if the Chesley Fire Fighters Association will cover the cost of the decals.

As a result, the list has been amended and includes the following:

- Additional shelving units in the compartments

- Tool board for axes, hammers, hooks etc
- Additional primer for rear suction
- Exhaust modification for working around grass fires
- Longer grab handles for climbing onto the truck bed near the pump panel
- Pack track for pump fittings and nozzles

With the removal of these items, the total cost for additional items \$5,915.90 excluding HST.

Link to Strategic/Master Plan

6.6 Modernizing Services

14.1 Fire Apparatus and Equipment

Fire Master Plan (2020)

6.6 Modernizing Services

Financial Impacts/Source of Funding/Link to Procurement Policy

Additional equipment to be added to the Chesley Pumper coming from the pre-construction meeting and purchased from Commercial Emergency Equipment Co., will be financed from Account 02-4007-4340 through 2024-2026 budget cycles. This is broken down into payments from Arran-Elderslie at 70% and Chatsworth at 30% as per the Joint Fire Agreement.

Approved by: Emily Dance, Chief Administrative Officer



Staff Report

Council Meeting Date: February 24, 2025

Subject: ECDEV-2025-06 - Refreshment Vehicle By-Law

Report from: Jennifer Isber-Legge, Economic Development Coordinator
Emily Dance, Chief Administrative Officer

Attachments: DRAFT Refreshment Vehicle By-Law

Recommendation

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

And further approves that the Refreshment Vehicle By-Law be brought forward for approval.

Background

On January 27, 2025 Council directed staff to bring forward a Refreshment Vehicle By-law to provide regulations for operating Refreshment Vehicles in Arran-Elderslie.

Refreshment Vehicles, or Food Trucks, are vehicles on wheels that are capable of being moved from place to place that are used for the sale of prepared foods including but not limited to such items as coffee, hotdogs, sausages, pizza, wraps, sandwiches and frozen treats.

Analysis

The attached DRAFT Refreshment Vehicle By-Law provides provisions for the operation of a Refreshment Vehicle within the Municipality.

Key Components

- Requirements to obtain a refreshment vehicle license
- Inspection and approval from the Grey Bruce Health Unit
- Inspection and approval from Emergency Services related to the Fire Code

- Requirements for Insurance
- Provisions for recycling and refuse generated by the refreshment vehicle.
- Operation of a refreshment vehicle prohibited between 11:00 pm and 7:00 am
- Prohibit the use of sound devices, loudspeakers and amplifiers
- Lighting is only used for normal illumination
- Written permission from land owner
- Exemption for Community Events that require food provisions

Permitted Locations

It is proposed that refreshment vehicle be permitted in the Hamlet Commercial Zone (HC) and Commercial Zones (C1, C2, C3, C4) as per the Comprehensive Zoning By-law. These locations currently permit restaurant and take-out restaurant.

If the applicant is not the owner of the property, written permission will be required. Should an applicant wish to place a refreshment vehicle on municipal property outside a community event, a report will be brought forward for Council consideration.

Proposed Fee

Staff reviewed neighbouring municipalities for fees associated with refreshment vehicles. Many of the regulations differ from municipality to municipality and the chart below highlights the fees that most closely mirror the DRAFT By-law being considered by Arran-Elderslie.

Municipality of Brockton	Per Day - \$51.55, Per Year - \$360.85
Town of Saugeen Shores	Per Year - \$231.09
Municipality of South Bruce	Per Year - \$300.00
Municipality of Kincardine	Per Year - \$419.40
Township of Chatsworth	New - \$400.00, Renewal - \$250.00
Township of Huron Kinloss	Per Year - \$375.00, One Day - \$200.00 Bicycle Cart Per Year - \$200.00
Township of Georgian Bluffs	Motorized - \$500.00, Non-Motorized - \$300.00

Town of Hanover	Vehicle - \$550.00, Bicycle - \$50.00
Municipality of West Grey	Per Year - \$300.00, Temporary License (less than 1 week) - \$100.00

Staff recommends for the 2025 season a fee of \$300 and a temporary license for less than 1 week of \$100. This will allow refreshment vehicle owners an opportunity to test placement in Arran-Elderslie at a lower cost.

Link to Strategic/Master Plan

6.2 Supporting Businesses and the Local Economy

Financial Impacts/Source of Funding/Link to Procurement Policy

License fee would cover staff time for administration of the license and inspection by the Fire Chief.

Approved by: Emily Dance, Chief Administrative Officer



THE CORPORATION OF THE MUNICIPALITY OF ARRAN-ELDERSLIE

By-law XX-2025

Being a By-law to Regulate Refreshment Vehicles in the Municipality of Arran-Elderslie

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

AND WHEREAS Section 150, for the purposes of Part IV of the *Municipal Act, R.S.O., 2001*, c.25, defines a business to mean any business wholly or partly carried on within a municipality even if the business is being carried on from a location outside the municipality and includes,

- (a) trades and occupations,
- (b) exhibitions, concerts, festivals and other organized public amusements held for profit or otherwise,
- (c) the sale or hire of goods or services on an intermittent or one-time basis and the activities of a transient trader,
- (d) the display of samples, patterns or specimens of goods for the purpose of sale or hire.

AND WHEREAS Section 151(1) of the *Municipal Act, 2001*, c .25, as amended, authorizes a municipality to provide for a system of licences with respect to a business and may,

- (a) prohibit the carrying on or engaging in the business without a licence.
- (b) refuse to grant a licence or to revoke or suspend a licence.
- (c) impose conditions as a requirement of obtaining, continuing to hold or renewing a licence.
- (d) impose special conditions on a business in a class that have not been imposed on all of the businesses in that class in order to obtain, continue to hold or renew a licence.
- (e) impose conditions, including special conditions, as a requirement of continuing to hold a licence at any time during the term of the licence; and
- (f) license, regulate or govern real and personal property used for the business and the persons carrying it on or engaged in it.

NOW THEREFORE the Council for the Corporation of the Municipality of Arran-Elderslie enacts as follows:

1.0 DEFINITIONS

- 1.1 Clerk - shall mean the Clerk of the Municipality of Arran-Elderslie or their delegate
- 1.2 Food Vending – shall mean the sale of prepared foods ready for human Consumption and shall include but not be limited to such items as hotdogs, sausages, French fries and assorted condiments
- 1.3 License – means a license issued pursuant to this by-law.
- 1.4 Licensee – means a person licensed under this by-law.
- 1.5 Location – means a position or site occupied or available for occupancy were food vending is permitted.
- 1.6 Medical Officer of Health – means the Medical Officer of Health for the Bruce Grey Public Health Unit.
- 1.7 Municipality – means the Corporation of the Municipality of Arran-Elderslie.
- 1.8 Person" means an individual or corporation.
- 1.9 Refrigerated Bicycle Cart - shall mean a manually propelled bicycle or tricycle vehicle which pre-packaged ice-cream, ice-cream cones and other iced confectionery products are offered for sale or sold to the public and includes a hot dog cart.
- 1.10 Refreshment Vehicle – shall mean a vehicle, which is on wheels and is capable of being moved from place to place by a person and includes a refrigerated bicycle cart or hot dog cart.
- 1.11 Year – shall mean the calendar year being January 1st to December 31st.

2.0 REGULATIONS

- 2.1 No Person shall operate for personal gain, Food Vending in the Municipality without first having obtained a License pursuant to this By-Law.
- 2.2 No Person shall operate a Refreshment Vehicle in a Location other than that specified on Schedule "A" of this By-Law.
- 2.3 License fees pursuant to this By-Law shall be as established by the Municipality of Arran-Elderslie's Fees and Charges By-Law as amended from time to time.
- 2.4 No Licensee's Refreshment Vehicle shall be located in such a manner that unreasonably confines, impedes or presents a hazard to pedestrians or other

users of a sidewalk, untraveled portion of a municipal road allowance or municipal park.

- 2.5 Every Refreshment Vehicle used for Food Vending shall not exceed the dimensions of 27 square meters.
- 2.6 The Licensee shall ensure that their Refreshment Vehicle is equipped with a metal refuse container with a self-closing lid, and such container shall be kept in a clean sanitary condition and emptied at least once daily.
- 2.7 The Licensee shall ensure that their Refreshment Vehicle is equipped with a clearly marked recyclable container, with a self-closing lid, for cans and glass.
- 2.8 All refuse generated by the operation of a Refreshment Vehicle shall be disposed of in accordance with the Waste Management By-law.
- 2.9 The Licensee shall ensure that the Refreshment Vehicle and all parts and equipment for use in the dispensing of food are maintained in a clean and sanitary condition and at all times in good repair.
- 2.10 The Licensee shall comply with all applicable regulations of the Fire Code and all requirements of the Arran-Elderslie Emergency Services Department.
- 2.11 No License shall be transferred except with consent in writing of the Municipality. The Municipality shall not be bound to give such consent.
- 2.12 The Licensee shall be solely responsible to pay any License or other fees that may be required by other agencies that have an interest in the lands upon which the Licensee operates.
- 2.13 No Licensee shall operate a Refreshment Vehicle in a Location where the operation of the Refreshment Vehicle would conflict with an existing agreement of Council or any of its Committees or Boards.
- 2.14 No Licensee shall operate a Refreshment Vehicle between the hours of 11:00 p.m. and 8:00 a.m. of the next day.
- 2.15 No Refreshment Vehicle shall be equipped with any sounding device, loud speakers, amplifiers or other hailing devices for attracting attention.
- 2.16 Any lighting on a Refreshment Vehicle shall be only for the purpose of normal illumination.
- 2.17 A Licensee shall comply with all applicable provisions and regulations under the *Health Protection and Promotion Act*, R.S.O. 1990, c. H.7.
- 2.18 A Licensee shall comply with the Sight Visibility Triangles in the applicable Municipal Zoning By-law.

- 2.19 A Refrigerated Bicycle Cart is not to operate on any arterial roads within the Municipality, must remain stationary when in service.

3.0 ADMINISTRATION

- 3.1 Every application for a License shall be in the form as prescribed by the Clerk.
- 3.2 Every application for a License shall be accompanied by a sketch or photograph or similar facsimile of the Refreshment Vehicle, and a site plan showing Location of the lot.
- 3.3 Every Licensee, prior to issuance of a License, shall provide a copy of their insurance policy which specifies the following:
- 3.3.1 The Licensee shall have an insurance policy providing general liability insurance in the minimum amount of \$1,000,000.
 - 3.3.2 The Municipality may as necessary be named as an additional insured.
 - 3.3.3 The policy shall contain cross-liability coverage whereby the Municipality is indemnified against all liabilities, which in any way arise from any activity authorized by the License.
 - 3.3.4 The policy shall provide that 30 days prior written notice shall be provided to the Municipality in the event of any material amendment to or cancellation of the policy.
- 3.4 Each License application shall be approved by the Clerk or designate of the Municipality of Arran-Elderslie.
- 3.5 The Municipality reserves the right to limit the number of Refreshment Vehicles permitted every year.
- 3.6 Community Events that require food provisions are exempt from obtaining a Refreshment Vehicle Licence.

4.0 PENALTY

- 4.1 Every person who contravenes any provision of this By-Law:
- (i) is guilty of an offence; and,
 - (ii) upon conviction therefore is liable to a fine or penalty of not more than Five Thousand (\$5,000.00) Dollars as prescribed in The Provincial Offences Act, R.S.O. 1990, C.P.33, as amended.

5.0 SHORT TITLE

- 5.1 This By-Law may be cited as the "Refreshment Vehicle By-Law"

6.0 ENACTMENT

This By-Law shall come into full force and effect upon its final passage.

Read the first and second time this xx day of xx 2025.

Read a third time and finally passed this xx day of xx 2025.

Mayor – Steve Hammell

Clerk – Christine Fraser-McDonald

DRAFT

By-Law 2025-xx-2025
Schedule 'A'

All Lands defined in the Municipality of Arran-Elderslie Comprehensive
Zoning By-Law (as amended)

Hamlet Commercial (HC)
Commercial Zones (C1, C2, C3, C4)

DRAFT



Staff Report

Council Meeting Date: February 24, 2025

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

Report from: Christine Fraser-McDonald, Clerk

Attachments: Open House Notice

Recommendation

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

Background

At the September 25, 2024 Council meeting, Council passed a resolution to direct staff to proceed with seeking input from the community on their support for electing Councillors in a ward-based system or electing Councillors through an at-large system and that a public survey be created seeking community input.

On October 15, 2024 Council approved the proposal from Clerks on Call for an Electoral System – Community Engagement Strategy.

On January 27, 2025 Clerks on Call presented Council with the public [engagement plan](#).

Analysis

Public Engagement

Clerks on Call were tasked to undertake a community [engagement strategy](#) to enable Council to make decisions about whether to maintain the existing ward structure or to adopt an alternative at-large arrangement.

They developed and are in the process of conducting a public consultation process to allow the public to offer their perspectives on the present ward system and the alternative at-large system •

A dedicated page for public engagement can be found on the [municipal website](#) with a [short video](#) to explain the process and the difference in the Ward System vs At-large.

The Open Houses planned for February 12th and 13th in Paisley, Chesley and Tara were postponed due to inclement weather.

Open House New Dates:

- March 4th – Paisley Arena 5-7 pm
- March 5th – Tara Community Centre 3-5 pm
- March 5th – Chesley Municipal Office 6-8 pm

The new date has been circulated to ensure that all ratepayers are notified of the change of dates in the following manner:

- Direct mail to property owners
- News Release
- Social Media
- Shared with our Business Community channels
- Website

The main public information gathering tool will be the [Have your Say survey](#). The survey can be completed either digitally or in paper form. The engagement survey has been circulated through new release which was announced on local radio, social media channels and printed material in our facilities.

Information on the engagement process and paper copies of the survey were mailed with the tax bills to all properties with additional paper copies are available Municipal Office, the Community Centres and Libraries. The survey closes on March 20, 2025.

Following the engagement process, Clerks on Call will prepare a report that will provide context for Council decision making on the 'preferred' electoral system for Arran-Elderslie

Link to Strategic/Master Plan

6.5 Engaging People and Partnerships

Financial Impacts/Source of Funding/Link to Procurement Policy

Engagement Strategy in the amount of \$5,850.00 plus HST, mileage and disbursement costs incurred to be funded from Account 01-1020-4300 – Contracted Services. (2024)

Advertisement costs will be funded from Account 01-1010-4354 – Election.(2025)

Approved by: Emily Dance, Chief Administrative Officer



HAVE YOUR SAY!

How Should Future Councils Be Elected to Represent YOU?

We are seeking your input on how our Municipal Council should represent the community.

AT-LARGE REPRESENTATION

OR

WARD-BASED REPRESENTATION



NEW DATES

Community Open Houses

Mar 4	5-7 pm	Paisley Community Centre
Mar 5	3-5 pm	Tara Community Centre
Mar 5	6-8 pm	Chesley Municipal Office



Survey is Available

Paper copies at
Municipal Office,
Community Centres
& Libraries in
Chesley, Paisley, Tara



Questions?

Please contact *Clerks on Call*
mandm@clerksoncall.ca
www.arran-elderslie.ca

Community Engagement begins Feb 1 and runs until March 20, 2025

Staff Report

Council Meeting Date: February 24, 2025

Subject: CLKS-2025-07 Sidewalk Encroachment Policy

Report from: Julie Hamilton, Deputy Clerk

Attachments: None

Recommendation

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

Background

Décor items, curbside merchandise and sidewalk patios and cafes on the sidewalks provide an opportunity for downtown businesses to extend activities and create an atmosphere downtown that people want to spend time in. A sidewalk café or patio, when designed and facilitated appropriately, can make a significant contribution to the downtown community.

There is currently one sidewalk patio that has been installed seasonally in Paisley since 2021, and Council has provided support for both the 2025 and 2026 seasons.

Staff have received a proposal for a sidewalk patio for 2025 in Chesley which would encroach on both the sidewalk and parking lane of the downtown area. The Municipality does not currently have any regulations regarding sidewalk encroachments.

Each of our downtown areas is situated on a Bruce County highway, however, responsibility for the sidewalks and parking are the responsibility of the lower tier. Applicants must apply to Bruce County for an Encroachment permit as well; however, that process requires approval from the municipal level before an approval is provided.

Analysis

Staff have discussed the potential to regulate the placement of décor items, signage, café furniture and full patios on municipal sidewalks.

The proposed policy would proceed in tandem with the encroachment policy of the County of Bruce and require the submission of an application which outlines the details of the proposed encroachment and any relevant site plan and design drawings. Applications would be required on an annual basis and all encroachments would only be permitted between April 1 and October 31 to avoid interference with snow clearing operations.

Staff, in consultation with Bruce County Staff, will then have an opportunity to address accessibility, safety, insurance, and other licencing requirements (i.e. Alcohol and Gaming Commission of Ontario) and will also be provided the opportunity to impose conditions. Permission would require approvals from both the County of Bruce and the Municipality.

Staff time will be required to review and approve applications, and it is recommended that an application fee be included in the Fees and Charges Bylaw to recover associated costs. The policy could provide provisions where an application is exempt the fee based on the complexity of the encroachment.

Link to Strategic/Master Plan

6.5 Engaging People and Partnerships

Financial Impacts/Source of Funding/Link to Procurement Policy

The licence fee would cover staff time to review and approve applications.

Approved by: Emily Dance, Chief Administrative Officer

Staff Report

Council Meeting Date: February 24, 2025

Subject: CLKS.2025.10 – Paisley LCBO Lease Renewal

Report from: Emily Dance, Chief Administrative Officer

And Clerk Christine Fraser-McDonald

Attachments: Draft Lease Agreement

Recommendation

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

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

Background

The Liquor Control Board of Ontario (LCBO) has leased the building that it is housed in from the Municipality for a number of years.

Analysis

The Municipality leases the store premises comprising of a gross floor area of approximately one thousand two hundred and seventy-five (1,275) square feet on the ground level municipally known as 277 Queen Street North, Paisley, to the LCBO.

The existing lease will expire on March 31, 2026 and the LCBO and staff have been proactive in preparing a new lease.

Staff have reviewed the proposal and recommend to extend the term of the lease for a period of five (5) years commencing on the 1st day of April, 2026 and expiring on the 31st day of March, 2031.

The LCBO will pay a rent in the annual sum of \$15,172.50, plus applicable HST, which was calculated on the basis of \$11.90 per square foot of 1,275 square feet of the premises. The monthly instalments will be \$1,264.38, plus applicable HST. This is an increase of \$1.00 per square foot. This is an increase of \$1,275.00 per year.

As part of this new lease agreement, a new HVAC unit is required for the building. The Municipality will remove the existing A/C Condensing Unit that is currently servicing the building and will install a new A/C Condensing HVAC Unit based on the LCBO's requirements and specifications, at the Municipality's expense. The LCBO has requested that this work be completed no later than December 1, 2025.

The new HVAC system has been included in the 2025 Recreation and Facilities budget. The Recreation and Facilities Manager has been in contact with contractors requesting quotes for the new HVAC, but due to the inclement weather, they have not been able to attend the building.

Link to Strategic/Master Plan

6.5 Engaging People and Partnerships

Financial Impacts/Source of Funding/Link to Procurement Policy

There is a small increase in rental payments for this new agreement in the amount of \$1,275.00. At the end of each year, the difference between revenue and expenses is added to the Recreation Buildings reserve (account number 01-0000-7259) for such things as a new air conditioner which is expected to cost \$4,500 in 2025.

Approved by: Emily Dance, Chief Administrative Officer

**STORE NO. 615
PAISLEY
JF:jn**

FOURTH EXTENSION AND AMENDING AGREEMENT

THIS AGREEMENT made as of the 24th day of February, 2025

B E T W E E N:

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

1925 Bruce Road 10
P.O Box 70
Chesley, Ontario
N0G 1L0

(the **“Landlord”**)

- and -

LIQUOR CONTROL BOARD OF ONTARIO

100 Queens Quay East
9th Floor
Toronto, Ontario
M5E 0C7

(the **“Tenant”**)

WHEREAS by a lease dated the 9th day of April, 2021 (the **“Lease”**), the Landlord leased to the Tenant certain store premises comprising of a gross floor area of approximately one thousand two hundred and seventy-five (1,275) square feet on the ground level (the **“Premises”**), municipally known as 277 Queen Street North, Paisley, Ontario, N0G 2N0, located on those lands described in Schedule “A” attached hereto (the **“Lands”**);

AND WHEREAS the Lease was for a term of five (5) years and eleven (11) days commencing on the 20th day of March, 2001 and expiring on the 31st day of March, 2006 (the **“Term”**);

AND WHEREAS a Notice of Lease was registered in the Land Registry Office for the Land Titles Division of Bruce (No. 3) on the 28th day of June, 2002 as Instrument No. R366411;

AND WHEREAS pursuant to the terms of a Lease Extension and Amending Agreement dated the 27th day of February, 2006 (the **“First LEAA”**), the Landlord and the Tenant agreed to extend the Term of the Lease for a period of five (5) years, commencing on the 1st day of April, 2006 and expiring on the 31st day of March, 2011 (the **“First Extension Term”**), and to amend certain Lease provisions;

AND WHEREAS pursuant to the terms of a Lease Extension and Amending Agreement dated the 12th day of September, 2011 (the **“Second LEAA”**), the Landlord and the Tenant agreed to extend the Term of the Lease for a period of five (5) years, commencing on the 1st day of April, 2011 and expiring on the 31st day of March, 2016 (the **“Second Extension Term”**), and to amend certain Lease provisions;

AND WHEREAS pursuant to the terms of a Lease Extension and Amending Agreement dated the 17th day of May, 2016 (the **“Third LEAA”**), the Landlord and the Tenant agreed to extend the Term of the Lease for a period of ten (10) years, commencing on the 1st day of April, 2016 and expiring on the 31st day of March, 2026 (the **“Third Extension Term”**), and to amend certain Lease provisions;

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AND WHEREAS the Lease as amended by the First LEAA, Second LEAA and the Third LEAA is hereinafter referred to as the “**Lease**”;

AND WHEREAS the Term as amended by the First Extension Term, Second Extension Term and the Third Extension Term is hereinafter referred to as the “**Term**”;

AND WHEREAS the Landlord and the Tenant have agreed to extend the Term of the Lease for a period of five (5) years commencing on the 1st day of April, 2026 and expiring on the 31st day of March, 2031 (the “**Fourth Extension Term**”), and to amend certain other provisions of the Lease upon the terms and conditions hereinafter set forth.

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the mutual covenants and agreements herein contained, other good and valuable consideration and the sum of two dollars (\$2.00) now paid by each of the parties to the other (the receipt and sufficiency whereof is hereby acknowledged), the parties hereto covenant and agree each with the other as follows:

1. The parties hereby acknowledge, confirm and agree that the foregoing recitals are true in substance and in fact, and form part of this Agreement.

2. The Term of the Lease is hereby extended for the Fourth Extension Term.

3. The Fourth Extension Term shall be upon and subject to the same terms and conditions as are contained in the Lease, save and except for the following:

(i) Commencing with the 1st day of April, 2026 to the 31st day of March, 2031, both inclusive, the Tenant shall pay Minimum Rent to the Landlord in the annual sum of Fifteen Thousand One Hundred and Seventy-Two Dollars and Fifty Cents (\$15,172.50), plus applicable HST, calculated on the basis of Eleven Dollars and Ninety Cents (\$11.90) per square foot of one thousand two hundred and seventy-five (1,275) square feet of the Premises. The Minimum Rent shall be payable in equal consecutive monthly instalments of One Thousand Two Hundred and Sixty-Four Dollars and Thirty-Eight Cents (\$1,264.38), plus applicable HST, in advance, on the first day of each calendar month during the aforesaid period; and

(ii) Provided that the Tenant is not then in default of any of its obligations under the Lease beyond any applicable cure period, the Tenant shall have the right, exercisable in its sole discretion, to extend the Term beyond the expiration of the Fourth Extension Term for two (2) further periods of five (5) years each (each referred to as an “**Extension Term**”) on prior written notice to the Landlord no less than six (6) months prior to the expiration of the applicable Extension Term. Rent for each such Extension Term beyond the Fourth Extension Term shall be determined by agreement between the parties or by arbitration in accordance with Section 15 of the Lease.

4. Effective as of the date of this Agreement, Section **14.1 Communications** of the Lease is hereby deleted in its entirety and replaced with the following:

“ 14.1 Communications

Any notice, request, demand or other communication required or permitted hereunder will be in writing and shall be sufficiently given if delivered by hand or sent by registered mail or courier to the other party at the address set out below or to such other person or address as the parties may from time-to-time designate in writing delivered pursuant to this notice provision. Any such notices, requests, demands or other communications shall be deemed received and effective: (I) upon delivery, if delivered personally; (II) on the date of receipt of registered mail or courier, where a confirmation of receipt is provided for such registered mail or courier; or (III) on the third (3rd) business day after demonstrable proof of sending by registered mail or courier, where confirmation of receipt is not provided for such by registered mail or courier. Regardless of the foregoing, if there is a mail stoppage or labour dispute or threatened labour dispute which has affected or could affect normal mail delivery by Canada Post, then no notice or other communication may be delivered by registered mail.

Any notice given shall be delivered to the following addresses:

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To the Landlord at:

THE CORPORATION OF THE MUNICIPALITY
OF ARRAN - ELDERSLIE
1925 Bruce Road 10
P.O Box 70
Chesley, Ontario
N0G 1L0

Attention: Emily Dance, Chief Administrative Officer

Email: edance@arran-elderslie.ca

To the Tenant at:

Liquor Control Board of Ontario
100 Queens Quay East, 9th Floor
Toronto, Ontario
M5E 0C7

Attention: Real Estate Leasing Department (#790)

E-mail: RELeasingNotices@lcbo.com

With a copy by e-mail to the Legal Department at:

E-mail: legalnotices@lcbo.com ”

Any notice delivered sent by email shall not be an acceptable form of delivery of such notice but a courtesy only and must be accompanied by an acceptable mode of delivery of such notice as set out above.”

5. Effective as of the date of this Agreement, the Lease is hereby amended by adding the following new provisions:

(i) “Landlord’s Additional Work

Notwithstanding anything to the contrary contained in the Lease, the Landlord shall remove and dispose of the existing A/C Condensing Unit (“**HVAC Unit**”) currently servicing the Premises, and supply and install a new A/C Condensing HVAC Unit based on the Tenant’s requirements and specifications, at the Landlord’s sole cost and expense (the “**Landlord’s Additional Work**”). The Landlord’s Additional Work shall be completed by the Landlord by no later than December 1, 2025.

Should any of the existing HVAC Unit currently servicing the Premises cease to operate and require replacement or repair before December 1, 2025, the Landlord shall immediately replace all existing HVAC Units in accordance with the Tenant’s requirements and specifications at the Landlord’s sole cost and expense

In the event that the Landlord’s Additional Work as described above is not completed on or before December 1, 2025, or to the Tenant’s satisfaction, the Tenant shall have the option of completing all or part of the Landlord’s Additional Work and deducting the costs thereof from rent as it comes due.”

(ii) “17.11 The Accessibility of Ontarians with Disabilities Act, 2005

The Landlord is responsible for the common areas at the Building, and in particular that such common areas comply with all legal requirements including the

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requirements under the Accessibility for Ontarians with Disabilities Act, 2005 ("AODA") and the Regulations under the AODA.

One of the Regulations under the AODA is the Integrated Accessibility Standards Regulation ("IASR"). Included in the IASR is the Design of Public Spaces Standard. The Design of Public Spaces Standard primarily regulates outdoor spaces which would include the common areas of the Building/Lands. The Design of Public Spaces Standards requires that public spaces be accessible and covers items such as:

sidewalks,
walkways,
ramps,
stairs,
pedestrian signals, and
handicap parking spaces.”

6. Effective as of the date of this Agreement, the Lease is hereby amended by deleting all references to “**Her Majesty the Queen**” and replacing with “**His Majesty the King**” where applicable.

7. The parties confirm that in all other respects, the Lease will remain in full force and effect except to the extent set forth in this Agreement, and the Lease is hereby ratified and affirmed by each of the Landlord and the Tenant. Capitalized terms used in this Agreement have the same meaning as they have in the Lease, unless otherwise defined in this Agreement.

8. The Landlord and the Tenant represent and warrant to each other that they have the right, full power and authority to agree to the amendments to the Lease and the other provisions contained in this Agreement and to execute this Agreement.

9. Time, in all respects, shall be of the essence hereof.

10. All dollar amounts expressed herein shall be lawful money of Canada.

11. This Agreement shall be governed by the laws of the Province of Ontario.

12. This Agreement shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, representatives, executors, administrators, successors and permitted assigns as the case may be.

13. This Agreement may be executed and transmitted by electronic transmission and reproduction and/or transmission of signatures by way of electronic transmission will be treated as though such reproduction were executed originals of this Agreement. This Agreement may be executed in counterparts, each of which shall be deemed to be an original, but all of which, taken together, shall constitute one and the same document.

Signature Page Follows

IN WITNESS WHEREOF the parties hereto have executed this Agreement as of the day and year first above written.

THE CORPORATION OF THE MUNICIPALITY OF ARRAN – ELDERSLIE

Per: _____
Authorized Signing Officer
Name: Steve Hammell
Title: Mayor

Date of Signature: February 24, 2025

Per: _____
Authorized Signing Officer
Name: Christine Fraser-McDonald
Title: Clerk

Date of Signature: February 24, 2025

I/We have authority to bind the Corporation

LIQUOR CONTROL BOARD OF ONTARIO

Per: _____
Authorized Signing Officer
Name: Rosslyn Young
Title: Chief Legal Officer

Date of Signature: _____

I have authority to bind the Corporation

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Schedule "A"
Lands

P.I.N 33180-0268 (LT)

LT 1 W/S WATER ST PL 255 (SUBDIVISION OF LT H WATER ST PL 42); LT D, E, F PL 42; PT WATER ST PL PAISLEY PT 1, 3R2296; ARRAN-ELDERSLIE



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

By-law 16-2025

**Being a By-law to Confirm the Proceedings of the Regular Council Meeting
of the Municipality of Arran-Elderslie held February 24, 2025**

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

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

WHEREAS it is deemed expedient that the proceedings of the Council of the Corporation of the Municipality of Arran-Elderslie for the period ending February 24, 2025, inclusive be confirmed and adopted by By-law.

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

1. The action of the Council of the Municipality of Arran-Elderslie at its Regular Council meeting held February 24, 2025, 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 Deputy 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 Deputy 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 24th day of February, 2025.

Read a third time and finally passed this 24th day of February, 2025.

Mayor Steve Hammell

Clerk – Christine Fraser-McDonald