



MUNICIPALITY OF ARRAN-ELDERSLIE

Council Meeting

MINUTES

**Monday, February 24, 2025, 9:00 a.m.
Council Chambers
1925 Bruce Road 10, Chesley, ON**

5. Unfinished Business

5.1 Chesley Ward Councillor Darryl Hampton - Notice of Motion

Councillor Hampton noted that this was to help maintain downtown core stores. These also need to be maintained. The municipality needs to use more tools to enforce property standards. He feels it is a tool to enforce landlords to maintain their properties as well as enhance the downtowns.

Councillor Steinacker seconded this motion and supported Councillor Hampton.

CAO Dance also noted that MPAC would need to be consulted on this proposal.

Council directed staff to prepare a report for the next available Council meeting which would include details such as:

- Staff capacity
- Tools available to implement empty storefront tax
- Trigger to Implement, definitions, pros and cons
- Specific to each town which stores would be impacted – current status at a high level general idea
- Maintenance of Buildings
- Enforcement

Subsequent to further discussion, Council passed the following resolutions:

63-04-2025

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.

Tabled

64-05-2025

Moved by: Councillor Hampton

Seconded by: Councillor Steinacker

That Council direct staff to provide a staff report related the vacant store front tax, property standards and economic development process to encourage improvement to downtown storefronts with the goal to reduce long term vacant rates by discouraging commercial landlords from sitting on empty storefronts;

And further request input from the Community working groups and the Arran Elderslie Community and Business Association.

Details to include:

- Tools available to implement empty storefront tax
- Trigger to Implement, definitions, pros and cons
- Specific to each town which stores would be impacted – current status at a high level general idea
- Maintenance of Buildings

Carried

- Emily set up meeting with Jenn & David to discuss path forward – March/April
- Send partial report to working groups and the AE Chamber for comment – May 2025
- Tentative Report back to Council _ June 9, 2025

9. Correspondence

9.1 Requiring Action

9.1.1 Bruce County 2026 International Plowing Match - Cash Calendar Advertising Opportunity

Subsequent to further discussion, Council passed the following resolution:

67-04-2025

Moved by: Deputy Mayor Shaw

Seconded by: Councillor Nickason

Be it Resolved that the Council of the Municipality of Arran-Elderslie supports the request for advertising in the 2026 International Plowing Match Cash Calendar and that this be funded from Account 01-7410-4301.

Christine to send message back, request confirmation they have a lottery licence, work with Jenn to get graphics etc

9.2.1 AMO Conference Registration

- Mayor to attend with Bruce County
- Emily to attend
- Report on Delegations to AMO – June 2025

9.2.2 Tara Battery (BESS) Community Notice

10. Staff Reports

10.1 Emergency Services

10.1.1 FIRE.2025.03 – Chesley and Area Pre-Construction Meeting Pumper Truck Additions

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

He noted that fire attended six car accidents in five hours during the storm. There were several people that were billeted in Tara due to the closed roads.

Interviews are concluding tonight for new recruits. Several are already certified.

Subsequent to further discussion, Council passed the following resolution:

69-04-2025

Moved by: Councillor Hampton

Seconded by: Councillor Dudgeon

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

Carried

Christine to send resolution to Chatsworth

10.2

10.6.1 ECDEV-2025-06 - Refreshment Vehicle By-Law

CAO Emily Dance responded to questions from Members of Council.

Council directed staff to investigate setbacks from other restaurants, parking etc.

Subsequent to further discussion, Council passed the following resolution:

70-04-2025

Moved by: Councillor Steinacker

Seconded by: Councillor Dudgeon

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

And directs staff to provide information on including provisions to locations to an existing restaurant and provisions related to exemptions for community events

Carried

Emily further report March 10

10.7 Clerks

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

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

Subsequent to further discussion, Council passed the following resolution:

71-04-2025

Moved by: Councillor Hampton

Seconded by: Councillor Steinacker

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

Carried

10.7.2 CLKS-2025-07 Sidewalk Encroachment Policy

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

Subsequent to further discussion, Council passed the following resolution:

72-04-2025

Moved by: Councillor Hampton

Seconded by: Deputy Mayor Shaw

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

Carried

Julie policy to Council March 10 or 24

10.7.3 CLKS.2025.10 – Paisley LCBO Lease Renewal

Subsequent to further discussion, Council passed the following resolution:

73-04-2025

Moved by: Councillor Hampton

Seconded by: Councillor Steinacker

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.

Carried

Christine By-Law March 10

10.8 CAO