



# MUNICIPALITY OF ARRAN-ELDERSLIE

## Council Meeting

### AGENDA

Monday, July 14, 2025, 9:00 a.m.  
Council Chambers  
1925 Bruce Road 10, Chesley, ON

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#### 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. Minutes of Previous Meetings
  - 5.1 June 23, 2025 Regular Council Minutes 1
6. Minutes of Sub-Committee Meetings
  - 6.1 Accessibility, Diversity, Inclusion and Equity Advisory Committee - Minutes March 3rd, 2025 15
  - 6.2 Chesley Community Working Group - Minutes May 14th, 2025 20
  - 6.3 Tara Community Working Group - Minutes May 15th, 2025 24
7. Public Meeting(s)

7.1	Zoning By-law Amendment Z-2025-025 - Arran-Elderslie Zoning By-law	27
	<ul style="list-style-type: none"> <li>Consideration to add Additional Dwelling Units as a permitted use in the Arran-Elderslie Zoning By-Law. Provisions are included for attached and detached units, and specific restrictions are included for each zone. This amendment also seeks to revise the required frontage and lot area for semi-detached dwellings in the R1 and R2 zone. The proposed changes apply generally to lands within the Municipality of Arran-Elderslie.</li> </ul>	
7.2	Zoning By-law Amendment Z-2025-030 - Weber	44
	<ul style="list-style-type: none"> <li>Request to rezone the property from Agriculture Special to Rural Commercial Industrial. The applicants are proposing to expand their existing business and construct a new 900 sq m building for agricultural manufacturing and repairs.</li> </ul>	
7.3	Zoning By-law Amendment Z-2025-011- Neoen - Tara BESS	58
	<ul style="list-style-type: none"> <li>Zoning By-law Amendment for the Tara Battery Energy Storage System (Tara BESS) for a 400-megawatt (MW), 1,600-megawatt hours (MWh) utility-scale battery energy storage project proposed in the Municipality of Arran-Elderslie. The project site is within a regulated floodplain that is proposed to be altered to accommodate the use which will also require an Official Plan Amendment.</li> </ul>	
8.	Presentations	
8.1	Hemson Consulting Ltd. - Stormwater Charges (1:00 PM)	144
	<ul style="list-style-type: none"> <li>Andrew Mirabella</li> </ul>	
9.	Correspondence	
9.1	For Information	
	9.1.1 South Bruce Grey Health Centre Annual Report 2024/2025	157
10.	Staff Reports	
10.1	Public Works	
	10.1.1 PWWS-2025-05 Award RFQ PW-2025-01 Supply and Delivery of Two (2) Diesel Standby Generator Sets	178

10.1.2	PWRDS-2025-16 Stormwater Fee Study	180
10.2	Facilities, Parks and Recreation	
10.2.1	Tara Rotary Club Request for Trail Work	188
10.3	CAO	
10.3.1	PLAN-2025-03-Site Plan Agreement – Sprucedale Agromart 291 Yonge St S, Tara	196
11.	Members Updates	
12.	New Business	
13.	By-laws	
13.1	By-law 52-2025 - Appoint a Coordinator - Facilities, Parks and Recreation	200
	<ul style="list-style-type: none"> <li>This by-law seeks Council’s approval for the appointment of Katrina Eke as Coordinator – Facilities, Parks and Recreation for the Municipality of Arran-Elderslie, effective June 28 2025. This appointment is being enacted through by-law to formalize the staffing assignment and reflect the municipality’s ongoing commitment to effective recreation and facility management.</li> </ul>	
13.2	By-law 53-2025 - Opt Out of the Line Fences Act	201
	<ul style="list-style-type: none"> <li>This By-law formally opts the Municipality of Arran-Elderslie out of the <i>Line Fences Act</i>, R.S.O. 1990, c. L.17, effective July 14, 2025, in accordance with Section 98 of the <i>Municipal Act, 2001</i>. The decision reflects Council’s position—endorsed by Resolution 226-11-2025—that fencing and boundary disputes are best addressed privately between landowners, rather than through municipal intervention.</li> </ul>	
13.3	By-law 54-2025 - Enter into a Pound Agreement with Spurrell Veterinary Medicine Professional Corporation (Paisley Veterinary Services)	202
	<ul style="list-style-type: none"> <li>The Municipality of Arran-Elderslie seeks to formalize an agreement with Spurrell Veterinary Medicine Professional Corporation (Paisley Veterinary Services) to provide pound services. This includes intake and short-term care of stray dogs within the municipality.</li> </ul>	

13.4	By-law 55-2025 - Adopt a Sidewalk Patio Policy	215
	<ul style="list-style-type: none"> <li>This By-law introduces the Sidewalk Patio Policy, which provides a framework for the installation of sidewalk patios on municipal property. The policy supports downtown beautification and business activity while ensuring compliance with accessibility standards.</li> </ul>	
13.5	By-law 56-2025 - Adopt a RZone Policy	224
	<ul style="list-style-type: none"> <li>This policy defines the standards of behaviour expected across all municipal settings—including facilities, programs, vehicles, events, and communications—and outlines the steps to address and enforce these standards. Its goal is to promote a safe, supportive atmosphere for staff and the public while reinforcing positive relationships throughout the community.</li> </ul>	
13.6	By-law 57-2025 - Amend the Fees and Charges for 2025	234
	<ul style="list-style-type: none"> <li>By-law No. 34-2025 is hereby repealed and replaced with a new by-law to establish new fees for Sidewalk Patio Permit Licences, as set out in Schedule A.</li> </ul>	
13.7	By-law 58-2025 - Appoint an Accounting Clerk for the Municipality of Arran-Elderslie	269
	<ul style="list-style-type: none"> <li>Appointing Reegan Sawyer as Accounting Clerk commencing July 21, 2025.</li> </ul>	
13.8	By-law 59-2025 - Adopt a Housekeeping By-law for the Municipality of Arran-Elderslie	270
	<ul style="list-style-type: none"> <li>Adopting the Housekeeping By-law as per the Planner's report.</li> </ul>	
13.9	By-law 60-2025 - Zoning By-law Amendment Z-2025-030 - Weber	273
	<ul style="list-style-type: none"> <li>Adopting the Zoning By-law Amendment as per the Planner's report.</li> </ul>	
13.10	By-law 61-2025 - Enter into a Site Plan Agreement with Sprucedale Agromart	277
	<ul style="list-style-type: none"> <li>Entering into a Site Plan Agreement with Sprucedale Agromart as per the CAO's report.</li> </ul>	



13.11	By-law 62-2025 - Tile Loan Debenture - Dorian Farm Enterprises	293
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- This tile drain loan is to help the property owners finance the installation of tile drainage systems on their farmland. Loans cover up to 75% of the cost with a 10-year term.

14. Confirming By-law

14.1	By-law 63-2025 - Confirming By-law	295
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15. Adjournment

16. List of Upcoming Council meetings

- August 11, 2025
- September 8, 2025
- September 22, 2025
- October 14, 2025



## **MUNICIPALITY OF ARRAN-ELDERSLIE**

### **Council Meeting**

### **MINUTES**

**Monday, June 23, 2025, 9:00 a.m.**

**Council Chambers**

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

Council Present:	Mayor Steve Hammell Deputy Mayor Jennifer Shaw Councillor Ryan Nickason Councillor Darryl Hampton Councillor Brian Dudgeon Councillor Peter Steinacker
Council Absent:	Councillor Moiken Penner
Staff Present:	Christine Fraser-McDonald - Clerk Scott McLeod - Public Works Manager Carly Steinhoff - Recreation Manager Steve Tiernan - Fire Chief Jennifer Isber-Legge - Economic Development & Communications Coordinator Emily Dance, CAO Nathan Van Myall - Project Manager

#### **1. Call to Order**

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

#### **2. Mayor's Announcements (If Required)**

Today, we proudly recognize two dedicated firefighters whose dedication and service have made a lasting impact on our community.

Captain Larry Walpole of Chesley has served for an incredible 45 years, and Captain Rob Draper of Tara has contributed an impressive 36 years of service. Together, they represent over 81 years of courageous service to our communities.

On behalf of the Municipality, we extend our deepest gratitude to both Captains Walpole and Draper.

We also extend a heartfelt thank you to your families for their support and sacrifices they've made over the years, allowing you to protect our community.

- The Kinsmen Club of Chesley will be hosting July Fest from Friday, June 27<sup>th</sup> to Sunday, June 29<sup>th</sup> at the Chesley Community Park.
- Just a reminder that Tuesday, July 1<sup>st</sup> is Canada Day and the administration office will be closed.
- There will be fireworks on Canada Day at the Chesley Community Park.
- The Treasure Chest Museum will begin their 'Kids Summer Program' on July 2<sup>nd</sup>, the program will run every Wednesday from 1pm to 3pm until August 27<sup>th</sup>. Admission is by donation and registration is now open on the Municipality's website.
- Artists on the River will be held Saturday, July 12<sup>th</sup> on Water St in Paisley from 10am to 4pm.

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

Council passed the following resolution:

**215-11-2025**

**Moved by:** Councillor Dudgeon

**Seconded by:** Councillor Nickason

Be It Resolved that the agenda for the Council Meeting of Monday, June 23, 2025 be received and adopted, as distributed by the Clerk.

**Carried**

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

None declared at this time.

### 5. **Unfinished Business**

### 6. **Minutes of Previous Meetings**

Subsequent to further discussion, Council passed the following resolution:

**216-11-2025**

**Moved by:** Councillor Steinacker

**Seconded by:** Councillor Dudgeon

Be It Resolved that the Council of the Municipality of Arran-Elderslie adopt the minutes of the Regular Council Session held June 9, 2025.

**Carried**

### 7. **Business Arising from the Minutes**

## 8. Public Meeting(s)

### 8.1 Zoning By-law Amendment Z-2024-069 - Shantz

Mayor Steve Hammell called the public meeting to order at 9:08 AM. He stated that the purpose of the public meeting was to consider a proposed Zoning By-Law Amendment for Lorne Shantz. The property is located on Sideroad 5 South Arran.

Megan Stansfield, Planner for the County of Bruce, presented her report.

The purpose of the Zoning By-Law Amendment application is to request to rezone the property to Agriculture Special, to permit a reduced interior side yard setback of 3m and an increased maximum lot coverage of 22% for the construction of an approximately 1800 sq m barn.

Councillor Dudgeon declared a conflict as his farm could potentially receive any manure.

Comments were received from the following agencies:

- Arran-Elderslie Public Works: Recommends sign-off from neighbour for use of drainage outlet.
- Saugeen Valley Conservation Authority: No objections. Public Comments No comments were received from the public at the time of writing this report.

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

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

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

The Mayor asked the Clerk if any written submissions had been received. The Clerk confirmed that she had not received any correspondence regarding this proposal.

Members of Council and the public were provided a final opportunity for questions prior to the closing of the public meeting. Council had concerns regarding the potential entrance and sight lines.

The Mayor declared the public meeting closed at 9:15 AM.

Subsequent to further discussion, Council passed the following resolution:

**217-11-2025**

**Moved by:** Deputy Mayor Shaw

**Seconded by:** Councillor Nickason

Be it resolved that Council approve Zoning By-law Amendment Z-2024-069 for Lorne Shantz, located at 52 Sideroad 5 South Arran and the necessary by-law be forwarded to Council for adoption, once the County receives confirmation of easement registration

**Carried**

## **9. Delegations**

### **9.1 Tara Rotary Club - Funding Gravel on Trail near Park Road**

The Tara Rotary Club gave a presentation to Council regarding the unopened road allowance extending from the rail trail to Park Road in Tara, which spans approximately 650 feet. The delegation requested that Council contribute 50% of the gravel costs, estimated at approximately \$5,250. The Rotary Club will not be maintaining the trail, and the unopened road allowance is 650 feet long.

Council expressed appreciation for their presentation and confirmed that a staff report will be prepared and brought back to the next available Council meeting.

## **10. Correspondence**

### **10.1 Requiring Action**

#### **10.1.1 Correspondence from Jaclynn Gowan - Tara Ball Diamonds**

Subsequent to further discussion, Council passed the following resolution:

**218-11-2025**

**Moved by:** Deputy Mayor Shaw

**Seconded by:** Councillor Steinacker

Be it resolved that Council has received the correspondence dated June 10, 2025 from Jaclynn Gowan and further directs staff to forward the response letter as attached.

**Carried**

#### **10.1.2 Neoen - Completion of Class Environmental Assessment for Tara BESS**

Subsequent to further discussion, Council passed the following resolution:

**219-11-2025**

**Moved by:** Councillor Dudgeon

**Seconded by:** Deputy Mayor Shaw

BE IT RESOLVED THAT Council directs staff to compile and submit formal comments on the proposed Battery Energy Storage Policy, incorporating all relevant information arising from the Public Meeting on July 14, 2025, to meet the submission deadline of July 18, 2025.

**Carried**

## **10.2 For Information**

Subsequent to further discussion, Council passed the following resolution:

Be It Resolved that the Council of the Municipality of Arran-Elderslie receives, notes, and files Items 10.2.1 and 10.2.3 on the Council Agenda for information purposes.

10.2.1 Municipality of Kincardine - Strong Mayor Powers Resolution

10.2.2 Sibylle Walke - Proposed Walking Trail on Municipal Lands Paisley

Subsequent to further discussion, Council passed the following resolution:

Be it resolved that Council directs staff to review and respond to the concerns detailed in the correspondence from Sibylle Walke;

And further that staff be instructed to implement appropriate measures to prevent unauthorized access to the Woodpecker Hill (municipal lands) and to evaluate and recommend a sustainable, long-term strategy to effectively address this recurring situation.

10.2.3 Bruce Area Solid Waste Recycling Minutes - May 21, 2025

## **11. Staff Reports**

### **11.1 Emergency Services**

### **11.2 Building/Bylaw**

11.2.1 CBO-2025-03 - Property Standards -Vacant Storefront

CAO Emily Dance responded to questions from Members of Council. Staff will follow up with a report at the end of this project.

Subsequent to further discussion, Council passed the following resolution:

**222-11-2025**

**Moved by:** Councillor Hampton

**Seconded by:** Deputy Mayor Shaw

Be It Resolved that Council hereby approves Report CBO-2025-03 - Property Standards -Vacant Storefront;

AND supports a Vacant Storefront Campaign led by Economic Development, to improve downtown areas to encourage rentals;

AND FURTHER approves the Special Project targeting property standards in the downtown core areas of Arran-Elderslie.

**Carried**

### **11.3 Public Works**

### **11.4 Facilities, Parks and Recreation**

CAO Dance noted that staff had met with the Kinnetts group and there will be an open house on September 24th regarding the Chesley Dog Park.

#### **11.4.1 REC-2025-12 Free Swim and Pool Pass Update**

Recreation Manager, Carly Steinhoff, responded to questions from Members of Council.

Subsequent to further discussion, Council passed the following resolution:

#### **223-11-2025**

**Moved by:** Deputy Mayor Shaw

**Seconded by:** Councillor Hampton

Be It Resolved hereby receive for information Report REC-2025-12 Free Swim and Pool Pass Update.

**Carried**

### **11.5 Finance**

### **11.6 Economic Development**

#### **11.6.1 ECDEV-2025-18- Sidewalk Patio Policy Community Input**

Economic Development & Communications Coordinator, Jennifer Legge, responded to questions from Members of Council.

Subsequent to further discussion, Council passed the following resolution:

#### **224-11-2025**

**Moved by:** Deputy Mayor Shaw

**Seconded by:** Councillor Steinacker

Be It Resolved that Council hereby approves Report ECDEV-2025-18- Sidewalk Patio Policy Community Input;

AND supports the implementation of the Sidewalk Patio Policy as presented, which establishes a permitting process for sidewalk patios

AND FURTHER defers consideration of sidewalk cafés and sidewalk merchandise (including sandwich boards and retail displays)

AND FURTHER approves the application fee of \$130 for sidewalk patio permits to offset administrative review and processing costs,

AND FURTHER directs staff to continue engagement with Bruce County to streamline the Encroachment Permit process and reduce administrative burden for applicants,

AND FURTHER approves the appropriate by-laws coming forward.

**Carried**

## **11.7 Clerks**

### **11.7.1 CLKS-2025-24 – Pound Agreement with Paisley Veterinary Clinic**

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

Subsequent to further discussion, Council passed the following resolution:

#### **225-11-2025**

**Moved by:** Councillor Nickason

**Seconded by:** Councillor Dudgeon

Be It Resolved that Council hereby receives Report CLKS-2025-24 – Pound Agreement with Paisley Veterinary Agreement;

AND approves entering into a formal agreement between the Municipality and the Paisley Veterinary Clinic for pound services;

ANF Further directs staff to bring forward a by-law to bring force and effect to this agreement on today's agenda.

**Carried**



### 11.7.2 CLKS-2025-23 – Update on the Line Fences Act

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

Subsequent to further discussion, Council passed the following resolution:

#### **226-11-2025**

**Moved by:** Councillor Steinacker

**Seconded by:** Deputy Mayor Shaw

Be It Resolved that the Council hereby receives Report CLKS-2025-23 – Update on the Line Fences Act;

And further that Council instructs staff to prepare a by-law for the non-application of the Line Fences Act in the Municipality of Arran-Elderslie.

**Carried**

## **11.8 CAO**

### 11.8.1 CAO-2025-12 – Strong Mayor Powers (2)

CAO Emily Dance responded to questions from Members of Council.

Mayor Hammell noted the following:

As Mayor of Arran-Elderslie, I confirm that I do not intend to exercise the Strong Mayor powers granted under O. Reg. 530/22. I will be delegating these authorities—including the appointment of the CAO, organizational restructuring, committee assignments, and the preparation of the municipal budget—back to Council, the CAO and staff as noted in the staff report.

Our municipality will continue to operate through collaborative decision-making, with transparency and accountability at the forefront.

Subsequent to further discussion, Council passed the following resolution:

#### **227-11-2025**

**Moved by:** Deputy Mayor Shaw

**Seconded by:** Councillor Dudgeon

Be It Resolved that Council receive Report CAO-2025-11 - Strong Mayor Powers (2) for information, and that staff continue to monitor the implementation of Strong Mayor powers and report back with any procedural or policy implications.

**Carried**

#### 11.8.2 PLAN-2025-02-Site Plan Agreement – 604 Queen Street S, Paisley

CAO Emily Dance responded to questions from Members of Council.

Subsequent to further discussion, Council passed the following resolution:

**228-11-2025**

**Moved by:** Councillor Steinacker

**Seconded by:** Deputy Mayor Shaw

Be It Resolved that Council hereby approves Report PLAN-2025-02;

AND approves entering into a Site Plan Agreement with The Fisher Grist Milling Corporation for 604 Queen Street S, Paisley;

AND FURTHER authorizes the appropriate By-law coming forward on today's agenda to allow the development to continue to move forward.

**Carried**

#### 11.8.3 CAO-2025-13 RZone Policy

CAO Emily Dance responded to questions from Members of Council.

Subsequent to further discussion, Council passed the following resolution:

**229-11-2025**

**Moved by:** Deputy Mayor Shaw

**Seconded by:** Councillor Hampton

Be It Resolved that Council hereby approves Report CAO-2025-13 RZone;

AND approves the RZone Policy for the Municipality of Arran-Elderslie;

AND FURTHER approves the appropriate By-Law coming forward.

**Carried**

## **12. Members Updates**

### Shaw:

Deputy Mayor Shaw attended an ADIE workshop and will be attending the Paisley Central School graduation this week.

### Hampton:

Councillor Hampton attended a Chesley Working Group meeting and will be attending the Chesley School graduation.

### Dudgeon:

Councillor Dudgeon attended the Paisley Working Group meeting.

### Steinacker:

Councillor Steinacker attended the Chesley and Tara Working Group meetings.

### Penner:

Councillor Penner was absent.

### Nickason:

Councillor Nickason attended a BASWR meeting and will be attending the Tara School graduation.

### Hammell:

Mayor Hammell thanked the Bruce County planners as they will be attending the office once a month to provide planning services. He attended the Fair Ambassador competition and presented a New Business Certificate to "Kickin' Chicken".

## **13. New Business**

## **14. By-laws**

### **14.1 By-law 47-2025 - Adopt an Investment Policy**

Subsequent to further discussion, Council passed the following resolution:

**230-11-2025**

**Moved by:** Deputy Mayor Shaw

**Seconded by:** Councillor Nickason

Be It Resolved that By-law No. 47-2025 be introduced and read a first, second and third time, signed by the Mayor and Clerk, sealed with the Seal of the Corporation, and engrossed in the By-law Book.

By-law 47-2025 being a By-law to adopt an Investment Policy for the Municipality of Arran-Elderslie.

**Carried**

**14.2 By-law 48-2025 - Enter into an Easement Agreement with IWBE Rentals Incorporated**

Subsequent to further discussion, Council passed the following resolution:

**231-11-2025**

Be It Resolved that By-law No. 48-2025 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 58-2025 being a By-law to enter into an easement agreement with IWBE Rentals Incorporated, located at 187 Balaklava Street, Paisley.

**14.3 By-law 49-2025 - Site Plan Control Agreement with The Fisher Grist Milling Corporation**

Subsequent to further discussion, Council passed the following resolution:

**232-11-2025**

**Moved by:** Councillor Steinacker

**Seconded by:** Councillor Nickason

Be It Resolved that By-law No. 49-2025 be introduced and read a first, second and third time, signed by the Mayor and Clerk, sealed with the Seal of the Corporation, and engrossed in the By-law Book.

By-law 49-2025 being a By-law to enter into a Site Plan Control Agreement The Fisher Grist Milling Corporation for the lands located at 604 Queen Street South, Paisley.

**Carried**

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

Subsequent to further discussion, Council passed the following resolution:

**233-11-2025**

**Moved by:** Councillor Dudgeon

**Seconded by:** Councillor Steinacker

*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; staff update (two items)
- (x) a proposed or pending acquisition or disposition of land by the municipality or local board; Old Paisley Library, Deviation Road Negotiations
- ( ) labour relations or employee negotiations;
- ( ) litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board;
- ( ) advice that is subject to solicitor-client privilege, including communications necessary for that purpose;
- ( ) a matter in respect of which a council, board, committee or other body may hold a closed meeting under another Act;
- ( ) information explicitly supplied in confidence to the municipality or local board by Canada, a province or territory or a Crown agency of any of them;
- ( ) a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization;
- ( ) a trade secret or scientific, technical, commercial or financial information that belongs to the municipality or local board and has monetary value or potential monetary value; or
- ( ) a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

Staff Authorized to Remain:

CAO Emily Dance

Clerk Christine Fraser-McDonald

**Carried**

## **16. Resolution to Reconvene in Open Session**

Subsequent to further discussion, Council passed the following resolution:

**234-11-2025**

**Moved by:** Councillor Dudgeon

**Seconded by:** Councillor Nickason

Be It Resolved That Council of the Municipality of Arran-Elderslie does now return to the Open Session at 12:06 PM.

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

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

Direction was given to staff in Closed Session for items one to four regarding staff updates (two items), Old Paisley Library, and Deviation Road Negotiations

**17.1 By-law No. 50-2025 - A By-law to Rescind By-law No. 20-2018 being a By-law to Appoint a Chief Building Official**

Subsequent to further discussion, Council passed the following resolution:

**235-11-2025**

**Moved by:** Councillor Dudgeon

**Seconded by:** Deputy Mayor Shaw

Be It Resolved that By-law No. 20-2018 is hereby rescinded. By-law 50-2025 being a By-law to Repeal By-law No. 20-2018, Being a By-law to Appoint a Chief Building Official (CBO)

**Carried**

**18. Confirming By-law**

Subsequent to further discussion, Council passed the following resolution:

**236-11-2025**

**Moved by:** Councillor Dudgeon

**Seconded by:** Councillor Nickason

Be It Resolved that By-law No. 51-2025 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 51-2025 being a By-law to confirm the proceedings of the Regular Council meeting of the Municipality of Arran-Elderslie held Monday, June 23, 2025.

**Carried**

**19. Adjournment**

Subsequent to further discussion, Council passed the following resolution:

**237-11-2025**

**Moved by:** Councillor Hampton

**Seconded by:** Councillor Nickason

Be It Resolved that the meeting be adjourned to the call of the Mayor at 12:08 PM.

**Carried**

**20. List of Upcoming Council meetings**

- July 14, 2025
- August 11, 2025
- September 8, 2025
- September 22, 2025

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Steve Hammell, Mayor

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Christine Fraser-McDonald, Clerk

**Accessibility, Diversity, Inclusion and Equity Advisory Committee  
MINUTES**

**Monday, March 3, 2025, 4:00 p.m.  
Council Chambers and/or Via Microsoft Teams  
1925 Bruce Road 10  
Chesley, ON N0G 1L0**

Members Present: Deputy Mayor Jennifer Shaw, Chair  
Tara Ward Councillor Peter Steinacker  
Sandra Crockard, Community Member  
Whitney Bonnett, Community Member  
Joan Denomy, Community Member  
Nancy Butchart, Community Member

Staff Present: Julie Hamilton, Deputy Clerk

**1. Call to Order**

The Chair called the meeting to Order.

**2. Approval of Agenda**

**ADIE-2025-03-03-01**

**Moved by:** Sandra Crockard,  
Community Member

**Seconded by:** Tara Ward Councillor Peter  
Steinacker

THAT the ADIE Committee adopts the agenda as distributed by the  
Deputy Clerk.

**Carried**

**3. Disclosure of Pecuniary Interest and General Nature Thereof**

None.

**4. Approval of Previous Minutes**

**4.1 ADIE Minutes - February 3, 2025**

An update to the members list will be made to show Nancy  
Butchart as a Community Member.



**ADIE-2025-03-03-02**

**Moved by:** Nancy Butchart,  
Community Member

**Seconded by:** Joan Denomy, Community  
Member

THAT the ADIE Committee approves minutes of the February 3, 2025, meeting, as amended.

**Carried**

## **5. Business Arising from the Minutes**

### **5.1 ADIE Framework**

The framework has been updated based on discussions from the past meeting. The purpose of the framework is to outline the approach that the Committee will take to reach its goals and objectives. This will be a fluid document that will be updated from time to time.

**ADIE-2025-03-03-03**

**Moved by:** Sandra Crockard,  
Community Member

**Seconded by:** Whitney Bonnett,  
Community Member

THAT the Arran-Elderslie Accessibility, Diversity, Inclusion and Equity Committee adopts the framework as presented.

**Carried**

### **5.2 Grey Bruce Immigration Partnership**

There is an opportunity for a member of the Arran-Elderslie Accessibility, Diversity, Inclusion and Equity Committee to attend the Grey-Bruce Immigration Partnership (GBLIP) Council meetings to obtain additional resources which may be helpful to the mandate of the committee.

Sandra Crockard would be interested in being a representative on the GBLIP.

Nancy Butchart would serve as an alternate.

Once further details on future meetings are available, the Committee Secretary will share them with the Members.

### **5.3 ADIE Positive Language Correction Policy**

The purpose of the policy is to permit for the positive and safe correction of terminology that one may not know is incorrect. The policy outlines the process for making such corrections when they arise and also provides that a record will be kept of the terms for the benefit of future committee members and also as a potential educational tool.

#### **ADIE-2025-03-03-04**

**Moved by:** Nancy Butchart,  
Community Member

**Seconded by:** Sandra Crockard,  
Community Member

THAT the ADIE Committee adopts the Positive Language Correction Policy as presented.

**Carried**

## **6. New Business**

### **6.1 Environmental Scan**

Chair Shaw made a presentation on an environmental scan which has been appended hereto to form a part of the minutes.

#### [Environmental Scan Presentation](#)

The presentation outlined current and future demographics in Arran-Elderslie based on 2016 and 2021 census data.

It was noted that once new statistics come out, Arran-Elderslie will likely drop in the ranking due to the large demographic changes in other urban centres in Grey and Bruce Counties. Looking forward into the next ten years, we could also see greater diversity and more housing pressures as many seek to leave the larger centres due to affordability and alternative work arrangements. This past fall, the Grey Bruce Local Immigration Partnership hosted a bus tour that brought new Canadians from the Peel Region to Bruce County for those interested in moving away from the GTA and into rural areas, including Arran-Elderslie.

The Strategic Plan for the Municipality has ADIE goals embedded in the framework and goals for the municipality which shows a level of commitment by the municipality to support the work of this committee. A copy of the strategic plan will be shared with the group.

As a takeaway, the Chair asked the committee to consider areas of focus and identify gaps by reviewing the indicators from the various toolkits and come back with what each members sees as important areas of focus.

A workshop, in advance of the next meeting, will be arranged to discuss and prioritize the main focus areas, potentially with the assistance of a facilitator.

### **ADIE-2025-03-03-05**

**Moved by:** Tara Ward Councillor Peter Steinacker

**Seconded by:** Sandra Crockard,  
Community Member

THAT the ADIE Committee investigate opportunities for a focus area workshop to be facilitated by an external resource.

**Carried**

## **6.2 Welcoming Communities - Together As One Gala**

Welcoming Communities will be hosting a GALA on April 25, 2025, in Chesley at the Klages Mill. Any members interested in attending can reach out to the Committee Secretary and registration can be arranged.

## **7. For Information**

### **7.1 Grey Bruce Immigration Partnership Minutes - January 23, 2025**

This item was provided for the information of the committee members.

## **8. Action Items Tracking Sheet**

A review of the indicators and focus areas was added to the Action Items.

## **9. Next Meeting Date**

A workshop will be facilitated prior to the June 2, 2025 meeting, to review and prioritize the focus areas.

- June 2, 2025
- September 2, 2025 (Monday is a holiday)
- December 1, 2025

## **10. Adjournment**

### **ADIE-2025-03-03-06**

**Moved by:** Nancy Butchart,  
Community Member

**Seconded by:** Tara Ward Councillor Peter  
Steinacker

THAT the ADIE Committee meeting adjourns at 5:20 p.m.

**Carried**

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Chair

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Secretary

**Chesley Community Working Group  
MINUTES**

**Wednesday, May 14, 2025, 5:00 p.m.  
Municipal Council Chambers  
1925 Bruce Road 10, Chesley**

Members Present: Dan Foxcroft  
Kate Grieve  
Chesley Ward Councillor Darryl Hampton  
Jeff Irwin  
Tara Ward Councillor Peter Steinacker  
Kristen Sweiger  
Dave Tedford

Staff Present: Jennifer Isber-Legge - Economic Development &  
Communications Coordinator

**1. Call to Order**

Chair Darryl Hampton called the meeting to order at 5:02pm.

A quorum was present.

**2. Approval of Agenda**

Subsequent to further discussion, the Committee passed the following resolution:

**Moved by:** Jeff Irwin

**Seconded by:** Kristen Sweiger

Be it resolved that the agenda for the Chesley Community Working Group be received and adopted as distributed by the Economic Development and Communications Coordinator.

**Carried**

**3. Disclosure of Pecuniary Interest and General Nature Thereof**

None disclosed

**4. Approval of Previous Minutes**

Subsequent to further discussion, the following resolution was passed.

**Moved by:** Dan Foxcroft

**Seconded by:** Dave Tedford

Be it resolved that the minutes for the Chesley Community Working Group on March 12 , 2025 be approved as distributed by the Economic Development and Communications Coordinator.

**Carried**

## **5. New Business**

### **5.1 Mosaic Mural Update**

Final graphic shown for approval. The mural may have to be temporarily located at the Community Park if road work prevents it's permanent location.

### **5.2 Amended Terms of Reference**

Received for information

### **5.3 Spruce the Bruce Grants Update**

5 Spruce the Bruce grants were approved for 2025. 3 directly affect the Chesley group as follows;

- Parks and trails map is progressing and will be ready for Homecoming
- Main St. Parkette projects are progressing.
- Washrooms with Wow project will begin mid June.

### **5.4 CLKS-2025-13 - Sidewalk Patio Policy – Working Group**

**Moved by:** Kate Grieve

**Seconded by:** Dave Tedford

Be It Resolved that the Chesley Community Working Group receives for information report CLKS-2025-13 Sidewalk Patio Policy – Working Group and recommends the following for consideration:

1. In support of downtown patios with a \$130 license fee
2. In support of downtown cafes with an application and permit with no fee.
3. In support of items for sale on the sidewalk permitted through an application process with no fee

4. Considerations for items for sale on sidewalk

- easily moved by a single person
- doesn't obstruct the walkway
- brought in at night

**Carried**

## **5.5 Vacant Storefront Tax**

After considerable discussion, the Chesley Community Working Group would like the municipal staff to investigate a Vacant Storefront Tax.

### **6. Upcoming Business**

None discussed

### **7. Action Items Tracking Sheet**

Nothing to add

### **8. Next Meeting Date**

June 18, 5:00pm

### **9. Adjournment**

**Moved by:** Jeff Irwin

**Seconded by:** Dan Foxcroft

Be it resolved  
that the  
meeting be  
adjourned at  
6:20 pm

**Carried**

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Chair

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Secretary





**Tara Community Working Group  
MINUTES**

**Thursday, May 15, 2025, 10:00 a.m.  
Municipal Council Chambers  
1925 Bruce Road 10, Chesley**

Members Present: Deputy Mayor Jennifer Shaw  
Tara Ward Councillor Peter Steinacker  
Dave Tedford  
Ken Thornburn

Staff Present: Jennifer Isber-Legge - Economic Development &  
Communications Coordinator

**1. Call to Order**

Chair Jen Shaw called the meeting to order at 10:00am.

A quorum was present.

**2. Approval of Agenda**

Subsequent to further discussion, the Committee passed the following resolution:

**Moved by:** Tara Ward Councillor Peter Steinacker

**Seconded by:** Ken Thornburn

Be it resolved that the agenda for the Tara Community Working Group be received and adopted as distributed by the Economic Development and Communications Coordinator.

**Carried**

**3. Disclosure of Pecuniary Interest and General Nature Thereof**

None disclosed

**4. Approval of Previous Minutes**

Subsequent to further discussion, the Committee passed the following resolution:

**Moved by:** Dave Tedford

**Seconded by:** Tara Ward Councillor Peter Steinacker

Be it resolved that the minutes for the Tara Community Working Group on January 15, 2025 and also March 11, 2025 be approved as distributed by the Economic Development and Communications Coordinator with the location corrected for Jan 15.

**Carried**

## **5. New Business**

### **5.1 Downtown Banners**

**Moved by:** Dave Tedford

**Seconded by:** Tara Ward Councillor Peter Steinacker

The Tara Community Working Group supports the design presented for new banners in the downtown with Tarry Awhile in a blue serif font.

**Carried**

### **5.2 Amended Terms of Reference**

Presented for information purposes

### **5.3 CLKS-2025-13 - Sidewalk Patio Policy – Working Group**

**Moved by:** Dave Tedford

**Seconded by:** Tara Ward Councillor Peter Steinacker

Be It Resolved that the Tara Community Working Group receives for information report CLKS-2025-13 Sidewalk Patio Policy – Working Group and recommends Council approve a Sidewalk Policy that includes;

1. Supports Sidewalk cafes and patios in the downtown core areas
2. Supports adding more items mainly retail merchandise
3. Supports \$130 fee for patio applications

4. Supports no fee for cafe and retail merchandise applications
5. Supports consideration for the condition of merchandise and cafes

**Carried**

#### **5.4 Vacant Storefront Tax**

After through discussion, no consensus was reached and no resolution was made.

#### **6. Upcoming Business**

None discussed

#### **7. Action Items Tracking Sheet**

Nothing was added at this meeting.

#### **8. Next Meeting Date**

June 19, 2025 at Sutton Sound Realty, Tara

#### **9. Adjournment**

**Moved by:** Dave Tedford

**Seconded by:** Tara Ward Councillor Peter Steinacker

Be it resolved that the meeting be adjourned at 11:20am

**Carried**

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Chair

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Secretary



## Planning Report

**To:** Council for the Municipality of Arran-Elderslie

**From:** Megan Stansfield, Planner

**Date:** July 14, 2025

**Re:** Zoning By-Law Amendment - Z-2025-025 - AE ADU Housekeeping

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### Recommendation:

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

That Committee approve Zoning By-law Amendment Z-2025-025 by Arran-Elderslie and the necessary by-law be forwarded to Council for adoption.

### Summary:

The purpose of this zoning by-law amendment is to add Additional Dwelling Units as a permitted use in the Arran-Elderslie Zoning By-Law. Provisions are included for attached and detached units, and specific restrictions are included for each zone. This amendment also seeks to amend the required frontage and lot area for semi-detached dwellings in the R1 and R2 zone.

### Planning Analysis:

The following section provides an overview of the planning considerations that were factored into the staff recommendation for this application, including relevant agency comments (attached), and planning policy sections.

### Additional Dwelling Units

In response to the lack of housing opportunities in Ontario, the province has sought to permit Additional Dwelling Units (ADU) on properties as a means of increasing housing availability. An ADU is, a housing unit on the same property as the main dwelling unit. The unit can be within an existing dwelling, or within an accessory building - known as attached and detached ADUs, respectively. A zoning by-law amendment is required to permit these units outright, adding certain parameters to ensure impact on surrounding neighbourhoods is minimal. The proposed by-law is appended to this report. The by-law is separated into Attached and Detached ADUs and further separated into serviced and un-serviced lots. There is a summary table, detailing the number and type of ADUs permitted on a lot, depending on the zone. The number of ADUs permitted on a property, correlates to the County Official Plan designation. For instance, the COP only permits a single ADU on an agricultural parcel, whether it is attached or detached, therefore a property within the A1 zone is only

permitted 1 ADU, and 1 primary dwelling, resulting in 2 units on a property. The parcel must be greater than 0.4 ha in size. The by-law meets and follows the provisions as detailed in the County Official Plan.

Section 3.1.10 of the Local Official Plan details the Residential Conversion Policy which permits the conversion of a single detached dwelling into a four or more unit dwelling as a means to provide affordable housing. The Local Plan also speaks to Garden Suites in Section 3.1.14. The proposed by-law addresses Garden Suites and notes that existing Garden Suites will be considered Detached ADUs. They will be counted as ADUs in the total permitted number of ADUs on a property.

Section 4.4.4.1.1 xi) of the County Official Plan speaks to establishing Secondary Suites on properties and allows for the addition of these policies in the zoning by-law. The proposed zoning by-law meets the County Plan provisions.

### Frontage and Lot Area for Semi Detached Dwellings

Planning Staff have noticed a trend in applications for minor variances for reduced lot frontage and lot area in relation to severances of semi-detached dwellings, within serviced areas. Council has been supportive of these applications. Additionally, in other zone provisions in the Arran-Elderslie by-law, reduced lot frontages and lot area is permitted outright, when creating semi-detached dwelling lots. This is commonly seen in other municipalities within Bruce County as well.

The rationale for this amendment, is that when creating these lots, there is no interior side yard setback, because the buildings share a common wall. It's therefore reasonable to reduce the overall frontage required for a lot.

### Appendices

- List of Supporting Documents and Studies
  - Proposed Zoning By-Law Amendment
- Agency Comments
- Public Comments
- Public Notice

### Agency Comments

Historic Saugeen Metis: No objections

Bruce County Transportation Services: New additional entrances onto Bruce County Roads will not be approved.

- Planning Staff will include a provision in the by-law that requires ADUs to share the existing driveway on properties located outside settlement areas.

Grey Sauble Conservation Authority: Recommendation that the proposed ADU's are located outside of natural hazards captured under the EP zoning.

Saugeen Valley Conservation Authority: Recommendation that the proposed ADUs should not be permitted within the EP zone or within areas where safe access cannot be achieved.

- Planning Staff will include a clarification in the by-law that ADUs cannot be constructed within EP zones.

### **Public Comments**

No comments were received from the public at the time of writing this report.

## The details

<b>Development Proposal</b>	This amendment proposes to add Additional Dwelling Units as a permitted use in the Arran-Elderslie Zoning By-Law. Provisions are included for attached and detached units, and specific restrictions are included for each zone. This amendment also seeks to amend the required frontage and lot area for semi-detached dwellings in the R1 and R2 zone.
<b>Applicant</b>	Municipality of Arran-Elderslie
<b>Agent</b>	Emily Dance, CAO
<b>Municipal Address</b>	All of the Municipality of Arran-Elderslie

File Number(s): Z-2025-025

Agency: \_Bruce County Transportation Services

No Comment: \_\_\_\_\_ Title: Eng. Technician Signature:



Comments: New additional entrances onto Bruce County Roads will not be approved.



519.376.3076  
 237897 Inglis Falls Road  
 Owen Sound, ON N4K 5N6  
[www.greysauble.on.ca](http://www.greysauble.on.ca) | Protect.  
 Respect.  
 Connect.

June 18, 2025

**GSCA File: P25182**

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

Sent via email: [bcplwa@brucecounty.on.ca](mailto:bcplwa@brucecounty.on.ca)

**Re: Zoning By-Law Amendment – Z-2025-025 (Housekeeping)**  
**Address: All of the Municipality of Arran-Elderslie**  
**Municipality of Arran-Elderslie, formerly Arran Township & Elderslie Township**  
**Applicant: Municipality of Arran-Elderslie, c/o Emily Dance, CAO**

Grey Sauble Conservation Authority (GSCA) has reviewed the subject application in accordance with our mandate and policies for Natural Hazards and relative to our policies for the implementation of Ontario Regulation 41/24. We offer the following comments.

### **Zoning By-Law Proposal**

The purpose of this zoning by-law amendment is to add Additional Dwelling Units as a permitted use in the Arran-Elderslie Zoning By-Law. Provisions are included for attached and detached units, and specific restrictions are included for each zone. This amendment also seeks to amend the required frontage and lot area for semi-detached dwellings in the R1 and R2 zone. No location diagram is included as the changes apply generally to lands within the Municipality of Arran-Elderslie.

### **GSCA Regulations**

Within the Municipality of Arran-Elderslie there are many areas currently regulated under Ontario Regulation 41/24, and under GSCA's jurisdiction. Development associated with habitable space requires a permit from our office prior to construction.

Under this regulation a permit is required from this office prior to the construction, reconstruction, erection or placing of a building or structure of any kind; any change to a building or structure that would have the effect of altering the use or potential use of the building or structures, increasing the size of the building or structure, or increasing the number of dwelling units in the building or structure; site grading; or, the temporary or permanent placing, dumping or removal of any material originating on the site or elsewhere, if occurring within the regulated area. Also, a permit is required for interference with a wetland, and/or the straightening, changing, diverting or in any way interfering with an existing channel of a river, lake, creek stream or watercourse.

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### **Member Municipalities**

Municipality of Arran-Elderslie, Town of the Blue Mountains, Township of Chatsworth, Township of Georgian Bluffs, Municipality of Grey Highlands, Municipality of Meaford, City of Owen Sound, Town of South Bruce Peninsula



GSCA Comment: GSCA generally has no concerns for the proposed zoning by-law amendment, that being said a permit would be required from our office prior to construction when located within a regulated area.

## **Provincial Planning Statement 2024**

### **5.1 General Policies for Natural and Human-Made Hazards**

1. *Development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage and not create new or aggravate existing hazards.*

### **5.2 Natural Hazards**

Within the Municipality of Arran-Elderslie there are many natural hazards present which are associated with watercourse features, wetland features, in-land lakes, flood prone areas, as well as slope features. These features are generally captured under EP-Environmental Protection zoning.

1. *Planning authorities shall, in collaboration with conservation authorities where they exist, identify hazardous lands and hazardous sites and manage development in these areas, in accordance with provincial guidance.*
2. *Development shall generally be directed to areas outside of:*
  - a. *hazardous lands adjacent to the shorelines of the Great Lakes - St. Lawrence River System and large inland lakes which are impacted by flooding hazards, erosion hazards and/or dynamic beach hazards;*
  - b. *hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards; and*
  - c. *hazardous sites.*

GSCA Comment: GSCA strongly recommends development be located outside of natural hazards located on site. If proposed, GSCA may request engineered reports in relation to the natural hazard identified on the subject property.

### **Recommendations**

GSCA generally have no objections to the proposed change to the Zoning By-Law Amendment to allow Additional Dwelling Units (ADU). As this proposal does not propose a change in the EP-Environmental Protection zone which is utilized to capture natural hazards regulated by GSCA. The proposed change affects R1 - Residential: Low Density Single, R2 - Residential: Low Density Multiple, R3 - Residential: Medium Density, R4 - Cottage Residential, HR - Hamlet Residential, & A1 - General Agriculture zones.

GSCA recommends that the proposed ADU's are located outside of the natural hazards captured under EP - Environmental Protection zoning. This recommendation is encouraged in order to minimize potential damage to property, prevention of any loss of life, and not create new or aggravate existing natural hazards.

We respectfully request to be notified of any decision made by the Municipality of Arran-Elderslie and Bruce County related to this zoning change and notice of any appeals.

Should you have any questions, please contact the undersigned.

Kind regards,



Nicole McArthur  
Planning Technician, Environmental Planning & Regulations Department

c.c. Jennifer Shaw, GSCA Director, Municipality of Arran-Elderslie  
Building Department, Municipality of Arran-Elderslie  
Emily Dance, CAO, Municipality of Arran-Elderslie



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

SENT ELECTRONICALLY (bcplwi@brucecounty.on.ca)

June 26, 2025

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

ATTENTION: Megan Stansfield

Dear Megan Stansfield,

RE: Zoning By-law Amendment: Z-2025-025 (Additional Dwelling Units)  
Municipality of Arran-Elderslie

The above-noted application has been received by the Saugeen Valley Conservation Authority (SVCA) in accordance with the Mandatory Programs and Services Regulation (Ontario Regulation 686/21) made under the *Conservation Authorities Act* (CA Act). SVCA staff have reviewed the proposal for consistency with SVCA's environmental planning and regulation policies made in conformance with the Provincial Planning Statement, CA Act, O. Regulation 41/24, and associated provincial guidelines. Where a Memorandum of Agreement (MOA) exists between a planning partner and the SVCA, staff have reviewed the application for conformity with the natural hazard policies of the applicable Municipality or County.

The purpose of the application is to add Additional Dwelling Units (ADUs) as a permitted use in the Arran-Elderslie Zoning By-Law (ZB). Provisions are included for attached and detached units, and specific restrictions are included for each zone. This amendment also seeks to amend the required frontage and lot area for semi-detached dwellings in the R1 and R2 zone.

### **Recommendation**

The proposed amendments should include a provision that prohibits ADUs (attached and detached) from being established where safe access cannot be met. Provided this provision is included in an updated ZBA, it is the opinion of the SVCA staff that consistency with the natural hazard policies of the PPS, 2024 would be demonstrated. We elaborate in the following report.

## Documents Reviewed by Staff

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

- a) Request for Agency Comments, dated June 11, 2025; and,
- b) Proposed ADU provisions (not dated.)

## Provincial Planning Statement (PPS, 2024)

In accordance with s. 7 of O. Regulation 686/21, SVCA shall act on behalf of the Province or as a public body under the *Planning Act* (PA) to ensure municipal decisions made under the PA are consistent with the natural hazards policies of the PPS, Chapter 5.

In general, Chapter 5 of the PPS does not support development and site alteration in areas subject to hazardous lands and hazardous sites.

Recent *Planning Act* changes made under Bill 185 included removing zoning barriers to building small multi-unit residential. These changes help create additional residential units, such as basement suites, by eliminating barriers including maximum lot coverage and limits on bedrooms allowed per lot.

SVCA is concerned that ARUs could be established in natural hazard areas (i.e. flooding and erosion hazards) without an opportunity to review a PA application associated with this use. As such, it is important for the Municipality's natural hazard policies and ZB provisions to contain policies that prohibit ARUs from being established in natural hazard areas and where safe access cannot be met. This would apply to ARUs proposed in new and existing structures.

Based on SVCA staff's review of the proposed amendments to s. 3.8 of the ZB, it appears that ADU's will not be permitted in the Environmental Protection Zone. However, the proposed amendments do not include a provision that would prohibit ADU's (attached and detached) from being established where safe access cannot be met.

Section 5.2.3 clause c) of the PPS, 2024 states that:

Development and site alteration shall not be permitted within:

- c) areas that would be rendered inaccessible to people and vehicles during times of flooding hazards, erosion hazards and/or dynamic beach hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard;

It is SVCA staff's opinion that a provision be added to proposed s. 3.8.3 of the ZB to prohibit ADU's where safe access cannot be achieved for the ZBA to be consistent with the natural hazard policies of the PPS, 2024.

## County of Bruce Official Plan (OP) Policies

The following comments are made in accordance with the SVCA/County of Bruce MOA.

In general, the County OP natural hazard policies do not support new development within lands affected by natural hazards in addition to the natural hazard policies of the Provincial Planning

ZBA Z-2025-025

June 26, 2025

Page 3 of 4

Statement concerning development and site alterations in hazardous lands and sites. The County OP does not contain policies relating to safe access.

Based on SVCA staff's review of the proposed amendments to s. 3.8 of the ZB, it appears that ADU's will not be permitted in the Environmental Protection (EP) zone. As such, it is SVCA staff's opinion that the amendment is in general conformance with the natural hazard policies of the County OP.

### **Drinking Water Source Protection**

The proposed amendment is not directly affected by a source water protection area. However, the Risk Management Official (RMO) should be contacted to confirm that the proposal is not subject to the local Drinking Water Source Protection Plan. To confirm, please contact the RMO at [rmo@greyhighlands.on.ca](mailto:rmo@greyhighlands.on.ca).

### **Summary**

SVCA staff have reviewed the proposal for consistency with SVCA's policies made in conformance with the Provincial Planning Statement, CA Act, O. Regulation 41/24, and associated provincial guidelines. Where a Memorandum of Agreement (MOA) exists between a planning partner and the SVCA, staff have reviewed the application for conformity with the natural hazard policies of the applicable Municipality or County.

The proposed amendments should include a provision that prohibits ADUs (attached and detached) from being established where safe access cannot be met. Provided this provision is included in an updated ZBA, it is the opinion of the SVCA staff that:

- 1) Consistency with the Natural Hazard policies of the PPS, Chapter 5 would be demonstrated.
- 2) Consistency with local planning policies for natural hazards has been demonstrated, in general. The County OP does not contain policies for safe access.

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

Should you have any questions, or require this information in an accessible format, please contact the undersigned at [b.walter@svca.on.ca](mailto:b.walter@svca.on.ca).

Sincerely,

*Brandi Walter*

Environmental Planning Coordinator

Saugeen Conservation

BW/

cc: Moiken Penner, SVCA Member (via email)  
Christine Fraser-McDonald, Clerk, Mun. of Arran-Elderslie (via email)

**Accessibility Notice:**

Saugeen Valley Conservation Authority (SVCA) is committed to providing accessible information and communications in accordance with the Accessibility for Ontarians with Disabilities Act (AODA). If you use assistive technology and the format of this document interferes with your ability to access the information, please contact us at [www.saugeenconservation.ca/access](http://www.saugeenconservation.ca/access), email [accessibility@svca.on.ca](mailto:accessibility@svca.on.ca), or call 519-364-1255. We will provide or arrange for the provision of an accessible format or communication support, at no additional cost, in a timely manner.



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



June 11, 2025

File Number(s): Z-2025-025

## Public Meeting Notice

**You're invited to participate in a Public Meeting  
to consider Zoning By-Law Amendment File No. Z-2025-025  
July 14, 2025 at 9:00 a.m.**

In the Municipality Council Chambers located at 1925 Bruce Road 10, Chesley ON N0G 1L0

A change is proposed in your neighbourhood: The purpose of this zoning by-law amendment is to add Additional Dwelling Units as a permitted use in the Arran-Elderslie Zoning By-Law. Provisions are included for attached and detached units, and specific restrictions are included for each zone. This amendment also seeks to revise the required frontage and lot area for semi-detached dwellings in the R1 and R2 zone. The proposed changes apply generally to lands within the Municipality of Arran-Elderslie.

## Learn more

Additional information about the application is available online at <https://www.brucecounty.on.ca/active-planning-applications>. 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: Megan Stansfield

## 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 July 7, 2025 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.

**Before the meeting:** You can submit comments by email [bcplwi@brucecounty.on.ca](mailto:bcplwi@brucecounty.on.ca), mail, or phone (226-909-5515) if you have any questions, concerns or objections about the application. Comments will be provided to the Council for its consideration.

**On the day of and during the Public Meeting** you can attend the Public Meeting in person at the Council Chambers and speak directly to council.

## How to access the public meeting

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

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

## 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.

## Notice to Landlords

If you are a landlord of lands containing seven (7) or more residential units, please post a copy of this notice in a location that is visible to all the residents.

## 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-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.

**Please note that third parties (anyone who is not a specified person or public body) do not have the right to appeal a decision to the Ontario Land Tribunal.**

For more information please visit the Ontario Land Tribunal website at <https://olt.gov.on.ca/appeals-process/>.



**The Corporation of the Municipality of Arran-Elderslie**

**By-Law Number \_\_-2025**

**Being a By-Law to Amend By-Law Number 36-09, as Amended, Being the Comprehensive Zoning By-Law for the Municipality of Arran-Elderslie**

**Whereas** the Planning Act, RSO 1990 Section 34 provides for the passing of Zoning By-Laws;

**And whereas** in accordance with the Planning Act, an application has been received to change the zoning provisions for the lands within the Municipality of Arran-Elderslie.

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

1. **That** By-Law 36-09, as amended, being the Zoning By-Law for the Municipality of Arran-Elderslie, is further amended by adding Section 3.8.3 Additional Dwelling Units as follows:

Attached Additional Dwelling Unit (Attached ADU)

Notwithstanding any other provision of this by-law to the contrary, in any zone where a single detached, semi-detached, or street townhouse dwelling is a permitted use, an Attached ADU shall be permitted as defined herein, subject to the following:

- a) An Attached ADU:
  - i) shall have a separate private entrance;
  - ii) shall have one parking space that is provided and maintained for the sole use of the occupant of the Attached ADU;
  - iii) shall be connected to municipal services, if available.
- b) A Home occupation shall be permitted within an Attached ADU in accordance with Section 3.9.
- c) Where a principal dwelling is legal non-complying, a building addition for an Attached ADU is permitted, provided any new development associated with the Attached ADU complies with this By- law.

For Fully serviced lots the following applies:

- a) A maximum of two Attached ADU's may be located on a serviced lot in a single detached, semi-detached or street townhouse;
- b) The maximum number of units on any serviced residential lot shall be four.

For partially serviced or privately serviced lots the following applies:

- a) The minimum lot size for a privately serviced or partially serviced ADU is 0.4 ha.
- b) The minimum lot size for 2 ADU's on a privately serviced or partially serviced lot is 0.6 ha.
- c) An Attached ADU is not permitted on a lot that is legally non-conforming with respect to lot width or lot area.
- d) A maximum of one Attached ADU or one Detached ADU is permitted per lot;

#### Detached Additional Dwelling Unit (Detached ADU)

Notwithstanding any other provision of this by-law to the contrary, in any zone where a single detached, semi-detached or street townhouse dwelling is a permitted use, a Detached ADU shall be permitted as defined herein, subject to the following:

- a) A Detached ADU:
  - i) shall comply with the zone provisions that are specified in the zone that applies to the land except for that the minimum interior and/or rear yard setback is 1.5 m.
  - ii) shall be located no closer than 2.0 m to the principal dwelling on the lot.
  - iii) shall have one parking space that is provided and maintained for the sole use of the occupant of the Additional Dwelling Unit.
  - iv) shall be connected to municipal services, if available.
  - v) is not permitted where a garden suite has been established.
  - vi) is not permitted where a non-conforming single detached, semi-detached, or street townhouse dwelling has been established.
  - vii) shall not be severed from the lot containing the single detached dwelling, semi-detached dwelling, or street townhouse dwelling;
- b) A Home occupation shall be permitted within a Detached ADU in accordance with Section 3.9.
- c) Section 3.6.5 does not apply to a Detached ADU.
- d) A Detached ADU is not permitted in the R4 – Cottage Residential zone

For Fully serviced lots, the following applies:

- a) One Detached ADU may be located on the same, serviced, lot as a single detached dwelling, semi-detached dwelling unit, or street townhouse dwelling;
- b) The maximum number of units on a fully serviced lot is four.

For partially serviced or privately serviced lots, the following applies:

- a) The minimum lot size for a Detached ADU is 0.4 ha.
- b) One Detached ADU is permitted per lot.

- c) A Detached ADU is not permitted on a lot that is legally non-conforming with respect to lot width or lot area.

ADUs are not permitted in the Environmental Protection (EP) Zone.

Within the Agriculture (A1) zone, in most cases, the driveway will be shared with the existing residence. In extenuating circumstances, a new driveway may be permitted for the ADU.

The chart below provides a summary of the number and type of ADU permitted in each zone:

ZONE	R1, R2, R3 (serviced)	R4 (unserviced)	Hamlet Residential (HR) AND Unserviced R1 (unserviced)	Agriculture (A1) (unserviced)
Attached ADU	2	1	2	1
Detached ADU	1	0	1	1
<b>Total Including Primary</b>	4	When lot is greater than 0.4 ha = 2	Between 0.4ha and 0.6 ha = 2 Greater than 0.6 ha = 3	When lot is greater than 0.4 ha = 2

2. **That** By-Law 39-09, as amended, being the Zoning By-Law for the Municipality of Arran-Elderslie, is further amended by adding an Attached ADU and a Detached ADU as a permitted use in all zones that permit a single detached dwelling, a semi-detached dwelling, a duplex residential dwelling and a townhouse dwelling, except that a Detached ADU is not permitted in the R4 – Cottage Residential Zone.
3. **That** By-Law 36-09, as amended, being the Zoning By-Law for the Municipality of Arran-Elderslie, is further amended by adding the following definitions:

Attached Additional Dwelling Unit (Attached ADU) means the use of a single detached dwelling, semi-detached dwelling unit or street townhouse dwelling unit where a separate self-contained dwelling unit is located within or attached to the principal building.

Detached Additional Dwelling Unit (Detached ADU) means the use of a detached building where a separate self-contained dwelling unit is located on the same lot as an associated single detached dwelling, semi-detached dwelling unit, or street townhouse dwelling unit. For the purposes of this By-Law, existing garden suites shall be considered an additional dwelling unit (detached).

4. **That** By-Law 36-09, as amended, being the Zoning By-Law for the Municipality of Arran-Elderslie, is further amended by adding the following to Section 3.27.1 (Parking):

1. Additional Dwelling Unit (Attached)
2. Additional Dwelling Unit (Detached)

5. **That** By-Law 36-09, as amended, being the Zoning By-Law for the Municipality of Arran-Elderslie, is further amended by adding the following to Section 10.3 Zone Provisions – ‘R1’ and ‘R2’

Zone Provisions – For Lots Serviced By Municipal Water And Sewer					
		‘Dwelling, Single Detached’	‘Dwelling, Duplex’ & ‘Semi Detached’	‘Dwelling, Townhouse’ (R2 Zone)	
				Cluster (A)	Street
.1	<b>Minimum Lot Area</b>	465 M <sup>2</sup> Or 1,500 M <sup>2</sup> (C) 5,000 M <sup>2</sup> (D)	465 M <sup>2</sup> (b) 1,500 M <sup>2</sup> (C) 5,000 M <sup>2</sup> (D)	155 M <sup>2</sup> (1668 Ft <sup>2</sup> ) Per Dwelling Unit	155 M <sup>2</sup> (1668 Ft <sup>2</sup> ) Per Dwelling Unit
.2	<b>Minimum Lot Frontage</b>	15 Metres (50 Ft)	15 Metres (50 Ft) (b)	15 Metres (50 Ft)	15 Metres (50 Ft) (b)

- (b) Where a ‘Dwelling, Semi Detached’ or ‘Townhouse, Street’ has been equally divided to provide individual ownership to each dwelling unit, the minimum lot size may be reduced to 232.5 m<sup>2</sup>, the minimum frontage may be reduced to 7.5 metres and, the common side yard may be reduced to zero (0) metres.

Read a first and second time this \_\_\_\_<sup>th</sup> day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

Read a third time and finally passed this \_\_\_\_<sup>th</sup> day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk



## Planning Report

**To:** Council for the Municipality of Arran-Elderslie

**From:** Megan Stansfield, Planner

**Date:** July 14, 2025

**Re:** Zoning By-law Amendment - Z-2025-030 (Weber)

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### Recommendation:

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

That Committee approve Zoning By-law Amendment Z-2025-030 by Weber and the necessary by-law be forwarded to Council for adoption.

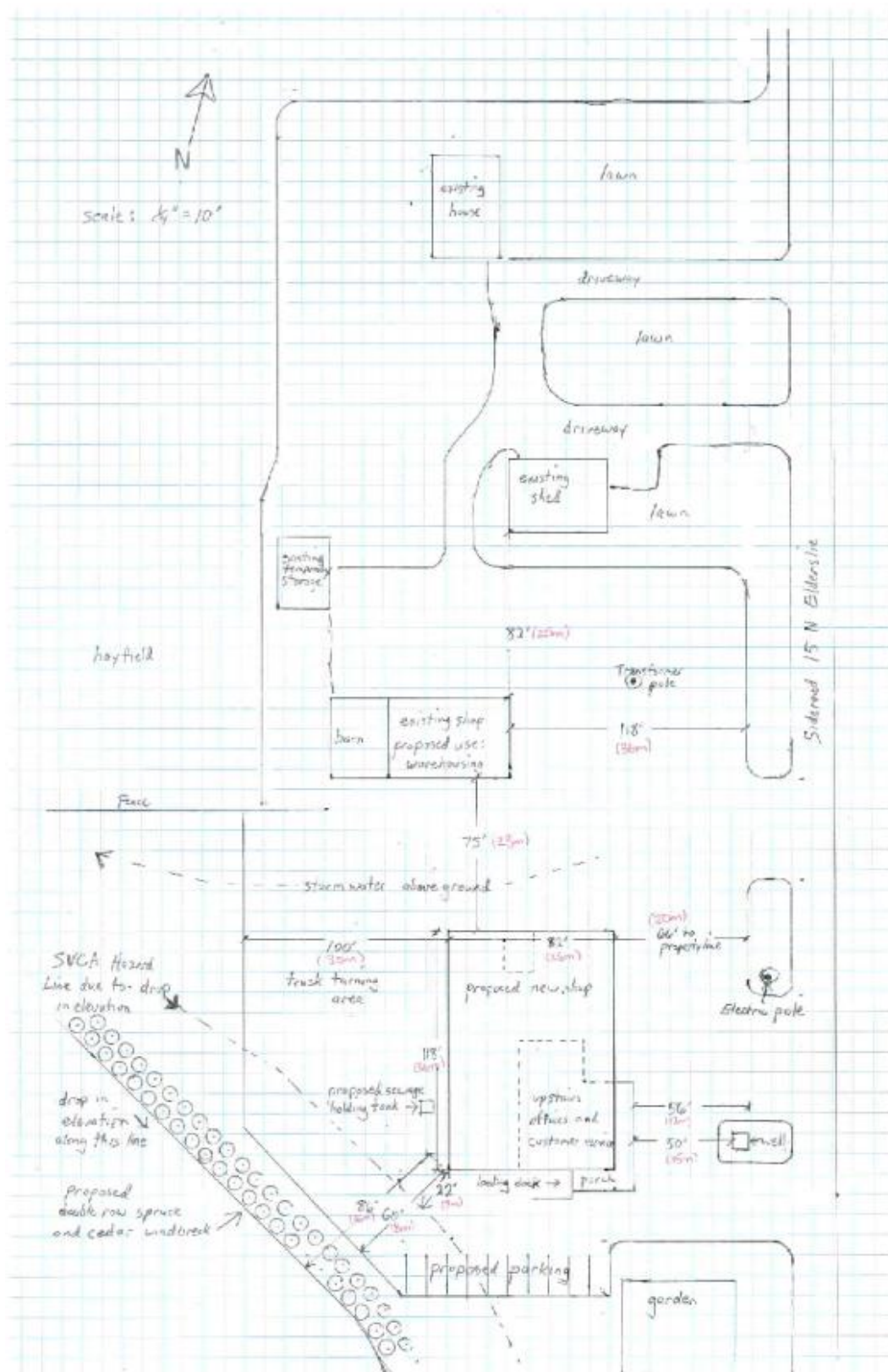
### Summary:

This application proposes to rezone the property from Agriculture Special to Rural Commercial Industrial. The applicants are proposing to expand their existing business and construct a new 900 sq m building for agricultural manufacturing and repairs.

### Airphoto



## Site Plan



## Planning Analysis:

The following section provides an overview of the planning considerations that were factored into the staff recommendation for this application, including relevant agency comments (attached), and planning policy sections.

### Proposal

The property owner has an existing home-based business located on the site which comprises of agricultural equipment repair and agricultural manufacturing. The applicant manufactures a line of poultry shelters. There will be a small retail component, however the applicant largely distributes to dealers. The expansion will provide the necessary space to continue the operation and the existing building used for the manufacturing, will be converted to a warehouse.

### Conformity with the County Official Plan

The property is designated Rural in the County Official Plan. The Rural designation permits Rural Industrial Uses in accordance with Section 5.6.6 of the COP. Permitted uses include those that serve the immediate agricultural community, such as machine repair, welding, lumber mills and yards, small-scale rural home industries and other such similar industrial uses that require a rural location and cannot be located within a settlement area. The County prefers that industrial uses be located within settlement areas, however the settlement areas of Arran-Elderslie have limited industrial space and the proposed uses for this property directly serves the agricultural community. It's therefore reasonable for this operation to be located outside a settlement area, within the Rural designation. The COP requires that Industrial Uses meet the Locational Criteria detailed in Section 5.6.6.2, which are:

- 1) Adequate on-site parking and loading are provided
- 2) Conformity with MDS formula
- 3) Be sensitive to the surrounding natural environment by minimizing impacts to said environment
- 4) Shall not require large volumes of water or generate large volumes of effluent

The proposal meets the above noted criteria. The site plan shows adequate parking and a loading area. The MDS Guidelines do not require MDS 1 setbacks to be met in cases where a property is already zoned for a 'non-agricultural use' and the use is not becoming more sensitive, ie. there are currently industrial uses on the property and there will continue to be industrial uses on the property, and therefore an MDS setback is not required. The uses also serve the agricultural community. The proposed building will be outside the hazard area, and a permit will be required from the SVCA which will ensure no impacts to the watercourse. The proposed Industrial Use does not require large volumes of water.

The proposed amendment is consistent with the County Official Plan.



## Zoning

The property is currently zoned A1-44-2014, which permits standard agricultural uses, in addition to a Home Industry, with special provisions that restrict the home industry use to a maximum size of 223 sq m and the use being a Farm Equipment Repair and Equipment Rentals business only. The business has expanded, and the applicant would like to construct a new building on their property to continue the use on the site. The proposed use has outgrown the “Home Industry” definition, and therefore, the proposal is to amend a portion of the property to be zoned M3 - Rural Commercial Industrial.

The M3 zone notes that it should only be used on lands designated Rural in the County Official Plan. The M3 Zone permits both residential and non-residential uses. The only residential uses permitted are Accessory Apartments or Accessory Detached Dwellings in accordance with Section 3.8.1 and 3.8.2 respectively. The applicant has a detached dwelling on the property which would meet the provisions detailed in Section 3.8.2.

The non-residential uses permitted in the M3 zone, include all of the non-residential uses in the M1 zone (Agriculture Commercial Industrial), as well as a few additional uses. The M1 Zone permits Farm Implement Repair and Bulk Sales Establishment - Agricultural. The M3 Zone permits Dry Industrial uses limited to welding shops, blacksmith shops and wood fabricating. The proposed zone change to M3 Special which would permit the uses proposed by the applicant and support the expansion of their business. The by-law restricts the uses permitted on the property, and the following will uses not be permitted on this property:

- a. ‘Abattoir’
- b. ‘Salvage Yard’
- c. ‘Septic Tank Service’
- d. ‘Portable Asphalt Plant’
- e. ‘Portable Concrete Plant’
- f. ‘Wayside Pit or Wayside Quarry’

These uses are more intense and would require further review and potentially supporting studies, and therefore should require further planning applications/permissions.

The surrounding lands are mainly agricultural, however directly south of the subject property is a parcel zoned M1-3-2011 which permits warehousing and office uses associated with a wholesale operation.

## Archaeological Resources

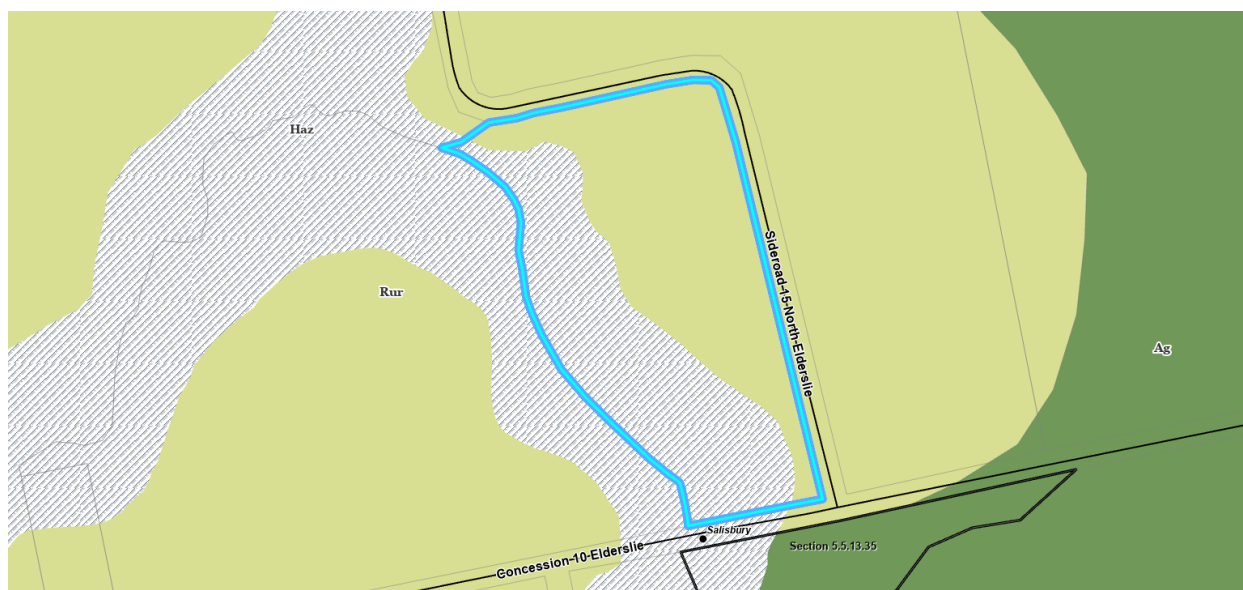
The property is completely within an area of high archaeological potential due to the proximity to a watercourse. Saugeen Ojibway Nation was consulted on this application, and noting the history and disturbance on the property, it was determined an archaeological assessment was not required.



## Appendices

- County Official Plan Map
- Local Zoning Map
- Agency Comments
- Public Comments
- Public Notice

### County Official Plan Map (Designated Rural Areas, Hazard Areas)



### Local Zoning Map (Zoned A1-44-2014 - General Agriculture, EP - Environmental Protection)



**Agency Comments**

Historic Saugeen Metis: No objections

Municipality of Arran-Elderslie: No comments

**Public Comments**

No comments were received from the public at the time of writing this report.



# THE CORPORATION OF THE MUNICIPALITY OF ARRAN-ELDERSLIE

1925 Bruce Road 10, Box 70, Chesley, ON N0G 1L0  
519-363-3039 Fax: 519-363-2203

July 4, 2025

County of Bruce  
Planning & Economic Development Department  
578 Brown Street  
Box 129  
Warton, ON N0H 2T0

Via Email: [mstansfield@brucecounty.on.ca](mailto:mstansfield@brucecounty.on.ca)

**Re: Zoning By-law Amendment Application Z-2025-030  
Weber  
23 Sideroad 15 North**

Arran-Elderslie staff have reviewed the above noted application and provide the following comments:

Works Manager

- No concerns.

CAO/Clerks

- No concerns.

Fire Chief

- No concerns.

Should you require further information or documentation, please contact the undersigned.

Yours truly,  
MUNICIPALITY OF ARRAN-ELDERSLIE  
Per:

*CE Fraser-McDonald*

Christine Fraser-McDonald  
Clerk

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



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



June 11, 2025

File Number(s): Z-2025-030

## Public Meeting Notice

**You're invited to participate in a Public Meeting  
to consider Zoning By-Law Amendment File No. Z-2025-030  
July 14, 2025 at 9:00 a.m.**

In the Municipality Council Chambers located at 1925 Bruce Road 10, Chesley ON N0G 1L0

A change is proposed in your neighbourhood: This application proposes to rezone the property from Agriculture Special to Rural Commercial Industrial. The applicants are proposing to expand their existing business and construct a new 900 sq m building for agricultural manufacturing and repairs.



## Learn more

Additional information about the application is available online at <https://www.brucecounty.on.ca/active-planning-applications>. 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: Megan Stansfield

## 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 July 7, 2025 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.

**Before the meeting:** You can submit comments by email [bcplwi@brucecounty.on.ca](mailto:bcplwi@brucecounty.on.ca), mail, or phone (226-909-5515) if you have any questions, concerns or objections about the application. Comments will be provided to the Council for its consideration.

**On the day of and during the Public Meeting** you can attend the Public Meeting in person at the Council Chambers and speak directly to council.

## How to access the public meeting

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

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

## 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.

## Notice to Landlords

If you are a landlord of lands containing seven (7) or more residential units, please post a copy of this notice in a location that is visible to all the residents.

## 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.

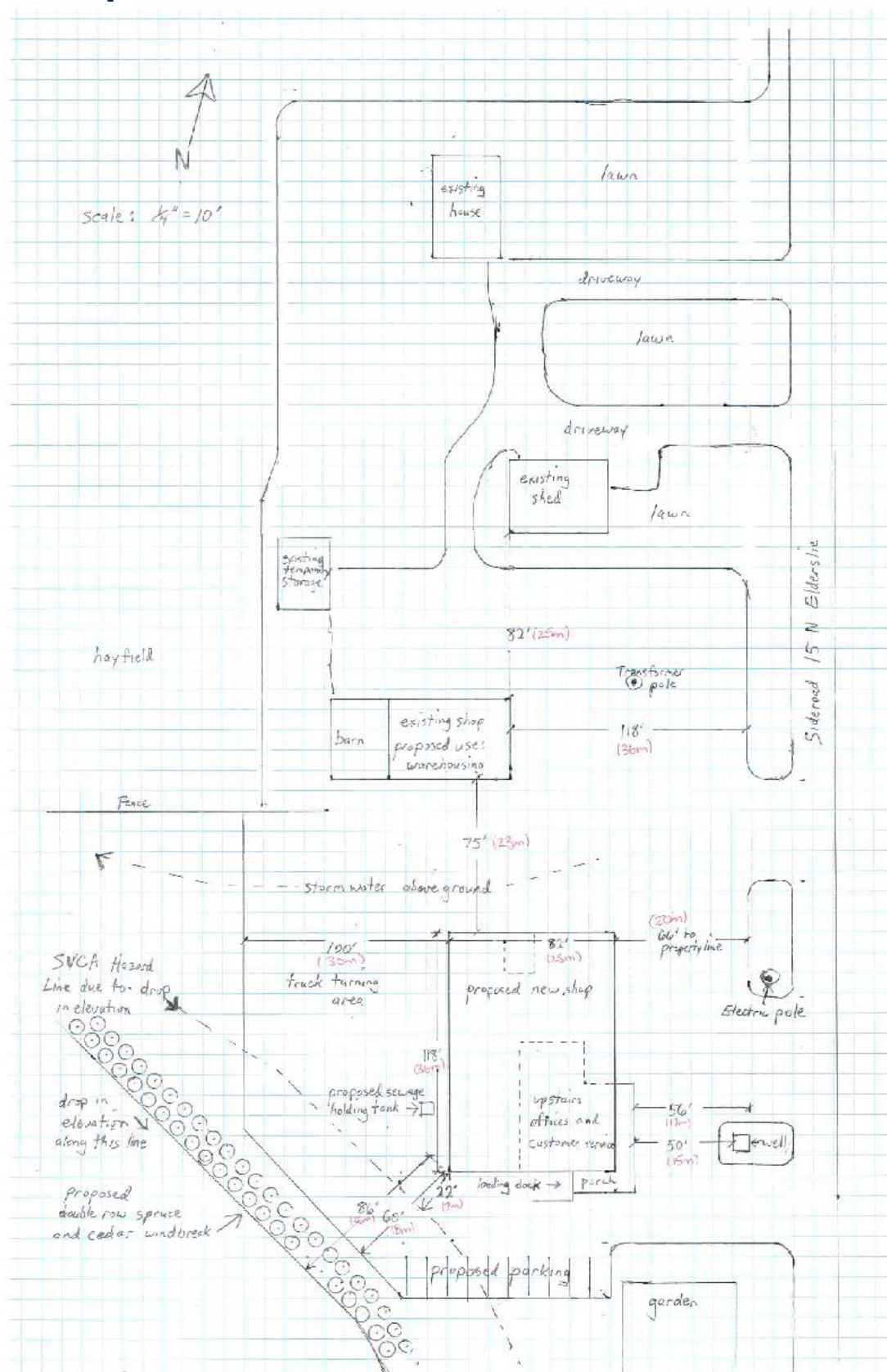
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# Site plan



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

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**BY-LAW NO. xx – 2025**

BEING A BY-LAW TO AMEND SCHEDULE A OF BY-LAW NO. 36-09, AS  
AMENDED  
(BEING THE COMPREHENSIVE ZONING BY-LAW OF THE  
MUNICIPALITY OF ARRAN-ELDERSLIE)  
RE: ELDERSLIE CON 11 PT LOTS 15;AND 16 PT ORIGINAL RD ALLOW;RP  
3R9681 PART 2 PT;ELDERSLIE CREEK PT SNAKE;CREEK RP 3R6823 PT  
PARTS 2, 23 SIDEROAD 15 NORTH ELDERSLIE

Whereas Section 34(1) of the Planning Act, R.S.O. 1990, Chapter P. 13, as amended, provides that: “Zoning by-laws may be passed by the councils of local municipalities:

1. For prohibiting the use of land, for or except for such purposes as may be set out in the by-law within the municipality or within any defined area or areas or abutting on any defined highway or part of a highway.
2. For prohibiting the erecting, locating or using of buildings or structures for or except for such purposes as may be set out in the by-law within the municipality or within any defined area or areas or abutting on any defined highway or part of a highway.”

NOW THEREFORE COUNCIL OF THE CORPORATION OF THE  
MUNICIPALITY OF ARRAN-ELDERSLIE HEREBY ENACTS AS FOLLOWS:

1. THAT Schedule “A” of By-law No. 36-09, as amended being the Comprehensive Zoning By-law for the Municipality of Arran-Elderslie, is hereby further amended by changing thereon from A1-44-2014 Agriculture Special to A1-General Agriculture and M3-XX-2025 Rural Commercial Industrial of the subject lands, as outlined in Schedule ‘A’, attached hereto and forming a part of this by-law.
2. THAT By-law No. 36-09, as amended, is hereby further amended by adding the follow subsection to Section 19.4 thereof:

‘M3-XX-2025’

.xx Notwithstanding their Rural Commercial Industrial ‘M3’ zoning designation, those lands delineated as M3-xx-2025 on Schedule ‘A’ to this By-law shall be used in compliance with the ‘M3’ zone provisions contained in this by-law, excepting however:

- i. That the following uses are not permitted:
  - a. ‘Abattoir’
  - b. ‘Salvage Yard’
  - c. ‘Septic Tank Service’
  - d. ‘Portable Asphalt Plant’
  - e. ‘Portable Concrete Plant’
  - f. ‘Wayside Pit or Wayside Quarry’
3. THAT the property is designated as a site plan control area as per Section 41 of the *Planning Act, R.S.O. 1990, as amended*.
4. THAT this By-law takes effect from the date of passage by Council, subject to compliance with the provisions of the *Planning Act, R.S.O. 1990, as amended*.
5. THAT By-law A1-44-2014 is hereby rescinded.



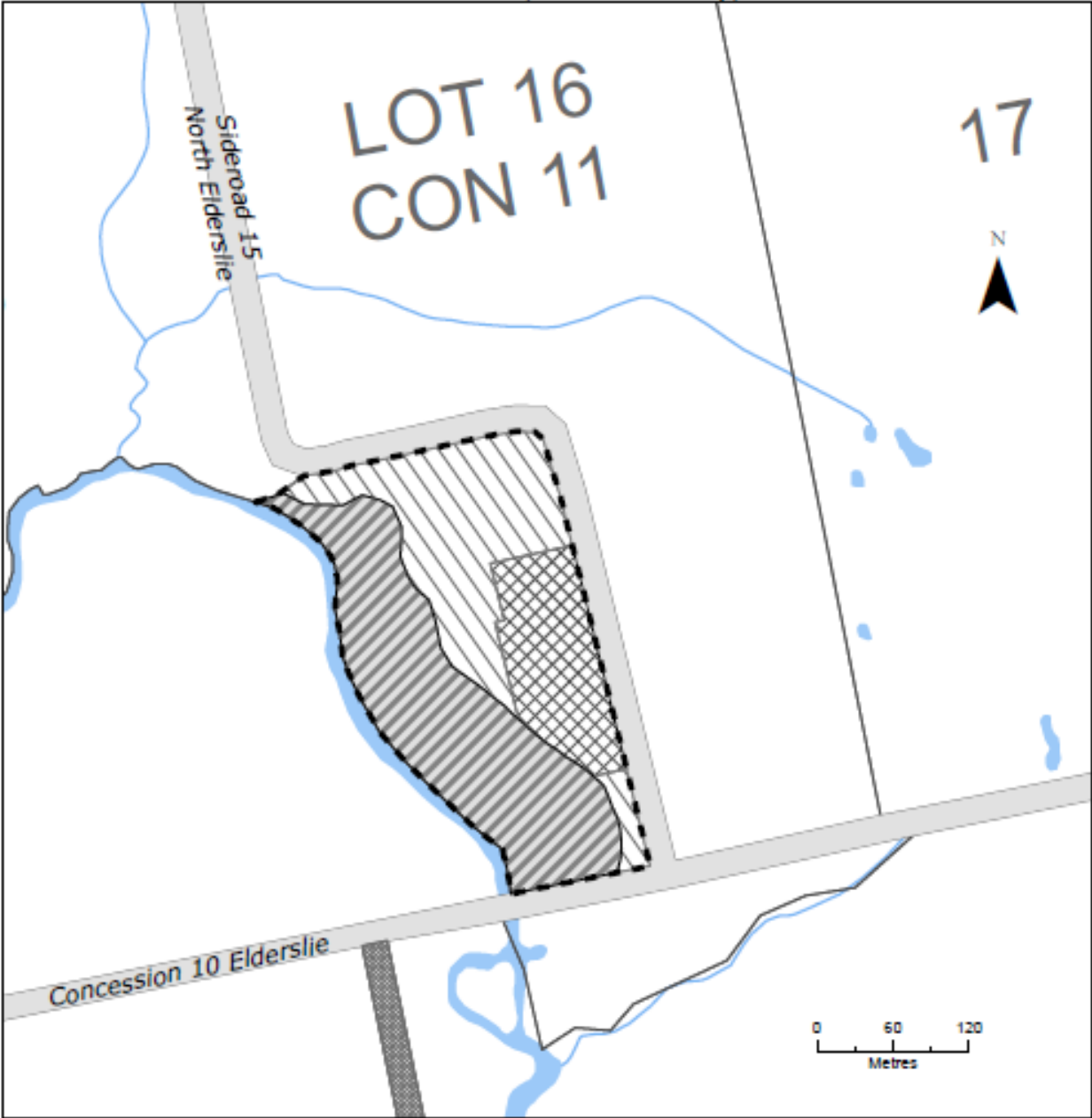
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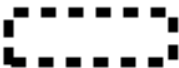
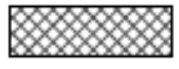


READ a FIRST and SECOND time this 14<sup>th</sup> day of July, 2025.  
READ a THIRD time and finally passed this \_\_\_\_ day of \_\_\_\_\_, 2025.

_____ Steve Hammell, <i>Mayor</i>	_____ Christine Fraser-McDonald, <i>Acting Clerk</i>
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Schedule 'A'

23 Sideroad 15 North Elderslie - CON 11 PT LOTS 15;AND 16 PT ORIGINAL RD ALLOW;RP 3R9681  
PART 2 PT;ELDESLIE CREEK PT SNAKE;CREEK RP 3R6823 PT PARTS 2 - Roll 410338000405800  
Arran-Elderslie (Elderslie Township)



-  Subject Property
-  Lands to be zoned M3-XX-2025 – Rural Commercial Industrial Special
-  Lands to be zoned A1 - General Agriculture
-  Lands to be zoned EP - Environmental Protection

This is Schedule 'A' to the zoning by-law amendment number \_\_\_\_\_ passed this \_\_\_\_\_ day of \_\_\_\_\_

Mayor \_\_\_\_\_

Clerk \_\_\_\_\_



## Planning Report

**To:** Mayor and Council, Arran-Elderslie

**From:** Jenn Burnett, Senior Development Planner

**Date:** July 14, 2025

**Re:** Application Z-2025-011 for NEOEN co MHBC Planning

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### Recommendation:

It has not been demonstrated that Zoning By-law Amendment Application Z-2025-011 by NEOEN c/o MHBC Planning for lands described as CON 4 PT LOT 36, Arran Township, is consistent with the PPS 2024 and the Bruce County Official Plan. It is recommended that the application be refused.

### Summary:

The Tara Battery Energy Storage System (Tara BESS) is a 400-megawatt (MW), 1,600-megawatt hours (MWh) utility-scale battery energy storage project proposed in the Municipality of Arran-Elderslie. Procured under the IESO's LT1 program, the application notes that, "the project is a key part of Ontario's strategy to secure grid reliability, integrate renewable energy, and modernize the electricity system in response to growing demand."

The project site is within a regulated floodplain that is proposed to be altered significantly to accommodate the use. This will require an amendment to the Bruce County Official Plan to permit the alteration and to redesignate the project area to Agricultural, with a site-specific policy permitting the establishment of a battery energy storage facility. The altered floodplain area will be designated Hazard, while the remainder of the site will retain its existing land use designations.

The property is currently zoned 'Environmental Protection' (EP) and 'General Agriculture' (A1) in the municipal zoning by-law. The facility is proposed within the EP zone with a small encroachment into the A1 zone. The amendment proposes to re-zone the project area within the EP zone to an A1 zone with a site-specific permission allowing the establishment of a battery energy storage facility. The adjusted floodplain area will be rezoned EP.

Through county, municipal and Conservation Authority staff review, it is concluded that the applicant has not demonstrated that the proposed development is appropriate for the site, satisfies cultural heritage and archaeology requirements, or that there will be no negative impact to the natural heritage features or hazard areas on the lands. It is recommended that the application be refused for reasons outlined below.

## Airphoto



39 Concession 4 Arran  
CON 4 PT LOT 36 (Arran-Township)  
Municipality of Arran Elderslie  
Roll Number: 410349000307200





The Agricultural designation permits typical agricultural uses and farming operations and the Hazard Lands designation, associated with the floodplain of the Sauble River, restricts uses to conservation, forestry, wildlife areas and passive recreation. The restriction typically prohibits buildings and structures and considers those that do not impair the ecological processes and environmental features within the Hazard Lands.

The BCOP prohibits site development or alteration of hazard lands and specifically identifies, "[n]o buildings or structures, nor the placing or removal of fill of any kind whether originating on the site or elsewhere, nor land grading shall be permitted in the Hazard Land Area except where such buildings, structures or fill are intended for flood or erosion control or maintenance and management of the natural environment, recreational purposes or non-residential accessory farm buildings (e.g. a sugar shack), and are approved by the Municipal Council, the Conservation Authority where they exist, and the Chief Building Official." (BCOP 5.8.5.2)

The proposed development is not consistent with the Hazard Land policies of the Bruce County Official.

### Energy Projects

Procured under the IESO's LT1 program, this application notes that, "the project is a key part of Ontario's strategy to secure grid reliability, integrate renewable energy, and modernize the electricity system in response to growing demand." PPS 2024 policy 3.8 directs that planning authorities should provide opportunities for the development of energy supply including energy storage systems, generation facilities and transmission systems. The BCOP, while not specifically providing policy or location criteria for BESS, guides major utilities to be located in an orderly and economic manner such that they minimize their impact on people, the adjacent land use and the natural environment (BCOP 4.7.4.1).

### Natural Heritage

A Natural Environment Report (NER) for the proposed development was prepared by Beacon Environmental (January 2025) and reviewed by Bruce County Planning's environmental planner. The overall conclusion of the review was that the NER is not consistent with the PPS 2024 and the Bruce County Official Plan as it does not demonstrate no negative impact to the natural heritage features.

The concerns with the NER include:

1. The analysis of Significant Wildlife Habitat (SWH) is not a complete assessment of presence through to recommended mitigation measures. Additional study is required to demonstrate no negative impact to the features or its functions.
2. Insufficient information has been provided to support that the proposal is in accordance with provincial and federal requirements pertaining to the habitat of threatened and endangered species.
3. There is not sufficient information provided to make a determination that the extensive cut/fill approach would not have hydrological impacts to the riparian

wetlands or the watercourses. A water balance study should be prepared to demonstrate no negative impacts to wetlands.

4. Insufficient information has been provided to outline how recommended buffer areas are to be managed.

The full comments are attached for review.

#### Cold Water Streams and Fish Habitat

The Sauble River is noted as cold water fish habitat and is regulated by the Department of Fisheries and Oceans (DFO) under the Federal Fisheries Act. The County OP does not permit development within 30 m of the banks of a cold water stream (4.3.2.1) and that is reflected in the buffer noted in the site plan for the proposed site alteration. The NER notes that potential impacts of the project on fish habitat have not been assessed and that a Fisheries Act authorization from DFO will be required if potential impacts cannot be sufficiently mitigated (NER pg. 16). County staff note that changes to policy require studies and impact assessments to demonstrate that the proposed land use will not negatively impact the existing feature or its function. Defaulting to a Fisheries Act authorization to address an inability to mitigate impacts to fish habitat does not represent good land use planning. It is an indication that the lands cannot support the proposed use and that impacts to other natural heritage features and functions may not be successfully mitigated.

#### Groundwater Recharge Areas and Aquifers

Section 4.3.2.12.1 of the BCOP addresses the protection of groundwater recharge areas and aquifers and requires that new development demonstrate protection of said resources and the environment and, that the resources not be detrimentally impacted by the development. Mapping identifies aquifers and groundwater recharge areas on and adjacent to the subject lands.

The PSS 2024 (4.2) directs planning authorities to protect, improve or restore the quality and quantity of water by:

b) minimizing potential negative impacts, including cross-jurisdictional and cross-watershed impacts;

e) implementing necessary restrictions on development and site alteration to:

1. protect all municipal drinking water supplies and designated vulnerable areas; and
2. protect, improve or restore vulnerable surface and groundwater, and their hydrologic functions;

The proposed location of the facility encroaches into an aquifer and the groundwater recharge areas and is upstream from the Tara municipal drinking water system. Provincial mapping shows that the aquifer extends to properties in Bruce and Grey County including Chatsworth, Georgian Bluffs and Tara. The Class EA Technical Report does not identify

potential impacts to the aquifers or the recharge areas. Further information should be provided in this regard.

## Hazards

Natural hazards identified on the subject property include the floodplain of the Sauble River. The subject lands are regulated by Ontario Regulation 41/24: Prohibited Activities, Exemptions and Permits. Grey Sauble Conservation Authority (GSCA) June 6, 2025 comments state that the proposed site alteration to the floodplain is extensive and it does not meet the intent of the regulations.

The proposed site alteration includes the relocation of 99,127 cu m of soil from the subject lands and an adjacent parcel to an area immediately north of the Sauble River to build it up enough to remove it from the floodplain so that the BESS can be accommodated. The amount of soil to be moved is substantial, equaling approximately 36 Olympic sized swimming pools and requiring approximately 1200 truckloads to redistribute it. The BESS is situated in the floodplain and not at the edge of it and the scale of the alteration is considered substantial. The soil will be removed from the subject lands and the parcel immediately west, from areas outside of the 30 m setback to the Sauble River. The adjacent parcel is not part of this planning application.

GSCA June 6, 2025 comments provide the following PPS 2024 policy review noting the policies that affect this application. GSCA responses are italicized below.

### "5.1 General Policies for Natural and Human-Made Hazards

1. Development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards.

*The proposed development is within a natural hazard area. Mitigation in the form of a cut and fill is the proposed approach to address potential negative impacts. There is little guidance on utilizing a cut and fill approach but the principle of it includes removing fill material incrementally from one area to another area to balance flood plain volumes. While a cut and fill approach can be an appropriate method in addressing potential impacts if carefully considered on a case-by case basis, it is typically reserved for small scale projects with limited cut/fill and limited change to the floodway.*

### 5.2 Natural Hazards

1. Planning authorities shall, in collaboration with conservation authorities where they exist, identify hazardous lands and hazardous sites and manage development in these areas, in accordance with provincial guidance.

*Much of the property is identified to be within the flood plain of the Sauble River and has been designated Hazard Lands in the Bruce County Official Plan and zoned Environmental Protection in the Municipality of Arran-Elderslie Comprehensive Zoning By-law. Development is prohibited or restricted in these areas. The Floodplain Assessment report identifies that the flood plain is larger than previously identified.*



2. Development shall generally be directed to areas outside of:

b) hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards;

*The proposed development is located within an area susceptible to flooding hazards and is a regular occurrence, particularly in the spring freshet. The extent of flooding varies on the property. Generally, the further away from the channel of the Sauble River the lower the degree of flooding. The area of least risk, though still within the flood plain, is the north east portion of the property. However, we understand due to other constraints the development was not able to concentrate in this area.*

3. Development and site alteration shall not be permitted within:

c) areas that would be rendered inaccessible to people and vehicles during times of flooding hazards, erosion hazards and/or dynamic beach hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard; and

d) a floodway regardless of whether the area of inundation contains high points of land not subject to flooding.

*If the proposed flood plain fill compensation is approved, the site would then meet safe access criteria. The floodway is considered the entire contiguous flood plain under the 100-year flood event in a one-zone policy area as defined by the PPS.*

*The one zone concept is applied to the Sauble River. The proposed development and site alteration is within the floodway of the Sauble River.*

5. Despite policy 5.2.3, development and site alteration may be permitted in certain areas associated with the flooding hazard along river, stream and small inland lake systems:

b) where the development is limited to uses which by their nature must locate within the floodway, including flood and/or erosion control works or minor additions or passive non-structural uses which do not affect flood flows.

*Policy 5.2.5 allows for consideration of development and site alteration within flooding hazards in limited circumstances where the function of the natural hazard feature is maintained. There is little guidance as to what qualifies as to the nature of development. However, from GSCA's perspective, this includes development and site alteration such as bridges, dams, dykes, etc., projects that fundamentally must be located in natural hazard areas. Other exceptions to the 5.2.3 policy includes additions or non-structural uses, which is not applicable in this case.*

6. Development shall not be permitted to locate in hazardous lands and hazardous sites where the use is:

b) an essential emergency service such as that provided by fire, police, and ambulance stations and electrical substations; or

c) uses associated with the disposal, manufacture, treatment or storage of hazardous substances.

*The proposal includes 420 lithium-ion battery storage units and an electrical substation required to receive and distribute power from the battery units to the main transmission line. The proposed flood plain compensation would elevate the development footprint to remove it from the flood plain. GSCA has concern with the extent of the mitigation required to remove the development footprint from the flood plain to support uses that are otherwise identified as being strictly prohibited within natural hazard areas. These uses are identified as they pose a higher level of risk to human health and safety.*

*The proposed development is within the flood plain/floodway of the Sauble River and within an area that is susceptible to frequent flooding. Flood plains are inherently hazardous and the amount of flood plain compensation required to facilitate the development is extensive. Based on the summary of the natural hazard policies in the PPS, GSCA staff are of the position the proposal is not consistent with the Provincial Planning Statement as development and site alteration shall not be permitted within a floodway. The PPS is also restrictive of development in hazard lands where the use is for an electrical substation and where the use includes the storage of hazardous materials." (GSCA June 6, 2025 comments)*

The proposed amendment is not consistent with the policies for natural and human made hazards of the PPS, 2024.

The image below shows spring flooding on the subject lands and the adjacent lands. The area in red indicates the approximate location of the BESS.



## Cultural Heritage and Archaeology

Section 4.6 of the PPS, 2024 directs that municipalities shall engage Indigenous communities through the planning process:

### “4.6 Cultural Heritage and Archaeology

4.6.5 Planning authorities shall engage early with Indigenous communities and ensure their interests are considered when identifying, protecting and managing archaeological resources, built heritage resources and cultural heritage landscapes.”

The application was circulated to Saugeen Ojibway Nation (SON), the Historic Saugeen Metis and the Metis Nation of Ontario for comment. The Planning Justification Report (PJR) indicates that consultation with SON is ongoing, and a Contribution Workplan has been executed between Neoen and the Metis Nation of Ontario (MNO) Region 7 Communities - Georgian Bay Traditional Territory Consultation Committee.

A Stage 1 Archaeology Assessment was completed by LHC Heritage Planning & Archaeology Inc. in February 2025. The report indicates that, there is high archaeological potential and that further investigation is required.

It cannot be determined that the application is consistent with the Section 4.6 of the PPS, 2024.

## Roads and Access

In comments issued by the municipality the following is noted,

“[t]he main entrance to this project is proposed off Concession 4 Arran. Based on Ontario Minimum Maintenance Standards this is a Class 4 Highway. The present road design and construction cannot support the extra traffic, construction equipment, material and products being delivered to the site.

On Concession 4 Arran there is a concrete girder bridge, Sims Bridge (A4). Based on the latest OSIM report in 2024 there is some recommended 1-5 year repairs. Patch repairs, waterproofing and paving are recommended to maintain this structure. Extra traffic, construction equipment, material and supplies to the site will shorten the timeline the Municipality has to deal with this bridge repair.” (May 20, 2025 comments)

The municipal comments reflect that the existing road and bridge infrastructure will not support the traffic generated to develop the site. Professional review will be required to assess necessary upgrades including any environmental investigation related to the bridge repair within a floodplain.

## Arran Elderslie Zoning By-law 36-09

The property is zoned “Environmental Protection” (EP) and ‘General Agriculture’ (A1) in the municipality’s zoning by-law. The EP zone reflects natural heritage and hazard areas and only permits non-habitable buildings and structures necessary for flood and erosions purposes, public services or boat launching and docking. The A1 zone supports general agricultural uses but does not contemplate a Battery Energy Storage System (BESS).

May 20, 2025 municipal comments state that the proposed BESS is not considered a permitted use by the zoning by-law.

“The proposed use does not conform to Section 3.1.1 of the Zoning By-law, which permits only essential public utility infrastructure such as watermain, transformers, and transmission lines. These uses are typically small in scale, overhead or underground, and do not interfere with the principal use of the land. In contrast, the proposed BESS facility spans approximately 6 hectares and represents a significant alteration to the land use, inconsistent with the intent of this section.

Battery Energy Storage Systems are not explicitly defined or contemplated in the current Zoning By-law, and cannot reasonably be interpreted as equivalent to a transformer or distribution station due to their scale and operational characteristics.

Section 3.2 of the Zoning By-law restricts large-scale public utility uses to Industrial or Commercial zones, reinforcing the interpretation that the proposed BESS facility is not a permitted use in the current Agricultural or Environmentally Protected zone.”

## Site Plan Control

The Municipality of Arran-Elderslie adopted a Battery Energy Storage System Policy to provide clear direction for developers proposing Battery Energy Storage Systems (BESS) in the Municipality. The policy requires a development agreement to address the development, maintenance and decommissioning of the facility as well as legal and financial components. Municipal staff requested that the agreement requirement be captured through the zoning by-law.

## Next Steps

Related application, County Official Plan Amendment C-2025-003 is being considered at a Public Meeting in on August 7, 2025 in the Bruce County Council Chambers.

## Conclusion

New development approval follows a prescribed process in Bruce County to ensure that the proposed development is appropriate for the lands and that impacts can be mitigated. It is necessary to investigate the proposal and confirm that it meets the policy tests prior to issuing approval. Information submitted in support of an amendment to the municipality’s

zoning by-law does not demonstrate that the proposal is consistent with the natural heritage, hazard and archaeology policies in the PPS 2024 or in the County Official Plan.

## Appendices

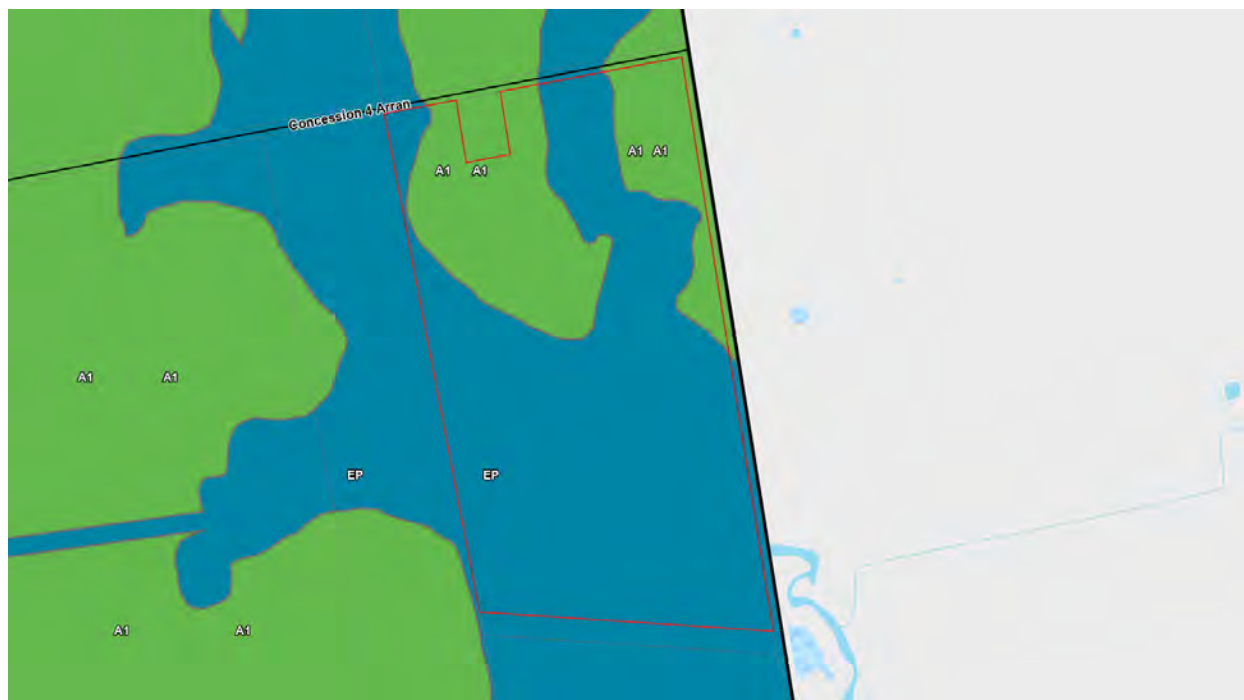
- County Official Plan Map
- Local Zoning Map
- List of Supporting Documents and Studies
- Bruce County Natural Heritage Review
- Agency Comments
- Public Comments
- Public Notice

### County Official Plan Map (Designated Agricultural Areas, Hazard, Rural Areas)





## Local Zoning Map (Zoned A1 - General Agriculture, EP - Environmental Protection)



## List of Supporting Documents and Studies

The following documents can be viewed in full at [Planning Arran-Elderslie | Bruce County](#)

### Application

Public Notice Public Meeting Notice Z11

Public Notice Public Meeting Notice C3

Request for Comments

Consultation Record - Attachment 1

Archaeological Assessment

Planning Justification Report

Erosion Sediment Control Plan

Consultation Record - Attachment 2

Decommissioning Plan

Grading Plan Table

Cover Letter

Consultation Record

Comprehensive Safety Plan - Air Dispersion Model

Floodplain Assessment

Agricultural Impact Assessment

Consultation Record - Site Visit Notes

Environmental Study Report

Noise Impact Study

Comprehensive Safety Plan - Geometric Traffic Study

Stormwater Management Report  
Grading Plan  
Comprehensive Safety Plan  
Site Plan

### Agency Comments

Arran-Elderslie: Comments dated May 20, 2025 note that the municipality adopted a Battery Energy Storage System Policy to provide clear direction for developers proposing Battery Energy Storage Systems (BESS) in the Municipality. The policy requires that the proponent enter into a development agreement with the Municipality to address responsibilities, consultation, site development, emergency response and site rehabilitation.

Historic Saugeen Metis (HSM): Comments dated May 21, 2025 state, "HSM supports the mitigation measures proposed in the Environmental Impact Assessment. Given that some tree clearing is proposed, HSM recommends the addition of an offsetting measure. A ratio of 2 trees planted for every tree cleared is recommended, as mature trees provide greater benefits than newly planted trees in terms of benefiting soil health, providing habitat, and mitigating climate change by sequestering atmospheric carbon. Native tree species should be selected for this use."

Saugeen Ojibway Nation (SON): Comments dated July 6, 2025 state, 'SON is not supportive of this project as it's in a SON identified buffer zone where development shouldn't proceed without initial consultation between SON and the Crown. SON is waiting for a meeting with the Minister to discuss.'

Bruce County Transportation and Environmental Services (T&ES): Undated comments note that structure setbacks are to meet Bruce County's setback bylaw requirements to the Grey-Bruce Line. An entrance permit is required.

Grey Sauble Conservation Authority (GSCA): In comments dated June 6, 2025 GSCA noted, "The proposed development is within the flood plain/floodway of the Sauble River and within an area that is susceptible to frequent flooding. Flood plains are inherently hazardous and the amount of flood plain compensation required to facilitate the development is extensive. Based on the summary of the natural hazard policies in the PPS, GSCA staff are of the position the proposal is not consistent with the Provincial Planning Statement as development and site alteration shall not be permitted within a floodway. The PPS is also restrictive of development in hazard lands where the use is for an electrical substation and where the use includes the storage of hazardous materials." The full comments are attached for Council's review.

### Public Comments

The following comments were received by the July 7, 2025 report submission deadline:

1. Carol McMillan - Comments dated May 20, 2025. Opposes the amendments citing the floodplain and agricultural impact. Submitted a 339 signature petition. Full comments attached.

2. 339 signature petition submitted May 20, 2025 in opposition to the proposed amendments. "We, the undersigned, Petition the Council of the Municipality Arran-Elderslie Township Council & Bruce County Planning Department to reject the request from Neoen to develop a 400 megawatt capacity, standalone battery energy storage system on 40 acres of farm land located at the corner of Concession 4 & Bruce Grey County Line. We object to the location of the facility on agricultural land and the proximity to residences. This land is currently designated as agricultural land and is situated on a flood plain that the Grey Sauble Conversation Authority has designated as environmentally protected..."
3. Judi Almond - Comments dated June 3, 2025 Full comments attached.
4. Amy Harrison - Comments dated June 5, 2025 indicate strong opposition to the location of the proposed BESS. Full comments attached.
5. Carol McMillan - Comments dated June 30, 2025 indicate that the writer owns the adjacent lands and objects to the amendment applications and altering the floodplain. Full comments attached.
6. Jim and Helen Christie - Comments dated July 2, 2025 indicate opposition to the amendment citing concerns related to contamination of environmentally protected land. Full comments attached.





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 Planning & Development Department  
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 226-909-5515

June 24, 2025

## Natural Heritage Review Comments

### C3 Z11 Neoen BESS

The County is currently reviewing an application for a County Official Plan Amendment and amendment to the Municipality of Arran-Elderslie's Zoning By-law, to create a battery storage facility. The development is proposed in an area with natural heritage features. A Natural Environment Report (NER) was completed by Beacon Environmental in January of 2025.

Development must be consistent with natural heritage policies of Provincial Planning Statement and the Bruce County Official Plan. Development must also not contravene provincial and federal legislation (e.g., federal Species at Risk Act, Migratory Birds and Convention Act, Fisheries Act and provincial Endangered Species Act). Staff have reviewed the NER in light of this legislative and policy framework..

In addition to reviewing the NER, the following documents were reviewed as they may pertain to Natural Heritage:

- Class EA Environmental Study Report (March 6, 2025)
- Planning Justification Report (April 2, 2025)
- Stormwater Management Report (February 28, 2025)
- Erosion and Sediment Control Plan (December 18, 2024)
- Floodplain Assessment (March 11, 2025)
- Site Plan (February 20, 2025)
- Floodplain Compensation Plan (December 6, 2024)
- Post Development Sub-Catchment Area (December 13, 2024)

In general, the provided materials are not demonstrating consistency with the PPS and the Bruce County Official Plan. The following subsections provide review according to Significant Wildlife Habitat, Habitat of Threatened and Endangered Species, Floodplain compensation and drainage impacts, and Buffers.

## Significant Wildlife Habitat

The analysis of Significant Wildlife Habitat (SWH) is not a complete assessment of presence through to recommended mitigation measures.

The NER has identified potential SWH based on ministry criteria, followed by a statement that “Ultimately, it is the planning authority’s responsibility to confirm what constitutes SWH and how it should be protected”. Proponents should identify candidate and confirmed SWH through site specific studies, identify potential impacts and demonstrate how a project will achieve no negative impacts to significant natural heritage features through avoidance or recommended mitigation. The Natural Heritage Reference Manual and Bruce County EIS Guidelines provide detailed direction in this regard. Buffers have been recommended as mitigation but have not clearly been tied to mitigation for specific SWH. As such, generally the report has not demonstrated no negative impacts to Significant Wildlife Habitat, is considered incomplete and not consistent with PPS policies 4.1.5.d) and 4.1.8.

The Class EA Environmental Study Report, to which the NER is appended, picks up on the identified potential SWH categories and appears to presume them as confirmed. There is no substantive discussion of impacts beyond the repeated sentence “The proposed Project is not predicted to have measurable impact upon [SWH categories].” We note that this sentence has been copied twice under each SWH section. To clarify, the test that must be met to be consistent with the PPS is for the proposal to demonstrate **no negative impacts**. The buffers recommended in the NER (15m to wetlands and 30m to watercourses) are carried through to the Class EA report. However, as noted above a clear path from identification through to impacts and mitigation has not been established. Staff have concerns with the Floodplain Compensation work and Buffers, elaborated on in further sections.

The NER should be amended to satisfy the PPS test of no negative impact in support of the proposal. Necessary survey works should be advanced (see notes below); or, all candidate SWH categories presumed confirmed in the absence of further investigation as per the Natural Heritage Reference Manual section 9.3.2. Once SWH categories are identified, impacts should be discussed and mitigation recommended. If the study is advanced, we offer the below comments with regard to specific SWH categories:

- **Amphibian Breeding Habitat (Woodlands) and Amphibian Breeding Habitat (Wetlands):** at present the level of review would be insufficient to rule out the possibility of these habitats, based on the methodology comment noted above. The breeding amphibian surveys were conducted in mid June and early July. As noted in the report, the Marsh Monitoring Protocol would require three surveys at least fifteen days apart from mid April to mid June. These standards are reiterated in the Bruce County EIS Guidelines. Furthermore, the approach would only identify amphibians that could have been determined based on amphibian calling surveys (i.e., frogs, toads). This SWH type also includes habitat for Eastern Newt, Blue-spotted

Salamander and Spotted Salamander. Some of these species have been identified in the area in the Ontario Reptile and Amphibian Atlas. Targeted surveys for these species should be conducted, or a detailed rationale as to why specific site conditions would not be favourable to these species. If Amphibian Breeding Habitat (Wetland) is confirmed, then Amphibian Movement Corridors must also be determined as per the Significant Wildlife Habitat Criteria Schedules for Ecoregion 6E. Also, we note that the swamp wetlands are the only lands identified as potential for Amphibian Breeding Habitat (Woodlands) in the assessment. However, any of the riparian wetlands within 120m of a woodland would also be candidate habitat based on the criteria tables.

- **Terrestrial Crayfish:** Please provide a more detailed assessment of the area where chimneys were noted. Staff understand that active agricultural land would not meet the PPS definition of a wetland and thus not provide the appropriate ELC. However, the active agricultural status of the area in question is in question. A June 2025 site visit identified standing water with abundant tadpoles suggesting persistence and abundant crayfish chimneys were noted. The area appears not to have been tilled (see attached photo). Confirmation should be provided that the area should not be re-evaluated into a more suitable ELC code which may constitute candidate habitat for terrestrial crayfish. The NER suggests in passing that the 15m buffer would protect Crayfish habitat, but this location is specifically proposed for the outlet of the SWM facility and would be entirely disturbed.
- **Habitat for Species of Conservation Concern, Snapping Turtle, Turtle Wintering Habitat and Turtle Nesting Areas:** The NER suggests that nesting areas are not protected as they are within an active agricultural field. The assessment should be based on the proposed site plan. The various site plans/grading plans show the current agricultural are bisected by the development (for instance north of Community 2b or between the SWM outlet and community 5a), and consideration should be given to whether active intensive tillage will continue here. Furthermore, the proposed buffer area is noted as potentially providing nesting area, but the Significant Wildlife Habitat Technical Guide notes an additional 30 to 100m may have to be protected based on local site conditions.
- **Habitat for Species of Conservation Concern, Other:** Potential Monarch butterflies were observed during staff site visit. The pasture contained abundant milkweed. Consideration should be given to confirm whether the area would be habitat for this Special Concern species.

### **Habitat of Threatened and Endangered Species**

The proposal will involve substantial works within Eastern Meadowlark habitat for the floodplain compensation. Roughly 7 hectares of land will be disturbed to remove fill to be relocated to the facility footprint. The NER broadly suggests the area will be rehabilitated to Eastern Meadowlark habitat, but also suggests the possibility of an exemption pursuant to O. Reg. 830/21. Insufficient information has been provided to support a claim that the proposal would be in accordance with provincial and federal

requirements. The report is considered incomplete and not consistent with PPS policies 4.1.7. The proponent should reach out to MECP for direction on the proposed approach.

### **Floodplain compensation and drainage impacts**

There is not sufficient information provided to make a determination that the extensive cutting would not have hydrological impacts to the riparian wetlands or the watercourses. Insufficient information has been provided to confirm that excavating to 0.1m-2m below grade outside of the delineated buffers would not alter hydrology through diversion of surface flows or drawing down of groundwater. Staff are not aware of any hydrogeology reports having been provided, although test wells were noted on site. A water balance study should be prepared to demonstrate no negative impacts to wetlands. This would be needed to demonstrate consistency with Bruce County Official Plan policies for Locally Significant Wetlands and may relate to Significant Wildlife Habitat if the wetland areas are confirmed SWH. The SWM materials provided do not clearly demonstrate how drainage will flow from the lowered floodplain compensation areas back toward the wetlands and watercourses. Post Development Sub-Catchment Area (December 13, 2024) drawing do not appear to reflect the undisturbed areas noted on the Floodplain Compensation Plan (December 6, 2024) drawing. These undisturbed areas, elevated relative to the adjacent floodplain compensation areas, are presumed to become barriers to water entering the hydrological features. If channels will be required to convey these flows, these would have the potential of altering hydrology, sedimentation and thermal regimes.

### **Buffers**

Insufficient information has been provided to outline how recommended buffer areas are to be managed. Section 4.1 of the NER suggests a 15m buffer surrounding wetland areas, specifying that the buffers be “naturalized”. Section 4.3 suggests a 30m buffer from the Sauble River and tributaries in accordance with MNRF guidelines and BCOP policies. The relevant policy of the BCOP is 4.3.2.1 which does stipulate the 30m setback to coldwater streams but further notes that “Landowners are encouraged to forest the area within 30 metres of any stream to maintain and improve fish habitat, ecological function of the stream and to increase natural connections.” The existing conditions of the riparian areas which are not mapped as wetlands involve agricultural lands immediately abutting the watercourses, including several areas where livestock appear able to gain access. As such, if the buffers are to be naturalized, the mitigation measures are incomplete and should include rehabilitation plans for riparian planting and cattle exclusion fencing. The report notes that the buffers along the wetland areas would maintain habitat for Snapping Turtle and Terrestrial Crayfish. These species have very specific and divergent habitat needs that may not be captured in a typical riparian planting regime (i.e., dry and sunny gravelly beds for Snapping Turtles and moist clay for Chimney Crayfish). As such, if the provision of these habitats is

necessary for a determination of no negative impacts, the rehabilitation plan must provide specific consideration of these habitat needs.

Should you have any questions about the above comments, please contact Jake Bousfield-Bastedo, Intermediate Planner, ([jbousfield-bastedo@brucecounty.on.ca](mailto:jbousfield-bastedo@brucecounty.on.ca)).



# THE CORPORATION OF THE MUNICIPALITY OF ARRAN-ELDERSLIE

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County of Bruce  
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Warton, ON N0H 2T0

May 20, 2025

Via Email: LMansfield@brucecounty.on.ca

**Re: Official Plan/Zoning Application C-2025-003 and Z-2025-011  
Neoen – Tara Battery Energy Storage System  
39 Concession 4, geographic Township of Arran**

## Summary

Municipal Staff have reviewed the proposal by Neoen for a 400 MW Long-Term Electricity Battery Storage Facility at 39 Concession 4 in Arran-Elderslie. Upon review, it has been determined that the proposal does not meet the Municipality's Battery Energy Storage System (BESS) Policy.

## Background

As part of the LT1 Request for Proposal (RFP), projects were required to obtain a Municipal Support Resolution (MSR) from Municipal Councils. A Municipal Support Resolution is the mechanism by which the IESO authorizes municipal governments to endorse energy projects that "align with their strategic goals and priorities". They are general in nature and do not preclude projects from having to meet municipal regulatory requirements or obtain any municipal development approvals or permits.

On August 14, 2023 (amended on October 23, 2023) Council passed an MSR for Shift Solar, Grey Owl (now known as Tara BESS) Storage Project for a 400 MW Long-Term Electricity Battery Storage Facility at 39 Concession 4 in Arran-Elderslie.

The resolution's sole purpose was to enable the Proponent to receive rated criteria points under LT1 RFP or to satisfy its obligations under any awarded LT1 Contract and it may not be used for the purpose of any other form of approval in relation to the Project or for any other purpose.

## Municipality of Arran-Elderslie Comprehensive Zoning By-law

In 2024, the Municipality reviewed the proposed use on the property in consultation with the Municipal Solicitor resulting in the request for a planning application.

The proposed use does not conform to Section 3.1.1 of the Zoning By-law, which permits only essential public utility infrastructure such as watermains, transformers, and transmission lines. These uses are typically small in scale, overhead or underground, and do not interfere with the principal use of the land. In contrast, the proposed BESS facility spans approximately 6 hectares and represents a significant alteration to the land use, inconsistent with the intent of this section.

Battery Energy Storage Systems are not explicitly defined or contemplated in the current Zoning By-law, and cannot reasonably be interpreted as equivalent to a transformer or distribution station due to their scale and operational characteristics.

Section 3.2 of the Zoning By-law restricts large-scale public utility uses to Industrial or Commercial zones, reinforcing the interpretation that the proposed BESS facility is not a permitted use in the current Agricultural or Environmentally Protected zone

## Battery Energy Storage Policy

The Municipality of Arran-Elderslie has adopted a Battery Energy Storage System Policy to provide clear direction for developers proposing Battery Energy Storage Systems (BESS) in the Municipality.

The policy outlines the responsibilities of the developer including requirements for pre-consultation with municipal staff prior to bringing forward a request to Council for a Municipal Support Resolution (MSR). This requirement will ensure proper considerations are given to proposed land-use and request the required studies and agreements prior to Council consideration.

The policy requires the developer to enter into a development agreement with the developer that will include specific clauses highlighted below; however, the agreement is specific to each project.

Included in the agreement is the requirement for a Community Benefit Contribution that will include a negotiated annual payment or one-time payment to the municipality to be used for community benefit projects as determined by the municipality based on the capacity, along with an annual CPI inflationary factor.

The policy requires that all costs associate with the development is the responsibility of the developer including a fee for pre-consultation and the agreement as well as reimbursement for third party review, legal and engineering fees.

Section	Description	Comment
2	<p><u>Responsibilities of the Developer</u></p> <p>That the Developer engages in pre-consultation with the Municipality and County of Bruce prior to the request for a Municipal Support Resolution.</p> <p>That the Developer enters into an agreement with the Municipality to satisfy all the requirements, financial and otherwise, of the Municipality concerning the development.</p> <p>That the Developer is responsible to meet all applicable code and standards that apply to BESS including but not limited to:</p> <p>The Planning Act,</p>	<p>Policy was not in place prior to the MSR; however, the developer and the Municipality had a pre-consultation meeting on May 5, 2025.</p> <p>Agreement will be required to address the requirements. Municipality requests this agreement be included as a requirement of the zoning.</p> <p>The property is currently zoned "Environmentally Protected" (EP) and 'General Agriculture' (A1). The floodplain area is proposed to be rezoned EP. The project site is within the regulated floodplain that is proposed to be altered to accommodate the use A Public meeting scheduled for June 9, 2025 regarding a planning application.</p> <p>Staff notes the policy notes that Battery Energy Storage Facilities</p>





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1925 Bruce Road 10, Box 70, Chesley, ON N0G 1L0  
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	<p>The Ontario Building Code (OBC), Ontario Electrical Safety Code (OESC), The Ontario Fire Code (OFC), National Building Code (NBCC), the Canadian Electrical Code (CE Code, Underwriters laboratories (UL) and the National Fire Protection Association (NFPA).</p> <p>Notification and Public Consultation will be required as part of the process and taken into consideration in the approval process.</p>	<p>are better suited in Industrial Areas and may be considered in Rural or Agricultural Area where they can be located on land of lower agricultural capability or ensure the continued used of prime agricultural land for farm use and minimize the loss of production farm land.</p> <p>Satisfaction for the applicable code and standards will apply. Studies included with the submission will require professional review with the costs associated being the responsibility of the developer. – <i>Deposit is outstanding to initiate the review.</i></p> <p>On February 10, 2025 the Municipality received a <a href="#">public petition</a></p> <p>"We the undersigned, petition the Council of the Municipality of Arran-Elderslie Township Council and Bruce County Planning Department to reject the request from Neoen to develop a 400 megawatt capacity, standalone battery energy storage system on 40 acres of farm land located at the corner of Concession 4 &amp; Bruce Grey County Line. We object the location of the facility of agricultural land and the proximity to residences. The land is currently designated as agricultural land and is situated on a flood plan that the Grey Sauble Conservation Authority has designated as environmentally protected"</p> <p>Staff recommend that additional public consultation take place and the Municipality is informed on the comments received from the public and the associated response on mitigating public concerns.</p>
3	<p>The Agreement (s)</p> <p>One or more agreements shall include but not be limited to the following clauses:</p>	







# THE CORPORATION OF THE MUNICIPALITY OF ARRAN-ELDERSLIE

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	<p>of all operational changes and maintenance windows.</p> <p>The developer shall meet the requirements for the safe operation and maintenance of the development including fire protection and emergency response plans.</p> <p>Commissioning and Decommissioning – shall include a plan for provisions related to the commissioning and decommissioning including removing all installed facilities and restoring the lands, including securities acceptable to</p>	<p>Neoen is required to submit a formal document outlining its proposed response protocols for potential environmental spills associated with the Battery Energy Storage System (BESS) facility</p> <p>Additionally, the Municipality requires confirmation of a dedicated emergency water source capable of supporting initial fire suppression efforts. Specifically, the source must be able to supply a minimum flow rate of 450 gallons per minute (GPM) for a duration of 30 minutes. This provision is critical to ensuring adequate emergency response capacity and must be addressed in the final development agreement..</p> <p>An alternative drive way from the South needs to be provided due to predominate Southwest winds preventing the Fire Department from entering off the Grey Bruce line</p> <p>Advanced air monitoring will need to be provided by Neoen. Chief Tiernan to provide specs on the unit required, once the Office of the Fire Marshall provides guidance.</p> <p>Plans will require professional review.</p>
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# THE CORPORATION OF THE MUNICIPALITY OF ARRAN-ELDERSLIE

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	<p>Liability – shall save harmless the municipality and its representatives from all actions, causes of actions, suits, claims, cost, interest and demands whatsoever which may arise either directly or indirectly by reason of the agreement.</p> <p>Noise – shall include information detailing the expected noise level and any proposed abatement measures.</p> <p>Security – shall include all securities as may be required, but will include, and shall not be limited to, construction, maintenance, and decommissioning.</p>	<p>To be addresses in the agreement</p> <p>Will require professional review.</p> <p>To be addressed in the agreement</p>
4	<p><b>Site Guidelines</b> Council will evaluate the suitability of the location and the land use compatibility of the proposed Battery Energy Storage Facility.</p> <p>Proposed developments must meet municipal regulatory requirements and obtain any municipal development approvals or permits required. Battery Energy Storage Facilities are better suited in Industrial Areas and may be considered in Rural or Agricultural Area where they can be located on land of lower agricultural capability or ensure the continued use of prime agricultural land for farm use and minimize the loss of production farm land.</p> <p><u>Site Provisions</u> Setbacks - 300 meter minimum Setback to sensitive land uses (i.e. residential use buildings, day care, place of worship, school, library, community centre, open space or institutional use)</p> <p>Screening Landscape screening shall be required and compatible with the general appearance and character of the surrounding area.</p> <p>Lot Coverage - Maximum Percentage Size Limit of the lot area depending on the zone, as</p>	<p>The property is currently zoned "Environmentally Protected" (EP) and 'General Agriculture' (A1). The floodplain area is proposed to be rezoned EP. The project site is within the regulated floodplain that is proposed to be altered to accommodate the use.</p> <p>The proposed location does not meet the intent of the policy.</p> <p>The proposed site provision for 300m setback from sensitive land uses does not meet guideline of the policy. Neone has indicated that the proposed setback will be 207 metres from Concession 4.</p> <p>Further details on the proposed screening will be required to the satisfaction of the Municipality</p> <p>Lot area – 42.05ha</p>

	<p>well as establishing setback and screening requirements.</p> <p>Agriculture Zone – 2% of the total lot area to a maximum of one hectare</p> <p>Rural Area – 20%</p> <p>Industrial Area – 20%</p>	<p>Lot coverage – 21%</p> <p>The proposal does not meet the lot coverage policy guideline.</p>
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519-363-3039 Fax: 519-363-2203

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Should you require further information or documentation, please contact the undersigned.

Yours truly,  
MUNICIPALITY OF ARRAN-ELDERSLIE

Per:

A handwritten signature in black ink, reading "C Fraser-McDonald".

Christine Fraser-McDonald  
Clerk  
[cfraser@arran-elderslie.ca](mailto:cfraser@arran-elderslie.ca)

**From:** [Jenn Burnett](#)  
**To:** [Jenn Burnett](#)  
**Subject:** Fw: Request for Comments - Municipality of Arran-Elderslie (NEOEN Ontario c/o MHBC Planning) - Proposed Bruce County Official Plan Amendment and Zoning By-law Amendment  
**Date:** Thursday, July 10, 2025 1:22:51 AM  
**Attachments:** [PastedGraphic-5.png](#)

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**From:** hsmrcc <hsmrcc@bmts.com>  
**Sent:** Wednesday, May 21, 2025 2:11 PM  
**To:** Bruce County Planning - Peninsula Hub <bcplwi@brucecounty.on.ca>  
**Cc:** Lori Mansfield <LMansfield@brucecounty.on.ca>  
**Subject:** Re: Request for Comments - Municipality of Arran-Elderslie (NEOEN Ontario c/o MHBC Planning) - Proposed Bruce County Official Plan Amendment and Zoning By-law Amendment

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

**Municipality of Arran-Elderslie**

**Re: File number C-2025-003, Z-2025-011**

The Historic Saugeen Métis (HSM) Lands, Waters and Consultation Department has reviewed the relevant documents and offers the following comments: HSM supports the mitigation measures proposed in the Environmental Impact Assessment. Given that some tree clearing is proposed, HSM recommends the addition of an offsetting measure. A ratio of 2 trees planted for every tree cleared is recommended, as mature trees provide greater benefits than newly planted trees in terms of benefiting soil health, providing habitat, and mitigating climate change by sequestering atmospheric carbon. Native tree species should be selected for this use.

Thank you for the opportunity to review this matter.

Regards,

Neala

Neala MacLeod Farley  
 Coordinator, Lands, Waters & Consultation

Historic Saugeen Métis  
 204 High Street  
 Southampton, ON  
 saugeenmetis.com  
 519-483-4000



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**From:** [Natalie Kuipers](#)  
**To:** [Jenn Burnett](#)  
**Subject:** Re: Neoen check-in  
**Date:** Sunday, July 6, 2025 10:02:29 AM

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

Hi Jenn,

Again, sorry for the delay.

Please insert the following comment into your report:

‘SON is not supportive of this project as it’s in a SON identified buffer zone where development shouldn’t proceed without initial consultation between SON and the Crown. SON is waiting for a meeting with the Minister to discuss.’

Miigwetch,

**Natalie Kuipers**  
**GIS Coordinator**  
**Resources & Infrastructure Department**



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

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

**Zoning By-law**

A1 - General Agriculture Special and EP - Environmental Protection

File Numbers: C-2025-003 and Z-2025-011

Agency: \_Bruce County Transportation Services

No Comment: \_\_\_\_\_ Title: Engineering Manager Signature:



Comments: Confirm structure setbacks meet Bruce County's setback bylaw requirements, adjacent to the Grey- Bruce Line.  
Entrance Permit Application will be required however not a condition of the planning application.



June 6, 2025

**GSCA File: P25-105**

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

Sent via email: [bcplwi@brucecounty.on.ca](mailto:bcplwi@brucecounty.on.ca)

**Re: Official Plan Amendment C-2025-003 and Zoning By-law Amendment Z-2025-011**  
**Address: 39 Concession 4 Arran**  
**Concession 4, Part Lot 36; Roll No: 41-03-490-003-072-00**  
**Municipality of Arran-Elderslie, formerly Arran Township**

Grey Sauble Conservation Authority (GSCA) has reviewed the subject OPA and ZBA applications with regard for the natural hazard policies in Chapter 5 of the Provincial Planning Statement (not including those policies related to hazardous forest types for wildland fire) and relative to our policies for the implementation of Ontario Regulation 41/24 under Section 28 of the Conservation Authorities Act. We offer the following comments.

### **Subject Proposal**

The proposal is for the construction and operation of a new 400-megawatt (MW), 1,600-megawatt hours (MWh) utility-scale battery energy storage project proposed in the Municipality of Arran-Elderslie. To facilitate the development, a County Official Plan Amendment is required to redesignate the project area to Agricultural, with a site-specific policy permitting the establishment of a battery energy storage facility. An amendment to the Municipality of Arran-Elderslie Comprehensive Zoning By-law is also required to re-zone the project area within the 'EP – Environmental Protection Zone' to a 'A1 – General Agriculture' zone with a site-specific permission allowing the establishment of a battery energy storage facility.

The areas designated Hazard Lands and zoned EP are associated with the floodplain of the Sauble River. We note, a cut and fill approach proposed that entails removing material from one part of the flood plain and filling another part of the flood plain to remove the development site from the flood plain. The total volume of fill material to be compensated is 99,127 cubic metres of material.

GSCA provided pre-consultation comments to the project proponent dated July 12, 2024. Key recommendations from GSCA's pre-consultation comments noted not to proceed with the proposal at the proposed location given concerns related to the flood plain of the Sauble River, the requirement of a flood plain assessment to verify the extent of the 100-year flood plain, a

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### **Member Municipalities**

Municipality of Arran-Elderslie, Town of the Blue Mountains, Township of Chatsworth, Township of Georgian Bluffs, Municipality of Grey Highlands, Municipality of Meaford, City of Owen Sound, Town of South Bruce Peninsula

stormwater management plan, and to locate the development outside of the 100-year flood plain. We note, a cut and fill was not contemplated through pre-consultation.

### Technical Documents Reviewed

- Planning Justification Report, prepared by MHBC, dated April 2, 2025
- Stormwater Management Report, prepared by BBA, dated February 28, 2025
- Floodplain Assessment Report, prepared by Montrose Environmental, dated March 11, 2025
- Grading and Engineering Drawings/Plans, prepared by BBA, dated February to April, 2025
- Comprehensive Safety Plan, prepared by Neoen, dated April 1, 2025
- Preliminary Project Decommissioning Plan, prepared by BBA, dated March 28, 2025

### Site Description

The subject property is at the southwest intersection of Grey-Bruce Line and Concession 4 Arran. The property is currently zoned as Environmental Protection (EP) & General Agriculture (A1). The property features a barn structure with multiple accessory structures and is primarily utilized for agricultural purposes. The subject property has a few slight elevational increases in certain points on the property but is relatively flat in general. GSCA has observed flooding on the subject property on multiple occasions during spring freshet conditions.

### GSCA Regulations

The subject property is regulated by Ontario Regulation 41/24: Prohibited Activities, Exemptions and Permits. The 100-year flood event is the regulatory standard for the Sauble River watershed and includes a 15-metre regulated allowance. There are also small wetland features to the southwest of the property.

Under this regulation a permit is required from this office prior to the construction, reconstruction, erection or placing of a building or structure of any kind; any change to a building or structure that would have the effect of altering the use or potential use of the building or structures, increasing the size of the building or structure, or increasing the number of dwelling units in the building or structure; site grading; or, the temporary or permanent placing, dumping or removal of any material originating on the site or elsewhere, if occurring within the regulated area. Also, a permit is required for interference with a wetland, and/or the straightening, changing, diverting or in any way interfering with an existing channel of a river, lake, creek stream or watercourse.

GSCA is completing a technical review of the application and will be providing detailed comments to the applicant in the near future pertaining to specifics within the technical documents and plans. However, initial review identifies the proposal as not being consistent with GSCA permitting policies.

### Provincial Planning Statement 2024

PPS Policy	GSCA Comment
<b>5.1 General Policies for Natural and Human-Made Hazards</b>  1. <i>Development shall be directed away from areas of natural or human-made</i>	The proposed development is within a natural hazard area. Mitigation in the form of a cut and fill is the proposed approach to address potential negative impacts. There is little guidance on utilizing a cut and fill approach,

<p><i>hazards where there is an unacceptable risk to public health or safety or property damage, and not create new or aggravate existing hazards</i></p>	<p>but the principle of it includes removing fill material incrementally from one area to another area to balance flood plain volumes. While a cut and fill approach can be an appropriate method in addressing potential impacts if carefully considered on a case-by-case basis, it is typically reserved for small scale projects with limited cut/fill and limited change to the floodway.</p>
<p><b>5.2 Natural Hazards</b></p> <p>1. <i>Planning authorities shall, in collaboration with conservation authorities where they exist, identify hazardous lands and hazardous sites and manage development in these areas, in accordance with provincial guidance.</i></p>	<p>Much of the property is identified to be within the flood plain of the Sauble River and has been designated Hazard Lands in the Bruce County Official Plan and zoned Environmental Protection in the Municipality of Arran-Elderslie Comprehensive Zoning By-law. Development is prohibited or restricted in these areas. The Floodplain Assessment report identifies that the flood plain is larger than previously identified.</p>
<p>2. <i>Development shall generally be directed to areas outside of:</i></p> <p><i>b. Hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards.</i></p>	<p>The proposed development is located within an area susceptible to flooding hazards and is a regular occurrence, particularly in the spring freshet. The extent of flooding varies on the property. Generally, the further away from the channel of the Sauble River the lower the degree of flooding. The area of least risk, though still within the flood plain, is the north east portion of the property. However, we understand due to other constraints the development was not able to concentrate in this area.</p>
<p>3. <i>Development and site alteration shall not be permitted within:</i></p> <p><i>c. Areas that would be rendered inaccessible to people and vehicles during times of flooding hazards, erosion hazards and/or dynamic beach hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of development and the natural hazard;</i></p> <p><i>d. A floodway regardless of whether the area of inundation</i></p>	<p>If the proposed flood plain fill compensation is approved, the site would then meet safe access criteria.</p> <p>The floodway is considered the entire contiguous flood plain under the 100-year flood event in a one-zone policy area as defined by the PPS.</p> <p>The one zone concept is applied to the Sauble River. The proposed development and site alteration is within the floodway of the Sauble River.</p>

<p><i>contains high points of land not subject to flooding.</i></p>	
<p>5. <i>Despite policy 5.2.3, development and site alteration may be permitted in certain areas associated with the flooding hazard along river, stream and small inland lake systems:</i></p> <p>a. <i>Where the development is limited to uses which by their nature must locate within the floodway, including flood and/or erosion control works or minor additions or passive non-structural uses which do not affect flood flows.</i></p>	<p>Policy 5.2.5 allows for consideration of development and site alteration within flooding hazards in limited circumstances where the function of the natural hazard feature is maintained. There is little guidance as to what qualifies as to the nature of development. However, from GSCA's perspective, this includes development and site alteration such as bridges, dams, dykes, etc., projects that fundamentally must be located in natural hazard areas. Other exceptions to the 5.2.3 policy includes additions or non-structural uses, which is not applicable in this case.</p>
<p>6. <i>Development shall not be permitted to located in hazardous lands and hazardous sites where the use is:</i></p> <p>b. <i>An essential emergency service such as that provided by fire, police, and ambulance stations and electrical substations; or</i></p> <p>c. <i>Uses associated with the disposal, manufacture, treatment or storage of hazardous substances.</i></p>	<p>The proposal includes 420 lithium-ion battery storage units and an electrical substation required to receive and distribute power from the battery units to the main transmission line. The proposed flood plain compensation would elevate the development footprint to remove it from the flood plain.</p> <p>GSCA has concern with the extent of the mitigation required to remove the development footprint from the flood plain to support uses that are otherwise identified as being strictly prohibited within natural hazard areas. These uses are identified as they pose a higher level of risk to human health and safety.</p>

### **Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan**

The subject property is not located within an area that is subject to the Source Protection Plan.

### **Summary & Conclusion**

The proposed development is within the flood plain/floodway of the Sauble River and within an area that is susceptible to frequent flooding. Flood plains are inherently hazardous and the amount of flood plain compensation required to facilitate the development is extensive. Based on the summary of the natural hazard policies in the PPS, GSCA staff are of the position the proposal is not consistent with the Provincial Planning Statement as development and site alteration shall not be permitted within a floodway. The PPS is also restrictive of development in hazard lands where the use is for an electrical substation and where the use includes the storage of hazardous materials.

Should you have any questions, please contact the undersigned.

Kind regards,

A handwritten signature in dark ink, appearing to read 'Mac Plewes', with a stylized, cursive script.

Mac Plewes  
Manager of Environmental Planning

c.c.     Emily Dance, CAO, Municipality of Arran-Elderslie  
           Jenn Burnett, Senior Planner, County of Bruce  
           Mario De Agüero, Senior Project Manager, Neoen

**From:** [Bruce County Planning - Peninsula Hub](#)  
**To:** [carolmcmillan37@icloud.com](mailto:carolmcmillan37@icloud.com)  
**Cc:** [Jenn Burnett](#)  
**Subject:** FW: Tara Bess - copy of signed petition with 339 signatures from residents of the Municipality of Arran-Elderslie Township and bordering municipality, opposed to Tara Bess Development proposal.  
**Date:** Wednesday, May 21, 2025 8:56:58 AM  
**Attachments:** [Petition\\_001.pdf](#)

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Good Morning, Carol:

Thank you for your email and petition, which has been passed along to Sr. Planner Jenn Burnett for review, consideration and inclusion in her Staff Report.

Yours truly,  
Lori Mansfield

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**From:** Carol Mcmillan <carolmcmillan37@icloud.com>  
**Sent:** Tuesday, May 20, 2025 3:13 PM  
**To:** Bruce County Planning - Peninsula Hub <bcplwi@brucecounty.on.ca>  
**Subject:** Tara Bess - copy of signed petition with 339 signatures from residents of the Municipality of Arran-Elderslie Township and bordering municipality, opposed to Tara Bess Development proposal.

[You don't often get email from [carolmcmillan37@icloud.com](mailto:carolmcmillan37@icloud.com). Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

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

Please find attached the copy of the public petition that I advised I would forward to you for Bruce County Planning Department.

My opposition to the Tara Bess project being placed on this agricultural A-1 land which is flood plain and Environmental Protected remains. Changing the designation to agriculture with a site-specific policy permitting the establishment of a battery energy storage facility and removing the EP zone to an A1 zone allowing the same facility and adjusting the floodplain area to be rezoned EP does not change the reality of what this piece of land is. The land is what it is and renaming zones to allow development just seems wrong. I doubt very much if this land is ever able to be returned to agriculture. The risks to those of us living nearby are not being considered and the loss of this land from agricultural use seems irresponsible in our current times. The Sauble River is in such close proximity to the south and west of this development and should any disaster occur many communities will be impacted from Tara to Southampton.

I have owned the 1.87 acre property in the midst of this proposed development for the past 47 years. The areas south and east of me have flooded every year without fail, alterations to the land to accommodate the use of this project will surely result in the spring flooding to change course. I have never been impacted by floodwaters in the past 47 years that I have lived here but have no confidence that interference with the natural water course will not change this.



Please include the attached signed petition in your Planning Report and Council Agenda. The petition has been signed by 339 concerned neighbours.

Thank you for the opportunity to express opposition.

Carol McMillan,  
37 Concession 4 Arran,  
CON 4 PT LOT 36 RP 3R 2152  
PART 1  
Municipality of Arran-Elderslie

Sent from my iPad

## PAPER-BASED PUBLIC PETITION

To: The Council of the Municipality of Arran-Elderslie

### Petition Spokesperson

Name:	Carol McMillan	Address:	37 Concession 4, Tara, ON N0H 2N0
Phone:	519-934-2143	Email:	cmcmillan37@gmail.com

Do you wish to present the petition at a Council meeting? Yes ☐ No ☒

Whereas: (please provide a brief description of the matter and request/issue below)
We, the undersigned, petition the Council of the Municipality Arran-Elderslie Township Council & Bruce County Planning Department to reject the request from Neoen to develop a 400 megawatt capacity, standalone battery energy storage system on 40 acres of farm land located at the corner of Concession 4 & Bruce Grey County Line. We object to the location of the facility on agricultural land and the proximity to residences. This land is currently designated as agricultural land and is situated on a flood plain that the Grey Sauble Conservation Authority has designated as environmentally protected. Please sign this petition today and help us protect this agricultural land from industrial encroachment.

I/We, the undersigned, petition the Council of the Municipality of Arran-Elderslie as follows:

Name (Print)	Address	Signature
Jeff Kline	1418 Con 4 Arran Township	[Signature]
Halegh Weppier	117078 Grey Road 3	[Signature]
Craig Reid	676 Bruce County Road 11	[Signature]
Marion MacDonald	39 Con 10 E TARA	[Signature]
Rebecca Wright	43 Young St TARA	[Signature]
STEVE HOWARD	116396 Con 3	[Signature]
Rick Mikula	33 McTilda St	[Signature]
KEITH B. ROSE	16 HAVENS ST	[Signature]
BARRY TIEDFORD	159 MARINA STREET	[Signature]
Jeremy Draper	98 Bruce Rd 17	[Signature]

### Collection of personal information:

Personal information is being collected and will be used to inform the Municipality of your views on a matter of public interest or concern as specified in this petition. Your information may be made public through a meeting and corresponding agendas and minutes and/or distributed as part of the Information Items.

Personal information, as defined by Section 2 of the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), is collected under the authority of the Municipal Act, 2001, and will be maintained for the purpose of creating a record that is available to the general public in accordance with the provisions of MFIPPA.

If you have questions about the collection, use, or disclosure of this personal information, please call 519-363-3039 or email [cfraser@arran-elderslie.ca](mailto:cfraser@arran-elderslie.ca).

## PAPER-BASED PUBLIC PETITION

To: The Council of the Municipality of Arran-Elderslie

### Petition Spokesperson

Name:	Carol McMillan	Address:	37 Concession 4, Tara, ON N0H 2N0
Phone:	519-934-2143	Email:	cmcmillan37@gmail.com

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I/We, the undersigned, petition the Council of the Municipality of Arran-Elderslie as follows:

Name (Print)	Address	Signature
Nancy Ackroyd	3648 Bruck Rd Tara	[Signature]
Trent Macdonald	159 CONCESSION 6 Tara	T M
Kevin Macdonald	159 CONCESSION 6 TARA	Kevin Macdonald
Jordan Calhoun	79 Park Rd Tara	[Signature]
Janice Macdonald	39 CONCESSION 6 Tara	[Signature]
Kim Macdonald	159 CONCESSION 6 Tara	Kim Macdonald
Scott Nicholson	177 CONCESSION 6 Tara	[Signature]
Shelly Baker	177 CONCESSION 6 TARA	[Signature]
Michael Morley	204 CONCESSION 6 Tara	[Signature]
Bill Patterson	3640 RR#1 Tara Ont	Bill Patterson

### Collection of personal information:

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If you have questions about the collection, use, or disclosure of this personal information, please call 519-363-3039 or email [info@arran-elderslie.ca](mailto:info@arran-elderslie.ca).

## PAPER-BASED PUBLIC PETITION

To: The Council of the Municipality of Arran-Elderslie

### Petition Spokesperson

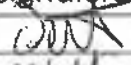
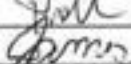

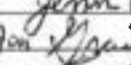
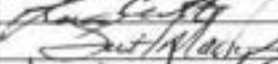
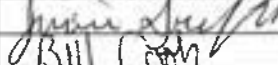
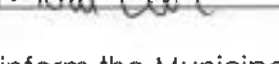
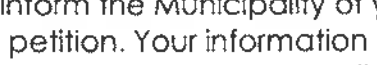


Name:	Carol McMillan	Address:	37 Concession 4, Tara, ON N0H 2N0
Phone:	519-934-2143	Email:	cmcmillan37@gmail.com

Do you wish to present the petition at a Council meeting? Yes ☐ No ☒

Whereas: (please provide a brief description of the matter and request/issue below)

We, the undersigned, petition the Council of the Municipality Arran-Elderslie Township Council & Bruce County Planning Department to reject the request from Neoen to develop a 400 megawatt capacity, standalone battery energy storage system on 40 acres of farm land located at the corner of Concession 4 & Bruce Grey County Line. We object to the location of the facility on agricultural land and the proximity to residences. This land is currently designated as agricultural land and is situated on a flood plain that the Grey Sauble Conversation Authority has designated as environmentally protected. Please sign this petition today and help us protect this agricultural land from industrial encroachment.

I/We, the undersigned, petition the Council of the Municipality of Arran-Elderslie as follows:

Name (Print)	Address	Signature
Britney Merron	477 WIL 4 TARA, ON	
Trevor Chishe	477 WIL 4 TARA ON	
JAMES L CHRISTIE	198 RICH 17 TARA	
Mike Christie	316 Bruce Rd 17 Tara	
Jenn Christie	316 Bruce Rd 17 Tara	
Grant Probst	52 Arran S. Rd 25 Arran-Elderslie	
Lewis Callb	378 Concession 4 Tara	
Scott MacDonald	017139 Grey Bruce Line, Tara	
Tamara Safford	017159 Grey Bruce Line, Tara	
BILL COOK	123 CON 6 TARA ONT	

### Collection of personal information:

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## PAPER-BASED PUBLIC PETITION

To: The Council of the Municipality of Arran-Elderslie

### Petition Spokesperson

Name:	Carol McMillan	Address:	37 Concession 4, Tara, ON N0H 2N0
Phone:	519-934-2143	Email:	cmcmillan37@gmail.com

Do you wish to present the petition at a Council meeting? Yes ☐ No ☒

**Whereas:** (please provide a brief description of the matter and request/issue below)

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I/We, the undersigned, petition the Council of the Municipality of Arran-Elderslie as follows:

Name (Print)	Address	Signature
Blair MacDonald	Tara	<i>Blair MacDonald</i>
Trudy MacDonald	Tara	<i>Trudy MacDonald</i>
Kaye MacKenzie	Tara	<i>K. MacKenzie</i>
FRYD STEINACKER	TARA	<i>F. Steinacker</i>
ROBERT RUFF	TARA	<i>Robert Ruff</i>
Carol Berchiche	Tara	<i>Carol Berchiche</i>
Chris McDougald	Tara	<i>Chris McDougald</i>
Jen McDougald	Tara	<i>Jen McDougald</i>
Suzanne Cuthbert	375 Concession 4 Tara	<i>Suzanne Cuthbert</i>
Meg Cuthbert	375 Concession 4 Tara	<i>Meg Cuthbert</i>

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### Petition Spokesperson

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I/We, the undersigned, petition the Council of the Municipality of Arran-Elderslie as follows:

Name (Print)	Address	Signature
Emily Gatto	378 Concession 4 Tara	Emily Gatto
Robert B. ALL	53 Hamilton St 142	Robert B. ALL
Ben Overman	636 Bruce road 17	Ben Overman
Corey Simpson	636 Bruce road 17	Corey Simpson
Steve Herron	229 Bruce Rd. 17	Steve Herron
Roslyn Percy	229 Bruce Rd. 17	Roslyn Percy
Andy Somers	Tara	Andy Somers
Mara Somers	Tara	Mara Somers
Anna Nicholson	Tara	Anna Nicholson
Matthew McNaughton	Tara	Matthew McNaughton

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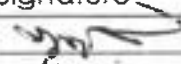
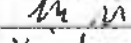
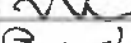

Name:	Carol McMillan	Address:	37 Concession 4, Tara, ON N0H 2N0
Phone:	519-934-2143	Email:	cmcmillan37@gmail.com

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I/We, the undersigned, petition the Council of the Municipality of Arran-Elderslie as follows:

Name (Print)	Address	Signature
Tyler Misch	1037 Con 2 RR1 Dobbinton	
Tanner Misch	381 Sideroad 17 south Tara	
Kristen Misch	"	Kristen Misch
Mark Misch	722 Con 2 RR1 Dobbinton	
Brian Misch	722 Con 2 RR1 Dobbinton	Brian Misch
Brett Misch	1037 Con 2 RR1 Dobbinton	Brett Misch
Fredi Schumacher	391 Con 4 Arran	F. Schumacher
Egon Schumacher	391 Con 4 Arran	E. Schumacher
Regina Schumacher	391 Con 4 Arran	R. Schumacher
James Arran	2288 Park Rd	

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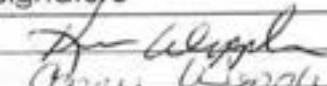
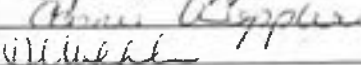
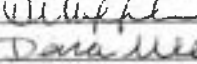
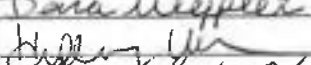
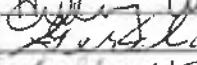
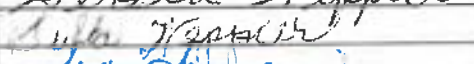



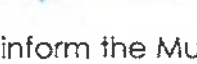
Name:	Carol McMillan	Address:	37 Concession 4, Tara, ON N0H 2N0
Phone:	519-934-2143	Email:	cmcmillan37@gmail.com

Do you wish to present the petition at a Council meeting? Yes ☐ No ☒

**Whereas:** (please provide a brief description of the matter and request/issue below)

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I/We, the undersigned, petition the Council of the Municipality of Arran-Elderslie as follows:

Name (Print)	Address	Signature
KEVIN WEPPLER	93 FRANCIS ST., TARA, ON	
CONALIE WEPPLER	93 FRANCIS ST. TARA, ON	
Hannah weppeler	93 FRANCIS ST TARA, ON	
DANA WEPPLER	93 FRANCIS ST TARA, ON	
HILARY WEPPLER	93 FRANCIS ST TARA, ON	
GERALD WEPPLER	84 ELLEN AVE., TARA, ON	
SARA WEPPLER	84 ELLEN AVE., TARA, ON	
Anna Gowan	67 FRANCIS ST TARA, ON	
Jennifer Bryson	153 CONC 2 DEBENTON, ON	
Kathy Gower	71 Lonic BE Alton	

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## PAPER-BASED PUBLIC PETITION

To: The Council of the Municipality of Arran-Elderslie

### Petition Spokesperson

Name:	Carol McMillan	Address:	37 Concession 4, Tara, ON N0H 2N0
Phone:	519-934-2143	Email:	cmcmilian37@gmail.com

Do you wish to present the petition at a Council meeting? Yes ☐ No ☒

**Whereas: (please provide a brief description of the matter and request/issue below)**

We, the undersigned, petition the Council of the Municipality Arran-Elderslie Township Council & Bruce County Planning Department to reject the request from Neoen to develop a 400 megawatt capacity, standalone battery energy storage system on 40 acres of farm land located at the corner of Concession 4 & Bruce Grey County Line. We object to the location of the facility on agricultural land and the proximity to residences. This land is currently designated as agricultural land and is situated on a flood plain that the Grey Sauble Conservation Authority has designated as environmentally protected. Please sign this petition today and help us protect this agricultural land from industrial encroachment.

I/We, the undersigned, petition the Council of the Municipality of Arran-Elderslie as follows:

Name (Print)	Address	Signature
Chris Lege	72 conc 8 RR2 (Chesley St)	[Signature]
Tommy Lege	72 conc 8 RR2 (Chesley St)	[Signature]
RAY NICKALSON	13 THOMAS ST E	[Signature]
RAY NICKALSON	51 THOMAS ST E	[Signature]
Tim Swager	601 Con 10 E Tara	[Signature]
Paul Swager	601 Con 10 E Tara	[Signature]

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<p><b>Whereas:</b> (please provide a brief description of the matter and request/issue below)</p> <p>We, the undersigned, petition the Council of the Municipality Arran-Elderslie Township Council &amp; Bruce County Planning Department to reject the request from Neoen to develop a 400 megawatt capacity, standalone battery energy storage system on 40 acres of farm land located at the corner of Concession 4 &amp; Bruce Grey County Line. We object to the location of the facility on agricultural land and the proximity to residences. This land is currently designated as agricultural land and is situated on a flood plain that the Grey Sauble Conservation Authority has designated as environmentally protected. Please sign this petition today and help us protect this agricultural land from industrial encroachment.</p>
---

I/We, the undersigned, petition the Council of the Municipality of Arran-Elderslie as follows:

Name (Print)	Address	Signature
Susan McDonald	234 Conc 6	Susan McDonald
Larry Fetherby	60 Conc 6	Larry Fetherby
Dave Fetherby	60 Conc 6	Dave Fetherby
Elizabeth Van Lier	17111 Conc 4 Bruce Grey Line	Elizabeth Van Lier
DEVA HULICK	1712 HULICK ST E Tara	DEVA HULICK
Charkene Rourke	50 Park Rd	Charkene Rourke
Jason Rourke	"	Jason Rourke
Danny Rourke	"	Danny Rourke
Scott Greenaway	20 Burke St E	Scott Greenaway

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I/We, the undersigned, petition the Council of the Municipality of Arran-Elderslie as follows:

Name (Print)	Address	Signature
Brenda Thorne	393 Bruce Rd 17	Brenda Thorne
Frankie Locant	303 Bruce Rd 17	Frankie Locant
Danna Anderson	93 Mill St	Danna Anderson
TIM SCHAMBER	1071 SD Rd 10 TARA	Tim Schamber
Pat Schamber	1071 Side Road 10 Tara	Pat Schamber
Patricia Rothmans	32 Heamer Lynn Blvd Tara	Patricia Rothmans
Trent Hill	654 Bruce Rd 17	Trent Hill
Tracy Sallman	R.R. 2 Tara, Ont	Tracy Sallman
Lynn Simon	R.R. 3 Tara	Lynn Simon
Patricia Gougeon	R.R. 3 Tara	Patricia Gougeon

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I/We, the undersigned, petition the Council of the Municipality of Arran-Elderslie as follows:

Name (Print)	Address	Signature
Gerry Collins	235 Yonge St	Gerry Collins
Joe Norton	93 Bruce Rd 17	Joe Norton
JACQUE MACOI	24 Hawthorn Rd. Tara	Jacqueline Macoi
Megan Crawford	284 Concession 6	Megan Crawford
Nathan Crawford	284 Concession 6	Nathan Crawford
EDITH SINCLAIR	212 Concession 6 Tara	Edith Sinclair
IAN SINCLAIR	252 Con 6	Ian Sinclair
Sherry Furlong	253 Con 6	Sherry Furlong
David Furlong	253 Con 6	David Furlong
Gary McDonald	204 Con 6	Gary McDonald

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Name (Print)	Address,	Signature
John Maus	83 Park Road Tara Ont N0H 2M	[Signature]
Jill McDougall	4036 Bruce Rd 10 Tara Ont N0H 2M	[Signature]
Brian McDougall	4036 BRUCE RD 10 TARA	[Signature]
Dan McEach	#39 Con 10 East Tara	[Signature]
Jacelyn Gowen	45 main St. Tara	[Signature]
Mike Gowen	45 main St. TARA	[Signature]
Paul Scott	95 mill St Tara	[Signature]
Tom Scott	95 MILL ST TARA	[Signature]
Kathy McDougall	54 MILL ST TARA	[Signature]
CAROL MCDUGALL	54 MILL ST TARA	[Signature]

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Name (Print)	Address	Signature
Ang Lawrenson	105 Mill St. Tara	A. Lawrenson
Matt Lawrenson	105 Mill St. Tara	Matt Lawrenson
Nic Lawson	38928 Kemble Rock Road	Nic Lawson
Trevor Swiger	4187 Bruce Rd 10 Tara	Trevor Swiger
Lugh Ann Swiger	4187 Bruce Rd 10 Tara	Lugh Ann Swiger
Rachel Swiger	4187 Bruce Road 10 Tara	Rachel Swiger
Chase McEwen	132 5th Ave NW Chesley	Chase McEwen
Rakia McEwen	132 5th Ave NW Chesley	Rakia McEwen
SHANE RYAN	CON 6 CHESLEY	Shane Ryan
JENNY RYAN	CON 6 CHESLEY	Jenny Ryan

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## PAPER-BASED PUBLIC PETITION

To: The Council of the Municipality of Arran-Elderslie

### Petition Spokesperson

Name:	Carol McMillan	Address:	37 Concession 4, Tara, ON N0H 2N0
Phone:	519-934-2143	Email:	cmcmillan37@gmail.com

Do you wish to present the petition at a Council meeting? Yes ☐ No ☒

Whereas: (please provide a brief description of the matter and request/issue below)
We, the undersigned, petition the Council of the Municipality Arran-Elderslie Township Council & Bruce County Planning Department to reject the request from Neoen to develop a 400 megawatt capacity, standalone battery energy storage system on 40 acres of farm land located at the corner of Concession 4 & Bruce Grey County Line. We object to the location of the facility on agricultural land and the proximity to residences. This land is currently designated as agricultural land and is situated on a flood plain that the Grey Sauble Conservation Authority has designated as environmentally protected. Please sign this petition today and help us protect this agricultural land from industrial encroachment.

I/We, the undersigned, petition the Council of the Municipality of Arran-Elderslie as follows:

Name (Print)	Address	Signature
Rodney Nickerson	43 Thomas St. Allenburg	[Signature]
JEFF HOERNING	495 DENCE RD 17 TARA	[Signature]
Shelly Hill	216 CON 10E ARRAN RR3 Tara	[Signature]
Bob Johnson	424 Bruce Road 17 Tara	[Signature]
Sandra Laver	725 Sideroad 15	[Signature]
Gerik Laver	725 Sideroad 15	[Signature]
Yvonne Spafford	94 Main St. Tara	[Signature]
Linda Sikkema	797 Sideroad 15, Tara	[Signature]
HENRY SIKKEMA	797 SIDEROAD 15 TARA	[Signature]
MIRIAM S. SIKKEMA	797 SIDEROAD 15, TARA	[Signature]

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I/We, the undersigned, petition the Council of the Municipality of Arran-Elderslie as follows:

Name (Print)	Address	Signature
Anna Welley	20 Market St Tara	Anna Welley
WALTER FENTON	40 HEATHERLYNN BLVD	Walter Fenton
Emily Azevedo	192 Yonge Tara	Emily Azevedo
Caroline Draper	40 MAID ST. TARA	Caroline Draper
Kathy Clarke	52 Union St Tara	Kathy Clarke
Tom Clarke	52 Union St Tara	Tom Clarke
Kyle Harrison	165 REVER ST, TARA	Kyle Harrison
Nicole Harrison	165 REVER ST, TARA	Nicole Harrison
Doris Stewart	158 Con 6 Tara	Doris Stewart
ALLAN McDUGGALL	62 HEATHERLYNN BLVD	Allan McDuggall

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I/We, the undersigned, petition the Council of the Municipality of Arran-Elderslie as follows:

Name (Print)	Address	Signature
Tara Schellman	321 Concession 4 Tara	Tara Schellman
Maria Ruth McMillan	Unit 1 of Brook St. Tara	Maria Ruth McMillan
LINDA MCKEEN	4 BROOK ST. W. UNIT 6 TARA	Linda McKeen
Helen Christie	148 Bruce Rd 17 Tara	Helen Christie
Simon de Buer	582 RR3 Tara	Simon de Buer
STEVE HILLS	RR#2 TARA ON	Steve Hills
JUDI ALMOND	021007 GREY RD #16 TARA	Judi Almond
Jake Smith	173 Con 10 East Tara	Jake Smith
George Sepp	021007 Grey Rd 16 Tara	George Sepp
Jeff Horning	497 Bruce Rd 17 TARA	Jeff Horning

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Phone:	519-934-2143	Email:	cmcmillan37@gmail.com

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**Whereas: (please provide a brief description of the matter and request/issue below)**

We, the undersigned, petition the Council of the Municipality Arran-Elderslie Township Council & Bruce County Planning Department to **reject** the request from Neoen to develop a 400 megawatt capacity, standalone battery energy storage system on 40 acres of farm land located at the corner of Concession 4 & Bruce Grey County Line. We object to the location of the facility on agricultural land and the proximity to residences. This land is currently designated as agricultural land and is situated on a flood plain that the Grey Sauble Conversation Authority has designated as environmentally protected. Please sign this petition today and help us protect this agricultural land from industrial encroachment.

I/We, the undersigned, petition the Council of the Municipality of Arran-Elderslie as follows:

Name (Print)	Address	Signature
DORIS HERRON	141 MARIA ST.	<i>Doris Herron</i>
ELMER HERRON	141 MARIA ST.	<i>Elmer Herron</i>
JACK GREENVELD	627 Con 12 East	<i>Jack Greenveld</i>
KARIE ALPAUGH	153 RIVER ST	<i>Karie Alpaugh</i>
DENNIS ALPAUGH	153 RIVER ST	<i>Dennis Alpaugh</i>
ALEX ALPAUGH	153 RIVER ST	<i>Alex Alpaugh</i>
ADAM ALPAUGH	62 Maria St	<i>Adam Alpaugh</i>
ANDREW GREENVELD	627 Con 12	<i>Andrew Greenveld</i>
DAVID SHERMAN	41 SHORE DRIVE, ALLENFORD	<i>David Sherman</i>
Sandra Herron	123 River St Tara	<i>Sandra Herron</i>

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I/We, the undersigned, petition the Council of the Municipality of Arran-Elderslie as follows:

Name (Print)	Address	Signature
John Cookman	16913 Grey Bruce Line	<i>John Cookman</i>
CHRISTINE SLIMSKIE	750 BRUCE ROAD 40	<i>Christine Slimskie</i>
Amanda Caudle	25 Mary Ann St Tara	<i>Amanda Caudle</i>
Amber Shawfelt	87 Park Rd Tara	<i>Amber Shawfelt</i>
Delia Thompson	201 Maria St, Tara	<i>Delia Thompson</i>
Brian MacDonell	32 Con 4 Arran, Tara	<i>Brian MacDonell</i>
Lydia McDougal	32 Con 4 Arran, Tara	<i>Lydia McDougal</i>
Sheila Lehman	19804 ✓ ✓	<i>Sheila Lehman</i>
Rob Lehman	19804 ✓ ✓	<i>Rob Lehman</i>
CONNIE MCULTON	3449 BRUCE RD 10 TARA	<i>Connie McMulton</i>

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I/We, the undersigned, petition the Council of the Municipality of Arran-Elderslie as follows:

Name (Print)	Address	Signature
RAY MacDONALD	167 Bruce Rd 5, Tara	R. MacDonald
GARRY CHRISTIE	383 Sinclair St, Tara	G. Christie
IAN SINCLAIR	252 CONC 6 TARA	Ian Sinclair
EDITH SINCLAIR	252 CONC 6 TARA	Edith Sinclair
Bernadette Robertson	109 Mill St Tara	B. Robertson
Robert Robertson	109 Mill St Tara	Robert Robertson
Mary Telford	111 Heather Lynn Tara	Mary Telford
Amy Harrison	77 Brock Street TARA	Amy Harrison
Crystal Gimson	304 Conc Rd 6	Crystal Gimson
JEFF TUCKER	16155 A L. NE RR503	Jeff Tucker

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Name (Print)	Address	Signature
LOKI TUCK	161155 H LINE, RRS O/S	<i>[Signature]</i>
Penny McLeod	34 Bruce Rd 17, RR#2 Tara	<i>[Signature]</i>
William MacDonald	136 3rd AVE SE chesley	<i>[Signature]</i>
JEFF SHERMAN	021366 GREY 16	<i>[Signature]</i>
Lenore Sherman	021366 Grey Rd 16	<i>[Signature]</i>
Glen Ackroyd	3649 Bruce Rd 10	<i>[Signature]</i>
KEN SMITH	80 HAMILTON ST TARA	<i>[Signature]</i>
Trevor Sherman	021366 Grey Rd 16	<i>[Signature]</i>
Rob Sheehey	87 Park Rd	<i>[Signature]</i>
John MacDonald	21 main St. TARA	<i>[Signature]</i>

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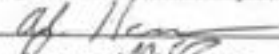
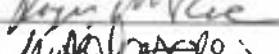
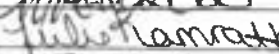
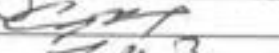




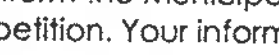
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I/We, the undersigned, petition the Council of the Municipality of Arran-Elderslie as follows:

Name (Print)	Address	Signature
Amanda Herron	228 Park Rd	
Al Herron	228 Park Rd	
Roger McKee	94 Main St	
Melissa Nickerson	45 Thomas St	
Julie Kamrath	42 Thomas St.	
Channah	42 Thomas St	
Laurence de Boer	99 Conc. 12 east	
GANDY RUFF	84 MAIN ST TARA	
MATT RUFF	RR#2 TARA	
Sarah Snyder	20 Heather Lynn Tara	

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I/We, the undersigned, petition the Council of the Municipality of Arran-Elderslie as follows:

Name (Print)	Address	Signature
DON Mc DONALD	164 CON 10 E TARA	<i>Don McDonald</i>
Toranne Mc Donald	164 CON 10 E TARA	<i>Toranne McDonald</i>
Heather Kull	899 10th St W OK	<i>H Kull</i>
Kathleen Cannon	546 Con 4 RR2 Tara	<i>K Cannon</i>
C. Anne Smith	3450 Bruce Rd. 10 Tara	<i>C. Anne Smith</i>
Tyson Morrison	162 Con 4 RR2 Tara	<i>Tyson Morrison</i>
Karen Evelyn	162 Con 4 RR2 Tara	<i>Karen Evelyn</i>
Jim Gordon	44 Chestnut Tara	<i>Jim Gordon</i>
LANE GOWAN	44 Chestnut TARA	<i>Lane Gowan</i>
Loanne Fortman	38 Blake St. W. TARA	<i>Loanne Fortman</i>

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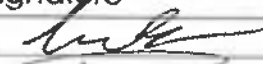


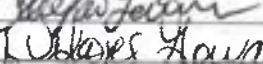
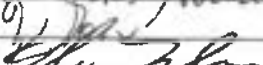
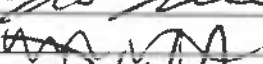
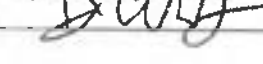
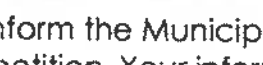
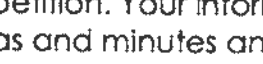
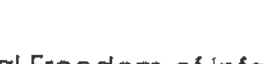
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Name:	Carol McMillan	Address:	37 Concession 4, Tara, ON N0H 2N0
Phone:	519-934-2143	Email:	cmcmillan37@gmail.com

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I/We, the undersigned, petition the Council of the Municipality of Arran-Elderslie as follows:

Name (Print)	Address	Signature
SEAN GOWAN	303 Concession 13 West	
Andy Price	60 Park Rd TARA	
JAMIE GUNSON	304 6TH CONC ARRAN	
Dan Luck	174 Mill Rd TARA	
Clayton Lawrence	378 10 Conc East Arran	
Debrae Gowan	357 Conc 12E Arran	
Dunham Gowan	357 Conc 12E Arran	
Norm Meuser	199 Conc 8W Arran	
Ms. Sue Popple	50 Park Rd Tara	
Dennis W. B. B.	RR1 Dobbins	

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## PAPER-BASED PUBLIC PETITION

To: The Council of the Municipality of Arran-Elderslie

### Petition Spokesperson

Name:	Carol McMillan	Address:	37 Concession 4, Tara, ON N0H 2N0
Phone:	519-934-2143	Email:	cmcmillan37@gmail.com

Do you wish to present the petition at a Council meeting? Yes ☐ No ☒

**Whereas: (please provide a brief description of the matter and request/issue below)**

We, the undersigned, petition the Council of the Municipality Arran-Elderslie Township Council & Bruce County Planning Department to reject the request from Neoen to develop a 400 megawatt capacity, standalone battery energy storage system on 40 acres of farm land located at the corner of Concession 4 & Bruce Grey County Line. We object to the location of the facility on agricultural land and the proximity to residences. This land is currently designated as agricultural land and is situated on a flood plain that the Grey Sauble Conservation Authority has designated as environmentally protected. Please sign this petition today and help us protect this agricultural land from industrial encroachment.

I/We, the undersigned, petition the Council of the Municipality of Arran-Elderslie as follows:

Name (Print)	Address	Signature
Brent Nicoll	180 4th St NW Chesley	Brent Nicoll
Andrea Love	1699 Bline, Arran Elderslie	Andrea Love
Randy Moulton	1699 Bline, Arran Elderslie	Randy Moulton
Barry Matchewski	4216 Bruce Rd 10, Tara	Barry Matchewski
Melinda Matchewski	4216 Bruce Rd 10, Tara	Melinda Matchewski
Dave Bryson	153 Concr. 2 Drabington	Dave Bryson
Angela Gorman	101 Mill St	Angela Gorman
Jeff Gorman	774 Sideroad 15 Tara	Jeff Gorman
Brandy Gorman	774 Sideroad 15 Tara	Brandy Gorman
Brian Gorman	774 Sideroad 15 Tara	Brian Gorman

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I/We, the undersigned, petition the Council of the Municipality of Arran-Elderslie as follows:

Name (Print)	Address	Signature
Kim Gill	017758 Grey Bruce Line Tara	[Signature]
Martin Gill	" "	[Signature]
Sylen McMillan	20 Con 8 E Tara ON	[Signature]
Caleigh Kersch	48 Yonge St N Tara ON	[Signature]
Ryan Smith	137 Thomas St Albany	[Signature]
Rachel Pringle	143 Con 12 E Tara	[Signature]
Chantal Pringle	143 Con 12 E Tara	[Signature]
KEVIN SCOTT	21 CHESTNUT HILL	[Signature]
OWEN SCOTT	21 " "	[Signature]
JENNIFER SCOTT	21 CHESTNUT HILL CRES	[Signature]

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I/We, the undersigned, petition the Council of the Municipality of Arran-Elderslie as follows:

Name (Print)	Address	Signature
Laurie Watson	266 Sideroad 25 South Arran	<i>Laurie Watson</i>
Sandra Meuser	199 Conc 8 W RR1 Southampton	<i>S Meuser</i>
Blair Freeman	74 conc 4 Arran township	<i>Blair Freeman</i>
Brett Freeman	74 conc 4 Arran township	<i>Brett Freeman</i>
Paula Slermon	41 Shore Dr. Allen Ford	<i>Paula Slermon</i>
BOB KUHLE	GREY RD 16 21537	<i>Bob Kuhl</i>
Linda Kuhl	Grey Rd 16 21537	<i>Linda Kuhl</i>
Ronda McLeod	649 Bruce Rd 17	<i>Ronda McLeod</i>
Jean McOungald	39 Heather Lyn St	<i>Jean McOungald</i>
BARBARA HODGE	98 YONGE ST N.	<i>Barbara Hodge</i>

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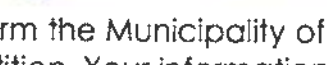
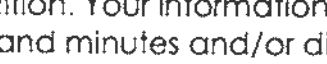

Name:	Carol McMillan	Address:	37 Concession 4, Tara, ON N0H 2N0
Phone:	519-934-2143	Email:	cmcmillan37@gmail.com

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I/We, the undersigned, petition the Council of the Municipality of Arran-Elderslie as follows:

Name (Print)	Address	Signature
KAY THOMSON	5-10 CHESTNUT HILL CRE <sup>TARA</sup>	
DOREEN KIRKLAND	3-4 BROOK ST. TARA	
PEGGY GRAHAM	105 MARIA ST. TARA	
GLEN GRAHAM	105 MARIA ST. TARA	
STEVE GUYAN	71 C/135 RD ALLEN	
JASON SAUDER	410 MONKEY LOVE	
Deb Macdonnell	Sauble Beach	
Tracey Hampsey	Owersound CB	
Kim Turner	Owen Sound	
STEVE MACDONNELL	SAUBLE BEACH	

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I/We, the undersigned, petition the Council of the Municipality of Arran-Elderslie as follows:

Name (Print)	Address (Town CHARTS)	Signature
LEANNE WEST	056805 Concession 12	[Signature]
ED WEST	"	[Signature]
Kirsten Carmichael	254 Bruce Rd 17, Tara, ON	[Signature]
Brock Leighton	254 Bruce Rd 17, Tara, ON	[Signature]
BEN RIER	143 MILL ST TARA	[Signature]
SHERI RIER	143 MILL ST TARA	[Signature]
Liam Gowan	Sideroad 25a 91 Alton Road	[Signature]
Beverly Gowan	91 Sideroad 25 Alton Road	[Signature]
Beverly Gowan	91 Side road 25 Alton Road	[Signature]
Cerrina Gowan	91 Side road 25 Alton Road	[Signature]

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I/We, the undersigned, petition the Council of the Municipality of Arran-Elderslie as follows:

Name (Print)	Address	Signature
Bob Cook	117514 Rd 3 Tara, Ont	Bob Cook
Heather Cook	117514 Grey Rd 3 Tara	Heather Cook
Christine Walker	034640 side Rd to Tara, ON	Christine Walker
Steven Cook	081640 side Rd 6 Tara	Steven Cook
Josh Cook	117514 Grey Rd 3 Tara	Josh Cook
Halley Vokes	117514 Grey Rd 3 Tara	Halley Vokes
Matt Cook	101504 side Rd 9 Tara	Matt Cook
Kristin Cook	101504 side road 9 Tara	Kristin Cook
Lee Goman	101 mile street	Lee Goman
Doug Goman	454 beside Tara	Doug Goman

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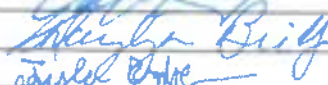
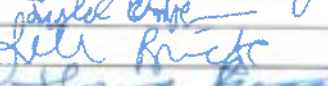



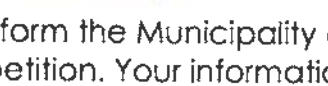
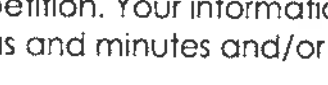

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Name (Print)	Address	Signature
DAVE GUNSON	191 SIDEROAD 25	
LYNN GUNSON	191 SIDEROAD 25	
JOHN BRIDGE	531 CONC. 10E.	
MARILYN BRIDGE	531 CONC 10E	
TYLER BRIDGE	531 CONC 10E	
Jill Bridge	216 Con 8E	
Stevor Bridge	716 Con. 8E	
Kim Dzungenel	74 Brook St Tara	
Steve Hollingshead	74 Brook St Tara	
GARRY KUL	321495 TARA	

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Name (Print)	Address	Signature
SCOTT KUHLE	21713 GREY RD 16	
ROB WEPPLER	117078 GREY RD 3	
ERIN WEPPLER	117078 GREY RD 3	
Brenda Robertson	821110 Sideroad 1	
Norah Shaw	821110 Sideroad #1	
Mark D. Day	528 Conc 10 Elderslie	
Rebecca D. Day	528 Conc 10 Elderslie	
Loren Johnson	123 Conc 10 Elderslie	
Karen Johnson	212 Bruce RD 17	
Laura Johnson	18 Waverly St Tara	

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I/We, the undersigned, petition the Council of the Municipality of Arran-Elderslie as follows:

Name (Print)	Address	Signature
TOO DASHWOOD	17 THURGOOD ST RICHMOND	[Signature]
CAROLANNE GARDINER	17 THURGOOD ST RICHMOND	[Signature]
MACHINIC GARDINER	570 CONC 12 E ALLENFORD	[Signature]
ILONA GARDINER	550 CONC 12 E ALLENFORD	[Signature]
Quentin Morley	242 Conc 12 E, Tara	[Signature]
CAROL ANNE MORLEY	"	[Signature]
AUSTIN HARLOS	11 MAIN ST TARA	[Signature]
MARIANNE HARLOS	9 Main St Tara	[Signature]
lyson Rier	121 Brook St West Tara	[Signature]
Kayla Rier	121 Brook St West Tara	[Signature]

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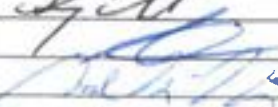

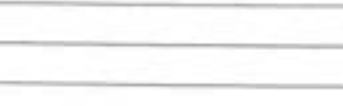
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Name (Print)	Address	Signature
KRISTA GILL	91 BROOK ST E TARA	
LARRY GILL	91 BROOK ST E, TARA	
JEFF DEEMERT	37 CONC 4	
CAROL McMILLAN	37 CONC 4	

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Name (Print)	Address	Signature
Bruce Gill	170 Con 8 E	Bruce Gill
Tammy Selley	170 Con 8 E	Tammy Selley
Rob McKeen	19 Chestnut Hill Gws Tara	Rob McKeen
RICHARD PEPPER	175 THOMAS RD	Richard Pepper
Dick de Boer	664 conc. 10a Tara	Dick de Boer
Christine de Boer	664 conc. 10a Tara	Christine de Boer
BRETT KUHLE	100 Con Tara	Brett Kuhl
Bruce Dixon	10-10 Chestnut Hill	Bruce Dixon

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If you have questions about the collection, use, or disclosure of this personal information, please call 519-363-3039 or email [cfraser@arran-elderslie.ca](mailto:cfraser@arran-elderslie.ca).



## PAPER-BASED PUBLIC PETITION

To: The Council of the Municipality of Arran-Elderslie

### Petition Spokesperson

Name:	Carol McMillan	Address:	37 Concession 4, Tara, ON N0H 2N0
Phone:	519-934-2143	Email:	cmcmillan37@gmail.com

Do you wish to present the petition at a Council meeting? Yes ☐ No ☒

Whereas: (please provide a brief description of the matter and request/issue below)  
We, the undersigned, petition the Council of the Municipality Arran-Elderslie Township Council & Bruce County Planning Department to reject the request from Neoen to develop a 400 megawatt capacity, standalone battery energy storage system on 40 acres of farm land located at the corner of Concession 4 & Bruce Grey County Line. We object to the location of the facility on agricultural land and the proximity to residences. This land is currently designated as agricultural land and is situated on a flood plain that the Grey Saubie Conversation Authority has designated as environmentally protected. Please sign this petition today and help us protect this agricultural land from industrial encroachment.

I/We, the undersigned, petition the Council of the Municipality of Arran-Elderslie as follows:

Name (Print)	Address	Signature
LIL REID	87 BROOK ST. TARA	Lil Reid
John Reid	87 BROOK ST TARA	John Reid
CARRIE SPOKOW	108 Heather Lynn	Carrie Spokow
Lisa Holmes	Allenford, ON Tara	Lisa Holmes
Brenda Blondin	88 Francis St. Tara	Brenda Blondin

### Collection of personal information:

Personal information is being collected and will be used to inform the Municipality of your views on a matter of public interest or concern as specified in this petition. Your information may be made public through a meeting and corresponding agendas and minutes and/or distributed as part of the Information Items.

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If you have questions about the collection, use, or disclosure of this personal information, please call 519-363-3039 or email [c.fraser@arran-elderslie.ca](mailto:c.fraser@arran-elderslie.ca).

## PAPER-BASED PUBLIC PETITION

To: The Council of the Municipality of Arran-Elderslie

### Petition Spokesperson

Name:	Carol McMillan	Address:	37 Concession 4, Tara, ON N0H 2N0
Phone:	519-934-2143	Email:	cmcmillan37@gmail.com

Do you wish to present the petition at a Council meeting? Yes ☐ No ☒

<b>Whereas: (please provide a brief description of the matter and request/issue below)</b> We, the undersigned, petition the Council of the Municipality Arran-Elderslie Township Council & Bruce County Planning Department to reject the request from Neoen to develop a 400 megawatt capacity, standalone battery energy storage system on 40 acres of farm land located at the corner of Concession 4 & Bruce Grey County Line. We object to the location of the facility on agricultural land and the proximity to residences. This land is currently designated as agricultural land and is situated on a flood plain that the Grey Sauble Conversation Authority has designated as environmentally protected. Please sign this petition today and help us protect this agricultural land from industrial encroachment.
--

I/We, the undersigned, petition the Council of the Municipality of Arran-Elderslie as follows:

Name (Print)	Address	Signature
Gloria Weppeler	204 Con 2	<i>Gloria Weppeler</i>
Vernon Weppeler	204 Con 2	<i>Vernon Weppeler</i>

### Collection of personal information:

Personal information is being collected and will be used to inform the Municipality of your views on a matter of public interest or concern as specified in this petition. Your information may be made public through a meeting and corresponding agendas and minutes and/or distributed as part of the Information Items.

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If you have questions about the collection, use, or disclosure of this personal information, please call 519-363-3039 or email [clouser@arran-elderslie.co](mailto:clouser@arran-elderslie.co).

**From:** [Judith Frances](#)  
**To:** [Bruce County Planning - Peninsula Hub](#)  
**Subject:** Tara Bess Project  
**Date:** Tuesday, June 3, 2025 5:00:19 PM

---

You don't often get email from judifran289@gmail.com. [Learn why this is important](#)

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

Good afternoon.

It is my understanding that the above named project is conducting their own environmental study with respect to this project.

I have emailed the Grey Sauble authority requesting their input in this matter and I await their response.

As this project falls into EP zoning, I wonder if you could advise if you have reviewed this situation, and if so, could you tell me the status?

I live in Georgian Bluffs, but across the road from this site which is in Bruce County.

Thank you.  
Judi Almond  
021007 Grey Road 16  
RR#2  
Tara, Ont.  
N0H2N0  
519-934-1905



**From:** [Amy Harrison](#)  
**To:** [Bruce County Planning - Peninsula Hub](#)  
**Subject:** Zoning By-Law Amendment File No. Z-2025-011 & County Official Plan Amendment  
**Date:** Thursday, June 5, 2025 9:32:10 AM

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You don't often get email from amyjharrison@sympatico.ca. [Learn why this is important](#)

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

Good morning,

I am sending this to express my opposition to the proposed Zoning By-Law Amendment and County Official Plan Amendment for the Tara Battery Project.

While I could write a long email about EP / A1 lands, SARs (Species at Risk), Flood Plains and the importance of protecting these areas, I will keep it short.

Allowing this project to proceed on EP / A1 land would set a terrible precedent...

I have no opposition to a battery storage, I have a strong opposition to this location.

We cannot afford to not protect these areas.

Amy Harrison, A.Sc.T  
Environmental Technologist  
NASM Plan Developer  
AOSPD





**From:** [Christine Fraser-McDonald](#)  
**To:** [Carol Mcmillan](#)  
**Cc:** [Bruce County Planning - Peninsula Hub](#); [Jenn Burnett](#)  
**Subject:** Re: Arran Elderslie Bruce county Official Plan Amendment C-2025-003 & Bruce County Official Plan Amendment C -2025-003  
**Date:** Wednesday, July 2, 2025 7:56:31 AM  
**Attachments:** [Outlook-m5fddnjy.png](#)

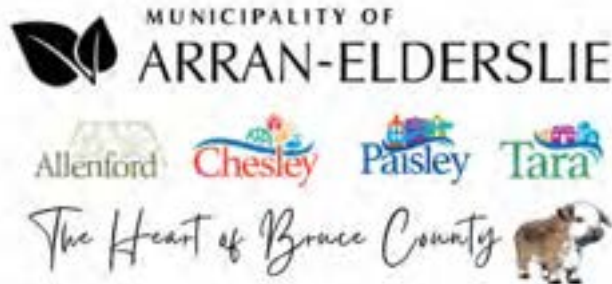
**\*\* [CAUTION]:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you Carol. I have included Jenn Burnett on this email so that she can include your comments in her report.

*Christine Fraser-McDonald*

Clerk

 519-270-4922  
 [cfraser@arran-elderslie.ca](mailto:cfraser@arran-elderslie.ca)  
 [www.arran-elderslie.ca](http://www.arran-elderslie.ca)  
 1925 Bruce Road 10, Box 70  
 Chesley, ON N0G 1L0



**From:** Carol Mcmillan <carolmcmillan37@icloud.com>  
**Sent:** June 30, 2025 12:44 PM  
**To:** Christine Fraser-McDonald <CFraser@arran-elderslie.ca>  
**Cc:** bcplwi@brucecounty.on.ca <bcplwi@brucecounty.on.ca>  
**Subject:** Arran Elderslie Bruce county Official Plan Amendment C-2025-003 & Bruce County Official Plan Amendment C -2025-003

Please accept this as my objection to the above Amendments to the Bruce County Planning re-zoning to accommodate the Tara Battery Energy Storage System (Tara BESS) utility - scale battery energy storage project proposed for 39 Conc. 4 in the Municipality of Arran - Elderslie.

This property has been agricultural land, on a flood plain of the Sauble River, under 'Environmental Protection' and as such is no place for this type of development. While I am not against this technology, it does not belong on this particular piece of land.

The footprint of the development states is is using approximately 20 acres, however that measurement is only that of the battery storage containers and when you look at the changes to most of the property, it is severely impacted. Many acres are being cut down to allow for flood management, with increased depths of water during flooding periods. This results in the areas bordering my property now potentially having significantly deeper water on and slightly within the property lines. The 100 year flood zone does not even show the impact that I witnessed in 1977 to the neighbouring farm to the northwest of me that year in the spring, when the water was so deep on that property that the house and barn was flooded to such an extent that tractors and wagons had to be used to get the dairy herd to safety. The water was too deep for trucks.

I have owned the property since May 1978, but the offer to purchase was in place the summer of 1977, awaiting the decision from Bruce County for the severance of the house and acreage from the farm which did not occur until the following spring, less the small east field adjacent to the house which was not allowed.

In the 47 years that I have lived here, flooding of the land has occurred every spring with varying amounts depending on the snowmelt and whether or not significant rains happened at the same time. We are living with the effects of climate change now and I am dubious that anyone is able to determine what the coming changes to this land will be.

We have fed birds for years and are noticing many species that numbers are in decline. Five species of woodpeckers feed here, hummingbirds, orioles, gold finch, grosbeaks, indigo buntings, bluebirds, jays, swallows and the list goes on. Monarch butterflies return every year.

I skimmed through the environmental reports (800 pages on the first & 600 pages on the second), commissioned by Neoen and do believe that the results are not what they would be if done by an independent study. I put little trust in all of their N/A results!

The changes to the farm will never be fully returned and in the meantime, if this is allowed to happen, the damages will be immense.

The chances of an accident with the site have been minimized, as the technology is relatively new and accidents have occurred at a much higher incidence than Neoen would have us believe. The Sauble River and its watershed should have all the protection that we as a municipality can provide.

As I mentioned previously, I have lived here for the past 47 years and have never considered living anywhere else in my lifetime. The nearest battery storage container is within 228 meters from my property. This measurement is on the diagram on pages 174 and 279 of the second 600 page environmental report commissioned by Neoen. That is too close for comfort should there be a disaster. Brittany Morrison, public relations for Neoen, has suggested that if I submit a reasonable amount, Neoen would purchase and use as an office. She has also stated that she would not be comfortable living in this proximity to Tara BESS. What about my closest neighbours? Would they be any safer? It is not acceptable to me that they can even think it is alright to force me to move. I have been advised that I could not even list my house for sale at this time with the possibility of this development. I would like to live where I am for the remainder of my life without the fear of safety, the noise of fans, the security lighting, the stagnant water of the storm water management pond.

Sincerely,  
Carol McMillan  
37 Conc. 4,  
Tara, ON  
N0H 2N0

Sent from my iPad

**From:** [Christine Fraser-McDonald](#)  
**To:** [Jim and Helen Christie](#)  
**Cc:** [Jenn Burnett](#)  
**Subject:** Re: Concern about biLaw amendment  
**Date:** Wednesday, July 2, 2025 1:08:16 PM  
**Attachments:** [Outlook-seuq1aiv.png](#)

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

Thank you for your comments.

I have included our Planner Jenn Burnett on this email so that she can include your comments in her report.

*Christine Fraser-McDonald*

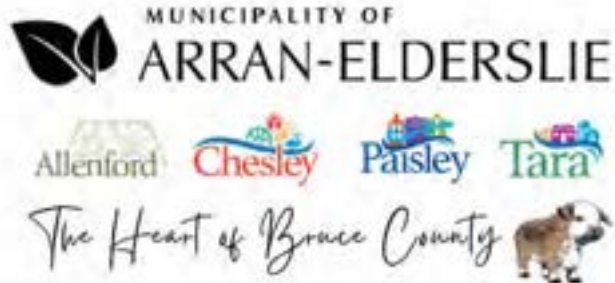
Clerk

☎ 519-270-4922

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

🌐 [www.arran-elderslie.ca](http://www.arran-elderslie.ca)

📍 1925 Bruce Road 10, Box 70  
Chesley, ON N0G 1L0



**From:** Jim and Helen Christie <[christhillfarms@gbtel.ca](mailto:christhillfarms@gbtel.ca)>  
**Sent:** July 2, 2025 12:40 PM  
**To:** Christine Fraser-McDonald <[CFraser@arran-elderslie.ca](mailto:CFraser@arran-elderslie.ca)>  
**Subject:** FW: Concern about biLaw amendment

**From:** Jim and Helen Christie [<mailto:christhillfarms@gbtel.ca>]  
**Sent:** July 2, 2025 12:12 PM  
**To:** 'cfraser@arra-elderslie.ca'  
**Subject:** FW: Concern about biLaw amendment

[This relates to changes to Z-2025-011](#)

**From:** Jim and Helen Christie [<mailto:christhillfarms@gbtel.ca>]  
**Sent:** July 2, 2025 12:08 PM  
**To:** 'cfraser@arra-elderslie.ca'  
**Subject:** Concern about biLaw amendment

To whom this concern

We, the family of Christie's are totally not for this change in biLaw to allow a battery structure to be put on environmentally protected land.

This is a change that would not even be considered if we were talking a livestock facility. Contamination from lithium batteries is just as real as livestock.

No matter how much money is dumped into this to make it ""safe"" there is never a real guarantee. Money that every taxpayer is helping fund.

Totally wrong. Have the large populations of people find better solutions closer to home.

Jim, Helen, Mike, Jenn, Trevor & Brit Christie



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



May 22, 2025

File Number: Z-2025-011

## UPDATED Public Meeting Notice

### You're invited to a Public Meeting to consider

#### Zoning By-Law Amendment File No. Z-2025-011

July 14, 2025 at 9:00 am

**The Public Meeting date has changed. The location of the Public Meeting has been updated. The application remains unchanged.**

A change is proposed in your neighbourhood: The Tara Battery Energy Storage System (Tara BESS) is a 400-megawatt (MW), 1,600-megawatt hours (MWh) utility-scale battery energy storage project proposed in the Municipality of Arran-Elderslie. The project site is within a regulated floodplain that is proposed to be altered to accommodate the use. This will require an amendment to the Bruce County Official Plan to redesignate the project area to Agricultural, with a site-specific policy permitting the establishment of a battery energy storage facility. The altered floodplain area will be designated Hazard, while the remainder of the site will retain its existing land use designations. The property is currently zoned 'Environmental Protection' (EP) and 'General Agriculture' (A1) in the municipal zoning by-law. The facility is proposed within the EP zone with a small encroachment into the A1 zone. The amendment proposes to re-zone the project area within the EP zone to an A1 zone with a site-specific permission allowing the establishment of a battery energy storage facility. The adjusted floodplain area is proposed to be rezoned EP. The related County Official Plan Amendment file is C-2025-003.



39 Concession 4 Arran, CON 4 PT LOT 36 (Arran Township)  
 Municipality of Arran-Elderslie, Roll Number: 410349000307200



## Learn more

Additional information about the application is available online at <https://www.brucecounty.on.ca/active-planning-applications>. Information can also be viewed in person at the County of Bruce Planning Office noted above, between 8:30 a.m. and 4:30 p.m. (Monday to Friday). The Planner on the file is Jenn Burnett.

## Have your say

Comments and opinions submitted on these matters, including the originator's name and address, become part of the public record, may be viewed by the general public and may be published in a Planning Report and Council Agenda. Comments received after **May 30, 2025** 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.

**Before the meeting:** You can submit comments by email to [bcplwi@brucecounty.on.ca](mailto:bcplwi@brucecounty.on.ca), mail, or phone (226-909-5515) if you have any questions, concerns or objections about the application. Comments will be provided to Council for its consideration.

**On the day of and during the Public Meeting:** You may attend the Public Meeting in person at the Town Hall and speak directly to Council.

## How to access the Public Meeting

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

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

## Stay in the loop

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

## Know your rights

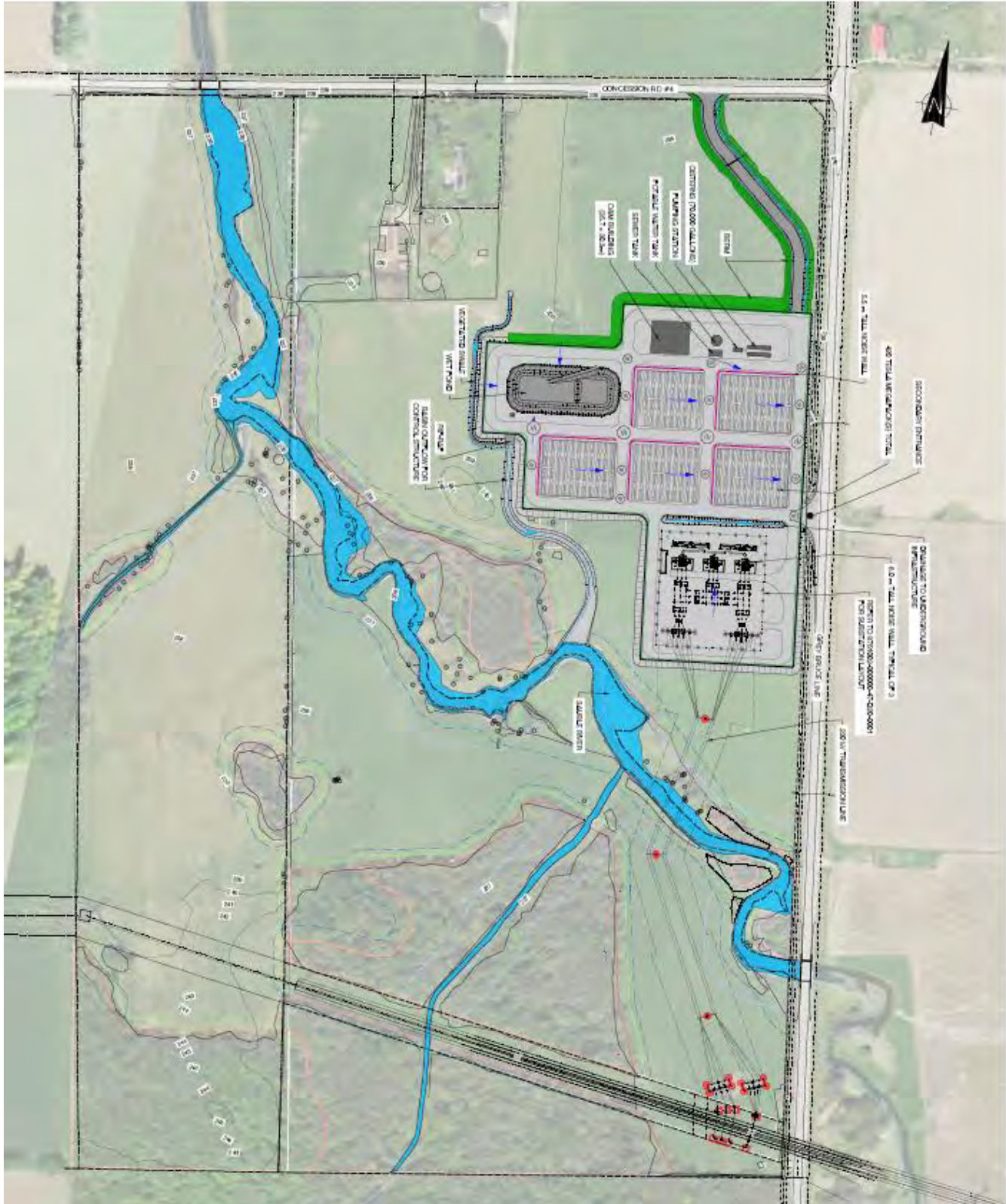
Section 34(11) of the [Planning Act](#) outlines rights of appeal for Zoning By-law Amendment applications.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Municipality of Arran-Elderslie to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Arran-Elderslie before the by-law is passed, the person or public body is not entitled to appeal the decision.

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

**Please note that third parties (anyone who is not a specified person or public body) do not have the right to appeal a decision to the Ontario Land Tribunal.**

For more information please visit the Ontario Land Tribunal website at <https://olt.gov.on.ca/appeals-process/>.







EXISTING GRADE CONTOUR	
DITCH FLOW DIRECTION DITCH	
CULVERT	
PROPERTY BOUNDARY (TULLOCH SURVEY)	
BATTERY NOISE WALL	
SURFACE WATER DRAINAGE	
FENCE	
BATTERY GROUP (4 BATTERIES, 1 TRANSFORMER)	
WETLANDS	
WATERCOURSE BUFFER 30 m	
WETLANDS BUFFER 15 m	
WOODLANDS BUFFER 10 m	
POTENTIAL SIGNIFICANT WILDLIFE HABITAT	
EASTERN MEADOWLARK HABITAT	
POTENTIAL MATERNITY ROOST HABITAT FOR LITTLE BROWN MYOTIS	
CAVITY TREES	
ECOLOGICAL COMMUNITIES	
HYDRO POLE	
HYDRO POLE ANCHOR	
WATERCOURSE	
LIMIT OF FORESTED AREA	
TREE/SHRUB	
EXISTING FENCE GATE	

	GENERAL AGRICULTURE (A1) ZONE	REQUIRED	PROVIDED
1	LOT AREA (MINIMUM)	39 ha	42.05ha
2	LOT FRONTAGE (MINIMUM)	100m	320m
3	FRONT YARD (MINIMUM)	20m	207m
4	REAR YARD (MINIMUM)	20m	503m
5	EXTERIOR SIDE YARD (MINIMUM)	20m	20m
6	GROUND FLOOR AREA DETACHED DWELLING (MINIMUM)	70m <sup>2</sup> (GREATER THAN ONE STOREY) 90m <sup>2</sup> (ONE STOREY)	1082m <sup>2</sup> (ONE STOREY)
7	MAXIMUM HEIGHT	NOT APPLICABLE	-
8	LOT COVERAGE (MAXIMUM)	15%	21%

SITE STATISTICS DATA (Usable area for BESS project)		
DESCRIPTION	UNITS	QUANTITY
GRAVEL AREA: BATTERY PAD	m2	53667
SUBSTATION	m2	11074
ACCESS ROAD	m2	2380
CONTROL BUILDING	m2	1414
PUMPING STATION	m2	30
WET POND	m2	4620
TOTAL:		73185

SITE STATISTICS DATA (Footprint in agricultural land)		
DESCRIPTION	UNITS	QUANTITY
PAD	m2	75744
ACCESS ROAD	m2	2380
DITCHES	m2	6730
BERM	m2	5700
TOTAL:		90554

SITE STATISTICS DATA (Overhead lines area)		
DESCRIPTION	UNITS	QUANTITY
CONCRETE FOOTING: SONOTUBE Ø1.2m x (11)	m2	12.44
HONI SQUARE 1.5x1.5m x (8)	m2	18.00
TOTAL:		30.44



	<div><div><div>Tara-rev1-3D.dwg</div><div>HYDRO-ONE CONNECTION AND SWITCHING STATION (2025-02-28)</div></div><div><div>8751002-000000-47-D20-0001.dwg</div><div>400 MW / 1600 MWh - 230 - 34.5 SUBSTATION PLAN VIEW</div></div><div><div>XREF_20241111_NaturalHeritageConstraints_224\3D.dwg</div><div>NATURAL HERITAGE CONSTRAINTS</div></div><div><div>XREF_IMAGERY FROM GIM_NAD83_CSRS_Z17.dwg</div><div>IMAGERY FOR REFERENCE ONLY, FROM GLOBAL MAPPER 0.5m ACCURACY</div></div><div><div>8751002-600000-4L-D09-0002</div><div>230KV OVERHEAD TRANSMISSION LINE - ROUTING DRAWING LAYOUT</div><div>AB</div><div>FOR PERMITTING</div><div>V. BRUNELLE, P. Eng. P.E.O. No. 100617887</div><div>M.F. PROULX, P.Eng. P.E.O. No. 100154038</div><div>2025-02-27</div></div><div><div>242669-REV1 (No Signature).dwg</div><div>TOPOGRAPHIC SURVEY FROM TULLOCH_2024-12-04_NAD83 (CSRS) UTM Z17_CGVD2013</div><div>AA</div><div>FOR COMMENTS</div><div>V. BRUNELLE, P. Eng. P.E.O. No. 100617887</div><div>M.F. PROULX, P.Eng. P.E.O. No. 100154038</div><div>2025-02-20</div></div><div>DRAWING No.</div><div>DESCRIPTION</div><div>REV</div><div>DESCRIPTION</div><div>PREPARED BY</div><div>CHECKED BY</div><div>DATE</div></div> <div>REFERENCE DRAWINGS</div> <div>REVISIONS</div> <td>SEAL:</td> <td colspan="4"></td> <td colspan="2">PROJECT: <b>TARA BESS - 400 MW DETAIL ENGINEERING</b></td>							SEAL:					PROJECT: <b>TARA BESS - 400 MW DETAIL ENGINEERING</b>	
						TITLE: <b>SITE PLAN GENERAL ARRANGEMENT</b>								
						CLIENT:								
						DESIGNED BY: V. BRUNELLE, P.Eng,P.E.O. No. 100617887								
						DRAFTED BY: A. CAMPBELL								
						CHECKED BY: M.F. PROULX, P.Eng, P.E.O. No. 100154038								
						SCALE: 1:2000								
						DATE: 2025-02-20								
						DRAWING No.: <b>8751002-100000-41-D20-0003</b>								
						SHEET: <b>01</b>	SIZE: <b>A1</b>							
						REV. <b>AB</b>								
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Council Information Session

# Stormwater Rate Study



Municipality of Arran-Elderslie  
July 14, 2025

# Agenda

- Background
- Stormwater Rate Structure
- Expenditure Profile
- Full Cost Recovery Stormwater Rates
- Phased-in Stormwater Rates
- Next Steps and Questions



# Background

- The management of municipal stormwater infrastructure is currently funded from the tax base with the intention to move to a dedicated user fee to recover costs
- The Municipality is undertaking separate Stormwater Needs Studies for Tara, Paisley, and Chesley
- The primary beneficiaries of stormwater infrastructure are urban residents and businesses
- Hemson developed a user rate model to calculate user fees over a 10-year period

# Benefits to Ratepayers

- Costs to manage the stormwater system will not be supported from the tax levy
- Overall improvements:
  - Stormwater infrastructure and network
  - Reduce the number of open ditches in residential neighbourhoods
  - Improved streetscape

# Stormwater Rate Structures

Funding Source	Rate Structure	Considerations
Tax Revenue	<ul style="list-style-type: none"> <li>Current funding model</li> <li>Tax-supported</li> </ul>	<ul style="list-style-type: none"> <li>Inequitable approach</li> <li>Easy to administer</li> </ul>
Flat Rate	<ul style="list-style-type: none"> <li>Flat rate based on property type</li> <li>Non-residential properties pay more than residential</li> </ul>	<ul style="list-style-type: none"> <li>Inequitable approach</li> <li>Easy to administer</li> </ul>
Impervious Surface Area	<ul style="list-style-type: none"> <li>Based on impervious surface area (e.g. pavement, roofs, etc.)</li> <li>Municipality does not have adequate data</li> </ul>	<ul style="list-style-type: none"> <li>Equitable approach</li> <li>Untenable administration</li> </ul>
<b>Property Land Area</b>	<ul style="list-style-type: none"> <li>Based on land area and property type</li> <li>Non-residential properties pay more per square metre than residential</li> </ul>	<ul style="list-style-type: none"> <li>Equitable approach</li> <li>More difficult administration</li> </ul>

# Arran-Elderslie Proposed Rate Structure

- **Property land area** rate structure
- Different rates based on property type
- Ratios based on benchmarking from other Municipalities

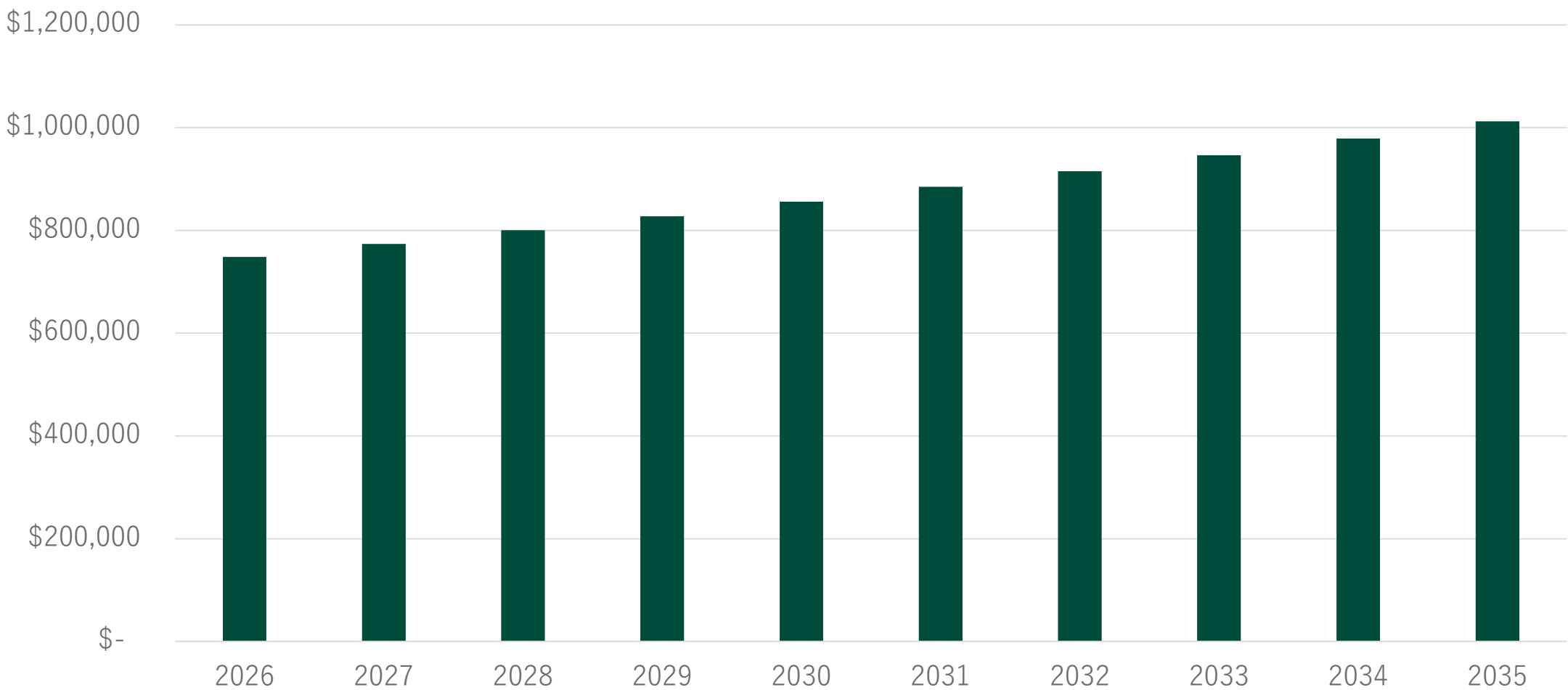
Ratios of Land Uses - Stormwater Rates		
Residential Single and Semi	Multi-Residential	Non-Residential
1.0	1.27	2.0

# Cost Overview

Cost Centre	2026 Cost Projection
Operating Costs	\$157,500
Capital Costs	\$621,000
Tax Revenues needed for Stormwater Ditches	(\$30,300)
<b>Net Rate Funding Need</b>	<b>\$748,200</b>

- Operating costs from historical data and staff estimates
- Capital costs from Stormwater Needs Studies

# Net Rate Funding Need





# Forecast of Parcel Area in Square Metres: Paisley, Tara, and Chesley

Property Type	2026	2030	2035
Residential – Single and Semi	2,964,000 m <sup>2</sup>	3,094,000 m <sup>2</sup>	3,258,000 m <sup>2</sup>
Multi-Residential	855,000 m <sup>2</sup>	893,000 m <sup>2</sup>	940,000 m <sup>2</sup>
Non-Residential	1,323,000 m <sup>2</sup>	1,381,000 m <sup>2</sup>	1,454,000 m <sup>2</sup>

- Modest growth in-line with historical census data
- Source: Bruce County Mapping

# Full Cost Recovery Rate per Square Metre

User Group	2026 Rate per Square Metre	2026 Typical Bill
Single Detached	\$0.1117	\$103
Semi Detached	\$0.1117	\$84
Multi-residential Complex	\$0.1421	\$485
Commercial	\$0.2234	\$60
Business Park	\$0.2234	\$1,810
Institutional	\$0.2234	\$2,123

# Phase-in to Cost Recovery: Rate per Square Metre

User Group	2026 Rate	2027 Rate	2028 Rate	2029 Rate	2030 Rate	2031 Rate
Cost Recovery	25%	40%	55%	70%	85%	100%
Residential	\$0.0279	\$0.0457	\$0.0643	\$0.0837	\$0.1040	\$0.1252
Multi-Residential	\$0.0355	\$0.0582	\$0.0818	\$0.1065	\$0.1324	\$0.1594
Commercial	\$0.0559	\$0.0914	\$0.1286	\$0.1675	\$0.2081	\$0.2505

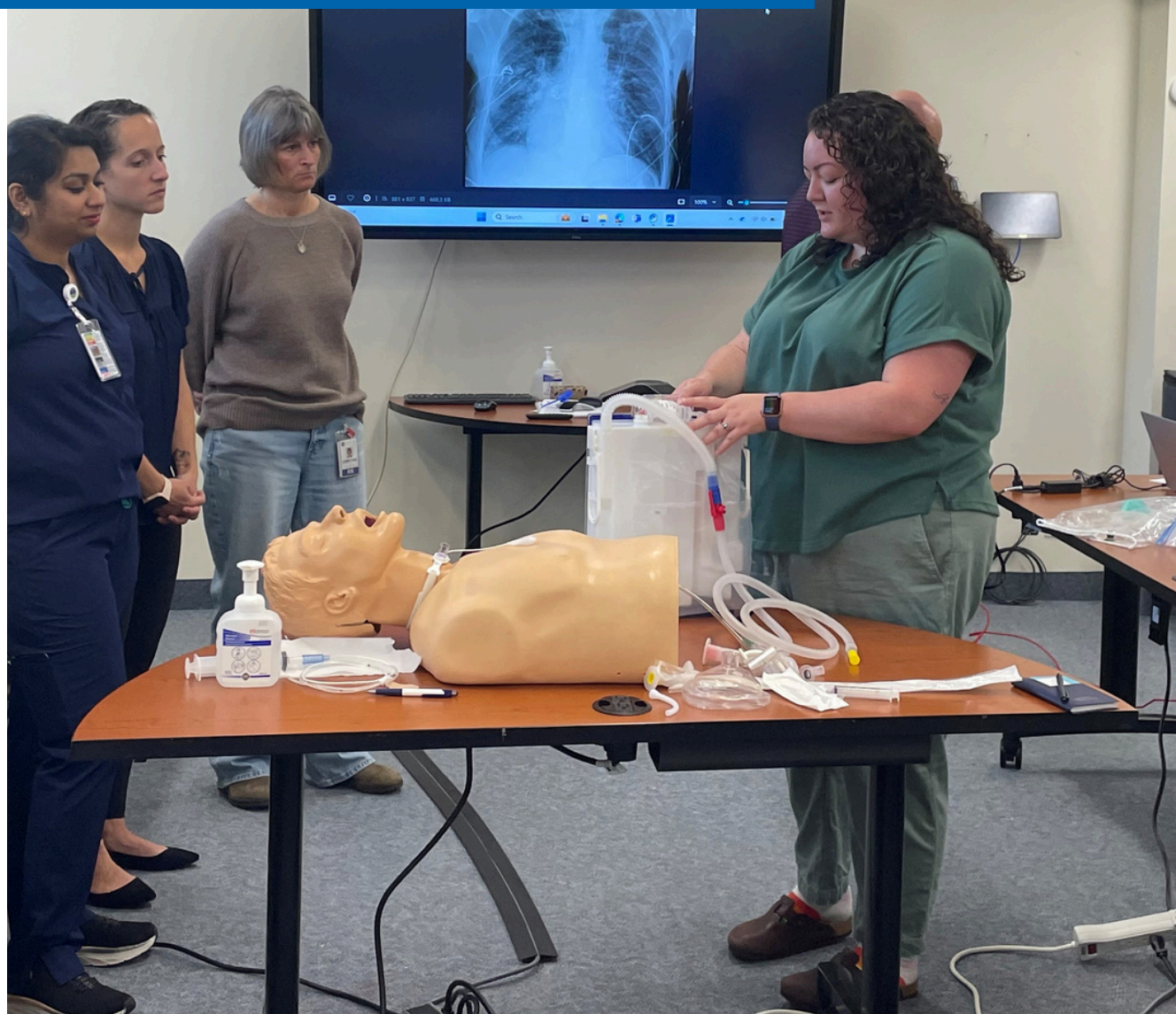
# Median Bills

User Group	2026 Median Bill	2027 Median Bill	2028 Median Bill	2029 Median Bill	2030 Median Bill	2031 Median Bill
Cost Recovery	25%	40%	55%	70%	85%	100%
Single Detached	\$26	\$42	\$60	\$78	\$96	\$116
Semi Detached	\$21	\$34	\$48	\$63	\$78	\$94
Multi-residential Complex	\$121	\$198	\$279	\$363	\$452	\$544
Commercial	\$15	\$25	\$34	\$45	\$56	\$67
Business Park	\$452	\$741	\$1,042	\$1,356	\$1,685	\$2,029
Institutional	\$531	\$869	\$1,222	\$1,591	\$1,977	\$2,380

# Next Steps and Questions

- Public consultation
- Final draft to Council
- Target adoption for 2026

# 2024/25



# Annual Report



## OUR MISSION

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We provide patient-centered care to our communities through a collaborative and quality driven culture, inspiring pride in our team and in our care.

## OUR VISION

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Together, enriching health care in our communities.

## ANNUAL REPORT

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**SOUTH BRUCE GREY  
HEALTH CENTRE**

CHESLEY | DURHAM | KINCARDINE | WALKERTON

## MESSAGE FROM THE BOARD CHAIR AND CEO

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As we reflect on the past year, we do so with a deep sense of pride and gratitude for the remarkable dedication, resilience and compassion that has been demonstrated across South Bruce Grey Health Centre's (SBGHC) four hospital sites.

Our shared commitment to delivering high quality, patient-centered care has remained our guiding compass through both opportunities and challenges.

This year, we advanced several key priorities in support of the final year of our existing strategic plan, including investments in clinical innovation, health system partnerships and the well-being of our staff. We successfully expanded access to essential services, embraced new models of care and deepened our collaboration with community partners to better address the evolving health needs of the communities we serve.

Our front-line teams have continued to provide exceptional care with empathy and professionalism. Their unwavering service is the foundation and heart of our success, and we thank every staff member, physician, volunteer and learner for their contributions.

We also recognize the hospital foundations and auxiliaries that support SBGHC, and the many donors and community members for their ongoing support that makes the purchase of our capital equipment possible.

Our Board of Directors remains committed in its governance role, ensuring strong oversight and accountability, while supporting progressive strategies and dedication to quality improvement and the delivery of exceptional care for all of our communities.

As we move into 2025/26, we will continue to embrace innovation, sustainability, quality and partnerships to shape our future.

On behalf of SBGHC, we invite you to review the highlights of our 2024/25 year in the following report.



Joe Dietrich  
Chair, Board of Directors



Nancy Shaw  
President and CEO

## BOARD OF DIRECTORS

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**Joe Dietrich**  
Chair



**John Haggarty**  
Vice Chair



**Jim Bagshaw**  
Director



**Victoria Ducharme**  
Director



**Bill Heikkila**  
Director



**Lindsay Parsons**  
Director



**Ben Rier**  
Director



**Angela Thompkins**  
Director



**Allen Wickert**  
Director



**Nancy Shaw**  
President and CEO



**Dr. Michael Ballantine**  
Chief of Staff

**Dr. Lisa Roth**  
President of the  
Medical Staff

**Cara Singh**  
Vice President,  
Patient Care and Chief  
Nursing Executive

## YEAR IN REVIEW

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**2,103**

Admissions

**422**

Babies Born

**41,659**

Emergency Visits

**398**

Employees

**1,043,800**

Laboratory Tests

**55,392**

Medical Imaging Procedures

**52,669**

Patient Registrations

**1,899**

Surgeries

**Together, enriching health care  
in our communities**



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



## SBGHC CHESLEY SITE



# 3,747

Emergency Visits

# 276

Admissions  
Acute and Restorative Care

# 3,985

Medical Imaging Procedures  
X-ray, Ultrasound

# 704

Cardiorespiratory Procedures  
ECG, Holter

SBGHC's Chesley site continues to excel in the provision of restorative and rehabilitative care.

In addition to acute care, the inpatient unit at the Chesley site has a specialized focus on activation, physiotherapy and socialization for patients who are awaiting discharge to an alternate destination, such as long-term care. The 18-bed unit offers a variety of supports for patients including physiotherapy, occupational therapy, communal dining and activities.

"The Chesley hospital, and the team of health care providers at that site, have earned a reputation of providing exceptional care for patients on a restorative or rehabilitative journey. Patients requiring this unique level of care come from all over southern Grey and Bruce counties, and we consistently hear from patients and families about their success stories and gratitude to the team for the level of care provided."

Nancy Shaw, President and CEO

## SBGHC DURHAM SITE



“The successful implementation of outpatient mental health and addictions services at the Durham hospital improves access to care in the region and brings vital support closer to home for Durham area residents.”

**Joe Dietrich,**  
Chair, Board of Directors

# 6,918

Emergency Visits

# 7,919

Medical Imaging Procedures  
X-ray, Ultrasound, Bone Density

# 899

Cardiorespiratory Procedures  
ECG, Holter, Stress

This year, SBGHC’s Durham hospital site has experienced transition and growth, refocusing the scope service provision to outpatient services.

In addition to the core service offering of emergency services, medical imaging and laboratory, new outpatient programs and services were introduced and will continue to expand in the future.

In December 2024, SBGHC partnered with Brightshores Health System (Brightshores) and the Canadian Mental Health Association Grey Bruce (CMHA Grey Bruce) to begin providing outpatient mental health and addictions services at the Durham hospital site.

A full listing and calendar of outpatient mental health and addictions services available at the Durham hospital site is available on SBGHC’s website.





## SBGHC KINCARDINE SITE



# 16,775

Emergency Visits

# 735

Admissions  
Acute Care

# 6,184

Cardiorespiratory Procedures  
ECG, Holter, Stress

# 25,695

Medical Imaging Procedures  
Bone Density, CT,  
Echocardiography,  
Mammography (OBSP),  
X-ray, Ultrasound

SBGHC's Kincardine site sees the highest volume of emergency visits and acute care admissions within our four hospital sites. With a growing community and increased demand for hospital services, the upcoming expansion and redevelopment of the Kincardine hospital is much anticipated.

Phase 1 of the project, which is expected to begin construction in 2027, will modernize and expand the emergency and medical imaging departments, including the addition of an MRI, strengthen laboratory services and create a new decontamination room to support Bruce Power's emergency preparedness program.

The Kincardine and Community Health Care Foundation's **Building Healthcare for Generations** capital fundraising campaign has committed to raising \$18M of the estimated \$79M project. Their success to date has been astounding, with \$10M now raised.

"There are exciting things ahead for the Kincardine hospital, and the **Building Health Care for Generations** fundraising campaign will ensure that we can make our plans a reality."

**Nancy Shaw,**  
President and CEO

## SBGHC WALKERTON SITE



# 14,219

Emergency Visits

# 1,056

Admissions  
Acute Care, Obstetrics

# 19,695

Medical Imaging Procedures  
CT, Echocardiography,  
Mammography (OBSP),  
Ultrasound, X-Ray

# 3,503

Cardiorespiratory Procedures  
ECG, Holter, Stress

# 1,899

Surgeries

# 422

Babies Born

SBGHC's Walkerton site continues to excel in the provision of obstetrical care and surgical services, with a specialized focus on women's health.

In November 2024, SBGHC began providing Stereotactic Breast Biopsy with Vacuum Assist at the Walkerton site —a minimally invasive, highly precise procedure designed to aid in early breast cancer detection. Previously, patients had to travel long distances to access this service that provides more comfort and accuracy, and helps patients get results faster.

"SBGHC is committed to enhancing local health services, making high-quality care accessible for our communities."

Joe Dietrich, Chair, Board of Directors

## PATIENTS AS PARTNERS

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### Engaging our Communities

As SBGHC continues to plan for the future and seeks to address ongoing health system challenges, feedback from our communities has been an integral part of the process.

Throughout this year, SBGHC has engaged, and will continue to engage, the patients and families we serve to gather feedback on the health care needs of our community.

In August and September 2024, focused discussions were held with our staff, physicians, hospital foundations, municipal partners and health system partners, in addition to in-person community engagement sessions and a public survey, to gather feedback on navigating and adapting to the changing healthcare environment and planning for the future.

The feedback gathered from the community engagement process was summarized in a report that was released in November 2024 and will be considered as we continue to review the services our hospital sites provide and work with the resources available to us to create solutions that will better serve our population.

In collaboration with our health system partners, we are actively exploring what new health care services we may be able to bring to our sites based on community feedback and funding considerations, while ensuring all SBGHC sites continue to provide care to our communities.

While the potential for change can be difficult, we have an opportunity to create a system where patients can access consistent and reliable health care close to home.

**Ensuring the patient and family voice is represented in all aspects of delivering care**



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



## HEALTHY COMMUNITIES



### Trillium Gift of Life Network

In September 2024, Trillium Gift of Life Network (TGLN) recognized SBGHC for outstanding support of the organ donation program, achieving a Provincial Routine Notification Rate of 100%. Each notification allows donation opportunities to be assessed, enhancing the lives of others across the province. A sincere thank you to our very dedicated nursing staff within SBGHC for achieving this distinguished award.

*Photo: Sarah Ellis, Patient Care Manager, Michelle Scime-Summers, Vice President Patient Care/Chief Nursing Executive (retired), Jessica Rae, RN, Jordan Thomson, RPN, Lisa Reaman, RN, Crystal Lang, RN*



**Continuing to deliver high-quality, core health care services in our four communities**

## USING RESOURCES WISELY

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### Expanding Clinical Resources to Support Increasing Volumes

Providing timely and efficient patient care is top priority for our organization, and we continually monitor volumes and wait times to ensure that we are providing the best possible service to our communities.

In the last year, SBGHC has experienced a consistent increase in emergency department (ED) and inpatient volumes, as have most hospitals across the province. Within SBGHC's sites, the increased volumes have been most notably at the Kincardine and Walkerton sites, and in our conversations with staff and physicians, we have received constructive feedback about staffing levels.

With this in mind, we have invested in our nursing resources by adding additional Registered Nurse (RN) hours at the Kincardine and Walkerton sites to assist with increased volumes, complement base staffing and improve organizational stability.

As part of this initiative, a Nurse Practitioner role was also introduced at the Kincardine site to support additional volumes in the emergency department and support care for inpatients.

We are confident that these additional nursing resources will improve staff and patient experience and provide a better service to our communities.

**Maximizing the health care services we provide in  
our communities with the resources we have**



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

## EMPOWERING OUR PEOPLE

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### Partnering with Georgian College for Clinical Placements

This year, SBGHC and Georgian College partnered together once again to provide three clinical groups with placement opportunities at our Walkerton and Kincardine sites. We had the pleasure of hosting RN and RPN students to gain clinical experience on the Acute Care units, as well as the OR, Family Birthing Centre and ER.

We look forward to continuing our partnership with Georgian College in the coming years to support learning and development for future nurses.

*Photo: Georgian College Students with preceptor Elizabeth Schmidt, RPN*



**Cultivating a supportive and inspiring organization that people want to be part of**



## EMPOWERING OUR PEOPLE

---



### Diversity, Equity and Inclusion

As we work toward advancing an inclusive environment within our hospitals, this year we have introduced a Diversity, Equity and Inclusion (DEI) Working Group to provide a forum for consultation, feedback and discussion on matters of diversity, equity, inclusion, Indigenous culture, and anti-racism at SBGHC.

As part of this work, SBGHC offered cultural mindfulness training to all staff in June 2024, led by award winning presenter, George Couhie, to provide an understanding of the spirituality of the First Nations People in Ontario. As shown in the photo above, the sessions were attended by SBGHC staff, Board Members and staff from neighbouring hospitals.

## EMPOWERING OUR PEOPLE



### HEALTHCARE HIGHLIGHT AWARD

A SBGHC Healthcare Highlight award recognizes staff members who consistently shine in their roles, demonstrating exceptional performance, dedication, a patient centered approach and a positive attitude that inspires others.

This award is a leadership-based nomination process to recognize the outstanding performance of our employees and physicians on a monthly basis.

#### January 2025 Recipient



**Mitchell Aliberti, RN**

"Mitch is always willing to help out. He works at all sites of SBGHC and has been re-assigned many times to a different site in order to provide nursing capacity to keep the site functional. Mitch displays professionalism and a positive 'get it done' attitude in whichever site he is working. He embraces the SBGHC values of teamwork, empathy, accountability, mutual respect and safety. Thanks Mitchell!"

### HEALTHCARE HIGHLIGHT AWARD

A SBGHC Healthcare Highlight award recognizes staff members who consistently shine in their roles, demonstrating exceptional performance, dedication, a patient centered approach and a positive attitude that inspires others.

This award is a leadership-based nomination process to recognize the outstanding performance of our employees and physicians on a monthly basis.

#### February 2025 Recipient



**Bonnie McGriskin, MSW**

"Bonnie lives our values of Teamwork, Empathy, Accountability, Mutual Respect, and Safety. She ensures that patient's needs are met and holds herself and others accountable to ensure that areas are cleaned to PIDAC standards. Bonnie stayed at the hospital over the recent inclement weather weekend to make sure she would be able to cover her shifts and to ensure her co-workers wouldn't need to travel in bad weather. She never turns down a shift and she always ensures that the needs of the hospital are met and that the areas are clean."

### HEALTHCARE HIGHLIGHT AWARD

A SBGHC Healthcare Highlight award recognizes staff members who consistently shine in their roles, demonstrating exceptional performance, dedication, a patient centered approach and a positive attitude that inspires others.

This award is a leadership-based nomination process to recognize the outstanding performance of our employees and physicians on a monthly basis.

#### March 2025 Recipient



**Dillan Forsyth**  
Network Analyst / PACS Administrator

"In the unique and demanding role of PACS Administrator, blending technical expertise with clinical knowledge is essential. Dillan consistently excels in both realms as he approaches challenges with a positive attitude, collaborative spirit and is able to recognize clinical implications. His dedication is evident everyday with his prompt and dependable response to issues. This dedication ensures the best possible experience for our patients and our staff. Dillan truly embodies excellence in his role, takes on any challenge and supports many department improvements, making him highly deserving of the Healthcare Highlight Award."

## Healthcare Highlight Award

In January 2025, SBGHC introduced the Healthcare Highlight Award to recognize team members who consistently shine in their roles, demonstrating exceptional performance, dedication, a patient centered approach and a positive attitude that inspires others. This award is a leadership-based nomination process to recognize the outstanding performance of our employees and physicians each month.

Recipients of the Healthcare Highlight Award are recognized at our Organizational Health Town Hall meetings and on social media, and receive a \$100 President's Choice (PC) Gift Card.





# CELEBRATING OUR TEAM

Celebrating the accomplishments of our team and recognizing their contributions to providing exceptional health care in our communities is a priority for our organization.

This year, we had the pleasure of hosting several events to bring our teams together, including family-focused Easter and Christmas celebrations, our annual Employee Service and Excellence Awards ceremony and Volunteer Appreciation Luncheon, staff and Foundation appreciation BBQs, and many spirit days.

## RECOGNIZING YEARS OF SERVICE

### 5 YEAR SERVICE

JOANNE BREWER  
KATHERINE MCDONALD  
LINDSAY SKINNER  
PAWEL PRZERACKI  
NICOLE BINKLE  
ASHLEY SULLIVAN  
SIERRA ELLIS  
LISA NYWENING  
LAURA MCLELLAND  
LEAH MARSHALL  
JESSICA COURT  
LEANNA HARPER  
CASSANDRA PECK  
EMMA-LEE BRAITHWAITE  
JANELLE LANTZ  
LAURA NICKEL  
RENEE TROSCINSKI  
AREEBA RAZA  
AMY ZORGDRAGER

### 10 YEAR SERVICE

ANGELA OEHRING  
JENNA VAN ROOY  
MITCHELL ALIBERTI  
JAMES PAGE  
KATRINA JINON-MORRIS  
LISA MALLECK  
RACHEL HOPKINS  
NATALIE FARINHA

### 15 YEAR SERVICE

MEGHAN LEGGE  
MIKE KLEIST  
ASHLEY KLAGES  
AMY ROBERTSON  
FENG LIU  
KIMBERLY ANN LOWE

### 20 YEAR SERVICE

MICHELLE KENNEDY  
JENNIFER WOODROFFE  
TRISH SCHAEFER  
MARILYN GIRDLER

### 25 YEAR SERVICE

RHONDA ROBINSON  
KIMBERLY NEIL

### 30 YEAR SERVICE

CHRISTINE WELSAND

### 35 YEAR SERVICE

SHANNON VALAD  
MARY ELLEN MACROBERT  
TAMMY BUEHLOW

### 40 YEAR SERVICE

JANET KRITZ  
SUNNY GILL

## PHYSICIAN RECOGNITION

### 5 YEAR SERVICE

DR. ANGELA CAVANAGH  
DR. CATHERINE  
CISZKOWSKI

### 10 YEAR SERVICE

DR. MICHAEL BALLANTINE

### 15 YEAR SERVICE

DR. ANAHI MARTINS-  
GORRINDO  
DR. LISA SCOTT

### 20 YEAR SERVICE

DR. KRISTINE SCHIPPER  
DR. JACQUELINE WONG

### 25 YEAR SERVICE

DR. LEANNE THOMSON

### 30 YEAR SERVICE

DR. MARY PILLISCH

### 35 YEAR SERVICE

DR. ADAM WINTERTON

### 40 YEAR SERVICE

DR. MICHAEL GILL



**SOUTH BRUCE GREY  
HEALTH CENTRE**

CHESLEY | DURHAM | KINCARDINE | WALKERTON



# OVER \$700K

IN FOUNDATION & AUXILIARY SUPPORT IN 2024/25



If you have given a gift to your local hospital Foundation or Auxiliary, please know that your generosity has supported essential tools for providing care in your community.

To learn more about current needs and how you can help support health care in your community, visit your local hospital foundation's website.

# WELCOME NEW PHYSICIANS

*Welcome*  
Dr. Mitchell Currie

“ I am very excited to finally be back in the community after being away for the better part of 8 years. I look forward to helping with the current physician shortage in the Brockton area. I also look forward to welcoming my Wife to the area as she sets up her Family Medicine Practice in the near future.”




*Welcome*  
Dr. Pamela Gill

“ I was born in Poland and raised between my hometown in Poland and Mississauga, ON. I completed my Bachelor's of Medical Sciences at Western University and later went on to do my Medical Degree at McMaster University at the Niagara Campus. I completed my family medicine residency back at Western. During medical school and residency, I had a keen interest in internal medicine and knew that I would want to incorporate hospitalist work into my future practice. For this reason, and many others, Kincardine was a perfect fit.”




*Welcome*  
Dr. Jaclyn Robinson

“ Walkerton has always been home to me, and I cannot think of a better place to start my practice and raise my family. My husband, Austin, and I are exceedingly grateful to everyone who has made it not only possible, but a joy, for us to return home. As noted, I recently finished my training in anesthesia and look forward to providing anesthesia as my main focus over the upcoming months. Future career plans include providing obstetrical, inpatient, and primary care to our community. Alongside practicing medicine, I enjoy spending time with family and friends, doing activities such as hiking new trails, splashing at the pool, and riding our bikes along the river trail. We look forward to being a part of this vibrant and lively community again – thank you for welcoming us so warmly!”

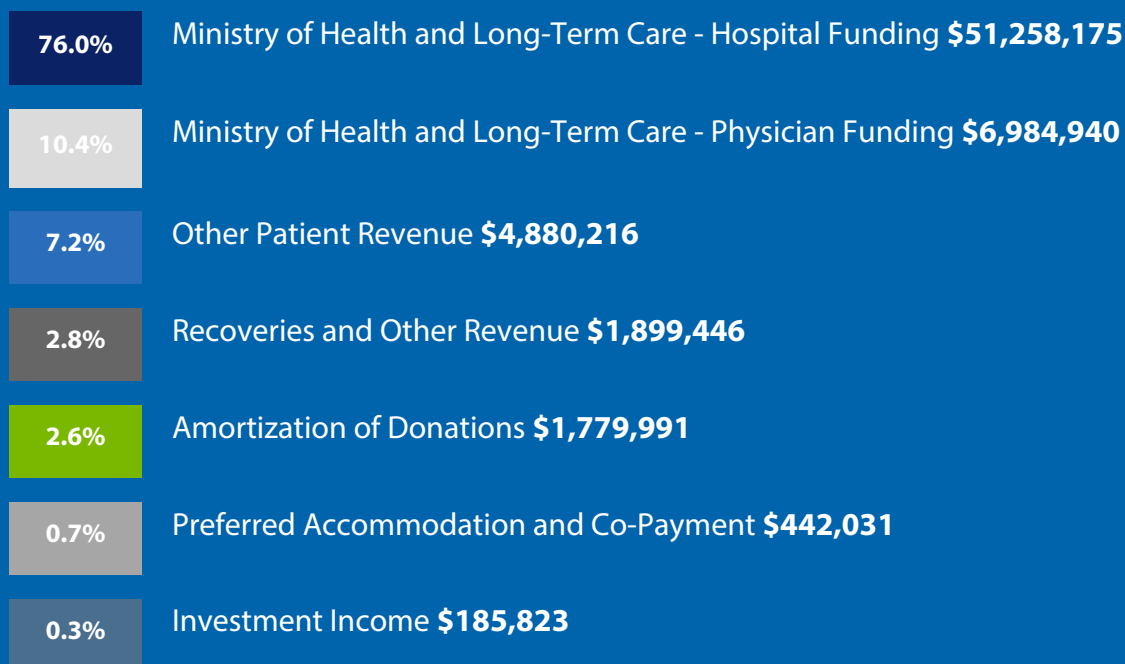





## FINANCIAL HIGHLIGHTS

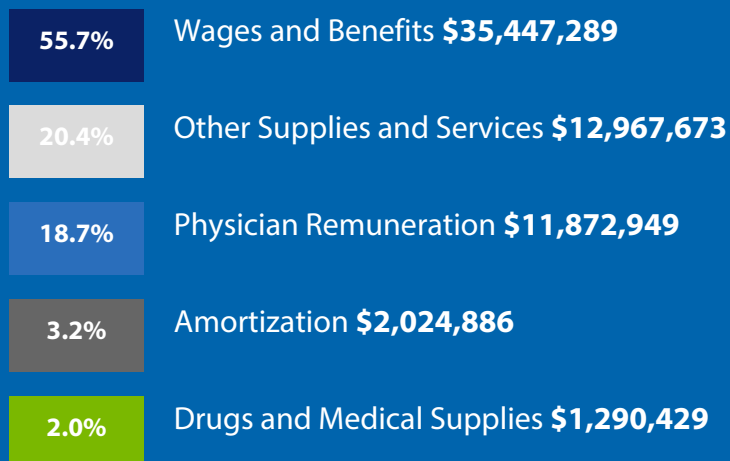
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### Revenue



**\$67,430,622**

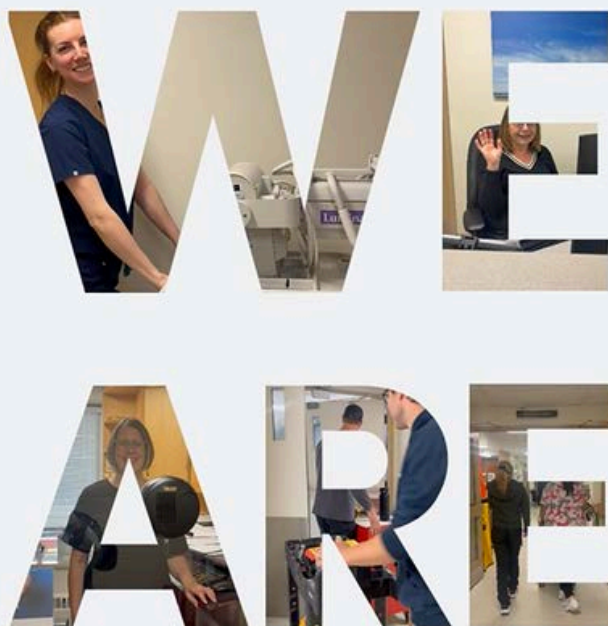
### Expenditures



**\$63,603,226**

**Operational Surplus \$3,827,396**

View our audited financial statements at  
<http://www.sbghe.on.ca/performance-and-public-reporting>



## CONTACT US

For further information, please reach out to us at [communications@sbghc.on.ca](mailto:communications@sbghc.on.ca).

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T 519-363-2340  
F 519-363-9871

320 COLLEGE STREET  
DURHAM, ON N0G 1R0  
T 519-369-2340  
F 519-369-6180

1199 QUEEN STREET  
KINCARDINE, ON N2Z 1G6  
T 519-396-3331  
F 519-396-3699

21 McGIVERN STREET, W  
WALKERTON, ON N0G 2V0  
T 519-881-1220  
F 519-881-0452



## Staff Report

Council Meeting Date: July 14, 2025

Subject: PWWS-2025-05 Award RFQ PW-2025-01 Supply and Delivery of Two (2) Diesel Standby Generator Sets

Report from: Julie Fenton, Coordinator of Infrastructure & Development

Attachments: None

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### **Recommendation**

Be It Resolved that Council hereby approves Report PWWS-2025-05 - Award RFQ PW-2025-01 Supply and Delivery of Two (2) Diesel Standby Generator Sets; and

Awards the purchase to Sommers Motor Generator Sales Ltd. for a total amount including HST of \$133,881.67 and funded by account #02-3762 (Item #1) and #02-4235 (Item #2).

---

### **Background**

The 2025 Capital Budget includes funds to replace the diesel standby generator sets located at Paisley Sewage Plant and the Chesley Riverside Lift Station.

A request for quotation was issued on June 13, 2025, for the supply and delivery of a 150-kW enclosed diesel standby generator for the Paisley location (Item#1) and a 65-kW open frame diesel generator set to be located at the Chesley location (Item#2).

Site preparation and installation will be completed in-house by Staff and electrical services will be provided by a reputable company that has a proven record working with our water and sewer department and has a strong knowledge of how the operational systems work at these locations.

The replacement of these generators will support the continued operation of critical municipal infrastructure during power outages.

---

## **Analysis**

Quotations submissions closed on July 3, 2025, at 11:00 a.m. and two (2) quotations were received.

<b>Company</b>	<b>Item # 1 -150-kW Generator – Paisley Sewage Plant</b>	<b>Item #2 – 65 kW Generator – Riverside Lift Station</b>	<b>Grand Total including freight &amp; HST</b>
<b>Paramount Power Systems</b>	\$105,500.00	\$60,275.00	\$187,325.75
<b>Sommers Motor Generator Sales Ltd.</b>	<b>\$75,079.20</b>	<b>\$42,500.15</b>	<b>\$133,881.67</b>

Staff have reviewed the proposals, and both meet the specifications required in the RFQ. Staff recommend awarding the purchase to Sommers Motor Generator Sales Ltd.

### **Link to Strategic/Master Plan**

6.1 Protecting Infrastructure, Recreation and Natural Assets

6.4 Leading Financial Management

### **Financial Impacts/Source of Funding/Link to Procurement Policy**

The Capital Budget includes the following:

**Item #1**

25-WSSE-0020 EQUIP-SEWER (P) Diesel Generator (02-3762) \$150,000.  
The cost including HST of the generator is \$84,839.50.

**Item #2**

25-WSSE-0035 Diesel Generator © Riverside Stn (02-4235) \$70,000.  
The cost including HST of the generator is \$48,025.17.

The cost of freight is \$1,017.00 making the grand total \$133,881.67.

As noted, the remaining funds will be used to cover the costs of site preparation and installation being completed by staff and any required electrical work.

Approved by: Emily Dance, Chief Administrative Officer



## Staff Report

Council Meeting Date: July 14, 2025

Subject: PWRDS-2025-16 Stormwater Fee Study

Report from: Julie Fenton, Coordinator of Infrastructure & Development  
 Scott McLeod, Public Works Manager

Attachments: None

### **Recommendation**

Be It Resolved that Council hereby approves report PWRDS-2025-16 Stormwater Fee Study; and

Endorses the Six Year Phased in Rate approach; and

Further directs Staff to initiate a public consultation process and bring back comments for Council to consider when making its final decision.

### **Background**

In 2022, the following Notice of Motion was brought forward for Council's consideration.

**26-02-2022**

**Moved by: Councillor Dudgeon**

**Seconded by: Deputy Mayor Davis**

**Whereas our storm sewer systems are used in our urban centres to divert surface water into an underground system much like tile drainage is used in the country;**

**Whereas, historically, the cost of these systems has been paid for by general taxation dollars even though the owner pays for all the tile drainage costs in the rural areas; and**

**Whereas, the cost of these storm water sewers may increase in the future, whether through replacement or upsizing due to more severe weather events;**



**Whereas these systems are a true benefit to the affected properties.**

**Now therefore, Be It Resolved, that beginning in January 2022 the maintenance, engineering, and replacement of these systems be removed from general taxation and be borne by our Water and Sewer Division, so as to create a more equitable system.**

**Tabled**

At the time, Council tabled the Notice of Motion, requesting Staff to investigate further and bring back a report to Council.

At the September 23, 2023 Council meeting, Staff brought forward a further report, [SRFIN.23.22 Consulting Services for Stormwater Rate Study](#). The report noted that based on the Municipal Act and case law, any fees collected under the Municipality's water sanitary sewer user fees by-law cannot be used towards payment for repairs of the Municipality's stormwater management system. As a result, for a fee or charge to be valid, it must be tied to what it is being collected for. Therefore, the Municipality needs to pass a Stormwater Fees and Charges By-Law pursuant to Sections 11 and 391 of the Municipal Act. Following the presentation of the findings, Council passed a resolution authorizing staff to work with Hemson Consulting Ltd. to prepare a Stormwater Rate Study.

Hemson has worked with municipal staff and Rakesh Sharma, GSS Engineering to develop an appropriate strategy to address the needs of the municipality to fund the construction and maintenance of stormwater infrastructure within our urban centres of Chesley, Paisley and Tara.

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## **Analysis**

Traditionally in Arran-Elderslie stormwater infrastructure has been maintained by the Public Works – Roads Department. Regulatory changes in 2021 introducing Consolidated Linear Infrastructure (CLI) has seen the management of stormwater shifted to the Public Works – Water and Sewer Department.

The Consolidated Linear Infrastructure Environmental Compliance Approval (CLI-ECA) came into effect in 2021. The requirements are meant to streamline the environmental approval process for municipal sanitary and stormwater conveyance systems in Ontario. This approach consolidates approvals for new projects, modifications, and expansions under a single, comprehensive framework, eliminating the need for separate approvals for each project. It provides operational flexibility by allowing municipalities to conduct routine maintenance and make changes within predefined parameters without extra approvals.

The CLI-ECA mandates regular monitoring, reporting, and record-keeping to demonstrate compliance with environmental objectives. It also requires regular inspection and maintenance of infrastructure components, such as sewer lines and stormwater systems, to ensure functionality and prevent failures.

These regulatory requirements further strengthen the need to raise revenues to operate and maintain our stormwater infrastructure.

The intent of a stormwater user is to remove the cost of operation, construction and maintenance from general tax revenues, and develop a user pay system, similar to how the water and sanitary sewers systems are operated.

During the initial implementation, revenues will offset the cost of current construction projects and over time, the goal is to continue to construct and maintain stormwater infrastructure while building a reserve to fund the costs associated with future projects.

At present, all stormwater costs are funded through tax revenues, which means that rural ratepayers are supplementing the cost of urban stormwater operations and capital projects, while receiving no benefit. Upon implementation of a stormwater user pay system, these costs will be removed from tax levy, providing funding for other valuable projects.

It is noted that there will still be some tax revenues required to continue to fund the operation and maintenance of rural ditches. These costs are recovered when municipal drains are cleaned out and maintained, as the costs of those projects are apportioned back to the benefitting property owners, including us as the road authority.

For clarity, the stormwater user fee would be applicable to all ratepayers currently serviced by municipal water and/or sanitary sewer systems.

Ratepayer benefits resulting from the implementation of a stormwater user pay system include:

- No more open ditches in residential areas. All road construction projects will include curb and gutter and remove the need for open ditches on front lawns.
- Improved stormwater infrastructure, capable of better handling runoff and mitigating flood and erosion risks.
- Improved streetscape. Curb and gutter provide a clean look to neighbourhood streets.
- Proximity to well-managed stormwater systems, especially those incorporating aesthetic or recreational features can increase property values and attract investment.

During the study, staff considered four (4) rate structures:

1. Tax Revenue – The do-nothing approach.
  - Easy to administrate but not equitable for all ratepayers
2. Flat Rate – Based on property type
  - Easy to administrate but not equitable for all ratepayers
3. Impervious surface Area – Based on property coverage
  - Equitable for all ratepayers however, sufficient data is not available for the calculation.

**4. Property Land Area – Based on property square footage and type**

- **Equitable for all ratepayers, more difficult to administer than others.**

After considering the pros and cons related to each approach, staff believe option 4, Property Land Area is the best option for the stormwater user pay system. Staff have investigated the administration of this rate structure and believe that it will be manageable.

The study considered current and future costs taking into consideration growth and inflationary increases. The 2026 costs are highlighted below. Forecasting this need over the next 10 years brings these costs over the million-dollar mark.

<b>2026 Operating and Capital Needs</b>	
Operating Costs	\$157,500
Capital Costs	\$621,000
Portion of Operating Costs apportioned to Rural Stormwater Ditches	(\$30,300)
2026 Net Funding Need	\$748,200

The rate structure is based on property area (m<sup>2</sup>). It is then broken down into property types as follows:

- Residential
- Multi-Residential
- Commercial

The idea behind the property types is to consider the fact that different property types typically have more impervious surface area, such as larger buildings or parking lots, so they create more run-off. Many Ontario municipalities charge different stormwater rates based on property type including the Towns of Ajax, Georgina, and Newmarket, and the Cities of Vaughan, Richmond Hill, Kitchener, Ottawa, Windsor, Waterloo, and St. Thomas. Additionally, some Ontario municipalities that charge Stormwater Rates based on property area include the Town of Newmarket, City of Richmond Hill, and the City of Waterloo.

Staff also contemplated a vacant lot rate, however, after discussing the idea, it was decided that vacant lots do still have runoff and, when developed, will benefit from the stormwater system. A similar theory is employed with water and sewer where the property owner is required to pay the water and sewer capital charges before connecting to the system.

The next consideration was given to how to implement the rate structure. Staff looked at two (2) scenarios. The first is full cost recovery beginning in 2026. The chart below highlights the rate per square metre and the 2026 average fee for each property type.

<b>Full Cost Recovery</b> <b>This scenario would see the full \$748,200 required to fund the 2026 Operating and Capital Needs</b>			
<b>Category</b>	<b>Property Type</b>	<b>2026 Rate per Square Metre</b>	<b>2026 Average User Fee</b>
Residential	Single Detached	\$0.1117	\$103
	Semi Detached	\$0.1117	\$84
Multi-Residential	Multi-Residential	\$0.1421	\$485
Non-Residential	Commercial	\$0.2234	\$60
	Business Park	\$0.2234	\$1,810
	Institutional	\$0.2234	\$2,123

The second scenario is to phase in the rates over a period of six (6) years. The following charts highlight the rates and annual average cost per year for each property type.

Phased In Rates Over Six Years						
Property Type	2026	2027	2028	2029	2030	2031
Cost Recovery	25%	40%	55%	70%	85%	100%
Residential	\$0.0279	\$0.0457	\$0.0643	\$0.0837	\$0.1040	\$0.1252
Multi-Residential	\$0.0355	\$0.0582	\$0.0818	\$0.1065	\$0.1324	\$0.1594
Non-Residential	\$0.0559	\$0.0914	\$0.1286	\$0.1675	\$0.2081	\$0.2505

Phased In Costs Over Six Years							
Property Type		2026	2027	2028	2029	2030	2031
Cost Recovery		25%	40%	55%	70%	85%	100%
Residential	Single Detached	\$26	\$42	\$60	\$78	\$96	\$116
	Semi-Detached	\$21	\$34	\$48	\$63	\$78	\$94
Multi-Residential	Multi-Residential Complex	\$121	\$198	\$279	\$363	\$452	\$544
Non-Residential	Commercial	\$15	\$25	\$34	\$45	\$56	\$67
	Business Park	\$452	\$741	\$1,042	\$1,356	\$1,685	\$2,029
	Institutional	\$531	\$869	\$1,222	\$1,591	\$1,977	\$2,380



The chart below shows the projected revenues collected annually through the six-year phase in period along with the projected net revenue funding needed for cost recovery.

<b>Projected Revenues over Six Year Phase in Period</b>						
<b>Property Type</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>
Residential	\$82,762	\$136,941	\$194,724	\$256,296	\$321,847	\$391,847
Multi-Residential	\$30,396	\$50,294	\$71,516	\$94,130	\$118,205	\$143,816
Commercial	\$73,904	\$122,285	\$173,884	\$228,866	\$287,402	\$349,672
<b>Total</b>	<b>\$187,062</b>	<b>\$309,520</b>	<b>\$440,125</b>	<b>\$579,292</b>	<b>\$727,455</b>	<b>\$885,067</b>
Projected Net Need	\$748,247	\$773,799	\$800,227	\$827,560	\$855,829	\$885,067
Shortfall	(\$561,185)	(\$464,279)	(\$360,102)	(\$248,268)	(\$128,375)	\$0

As highlighted in the charts above, the phased in approach will begin to offset the taxation dollars needed to fund stormwater and over time, the rate structure will evolve to a full cost recovery model. This approach will limit the impact on ratepayers on the user pay system by slowly transitioning the costs away from a taxation revenue funded model.

After considering the scenarios, staff recommend implementing the six-year phased-in approach. However, prior to implementation, it is recommended that a Public Consultation process be completed to make ratepayers aware of the proposed user fees and allow for questions and comments from the public.

Staff propose that a Public Information Session be held in each of the three affected urban centres, Chesley, Paisley and Tara. Comments and input from these sessions would be collected and brought forward to Council for their consideration prior to making a final decision. Opportunities for the public to submit comments will also be available through our website at [www.arran-elderslie.ca](http://www.arran-elderslie.ca) and a social media campaign will be developed to help raise public awareness. Due to busy schedules in the summer months, the Public Information Sessions are proposed to be held in September, with feedback coming back to Council in October and a final decision, also being made in October. This approach will align with the 2026 budgeting process.

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### **Link to Strategic/Master Plan**

The implementation of a stormwater user fee aligns with several of the priorities and goals in the Arran-Elderslie Strategic Plan.

6.1 Protecting Infrastructure, Recreation and Natural Assets

6.3 Facilitating Community Growth

6.4 Leading Financial Management

6.5 Engaging People and Partnerships

6.6 Modernizing Services

---

### **Financial Impacts/Source of Funding/Link to Procurement Policy**

The financial impact of the proposed stormwater user fee has been outlined throughout the report's charts. For 2026, the combined operating and capital requirements are projected at **\$748,200**.

To address these needs, it is recommended that Council implement a **six-year phased-in stormwater user fee**, transitioning funding for urban storm sewer operations and capital expenditures from **general tax revenues** to a **user-pay model**.

The intent is to establish a dedicated **stormwater reserve fund**, structured similarly to the existing reserves for water and sanitary sewer services.

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Approved by: Emily Dance, Chief Administrative Officer

## Staff Report

Council Meeting Date: July 14, 2025

Subject: Tara Rotary Club Request for Trail Work

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

Scott McLeod, Public Works Manager

Attachments: Appendix A – Trail Photos

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### **Recommendation**

Be It Resolved that Council receive Report REC-2025-13 - Tara Rotary Club Request for Trail Work;

AND supports Option One, as outlined within this report;

AND FURTHER directs staff to include a Municipal Trail Master Plan as a 2026 Budget item for Council consideration.

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### **Background**

On June 23, 2025, the Tara Rotary Club made a delegation to Council requesting a partnership between the Club and the Municipality to complete work on an unopened road allowance between Park Road and the rail trail in Tara. The Club has requested that the Club be permitted to gravel the approximately 200m road allowance and that Council support this project financially.

---

### **Analysis**

Staff have been discussing three (3) potential options regarding the Club's request including their financial and operational implications to the Municipality:

#### **Option One**

The first option is to maintain the existing road allowance as is and revisit this project during the 2026 Budget discussions. This road allowance currently consists

of a grass path that runs from Park Road to the rail trail (refer to photos in Appendix A). The rail trail itself is also a grass surface.

A neighbouring resident currently maintains this grass path and has expressed willingness to continue doing so. If the resident chooses to discontinue this practice, municipal staff will assess whether this section can be incorporated into the Municipality's regular maintenance operations.

This option is favourable, as it presents no immediate financial or operational impacts for the Municipality. As recommended in the Recreation Master Plan, the Municipality should undertake a comprehensive Trails Master Plan. If Council elects to move forward with such a plan, the inclusion of this section in the broader municipal trail network will be considered.

To support this initiative, staff will include a budget item for the Trails Master Plan in the proposed 2026 Capital Budget.

### **Option Two**

The second option involves implementing the Rotary Club's proposed trail enhancement. This would include the installation of stone dust over filter cloth, compacted in place on native soil. The Rotary Club obtained a quote of \$5,250.00 plus HST, covering all materials, labour, and equipment required for the project.

Annual maintenance is anticipated for this type of surface. Key requirements include:

- A one-inch lift of gravel approximately every four years
- Routine weed control along the trail
- Grass cutting beside the trail is not included in this estimate

The projected annual maintenance cost is approximately \$300.00.

### **Option Three**

This option would involve removing the topsoil from the trail and applying 12 inches of Granular B gravel, followed by a 4-inch layer of quarry gravel on top. This construction method is expected to suppress weed and grass growth for several years, reducing the need for routine vegetation control.

Staff obtained a quote of \$8,400.00 plus HST, which includes all materials, labour, and equipment. Annual maintenance costs are projected at approximately \$300.00, with no anticipated need for additional gravel applications or weed spraying during the initial years. The cost of cutting grass beside the trail is not included in this estimate.

Currently, this path is not recognized as an official municipal trail. However, if gravel is applied, staff believe this would represent a formal commitment by the Municipality to recognize and maintain it as part of the official trail network. This

would necessitate ongoing staff responsibilities in terms of maintenance, promotion, and servicing.

Staff recommend that prior to any trail upgrades, a community consultation and/or formal assessment be undertaken to evaluate potential implications and public interest.

While staff support Option One due to its alignment with the proposed Trail Master Plan, should Council decide to move forward with the Rotary Club's request, staff are inclined to support Option Three, given its reduced maintenance and operational costs in the short term.

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### **Link to Strategic/Master Plan**

#### 6.1 Protecting Infrastructure, Recreation and Natural Assets

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### **Financial Impacts/Source of Funding/Link to Procurement Policy**

At this time, the full financial implications of the proposed trail project remain uncertain. Should Council approve Option One, there would be no financial or operational impacts to the Municipality.

The initial request from the Rotary Club proposed a cost-sharing arrangement for Option Two, wherein the Municipality would contribute 50% of the total cost. If Council supports this approach, the Municipal contribution would amount to \$2,625.00 plus HST.

### **Additional Consideration: Land Survey Requirement**

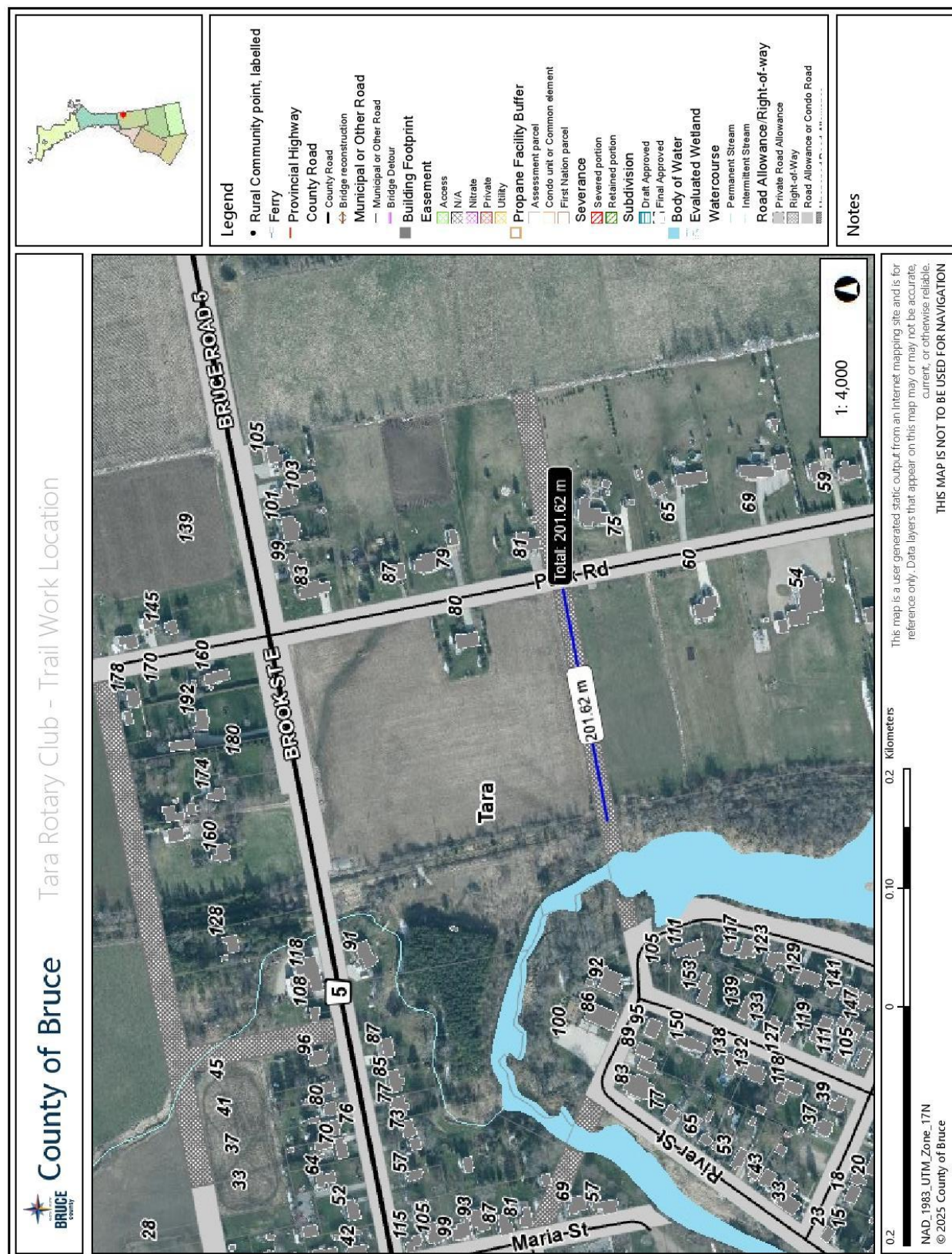
Staff also recommend that a licensed land surveyor be retained to verify the precise location of the unopened road allowance. This precaution is necessary to ensure that any proposed enhancements do not encroach on adjacent private properties. A quote would need to be obtained for the survey work before proceeding with any physical improvements to the trail corridor.

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Approved by: Emily Dance, Chief Administrative Officer



## Tara Rotary Club Request for Trail Work – Appendix A







Park Road – looking west





Road Allowance – looking west at new culvert area



Road Allowance – at culvert, entering rail trail





Rail Trail – at road allowance entrance, looking north





Rail Trail – at road allowance entrance, looking south





## Staff Report

Council Meeting Date: July 14, 2025

Subject: PLAN-2025-03-Site Plan Agreement – Sprucedale Agromart 291 Yonge St S, Tara

Report from: Emily Dance, Chief Administrative Officer

Attachment: Site Plan Drawings

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### **Recommendation**

Be It Resolved that Council hereby approves Report PLAN-2025-03;

AND approves entering into a Site Plan Agreement with Sprucedale Agromart for 291 Yonge Street S, Tara

AND FURTHER authorizes the appropriate By-law coming forward on today's agenda to allow the development to continue to move forward.

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### **Background**

The [Planning Act](#) (Section 41), allows municipalities to regulate development by requiring review and approval of detailed [site plans](#) before construction can begin. This ensures that development meets certain standards, including those related to design, access, and environmental protection.

The Municipality of Arran-Elderslie passed [By-law 43-2018](#) being a By-law to Establish Site Plan Control placing all lands within the Municipality under Site Plan Control. For the most part, the By-law relates to Commercial, Institutional, Industrial and Multi-Family residential development. (Single family and 10 or fewer units exempt)

A site plan agreement is a required component of the site plan approval process and must be in place before a building permit can be issued. This legally binding contract between the Municipality and the developer establishes the specific terms and conditions for site development, ensuring compliance with approved plans and municipal standards. The agreement is registered on title, reinforcing its role in regulating the project's execution.

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## **Analysis**

291 Yonge Street S in Tara is zoned Business Park 'BP', Environmentally Protected 'EP' and Future Development 'PD' and is subject to Site Plan Control.

Sprucedale Agromart is proposing to add an addition to their existing fertilizer building measuring 40 x 120 to accommodate equipment. The Site Plan application and associated drawings were circulated to the commenting agencies with only minor adjustments requested.

Staff recommend that the Municipality enter into a Site Plan Agreement with Sprucedale Agromart for 291 Young Street S, Tara and request that due to the Council schedule that the corresponding By-law be brought forward for consideration on today's agenda to allow the development to move forward.

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## **Link to Strategic/Master Plan**

6.3 Facilitating Community Growth

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## **Financial Impacts/Source of Funding/Link to Procurement Policy**

The developer shall be responsible for all legal fees associated with registering the agreement on title.

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Approved by: Emily Dance, Chief Administrative Officer





SITE PLAN – GENERAL ARRANGEMENT

SCALE: 1"=40'-0" NOTE: 11 x 17 PRINTS ARE HALF-SCALE, 24 x 36 PRINTS ARE FULL-SCALE

GENERAL NOTES

ALL LUMBER TO BE No.2 S-P-F OR BETTER  
LUMBER IN CONTACT WITH CONCRETE TO BE  
PRESSURE TREATED (U.N.Q.). ALL FASTENERS THROUGH  
P.T. MATERIAL TO BE HOT-DIPPED GALVANIZED OR S/S.  
NOTIFY BUILDING OFFICIAL FOR FRAMING AND  
INSULATION/VAPOUR BARRIER INSPECTION  
PRIOR TO FINISHING THE INTERIOR  
CONTRACTOR TO VERIFY ALL DIMENSIONS.  
ALL DRAWINGS TO BE READ IN CONJUNCTION WITH  
CONTRACTOR'S PROPOSAL SPECIFICATIONS.  
THE SPECIFICATIONS TAKE PRECEDENCE SHOULD THERE  
BE A DISCREPANCY WITH THE DRAWINGS.  
ALL LINTELS TO BE (3)-2 x 10 UNLESS OTHERWISE NOTED

ROOF DESIGN

GROUND LOADS: S<sub>s</sub> = 2.8 kPa  
S<sub>r</sub> = 0.4 kPa  
1/50 WIND PRESSURE = 0.48 kPa  
SNOW LOAD FACTORS:  
C<sub>b</sub> = 0.8 ; C<sub>w</sub> = 1.0  
C<sub>s</sub> = 1.0 ; C<sub>e</sub> = 1.0  
TOP CHORD DEAD LOAD = 0.25 kPa  
BOTTOM CHORD DEAD LOAD = 0.5 kPa  
BOTTOM CHORD LIVE LOAD = 0.5 kPa

FOUNDATION DESIGN

ASSUMED SOIL BEARING CAPACITY = 145 kPa (3000 psf)  
ALL FOOTINGS TO BEAR ON UNDISTURBED SOIL  
FREE OF ALL ORGANIC MATERIAL.  
BUILDING OFFICIAL TO BE CONTACTED UPON  
COMPLETION OF FTG EXCAVATION TO VERIFY BRG CAPACITY  
CONCRETE:  
FOOTINGS – f'c = 20 MPa c/w 6% AIR  
WALLS – f'c = 25 MPa c/w 6% AIR  
FLOORS – f'c = 25 MPa  
EXTERIOR – f'c = 32 MPa c/w 6% AIR  
ALL CONCRETE WORK TO CONFORM WITH CAN/CSA-A23.1  
ALL REINFORCING STEEL – F<sub>y</sub> = 400 MPa  
ALL REBAR TO HAVE 2" CLEAR COVER  
ALL REINFORCING SPLICES MINIMUM 2' LONG  
REINFORCING STEEL SHALL CONFORM WITH CSA G30.12  
ALL SLEEVES TO BE LOCATED BY ELECTRICAL AND  
MECHANICAL TRADES BEFORE POURING CONCRETE

BUILDING DATA

F3-LOW HAZARD INDUSTRIAL  
EXISTING BUILDING AREA: 15,435 SF  
PROPOSED ADDITION AREA: 4933 SF  
PROPOSED NEW TOTAL BUILDING AREA: 20,368 SF  
BUILDING HEIGHT: 1 STOREY  
CONSTRUCTION IN CONFORMANCE WITH O.B.C. 3.2.2.85.  
MAX AREA = 51,667 SF  
MAXIMUM TRAVEL DISTANCE: 98'5"

NOTE: 11 x 17 PRINTS ARE HALF-SCALE,  
24 x 36 PRINTS ARE FULL-SCALE

NO.	DATE	DESCRIPTION	BY
1	06/16/25	RE-ISSUED FOR APPROVALS	C.L.M.
0	06/05/25	ISSUED FOR APPROVALS	C.L.M.

REVISIONS

ALL CONSTRUCTION TO BE IN ACCORDANCE  
WITH THE ONTARIO BUILDING CODE AND  
LOCAL BY-LAWS.



NELSON DAWLEY, P. ENG.

E-mail: dawleyen@wightman.ca  
427 10th St. – Suite #3, Hanover, ON N4N 1P8  
Ph. (519) 364-7837 Fax: (519) 364-7838

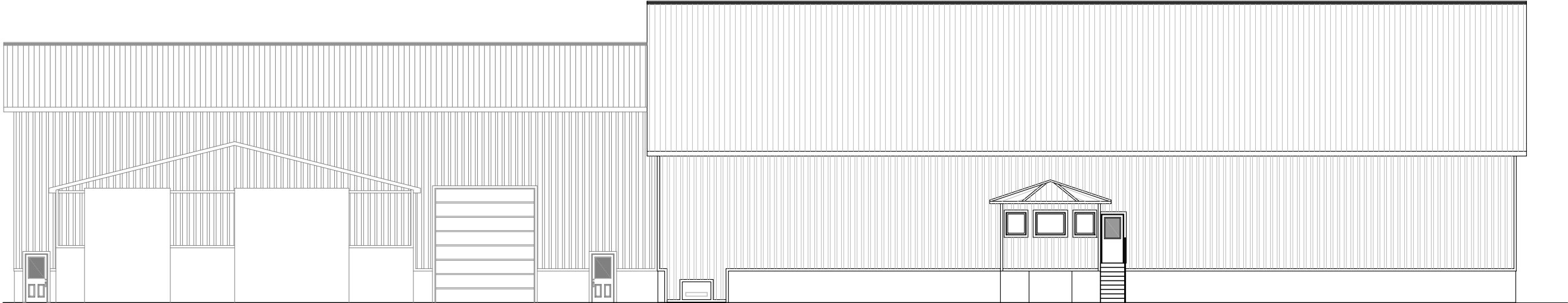
SPRUCEDALE AGROMART

STORAGE FACILITY ADDITION

TARA, ONTARIO

RE-ISSUED APPROVAL	SITE PLAN – GENERAL ARR
DWG BY CARTER MORONEY	DWG# SP-1
DATE JUNE 16, 2025	REV. 1

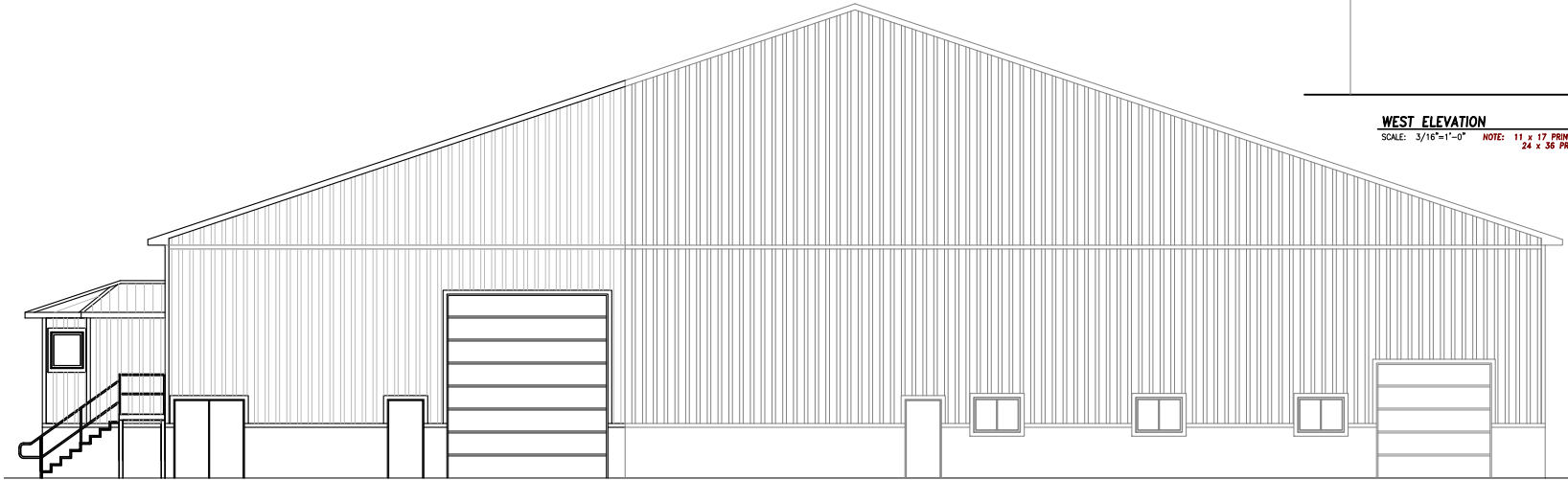




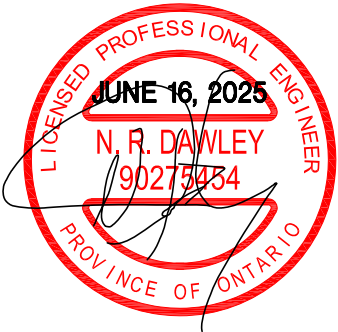
**SOUTH ELEVATION**  
SCALE: 3/16"=1'-0" NOTE: 11 x 17 PRINTS ARE HALF-SCALE,  
24 x 36 PRINTS ARE FULL-SCALE



**WEST ELEVATION**  
SCALE: 3/16"=1'-0" NOTE: 11 x 17 PRINTS ARE HALF-SCALE,  
24 x 36 PRINTS ARE FULL-SCALE



**EAST ELEVATION**  
SCALE: 3/16"=1'-0" NOTE: 11 x 17 PRINTS ARE HALF-SCALE,  
24 x 36 PRINTS ARE FULL-SCALE



**GENERAL NOTES**

NOTE: 11 x 17 PRINTS ARE HALF-SCALE,  
24 x 36 PRINTS ARE FULL-SCALE

0	06/05/25	ISSUED FOR APPROVALS	C.L.M.
NO.	DATE	DESCRIPTION	BY
REVISIONS			

ALL CONSTRUCTION TO BE IN ACCORDANCE  
WITH THE ONTARIO BUILDING CODE AND  
LOCAL BY-LAWS.



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**SPRUCEDALE AGROMART**

**STORAGE FACILITY ADDITION**

TARA, ONTARIO

RE-ISSUED FOR CONSTRUCTION		ELEVATIONS	
DWG BY	CARTER MORONEY	DWG#	A-5
DATE	JUNE 6, 2025		0



# THE CORPORATION OF THE MUNICIPALITY OF ARRAN-ELDERSLIE

## By-law 52-2025

### Being a By-law to Appoint a Coordinator - Facilities, Parks and Recreation

**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** it is deemed expedient to enact a new By-law to appoint a Coordinator - Facilities, Parks and Recreation for the Municipality of Arran-Elderslie;

**AND WHEREAS** The Council for The Corporation of the Municipality of Arran-Elderslie deems it appropriate to appoint Katrina Eke as Coordinator - Facilities, Parks and Recreation for the Municipality of Arran-Elderslie;

**NOW THEREFORE** COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF ARRAN-ELDERSLIE HEREBY ENACTS AS FOLLOWS:

1. That Katrina Eke is hereby appointed as the Coordinator - Facilities, Parks and Recreation for the Municipality of Arran-Elderslie effective June 28, 2025.
2. THAT this By-law shall come into full force and effect upon receiving the final passing thereof.

\*\*\*\*\*

Read the first and second time this 14th day of July, 2025.

Read a third time and finally passed this 14<sup>th</sup> day of July, 2025.

\_\_\_\_\_  
Mayor – Steve Hammell

\_\_\_\_\_  
Clerk – Christine Fraser-McDonald





# THE CORPORATION OF THE MUNICIPALITY OF ARRAN-ELDERSLIE

## By-law 53-2025

**Being a By-law to Opt Out of the Line Fences Act, R.S.O. 1990, c. L.17, as permitted under the Municipal Act, 2001, while retaining Section 20**

**WHEREAS** Section 98 of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, allows a municipality to pass a by-law stating that the *Line Fences Act*, R.S.O. 1990, c. L.17, does not apply within its boundaries;

**AND WHEREAS** the Council of The Corporation of the Municipality of Arran-Elderslie has determined that property boundary disputes and fencing matters are best resolved privately between landowners, and that continued reliance on most provisions of the *Line Fences Act* is no longer in the public interest as passed by Resolution 226-11-2025;

**AND WHEREAS** Section 20 of the *Line Fences Act* permits a municipality to retain authority to make by-laws related to the construction and maintenance of fences on public property;

**NOW THEREFORE** COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF ARRAN-ELDERSLIE HEREBY ENACTS AS FOLLOWS:

1. THAT, pursuant to Section 98 of the *Municipal Act, 2001*, the *Line Fences Act*, R.S.O. 1990, c. L.17, shall not apply within the geographical boundaries of the Municipality of Arran-Elderslie, effective July 14, 2025, except as provided under Section 20 of the said Act.
2. THAT the Municipality shall no longer provide services under the *Line Fences Act*, including the appointment or deployment of Fence Viewers.
3. By-law 44-2023 is hereby rescinded in its entirety.
4. THAT this By-law shall come into full force and effect upon receiving the final passing thereof.

\*\*\*\*\*

Read the first and second time this 14th day of July, 2025.

Read a third time and finally passed this 14<sup>th</sup> day of July, 2025.

\_\_\_\_\_  
Mayor – Steve Hammell

\_\_\_\_\_  
Clerk – Christine Fraser-McDonald



# THE CORPORATION OF THE MUNICIPALITY OF ARRAN-ELDERSLIE

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## By-law 54-2025

### Being a By-law to Authorize a Pound Services Agreement with Spurrell Veterinary Medicine Professional Corporation (Paisley Veterinary Services)

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**WHEREAS** Section 9 of the *Municipal Act, S.O. 2001, c.25, as amended*, grants municipalities the rights, powers, and privileges of a natural person for the purpose of exercising its authority under this or any other Act; and

**WHEREAS** the *Animals for Research Act, R.S.O. 1990, c. A.22*, the *Municipal Act 2001, S.O. 2001, c.25*, and the *Pounds Act, R.S.O. 1990, c. P.17*, contain certain provisions relating to Animals and Dogs, including provisions enabling municipalities to pass bylaws relating to animals and dogs; and

**WHEREAS** the Council of the Corporation of the Municipality of Arran-Elderslie deems it expedient to enter into a Pound Agreement with Spurrell Veterinary Medicine Professional Corporation (Paisley Veterinary Services) for the provision of pound services for the intake of stray dogs.

**WHEREAS** Council passed Resolution 225-11-2025 to approve entering into a formal agreement between the Municipality and Spurrell Veterinary Medicine Professional Corporation.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF ARRAN-ELDERSLIE HEREBY ENACTS AS FOLLOWS:

1. That the Corporation of the Municipality of Arran-Elderslie hereby agrees to enter into an agreement with Spurrell Veterinary Medicine Professional Corporation for the provision of pound services for the intake of stray dogs.
2. That Schedule "A", "the Agreement" forms part of this by-law.
3. That this By-law shall come into full force and effect upon receiving the final passing thereof.

\*\*\*\*\*

Read the first and second time this 14<sup>th</sup> day of July, 2025.

Read a third time and finally passed this 14<sup>th</sup> day of July, 2025.

---

Mayor – Steve Hammell

---

Clerk – Christine Fraser-McDonald

# Pound Services Agreement

**This Agreement dated the 14th day of July, 2025.**

**BETWEEN:**

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

(hereinafter referred to as the "Municipality")

of the first part,

-AND-

**SPURRELL VETERINARY MEDICINE PROFESSIONAL CORPORATION**

**(PAISLEY VETERINARY SERVICES)**

(hereinafter referred to as the "the Clinic")

of the second part

**WHEREAS** the *Animals for Research Act*, R.S.O. 1990, c. A.22, the *Municipal Act* 2001, S.O. 2001, c.25, and the *Pounds Act*, R.S.O. 1990, c. P.17, contain certain provisions relating to Animals and Dogs, including provisions enabling municipalities to pass bylaws relating to animals and dogs; and

**WHEREAS** pursuant to the above-mentioned statutes, the Municipality has passed and will pass bylaws relating to animals and dogs; and

**NOW THEREFORE THIS AGREEMENT WITNESSETH** that in consideration of the promises and mutual covenants herein

## 1. Definitions

(a) **"Animal Control Officer"** means a person or persons duly appointed by the Municipality to enforce the provisions of this by-law and includes any police officer appointed pursuant to the *Police Services Act*, R.S.O. 1990, c. P. 15, as amended;

(b) **"Business Day"** - means any day other than a Saturday, Sunday, or statutory holiday in the Province of Ontario.

(c) “**Dog**” means any domestic dog (canis familiaris); and

(d) “**Owner**” includes any person who keeps or harbours a dog and where the owner is a minor, the person who is responsible for custody of the minor.

## **2. Term**

This agreement shall come into effect as of the 14th day of July, 2025 and shall remain in effect until its termination pursuant to the terms of this agreement.

## **3. Services**

(a) The Clinic agrees to provide pound services for the Municipality more particularly described in **Schedule “A”** attached hereto (the “**Services**”).

## **4. Payment for Services**

(a) When providing the services for the Municipality, the Clinic may charge for admittance fees, housing, disposal, and any other fees as required, in their sole discretion when providing the services to the Municipality. The Clinic shall charge for these services after three business days has elapsed.

(b) If no owner has been found after three business days, then the Municipality agrees to pay for boarding fees until the dog is released from the Clinic or until three business days has elapsed, whichever occurs first.

(c) All fees for services incurred on behalf of the Municipality shall be charged at current Clinic rates, which are subject to increase at any time without prior notice.

(d) The Municipality is responsible for all outstanding fees invoiced by the Clinic for all services provided to the Municipality pursuant to this agreement.

## **5. Conditions for Release**

(a) It is agreed the Municipality is responsible for ensuring that all conditions for release implemented by the Municipality have been met prior to instructing the Clinic to release a dog to its owner, including but not limited to:

- i. Determining who the owner of the dog is;
- ii. Ensuring the owner has a valid license with the Municipality for the dog;
- iii. Ensuring the Municipality is satisfied that the owner has and/or will reimburse the Municipality for all municipal fines, licensing fees, and Clinic fees incurred by the Municipality for the services provided, etc.;

iv. Ensuring the owner of the dog acknowledges the release of the dog will be arranged directly with the Clinic during regular business hours, when staffing and additional resources, as necessary, are available.

(b) For further clarification, it is acknowledged and agreed that at no time will the Clinic be responsible for determining the owner of a dog. Notwithstanding, at the request of the Municipality, the Clinic will scan a dog for microchip information and provide said information to the Municipality to assist in their search for the owner of a dog.

(c) Upon the Municipality being satisfied that all conditions of release have been met, an authorized employee of the Municipality shall provide written authorization to the Clinic permitting the release of a dog back to its owner, together with the full legal name of the owner, as determined in the sole discretion of the Municipality, to the Clinic so that Clinic staff can confirm the owner's identity at the time of the dog's release.

(d) The Municipality shall ensure that the Clinic is informed of the dog's adoption details, including the date of adoption, the location where the dog was placed, and the new owner's address

## **6. Independent Contractor**

(a) The Clinic is, and will at all times, remain an independent contractor of the Municipality and is not and shall not represent itself to be the agent, partner, joint venturer, or employee of the Municipality. No acts or assistance given by the Municipality to the Clinic shall be construed so as to alter this relationship.

(b) The Clinic shall bear all expenses in connection with the services, including, without limiting the generality of the foregoing, income and other taxes, Workplace Safety and Insurance, Canada Pension Plan, Employment Insurance premiums and costs and including the procurement and costs of any other benefits.

## **7. Clinic's Responsibilities**

(a) The Clinic, its agents, servants, employees, and all persons under the control of the Clinic shall use due care in the provision of their Services under this agreement.

## **8. Mutual Indemnification**

(a) Each party agrees that if it fails to observe or perform any obligation, or breaches any obligation within this agreement, it will indemnify and hold the



other party, and the other party's directors, officers, agents, and/or employees harmless from and against the full amount of any loss, including but not limited to any and all claims, demands, actions, losses, causes of action, proceedings, suits, damages, expenses or liability of any kind, in which the other party or the other party's directors, officers, agents, and employees may suffer as a result of the said breach or failure to perform.

## **9. Insurance**

(a) The Clinic and the Municipality shall each carry comprehensive general liability insurance, to cover all acts, obligations and responsibilities conducted in accordance with this agreement by the Municipality and Clinic, respectively, and their agents, servants, employees, sub-contractors and all persons under their control in amounts consistent with their market practice.

## **10. Termination**

(a) Either party may terminate this agreement without reason upon thirty (30) days written notice delivered to the other party, in accordance with section 11 of its intention to terminate ("Notice of Termination").

(b) If the Clinic is found to be in breach of any of its obligations under this agreement including, without limiting, performing the services in a manner which is not, in the judgement of the Municipality, acceptable or in conformance with this agreement, the Municipality may terminate the agreement upon a minimum of one days' written notice to the Clinic in accordance with section 11.

The Municipality acknowledges that should it terminate this agreement in accordance with this section, the Municipality is solely responsible for the removal and/or transport of any dogs in the Clinic's care on or before the termination date.

(d) The Clinic acknowledges that should it terminate this agreement in accordance with this section, it will provide best efforts in assisting the Municipality in their removal and/or transport of any dogs in the Clinic's care on or before the termination date.

(e) Notwithstanding, the Municipality acknowledges that upon delivery or receipt of any notice of termination of this agreement, all Clinic fees for services incurred in accordance with this agreement up to the date of termination shall be due and payable to the Clinic by the Municipality.

## **11. Notice**

(a) All notices ("Notice") given under this agreement are to be set forth in writing and delivered personally, by facsimile, email correspondence, or by registered mail to:

**The Municipality at:**

Attention: Clerk

The Corporation of the Municipality of Arran-Elderslie

1925 Bruce Road 10, Box 70

Chesley, ON N0G 1L0

Email Address: cfraser@arran-elderslie.ca

**The Clinic at:**

Attention: Practice Manager

79 Queen Street S

Paisley, ON N0G 2N0

Email Address: practice.manager@paisleyvet.ca

(b) In the case of personal delivery, the notice shall be deemed received on the date of delivery and in the case of registered mail, the notice shall be deemed received five business days after mailing.

(c) In the case of delivery by facsimile or email transmission, notice shall be deemed received on the first business day after confirmed transmission.

(d) The addresses for delivery may be changed from time to time by either party by notice as above provided in this section.

(e) No notice, payment may be given by mail during a real or anticipated mail strike in Canada.

## **12. Waiver**

(a) No waiver of any of the provisions of this agreement shall be deemed or shall constitute a waiver of any other provisions (whether or not similar) nor shall the waiver constitute a continuing waiver unless otherwise expressly provided.

### **13. Assignment**

(a) This agreement shall not be assigned by any party hereto without the other party's written consent. Any attempted assignment without the required consents shall be void.

### **14. Entire Agreement**

(a) This agreement and the schedules attached hereto constitute the entire agreement between the parties and supersedes all other agreements, understandings, negotiations and discussions with respect to the subject matter, whether oral or written. No amendment or waiver of this agreement shall be binding unless executed in writing by both parties hereto.

### **15. Invalidity of Provision**

(a) The invalidity or unenforceability of any provision of this agreement or any covenant in it shall not affect the validity or enforceability of any other provision or covenant in it and the invalid provision or covenant shall be deemed to be severable.

### **16. Enurement**

(a) This agreement shall enure to the benefit of and be binding on the parties hereto and their respective successors and permitted assigns.

### **17. Headings**

(a) Headings are not to be considered part of the agreement, are included solely for convenience and are not intended to be full or accurate descriptions of the content of the paragraphs.

### **18. Jurisdiction**

(a) This agreement and the rights, obligations and relations of the parties hereto shall be governed and construed in accordance with the laws of the Province of Ontario and the federal laws of Canada applicable therein, and the courts of such province shall have exclusive jurisdiction to ascertain any action in connection with this agreement.

**IN WITNESS WHEREOF** the Municipality has hereunto caused to be affixed the corporate seal under the hands of the Mayor and Clerk, and the Clinic has

signed under the hands of its duly authorized officers as of the date of the agreement.

**The Corporation of the Municipality of Arran-Elderslie**

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**Steve Hammell, Mayor**

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**Christine Fraser-McDonald**

**We have the authority to bind the corporation**

**Spurrell Veterinary Medicine Professional Corporation**

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**Name:**

**Position:**

## Schedule “A” Pound Services

In accordance with all applicable federal and provincial statutes and municipal bylaws:

### Retrieval and Intake

- (a) The Clinic will provide assistance, as staffing and resources allow, to the Municipality when their Municipal Animal Control Officer is delivering a dog to the Clinic.
- (b) It is acknowledged by the Municipality that a dog will not be delivered to the Clinic outside of regular business hours.
- (c) Upon delivery of a dog to the Clinic by the Municipal Animal Control Officer, the Clinic will implement their standard intake procedures.
- (d) In order for this agreement to apply, the Animal Control Officer must authorize that a dog has been impounded and in care of the Clinic.

When a dog is admitted to the Clinic, the Clinic will provide the following services:

- Scan for a microchip
- Provide flea treatment
- Complete a health examination
- Provide any necessary vaccinations if held after three business days. The vaccinations will be administered on the fourth business day.

### Standard of Care

The Clinic will:

- (e) provide a proper and adequate dog shelter which will be available for use as the Municipality pound. The facilities shall be operated and maintained at the Clinic's own expense in a reasonably neat, clean and sanitary condition with adequate exercise space;
- (f) provide all dogs with sufficient and suitable shelter, warmth, lighting, cleaning, sanitation and veterinary care (as required), and any other care required to maintain the health, safety and well-being of such dogs;
- (g) provide all dogs with clean potable drinking water at all times and suitable food of sufficient quantity and quality to allow for normal growth and the maintenance of normal body weight;



(h) provide all dogs with the opportunity for exercise sufficient to maintain good health unfettered from a fixed area, in the sole discretion of the Clinic based on their assessment of the dog(s), under appropriate control;

(i) ensure that all persons who attend to the care of dogs have the skill, knowledge, ability and supplies necessary for the humane care of such Dogs; and

(j) protect all Dogs from unsupervised handling by members of the public.

## Veterinary Care

The Clinic will:

(k) ensure that medical treatment by a licensed veterinarian is reasonably available to provide necessary treatment to any dog impounded and ensure that the Municipal Animal Control Officer has been notified of any treatment.

(l) ensure the prompt examination and treatment by a licensed veterinarian when any dog in the Clinic's care exhibits signs of pain, suffering, injury, illness or distress;

(m) provide a suitable area to segregate dogs who may be injured, ill, in need of special care, treatment, or attention, from other animals and dogs; and

(n) ensure that all incidents of zoonotic diseases are identified and reported to the appropriate agency.

## Release, Future Care or Adoption

(o) Prior to releasing any dog, the Clinic will ensure it has received written authorization from the Municipal Animal Control Officer. The Municipality shall ensure that the dog's information is posted on the official Municipal website and Facebook page. This will maximize public awareness and facilitate the dog's reclamation by its rightful owner.

(p) In the event that the Municipality concludes that no owner of the dog is found in three business days, the Municipal Animal Control Officer on behalf of the Municipality shall provide written confirmation to the Clinic of same. The Municipal Animal Control Officer has full authority to adopt out the dogs on behalf of the Municipality. The Municipal Animal Control Officer will provide advance notice that they will be attending the Clinic with a potential adoptee. The public will not be allowed to view a dog unless the Municipal Animal Control Officer has notified the Clinic with the date and time.

The Municipal Animal Control Officer shall ensure the following prior to the release of the dog to the owner:

- Confirm ownership of the dog
- Confirm the fees to the owner that must be paid at the Municipal Office prior to the release of the dog.
- These fees will include the following:
  - purchase of a Municipal dog tag
  - Dog reclaim and administration fee per animal plus shelter fees
  - Clinic fees – actual costs charged to the Municipality by the Clinic plus the animal reclaim and administration fee
- Ensure the owner of the dog acknowledges the release of the dog will be arranged directly with the Clinic and the Municipal Animal Control Officer during regular business hours.
- Once the Municipality is satisfied that all conditions of release have been met, an authorized employee of the Municipality shall provide written authorization to the Clinic permitting the release of a dog back to its owner, together with the full legal name of the owner, as determined in the sole discretion of the Municipality, to the Clinic so that Clinic staff can confirm the owner's identity at the time of the dog's release.
- The Municipality shall ensure that the Clinic is informed of the dog's adoption details, including the date of adoption, the location where the dog was placed, and the new owner's address.

## Euthanasia

(q) In the event that, at the Clinic's discretion, they receive a dog with medical or behavioral issues that will impact the dog's quality of life, or a dog showing signs of serious aggression that impacts the safety of others the Clinic, in concert with the Municipality, may decide to euthanize the dog.

(r) In all instances, the Clinic will ensure that any necessary euthanasia of the dog is performed in a humane manner, and that this procedure is undertaken only by a licensed veterinarian or under veterinary supervision.

(s) In the event it is necessary to euthanize the dog, the Clinic will dispose of the corpse of such dog in a manner prescribed and a method approved by law.

## Records

(t) The Clinic will maintain a record, by calendar year, of all dogs it handles in the performance of the services for the Municipality. The records, which remain the property of the Clinic, shall be released to the Municipality upon written request by an authorized officer or employee and shall contain the following information for the Municipality:

(i) the number of impounded dogs claimed by owners, adopted to new owners, sold pursuant to the *Animals for Research Act*, and euthanized;

(ii) the number of dogs quarantined at the Clinic (if/as recorded on the Clinical records);

(iii) any additional information that may be required by the federal or provincial governments upon receiving written notice of same from the Municipality.

## Facilities

The Clinic will:

(u) be responsible for the maintenance, repairs, and all other operating costs of the Clinic facilities and equipment used in connection with the services performed on behalf of the Municipality.

## Service Hours

(v) The Clinic will maintain regular business hours as provided for on the Clinic's website and will provide the agreed upon services at the Clinic during regular business hours.

(w) The Clinic will provide emergency/after hour access and care at the discretion of the Clinic. The Municipality acknowledges that if emergency/after hour access or care is required, that said care is subject to a mutual emergency on-call agreement with an on-call Clinic. If the on-call Clinic is on call outside of the Clinic's regular business hours, the Municipality acknowledges and confirms:

(i) The Municipal Animal Control Officer is responsible to arrange for and deliver the dog to the on-call Clinic;

(ii) The immediate intake and/or emergency care of the dog shall be completed by the on-call Clinic, acting as an agent of the Clinic with respect to services performed under this agreement;

(iii) Upon the re-opening of the Clinic during regular business hours, it is the responsibility of the animal control officer to transport the dog from the on-call Clinic to the Clinic; and

(iv) The on-call Clinic will invoice the Municipality directly for all services performed by them in accordance with section 4 of this agreement.

## Invoices

The Clinic will send all invoices to the Municipality to the “payables” email address including the services rendered and the breed of dog.



# THE CORPORATION OF THE MUNICIPALITY OF ARRAN-ELDERSLIE

## By-law 55-2025 Being a By-law to adopt a Sidewalk Patio Policy

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 the Council of the Corporation of the Municipality of Arran-Elderslie considers it appropriate and proper to adopt a Sidewalk Patio Policy; and

WHEREAS Council passed Resolution 224-11-2025 adopting the Sidewalk Patio Policy.

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

1. That the Sidewalk Patio Policy, attached here to as Schedule "A", is hereby adopted.
2. That Schedule "A" forms part of this by-law.
3. That this By-law shall come into force and take effect upon receiving the final passing thereof.

\*\*\*\*\*

Read a first and second time this 14<sup>th</sup> day of July, 2025.

Read a third time and finally passed this 14<sup>th</sup> day of July, 2025.

\_\_\_\_\_  
Mayor – Steve Hammell

\_\_\_\_\_  
Clerk – Christine Fraser-McDonald





## Policy

Section: 5.0 Roads

Policy: Sidewalk Patio Policy

Policy By-Law: 55-2025

Date: July 14, 2025

Revision:

### Coverage:

The policy shall cover all sidewalks in the Municipality of Arran-Elderslie.

### Policy Statement:

The Corporation of the Municipality of Arran-Elderslie is committed to the beautification and enhancement of our commercial areas but also recognizes the importance of ensuring accessibility standards are maintained. Sidewalk patios 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 patio, when designed and facilitated appropriately, can make a significant contribution to the downtown community.

The purpose of the Sidewalk Patio Policy is to outline the process and provide guidelines for the erection of patios onto municipal property.

### Legislative Authority:

*Municipal Act, 2001, S.O. 2001, c. 25*

### Contents:

#### 1.0 Definitions

**County** means the Corporation of the County of Bruce.

**Certificate of Insurance (COI)** means a COI issued by an insurance company or broker. The COI verifies the existence of an insurance policy and summarizes the key aspects and conditions of the policy. For example, a standard COI lists the policyholder's name, policy effective date, the type of coverage, policy limits, and other important details of the policy.

**Commercial General Liability Insurance** means liability coverage for bodily injury and/or property damage claims brought against the insured by a third party or member of the public.

**Liquor Liability Insurance** means liability coverage for claims arising out of the sale, manufacture or serving of alcoholic beverages. Under standard Commercial General Liability policies, coverage is excluded if the insured is in the business of serving alcohol. If selling, serving or making alcohol, liquor liability coverage needs to be ADDED to the existing general liability policy or purchased on its own.

**Municipality** means the Corporation of the Municipality of Arran-Elderslie as a governing body.

**Sidewalk Café** means an open group of tables and chairs and other accessories situated and maintained on a public sidewalk, parking space or municipally owned property for the use and consumption of food and beverages sold to the public from, or in an adjoining or adjacent indoor food and beverage establishment.

**Sidewalk Patio** means a fence enclosed group of tables and chairs and other accessories situated and maintained upon a public sidewalk, parking space or municipally owned property for the use and consumption of food and beverages including alcoholic beverages sold to the public from, or in, an adjoining or adjacent indoor establishment located adjacent to the business.

## 2.0 General Provisions

1. Any person who wishes to erect, install, and/or maintain a Sidewalk Sidewalk Patio on municipal lands shall be required to apply to the Municipality seeking permission to do so, together with drawings or plans sufficient to describe the encroachment.
2. The Municipality shall review the application to ensure that any patio on Municipality owned land, does not or will not:
  - a. Interfere with the Municipality's intent and purpose in holding the municipal owned land.
  - b. Create an unsafe condition.
  - c. Create liabilities for which the Municipality cannot assign full responsibility to the owner of said Sidewalk Patio
  - d. Create a situation that is contrary to any Municipal By-Law, Municipal Policy or Resolution, or any Provincial or Federal regulation or legislation.
  - e. Interfere with work, plans, efforts, or initiatives of the Municipality to maintain Municipality owned lands.
  - f. Interfere with any utility or other similar installation located on Municipal owned lands.

3. Sidewalk Patios must directly abut the applicant's business and shall only be permitted to supplement an existing business of similar nature.
4. Sidewalk Patio shall only be approved if their location and construction maintain a safe, secure and comfortable sidewalk environment for all pedestrians.
5. Sidewalk Patio shall comply with O. Reg. 191.11, Integrated Accessibility Standards.
6. Permits may impose specific conditions in the agreement to address concerns identified by the Municipality.
7. In the event that locates are required, it is the responsibility of the applicant to make the necessary arrangements and pay the associated fee.
8. Permits shall be annual from May 1<sup>st</sup> to October 15th. Items may not be placed before approval is granted and must be removed on or before the end date of the permit. All permits shall be terminable by the Municipality or applicant upon ten (10) days written notice. Permits cannot be assigned or transferred.
9. No Sidewalk Patio shall:
  - Permit the use of patio heaters.
  - Permit smoking.
  - Contravene the provisions of the Municipal Noise By-Law currently in effect.

### **3.0 Special Conditions**

1. Where the Sidewalk Patio will encroach on County owned lands, the applicant will also be required to apply to the County for an encroachment permit. The County of Bruce will work with the Municipality of Arran-Elderslie to ensure the application and drawings meet the requirements and are acceptable to both the County and the Municipality.
2. Applications will be considered on a case-by-case basis by the Municipality. A list of conditions to be met for approval may be sent to the County of Bruce. If the application is not acceptable, a list providing the reasons for non-approval will be provided to the County of Bruce.

3. The County of Bruce will contact the applicant with the approval or the conditions or approval, or the disapproval of the application.
4. If the proposed Sidewalk Patio is placed on both Municipal and County property, an encroachment agreement and/or permit will be required by both parties, along with the applicable fees.

### **Sidewalk Patio Conditions**

1. No person shall establish a Sidewalk Patio unless a permit has been issued by the Municipality.
2. Sidewalk Patio furnishings, fences and other improvements must be removable and not permanently fixed in place. All objects must be contained within the approved Sidewalk Patio area and removed during the off-season or after the Sidewalk Patio ceases operation. The street, sidewalk and Municipal owned lands must be restored to its original condition to the satisfaction of the Municipality.
3. All Sidewalk Patios must comply with applicable Smoking Legislation and all other Federal, Provincial and Municipal Laws.
4. Music or other entertainment provided for patrons of Sidewalk Patio shall not be amplified or create a nuisance to abutting property owners. The Municipality reserves the right to revoke permits, without reimbursement of fees, where this nuisance occurs. Nuisance may include, but shall not be limited to, police reports of loud, boisterous or unreasonable noise, offensive language or other disruptive behaviour.
5. The Municipality and all public utility agencies retain the right of access to the approved Sidewalk Patio areas for the installation, maintenance and repair of pipes, cables, wires, poles, hydrants, etc. as necessary. In case of emergency, no notice will be given. For scheduled work, a minimum notice of forty-eight (48) hours will normally be given.

### **Sidewalk Patio Requirements**

1. Information Requirements  
The applicant shall submit a site plan illustrating the proposed location and placement of tables, chairs, fences, traffic safety barriers and all other accessories to be included within the defined patio space which

includes the patio building envelope and any utility poles, accessible parking spaces, trees, bike racks, benches, hydrants, parking metres, shelters, manholes, traffic signs, catch basins, awnings and any other physical or drainage features of the street within 6 metres (19.7 ft) of any public utility that may be affected by the development. If alcoholic beverages will be served, a copy of the establishments approved liquor licence allowing the sale and consumption of alcoholic beverages within the proposed area must be submitted along with the application.

2. Design

The design of the Sidewalk Patio shall be consistent with the character of the building, for which it serves as an accessory use. Patio aesthetics shall conform with the Municipality's community toolkits and façade improvement guidelines, where applicable.

3. Location:

Patios that extend from the building façade are required to ensure that a minimum 1.5 metre unobstructed pedestrian corridor is maintained. The unobstructed pedestrian corridor does not include the utility strip/boulevard area.

4. Fencing:

Fencing of a Sidewalk Patio that sells alcoholic beverages, must form a fully enclosed perimeter.

The fencing requirements are as follows and must be in compliance with the Alcohol and Gaming Commission of Ontario:

- a. The minimum height for fencing is 1.1 metres (42 inches) to a maximum of 1.2 metres (48 inches).
- b. Fencing shall be supported by metal foot plates and shall not be designed to penetrate the surface of the sidewalks (ie. No bolts/brackets) except as authorized by Public Works unless alternative supports are approved by the Municipality such as planters, weights, etc.
- c. Fencing should be of solid construction and be designed for easy removal from the site.
- d. Fencing shall not include point finials or similar features to the top of the fence.
- e. Fencing located within 6 metres (20 ft) of the intersection shall not obstruct the vehicular view angles as determined by the Municipality.
- f. Fencing to be removed by October 15th of each year to allow for sidewalk maintenance and snow clearing.
- g. Traffic safety barriers shall also be provided as an additional level of safety



5. Drainage:

Sidewalk Patio design shall ensure for proper drainage of water and other debris and shall not be placed in a way that will obstruct the curb, gutter and/or catch basins. Where debris and/or other matter has collected surrounding the installation, it shall be removed daily.

6. Umbrellas:

Umbrellas shall be located entirely within the approved Sidewalk Patio fence area.

7. Waste and Storage:

Sidewalk Patio operators shall maintain the Patio area, and the immediately adjacent area, in a clean and safe working condition at all times. Refuse containers are not allowed within the Patio area. The storage of waste is not allowed.

8. Access:

A Sidewalk Patio operator shall maintain a minimum width of 1.5 metres of unobstructed entrance to a Sidewalk Patio. Barrier free access shall be maintained.

8. Lighting:

Lighting of a Sidewalk Patio shall be approved provided all lighting is task oriented and will not spill onto abutting properties or interfere with the vehicular traffic travel lanes. All lighting shall be contained within the patio area.

9. Signs & Advertising:

No signs or advertising within a Sidewalk Patio shall be permitted with the exception of a menu and no smoking/no vaping sign(s).

10. Sidewalk Patio Furnishings:

All tables, chairs and decorative accessories in a Sidewalk Patio should be constructed using weather resistant materials. Any bar unit, service cart or server's workstation shall be portable and shall not be permanently attached to the wall of the facing building or the fencing. All furnishings and equipment with the exception of umbrellas shall not exceed the height of the fence.

11. Site Visibility Triangle:

Where Sidewalk Patios are located in proximity to intersections, staff will review the proposal to ensure that vehicular and

pedestrian safety is maintained. Patios may require alterations to ensure safety.

#### 12. Hours of Operation:

Sidewalk Patios operations must comply with the provisions of the Municipal Noise By-Law currently in effect.

### **Application and Fees**

Applications will be submitted to the Clerk and shall be reviewed by the Public Works Manager and Economic Development and Communications Coordinator, or their designate. Applications must be accompanied by the required fee as per the Municipality's Fees and Charges Bylaw.

Approval will be on an annual basis to ensure applications follow current legislative requirements.

### **Indemnification**

The permit holder shall to the fullest extent permitted by law, hold harmless, defend at its own expense, and indemnify the Municipality of Arran-Elderslie, its officers, employees, agents, and volunteers, (the Municipality) against any and all liability, claims, losses, damages, or expenses, including reasonable attorney's fees, arising from all acts or omissions of the Permit Holder or its officers, agents, or employees by reason of, resulting from, or otherwise related to, either directly or indirectly, the presence or operation of the sidewalk encroachment; excluding, however, such liability, claims, losses, damages, or expenses arising from the Municipal's sole negligence or willful acts

### **Insurance**

The permit holder must have Commercial General Liability Insurance including but not limited to bodily injury including death, personal injury, property damage, tenants legal liability and cross-liability/severability of interest provisions in the amount of Two Million Dollars (\$2,000,000.00) per occurrence with a property damage deductible not to exceed \$1,000 or as agreed to by Permit Holder and name The Corporation of The Municipality of Arran-Elderslie and the Corporation of the County of Bruce as an Additional Insured.

The Commercial General Liability Policy shall contain an endorsement to provide the Municipality of Arran-Elderslie with (30) days prior written notice of cancellation

The permit holder shall furnish the Municipality with a certified copy of the insurance policy or an insurance policy or an insurance certificate in a form acceptable to the Municipality prior to permit approval. The certificate shall be

mailed, faxed, emailed or dropped off to the Clerk's Department.

Any permit holder involved in the sale or furnishing of alcoholic beverages shall also maintain Liquor Liability Insurance with a minimum per occurrence limit of not less than Two Million Dollars (\$2,000,000.00) per occurrence. The Corporation of The Municipality of Arran-Elderslie and the Corporation of the County of Bruce shall be named as an Additional Insured on the Liquor Liability Insurance policy.

The Liquor Liability Insurance Policy, if required, shall contain an endorsement to provide the Municipality of Arran-Elderslie with (30) days prior written notice of cancellation. All insurance policies/coverage shall contain a Cross Liability and Severability of Interest clauses.

The permit holder shall maintain the required insurance coverage during the term of the permit. The Municipality may cancel a permit for failure to maintain or provide the required insurance coverage.

### **Compliance**

Failure to comply with the terms of this policy and any additional conditions as provided on the approved permit will result in the termination of the permit. Permit holders will be provided notice in writing of the violation and provided a timeline of no more than three (3) calendar days to comply. If the violation is not corrected, the Municipality reserves the right to remove the items at the expense of the permit holder.

Patios erected on municipal property without a valid permit will be required to submit an application and applicable fee within three (3) calendar days. The Municipality reserves the right to remove all items at the expense of the owner if no application is received.

### **Inspection**

To ensure compliance, the Public Works Manager or designate will inspect the associated features as approved in the application. If found to be non-compliant, the features will need to be remove



# THE CORPORATION OF THE MUNICIPALITY OF ARRAN-ELDERSLIE

## By-law 56-2025 Being a By-law to adopt a RZone Policy

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 the Council of the Corporation of the Municipality of Arran-Elderslie considers it appropriate and proper to adopt a RZone Policy; and

WHEREAS Council passed Resolution 229-11-2025 adopting the RZone Policy.

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

1. That the Rzone Policy, attached here to as Schedule "A", is hereby adopted.
2. That Schedule "A" forms part of this by-law.
3. That this By-law shall come into force and take effect upon receiving the final passing thereof.

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Read a first and second time this 14<sup>th</sup> day of July, 2025.

Read a third time and finally passed this 14<sup>th</sup> day of July, 2025.

\_\_\_\_\_  
Mayor – Steve Hammell

\_\_\_\_\_  
Clerk – Christine Fraser-McDonald



## Policy

Section: Administration – Public Relations

Policy: RZone Policy

Policy By-Law: 56-2025

Date: July 14, 2025

Revision:

### 1. Purpose:

The Municipality of Arran-Elderslie (The Municipality) is committed to fostering an environment where there is Respect for yourself, Respect for others; and Responsibility for your actions.

The Municipality discourages any form of inappropriate behaviour at all municipal facilities, properties, sponsored events, programs, in written or verbal communications (including email or phone), in municipal vehicles, or at any other location where municipal staff are present.

This procedure outlines the measures and enforcement steps to be taken to address inappropriate behaviour. The goal of this procedure is to promote a positive, safe, and supportive environment for all members of the public and staff. In addition, this procedure will encourage respect, commitment and considerate relationships between the Municipality and members of the public.

### 2. Application and Scope

This policy applies to all members of the public and staff at all municipal facilities, properties, municipal sponsored events, programs, in written or verbal communications (including email or phone), in municipal vehicles, or at any other location where municipal staff are present including but not limited to patrons, guests, spectators, fans, coaches, officials, players, parents, volunteers and staff. It covers structured (i.e. permit issued) and unstructured (i.e. no permit issued) activities.

Staff are not expected to put themselves at risk or jeopardize anyone's safety when dealing with any real or perceived situation. If at any time staff feels threatened, they are to call the Ontario Provincial Police for assistance. Inappropriate behaviours or actions for the purpose of this procedure include, but are not limited to, the following:

- a. Aggressive or intimidating approaches to another individual (verbal assault)
- b. Threats



- c. Attempts to goad or incite anger in others
- d. Throwing of articles in a deliberate or aggressive manner
- e. Physical striking of another individual
- f. Theft of property
- g. Possession of weapons
- h. Illegal consumption of alcohol or drugs
- i. Contravention of municipal by-laws, policies, or procedures
- j. Vandalism
- k. Harassment

If the nature of an issue is known in advance to be contentious (at a meeting, event, or any other location where municipal staff are present) staff are to alert the Ontario Provincial Police. Depending on the nature of the issue, staff may request the attendance of an officer.

This policy is designed to provide members of the public and staff with a positive approach to promoting appropriate behaviour and actions. Municipal departments may use this policy as a guiding principle.

## Procedure

### **Public Notification**

The Municipality will undertake a promotional and educational campaign aimed at raising awareness among visitors, participants, volunteers, officials, spectators and patrons of the RZone operating procedures and, in particular, the importance of their role in creating a positive atmosphere.

The Municipality will work to ensure that all members of the public are notified by signage that they are entering an RZone property; however, it is assumed by the individual that any municipal facility entered is under the RZone policy.

In addition, necessary and required ongoing training and education will be provided to staff and volunteers to support the implementation of this procedure.

### **Reporting an incident—where staff have witnessed an incident**

When instances of inappropriate behaviour or actions occur, staff shall act in the following manner:

1. Report acts of inappropriate behaviour to the most senior staff person

present at the incident.

2. Without jeopardizing anyone's safety, advise the identified individual(s) to stop the activity immediately or they will be asked to leave ("verbal warning").

3. If the individual(s) does not co-operate, inform the individual(s) that they are now trespassing, and the police will be called.

4. If the individual(s) refuses to leave, staff will not engage in an argument or physical confrontation. At this point staff are to call the police and wait for them to arrive while ensuring that they and any others in jeopardy are in a safe location.

5. Prepare a RZone Incident Report (Appendix A) on all incidents addressed in this procedure.

### **Reporting an incident – where staff have not witnessed an incident being reported**

When instances of inappropriate behaviour or actions are reported to staff, staff shall act in the following manner:

1. Report any act(s) of inappropriate behaviour to the most senior staff person of the appropriate department within 24 hours of the incident being reported.

2. Prepare a RZone Incident Report on incidents addressed in this procedure.

Members of the public are to report acts of inappropriate behaviour to a municipal staff member within 24 hours of the incident.

The Municipality's primary concern is the safety of members of the public and staff. If at any time members of the public or staff feel personally threatened, they are to call the police immediately. It is NOT the expectation that members of the public or staff put themselves at risk or jeopardize anyone's safety when dealing with any perceived or real situation.

Non-Emergency Contact: (888) 310-1122

Emergency Contact: 911

### **Reporting an incident – where staff are receiving inappropriate written or verbal communication**

When instances of inappropriate behaviour or actions occur, staff shall act in the following manner:

1. Report acts of inappropriate behaviour to the most senior staff person of the appropriate department within 24 hours of inappropriate written or verbal communication.

2. Advise the individual to stop the inappropriate activity immediately or you will end the communication.
3. If the individual does not co-operate, inform the individual that you are ending the communication with them, and do not reply to any further attempts made by the individual to contact you.
4. Prepare a RZone Incident Report on all incidents addressed in this procedure.

### **Reporting Process**

1. Staff shall fill out a RZone Incident Report and forward it to the appropriate manager within 24 hours of the incident.
2. The appropriate manager should forward the report to the CAO within 48 hours of the incident.
3. The CAO or designate should provide notice to the identified individual of action to be taken within 14 days of the incident.
4. Appropriate staff will be notified of any individual(s) who has been subject to remedial action under this procedure as well as the action taken.
5. The original RZone Incident Report shall be filed at the municipal office and retained according to the retention by-law.

### **Consequences of Non-Compliance**

1. Individuals who engage in any inappropriate behaviour, as defined in this procedure, may, depending on the severity, be removed immediately from the premises. A letter of warning may be sent to an individual advising them of appropriate behaviour. If necessary, an individual may be banned from municipal premises for a period of time. The length of the ban will be determined by the appropriate manager and CAO, and will depend on the severity of the situation. Enforcement guidelines are referenced in Appendix B.
2. In addition to any other measures taken, where any damage to municipal property has occurred, the individual(s) responsible will be required to reimburse the Municipality for all costs associated with any repairs, administration fees, as well as any lost revenues, or, where appropriate, be required to repair the damage.

### **Appeal Process**

1. If an individual wishes to appeal any action taken by the Municipality, the individual may present their case in writing to the Municipality of Arran-Elderslie Council within 14 days of the decision.
2. The appeal will be reviewed by the Municipality of Arran-Elderslie's Council, and

any decision made is final.

### **Responsibilities**

1. Staff and participants are responsible for behaving and acting in a manner that respects the rights of others to promote an environment that can be enjoyed by all.
2. The Municipality shall work in partnership with the community to ensure everyone has the opportunity to enjoy a respectful and positive environment.
3. Training and education will be provided to staff (e.g. RZone orientation) to support the policy and procedure.

### **Action To Be Taken—depending on the severity of the incident:**

- a) A “Letter of Warning” may be issued to the identified individual for any behaviour that is in violation of this procedure.
- b) For incidents where behaviour is grossly inappropriate or threatening to another member of the public or staff, or for repeated incidents, a “Letter of Trespass” may be issued to the identified individual indicating that further participation is no longer welcome. A temporary or permanent ban is to be determined by the appropriate manager and CAO.

### **3. Definitions:**

Harassment - engaging in a course of vexatious comment or conduct that is known or ought reasonably to be known to be unwelcome” as defined by the Ontario Human Rights Code and covered by the Municipality's Workplace Harassment and Violence Policies

Notice – where there has been a violation of this procedure, a letter may be issued to the identified individual providing details of the specific behaviour that is not tolerated and any action to be taken.

Vandalism - the deliberate destruction, damage or defacing of property owned or leased through the Municipality

## Appendix A

## RZone Incident Report Form

## Staff Individual Reporting Details

Name: \_\_\_\_\_ Department: \_\_\_\_\_

Date incident occurred: \_\_\_\_\_

## Incident Information

Date: \_\_\_\_\_ Time: \_\_\_\_\_

Incident location:

\_\_\_\_\_

Incident information:

\_\_\_\_\_

## Participants Involved

Complainant Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Street Address: \_\_\_\_\_ City: \_\_\_\_\_

Postal Code: \_\_\_\_\_ Email: \_\_\_\_\_

Respondent Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Street Address: \_\_\_\_\_ City: \_\_\_\_\_

Postal Code: \_\_\_\_\_ Email: \_\_\_\_\_

Category \*Please circle all that apply

Verbal assault

Use of drugs or alcohol

Vandalism

Possession of a weapon

Physical assault

Theft of property harm

Threats

Harassment or bullying

Other \_\_\_\_\_



Describe in detail what happened:

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Other relevant information:

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Who else was made aware of the incident

If there are more individuals involved, please attach extra pages.

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_

Postal Code: \_\_\_\_\_ Email: \_\_\_\_\_

If another individual was made aware of the incident, how were they informed?

In-person

Telephone

Email

Other

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Date the individual was informed (day/month/year):

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Please identify if another individual witnessed the incident

If there are more individuals who witnessed the incident, please attach extra pages.

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_

Postal Code: \_\_\_\_\_ Email: \_\_\_\_\_

Staff Use Only

Action taken by the Municipality of Arran-Elderslie

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Outcome

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Personal information on this form is collected pursuant to the Municipal Freedom of Information and Protection of Privacy Act and will be used for the purpose of aggregate statistical reporting, to improve programs and customer service.

## Appendix B

## The Municipality of Arran-Elderslie

## RZone Enforcement Guidelines



The following chart represents guidelines and outlines the potential consequences for acts of inappropriate behaviour at all Municipal facilities, properties, sponsored events, programs, in written or verbal communications (including email or phone) in vehicles, or any other locations where Municipal staff are present. **It is understood that these guidelines do not include all types of behaviour, and that each incident will be reviewed based on the information available. Consequences may be more severe or escalated depending on the circumstances of the inappropriate conduct.**

INCIDENT	FIRST OCCURANCE	SECOND OCCURANCE	THIRD OCCURANCE
<ul style="list-style-type: none"> <li>Aggressive or intimidating approaches to another individual(s)</li> <li>Attempts to goad or incite anger in others</li> </ul>	Warning letter	Minimum 3-month ban and review to determine if further consequences are warranted.	Minimum 1-year ban and review to determine if further consequences are warranted.
<ul style="list-style-type: none"> <li>Threats</li> <li>Harassment</li> </ul>	Minimum 3-month ban	Minimum 6-month ban and review to determine if further consequences are warranted	Minimum 3-year ban and review to determine if further consequences are warranted.
<ul style="list-style-type: none"> <li>Throwing items or articles in a deliberate or aggressive manner</li> <li>Physically striking another individual</li> <li>Illegal consumption of alcohol or drugs</li> </ul>	Minimum 6-month ban	Minimum 1- year ban and review to determine if further consequences are warranted	Minimum 3-year ban and review to determine if further consequences are warranted.
<ul style="list-style-type: none"> <li>Vandalism to a building or property</li> <li>Theft of property</li> </ul>	Minimum 1-month ban plus payment of repair costs and associated administration fee.	Minimum 6-month ban plus payment of repair costs and associated administration fee	Minimum 3-year ban plus payment of repair costs and associated administration fee



# THE CORPORATION OF THE MUNICIPALITY OF ARRAN-ELDERSLIE

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## By-law 57-2025

### Being a By-Law to Amend the Fees and Service Charges for 2025

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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 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 Fees
Schedule C	Works Service Charges
Schedule D	Merchandise
Schedule E	Paid Parking Fees
Schedule F	Planning & Development 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 and replaces By-law 34-2025.
3. That this By-law shall come into full force and effect upon receiving the final passing thereof.

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Read a first and second time this 14<sup>th</sup> day of July, 2025.

Read a third time and finally passed this 14<sup>th</sup> day of July, 2025.

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Mayor – Steve Hammell

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Clerk – Christine Fraser-McDonald



2025  
FEES AND CHARGES

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**Approved by Bylaw 67-2024 - December 9, 2024**  
**Repealed By-Law 67-2024 - January 27, 2025**  
**Amended by By-Law 10-2025 - January 27, 2025**  
**Repealed By-Law 10-2025 - February 10, 2025**  
**Amended by By-Law 14-2025 - February 10, 2025**  
**Repealed By-Law 14-2025 - March 24 2025**  
**Amended by By-Law 23-2025 - March 24, 2025**  
**Repealed By-Law 23-2025 - April 28, 2025**  
**Amended by By-Law 34-2025 - April 28, 2025**

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
<b>Animal Control</b> Animal Reclaim & Administration Fee - per animal plus shelter fees	\$97.85	\$12.72	\$110.57
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.	9.12	\$1.19	\$10.31
Faxes (sending or receiving) - First Page - Each Additional Page	\$2.28 \$1.14	\$0.30 \$0.15	\$2.58 \$1.29
Fence View Charge - per visit - plus Municipal Mileage Rate	\$87.55 plus mileage	Exempt	\$87.55 plus mileage
Freedom of Information Request	\$5.00	Exempt	\$5.00
Information Search Fee - Per Hour Information Search Fee for Records 6 years and older	\$36.05 \$103.00	Exempt Exempt	\$36.05 \$103.00
NSF Cheque Fee	\$41.20	Exempt	\$41.20
Parking Ticket Administration Fee	\$31.90	\$4.15	\$36.05
Photocopies (each) - Minimum Charge \$1.00	\$0.50	\$0.07	\$0.57
Septic Compliance Letter Septic Reinspection Fee	\$103.00 \$226.60	Exempt Exempt	\$103.00 \$226.60
Tax Certificate - Within 48 Hours	\$52.00 \$77.00	Exempt Exempt	\$52.00 \$77.00

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	\$103.00	Exempt	\$103.00
Tile Loan Inspection Fee	\$92.70	Exempt	\$92.70
Zoning Compliance Confirmation - Residential - Commercial/Industrial/Institutional - Farm (With Nutrient Management) If Required in Less Than 48 Hours, Additional	\$103.00 \$155.00 \$227.00 \$175.00	Exempt Exempt Exempt Exempt	\$103.00 \$155.00 \$227.00 \$175.00
Commenrative Bench - Minimum Donation Commmorative Tree - Minimum Donation	\$1,000.00 \$2,000.00	Exempt Exempt	\$1,000.00 \$2,000.00

Schedule B - Licensing Fees

DESCRIPTION	FEE	HST	TOTAL
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 - More than three dogs subject to the provisions of By-Law 29-2024			
New	\$360.50	\$46.87	\$407.37
Renewal	\$180.25	\$23.43	\$203.68
Guide, Service, Working or Police Dogs shall be licenced, but no fee is required for such dog. Proper documentation is required at time of registration.			
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
Refreshment Vehicle Licenses			
Refreshment Vehicle - Per Season	\$300.00	Exempt	\$300.00
Refreshment Vehicle - Temporary - Less than one week	\$100.00	Exempt	\$100.00
Sidewalk Patio Permit Application			
Sidewalk Patio Permit - Per Season	\$130.00	Exempt	\$130.00
Other Licenses			
Informal Group Home Licence Fee	\$750.00	Exempt	\$750.00

Schedule C - Works Service Charges

DESCRIPTION	FEE	HST	TOTAL
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Entrance Permits & Culverts

Culvert supplied by Municipality	Actual Cost 15% +	Applicable to Actual Costs	Actual Cost + 15%
Entranceway Permit	\$250.00	Exempt	\$250.00
Refundable Entranceway Deposit	\$300.00	Exempt	\$300.00
911 Number Creation with Sign or Replacement Sign	\$78.00	Exempt	\$78.00
911 Sign and Post - New or Replacement	\$103.00	Exempt	\$103.00
Entranceway without Permit	\$556.00	Exempt	\$556.00

Other Fees

Refundable Road Cut Deposit (certified cheque)	\$1,500.00	Exempt	\$1,500.00
Road Crossing Fee	\$248.00	Exempt	\$248.00
Sale of Salt per Cubic Tonne Actual cost for salt and trucking plus 10%	\$92.49	\$12.02	\$104.51
Sale of Winter Sand, per Cubic Tonne, with salt, plus 10%	\$21.49	\$2.79	\$24.28
Grading, Per Hour Including Operator and Machine	\$145.53	\$18.92	\$164.45
Street Sweeper, Per Hour Including Operator and Machine	\$145.53	\$18.92	\$164.45



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FEES AND CHARGES

Schedule D - Merchandise

DESCRIPTION	FEE	HST	TOTAL
Blue Boxes	\$17.70	\$2.30	\$20.00
Pin - Unless for promotional purposes Pin shipped within Ontario	\$1.99 \$8.85	\$0.26 \$1.15	\$2.25 \$10.00
Bruce County 911 Books	\$10.62	\$1.38	\$12.00
History Books	\$4.42	\$0.58	\$5.00
T-Shirts	\$13.27	\$1.73	\$15.00
Hats	\$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**  
**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 & Development Fees

Interest will not be paid on deposit funds held as required in accordance with Schedule F - Planning & Development Fees.

DESCRIPTION	FEE	HST	TOTAL
Cash in Lieu of Parking Agreement - Applicant responsible for registration, title search and any legal and professionl consultant costs	\$750.00	Exempt	\$750.00
Cash in Lieu of Parking - Per Space	\$1,500.00	Exempt	\$1,500.00
Parkland Dedication Residential Severance Application Other Severance Application	\$750.00 As per Law 48-2024By	Exempt Exempt	\$750.00

Agreements

Development Agreement - Applicant responsible for registration, title search and any legal and professionl consultant costs	\$1,000.00	Exempt	\$1,000.00
Development Agreement Deposit Minor Application Intermediate Application Major Application (Balance to be refunded)	\$2,000.00 \$5,000.00 \$10,000.00		
Subdivision Agreement - Applicant responsible for registration, title search and any legal and professionl consultant costs	\$2,500.00	Exempt	\$2,500.00
Subdivision Agreement Deposit Minor Application Intermediate Application Major Application (Balance to be refunded)	\$2,000.00 \$5,000.00 \$10,000.00		
Encroachment/Easement Agreement - Application per Agreement Applicant also responsible for Registration, Title Search and any Legal and Professional Consultant Costs	\$750.00	Exempt	\$750.00
Release of Subdivision Agreement -full or partial	\$500.00	Exempt	\$500.00

2025  
FEES AND CHARGES

DESCRIPTION	FEE	HST	TOTAL
Site Plan Control Agreement - Applicant responsible for registration, title search and any legal and professional consultant costs	\$1,000.00	Exempt	\$1,000.00
Site Plan Control Agreement Deposit Minor Application Intermediate Application Major Application (Balance to be refunded)	\$2,000.00 \$5,000.00 \$10,000.00		
Deeming Bylaw	\$750.00	Exempt	\$750.00
Holding Provision Removal	\$750.00	Exempt	\$750.00
Other Agreement including but not limited to: Temporary Use Agreement Municipal Access Agreement Limited Service Agreement	\$750.00	Exempt	\$750.00
Battery Energy Storage System  Pre-Consultation - Municipality - Includes Initial meeting with Municipal Staff to review the report and MSR - Developer to consult with County of Bruce and Conservation Authority for applicable fee.  Energy Storage Development Agreement (Includes site plan control review and circulation, community benefit review)  Deposit (Balance to be Refunded) - Applicant responsible for registration, title search and any legal and professional costs	\$1,000.00      \$5,000.00  \$25,000.00	Exempt      Exempt  Exempt	\$1,000.00      \$5,000.00  \$25,000.00

Schedule G - Cemetery Fees			
DESCRIPTION	FEE	HST	TOTAL
<b><u>Single Grave</u></b>			
Land	\$741.60	\$96.41	\$838.01
Care and Maintenance (40% of total)	\$494.40	\$64.27	\$558.67
Total Per Grave	\$1,236.00	\$160.68	\$1,396.68
<b><u>Columbarium - Centre - Lower Two Rows - Tara</u></b>			
Niche	\$1,030.00	\$133.90	\$1,163.90
Care and Maintenance (15% of total)	\$181.77	\$23.63	\$205.40
Total	\$1,211.77	\$157.53	\$1,369.30
<b><u>Columbarium - Centre - Upper Four Rows - Tara</u></b>			
Niche	\$1,236.00	\$160.68	\$1,396.68
Care and Maintenance (15% of total)	\$218.12	\$28.36	\$246.48
Total	\$1,454.12	\$189.04	\$1,643.16
<b><u>Columbarium - Centre - Chesley</u></b>			
Niche	\$1,030.00	\$133.90	\$1,163.90
Care and Maintenance (15% of total)	\$181.77	\$23.63	\$205.40
Total	\$1,211.77	\$157.53	\$1,369.30
<b><u>Columbarium - Wall 1 - Chesley</u></b>			
Niche	\$1,663.45	\$216.25	\$1,879.70
Care and Maintenance (15% of total)	\$293.55	\$38.16	\$331.71
Total	\$1,957.00	\$254.41	\$2,211.41
<b><u>Columbarium - Engraving</u></b>			
Initial Niche Door Engraving	\$350.00	\$45.50	\$395.50
Additional engraving including second date	\$250.00	\$32.50	\$282.50
<b><u>Interments</u></b>			
Mon to Fri 7 am to 4 pm			
Adult	\$772.50	\$100.43	\$872.93
Child - One to Twelve Years of Age	\$412.00	\$53.56	\$465.56
Infant - Under One Year of Age	\$206.00	\$26.78	\$232.78
Cremation	\$412.00	\$53.56	\$465.56
Double Cremation	\$515.00	\$66.95	\$581.95
Columbarium (2nd Niche Opening Only)	\$206.00	\$26.78	\$232.78
Full Burial With Cremation Burial	\$824.00	\$107.12	\$931.12
<b>Disinterment Columbarium</b> (Replace Door)	\$206.00	\$26.78	\$232.78
<b><u>Additional After Hour Charges</u></b>			
Full Burial Mon to Fri after 4 pm - Additional	\$618.00	\$80.34	\$698.34
Full Burial Sat by 12 noon - Additional	\$618.00	\$80.34	\$698.34
Cremation Mon to Fri after 4 pm - Additional	\$309.00	\$40.17	\$349.17
Cremation Sat by 12 noon - Additional	\$309.00	\$40.17	\$349.17
Columbarium Mon to Fri after 4 pm - Additional	\$309.00	\$40.17	\$349.17
Columbarium Sat by 12 noon - Additional	\$309.00	\$40.17	\$349.17

Schedule G - Cemetery Fees

DESCRIPTION	FEE	HST	TOTAL
<b>Cremation Garden (Hillcrest Only)</b>			
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	\$1,339.00	\$174.07	\$1,513.07
Disinterment of Cremated Remains	\$618.00	\$80.34	\$698.34
Lowering Device & Greens Rental	\$128.75	\$13.00	\$141.75
<b>Mortuary Fees</b>			
Mortuary Storage Fee Burial in Arran-Elderslie	\$128.75	\$16.74	\$145.49
Mortuary Storage Fee Burial Elsewhere	\$257.50	\$33.48	\$290.98
<b>Monument Fees</b>			
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
<b>Administration Fees</b>			
Transfer of Ownership	\$103.00	\$13.39	\$116.39
Municipal Burial Permit Fee	\$20.00	Exempt	\$20.00
Internment/Inurnment Arrangement without Funeral Director	\$206.00	\$26.78	\$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	\$250.00	Exempt	\$250.00
Demolition Material - not cleaned or sorted Per tonne (\$.264/kg)	\$264.00	Exempt	\$264.00
Domestic –per Bag Tag Households Resellers	\$3.50 \$3.25	Exempt Exempt	\$3.50 \$3.25
Garbage Pick Up- Local Improvements	\$112.00	Exempt	\$112.00
Landfill Opening -Outside Regular Operating Hours -Plus Hourly Operator Rate -Plus Applicable Tipping Fees	\$142.00	Exempt	\$142.00
Landfill Minimum Charge	\$10.30	Exempt	\$10.30
Litter or Garbage Cleaned up on Municipal Property from littering (Open Landfill & Refuse 1 tonne minimum charge )	\$273.00	Exempt	\$273.00
Non-payment of Tipping Fees	\$50.00	Exempt	\$50.00
Mattress ( All Sizes)	\$25.00	Exempt	\$25.00
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	\$36.05	Exempt	\$36.05
Refuse Garbage - Sorted Tonnage (\$.132/kg)	\$132.00	Exempt	\$132.00
Tires Tires on Rim or Soiled Tires	\$0.00 \$5.00	Exempt Exempt	\$0.00 \$5.00
Upholstery Furniture per unit	\$15.50	Exempt	\$15.50
Agricultural Bale Wrap - Only white bale wrap will be accepted Per Tonne (\$.132/kg)	\$132.00	Exempt	\$132.00

# 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 (includes printing)	\$562.96	\$73.19	\$636.15
Wall Advertising, 3 x 4 section	\$135.27	\$17.60	\$152.87
In-Ice Logo - mesh inlay (one year term)	\$811.59	\$105.52	\$917.11
Ice Resurfacer Logo (machine wrap, minimum 3 yr	\$1,155.66	\$150.25	\$1,305.91

## Community Guide Advertisement

Business Card Size	\$84.45	\$10.98	\$95.43
1/4 Page	\$129.55	\$16.84	\$146.39
1/2 Page	\$168.77	\$21.94	\$190.71
Full Page	\$281.43	\$36.59	\$318.02

## Arena and Facility Rentals

Arena Floor Per Hour	\$63.81	\$8.30	\$72.11
Arena Floor (i.e. auction) -Three Day Rental	\$1,187.00	\$154.31	\$1,341.31
Arena Floor Set-up			
Tara - Maximum Capacity 800	\$799.07	\$103.86	\$902.93
Tara Stag & Doe (Arena floor to a max of 500 ppl)	\$612.54	\$79.61	\$692.15
Paisley - Maximum Capacity 800	\$799.19	\$103.87	\$903.06
Paisley Stag & Doe (Arena floor to a max of 500 ppl)	\$612.54	\$79.61	\$692.15
Chesley - Maximum Capacity 1000	\$1,008.04	\$131.03	\$1,139.07
Chesley Stag & Doe (Arena floor to a max of 500	\$749.42	\$97.42	\$846.84
Arena Space (i.e. Third Party Program Providers) -Per Hour	\$15.44	\$2.02	\$17.46
Kitchen Fee	\$65.72	\$8.54	\$74.26
Canteen Monthly Rent - Chesley (monthly)	\$53.05	\$6.90	\$59.95
Canteen Monthly Rent - Paisley (monthly)	\$53.05	\$6.90	\$59.95
Canteen Monthly Rent - Tara (monthly)	\$53.05	\$6.90	\$59.95
Canteen Monthly Rent - Tara Pavillion (monthly)	\$53.05	\$6.90	\$59.95
Canteen - Tara Pavillion (daily)	\$18.78	\$2.44	\$21.22

Schedule I - Recreation Fees

DESCRIPTION	FEE	HST	TOTAL
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Community Centres

Coffee Urn (offsite rental, \$100 deposit required)	\$18.23	\$2.37	\$20.60
Table rental, per (Off Site Only, Wooden Tables)	\$9.12	\$1.19	\$10.31
Chair rental, per (Off Site Only)	\$2.74	\$0.35	\$3.09
Table wrap per full roll per part roll	Cost + 10% Cost + 10%	Applicable Applicable	
Picnic Table Rental, Per Table (community events only, pending availability)	\$40.00	\$5.20	\$45.20
Additional Staff - Rate Per Employee per hour (4 hour minimum charge)	\$38.68	\$4.60	\$43.28

Chesley

Auction Sale (resident one-day)	\$417.69	\$54.30	\$471.99
Auction Sale (transient/non-resident one-day)	\$793.21	\$103.12	\$896.33
Board Room (capacity 30) AE Non-profit meeting rate - up to 4 hours - more than 4 hours (max 8 hours)	\$57.00 \$72.87 \$95.29	\$7.41 \$9.47 \$12.39	\$64.41 \$82.34 \$107.68
Community Centre (capacity 325) Licensed Unlicensed	\$563.80 \$289.59	\$73.29 \$37.66	\$637.09 \$327.25
Community Centre - Drop In Rate (Adult/Youth) Community Centre - Drop in Rate (Senior)	\$3.54 \$2.65	\$0.45 \$0.34	\$4.00 \$3.00
Curling Club (capacity 500) Licensed Unlicensed	\$749.42 \$553.77	\$97.42 \$71.99	\$846.84 \$625.76

Paisley

Auction Sale (resident one-day)	\$302.85	\$39.37	\$342.22
Auction Sale (transient/non-resident one-day)	\$477.80	\$62.11	\$539.91

Schedule I - Recreation Fees			
DESCRIPTION	FEE	HST	TOTAL
Community Centre (capacity 122)			
Licensed	\$371.10	\$48.24	\$419.34
Unlicensed	\$178.11	\$23.15	\$201.26
Community Centre - Drop In Rate (Adult/Youth)	\$3.66	\$0.47	\$4.13
Community Centre - Drop in Rate (Senior)	\$2.74	\$0.36	\$3.00
Curling Club (capacity 450)			
Licensed	\$612.54	\$79.63	\$692.17
Unlicensed	\$440.69	\$57.29	\$497.98
Lounge (capacity 30)	\$66.61	\$8.66	\$75.27

Tara

Arkwright Hall	\$61.80	\$8.03	\$69.83
Auction Sale (resident one-day)	\$336.24	\$43.71	\$379.95
Auction Sale (transient/non-resident one-day)	\$521.95	\$67.85	\$589.80
Committee Room (capacity 77)			
Licensed	\$163.50	\$21.26	\$184.76
Unlicensed	\$133.47	\$17.35	\$150.82
Community Centre (capacity 210)			
Licensed	\$405.42	\$52.70	\$458.12
Unlicensed	\$210.52	\$27.37	\$237.89
Meeting Rate - AE non profit (2 hours)	\$57.00	\$7.41	\$64.41
Meeting (Up to 4 Hours , Max 30 People)	\$72.87	\$9.47	\$82.34
Meeting (Up to 8 Hours , Max 30 People)	\$95.29	\$12.39	\$107.68
Curling Club (capacity 450)			
Licensed	\$612.54	\$79.63	\$692.17
Unlicensed	\$440.69	\$57.29	\$497.98

Pavilions

Chesley, Paisley or Tara (per day) **includes DS Pavilion, but no key	\$56.06	\$7.29	\$63.35
Kinsmen Pavilion, Chesley (per day, licensed)	\$273.19	\$35.51	\$308.70
Kinsmen Pavilion, Chesley (per day, unlicensed, with	\$112.13	\$14.58	\$126.71
Kinsmen Pavilion Cleaning/Key Deposit	\$100.00	EXEMPT	\$100.00

# Schedule I - Recreation Fees

DESCRIPTION	FEE	HST	TOTAL
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## Recreational & Sporting Activities

### Ball Diamond Rentals

Group-Adult Game or Practice Without Lights With Lights	\$43.24 \$52.81	\$5.61 \$6.84	\$48.85 \$59.65
Minor Sports Game or Practice  Without Lights With Lights	 \$29.39 \$34.81	 \$3.83 \$4.53	 \$33.22 \$39.34
Tournament - Adult - Per Day (Without Lights) Tournament - Adult - Per Day (With Lights)	\$173.19 \$216.52	\$22.51 \$28.15	\$195.70 \$244.67
Tournament - Youth - Per Day (Without Lights) Tournament - Youth - Per Day (With Lights)	\$102.79 \$121.86	\$13.36 \$15.84	\$116.15 \$137.70
Diamond Rental - Not dragged, lined and no lights	\$20.00	\$2.60	\$22.60
Ball Clinic - Indoor (minimal setup)	\$121.86	\$15.84	\$137.70
Diamond Lights Left On Fee	\$100.00	\$13.00	\$113.00

### Ice Fee Rentals (All Arenas)

Ice Rental Fees seasonally applied are effective as of September 1, 2025

Ice Rental, Per Hour Prime (5pm-12am, Mon-Fri, weekends) Non-Prime (8am-5pm, Mon-Fri) Figure Skating/Broomball	\$153.88 \$90.74 \$103.22	\$20.00 \$11.80 \$13.42	\$173.88 \$102.54 \$116.64
Arran-Elderslie Minor Sports Out of Town Minor Sports Grey Bruce Highlanders/TCDMHA Sponsored Ice Rental (skate open to public) (Hockey tournaments include 1 day use of community centre and kitchen) Use of Room with Ice Rent(Max 30 People Max 2hrs) School Skating (9:00am to 3:00pm) (School rate for schools within Arran-Elderslie) Holiday Rate (clinic/school/tournament excluded)	\$108.94 \$141.83 \$125.48 \$67.99  \$24.65 \$39.45 \$80.00	\$14.16 \$18.44 \$16.31 \$8.84  \$3.20 \$5.13 \$10.40	\$123.10 \$160.27 \$141.79 \$76.83  \$27.85 \$44.58 \$90.40
Double header Facility Rates: Boardroom - AAA Double Headers/Meetings Boardroom - Max 4 Hours Hall - Max 4 Hours	\$0.00 \$74.34 \$97.19	\$0.00 \$9.66 \$12.63	\$0.00 \$84.00 \$109.82

Schedule I - Recreation Fees

DESCRIPTION	FEE	HST	TOTAL
Same Day Booking Rate	\$46.95	\$6.09	\$53.04
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	\$39.46	\$5.14	\$44.60
Per Day	\$139.14	\$18.10	\$157.24
Horse Ring Rental	\$149.25	\$19.40	\$168.65

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

Season Pass			
Youth 2 - 17 yrs	\$77.48	\$10.07	\$87.55
Adult 18+ yrs	\$95.72	\$12.43	\$108.15
Family (immediate members only)	\$168.63	\$21.92	\$190.55

Hourly Pool Rental			
- includes minimum of 2 lifeguards			
Chesley (max capacity 90)	\$88.78	\$11.54	\$100.32
Tara (max capacity 77)	\$88.78	\$11.54	\$100.32

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	\$5.97	\$0.78	\$6.75
Aquafit - Summer Rate	\$84.07	\$10.93	\$95.00
Aquafit - 10 Class Pass	\$44.25	\$5.75	\$50.00
Private Lessons, per session			
Includes 10 daily lessons			
Registration	\$156.71	\$20.37	\$177.08



Schedule I - Recreation Fees

DESCRIPTION	FEE	HST	TOTAL
Group / School (per, min 30 participants) Registration	\$62.74	Exempt	\$62.74
Preschool (under 5 yrs old) Registration	\$73.98	Exempt	\$73.98
Swimmer (Ages 3-5) Registration	\$73.98	Exempt	\$73.98
Swimmer (1 to 4) (Age 6+) Registration after	\$73.98	Exempt	\$73.98
Swimmer (5 to 8) Registration	\$79.13	Exempt	\$79.13
Swimmer (9 to 10) Registration	\$82.76	Exempt	\$82.76

Summer Day Camps (July and August, excluding Statutory holidays)			
Daily, Mon - Fri ***3rd Child (less 10% of equal or lesser number of days)	\$37.14	Exempt	\$37.14

Insurance Fees			
Non-Sporting Event or Occasion - No Alcohol			
Insurance Fees are based on the rate given by Municipal Insurance Provider	Actual	Applicable	Actual
Non-Sporting Event or Occasion - Alcohol			
Insurance Fees are based on the rate given by Municipal Insurance Provider	Actual	Applicable	Actual
**A listing eligible and non-eligible Non-Sporting Events or Occasions is available from Municipal Staff			
Sporting Event or Activities			
Insurance Fees are based on the rate given by Municipal Insurance Provider	Actual	Applicable	Actual
**A listing of eligible and non-eligible sporting events as well as the low and medium risk profiles is available from Municipal Staff			

2025  
FEES AND CHARGES

Schedule J - Trailer Park Fees

DESCRIPTION	FEE	HST	TOTAL
Full Service			
Seasonal - Riverfront	\$2,041.71	\$265.42	\$2,307.13
Seasonal - Other	\$1,526.71	\$198.47	\$1,725.18
Monthly	\$694.29	\$90.26	\$784.55
Weekly	\$264.52	\$34.39	\$298.91
Daily	\$52.19	\$6.78	\$58.97
May 1 to Weekend After Thanksgiving			
Hydro/Water Only			
Seasonal	\$1,272.45	\$165.42	\$1,437.87
Monthly	\$598.92	\$77.86	\$676.78
Weekly	\$224.95	\$29.24	\$254.19
Daily	\$45.67	\$5.94	\$51.61
Victoria Day Weekend to Thanksgiving			
Transient No Services - Daily - Trailer	\$29.02	\$3.77	\$32.79
Transient No Services - Daily - Tent	\$19.34	\$2.51	\$21.85
Winter Storage			
-Trailer, Deck, Shed	\$266.05	\$34.59	\$300.64
Deck, Shed, Other Property	\$53.05	\$6.90	\$59.95
-October 15-May 15			
Moving from one lot to another, if re-sodding or other clean-up required	\$53.05	Exempt	\$53.05
Clean-out	\$10.61	Exempt	\$10.61
Lot Maintenance Required by Works	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	\$95.00	Exempt	\$95.00
Fire Safety Plan Review / Approval, Per Hour, Minimum 1 Hour	\$95.00	Exempt	\$95.00

## Letters and Reports

OFC Deficiencies or No Deficienies Letter	\$128.75	\$16.74	\$145.49
File Search Request Letters	\$128.75	\$16.74	\$145.49
Fire Report - SIR (3rd Party)	\$128.75	\$16.74	\$145.49

## Inspections

Fire Safety Inspections - Initial Visit / Consultation	No Charge		No Charge
Fire Safety Inspection (Including Written Report) Per Hour, Minimum 1 Hour	\$125.00	Exempt	\$125.00
Inspections Requiring Outside Agencies	Actual Cost		Actual Cost
Commercial/Industrial/Institutional Multi-Residential/Farm Inspection Per Hour, Minimum 1 Hour	\$128.75	Exempt	\$128.75
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	\$95.00	Exempt	\$95.00

## Incident Response

Fire Department Emergency Response-Insured Perils, Indemnification Technology® Current MTO rate per apparatus, per hour Current MTO rate per apparatus, per half hour Firefighter Current Rate, per hour plus any additional costs for each incident	Actual Actual \$35.05	Exempt Exempt Exempt	Actual Actual \$35.05
For extraordinary expenses - When additional resources are required at a fire or emergency incident and no owner or agent is avaialble to authorize, recovery of costs can be invoiced to the property owner (ie: Excavator, drone, other	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			
agencies for assistance)			third party
DESCRIPTION	FEE	HST	TOTAL
Incident Response - Open Air Fire with Permit & Compliant	No Charge		No Charge
Incident Response - Open Air Fire with or without Current MTO Rate per apparatus, per hour plus any additional costs for each incident	Actual	Exempt	Actual
Current MTO Rate per apparatus, per half hour plus any additional costs for each incident	Actual	Exempt	Actual
Incident Response - Battery Energy Storage System (BESS)			
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	\$35.05	Exempt	\$35.05
Motor Vehicle Accident on Highway 21			
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	\$35.05	Exempt	\$35.05
Motor Vehicle Fires on Highway 21			
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	\$35.05	Exempt	\$35.05
Motor Vehicle, Watercraft & Aircraft Accidents & Fires - Other than Highway 21			
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	\$35.05	Exempt	\$35.05

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

Schedule K - Fire Department Fees			
DESCRIPTION	FEE	HST	TOTAL
Fire Watch or Stand By for other outside agencies with apparatus Firefighter Current Rate, per hour plus any additional costs for each incident Current MTO rate per apparatus, per hour Current MTO rate per apparatus, per half hour	\$35.05 Actual \$0.00	Exempt Exempt Exempt	\$35.05 Actual Actual
Fire Watch (Without Apparatus)	Actual Cost Plus 10%	Exempt	Actual Cost Plus 10%
Hazardous Materials Response Current MTO rate per truck, per hour Current MTO rate per truck, per half hour	Actual Actual	Exempt Exempt	Actual 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 Actual	Exempt	Actual cost for agencies and equipment used Actual
Response Due to Gross Negligence or an Illegal Act Current MTO rate per truck, per hour	Actual	Exempt	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 Flat Rate per Day 24 hours	\$1,500.00	Exempt	\$1,500.00

Materials and Supplies

Class A Foam Wetting Agent	Actual Cost Plus 10%	Exempt	Actual Cost Plus 10%
Commercial - Lock Box (Hardware only, No	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	\$57.20	\$7.15	\$64.35

Schedule K - Fire Department Fees

Added to taxes + interest, if unpaid after 30 days	\$57.25	\$7.45	\$64.74
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DESCRIPTION	FEE	HST	TOTAL
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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 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	\$5.52 \$59.16 \$118.32 \$362.10	Exempt Exempt Exempt Exempt	\$5.52 \$59.16 \$118.32 \$362.10
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) <b>Water or Sewer</b>	\$499.30	\$64.91	\$564.21
Charge to locate, Private locate charge – not municipal service----- Minimum charge 1 hour, time in excess of 1 hour is extra	\$107.20	\$13.94	\$121.14
Disconnect or Reconnect Fee – Customer Request	\$60.73	Exempt	\$60.73
Disconnect fee – non-payment or after hours request	\$220.10	Exempt	\$220.10
Municipally constructed sewer line from main to property line (does not include locate, inspect, map and number service connection made by contractor) <b>Water or Sewer</b>	\$4,536.03	Exempt	\$4,536.03
Septage disposal of one tank, up to 1,000 gallons	\$977.52	\$127.08	\$1,104.60
Sewer Camera Work - Regular Hours, 2 staff, rate per hour - After Hours and Weekends, 2 staff, rate per hour	\$141.52 \$653.23	\$18.40 \$84.92	\$159.92 \$738.15
Swimming Pools – Filling---Minimum Charge	\$1,066.37	\$138.63	\$1,205.00
Water Meter Read Request	\$72.48	\$9.42	\$81.90
Water Meter Frost Plate	\$88.33	\$11.48	\$99.81
Water meter and backflow prevention device - 3/4" Service	\$671.72	\$87.32	\$759.04
Water meter and backflow prevention device - 1" Service All other meter sized billed at cost + 15% handling/billing	\$998.58	\$129.82	\$1,128.40
Penalty (3x more than annual flat sewer 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.	\$2,306.68	Exempt	\$2,306.68

## 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	\$757.50	Exempt	\$757.50
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#### Commercial

Basic and vacant commercial (must apply in writing for this rate)	\$649.32	Exempt	\$649.32
Apartment rate over commercial	\$541.06	Exempt	\$541.06
Board of Education	\$5,708.01	Exempt	\$5,708.01
Car Wash	\$1,352.65	Exempt	\$1,352.65
Cemetery	\$757.50	Exempt	\$757.50
Community Centre/Curling Club	\$9,802.00	Exempt	\$9,802.00
Dealership	\$1,352.65	Exempt	\$1,352.65
Fire Hall	\$692.32	Exempt	\$692.32
Hair Salon only	\$712.05	Exempt	\$712.05
Hospital	\$10,665.57	Exempt	\$10,665.57
Lawn Bowling	\$356.38	Exempt	\$356.38
Long-term Care Home - Per Bed	\$240.47	Exempt	\$240.47
Medical Building	\$1,050.65	Exempt	\$1,050.65
Municipal Building/Theatre/Library	\$691.32	Exempt	\$691.32
Residential Lodgings - Per Bed	\$240.47	Exempt	\$240.47

Schedule L - Water and Sewer Fees

DESCRIPTION	FEE	HST	TOTAL
Residential w/Beauty Shop	\$1,262.52	Exempt	\$1,262.52
Restaurant – Seated Restaurant	\$1,442.84	Exempt	\$1,442.84
Restaurant – Seasonal Take-out	\$541.06	Exempt	\$541.06
Restaurant – Take-out	\$901.69	Exempt	\$901.69
Restaurant – Take-out/Seating Restaurant	\$1,172.34	Exempt	\$1,172.34
Retirement Institution - Per Bed	\$240.47	Exempt	\$240.47
School - Chesley Community School	\$14,422.15	Exempt	\$14,422.15
Service Station	\$649.30	Exempt	\$649.30
Swimming Pool	\$1,628.62	Exempt	\$1,628.62
Trailer Park – 24 sites	\$1,636.19	Exempt	\$1,636.19
Trailer Park Showers/Washrooms	\$1,658.91	Exempt	\$1,658.91
Chelsea Property Holdings Inc. ( Plant 1)	\$6,938.67	Exempt	\$6,938.67
Chesley Sewer Service Area Rates (non-taxable)			

Residential

Single family unit	\$576.67	Exempt	\$576.67
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Commercial

Basic or Vacant Commercial(must apply in writing for this rate)	\$494.28	Exempt	\$494.28
Apartment Rate - Over Commercial	\$411.91	Exempt	\$411.91
Bank	\$1,029.71	Exempt	\$1,029.71
Board of Education	\$4,347.86	Exempt	\$4,347.86
Car Wash	\$1,029.71	Exempt	\$1,029.71
Cemetery	\$494.27	Exempt	\$494.27
Crate Design (Plant 1)	\$2,883.20	Exempt	\$2,883.20

Schedule L - Water and Sewer Fees			
DESCRIPTION	FEE	HST	TOTAL
Dawson House (basic comm. + 2 apts)	\$1,318.05	Exempt	\$1,318.05
Dealership	\$1,029.71	Exempt	\$1,029.71
Fire Hall	\$526.27	Exempt	\$526.27
Grocery Store	\$1,060.99	Exempt	\$1,060.99
Hair Salon Only	\$542.05	Exempt	\$542.05
Hospital	\$8,119.08	Exempt	\$8,119.08
Hotel Rate - Vacant	\$576.67	Exempt	\$576.67
Lawn Bowling	\$271.28	Exempt	\$271.28
Legion Hall	\$1,060.99	Exempt	\$1,060.99
Long-term Care Home - Per Bed	\$182.68	Exempt	\$182.68
Medical Building	\$799.78	Exempt	\$799.78
Municipal Building/Theatre/Library	\$526.27	Exempt	\$526.27
Post Office	\$888.02	Exempt	\$888.02
Residential Lodgings - Per Bed	\$182.68	Exempt	\$182.68
Residential w/Beauty Shop	\$961.09	Exempt	\$961.09
Restaurant – Seasonal Take-out	\$411.91	Exempt	\$411.91
Restaurant – Seated Restaurant	\$1,098.33	Exempt	\$1,098.33
Restaurant – Take-out	\$686.48	Exempt	\$686.48
Restaurant – Take-out/Seating Restaurant	\$892.41	Exempt	\$892.41
Retirement Institution - Per Bed	\$182.69	Exempt	\$182.69
School - Chesley Community School	\$10,978.71	Exempt	\$10,978.71
Service Station	\$494.28	Exempt	\$494.28

## Schedule L - Water and Sewer Fees

DESCRIPTION	FEE	HST	TOTAL
Swimming Pool	\$1,239.77	Exempt	\$1,239.77
Trailer Park – 24 Sites	\$1,245.55	Exempt	\$1,245.55
Trailer Park - Showers/Washrooms	\$1,262.85	Exempt	\$1,262.85
Chelsea Property Holdings (Plant 1)	\$5,281.96	Exempt	\$5,281.96

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

#### Annual

Base Water Service Rate (BSR)	\$339.30	Exempt	\$339.30
Rate per Cubic Metre of Water Consumption	\$2.75	Exempt	\$2.75
Other Municipality - Brockton: Paisley Mill Corp			
Annual Base Service Rate	\$678.62	Exempt	\$678.62
Monthly Base Service Rate	\$56.55	Exempt	\$56.55
Rate per Cubic Metre of Water Consumption X 2	\$5.52	Exempt	\$5.52
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, at the property owner's expense, of a radio read water meter to avoid future problems.	\$1,025.99	133.38	\$1,159.37

#### Monthly

Base Water Service Rate (BSR)	\$28.27	Exempt	\$28.27
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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)	\$369.58	Exempt	\$369.58
Rate per cubic metre of water consumption	\$1.65	Exempt	\$1.65
Other Municipality – (Brockton) McKeeman	\$1,153.32	Exempt	\$1,153.32
Other Municipality - Brockton: Paisley Mill Corp			
Annual Base Service Rate	\$739.17	Exempt	\$739.17
Monthly Base Service Rate	\$61.59	Exempt	\$61.59
Rate per Cubic Metre of Water Consumption X 2	\$3.29	Exempt	\$3.29

Schedule L - Water and Sewer Fees

DESCRIPTION	FEE	HST	TOTAL
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Monthly

Base Sewer Service Rate (BSR)	\$29.90	Exempt	\$29.90
<b>Water Service Area Rates</b> <b>Tara Water Service Area Rates (non-taxable)</b>			
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	\$757.50	Exempt	\$757.50
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Commercial

Churches	\$757.50	Exempt	\$757.50
Dry	\$848.41	Exempt	\$848.41
Wet	\$984.75	Exempt	\$984.75
Dry/Residence	\$803.05	Exempt	\$803.05
Wet/Residence	\$848.41	Exempt	\$848.41
Service Station/Garage	\$848.41	Exempt	\$848.41
Service Station/Car Wash	\$1,313.27	Exempt	\$1,313.27

<b>Sewer Service Area Rates</b> <b>Tara Metered Sewer Service Area Rates (non-taxable)</b>			
DESCRIPTION	FEE	HST	TOTAL

Commercial Dry	\$592.72	Exempt	\$592.72
Commercial Wet	\$642.09	Exempt	\$642.09
Industrial (per cubic metre)	\$1.58	Exempt	\$1.58
Residential Single Family Unit	\$576.67	Exempt	\$576.67
Residential Dry	\$592.72	Exempt	\$592.72



Schedule L - Water and Sewer Fees

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DESCRIPTION	FEE	HST	TOTAL
Residential Wet	\$691.52	Exempt	\$691.52
Churches	\$576.67	Exempt	\$576.67
Service Station/Garage	\$494.27	Exempt	\$494.27
Service Station/Car Wash	\$1,029.73	Exempt	\$1,029.73

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)	\$1.00 / \$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.
Ancillary Buildings	\$0.50 /sq.ft.
Fabric Structure	\$0.35 /sq.ft.
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

Schedule N - Building Permit Fees	
DESCRIPTION	FEE

Commercial/Industrial/Institutional	
Commercial Buildings	\$0.80 /sq.ft.
Industrial Buildings	\$0.80 /sq.ft.
Institutional Buildings	\$0.80 /sq.ft.
Ancillary Buildings	\$0.50 /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	45%
If Permit has been Issued; One Field Inspection has been	30%
For Each Subsequent Field Inspection, After Permit Issued,	5%



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

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**By-law 58-2025**

**Being a By-law to Appoint an Accounting Clerk for the  
Municipality of Arran-Elderslie**

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**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** it is now deemed expedient to enact a new By-law appointing an Accounting Clerk for the Municipality of Arran-Elderslie;

**AND WHEREAS** The Council for The Corporation of the Municipality of Arran-Elderslie deems it expedient to appoint Reagan Sawyer as Accounting Clerk for the Municipality of Arran-Elderslie;

**NOW THEREFORE COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF  
ARRAN-ELDERSLIE HEREBY ENACTS AS FOLLOWS:**

1. That effective July 21, 2025, Reagan Sawyer shall be appointed as the Accounting Clerk for the Municipality of Arran-Elderslie.
2. THAT this By-law shall come into full force and effect upon receiving the final passing thereof.

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Read the first and second time this 14<sup>th</sup> day of July, 2025.

Read a third time and finally passed this 14<sup>th</sup> day of July, 2025.

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Mayor – Steve Hammell

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Clerk – Christine Fraser-McDonald



# THE CORPORATION OF THE MUNICIPALITY OF ARRAN-ELDERSLIE

## By-law 59-2025

### Being a By-Law to Amend By-Law Number 36-09, as amended, Being the Comprehensive Zoning By-Law for the Municipality of Arran- Elderslie

**Whereas** the Planning Act, RSO 1990 Section 34 provides for the passing of Zoning By-Laws;

**And whereas** in accordance with the Planning Act, an application has been received to change the zoning provisions for the lands within the Municipality of Arran-Elderslie.

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

1. **That** By-Law 36-09, as amended, being the Zoning By-Law for the Municipality of Arran-Elderslie, is further amended by adding Section 3.8.3 Additional Dwelling Units as follows:

Attached Additional Dwelling Unit (Attached ADU)

Notwithstanding any other provision of this by-law to the contrary, in any zone where a single detached, semi-detached, or street townhouse dwelling is a permitted use, an Attached ADU shall be permitted as defined herein, subject to the following:

- a) An Attached ADU:
  - i) shall have a separate private entrance;
  - ii) shall have one parking space that is provided and maintained for the sole use of the occupant of the Attached ADU;
  - iii) shall be connected to municipal services, if available.
- b) A Home occupation shall be permitted within an Attached ADU in accordance with Section 3.9.
- c) Where a principal dwelling is legal non-complying, a building addition for an Attached ADU is permitted, provided any new development associated with the Attached ADU complies with this By-law.

For Fully serviced lots the following applies:

- a) A maximum of two Attached ADU's may be located on a serviced lot in a single detached, semi-detached or street townhouse;
- b) The maximum number of units on any serviced residential lot shall be four.

For partially serviced or privately serviced lots the following applies:

- a) The minimum lot size for a privately serviced or partially serviced ADU is 0.4 ha.
- b) The minimum lot size for 2 ADU's on a privately serviced or partially serviced lot is 0.6 ha.
- c) An Attached ADU is not permitted on a lot that is legally non-conforming with respect to lot width or lot area.
- d) A maximum of one Attached ADU or one Detached ADU is permitted per lot;

Detached Additional Dwelling Unit (Detached ADU)

Notwithstanding any other provision of this by-law to the contrary, in any zone where a single detached, semi-detached or street townhouse dwelling is a permitted use, a Detached ADU shall be permitted as defined herein, subject to the following:

- a) A Detached ADU:



- i) shall comply with the zone provisions that are specified in the zone that applies to the land except for that the minimum interior and/or rear yard setback is 1.5 m.
- ii) shall be located no closer than 2.0 m to the principal dwelling on the lot.
- iii) shall have one parking space that is provided and maintained for the sole use of the occupant of the Additional Dwelling Unit.
- iv) shall be connected to municipal services, if available.
- v) is not permitted where a garden suite has been established.
- vi) is not permitted where a non-conforming single detached, semi-detached, or street townhouse dwelling has been established.
- vii) shall not be severed from the lot containing the single detached dwelling, semi-detached dwelling, or street townhouse dwelling;
- b) A Home occupation shall be permitted within a Detached ADU in accordance with Section 3.9.
- c) Section 3.6.5 does not apply to a Detached ADU.
- d) A Detached ADU is not permitted in the R4 – Cottage Residential zone

For Fully serviced lots, the following applies:

- a) One Detached ADU may be located on the same, serviced, lot as a single detached dwelling, semi-detached dwelling unit, or street townhouse dwelling;
- b) The maximum number of units on a fully serviced lot is four.

For partially serviced or privately serviced lots, the following applies:

- a) The minimum lot size for a Detached ADU is 0.4 ha.
- b) One Detached ADU is permitted per lot.
- c) A Detached ADU is not permitted on a lot that is legally non-conforming with respect to lot width or lot area.

ADUs are not permitted in the Environmental Protection (EP) Zone.

Within the Agriculture (A1) zone, in most cases, the driveway will be shared with the existing residence. In extenuating circumstances, a new driveway may be permitted for the ADU.

The chart below provides a summary of the number and type of ADU permitted in each zone:

ZONE	R1, R2, R3 (serviced)	R4 (unserviced)	Hamlet Residential (HR) AND Unserviced R1 (unserviced)	Agriculture (A1) (unserviced)
Attached ADU	2	1	2	1
Detached ADU	1	0	1	1
Total Including Primary	4	When lot is greater than 0.4 ha = 2	Between 0.4ha and 0.6 ha = 2 Greater than 0.6 ha = 3	When lot is greater than 0.4 ha = 2

2. That By-Law 39-09, as amended, being the Zoning By-Law for the Municipality of Arran-Elderslie, is further amended by adding an Attached ADU and a Detached ADU as a permitted use in all zones that permit a single detached dwelling, a semi-detached dwelling, a duplex residential dwelling and a townhouse dwelling, except that a Detached ADU is not permitted in the R4 – Cottage Residential Zone.

3. That By-Law 36-09, as amended, being the Zoning By-Law for the Municipality of Arran-Elderslie, is further amended by adding the following definitions:

Attached Additional Dwelling Unit (Attached ADU) means the use of a single detached dwelling, semi-detached dwelling unit or street townhouse dwelling unit where a separate self-contained dwelling unit is located within or attached to the principal building.

Detached Additional Dwelling Unit (Detached ADU) means the use of a detached building where a separate self-contained dwelling unit is located on the same lot as an associated single detached dwelling, semi-detached dwelling unit, or street townhouse dwelling unit. For the purposes of this By-Law, existing garden suites shall be considered an additional dwelling unit (detached).

4. That By-Law 36-09, as amended, being the Zoning By-Law for the Municipality of Arran-Elderslie, is further amended by adding the following to Section 3.27.1 (Parking):

- 1. Additional Dwelling Unit (Attached)
- 2. Additional Dwelling Unit (Detached)

5. **That** By-Law 36-09, as amended, being the Zoning By-Law for the Municipality of Arran-Elderslie, is further amended by adding the following to Section 10.3 Zone Provisions – ‘R1’ and ‘R2’

Zone Provisions – For Lots Serviced By Municipal Water And Sewer					
		‘Dwelling, Single Detached’	‘Dwelling, Duplex’ & ‘Semi Detached’	‘Dwelling, Townhouse’ (R2 Zone)	
				Cluster (A)	Street
.1	Minimum Lot Area	465 M <sup>2</sup> Or 1,500 M <sup>2</sup> (C) 5,000 M <sup>2</sup> (D)	465 M <sup>2</sup> (b) 1,500 M <sup>2</sup> (C) 5,000 M <sup>2</sup> (D)	155 M <sup>2</sup> (1668 Ft <sup>2</sup> ) Per Dwelling Unit	155 M <sup>2</sup> (1668 Ft <sup>2</sup> ) Per Dwelling Unit
.2	Minimum Lot Frontage	15 Metres (50 Ft)	15 Metres (50 Ft) (b)	15 Metres (50 Ft)	15 Metres (50 Ft) (b)

(b) Where a ‘Dwelling, Semi Detached’ or ‘Townhouse, Street’ has been equally divided to provide individual ownership to each dwelling unit, the minimum lot size may be reduced to 232.5 m<sup>2</sup>, the minimum frontage may be reduced to 7.5 metres and, the common side yard may be reduced to zero (0) metres.

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Read a first and second time this 14<sup>th</sup> day of July, 2025.

Read a third time and finally passed this 14<sup>th</sup> day of July, 2025.

\_\_\_\_\_  
Mayor – Steve Hammell

\_\_\_\_\_  
Clerk – Christine Fraser-McDonald



# THE CORPORATION OF THE MUNICIPALITY OF ARRAN-ELDERSLIE

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## By-law 60-2025

### BEING A BY-LAW TO AMEND SCHEDULE A OF BY-LAW NO. 36-09, AS AMENDED

### (BEING THE COMPREHENSIVE ZONING BY-LAW OF THE MUNICIPALITY OF ARRAN-ELDERSLIE)

**RE: ELDERSLIE CON 11 PT LOTS 15 AND 16, PT ORIGINAL RD ALLOW, RP  
PART 2,3R9681,ELDERSLIE CREEK PT SNAKE;CREEK RP 3R6823 PT  
PARTS 2, 23 SIDEROAD 15 NORTH ELDERSLIE**

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Whereas Section 34(1) of the Planning Act, R.S.O. 1990, Chapter P. 13, as amended, provides that: "Zoning by-laws may be passed by the councils of local municipalities:

1. For prohibiting the use of land, for or except for such purposes as may be set out in the by-law within the municipality or within any defined area or areas or abutting on any defined highway or part of a highway.
2. For prohibiting the erecting, locating or using of buildings or structures for or except for such purposes as may be set out in the by-law within the municipality or within any defined area or areas or abutting on any defined highway or part of a highway."

NOW THEREFORE COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF ARRAN-ELDERSLIE HEREBY ENACTS AS FOLLOWS:

1. THAT Schedule "A" of By-law No. 36-09, as amended being the Comprehensive Zoning By-law for the Municipality of Arran-Elderslie, is hereby further amended by changing thereon from A1-44-2014 Agriculture Special to A1-General Agriculture and M3-XX-2025 Rural Commercial Industrial of the subject lands, as outlined in Schedule 'A', attached hereto and forming a part of this by-law.
2. THAT By-law No. 36-09, as amended, is hereby further amended by adding the follow subsection to Section 19.4 thereof:

'M3-60-2025'

.xx Notwithstanding their Rural Commercial Industrial 'M3' zoning designation, those lands delineated as M3-60-2025 on Schedule 'A' to this By-law shall be used in compliance with the 'M3' zone provisions contained in this by-law, excepting however:

- i. That the following uses are not permitted:
  - a. 'Abattoir'
  - b. 'Salvage Yard'
  - c. 'Septic Tank Service'
  - d. 'Portable Asphalt Plant'
  - e. 'Portable Concrete Plant'
  - f. 'Wayside Pit or Wayside Quarry'
3. THAT the property is designated as a site plan control area as per Section 41 of the *Planning Act, R.S.O. 1990, as amended*.

- 4. THAT this By-law takes effect from the date of passage by Council, subject to compliance with the provisions of the *Planning Act, R.S.O. 1990, as amended*.
  
- 5. THAT By-law A1-44-2014 is hereby rescinded.

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Read a first and second time this 14<sup>th</sup> day of July, 2025.

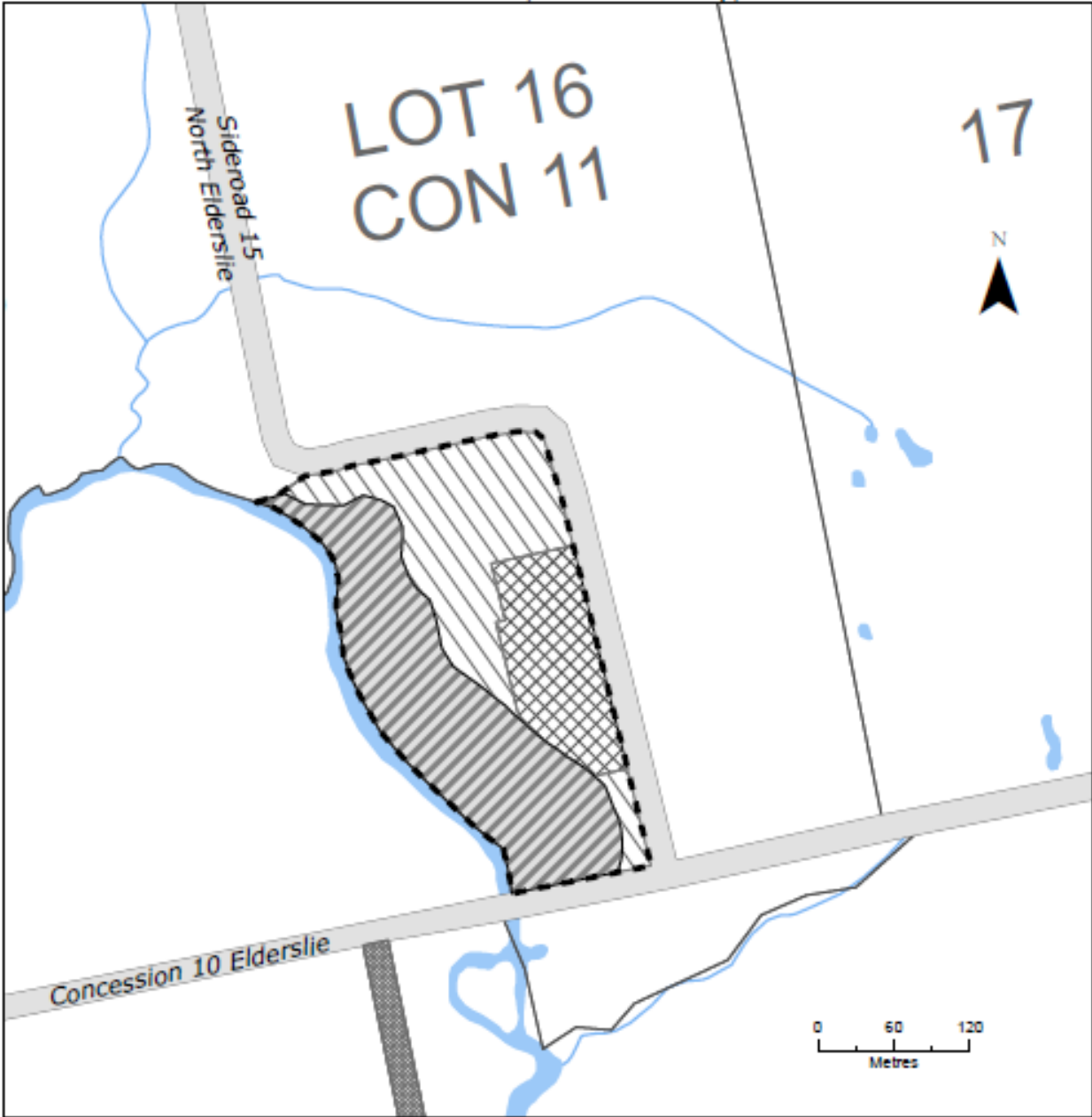
Read a third time and finally passed this 14<sup>th</sup> day of July, 2025.



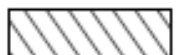

\_\_\_\_\_  
Mayor – Steve Hammell

\_\_\_\_\_  
Clerk – Christine Fraser-McDonald

**Schedule 'A'**

23 Sideroad 15 North Elderslie - CON 11 PT LOTS 15;AND 16 PT ORIGINAL RD ALLOW;RP 3R9681  
PART 2 PT;ELDERSLIE CREEK PT SNAKE;CREEK RP 3R6823 PT PARTS 2 - Roll 410338000405800  
Arran-Elderslie (Elderslie Township)



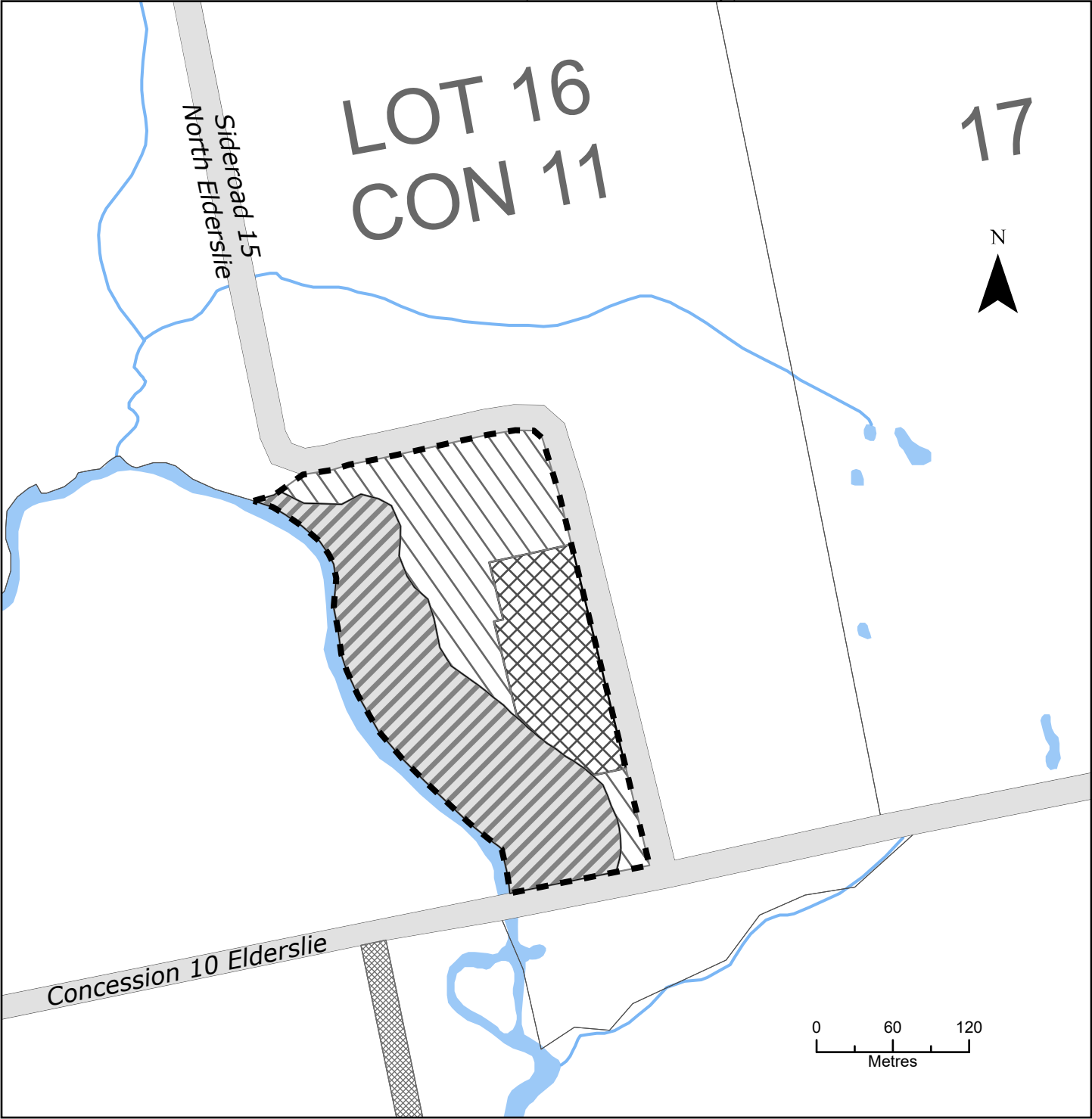
-  Subject Property
-  Lands to be zoned M3-XX-2025 – Rural Commercial Industrial Special
-  Lands to be zoned A1 - General Agriculture
-  Lands to be zoned EP - Environmental Protection

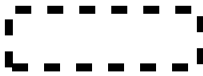
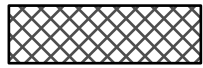

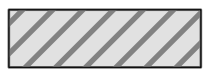
This is Schedule 'A' to the zoning by-law  
amendment number \_\_\_\_\_ passed this  
\_\_\_\_\_ day of \_\_\_\_\_

Mayor \_\_\_\_\_  
Clerk \_\_\_\_\_

Schedule 'A'

23 Sideroad 15 North Elderslie - CON 11 PT LOTS 15;AND 16 PT ORIGINAL RD ALLOW;RP 3R9681  
PART 2 PT;ELDERSLIE CREEK PT SNAKE;CREEK RP 3R6823 PT PARTS 2 - Roll 410338000405800  
Arran-Elderslie (Elderslie Township)



-  Subject Property
-  Lands to be zoned M3-60-2025 – Rural Commercial Industrial Special
-  Lands to be zoned A1 - General Agriculture
-  Lands to be zoned EP - Environmental Protection

This is Schedule 'A' to the zoning by-law  
amendment number \_\_\_\_\_ passed this  
\_\_\_\_\_ day of \_\_\_\_\_

Mayor \_\_\_\_\_  
Clerk \_\_\_\_\_





# THE CORPORATION OF THE MUNICIPALITY OF ARRAN-ELDERSLIE

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## By-law 61-2025

### Being a By-law to Authorize the Authorize the Execution of a Site Plan Control Agreement with Sprucedale Agromart

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WHEREAS Section 41 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, authorizes municipalities to designate areas of site plan control and to require development within such areas to be subject to site plan approval;

AND WHEREAS the Municipality of Arran-Elderslie has enacted a Site Plan Control By-law designating certain lands within the municipality as a Site Plan Control Area;

AND WHEREAS Sprucedale Agromart is the registered owner of lands municipally known as 291 Young Street S, Tara, and legally described in Schedule "A" of the Site Plan Control Agreement;

AND WHEREAS Council deems it expedient to enter into a Site Plan Control Agreement with Sprucedale Agromart to ensure the orderly development of the subject lands;

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

1. That the Municipality of Arran-Elderslie is hereby authorized to enter into a Site Plan Control Agreement with Sprucedale Agromart for the property located at 291 Young Street S, Tara, substantially in the form attached hereto as Schedule "A".
2. That the Mayor and Clerk are hereby authorized and directed to execute the said Agreement and to affix the corporate seal thereto as well as any other documentation including any acknowledgement and direction required and relating to the said Site Plan Agreement.
3. That this By-law shall come into force and take effect upon the final passing thereof.

\*\*\*\*\*

Read a first and second time this 14<sup>th</sup> day of July, 2025.

Read a third time and finally passed 14<sup>th</sup> day of July, 2025.

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Mayor – Steve Hammell

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Clerk – Christine Fraser-McDonald



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**Site Plan Control Agreement**

**RECITALS**

1. The foregoing recitals are true and accurate and shall form part of this Agreement, and the terms defined therein shall bear the meanings indicated throughout this Agreement.

**DEFINITIONS**

2. In this Agreement and the Schedules attached hereto, the following terms shall have the meaning set out below unless otherwise redefined or where the subject matter or contract requires another meaning to be ascribed:
  - a. **"Building Area"** shall mean the only area upon which the erection and use of buildings and structures shall be permitted.
  - b. **"Landscaped Open Space"** shall mean the areas of open space comprised of lawn and ornamental shrubs, flowers and trees and may include space occupied by paths, walks, courts, patios but shall not include parking areas, traffic aisles, driveways and ramps.
  - c. **"Parking Area"** shall mean the areas of open space other than a street to be used for the parking of motor vehicles and access ramps and driveways to areas used for the parking of motor vehicles which shall be clear of buildings and structures except those accessory to the operation of the parking area, and which shall be available and maintained for the parking of motor vehicles including maneuvering aisles and other space necessarily incidental to the parking of motor vehicles.
  - d. **"Natural Open Space"** shall mean the areas of open space which are to remain in a natural state with a minimum amount of maintenance, but shall not include areas of outside storage, parking areas, traffic aisles, driveways or ramps, or Building Area, Natural Open Space areas shall be subject to the requirements of the Maintenance and Occupancy (Property Standards) By-Law as amended from time to time for the Municipality and shall be kept clear of all weeds and natural growth which is prohibited by other Municipal by-laws. Areas of Natural Open Space may include areas of Landscaped Open Space.

**SCHEDULES**

3. The following schedules, ("**Schedules**") are attached hereto and form part of this Agreement:

**Schedule 'A'** - Description of Subject Lands

**Schedule 'B'** - Approved Site Plan

**Schedule 'C'** – Special Site Development Requirements

**Schedule 'D'** – Deposit

**EXECUTION, CERTIFICATION AND REGISTRATION**

4. The Owner shall, at the time of execution of this Agreement by the Owner, provide the Municipality with an opinion letter, directed to the Municipality and signed by an Ontario solicitor in good standing, certifying that the Owner is the sole owner of the Subject Lands and confirming whether there are any mortgages or encumbrances affecting the Subject Lands.
5. The Owner hereby consents to and authorizes the registration of this Agreement by the Municipality's Solicitors against title to the Subject Lands in the Land Registry Office for the County of Bruce (No. 3), which shall be at the sole discretion of the Municipality. The Owner agrees to pay any and all costs associated with the registration of this Agreement or any other documents pertaining to this Agreement.
6. The Owner hereby agrees to provide to the Municipality, prior to the execution

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**Site Plan Control Agreement**

of this Agreement by the Municipality, a postponement or postponements whereby any mortgagee or encumbrancer, to the full extent of its interest in the Subject Lands, consents to the registration of this Agreement, and to the registration of the postponement, and for itself, its successors and assigns, subordinates and postpones all of its right, title, and interest in the Subject Lands to the terms, provisions, obligations and conditions contained in this Agreement.

**PAYMENT OF MUNICIPALITY'S COSTS**

7. Every provision of this Agreement by which the Owner is obligated in any way shall be deemed to include the words "at the expense of the Owner". The Owner shall pay and reimburse the Municipality forthwith on demand, for all administrative, planning, legal, engineering, inspections and/or other costs or expenses whatsoever incurred by the Municipality, or any of its agents, in connection with the development of the Subject Lands and/or in the preparation, review, consideration, and enforcement of this Agreement, including the Schedules attached hereto.
8. The Owner agrees to forthwith upon application to the Municipality for the preparation of this Agreement, pay to the Municipality a deposit in the amount referred to in **Schedule "D"** attached hereto (the "**Deposit**") to be used and applied to accounts rendered to the Municipality by the Municipality's solicitor and engineer for the costs referred to within this Agreement and any non-refundable administration fee(s) retained by the Municipality in accordance with its Fees and Service Charge By-law, as amended from time to time.
9. Invoices rendered by the Municipality's Solicitor and Engineer shall be submitted directly to the Municipality for payment. The Municipality will submit the accounts to the Owner for reimbursement from the funds held as referred to above so that the initial amount is available for the Municipality at all times to pay further invoices as received from time to time. If the Owner fails within a period of twenty (20) days from the date of mailing of accounts to reimburse the Municipality for invoices submitted, it is understood that the Municipality, in addition to any and all other remedies it may have, may also draw on the security provided by the Owner required by Paragraphs 11 and 12 of this Agreement.
10. The parties agree that all funds required under this Agreement will be held by the Municipality in a Special General Account without interest.

**SECURITY**

11. In order to guarantee compliance with all conditions contained within this Agreement and to ensure completion, the Owner covenants and agrees to deposit with the Municipality prior to or upon execution of this Agreement, a letter of credit or other acceptable security as the Municipality may deem satisfactory in the amount(s), as provided in **Schedule "D"**, hereinafter referred to as the "Security". Securities, where provided through a Letter of Credit, shall be for a minimum guaranteed period of one (1) year or such longer time as the Municipality may decide. All Letters of Credit shall contain the following clause: "It is a condition of the Letter of Credit that it shall be deemed to automatically extended without amendment from year to year from the present or any future expiration date thereof, unless thirty (30) days prior to the present or any future expiration date, we notify you in writing by registered mail that we may elect not to consider this Letter of Credit to be renewable for any additional period." Unless each and every Letter of Credit is renewed as noted, the Municipality shall have the absolute right to refuse to issue building permits and to prohibit occupancy, whether partially or full completed, from the said thirty (30) days prior to the expiration of the Letter of Credit.
12. The Security shall be calculated based on the following:
  - a. 100% of all costs associated with any off-site servicing or works; and
  - b. 50% of all costs to give the Municipality sufficient comfort that all site works,

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**Site Plan Control Agreement**

including landscaping and all stormwater management works are completed.

13. The Security may be reduced by the Municipality as the works are completed in the sole discretion of the Municipality but will be released once all conditions of this Agreement are satisfied, as determined by the Municipality.
14. The Owner covenants and agrees that the Security shall be kept in full force, and that it will pay all premiums as they become due. The Owner hereby acknowledges and agrees that should there be a deficiency in or failure to carry out work or matters required by this Agreement, and the Owner fails to comply within thirty (30) days' written notice or with a direction to carry out such work or matter, the Municipality may draw upon the Security.
15. Where the Owner is required by this Agreement to do work and where such work is not done by the times stipulated herein (the "**Prescribed Time Period**") or where the Owner does not otherwise abide by this Agreement, the Security shall be forfeited absolutely to the Municipality as liquidated damages and not as a penalty. It is expressly agreed that it is difficult to calculate the damages which would result from the Owner's failure to construct the services stipulated by such dates. The liquidated damages are not intended to be a penalty but rather represent the parties' best estimate of damages.
16. The Owner also agrees that in default of any required work being completed within the Prescribed Time Period, or failure to provide, retain, maintain, repair or use those matters and facilities of this Agreement, the Municipality, its employees, workers, agents, and contractors shall have the right after thirty (30) days' written notice to the Owner to enter onto the Subject Lands to demolish in whole or in part and to conduct such works as are reasonable and necessary to improve safety of the works, or to restore, in whole or in part the location to its natural state or as it was prior to the commencement of any construction thereon, as the Municipality deems necessary in its sole discretion, and all expenses incurred by the Municipality in doing such works shall become a charge against the Subject Lands, and may be added to the tax roll for the Subject Lands and collected in a like manner as unpaid municipal taxes or may be recovered by court action. Any action taken by the Municipality shall not be deemed to be an assumption by the Municipality of any liability in connection with the development of the Subject Lands, nor a release of the Owner from any of its obligations under this Agreement.
17. The Owner agrees that the Security may be used to rebuild or repair any public facilities damaged or altered during development of Subject Lands. The Owner acknowledges that this provision does not relieve the Owner of the responsibility to repair or rebuild any public facilities damaged or altered during development of the Subject Lands to the requirements of the Municipality and the Owner shall pay all costs of such reconstruction or repair.

**INSURANCE**

18. If requested by the Municipality, the Owner shall insure against all damages or claims for damage with an Insurance Company satisfactory to the Municipality. Such policy or policies shall be issued in the joint names of the Owner, the Municipality and the Municipality's Engineer and the form and content shall be subject to the approval of the Municipality. The minimum limits of such policies shall be five million dollars (\$5,000,000.00) all inclusive, but the Municipality shall have the right to set higher amounts, as its sole discretion. The said insurance policy shall include a provision that requires the insurance company to provide the Municipality with thirty (30) days' written notice of termination of such policy. Such insurance policy shall provide coverage for a period of at least one (1) year and shall continue until all the work required by the Owner under this Agreement is completed and, where applicable, assumed by the Municipality. The issuance of such a policy of insurance shall not be construed as relieving the Owner from responsibility for other or larger claims, if any, for which it may be held responsible.

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**Site Plan Control Agreement**

**RELEASE AND INDEMNIFICATION**

19. The Owner agrees that the Municipality shall not be liable to compensate the Owner, occupant, or any other person having an interest in the Subject Lands by reason of anything done by or on behalf of the Municipality under this Agreement.
20. The Owner hereby releases the Municipality, its servants, agents and contractors from any and all liability in respect of the proper maintenance and operation of the matters and facilities required by this Agreement.
21. The Owner hereby covenants and agrees to waive any right or entitlement it may have to any action, cause of action, losses, liens, damages, suits, judgments, orders, awards, claims or demands whatsoever against the Municipality, its Council, employees, workers, agents, contractors, and consultants, and further covenants and agrees to indemnify and save harmless the Municipality, its Council, employees, workers, agents, contractors, and consultants from and against all actions, causes of action, losses, liens, damages, suits, judgments, orders, awards, claims and demands whatsoever, whether the same shall be with or without merit, and from all costs to which the Municipality, its Council, employees, workers, contractors, and consultants, may be put in defending or settling any such action, causes of actions, suits, claims or demands, which may arise either directly or indirectly by reason of, or as a consequence of, or in any way related to the Owner developing the Subject Lands, including without limitation, the installation, maintenance, repair and/or operation of any facilities therein.
22. Without limiting that set out above, the Owner shall at all times indemnify, defend, and save harmless the Municipality of and from all loss, costs and damages which the Municipality may suffer, be at or be put to, for or by reason of, or on account of the construction, maintenance or existence of pavements, curbs, plantings and other improvements upon the untraveled portions of road allowances where the same are required by this Agreement to be provided by or at the expense of the Owner and such indemnity shall constitute a priority lien and charge upon the Subject Lands.

**SITE DEVELOPMENT AND MAINTENANCE PROVISIONS**

23. The Owner shall undertake development on the Subject Lands at its sole expense and in conformity with the site plan identified in **Schedule "B"** attached hereto, which shall hereinafter be referred to as the "**approved site plan**" and agrees to construct all off-site works as shown on the approved drawings referred to in **Schedule "B"** attached hereto.
24. The Owner shall employ engineers or architects registered in Ontario or other competent persons to:
  - (a) Prepare designs;
  - (b) Prepare and furnish all required site plan drawings including but not limited to, site services, site grading, stormwater management, landscaping, and site lighting;
  - (c) Provide contract administration and on-site supervision of the construction, all site services and stormwater management facilities;
  - (d) Provide as built drawing for site services;
  - (e) Provide testing and disinfection documentation for installed services;
  - (f) Prepare and provide the Municipality, at the Owner's expense, with a certificate or letter of compliance confirming that the site works have been constructed in general conformance of the approved drawings and that the installation of water services, sanitary service and stormwater infrastructure



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**Site Plan Control Agreement**

confirms to the Ontario Building Code and with the requirements within this Agreement and Schedules attached hereto. The certificate shall include the following wording:

**“Based on our review, I/we confirm that all Work has been constructed in general conformance to the design drawings, and that water services and sanitary services have been constructed in accordance with the requirements of the Ontario Building Code.”**

- (g) And such other matters as requested by the Municipality, acting reasonably.
- All of the matters referred to in this Paragraph shall be completed to the Municipality's satisfaction and may be waived by the Municipality, at its sole discretion.
25. The Owner agrees to provide, install or otherwise abide by, at its sole expense, the special site development requirements detailed in **Schedule "C"** attached hereto.
  26. The Owner agrees to apply for a building permit within six (6) months from the date of this Agreement. Such application shall ensure completeness in accordance with the provisions as set out in the Ontario Building Code at the time of the application (O. Reg. 163/24). This Agreement is null and void if the Owner fails to supply a complete application for permit within the prescribed time unless otherwise authorized by the Chief Building Official.
  27. All maintenance and repair of facilities and matters required by this Agreement shall be done by the Owner from time to time at its sole risk and expense. The Subject Lands shall not be used in any manner which will impede or prohibit performance of the maintenance provided for in this Agreement.
  28. The Owner agrees to maintain in good repair and at its sole expense the Subject Lands in conformity with the provisions of **Schedule "B"** (approved site plan) and **Schedule "C"** (special site development requirements), and all other requirements pursuant to this Agreement.
  29. The Owner agrees that all vaults, containers, collection bins and other facilities which may be required for the storage of garbage and other waste material shall be kept within a completely enclosed building or a completely enclosed container in the location as shown on **Schedule "B"**, and further the Owner is responsible for garbage removal.
  30. The Owner agrees that proper receptacles will be used for recycling and placed curbside to be picked up in conjunction with the municipal recycling program. The Owner agrees to separate paper, glass, plastic and cans, and box board in accordance with the provisions of the recycling program. The Owner further agrees to flatten and dispose of corrugated cardboard.
  31. The Owner agrees that, at its sole expense, all parking areas provided on the Subject Lands shall, in all circumstances, be reasonably maintained clear of snow so as not to prohibit or block or in any way restrict access along any driveway, walkway for vehicular and pedestrian traffic or reduce the number of useable parking spaces below the minimum number of spaces required by the Municipality's Zoning by-law. The Owner agrees not to store snow on-site such that it blocks visibility adjacent to a street or drainage facilities on-site or where adequate drainage facilities are not provided for or where melt water would adversely affect an abutting property.
  32. The Owner agrees to maintain in good repair to the standards acceptable to the Municipality at its own expense all Landscaped Open Space, private driveways and complementary facilities, and private approach sidewalks which are located on untraveled portions of Municipal road allowances abutting the Subject Lands.
  33. The Owner agrees to do the following:
    - a. Subject to the *Public Transportation and Highway Improvement Act*,

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**Site Plan Control Agreement**

R.S.O. 1990, facilities to provide access to and from the Subject Lands such as access ramps, curbing and traffic direction signs;

- b. To dedicate to the Municipality, free and clear of all encumbrances, all easements and land required by the Municipality for the construction, maintenance and improvement of any existing or newly required watercourses, ditches, land drainage works and sanitary sewage facilities on the land and, on request by the Municipality, to deliver the properly executed documents in a form that can be registered to the Municipality in order to complete the dedication to the Municipality and to pay all costs incurred by the Municipality in respect to the aforementioned dedications; and
  - c. To dedicate to the Municipality, where required by municipal by-law, any land for the widening of highways that abut the Subject Lands free and clear of all encumbrances.
34. Upon completion of the development of the Subject Lands in conformity with the provisions of this Agreement, the Chief Administrative Officer will confirm in writing that the terms of the Agreement have been satisfied ("**Letter of Confirmation**"). Confirmation from the Chief Administrative Officer shall not be deemed to certify compliance with any other municipal requirements, regulations, or by-laws, and the Municipality shall not be estopped from pursuing any or all its rights to enforce the continuing obligations of the Owner under this Agreement or to enforce any other of the Municipality's requirements, regulations or by-laws which relate to the Subject Lands.
35. Until the issuance of a letter of confirmation by the Chief Administrative Officer, in the event that the prescribed time period has lapsed, the Municipality has the right to refuse issuance of any permit necessary to carry out any additional work on the Subject Lands.
36. Upon execution of this Agreement, and if required by the Municipality, the Owner shall enter into any other agreements or sign any other documents the Municipality deems necessary.

**NOTICE**

37. If any notice is required to be given by the Municipality to the Owner with respect to the Agreement, such notice shall be delivered to:

SPRUCEDALE AGROMART LTD  
 291 Yonge Street S  
 Tara ON N0H 2N0  
 Attention: Jeff Coulter  
 Email: [jcoulter@sprucedale.com](mailto:jcoulter@sprucedale.com)

or may be given to the Owner by prepaid registered mail, facsimile transmission or by electronic mail transmission. Any notice sent by electronic mail transmission or facsimile transmission shall be deemed effective on the day sent. If given by prepaid mail, it shall be deemed to have been delivered on the fifth (5<sup>th</sup>) business day after mailing.

If notice is to be given by the Owner to the Municipality it shall be similarly given to:

Municipality of Arran-Elderslie  
 PO Box 70, 1925 Bruce Road #10  
 Chesley, ON N0G 1L0  
 Attention: Clerk  
 Email: [clerk@arran-elderslie.ca](mailto:clerk@arran-elderslie.ca)

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**Site Plan Control Agreement**

**GENERAL PROVISIONS**

38. All of the requirements referred to in this Agreement including the Schedules hereof shall be completed to the sole satisfaction of the Municipality with respect to the timing for completion of it and with respect to the quality thereof.
39. The Owner hereby grants to the Municipality, its employees, workers, agents, and contractors a license to enter the Subject Lands for the purpose of inspection of the works or for any other purpose pursuant to the rights of the Municipality under this Agreement.
40. Any transfer or assignment of this Agreement by the Owner or its successors without the prior written consent of the Municipality shall not act as a release of the Owner's or its successors' obligations under this Agreement. At the Municipality's sole option and discretion, the Municipality may require any successors or assignees of the Owner to enter into a further Site Plan Control Agreement with the Municipality, including but not limited to, providing any security required herein as Owner. If the Owner is a corporation, any change in which the Owner becomes controlled, directly or indirectly, by a different person or persons from the person or persons that controlled, directly or indirectly, the Owner at the date of execution of this Agreement shall constitute an assignment or transfer for the purposes of this Paragraph. Notwithstanding this Paragraph 40, if any conflict should arise due to this Paragraph and Paragraph 50 herein, Paragraph 50 shall supersede and prevail.
41. The Owner shall not call into question in any proceedings, directly or indirectly, whatsoever in law or in equity or before any administrative tribunal the right of the Municipality to enter into this Agreement and enforce each and every term, covenant and condition herein contained. This Agreement may be pleaded as an estoppel against the Owner in any such proceedings.
42. Nothing within this Agreement shall relieve the Owner from complying with all applicable municipal, provincial, and/or federal requirements.
43. If any term, covenant or condition of this Agreement or the application thereof to any person or circumstance shall, to any event, be invalid or unenforceable, the remainder of this Agreement, or the application of such term, covenant, or condition of this Agreement shall be valid and enforced to the fullest extent permitted by law.
44. Should any provisions of this Agreement require judicial interpretation, mediation or arbitration, it is agreed that the court, mediator or arbitrator interpreting or construing the same shall not apply a presumption that the terms thereof shall be more strictly construed against one party by reason of the rule of construction that a document is to be construed more strictly against the party who itself or through its agent prepared the same, it being agreed that both parties, directly or through their agents have participated in the preparation of this Agreement.
45. This Agreement shall be construed in accordance with and governed by the laws of the Province of Ontario.
46. The terms of this Agreement may be amended, altered, substituted, deleted, replaced, or added to only if such modification is in writing, signed by both parties and expressly stated to be a modification of this Agreement.
47. Headings in this Agreement shall not to be considered part of this Agreement and are included solely for the convenience of reference. They are not intended to be full or accurate descriptions of the contents thereof.
48. In this Agreement the use of the singular number includes the plural and vice versa and the use of any gender includes all genders.

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**Site Plan Control Agreement**

49. The Owner acknowledges that the Owner has been advised to consult a lawyer before executing this Agreement. The Owner represents and warrants that the Owner has either obtained independent legal advice from the Owner's own lawyer with respect to the terms of this Agreement prior to execution or declined seeking such independent legal advice. The Owner represents and warrants that the Owner has read this Agreement and understands the terms and conditions and the Owner's rights and obligations under this Agreement and agrees to be bound by it.
50. This Agreement shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, administrators, executors, successors, successors in title, and assigns. The covenants, provisions, and conditions herein shall be of the same force and effect as a covenant running with title to the Subject Lands. The Municipality shall be entitled to enforce the provisions hereof against the Owner and all subsequent owners of the Subject Lands.
51. The clauses of this agreement are independent and severable and the striking down or invalidation of anyone or more of the clauses does not invalidate all or any of the remaining clauses.
52. Time shall remain of the essence.
53. Once all parties have signed this Agreement, any and all other documents required to be signed by this Agreement or to give effect to this Agreement shall be executed by the Mayor and Clerk for the Municipality and once signed, shall be binding on the Municipality.
54. Notwithstanding Paragraph 53, the Municipality's Chief Administrative Officer is authorized to agree to and execute on behalf of the Municipality, minor variations to provisions of this Agreement. Any and all substantial variations to this Agreement must be approved by Council and presented as a Site Plan amendment to this Agreement.
55. If the entirety of this Agreement becomes null and void, the by-law authorizing this Agreement shall be repealed and the Mayor and Clerk shall be authorized to sign a release of this Agreement.
56. This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original and all of which taken together constitute one agreement. Delivery of an executed counterpart of this Agreement by facsimile or transmitted electronically in legible form, including in a tagged image format file (TIFF) or portable document format (PDF), shall be equally effective as delivery of a manually executed counterpart of this Agreement.

*Remainder of page left intentionally blank.*

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Site Plan Control Agreement

**IN WITNESSETH WHEREOF** the parties have hereunto set their hand and seal on the date first written above.

**SIGNED, SEALED AND DELIVERED**

**SPRUCEDALE AGROMART LTD**

Per: \_\_\_\_\_  
Name:  
Title:  
  
I have authority to bind the Corporation.

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

Per: \_\_\_\_\_  
Name: Steve Hammell  
Title: Mayor

Per: \_\_\_\_\_  
Name: Christine Fraser-McDonald  
Title: Clerk  
  
We have authority to bind the Corporation.

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**Site Plan Control Agreement**

**SCHEDULE "A"**

**Description of the Subject Lands**

ALL AND SINGULAR that certain parcel or tract of land in the County of Bruce, Province of Ontario, and composed of:

ARRAN CON 7 PT LOT 31 PLAN 220 PT PARK LOT F AND RP 32444 PART 1 RP 3R6533, PARTS 1,2,6,7,9 PT PARTS 3,4.5.8.10.11 RP 3R10770 PART 1  
PIN: 33169-0351 LT



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**Site Plan Control Agreement**

**SCHEDULE "B"**

**Approved Site Plan**

The "**approved site plan**" shall be the plan(s) drawn by an engineer, architect or competent person and marked as the "approved site plan", signed by the Municipality's Chief Administrative Officer and signed by the Owner with any changes from time to time marked in red and initialed by the Chief Administrative Officer and the Owner. This "approved site plan", as amended from time to time, shall be filed with the Clerk at the municipal office of the Municipality. For greater certainty, the approved site plan includes the following drawings:

1. New Heights Building Group Inc. NELSON DAWLEY , P. ENG Site Plan DWG SP-1 ,  
June 16, 2025
2. New Heights Building Group Inc. NELSON DAWLEY , P. ENG Elevations DWG A-5 ,  
June 6, 2025

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**Site Plan Control Agreement**

**SCHEDULE "C"**

**Special Site Development Requirements**

1. The Owner agrees that the completion date for all work required pursuant to this Agreement shall be December 31, 2027 and provide the Municipality with as constructed drawings for site services.
2. The Owner agrees to prepare a grading and drainage plan acceptable to the Municipality and all surface and roof drainage shall be controlled in accordance with the approved plans in a manner satisfactory to the Municipality. Upon completion, the Owner shall submit a Final Grading Certificate completed by a Professional Engineer.
3. The Owner agrees that any floodlighting installed, erected or constructed on the Subject Lands shall be installed in such a manner so as to deflect light away from adjacent streets and properties or controlled in such manner to reduce and/or minimize any glare to the adjacent streets and properties.
4. The Owner shall ensure that during development of the Subject Lands, appropriate devices are installed and measures are taken to prevent unreasonable erosion of soil from the Subject Lands by wind or water, and the Owner agrees to comply with all requests of the Municipality's Chief Building Official and/or Engineer in this regard, acting reasonably.
5. The Owner shall provide all records relating to the testing of municipal water mains and sanitary sewers to the Municipality prior to connection to the Municipal system. The Municipality will conduct Bacteriological sampling for the watermain at the Owner's expense.
6. The Owner shall install temporary fencing or otherwise adequately protect all trees, shrubs and other vegetation which are to be retained, and such fencing shall be located not closer to any trees than the drip line of such trees, and the Owner agrees to comply with any and all requirements of the Municipality's Manager of Public Works in this regard, acting reasonably.
7. The Owner agrees that any internal driveways which are necessary for, and designated as, a fire route shall be so designed so as to carry the weight of the Municipality's fire fighting equipment and as per the *Ontario Building Code, 1992, S.O. 1992, c.23*, and regulations thereunder.
8. The Owner agrees to provide all landscaping as shown on the approved site plan. All plantings shall be installed to the specifications and requirements as indicated on the approved site plan.
9. The Owner agrees to appropriately and properly finish all lands lying between the Subject Lands and any and all abutting streets, which, without limiting the generality of the foregoing shall include the following:
  - i. landscaping of lands lying between the street line and property line not to be used for vehicular or pedestrian entrances with topsoil and sod/seed.
  - ii. installation of driveways of proper width and grade from the street line to the property line with asphalt, concrete or other hard surfacing acceptable to the Municipality's Public Works and/or Municipality's Engineer.

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**Site Plan Control Agreement**

- iii. removal of existing driveways which are not to be used with replacement by appropriate landscaping as detailed above.
10. As part of its ongoing obligations on the site the Owner acknowledges that the stormwater management facilities, catch basins and will require maintenance. The Owner agrees to maintain, clean, repair or if needed replace the basins and other storm water management works to ensure the integrity of its operation. The Owner further agrees that the Municipality or its agents will have the right to inspect and assess storm water management works and order the developer to comply with its maintenance obligations.
11. As part of its ongoing obligations on the site the Owner acknowledges that that fire hydrant will require maintenance. The Owner agrees to maintain, repair, or if needed replace the hydrant and other appurtenances to ensure the integrity of its operation. The Owner further agrees that the Municipality or its agents will have the right to inspect and flush the hydrant in order to comply with its maintenance obligations.

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Site Plan Control Agreement

**SCHEDULE “D”**

**Deposit**

Deposit - \$5,000.00



## THE CORPORATION OF THE MUNICIPALITY OF ARRAN-ELDERSLIE

### By-Law 62-2025

#### **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, resolved to lend the owners the total sum of \$ 50,000 to be repaid with interest by means of the rates hereinafter imposed.

NOW THEREFORE COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF ARRAN-ELDERSLIE HEREBY ENACTS AS FOLLOWS:

1. THAT the annual rate, 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 shall have priority lien status and shall 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 14th day of July 2025.

READ a THIRD time and finally passed this 14th day of July 2025.

\_\_\_\_\_  
Mayor – Steve Hammell

\_\_\_\_\_  
Clerk – Christine Fraser-McDonald

The Corporation of the      Municipality      of      Arran-Elderslie

Schedule 'A' to By-law Number      62-2025

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 \$	
Dorian Farms Enterprises	Dorothy M Hinchcliffe	President		Lot: 28/29		Con: 7			2025-Aug-01	\$ 30,000.00	\$ 4,076.04	
-	-											
306 Conc 6, RR2		Chesley	ONT	Roll #:	4103	380	003	15400				
Dorian Farm Enterprises	Dorothy M Hinchcliffe	President		Lot: 28		Con: 8			2025-Aug-01	\$ 20,000.00	\$ 2,717.36	
-	-											
306 Con 6, RR2		Chesley	ONT	Roll #:	4103	380	003	19300				
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				Roll #:								
* 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.												
TOTAL *										\$ 50,000.00	\$ 6,793.40	





# THE CORPORATION OF THE MUNICIPALITY OF ARRAN-ELDERSLIE

## **By-Law 63-2025** **Being a By-law to Confirm the Proceedings of the** **Regular Council Meeting of the** **Municipality of Arran-Elderslie held July 14, 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 July 14, 2025, inclusively, 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 July 14, 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 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.

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Read a first and second time this 14<sup>th</sup> day of July, 2025.

Read a third time and finally passed this 14<sup>th</sup> day of July, 2025.

\_\_\_\_\_  
Mayor Steve Hammell

\_\_\_\_\_  
Clerk – Christine Fraser-McDonald