

Council Meeting AGENDA

Monday, August 11, 2025, 8:30 a.m.
Council Chambers
1925 Bruce Road 10, Chesley, ON

Pages

1. Call to Order
2. Disclosures of Pecuniary Interest and General Nature Thereof
3. Closed Session
 - advice that is subject to solicitor-client privilege, including communications necessary for that purpose
 - Item 1 - Legal Advice Unopened Portion of Maggie Street,
 - Item 2 - Zoning Issues
 - 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
 - Item 3 - Solar Bank BESS
 - litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board
 - Item 4 - insurance claim
 - personal matters about an identifiable individual, including municipal or local board employees
 - Item 5 - personnel matters
4. Resolution to Reconvene in Open Session
5. Mayor's Announcements (If Required)
6. Adoption of Agenda

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12.	By-laws	
12.1	By-law 64-2025 - Removal of Holding Symbol - Kellendonk	103
	<ul style="list-style-type: none"> By-law to remove the holding symbol for from the property described as PLAN 204 PT LOTS 14 AND 16;RP 3R10726 PART 4 (Hamlet Lot, Arkwright) to allow for the application of a building permit. 	
12.2	By-law 66-2025 - Amend the Battery Energy Storage Policy	105
	<ul style="list-style-type: none"> By-law to amend and replace the Battery Energy Storage Policy with the Municipal Energy Storage Policy 	

- By-law to amend the 2025 Fees and Charges to update the payment terms under Schedule A, clarifying that interest will continue to be charged at 2% per month after 30 days, and adding that unpaid accounts will be sent to collections after 90 days with an additional 50% late fee applied. It also increases the fee for Battery Energy Storage System Pre-Consultation under Schedule F to \$2,500.00.

13. Convene Into Closed Session

14. Resolution to Reconvene in Open Session

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

16. Confirming By-law

16.1 By-law 68-2025 - Confirming By-law

17. Adjournment

18. List of Upcoming Council meetings

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



MUNICIPALITY OF ARRAN-ELDERSLIE

Council Meeting

MINUTES

Monday, July 14, 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 Moiken Penner
Councillor Peter Steinacker

Staff Present: Christine Fraser-McDonald - Clerk
Julie Fenton - Coordinator of Infrastructure and Development
Scott McLeod - Public Works Manager
Carly Steinhoff - Recreation Manager
Steve Tiernan - Fire Chief
David Munro - Interim Treasurer
Jennifer Isber-Legge - Economic Development & Communications Coordinator
Emily Dance, CAO
Nathan Van Myall - Project Manager
Devan Acton - Deputy Clerk

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)

- On July 16th, the Chesley Horticultural Society Flower Show is taking place.
- July 26 is the 40th Anniversary of the Treasure Chest Museum in Paisley.
- Just a reminder that the 145th Chesley Homecoming will be taking place from July 31st to August 3rd. There will be a parade on August 2nd so make sure to get your float registered.

- We're excited to share that vibrant new banners and benches have been installed in Tara. A big thank you to the Tara Community Working Group for their work on this project.
- The Arran-Elderslie Fire and Emergency Services, through the Fire Chief, have been selected as one of 17 departments, of the 437 in Ontario, to receive the Kidde "Cause for Alarm" fire safety campaign grant. This grant awards 90 new DETECT Kidde smoke alarms to help keep our community safe.

3. Adoption of Agenda

Clerk Christine Fraser-McDonald requested that Councillor Penner's Notice of Motion be added to today's agenda.

Subsequent to further discussion, Council passed the following resolution:

238-12-2025

Moved by: Councillor Penner

Seconded by: Councillor Nickason

Be It Resolved that the agenda for the Council Meeting of Monday, July 14, 2025 be received and adopted, as distributed by the Clerk, as amended.

Carried

4. Disclosures of Pecuniary Interest and General Nature Thereof

4.1 Councillor Dudgeon - By-law 58-2025 - Appoint an Accounting Clerk for the Municipality of Arran-Elderslie

Councillor Dudgeon declared a conflict of interest on this matter due to a connection to his family.

5. Unfinished Business

5.1 Paisley Ward Councillor Penner - Proposed Parking Spaces on River Street

Councillor Penner presented her Notice of Motion.

239-12-2025

Moved by: Councillor Penner

Seconded by: Councillor Hampton

Whereas:

1. The Town of Paisley is experiencing increased demand for parking spaces, particularly in the downtown core, due to the development of new apartments and the resulting increase in residential density.

2. The current parking capacity is insufficient to accommodate the needs of residents, visitors, and patrons of local businesses. This hinders economic growth and the attraction of new businesses.
3. The lack of adequate parking is a significant concern for the community impacting the accessibility of our downtown and our riverfront.
4. An opportunity exists on Water Street, specifically in front of the retaining wall of 325 Albert Street, adjacent to the municipal pump house, to create additional parking.
5. The conversion of this area to angled parking may offer a viable solution, providing increased parking capacity and facilitating year-round maintenance, including snow removal.

Therefore, Be It Resolved That:

1. Council directs staff to conduct a comprehensive engineering study to assess the feasibility of establishing angled parking spaces on River Street in front of the retaining wall of 325 Albert Street on Water Street, adjacent to the municipal pump house.
2. The engineering study shall include, but not be limited to, an evaluation of the following:
 - The optimal number of parking spaces, including an accessible parking space, that can be safely and efficiently accommodated within the specified location.
 - An assessment of any necessary site modifications or infrastructure requirements, such as signage, curb adjustments, drainage, accessibility considerations, and potential impacts on the accessibility and operation of the pump house.
 - A preliminary cost estimate for the design, construction, and implementation of the proposed angled parking.
 - An analysis of the long-term maintenance requirements and associated costs, including snow removal and surface upkeep.
 - The potential impact on the adjacent riverfront area and any environmental considerations.
3. Council further directs staff to:
 - Staff shall consult with relevant stakeholders, including but not limited to:
 - The Paisley Chamber of Commerce.
 - The Paisley Community Working Group

- Residents in the immediate vicinity of the proposed parking area.
 - Relevant municipal departments, including planning, engineering, and public works.
4. Staff shall present a report to Council outlining the findings of the engineering study, the results of the zoning by-law review, and any recommendations for by-law amendments or policy changes within 90 days.

Carried

6. Minutes of Previous Meetings

6.1 June 23, 2025 Regular Council Minutes

Subsequent to further discussion, Council passed the following resolution:

240-12-2025

Moved by: Councillor Nickason

Seconded by: Councillor Hampton

Be It Resolved that the Council of the Municipality of Arran-Elderslie adopt the minutes of the Regular Council Session held June 23, 2025 as presented.

Carried

7. Minutes of Sub-Committee Meetings

7.1 Accessibility, Diversity, Inclusion and Equity Advisory Committee - Minutes March 3rd, 2025

Subsequent to further discussion, Council passed the following resolution:

241-12-2025

Moved by: Deputy Mayor Shaw

Seconded by: Councillor Steinacker

Be It Resolved that Council receives the Accessibility, Diversity, Inclusion and Equity Advisory Committee Minutes of March 3rd, 2025 for information purposes.

Carried

7.2 Chesley Community Working Group - Minutes May 14th, 2025

Subsequent to further discussion, Council passed the following resolution:

242-12-2025

Moved by: Councillor Hampton

Seconded by: Councillor Penner

Be It Resolved that Council received the Chesley Community Working Group Minutes of May 14th, 2025 for information.

Carried

7.3 Tara Community Working Group - Minutes May 15th, 2025

Subsequent to further discussion, Council passed the following resolution:

243-12-2025

Moved by: Deputy Mayor Shaw

Seconded by: Councillor Penner

Be It Resolved that Council receives the Tara Community Working Group Minutes of May 15th, 2025 for information.

Carried

8. Public Meeting(s)

8.1 Zoning By-law Amendment Z-2025-025 - Arran-Elderslie Zoning By-law

Mayor Steve Hammell called the public meeting to order at 9:20 AM. He stated that the purpose of the public meeting was to consider a proposed amendment to the Arran-Elderslie Zoning By-law.

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

The purpose of the Zoning By-Law Amendment application 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.

Comments were received from the following agencies:

- 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 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 had any comments regarding 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 9:29 AM.

Subsequent to further discussion, Council passed the following resolution:

244-12-2025

Moved by: Councillor Hampton

Seconded by: Deputy Mayor Shaw

Be it Resolved that Council hereby approves Zoning By-law Amendment Z-2025-025 (Housekeeping By-law) for the Municipality of Arran-Elderslie;

And further that the corresponding By-law be enacted and adopted.

Carried

8.2 Zoning By-law Amendment Z-2025-030 - Weber

Mayor Steve Hammell called the public meeting to order at 9:31 AM. He stated that the purpose of the public meeting was to consider a proposed Zoning By-law Amendment for Javan Weber, David Weber, and Ellen Weber. The property is located at 23 Sideroad 15 N Elderslie.

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

The purpose of the Zoning By-Law Amendment application is 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.

Comments were received from the following agencies:

- 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 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 applicant had nothing to add.

The Mayor asked if any members of the public had any comments regarding 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.

The Mayor declared the public meeting closed at 9:37 AM.

Subsequent to further discussion, Council passed the following resolution:

245-12-2025

Moved by: Councillor Hampton

Seconded by: Councillor Dudgeon

Be it Resolved that Council hereby approves Zoning By-law Amendment Z-2025-030 for Weber (23 Sideroad 15 North Elderslie);

And further that the corresponding By-law be enacted and adopted.

Carried

8.3 Zoning By-law Amendment Z-2025-011- Neoen - Tara BESS

Mayor Steve Hammell called the public meeting to order at 9:43 AM. He stated that the purpose of the public meeting was to consider a proposed Zoning By-law Amendment for Neoen. The property is located at 39 Concession 4 Arran.

The purpose of the Zoning By-Law Amendment application is to consider the proposed Zoning By-law Amendment for 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.

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

Brittany Morrison, Engagement Manager, Benoit Pinot de Villechenon, Mario de Agüero Senior Project Manager, Vincent Brunelle, Engineer and Pierre Chauvin, Planner gave a presentation to Council.

Ms. Morrison noted that Neoen had not been given the opportunity to respond to the comments that were included in the Planner's report as they only received it on Thursday when the agenda was published. She asked Council for a deferral to allow adequate time for Neoen to respond to the comments from Arran-Elderslie staff and the Planner. She noted that the public was there expecting a chance to speak at the public meeting, so they were happy to continue, but would like Council's vote to be deferred to a future meeting to allow Neoen adequate time to respond to the comments and ensure that Council has a complete and accurate view of the proposal.

Mr. Pinot de Villechenon gave a presentation to Council discussing the importance of the project and its role in providing electricity to the Province and benefits to the Community. He noted that the IESO projects Ontario's energy demand will rise by 75% by 2050. This project will make sure that there will be sufficient energy to welcome more industries and

businesses to Ontario. It is an investment of more than \$500,000 dollars at the local level.

Ms. Morrison noted that Neone is a qualified proponent with more than 16 years of experience constructing renewable facilities.

They are prepared to enter into a Community Benefits agreement including a community benefits fund of \$200,000 annually. They have completed a study of the expected municipal taxes which they have estimated to be \$130,000 per year. They have committed \$50,000 to resident benefits over the operational life of the project. They expect that this project will increase jobs during construction as well as up to ten long-term jobs over the course of 20 years.

They believe this is a suitable site as it meets the necessary criteria to construct the BESS. There is a willing landowner as well as direct access to a high voltage hydro line for the facility and very limited environmental impacts as the result of constructing the facility. They have proposed a solution that protects the watershed and addresses the floodplain. They are confident that they have a model against the worst possible storm or flooding event in 100 years. She stated that the company has not been able to find another suitable site for this project. She feels there is no impact to the Sauble River, surrounding properties, roadways or public safety. They are planning to start construction in the spring of 2026 with operation in 2027.

Jenn Burnett, Planner for the County of Bruce, presented her report to Council. She advised that agency and public comments were incorporated within the report and have been attached to the Council agenda for both public and Council review.

Ms. Burnett noted that through the 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.

The next step is an Official Plan Amendment which will be presented to County Council on August

The Mayor asked Members of Council if they had any questions. Council had a general discussion regarding the application.

Pierre Chauvin, Planner for Neone, addressed Council. They do not agree with the Planning staff's decision. He noted that these lands are part of the hazard area and are zoned Environmental Protection, but there is nothing preventing any applicant to apply for an amendment. He feels that the decision of the Grey Sauble Conservation Authority is significant on the

application and that is why they are asking for a deferral. Floodproofing is allowed and they anticipate a positive decision at the Conservation Authority Board.

The Mayor asked if any members of the public had any comments regarding the proposed application.

Carol McMillan - 37 Concession 4 - the house in the middle of the project. She can't believe that Neone deceived everyone and has no faith in what is going on. When they completed their 100 year flood plan, the farm to the Northwest is not shown.. It was flooded in 1977 with the cattle and residents being evacuated. So how accurate is their report. This is agricultural land and the project is not feasible. She met Ms. Morrison from Neone at the site and Ms. Morrison noted that she wouldn't live there and that she wouldn't feel safe.

Sandra Herron, resident of Tara, had comments regarding the drinking water wells in Tara which are close to the Sauble River. If there are toxins released into the river and go downstream, is there a plan in place for providing drinking water to Tara if the wells are deemed unsafe. She also had comments regarding the advantages to the community if the BESS is created. If the community has to be bought off for the project, does that mean that they are giving up a safety issue, changing by-laws etc. to benefit. She urges Council to vote against it.

Steve Hills of Arran Township, noted that the area is not suitable as it is close to the Sauble River. There was no mention of decommissioning. He learned that Shift Solar was incorporated in 2022 and its record status was "inactive" - amalgamated into Neone Ontario. Shift Solar is gone is and it is misleading. There was no mention of decommissioning. When Neone was making its bid with IESO, did they ever reveal that this land was on a floodplain, if not they would be guilty of withholding information. The contract should be declined. Floodplains are established for lands that flood every year. Big money is allowed to get away with doing what it wants, where it wants at any expense with total disregard that people that may have to live with any possible disaster. Council should say no to the project.

Brad McDonald 32 Concession 4, feels that Council did not ask how anyone felt about this and what are the issues of this battery project such as fire, thermal runoff etc. It is a huge issue near the water. He is asking Council to shut this project down.

Jim Christie Concession 4, feels that if this goes through, then what does the Municipality mean to us? You can't build on environmentally protected land, so why are there batteries beside the river? Council has a duty to adhere to the by-laws.

Helen Christie Concession 4, noted that at the start that locals and Council were not given all the information that was needed. she stated taht members of the IESO do not see where the sites are located.

Neone Planner Pierre Chavin spoke to Council. They do not agree with the County Planning staff's agreement and are seeking a deferral of the application. He feels their analysis is strong and floodproofing is allowed. They have met all the tests and feel there will be a positive decision at the GSCA meeting.

Brittany Morrison reiterated Neone's request for deferral so they can respond to the comments from today.

Planner Jenn Burnett noted that the zoning amendment was coming to Council prior to the Official Plan amendment is because the local council needs to be aware of what is being proposed in their municipality. County Council will ask how the local municipality feels about the application and this is an opportunity for the local municipality to evaluate an activity that is going to occur within their boundary. The Municipality will not be able to pass a by-law prior to the passing of an Official Plan Amendment.

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 members noted that they were not against a BESS project, but are against the location for the project.

The Mayor declared the public meeting closed at 11:34 AM.

Subsequent to further discussion, Council passed the following resolution:

246-12-2025

Moved by: Councillor Penner

Seconded by: Councillor Dudgeon

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

Carried

9. Presentations

9.1 Hemson Consulting Ltd. - Stormwater Charges (1:00 PM)

Andrew Mirabella made a presentation to Council regarding a stormwater rate study for the Municipality.

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. This benefits ratepayers as the costs to manage the stormwater system will not be supported from the tax levy.

This will improve the Stormwater infrastructure and network, reduce the number of open ditches in residential neighbourhoods and an improved streetscape.

The next steps will be a public consultation process, a final draft to Council and target for implementation in 2026.

9.2 PWRDS-2025-16 Stormwater Fee Study

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

Subsequent to further discussion, Council passed the following resolution:

259-12-2025

Moved by: Deputy Mayor Shaw

Seconded by: Councillor Dudgeon

Be It Resolved that Council hereby receives Report PWRDS-2025-16 Stormwater Fee Study; and

Further directs staff to initiate a public consultation process and bring back comments for Council to consider at a future meeting.

Carried

10. Correspondence

10.1 For Information

10.1.1 South Bruce Grey Health Centre Annual Report 2024/2025

Subsequent to further discussion, Council passed the following resolution:

247-12-2025

Moved by: Deputy Mayor Shaw

Seconded by: Councillor Penner

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

Carried

11. Staff Reports

11.1 Public Works

11.1.1 PWWS-2025-05 Award RFQ PW-2025-01 Supply and Delivery of Two (2) Diesel Standby Generator Sets

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

Subsequent to further discussion, Council passed the following resolution:

248-12-2025

Moved by: Councillor Dudgeon

Seconded by: Councillor Nickason

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).

Carried

11.2 Facilities, Parks and Recreation

11.2.1 Tara Rotary Club Request for Trail Work

Recreation Manager, Carly Steinhoff, and Works Manager Scott McLeod responded to questions from Members of Council.

Subsequent to further discussion, Council passed the following resolution:

249-12-2025

Moved by: Councillor Dudgeon

Seconded by: Councillor Penner

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.

Carried

11.3 CAO

11.3.1 PLAN-2025-03-Site Plan Agreement – Sprucedale Agromart 291 Yonge St S, Tara

CAO Emily Dance responded to questions from Members of Council.

Subsequent to further discussion, Council passed the following resolution:

260-12-2025

Moved by: Councillor Dudgeon

Seconded by: Councillor Nickason

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.

Carried

12. Members Updates

Shaw:

Deputy Mayor Shaw was absent.

Hampton:

Councillor Hampton had complaints about dead trees at the Chesley trailer park and the Chesley Homecoming will be on the August long weekend.

Dudgeon:

Councillor Dudgeon has received complaints regarding grass and dead trees.

Steinacker:

Councillor Steinacker had nothing to report.

Penner:

Councillor Penner had nothing to report.

Nickason:

Councillor Nickason will be attending a BASWR meeting,

Hammell:

Mayor Hammell had nothing to report.

13. New Business

14. By-laws

14.1 By-law 52-2025 - Appoint a Coordinator - Facilities, Parks and Recreation

Subsequent to further discussion, Council passed the following resolution:

261-12-2025

Moved by: Councillor Hampton

Seconded by: Councillor Penner

Be It Resolved that By-law No. 52-2025 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 52-2025 being a By-law to appoint Katrina Eke as Coordinator – Facilities, Parks and Recreation for the Municipality of Arran-Elderslie, effective June 28, 2025.

Carried

14.2 By-law 53-2025 - Opt Out of the Line Fences Act

Subsequent to further discussion, Council passed the following resolution:

262-12-2025

Moved by: Councillor Hampton

Seconded by: Councillor Nickason

Be It Resolved that By-law No. 53-2025 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 53-2025 being a By-law to formally opt out of the Line Fences Act R.S.O. 1990, c. L.17, effective July 14, 2025, pursuant to Section 98 of the *Municipal Act, 2001* and that By-law 44-2023, being a by-law to appoint the Municipal Fence Viewers, be rescinded.

Carried

14.3 By-law 54-2025 - Enter into a Pound Agreement with Spurrell Veterinary Medicine Professional Corporation (Paisley Veterinary Services)

Subsequent to further discussion, Council passed the following resolution:

263-12-2025

Moved by: Councillor Hampton

Seconded by: Councillor Steinacker

Be It Resolved that By-law No. 54-2025 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 54-2025 being a By-law to authorize the Municipality of Arran-Elderslie to enter into a formal agreement with Spurrell Veterinary Medicine Professional Corporation (Paisley Veterinary Services) for the provision of pound services relating to the intake and temporary care of stray dogs and that the Mayor and Clerk be authorized to execute the Agreement and any associated documentation necessary to give effect to this resolution.

Carried

14.4 By-law 55-2025 - Adopt a Sidewalk Patio Policy

Subsequent to further discussion, Council passed the following resolution:

264-12-2025

Moved by: Councillor Hampton

Seconded by: Councillor Nickason

Be It Resolved that By-law No. 55-2025 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 55-2025 being a By-law to adopt a Sidewalk Patio Policy for the Municipality of Arran-Elderslie.

Carried

14.5 By-law 56-2025 - Adopt a RZone Policy

Subsequent to further discussion, Council passed the following resolution:

265-12-2025**Moved by:** Councillor Hampton**Seconded by:** Councillor Steinacker

Be It Resolved that By-law No. 56-2025 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 56-2025 being a By-law to adopt a RZone Policy for the Municipality of Arran-Elderslie.

Carried**14.6 By-law 57-2025 - Amend the Fees and Charges for 2025**

Subsequent to further discussion, Council passed the following resolution:

266-12-2025**Moved by:** Councillor Nickason**Seconded by:** Councillor Hampton

Be It Resolved that By-law No. 57-2025 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 57-2025 being a By-law to Amend the Fees and Service Charges for 2025 and hereby rescinds By-law 34-2025.

Carried**14.7 By-law 58-2025 - Appoint an Accounting Clerk for the Municipality of Arran-Elderslie**

Councillor Dudgeon declared a conflict on this item. (Councillor Dudgeon declared a conflict of interest on this matter due to a connection to his family.)

Councillor Dudgeon left his seat.

Subsequent to further discussion, Council passed the following resolution:

267-12-2025**Moved by:** Councillor Penner**Seconded by:** Councillor Steinacker

Be It Resolved that By-law No. 58-2025 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 appoint Reegan Sawyer as Accounting Clerk for the Municipality of Arran-Elderslie, effective July 21st, 2025.

Carried

14.8 By-law 59-2025 - Adopt a Housekeeping By-law for the Municipality of Arran-Elderslie

Subsequent to further discussion, Council passed the following resolution:

268-12-2025

Moved by: Councillor Hampton

Seconded by: Councillor Penner

Be It Resolved that By-law No. 59-2025 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 59-2025 being a By-law to adopt a Housekeeping By-law for the Municipality of Arran-Elderslie.

Carried

14.9 By-law 60-2025 - Zoning By-law Amendment Z-2025-030 - Weber

Subsequent to further discussion, Council passed the following resolution:

269-12-2025

Moved by: Councillor Penner

Seconded by: Councillor Dudgeon

Be It Resolved that By-law No. 60-2025 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 60-2025 being a By-law to amend By-law No. 36-09 from A1-44-2014 Agriculture Special to A1-General Agriculture and M3-60-2025 Rural Commercial Industrial for the lands located at 23 Sideroad 15 North Elderslie (Weber).

Carried

14.10 By-law 61-2025 - Enter into a Site Plan Agreement with Sprucedale Agromart

Subsequent to further discussion, Council passed the following resolution:

270-12-2025

Moved by: Councillor Nickason

Seconded by: Councillor Steinacker

Be It Resolved that By-law No. 61-2025 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 61-2025 being a By-law to enter into a Site Plan Agreement with Sprucedale Agromart at 291 Young Street S, Tara.

Carried

14.11 By-law 62-2025 - Tile Loan Debenture - Dorian Farm Enterprises

Subsequent to further discussion, Council passed the following resolution:

271-25-2025

Moved by: Councillor Nickason

Seconded by: Councillor Hampton

Be It Resolved that By-law No. 62-2025 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 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 for the lands located at 306 Concession 6, geographic Township of Elderslie.

Carried

15. Confirming By-law

15.1 By-law 63-2025 - Confirming By-law

Subsequent to further discussion, Council passed the following resolution:

272-12-2025

Moved by: Councillor Hampton

Seconded by: Councillor Penner

Be It Resolved that By-law No. 63-2025 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 63-2025 being a By-law to confirm the proceedings of the Regular Council meeting of the Municipality of Arran-Elderslie held Monday, July 14, 2025.

Carried

16. Adjournment

Subsequent to further discussion, Council passed the following resolution:

272-12-2025

Moved by: Councillor Dudgeon

Seconded by: Councillor Nickason

Be It Resolved that the meeting be adjourned to the call of the Mayor at 2:49 PM

Carried

17. List of Upcoming Council meetings

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

Steve Hammell, Mayor

Christine Fraser-McDonald, Clerk

Good morning, members of Council.

My name is Emma and I'm here with Emily, and we are the summer staff at the Treasure Chest Museum. For July and August, we have opened the museum seven days a week, welcoming both locals and visitors to explore our collection and learn about the history of Arran-Elderslie. Our day-to-day responsibilities include giving tours to guests, helping with research requests in person and over email, and helping catalogue new donations to the museum. Emily has also been helping to label and catalog artifacts, ensuring items are properly documented and stored for future reference.

So far this summer, we've welcomed 272 visitors, an increase from 226 at this point last year, plus 40 attendees at special events, which included the 40th Anniversary celebration. We have been featured on Guess Where Trips, an independent company which offers pre-planned, surprise one-day road trips. It has had a positive impact on our foot traffic as the museum is featured as one of the destinations in their envelopes. Many participants have been stopping in at the museum and the Hose Tower, which has helped increase both our overall attendance and community awareness.

We have also started opening the Hose Tower every Friday from 4–6 p.m. to welcome people into the building, which has been a great way to engage with the community and increase local interest.

Our new kids' program has been a success as well. It runs every Wednesday from 1–3 p.m. for children ages 6–11. We've had 36 total sign-ups so far, and parents are still registering their children for upcoming weeks. Activities focus on hands-on history, including weaving, mini log cabin building, and barn plaque painting.

On the cataloguing side, Emily and I have been working to preserve the museum's collection records. We've been scanning the catalogue books to create a secure digital backup, and we're now almost halfway finished. We expect to complete this project by the end of the summer, ensuring our records are preserved in case of fire or other damage.

We've also been active in tourism promotion. Emily and I each wrote an article for the Paisley Advocate highlighting local hamlets, mine on Williscroft and hers on Dobbinton. Emily has also designed three new brochures for Chesley, Paisley, and Tara, to share more about our communities with visitors.

We also attended the Keady Market, which has been a great success for promoting the museum and Arran-Elderslie. Over the course of the market, we spoke with 330 people. We engaged visitors using a spinning wheel activity: they would spin the wheel, give us a number, and we'd ask them a question about Arran-Elderslie corresponding to that number. This fun interaction sparked conversations about the area, allowed us to share local history, and helped promote the museum and community.

Our social media presence also continues to grow:

- On Facebook, our reach has grown from 6,000 accounts at this point last year to 6,505 accounts since our first post on May 15th, an 8% increase, and we've gained 20 new followers, and have plans to drastically increase this by the end of the summer.

- On Instagram, we've reached 186 accounts, and our follower count has grown from 52 to 120, an increase of 131%.
- We've posted 25 times on Facebook and 22 times on Instagram, meeting our goal of 2–4 posts each week so far.

Financially, we've brought in \$779.75 through regular admissions, kids' program admission, and donations. This is an increase from \$615 at this point last year for admissions alone, which represents a 27% increase. Our 40th Celebration and Writers Group events raised \$89, and the gift shop has earned \$66.50.

Emily: One of my favourite parts of my summer at the museum was creating the Story Time Sunday posts. This project gave me the opportunity to explore and share lesser-known but fascinating stories from our community. I enjoyed the research process and discovering interesting details that aren't always part of the main narrative. It was rewarding to present this information in a way that was engaging and accessible to the public. Through this work, I was able to learn more about the community and our local history.

Emma: One thing I have really enjoyed this summer is hearing the stories from local people who come into the museum. Some have not been to Paisley in years and visit to revisit old memories. For example, one of our Facebook posts on the old creamery, now the grocery store in Paisley, gained a lot of traction, with many people sharing their memories of the creamery growing up. It was so interesting to read their stories and it's clear that visitors are enjoying their time at the museum and connecting with the exhibits.

Two memorable visitor comments include:

1. From our exit survey of what they enjoyed most: "The personal touch with well-informed staff. The hands-on approach and the interesting artifacts available for examining."
2. A 97-year-old man came into the museum and pointed out his father on the wall among the Paisley reeves. His father served in 1936–1937, and it was very special to hear his story.

Overall, it's been a busy and successful summer. We look forward to continuing to welcome guests, finishing the scanning of our catalogues, and keeping the museum active in the community while promoting Arran-Elderslie through tourism projects.



Saugeen Valley Conservation Authority

Minutes – Board of Directors Meeting

Date: Thursday March 20, 2025, 1:00 PM

Location: 1078 Bruce Rd 12, Formosa, ON, N0G 1W0

Chair: Tom Hutchinson

Members present: Paul Allen, Larry Allison, Barbara Dobreen, Bud Halpin, Steve McCabe, Greg McLean, Dave Myette, Mike Niesen, Moiken Penner, Bill Stewart, Peter Whitten

Members absent: Kevin Eccles, Sue Paterson, Jennifer Prenger

Staff present: Adam Chalmers, Erik Downing, Janice Hagan, Donna Lacey, Don Moss, Nich Kunkel, Rita McGee, Jody Duncan, Matt Armstrong

The meeting was called to order at 1:03 PM.

1. Land Acknowledgement – read by Director Moiken Penner

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

2. Adoption of Agenda

Motion #G25-38

Moved by Steve McCabe

Seconded by Bill Stewart

THAT the agenda for the Saugeen Valley Conservation Authority meeting, March 20, 2025, be adopted as amended.

Carried

3. Declaration of Pecuniary Interest

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

4. Adoption of Minutes

4.1 Authority meeting – February 20, 2025

Motion #G25-39

Moved by Paul Allen

Seconded by Greg McLean

THAT the minutes of the Saugeen Valley Conservation Authority meeting, February 20, 2025, be adopted as presented.

Carried

5. Staff Introductions:

New staff members were introduced to the Board, including a Lands Technician, a Forestry Technician, and the Water Resources Manager filling in for a leave.

6. New Business

6.1 GM-2025-03: SVCA Operational Plan

The GM/S-T presented the 2025 SVCA Workplan, noting the completion of several items. General Manager and Secretary-Treasurer Erik Downing noted that revisions will be made to remove day-to-day tasks and focus on strategic deliverables.

6.2 COR-2025-05: Finance Report

Finance Manager Adam Chalmers presented the financial report for the period ending November 2024. He advised that the audited financial statements for 2024 would be presented at the May Board meeting.

6.3 GM-2025-04 Programs Report

The Board received a comprehensive Programs Report outlining recent activity across departments. Key updates included delegations made to the councils of Brockton and West Grey, staff participation in Conservation Ontario training, and attendance at the Maitland Valley Conservation Authority Annual General Meeting. Corporate Services reported infrastructure improvements, notably the installation of a new accessible reception desk. In the Water Resources department, staff focused on fencing contracts, flood coordination, and the preparation of the 2024 Water Quality Report. Forestry and Lands staff undertook significant snow removal efforts, while Conservation Areas staff successfully hosted a number of public events. The report also noted the addition of new vehicles to the SVCA fleet and the posting of a contract position within the Environmental Planning and Regulations department.

6.4 Executive Committee Minutes

The minutes of the February 7th, 2025 Executive Committee Meeting were reviewed for information by the SVCA Board of Directors.

6.5 Correspondence – none at this time

6.6 WR-2025-02 – Advancing Technologies to Improve Community Resiliency to Natural Hazards Report

Flood Coordinator Jody Duncan reported that SVCA secured \$10,000 from the RBC Foundation's Tech for Nature program. The funding enabled installation of new stream gauge equipment to improve flood forecasting and drought monitoring. The equipment has supported seven watershed condition statements with no service interruptions to date.

6.7 EPR – 2025-03: Permits Issued for Endorsement

Motion #G25-40

Moved by Bud Halpin

Seconded by Steve McCabe

THAT SVCA permit applications from 25-018 to 25-025 as approved by staff, be endorsed.

Carried

6.8 EPR-2025-04: 2024 Permitting Statistics

Environmental Planning and Regulations Manager Matt Armstrong presented the 2024 Permit Timelines and Compliance Report. Between April and December 2024, SVCA issued 234 permits, meeting 100% of required timelines under O. Reg. 686/21. Average review time was 3.69 days. Permit review fees remain a vital source of departmental revenue.

7. Adjournment

With no further business to discuss, the meeting was adjourned at 2:17 PM, following a motion by Dave Myette and Moiken Penner.

Tom Hutchinson
Chair

Janice Hagan
Recording Secretary



Saugeen Valley Conservation Authority

Minutes – Board of Directors Meeting

Date: Thursday May 15, 2025, 1:00 PM

Location: 1078 Bruce Rd 12, Formosa, ON, N0G 1W0

Chair: Tom Hutchinson

Members present: Paul Allen, Larry Allison, Barbara Dobreen, Bud Halpin, Greg McLean, Dave Myette, Mike Niesen, Moiken Penner, Bill Stewart, Kevin Eccles, Sue Paterson, Jennifer Prenger

Members absent: Peter Whitten, Steve McCabe

Staff present: Adam Chalmers, Erik Downing, Donna Lacey, Don Moss, Matt Armstrong, Darren Kenny, Ashley Richards, Kelly Ray, Brandi Walter, Karleigh Porter

The meeting was called to order at 1:00 PM.

1. Land Acknowledgement – read by Greg McLean

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

2. Adoption of Agenda

Motion #G25-41

Moved by Bill Stewart

Seconded by Mike Niesen

THAT the agenda for the Saugeen Valley Conservation Authority meeting, May 15, 2025, be adopted as amended.

Carried

3. Declaration of Pecuniary Interest

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

4. Adoption of Minutes

4.1 Authority meeting – March 20, 2025

Motion #G25-42

Moved by Dave Myette

Seconded by Greg McLean

THAT the minutes of the Saugeen Valley Conservation Authority meeting, March 20, 2025, be adopted as presented.

Carried

5. Staff Introductions:

A new staff member was introduced to the Board, specifically a Regulations Officer who joined SVCA on an 8-month contract.

6. Matters Arising from the Minutes – none

7. New Business

7.1 GM-2025-05: SVCA Operational Plan

The General Manager/Secretary-Treasurer (GM/S-T) presented the 2025 SVCA Workplan, noting the red in the legend indicates new items, or changes to existing items. Director Dobreen inquired as to the status of the Workplace Culture Assessment; GM/S-T indicated that phase 1 is underway and that the Joint Health and Safety Committee is in the process of reviewing draft policies related to health and safety.

7.2 GM-2025-06 Program Report

The Board received a comprehensive Programs Report outlining recent activity across departments. During the reporting period, SVCA staff participated in numerous strategic meetings and initiatives, including training with Conservation Ontario, municipal delegations on floodplain mapping, and leadership development programs. Staff presented to West Grey Council, attended the Grey-Bruce Federation of Agriculture's Politicians Day, and supported multiple watershed and government relations efforts. A meeting with MPP Paul Vickers focused on SVCA agriculture collaboration, and the annual Arbour Day Tree Sale drew significant public turnout. Additionally, Conservation Ontario discussions included legislative updates following the provincial Throne Speech.

Corporate Services completed year-end reporting requirements and continues to support organizational priorities including summer student recruitment, signage planning for SVCA's 75th anniversary, and campground preparations. Forestry staff advanced forest inventory work and tree planting and welcomed a new Forestry Technician to the staff. Environmental Planning launched the CA Core content management system and finalized the updated Policies Manual. Water Resources progressed on dam safety projects, frazil ice response planning, and flood forecasting. Communications saw strong digital engagement from January to May 2025, with nearly 1 million views across platforms.

Director Eccles inquired whether the meeting with MPP Paul Vickers included an opportunity to request additional funding. Chair Hutchinson confirmed that this matter was raised during the discussion. The General Manager/Secretary-Treasurer added that the meeting was primarily intended as a relationship-building opportunity. Director Dobreen inquired whether a meeting had been requested with the Minister of the Environment, Conservation and Parks. Chair Hutchinson responded that a meeting has not yet been requested but confirmed that one will be pursued.

7.3 Correspondence – none

7.4 COR-2025-13: 2024 Audited Financial Statements

Corporate Services Manager Chalmers introduced John Bujold, B.Sc., CPA, CA from Baker Tilly SGB, LLP. The audited financial statements of Saugeen Valley Conservation Authority for the year ended December 31, 2024, were prepared in accordance with Canadian public sector accounting standards and received an unqualified opinion from the external auditors, Baker Tilly SGB LLP. The audit confirmed that the financial statements fairly present the Authority's financial position, operations, and cash flows for the year. The Authority ended the year with an annual surplus of \$468,710, bringing its accumulated surplus to \$14,052,631. The audit emphasized management's responsibility for internal controls and noted no material misstatements.

The Authority reported total revenues of \$6,123,013 and total expenses of \$5,654,303, with higher-than-budgeted revenues primarily from special programs and investment income. Significant reserves were maintained across operational areas, and capital assets remained a major component of the Authority's financial position. The auditors found no remeasurement gains or losses and confirmed compliance with ethical and professional standards throughout the audit process.

Motion #G25-43

Moved by Paul Allen

Seconded by Barbara Dobreen

THAT the draft financial statements from Baker Tilly, SGB, LLP, be approved as presented.

Carried

7.5 EPR-2025-05: Environmental Planning and Regulations Policy Manual

Manager Armstrong presented the final draft of the updated Environmental Planning and Regulations Policies Manual, which incorporated feedback from a public consultation period held between December 2024 and February 2025. A total of 218 comments were received and reviewed, resulting in substantial improvements to the manual's clarity, alignment with legislation, and accessibility. The revised manual reflects SVCA's regulatory responsibilities under Ontario Regulation 41/24, includes technical and formatting updates, and is recommended for immediate implementation.

Director Dobreen inquired whether the document could be considered a "living document," and Manager Armstrong confirmed that it is. He explained that as regulations evolve, the document will be updated accordingly, with significant changes requiring consultation and other revisions made at the direction of the SVCA Board of Directors.

Motion #G25-44

Moved by Larry Allison

Seconded by Bud Halpin

THAT the Saugeen Valley Conservation Authority approve the updated draft Environmental Planning and Regulations Policies Manual and direct staff to begin using the manual.

Carried

7.6 EPR-2025-06: Status of Active Violations

Regulations Coordinator Kenny presented an update on the status of active violations under Ontario Regulation 169/06 and Ontario Regulation 41/24. As of April 28, 2025, SVCA staff are managing 54 active violation files, a reduction of 14 since the previous update in November 2024. Most files fall into categories where the activities are either compliant or resolvable through technical reporting, with no violations currently rated as posing imminent and significant damage. Two files remain before Provincial Offences Court, with one decision rendered in SVCA's favour and the other pending trial.

Director Stewart inquired whether SVCA can benefit from court fees through the litigation process. Regulations Coordinator Kenny responded that while the presiding Justice determines the awarding of court fees, SVCA can advocate for their recovery but does not have the authority to dictate the outcome. Director Myette asked how violations are brought to the attention of SVCA staff. Coordinator Kenny confirmed that most violations are reported by neighbouring landowners, though some are self-reported or identified by municipal building officials. He added that on occasion, staff become aware of violations while performing their regular duties but are not actively seeking them out.

7.7 EPR-2025-07: Permits Issued for Endorsement

Motion #G25-45

Moved by Bud Halpin

Seconded by Sue Paterson

THAT SVCA permit applications 25-026 to 25-046 as approved by staff, be endorsed by the SVCA Board of Directors.

Carried

7.8 LAN-2025-02: Fencing at Durham Conservation Area

Manager Donna Lacey informed the Board about the installation of a section of fence at Durham Conservation Area. The fence is intended to support enforcement of Ontario Regulation 688/21 by restricting unauthorized access during posted closure hours and ensuring compliance with designated day-use requirements. Ongoing issues such as nighttime trespassing, unpaid access, and informal use as a thoroughfare have prompted this response, with the aim of improving safety, reducing environmental impacts, and protecting SVCA's operational integrity.

The fence will help deter vandalism, theft, and littering, clarify expectations for law enforcement and visitors, and support staff safety. Fees for access remain modest compared to other conservation authorities, and a new initiative will see three free annual passes made available at local libraries to help remove financial barriers for community members.

To ensure transparency and community understanding, SVCA has launched an outreach and communication campaign, which has included a letter to West Grey Council, and will encompass neighborhood flyers, local media releases, social media posts, and updates to signage and the SVCA website. The initiative reflects a balanced approach to public access, regulatory compliance, and responsible land management.

7.9 LAN-2025-03: Options for Future Management of Varney Conservation Area

At its May 5, 2025 meeting, the SVCA Property and Parks Committee unanimously recommended Option 4, disposal of the Varney Conservation Area, as the preferred course of action for the management of Varney Conservation Area. This decision followed long standing concern about the property's safety risks, structural deficiencies, and unsustainable financial demands. External engineering assessments confirmed serious infrastructure issues, including past drownings, safety hazards, and regulatory compliance barriers. Given that Varney is a non-revenue property with no viable cost recovery mechanism, the committee determined that disposal is in SVCA's best long-term interest.

The GM/S-T reviewed SVCA's Land Acquisition Policy to ensure the proposed disposal aligns with SVCA's mandate and current procedures. The policy outlines three conditions for disposal: a recommendation from the Property and Parks Committee (fulfilled), a review of the original purchase agreement to determine if conservation conditions exist (none found), and confirmation that the disposal is consistent with SVCA's objectives and long-term purpose. All requirements have been met.

During the meeting, Director Dobreen, through a point of order, reminded the Board that discussions related to the review process, including any questions about potential municipal interest in acquiring the property, will take place in-camera to ensure confidentiality and compliance with governance protocols.

During the discussion, two motions were withdrawn as the Board worked collaboratively to develop a final motion. The first was a motion from Director Myette, seconded by Director McLean, to identify Option 4 as the direction for SVCA staff to pursue. The second was a motion from Director Dobreen, seconded by Director Prenger, to amend the language from "proceed" to "explore."

The Board of Directors ultimately approved a final motion directing staff to proceed with exploring the disposal of Varney Conservation Area. Next steps will include a comprehensive review process involving legal counsel, an updated property appraisal, coordination with relevant regulatory agencies, and the development of a public communications plan that includes public meetings to ensure transparency and engagement.

Motion #G25-46

Moved by Moiken Penner

Seconded by Jennifer Prenger

THAT the SVCA Board of Directors receive the recommendation of the SVCA Property and Parks Committee; and FURTHER THAT staff be directed to proceed with exploring disposal of the Varney Conservation Area in whole, or in part.

Carried

7.10 LAN-2025-04: Staff Provincial Offences Officer Designation

Staff recommended, and the Board approved, the designation two SVCA staff as Provincial Offences Officers for the enforcement of Section 29 of the Conservation Authorities Act. Both staff

members meet the required training and experience criteria, and the designations carry no new financial implications beyond previously incurred costs.

Motion #G25-47

Moved by Barbara Dobreen

Seconded by Bud Halpin

THAT SVCA Assistant Park Superintendent, Saugeen Bluffs, Mary Lyness and Lands Technician, Nicholas Kunkel be designated by the SVCA Board of Directors as Provincial Offences Officers for the purpose of enforcing Section 29 of the Conservation Authorities Act.

Carried

8. Adjournment

With no further business to discuss, the meeting was adjourned at 3:20 PM, following a motion by Sue Paterson and seconded by Jennifer Prenger.

Tom Hutchinson
Chair

Ashley Richards
in lieu of Recording Secretary

July 21, 2025

The Honourable Doug Ford
Premier of Ontario
Legislative Building
Queen's Park
Toronto, ON M7A 1A1

Dear Premier Ford:

It has now been four months since the Municipality of Tweed submitted two detailed proposals for your consideration, both aimed at addressing pressing challenges facing small rural and northern communities. Despite our sincere efforts and outreach, we have yet to receive an acknowledgment or response from your office, your ministers, our local MPP, or the leaders of the opposition parties. This silence is deeply disheartening.

Please know that the Municipality of Tweed is grateful for your commitment to investing billions to protect Ontarians as promised in this year's provincial election. We look forward to the opportunity to capitalize on those investments.

The first proposal, sent directly to your office on March 25, 2025, addressed the *Repatriation of OPP Costs for Small Rural and Northern Communities During this Period of Uncertainty*. Our proposal suggested a temporary repatriation of OPP policing costs as a meaningful way to demonstrate that this government understands and supports the needs of small municipalities.

The proposal included two important conditions: first, that OPP costs be repatriated to the province during this time of economic instability and global uncertainty triggered by U.S. policies; second, that the municipalities benefiting from this relief reinvest those savings directly into community infrastructure projects. In Tweed's case, the annual savings of \$1.2 million would allow us to undertake long-overdue infrastructure upgrades that we simply cannot afford under the current burden of provincial policing costs.

The second proposal, submitted March 27, 2025, focused on *Supporting Small Rural and Northern Ontario Housing Developers* and aligns with your government's own priority to reduce barriers to housing development. This proposal was presented to Minister Surma, AMO President Robin Jones, and MPP Ric Bresee at the 2025 ROMA Conference. During our January 19, 2025 ROMA delegation, Minister Surma expressed interest and committed to raising it with then-Minister of Municipal Affairs and Housing, Paul Calandra. We revisited the proposal with MPP Bresee during a March 13th meeting and have since

shared it with ROMA President Christa Lowry, Federal Minister of Housing and Infrastructure Minister Robertson, and Prime Minister Carney.

We have copied the leaders of Ontario's three main political parties on this letter, as we did when the proposals were originally submitted. We respectfully ask all parties—regardless of political affiliation to consider their merit and potential, and to speak to them in the Legislature. We are eager to work with any partner committed to helping rural and northern Ontario succeed.

Both proposals offered practical, shovel-ready ideas grounded in lived rural experience. And while we remain grateful for ongoing provincial support through the Ontario Municipal Partnership Fund (OMPF: \$2,058,700) and the Ontario Critical Infrastructure Fund (OCIF: \$340,000), it must be acknowledged that these funds are no longer sufficient to meet the growing financial and infrastructure burdens faced by communities like ours. To manage persistent shortfalls, Tweed Council has had to implement tax increases of 7.3% in 2023, 17.8% in 2024, and 15% in 2025. The burden this places on our residents is both significant and unsustainable.

Given that four months have passed without acknowledgment, I am resubmitting both proposals for renewed consideration. It is deeply concerning that when a small rural municipality—operating with limited resources and under significant financial strain—takes the initiative to present tangible and constructive solutions, those efforts are met with silence. We expect such outreach to be met with dialogue. The absence of even basic acknowledgment sends a troubling message: that rural and northern municipalities are to be seen but not heard. Furthermore, I have reached out to AMO and ROMA and unfortunately my faith in both organizations as effective advocates in this regard is waning.

As I have made clear to all parties, I remain more than willing to serve as an engaged and constructive member of any committee or working group convened to address the challenges before us. The situation is serious. Many of us are teetering on the brink. The time to act was yesterday.

I respectfully request your attention to this matter and look forward to your response.

Yours truly,

Don DeGenova
Mayor
Municipality of Tweed
255 Metcalf St.
Tweed ON K0K 3J0
mayor@tweed.ca
613-848-7113

cc. Minister Surma, Minister of Infrastructure

Minister Flack, Minister of Municipal Affairs and Housing
Minister Bethlenfalvy, Minister of Finance
Minister Thompson, Minister of Rural Affairs
MPP Ric Bresee

MPP M. Stiles, Leader of the NDP and Leader of the Opposition
Ms. B. Crombie, Leader of the Liberal Party
MPP M. Schreiner, Leader of the Green Party

Robin Jones, President, AMO
Christa Lowry, President, ROMA
Warden Bonnie Clark, Chair, Eastern Ontario Wardens Caucus
Bob Mullin, Warden Hastings County

A copy of this letter has also been sent to all rural and northern Ontario Mayors.

Proposal to Repatriate OPP Costs for Small Rural and Northern Communities During this Period of Uncertainty

July 21, 2025 (Originally submitted March 25, 2025)

As Mayor of the Municipality of Tweed, I am representative of many small rural and northern Ontario communities that face growing financial pressures. Even in the best of times, we operate with limited resources, and now, the threat of President Trump's tariffs only intensifies our financial stress. Municipalities with populations of 10,000 or less are particularly vulnerable. We grapple with the same issues as larger cities—housing shortages, food insecurity, homelessness, healthcare concerns, inflation, and an overwhelming infrastructure funding deficit—but with far fewer financial resources and staffing capabilities. Unlike urban centres, which have access to additional funding streams and economies of scale, small rural and northern communities struggle to provide essential services with minimal support. Moreover, we are disproportionately affected by extreme weather events, further straining our already fragile infrastructure and emergency response capabilities. Without immediate and targeted assistance, many of our communities risk falling into economic and social decline.

With that in mind, we propose a temporary solution that would demonstrate your government's support for small rural and northern Ontario. Premier Ford, has stated that securing a strong majority was essential to investing billions in response to the Trump tariffs. Repatriating OPP policing costs for small rural and northern communities during this period of economic uncertainty would be a swift and impactful show of support. This initiative would immediately benefit 330 municipalities at a cost of less than \$600 million. In the context of multi-billion-dollar expenditures, a \$600 million investment is a meaningful way to show small municipalities that they matter.

This initiative could be structured with two key conditions: it would remain in place while Ontario remains vulnerable to economic pressures, and the funds saved by municipalities would be reinvested into critical infrastructure projects. For example, such a measure for the Municipality of Tweed would free up approximately \$1.2 million, allowing us to address urgent infrastructure needs and support our local economy.

We need all levels of government to recognize that small rural and northern municipalities are extremely vulnerable and now more than ever we need governments so show that they stand with small municipalities. We look forward to discussing our proposal with you.

Don DeGenova
Mayor
Municipality of Tweed
255 Metcalf St.
Tweed ON K0K 3J0

mayor@tweed.ca
613-848-7113

Proposal to Support Small Rural and Northern Housing Developers

July 21, 2025 (Originally submitted March 27, 2025)

The Municipality of Tweed supports all efforts to remove barriers to housing development. To demonstrate our commitment, we have proactively revised our zoning bylaws to encourage housing densification and affordability. We now permit tiny homes (400–600 sq. ft.), smaller homes (900–1200 sq. ft.), mobile homes on rural lots, reduced lot sizes and setbacks, and fewer parking space requirements. Additionally, we do not impose development fees. These measures aim to diversify our housing stock, enhance affordability, and minimize environmental impact.

Our commitment to housing expansion is already delivering results. We are collaborating with builders to develop a 80-unit retirement community and a retirement home, complementing our existing 120-bed extended care facility. In 2024, the Municipality of Tweed led Hastings County in housing starts, issuing 122 building permits, including 38 new homes and a 25-unit geared-to-income apartment complex. Last year, we hosted a Developers Forum, where local developers presented subdivision plans that could bring over 600 new homes to our community within the next five years.

We made a \$4 million+ investment in our lagoon that will allow us to accommodate another 1500 homes. Our current well enhancements allow us to service an additional 750 homes. We are investigating future new water sources to allow us to reach our target of 1500 homes.

However, infrastructure costs for new subdivisions remain a significant barrier. Unlike large urban developers, small rural developers lack the financial backing of major investors and must independently finance subdivision infrastructure, making projects cost-prohibitive. There is a growing perception that federal and provincial housing investments are disproportionately focused on large urban centers, despite billions of dollars being allocated to housing initiatives.

Our proposal seeks financial assistance through interest-free loans for small rural and northern developers to cover infrastructure costs. These loans would be repaid as homes are sold, ensuring the government recoups its investment with the only cost being interest. Unlike current urban housing initiatives—where both principal and interest fall entirely on the province and federal government—this model ensures fiscal responsibility. Additionally, rather than the standard 25–30-year amortization period, our proposal anticipates repayment within five years, making it a practical and innovative solution to the housing crisis in small rural and northern communities.

The demand for housing in regions similar to ours remains strong. Seniors want to age in place, staying close to friends, family, and their established healthcare providers. When seniors relocate to urban centers, they leave behind a gap in healthcare continuity at a critical stage in their lives. Conversely, when seniors transition to retirement communities within rural areas, they free up existing housing stock for younger families. Additionally, the influx of urban retirees to rural communities has further driven demand which in turn increases the housing stock in those urban areas. Housing in small communities like Tweed can be built at a fraction of the cost compared to large urban centers, offering a cost-effective solution to Ontario's housing crisis. The Municipality of Tweed's absence of development fees provides yet another financial incentive for homebuyers and developers alike.

Premier Ford, we have answered your call for municipalities to facilitate housing growth. We urge you to give serious consideration to this proposal, recognizing Tweed as a model for how rural communities can be part of the solution to Ontario's housing crisis. We need all levels of government to recognize that small rural and northern municipalities are key to helping this country and province resolve our housing crisis. We look forward to discussing our proposal with you.

Don DeGenova
Mayor, Municipality of Tweed
255 Metcalf St.,
Tweed ON K0K 3J0

mayor@tweed.ca
613-848-7113



Staff Report

Council Meeting Date: August 11, 2025

Subject: PLAN-2025-04 Holding Removal Kellendonk

Report from: Emily Dance, Chief Administrative Officer

Attachments: Map of Property

Recommendation

Be It Resolved that Council hereby approves Report PLAN-2025-04

AND approves removing the holding provisions from the property described as
PLAN 204 PT LOTS 14 AND 16;RP 3R10726 PART 4 (Hamlet Lot, Arkwright)

AND FURTHER authorizes the appropriate by-law coming forward on today's
agenda to allow the building permit process to proceed in a timely manner.

Background

On May 24, 2022 Council passed By-law No. 34-2022 to facilitate related consent applications to create one new residential lot being PLAN 204 PT LOTS 14 AND 16;RP 3R10726 PART 4 (Arkwright no civic address assigned).

The amendment also applied site specific provisions related to setbacks and lot area for the residential lot in Arkwright.

A holding provision was applied to the residential lot to require an archaeological assessment for development in areas of high archaeological potential.

The 'H1' Holding may be lifted for areas identified as having archaeological potential when:

- a. An Archaeology Assessment by an archaeologist licensed in the province of Ontario has been completed and confirmed by the appropriate Ministry to have been accepted into the Ontario Public Register of Archaeological Reports; and

b. That the recommendations of the archaeological assessment (if any) have been implemented.

Removal of the Holding symbol from the subject property will permit the full range of "Residential Hamlet Special Provisions" purposes in compliance with the HR-34-2022.

Analysis

The applicant proposed to construct a new dwelling on the Arkwright hamlet lot which requires the removal of the holding provisions to proceed. In addition, as part of the planning application, Grey Sauble Conservation Authority recommended that an Engineered Lot grading and drainage plan be submitted at the building permit stage.

Staff have reviewed the conditions to remove the holding provisions for the subject parcel and are satisfied they meet the requirements.

As per Section 36 of the Planning Act, notice of the meeting was posted on the municipal website. There were no comments or concerns received at the time of writing the report.

Link to Strategic/Master Plan

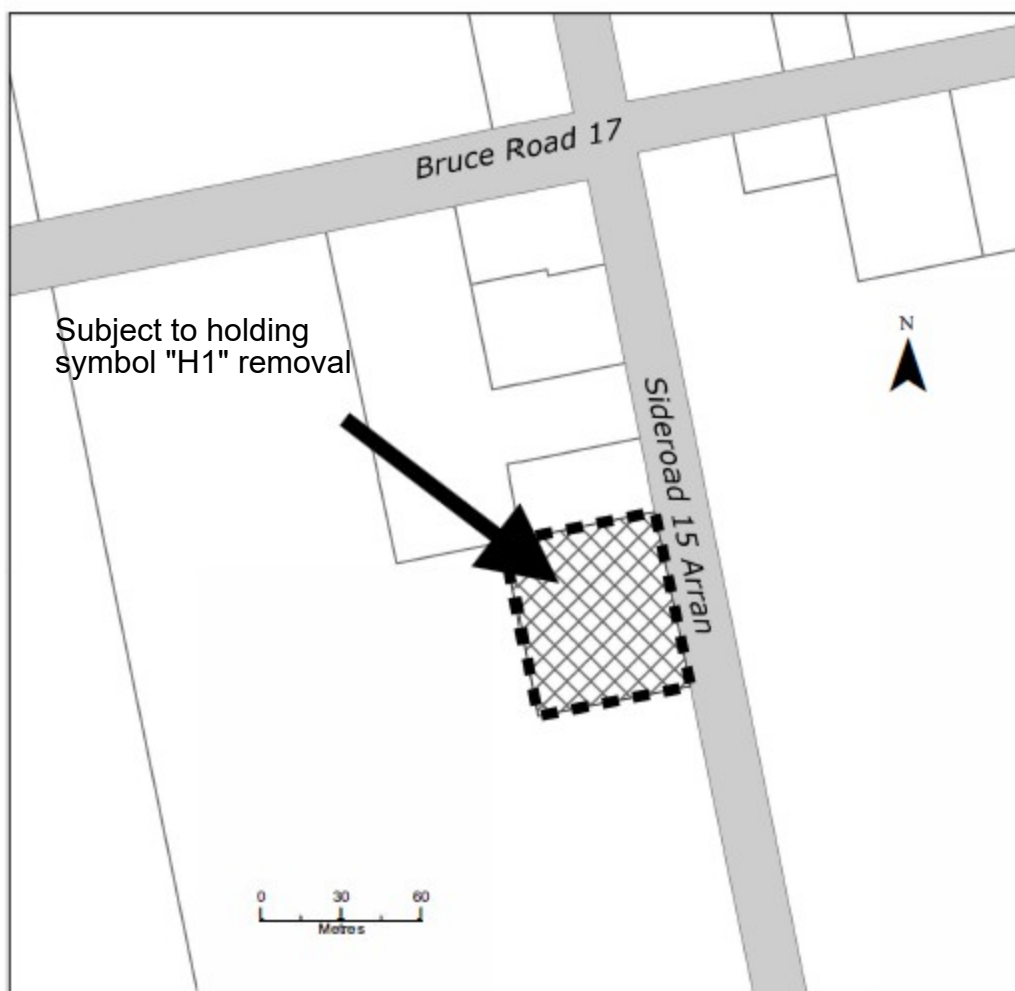
6.3 Facilitating Community Growth

Financial Impacts/Source of Funding/Link to Procurement Policy

As per the Municipality of Arran-Elderslie Fees and Charges, a fee of \$750 applies to the holding provisions removal.

Approved by: Emily Dance, Chief Administrative Officer

PLAN 204 PT LOTS 14 AND 16; RP 3R10726 PART 4 - Roll 410349000207602
Municipality of Arran-Elderslie (Arran Township)





Staff Report

Council Meeting Date: August 11, 2025

Subject: FIRE-2025-07 Arran-Elderslie Fire Six Month Report January-July 2025

Report from: Steve Tiernan, Fire Chief

Attachments: Appendix "A" Fire Department Statistics

Recommendation

Be It Resolved that Council hereby receives Report FIRE-2025-07 for information purposes.

Background

The purpose of this report is to provide the Council with an update on the operations and statistics of the Arran-Elderslie Fire and Emergency Services for the first six months of 2025.

Analysis

The following information is comprised of Fire Responses, Training, Apparatus Information, Fire Prevention and Public Education completed for the period January-June 2025.

Department News

Two grants were applied for and were successful in the beginning of 2025 which totaled \$7,990.75

- Kidde Cause for Alarm/Fire Marshalls Public Fire Safety Council, 90 free alarms, estimated grant worth \$5,200.00
- Fire Marshalls Public Fire Safety Council Certification Grant \$2,790.75

A grant application was submitted to FireHouse Subs for the purchase of enhanced Thermal Imaging Cameras, totaling \$24,987.00. Successful applicants will be notified accordingly.

Work is progressing on the Live Fire Training Center, with the installation of a new Forcible Entry Door inside both containers. Both Live Fire Containers are now connected to enhance training capabilities. Additionally, work will commence shortly on the second-story unit.

Incident Response

Arran-Elderslie Fire & Emergency Services responded to 103 calls for service in the first six months.

A full breakdown of calls/call types for each station is attached within the council report Appendix "A"

In the first six months of 2025, staff observed an increase in calls for service, rising from 88 in 2024 to 103. This increase is attributed to a rise in calls, including an additional 9 calls in Tara and 15 calls in Paisley. Conversely, Chesley experienced a decrease of 9 calls for service.

- Tara - 36 calls
- Paisley - 35 calls
- Chesley - 32 calls

The Fire department Drone was dispatched to three structure fires, two to assist firefighters with suppression to ensure complete extinguishment, and one for investigation of a property during fire overhaul.

Summary of Training

- Tara and Chesley stations completed Fire Behavior and Live Fire Attack
- Fire Prevention Officer Scott Thomson completed his NFPA 1006 Technical Auto Extrication certification at Bruce County Fire School.
- Firefighters Brock Karn and James Rouse completed their NFPA 1041 Instructor 1 certification at Bruce County Fire School
- 22 Firefighters completed their NFPA 1072 HazMat Awareness and Technician certification.
- Two (2) Officers completed their NFPA 1041 Instructor 1 at the Markdale Regional Training Cen

Firefighters at all three stations are actively engaged in their annual skills training.

Apparatus and Equipment Review

Annual pump and ladder testing has been completed, with minor repairs identified.

The following maintenance and inspection:

- Pump Tests completed on all apparatus.
- Ladder Testing completed.
- MTO inspections completed.
- New tires installed on all trucks requiring them
- New batteries installed on Pumper 71
- New alternator installed on Pumper 71

General maintenance completed were necessary

Prevention and Inspections

Commercial businesses across the Municipality are subject to inspections initiated by requests and complaints.

The Arran-Elderslie Fire & Emergency Services Facebook and Instagram accounts continue to share safety messaging, as well as promoting our fire service and what we are currently working and training on.

Public Education Activities for the year include the following:

- On-going school visits to the firehalls continue for public education.
- Farmers Market public education booth at the downtown park in Chesley.
- Chesley Water Festival
- Paisley held a Touch the Truck event at the Palace
- Paisley sponsored the Under 9 Slow Pitch team

Link to Strategic/Master Plan

6.5 Engaging People and Partnerships

6.6 Modernizing Services

6.1 Protecting Infrastructure, Recreation and Natural Assets

Fire Masterplan, 2020

Financial Impacts/Source of Funding/Link to Procurement Policy

There are no financial implications at this time resulting from this report.

Approved by: Emily Dance, Chief Administrative Officer



Arran-Elderslie Fire and Emergency Services

Fire Chief :Steve Tiernan

1925 Bruce Road PO Box 70, Arran-Elderslie ON

N0G 1L0

PH : 519-270-3235 FAX : 519-363-2203

Email :stiernan@arran-elderslie.ca

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Date

Jul 30 25

Incidents by Location

Geo Area

Response Type

**# of
Incidents**

Unclassified

4132 - Brockton

910	Assisting Other FD: Mutual Aid	1
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Total For 4132 - Brockton:	1
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414300 - Arran-Elderslie Fire and Emergency Services

01	Fire	9
03	NO LOSS OUTDOOR fire (see exclusions)	4
21	Overheat (no fire, e.g. engines, mechanical devices)	2
23	Open air burning/unauthorized controlled burning (no uncontrolled fire)	1
24	Other Cooking/toasting/smoke/steam (no fire)	1
29	Other pre fire conditions (no fire)	3
31	Alarm System Equipment - Malfunction	1
32	Alarm System Equipment - Accidental activation (exc. code 35)	5
34	Human - Perceived Emergency	2
39	Other False Fire Call	1
41	Gas Leak - Natural Gas	2
50	Power Lines Down, Arcing	4
61	Vehicle Extrication	1
62	Vehicle Collision	19
67	Water Rescue	1
702	CPR administered	3
703	Defibrillator used	1
73	Seizure	1
76	Chest pains or suspected heart attack	1
84	Medical Aid Not Required on Arrival	2
88	Accident or illness related - cuts, fractures, person fainted, etc.	4
898	Medical/resuscitator call no action required	3
899	Medical/resuscitator call false alarm	1
89	Other Medical/Resuscitator Call	1
910	Assisting Other FD: Mutual Aid	1
911	Assisting Other FD: Automatic Aid	5
913	Assisting Other FD: Other	4
93	Assistance to Other Agencies (exc 921 and 922)	6
94	Other Public Service	1
96	Call cancelled on route	6
99	Other Response	1

\$ Saved:

Total For 414300 - Arran-Elderslie Fire and

97

Incidents by Location Continued**Geo Area**

Response Type		# of Incidents
Emergency Services:		
4155 - South Bruce Peninsula		
62	Vehicle Collision	1
93	Assistance to Other Agencies (exc 921 and 922)	1
Total For 4155 - South Bruce Peninsula:		2
4237 - Municipality of Chatsworth Township		
702	CPR administered	1
85	Vital signs absent, DOA	1
912	Assisting Other FD: Fire Protection Agreement	1
Total For 4237 - Municipality of Chatsworth Township:		3
Total For Unclassified:		103
Total Number of Responses		103



Staff Report

Council Meeting Date: August 11, 2025

Subject: PWRDS-2025-18 - Enhancing Access to Spaces for Everyone Grant

Report from: Julie Fenton, Infrastructure & Development Coordinator

Carly Steinhoff, Park, Facilities and Recreation Manager

Attachments: Project Location Map

Recommendation

Be It Resolved that Council hereby approves Report PWRDS-2025-18 - Enhancing Access to Spaces for Everyone Grant;

AND FURTHER endorses the submission of an application to the Enhancing Access to Spaces for Everyone (EASE) Grant Program to offset the costs associated with the Goldie Street, Paisley Sidewalk Replacement Project.

Background

The Enhancing Access to Spaces for Everyone (EASE) Grant funds projects that improve accessibility and support active lifestyles for people with disabilities and older adults. It supports these individuals to live more active, healthy, safe and socially connected lives within their communities.

Eligible projects may receive up to \$60,000 for small capital projects and retrofits that will help older adults and people with disabilities participate in community life.

Analysis

Staff reviewed the project eligibility requirements and have identified the replacement of the Goldie Street, Paisley sidewalk as an eligible project for this grant funding.

This area provides access to Knox United Church, the Paisley Legion, the current Paisley Firehall, and various downtown businesses.

The existing sidewalk is constructed of interlocking brick and does not comply with AODA regulations. It was identified as a priority for replacement in the 2022 Sidewalk Needs Study; however, the upgrade has been delayed due to budget constraints.

The project involves replacing approximately 347 metres of interlocking brick sidewalk with a 1.5-metre-wide concrete sidewalk that meets AODA compliance standards and includes tactile plates. The existing curb and gutter will remain in place. Since all underground infrastructure is located within the road section, the new sidewalk will not be impacted by future construction.

Based on current construction costs, the project is estimated to cost approximately \$200,000 in total. If the application is successful \$140,000 would be included in the 2026 capital budget to complete the work.

Link to Strategic/Master Plan

6.1 Protecting Infrastructure, Recreation and Natural Assets

6.2 Supporting Businesses and the Local Economy

6.4 Leading Financial Management

Financial Impacts/Source of Funding/Link to Procurement Policy

The total estimate project cost is \$200,000 and maximum grant funding is \$60,000, a net cost to the Municipality of \$140,000. If successful, this project would be included in the 2026 capital budget.

Approved by: Emily Dance, Chief Administrative Officer



Staff Report

Council Meeting Date: August 11, 2025

Subject: PWRDS-2025-19 2nd Street SE Project Update

Report from: Julie Fenton, Infrastructure & Development Coordinator

Attachments: None

Recommendation

Be It Resolved that Council hereby receives for information Report PWRDS-2025-19 - 2nd Street SE Project Update.

Background

In accordance with the Municipal Procurement Policy, an information report to Council is required whenever capital works are undertaken that were not previously included in the approved capital budget.

Analysis

The 2025 Capital Budget included funds to pave a section of 2nd Street SW in Chesley at the Chesley Lawn bowling club to address the deteriorating condition of the roadway.

Prior to the works, Staff identified a waterline within the road section that was an undersized 1 ½" poly line that had been prone to leaks in the past. Staff felt it would be most cost efficient to replace this line with a 2" municiplex line prior to paving.

The waterline replacement and final paving have been completed to ensure the road was in good repair for the Chesley Homecoming celebrations.

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 funding need for the waterline replacement is estimated to be \$15,000 and will be funded through water reserves. A capital account 25-WSWA-0035 has been created to track the associated costs with you will see come forward on future capital reporting.

Approved by: Emily Dance, Chief Administrative Officer

Staff Report

Council Meeting Date: August 11, 2025

Subject: PWRDS-2025-06 - Paisley Fire Hall and Public Works Project Update

Report from: Nathan Van Myall, Project Manager

Attachments:

Recommendation

Be It Resolved that Council hereby receives for information Report PWRDS-2025-02 – Paisley Fire Hall and Public Works Project Update (2).

Background

The Municipality of Arran-Elderslie has initiated the construction of a new fire hall and public works building in Paisley. This approximate \$4.7 million project aims to provide the Paisley Fire Department and the Paisley Public Works Department with a modern facility. The new building will offer updated and suitable accommodation for the fire fighters and public works employees, ensuring functionality for the next several decades.

Analysis

This report provides an update on the Paisley Fire Hall project, focusing on recent geotechnical recommendations and anticipated discussions regarding construction methodology.

Preliminary Geotechnical Review and Rational for Additional Testing

Prior to the recent geotechnical study done by DS Consultants Ltd. (DS), a review was conducted of the original geotechnical report prepared by Peto MacCallum Ltd. (PML). That review identified the presence of soft to very soft silty clay deposits starting at depths of 4 to 5 meters below grade. However, the full thickness of these weak clay soils was not determined, as the PML boreholes did not fully penetrate the deposits.

Key findings from the PML logs included:

- SPT N values ranging from 1 to 4 blows per 300 mm, indicating very low soil strength.
- Moisture content between 30-40%, consistent with compressible soils.
- Anticipated excessive long-term settlement under the proposed building loads and grade raise.

Due to these concerns, DS recommended additional geotechnical investigation, including:

- Two CPT tests to depths of approximately 30 meters or refusal.
- Settlement analysis to determine the vertical extent and strength of the weak soils.
- Potential for a deep borehole to explore deep foundations options, pending the CPT results.

Without further investigation, DS indicated they could not issue a certificate for engineered fill with bearing capacity.

Geotechnical Recommendations – Surcharge Fill

Following the CPT testing and analysis, DS recommended surcharge preloading across the proposed building area to mitigate post-construction settlement risks.

Key recommendations include:

- Surcharge Fill:
 - o North and Southeast areas: Elev. 239.9m (4m of fill above finished floor)
 - o Other areas: Elev. 238.9 (3m of fill above finished floor)
- Monitoring: Settlement plates will be installed prior to surcharge placement to track ground movement.
- Duration: 4-6 months, with weekly settlement monitoring
- Scope: Surcharge required only within the building footprint.

This approach aims to mitigate post-construction settlement and ensure long-term structural stability.

Anticipated Verbal Update - Alternative Construction Method

During the upcoming council meeting, Aug 11, 2025, a verbal update may be provided regarding a potential alternative construction method. This method is being explored with a specialized construction company experienced in soft soil conditions. The intent is to assess whether alternative techniques could reduce the need for extended surcharge timelines or offer other efficiencies.

Further details will be shared pending discussions with the contractor and geotechnical engineer.

Travis Burnside, NA Engineering assisting the Municipality will be attending virtually should Council have any questions for the Engineer.

Link to Strategic/Master Plan

6.3 Facilitating Community Growth

Financial Impacts/Source of Funding/Link to Procurement Policy

There are currently no impacts to the approved budget for this project.

Fundraising efforts continue for the project.

Approved by: Emily Dance, Chief Administrative Officer



Staff Report

Council Meeting Date: August 11, 2025

Subject: REC-2025-14 Library Request for Flooring

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

Attachments: None

Recommendation

Be It Resolved that Council hereby approves Report REC-2025-14-Library Request for Flooring;

AND approves the quotation of \$14,525.73, inclusive of applicable taxes, from Cuneo Interiors Carpet One for the supply and installation of flooring in the Tara Library; and

AND FURTHER finance this project through the Municipal Buildings Reserve, 01-0000-7212.

Background

Bruce County Library staff have contacted the Municipality to advise of their plans to install a new circulation desk at the Tara Library Branch. As part of this initiative, the County has formally requested that the Municipality remove the existing carpet and proceed with the installation of new flooring throughout the main level of the branch.

Analysis

Following internal discussions, Municipal staff agreed that the timing of the desk replacement presents an appropriate opportunity to undertake the flooring upgrade. Although this project is not currently included in the approved 2025

Capital Budget, staff recommend that Council consider the request in light of the broader facility improvements and potential long-term benefits.

To support this initiative, staff obtained a quotation from Cuneo Interior Carpet One for the supply and installation of vinyl plank flooring. A separate quotation was also obtained from another contractor for installation only. Based on the scope and value of the proposal, staff recommend that Council accept the quotation from Cuneo Interior Carpet One to complete both the supply and installation of the flooring.

Should Council approve this request, Municipal staff will coordinate with Bruce County Library staff to determine appropriate timing for the project. It is anticipated that the installation will take place in Fall 2025.

Link to Strategic/Master Plan

6.5 Engaging People and Partnerships

Financial Impacts/Source of Funding/Link to Procurement Policy

As this project was not identified in the 2025 Capital Budget, staff recommend financing the total cost of \$14,525.73, inclusive of applicable taxes, from the Municipal Buildings Reserve (01-0000-7212).

Approved by: Emily Dance, Chief Administrative Officer



Staff Report

Council Meeting Date: August 11, 2025

Subject: REC-2025-15 Chesley Community Centre Dehumidifier Repairs

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

Attachments: None

Recommendation

Be It Resolved that Council hereby approves report REC-2025-15 - Chesley Community Centre Dehumidifier Repairs;

AND approves the quotation from Top Air Limited in the amount of \$20,905.00, including applicable taxes for the repairs of the Chesley Community Centre dehumidifier;

AND FURTHER finance this project through the Arena/Community Centre Reserve, 01-0000-7254.

Background

For several years, the dehumidifier at the Chesley Community Centre has been operational but has not functioned as intended. Municipal staff have engaged multiple contractors to assess the unit; however, due to unfamiliarity with the specific model, none were able to identify a definitive cause for the performance issues.

Staff have observed that outdoor temperatures have been remaining warmer for extended periods in the fall, the dehumidifier is increasingly unable to maintain appropriate indoor conditions. This has begun to impact ice quality and overall arena operations.

Analysis

This project was not included in the approved 2025 Capital Budget, as staff were unaware of the extent of the repairs required until a recent assessment was completed by TOP AIR LTD. The contractor identified an internal refrigerant leak in the two-way suction accumulator, which caused low suction pressure at the compressor. This malfunction resulted in poor dehumidification and contributed to the failure of other components within the unit.

TOP AIR LTD. has recommended a comprehensive rebuild of the unit, which includes:

- Replacement of the compressor, suction accumulator, valves, and coils;
- Conversion to an environmentally friendly refrigerant, as the current refrigerant has been phased out;
- Replacement of starters;
- Full cleaning of the unit.

The total cost for this work is **\$20,905.00**, inclusive of applicable taxes.

Should Council approve this recommendation, staff will proceed with scheduling the work and provide updates on project timelines and coordination with facility operations.

Link to Strategic/Master Plan

6.1 Protecting Infrastructure, Recreation and Natural Assets

Financial Impacts/Source of Funding/Link to Procurement Policy

This project was not part of the approved Capital Budget for 2025, staff recommend that the cost be financed through the Arena/Community Centre Reserve (01-0000-7254).

Approved by: Emily Dance, Chief Administrative Officer

Staff Report

Council Meeting Date: August 11, 2025

Subject: FIN-2025-14 Collection Agency User Fee Amendment

Report from: David Munro, Interim Treasurer

Attachments:

Recommendation

Be It Resolved that Council hereby approves Report FIN-2025-14 AND approved an amendment to Schedule A – Administration Fees in our Fees and Service Charges By-law 57-2025 be amended to read:

“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 and an additional 50% late fee will be added.”

AND FURTHER authorize the appropriate By-law coming forward on today’s agenda.

Background

Current terms from our list of User Fees:

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.

Analysis

For user fee invoices (e.g., Recreation), payments are often received upfront, and when invoiced, most are paid in a timely manner. Outstanding invoices that remain 60

unpaid after 90 days are referred to a Collection Agency. Currently, the Collection Agency charges a commission on all amounts it successfully recovers.

Staff is recommending an amendment to the Fees and Charges By-law to include the following verbiage:

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 and an additional 50% late fee will be added.

This proposed change would allow the municipality to add the commission fee to the amount owing, ensuring full cost recovery.

Link to Strategic/Master Plan

6.4 Leading Financial Management

Financial Impacts/Source of Funding/Link to Procurement Policy

Staff anticipate that this change will promote more timely payments. In cases where accounts are referred to a Collection Agency, the municipality will be positioned to recover both the outstanding balance and the associated collection costs.

Approved by: Emily Dance, Chief Administrative Officer

Staff Report

Council Meeting Date: August 11, 2025

Subject: FIN-2025-15 Asset Management Plan

Report from: David Munro, Interim Treasurer

Attachments:

Recommendation

Be It Resolved that Council hereby approves report FIN-2025-15 Asset Management Plan;

AND approves entering into an agreement with PSD CityWide to provide consulting services to update our Asset Management Plan (AMP) to be compliant with Ontario regulations;

AND FURTHER approves that the total cost of this project estimated to be \$69,500 with \$39,500 expected in 2025 to be funded from the Working Capital Reserve and grants pre-budget approval for the 2026 expenditure of \$30,000.

Background

The Ministry of Infrastructure has imposed timelines for compliance with [O.Reg. 588/17 Asset Management Planning for Municipal Infrastructure Regulation](#).

We have been using PSD CityWide software as our asset management database for approximately ten years. Each year, we ensure that all the assets we purchase are updated in our PSD CityWide database.

The Municipality met the Ontario Asset Management Plan requirements for July 1, 2022.

However, staff have not met all the Ontario requirements for July 1, 2024, and July 1, 2025, and require outside expertise to become compliant.

A copy of the current [Municipal Asset Management Plan](#) is linked here for review.

Analysis

The project will be completed in two phases over a period of 6-10 months. An in-depth analysis of our asset management database will assist us to refine the data and an AMP that is compliant with the 2024 requirements will be created in Phase 1. Phase 2 will involve staff and stakeholder engagement to determine current and proposed levels of service and develop a 10-year financial strategy to support the proposed levels of service. This will then be combined with the 2024 compliant plan to bring us into full compliance.

Going forward, Staff will continue to maintain the database and use the AMP as a guide to capital planning and forecasting. We are also actively working to link the database with our GIS system to accurately locate assets in the field.

The AMP plan will be reviewed and updated every 5 years as necessary.

In addition to being required by the Province of Ontario, a compliant AMP will help us plan for future asset replacement. A compliant AMP may be required with some grant applications. This project may also assist with us moving our annual audit from qualified to clear.

Staff recommend sole sourcing this contract to PSD CityWide since we are already so connected with them. They helped us implement the software and become compliant with the July 1, 2022, Ontario regulation. The total cost of this project is estimated to be \$69,500 with \$39,500 expected in 2025 and the rest in 2026.

Link to Strategic/Master Plan

6.4 Leading Financial Management

Financial Impacts/Source of Funding/Link to Procurement Policy

This is an operating expense, and staff recommend this be funded in 2025 by our Working Capital Reserve. Also, staff are asking for pre-approval of the 2026 portion of the project from the 2026 budget.

Approved by: Emily Dance, Chief Administrative Officer

Staff Report

Council Meeting Date: August 11, 2025

Subject: FIN 2025-16 - 2025 Capital Projects First Half report

Report from: David Munro, Interim Treasurer

Attachments: 2025 Capital Projects H1 Report spreadsheet

Recommendation

Be It Resolved that Council hereby receives for information Report 2025 Capital Projects H1 Report.

Background

The attached 2025 Capital Projects H1 Report spreadsheet contains all the capital projects either carried forward from prior year and/or 2025 budgeted projects. It also lists the vendor(s) used so far for your information as per our procurement policy. Early in 2026, we will share a full year report.

Analysis

For your information, the attached spreadsheet is a list of all the Capital Projects for 2025. The columns include:

- a) 2025 Total Budget (either carried forward from prior year and/or 2025 budgeted projects)
- b) Management Comments
- c) June 30 Year-to-Date (YTD) actual expenditures
- d) Variance (Higher) / Lower vs Budget
- e) Vendor(s) – as per our procurement policy, for your information, the vendor(s) for this project are listed (if we know them as of June 30, 2025)

In summary, some of this year's capital projects have been completed and most are underway.

Link to Strategic/Master Plan

6.4 Leading Financial Management

Financial Impacts/Source of Funding/Link to Procurement Policy

At this time, it is expected that total capital spending will come in on budget or below.

The listing of which vendor(s) have been used so far is in line with our Procurement Policy.

Approved by: Emily Dance, Chief Administrative Officer

2025 Capital Projects First Half status report						
	Keystone	2025 Total	Management Comments	June 30 YTD	Variance (H) / L vs Budget	Vendor(s)
	Id	Budget		Actual Expenditures		
MUNICIPAL SERVICES						
GENERAL GOVERNMENT						
GENERAL SERVICES						
25-GENG-4112 Updgrade screens and sound system in Council Chambers	02-4112	9,000	researching options		\$9,000	
25-GENG-4118 replace old computer equipment	02-4118	10,000	in progress - might be slightly under budget in 2025	\$6,555	\$3,445	Infinity Network Solutions
25-GENG-4155 Office reno and furn. - new employees	02-4155	10,000	in progress - might be slightly over budget in 2025	\$4,620	\$5,380	Locking Business Furnishings \$2K; Mike Dahmer \$2K
Total GENERAL SERVICES		29,000		\$11,175	\$17,825	
Total GENERAL GOVERNMENT		29,000		\$11,175	\$17,825	
FIRE PROTECTION SERVICES						
COMMON						
24-FIRE-0016 Building-2nd Story Live Fire Training Center	02-4005	7,500	In Progress	\$1,119	\$6,381	Buys Mike
25-FIRE-4103 Bunker Gear (8 sets)	02-4103	32,000	Ordered	\$9,139	\$22,861	M&L Supply \$2K and A.J. Stone \$7K
25-FIRE-4122 AE Fire Modernization of Frontline Thermal Imaging Cameras	02-4122	24,000	Ordered		\$24,000	
25-FIRE-4157 Washer & Dryer for Paisley and Tara	02-4157		received a grant for \$24,691.35	\$28,381	(\$3,690)	Canadian Safety Equipment \$17K and H & R Machine \$11K
Total COMMON		63,500		\$38,639	\$24,861	
CHESLEY						
25-FIRE-0006 FLEET-Pumper Fire Truck Chesley	02-4007	135,462			\$135,462	
Total CHESLEY		135,462			\$135,462	
PAISLEY						
22-FIRE-0004 BLDG-Paisley Fire Hall Construction	02-3820	4,743,626		\$73,960	\$4,669,666	
Total PAISLEY		4,743,626		\$73,960	\$4,669,666	
TARA						
25-FIRE-4120 Tara Vehicle Rescue Hydraulic Cutter and Spreader Replacement	02-4120	19,800	Purchased and in Service	\$18,063	\$1,737	M&L Supply
25-FIRE-4121 Tara Vehicle Rescue Air Bag System Replacement	02-4121	13,500	Ordered will be delivered in November		\$13,500	
Total TARA		33,300		\$18,063	\$15,237	
Total FIRE PROTECTION SERVICES		4,975,888		\$130,662	\$4,845,226	
TRANSPORTATION SERVICES						
BRIDGES & CULVERTS						
21-TRAN-0001 BRIDGES-A13 Clark Bridge Guiderail	02-3337	12,000	Looking for contractor to complete work. Schedules are pretty booked up.		\$12,000	
21-TRAN-0007 Bridges-2013	02-2830	7,448	in limbo	\$5,241	\$2,207	B.M. Ross & Associates
22-TRAN-0008 BRIDGES - Teeswater, paisley, Dyke Maint.	02-3349	106,000	waiting on wiki funding		\$106,000	
23-TRAN-0029 BRIDGE/CULVERT-(E) - Con 6 Elderslie, east of Lockerby Bridge	02-2808	615,648	Project awarded to RF King Excavating. Work to begin at the beginning of August.	\$49,017	\$566,631	B.M. Ross & Associates \$34K; CMT Engineering \$6K
25-TRAN-0060 Bridge (E1)-Deck & Stringer Replacement	02-4060		completed - final invoice came in \$30K higher than we accrued for in 2024	\$30,254	(\$30,254)	AJN Builders Inc
25-TRAN-4158 BRIDGES - E5 Waterproof & Pave, 15 Sdrd (E)	02-4158		Will be completed in conjunction with paving - final invoices to come - Council approved	\$4,392	(\$4,392)	B.M. Ross & Associates
Total BRIDGES & CULVERTS		741,096		\$88,904	\$652,192	
ROAD NETWORK						
21-TRAN-0002 ROADS-Sideroad #15 Roadway	02-2574	263,193	Work will begin August 11 by staff		\$263,193	
22-TRAN-0007 ROADS - Teeswater Bridge, Paisley - Approaches and Roadway	02-3348		completed - final invoice from County was less than we accrued	(\$13,330)	\$13,330	
24-TRAN-0027 Trans (E) - Con 10 Elderslie, reconstruct Sdrd 5 intersection (safety)	02-4011	17,310	still working on engineering and planning in 2025	\$4,507	\$12,803	Clearwater Shores Civil Engineering
24-TRAN-0053 TRANS - Roads (A) Con 10 E - 15 sdrd to 10 10 sdrd (Swamp rebuild)	02-4020	8,945	complete other than ditching	\$0	\$8,945	
24-TRAN-0054 TRANS-Roads(A) Sdrd15 - Con10 to Con13W Swamp(RB53/CW2108)	02-4021	175,000	Being completed by Staff in House. Target start date is the beginning of September.		\$175,000	
25-TRAN-4127 Roads-Pave(E)Sdrd 15 S-Con2 to Bruce Rd11(SB261)	02-4127	166,000	Awarded to EC King. Will be completed following bridge work.		\$166,000	EC King
25-TRAN-4131 Roads-Pave(P) Balaklava - George to James (SB696)	02-4131	17,000	Awarded to MEI		\$17,000	MEI
25-TRAN-4133 Roads-Pave(P) Church/Arena - Bruce Rd3 to Ross (RB640)	02-4133	17,400	Awarded to MEI		\$17,400	MEI
25-TRAN-4134 Roads-Pave(T) Arena - To Ball Diamond	02-4134	15,000	Awarded to MacDonnell Excavating. Will be completed once Basketball Court work is completed		\$15,000	MacDonnell Excavating Ltd.
25-TRAN-4135 Roads-Pave(C) 2nd St SE - Lawn Bowling to 90 metres(RB844)	02-4135	15,000	Completed in July. Replaced watermain in roadway which was not in capital. Report on Aug 11 agenda for Council information		\$15,000	
Total ROAD NETWORK		694,848		(\$8,823)	\$703,671	
SIDEWALKS						
25-TRAN-4126 Sidewalks(P)-Victoria St from Balaklava to School	02-4126	200,000	Project completed May 10th.	\$189,851	\$10,149	Signature Contractors
Total SIDEWALKS		200,000		\$189,851	\$10,149	
SIGNS					\$0	
24-TRAN-0052 TRANS - Road & Address Signs - Various Types	02-4019	8,674	Some purchased. Waiting on sign inspections to be completed.		\$8,674	
Total SIGNS		8,674			\$8,674	
VEHICLES & EQUIPMENT						
25-TRAN-0021 VEH&EQUIP (E)- Tandem Plow Truck	02-4052	615,000	truck is being built in Arran-Elderslie - expected for this winter season- Jan 2025 - Scott talked to Paul, 2024 truck cost \$215,000, plus equipment cost \$220,000 - Total \$435K - therefore, should have extra \$180K to help with 22-TRAN-0008 above	\$214,134	\$400,866	Viking Cives Ltd.
25-TRAN-4123 VEH&EQUIP(A)-Bin Landfill trailer	02-4123	11,000	Ordered. Currently being manufactured.		\$11,000	
25-TRAN-4125 VEH&EQUIP(E)-Roadside Flail Mower	02-4125	20,000	Purchased and in Service	\$15,572	\$4,428	J&H Sales and Service
Total VEHICLES & EQUIPMENT		646,000		\$229,706	\$416,294	
Total TRANSPORTATION SERVICES		2,290,618		\$499,639	\$1,790,979	
ENVIRONMENTAL SERVICES						
WASTE DISPOSAL						

2025 Capital Projects First Half status report						
	Keystone	2025 Total	Management Comments	June 30 YTD	Variance (H) / L vs Budget	Vendor(s)
	Id	Budget		Actual Expenditures		
21-ENVS-0001 BLDG-Arran Landfill-Weigh Scales Building	02-3501	49,294	Project complete - just need to remove old building	\$36,325	\$12,969	Domm Construction \$31K; Best Weigh Scale \$3K
Total WASTE DISPOSAL		49,294		\$36,325	\$12,969	
Total ENVIRONMENTAL SERVICES		49,294		\$36,325	\$12,969	
RECREATION AND CULTURE						
ADMINISTRATIVE						
24-RECC-0056 EV Charging Station	02-4046	20,000	Project is unlikely to happen. This project was based on a grant that has not been received		\$20,000	
Total ADMINISTRATIVE		20,000			\$20,000	
PARKS						
22-RECC-0006 PARKS-Paisley Docks, Approaches	02-3994	20,000	Working with an engineer, per SVCA request. Project has expenses in 2025, but likely not to be completed this year	\$1,261	\$18,739	GSS Engineering
23-RECC-0024 PARKS-Tara Park Pole Replacement	02-3950	4,500	Complete. Project was overbudget as scope was expanded. Council approved, REC-2025-10	\$14,246	(\$9,746)	Nickason Electric
23-RECC-0025 PARKS-Dr. Milne Park Pavilion Rehabilitation/Retaining Wall	02-3967	24,000	Unknown at this time.		\$24,000	
24-RECC-0043 Tara Basketball Court Refurbishment	02-4037	25,000	Contract awarded, to be complete summer 2025		\$25,000	MacDonnell Excavating Ltd. And Sports Systems Canada
24-RECC-0045 Paisley Recreation Truck Replacement	02-4039	40,000	Complete	\$32,067	\$7,933	Bud Rier Chevrolet
24-RECC-0046 Chesley Park Island Rehabilitation	02-4058	20,000	Working with an engineer, per SVCA request. Project has expenses in 2025, but likely not to be completed this year	\$1,261	\$18,739	GSS Engineering
25-RECC-4137 Allenford Ball Diamond Lights	02-4137	30,000	Complete - invoice to come		\$30,000	Nickason Electric
25-RECC-4153 Paisley Ball Diamond Enhancements	02-4153	70,000	Complete. Minor Ball raised additional funds, so additional expenses for dugouts likely to occur in 2025.	\$28,570	\$41,430	Mar-co \$18K; Nicoll Construction \$11K
Total PARKS		233,500		\$77,405	\$156,095	
FACILITIES						
22-RECC-0008 BLDG-Tara Pool-Leak Repair	02-3986	40,000	Contractor to look into in fall 2025.		\$40,000	Bridge Plumbing & Heating
24-RECC-0028 BLDG/COMP-Paisley Arena Chiller Replacement	02-4056	45,000	RFP substantially over budget. Project not to take place in 2025	\$671	\$44,329	
24-RECC-0047 Chesley Arena Rubber Floor Replacement	02-4041	101,630	Substantially complete.	\$110,613	(\$8,983)	Advantage Cochrane Sport Inc.
25-RECC-4136 BLDG/COMP-Chesley - Replace Chiller	02-4136	58,000	RFP substantially over budget. Project not to take place in 2025	\$671	\$57,329	
25-RECC-4140 Tara Arena Sound System	02-4140	5,500	To be completed by September 30, 2025		\$5,500	Freiburger Communications
25-RECC-4143 Paisley LCBO A/C Replacement	02-4143	4,500	Complete - invoice to come in July		\$4,500	L-Ray Plumbing & Heating
25-RECC-4144 Paisley Town Hall Bell Tower Repair	02-4144	10,000	To be completed by September 30, 2025		\$10,000	Karn's Roofing
25-RECC-4145 Chesley Pool Mechanical Work	02-4145	65,000	Working with a contractor on mechanical room design. No physical changes in 2025.		\$65,000	Cam's Pool and Spa
25-RECC-4146 Paisley Arena Flat Roof Replacement	02-4146	63,230	To be completed by September 30, 2025		\$63,230	Karn's Roofing
25-RECC-4151 Tara Arena Roof Repair	02-4151	15,000	Investigation and minor repairs completed. Recommend full replacement in 2026.		\$15,000	Garland Roofing/DJ Peat Roofing
25-RECC-4154 Tara Pool Tot Dock	02-4154	3,000	Complete	\$3,115	(\$115)	DB Perks & Associates
25-RECC-4159 Chesley Medical Clinic HVAC Updates	02-4159		Council approved	\$15,756	(\$15,756)	L-Ray Plumbing & Heating
Total FACILITIES		410,860		\$130,826	\$280,034	
LIBRARIES					\$0	
24-RECC-0055 Paisley Library Building Accessibility Upgrades	02-4045	88,227	To be completed be December 31, 2025. Funds have been redirected to Treasure Chest Museum & Tara Library		\$88,227	
Total LIBRARIES		88,227			\$88,227	
Total RECREATION AND CULTURE		752,587		\$208,231	\$544,356	
HEALTH SERVICES						
CEMETERIES						
23-HLTH-0003 LAND-Land Purchase to expand Tara Cemetery	02-3177	136,360	Continuing to monitor test wells for engineers report, need a full year of data.	\$7,729	\$128,631	GSS Engineering \$3K; London Soil Test \$5K
25-HLTH-4113 Chesley Cemetery surveying so we can use extra space for grave sites	02-4113	15,000	This surveying will likely be on hold until the Tara cemetery expansion is decided and if a surveyor is needed for Tara, will be contracted for both.		\$15,000	
Total CEMETERIES		151,360		\$7,729	\$143,631	
Total HEALTH SERVICES		151,360		\$7,729	\$143,631	
Total MUNICIPAL SERVICES		8,248,747		893,761	7,354,986	
WATER AND SEWER SERVICES						
SEWER						
CHESLEY SEWER SYSTEM						
23-WSSE-0018 MANHOLES-SEWER-(C)-Manholes Martha Ave	02-3734	15,001	planned to be done this year		\$15,001	
23-WSSE-0019 BLDG-SEWER-(C)-Blower room roof @ Lagoons	02-3751	7,500	To be completed by September 30, 2025		\$7,500	
24-WSSE-0013 SEWER (C) 3rd St SW, 1st to 4th Ave (RB848,850,852)	02-4061	302,255	combo with 24-WSWA-0016 & 24-WSST-0005 - digging complete, pipe is in the ground, should be done by September 30		\$302,255	
25-WSSE-0030 North End(C) Sewer pumps	02-4230	60,000	ordered		\$60,000	
25-WSSE-0034 Alum pumps (C) Lagoons	02-4234	10,000	planned to be done this year		\$10,000	
25-WSSE-0035 Diesel Generator (C) Riverside Stn	02-4235	70,000	Purchased awared to Sommers Generator Systems		\$70,000	Sommers Generator Systems
Total CHESLEY SEWER SYSTEM		464,756		\$0	\$464,756	
PAISLEY SEWER SYSTEM						
21-WSSE-0001 EQUIP-SEWER-P-RAS Pumps	02-3001	11,159	Completed	\$11,110	\$49	Caldecott Millwright Services \$6K; Floval Equipment \$4K; Stinson Electric \$1K
23-WSSE-0017 BLDG-SEWER-(P)-Pump station roofs (Albertt/Ross) and Mill Drive	02-3788	20,000	To be completed by September 30, 2025		\$20,000	
23-WSSE-0020 EQUIP-SEWER (P)- Diesel Generator	02-3762	150,000	Purchase awarded to Sommers Generator Systems		\$150,000	Sommers Generator Systems
24-WSSE-0024 Sewer (P) - Ditch Rotor Rebuild WPCP	02-4022	25,000	working on it	\$11,942	\$13,058	Caldecott Millwright Services
24-WSSE-0026 Sewer (P) - WPCP Alum Tank Replace	02-4024		Completed - finished project from last year	\$7,607	(\$7,607)	Schauber Cody
24-WSSE-0028 Sewer (P) - Ross St Pp Stn, Level Transducer	02-4026	5,000	waiting on Hydro One		\$5,000	

2025 Capital Projects First Half status report						
	Keystone	2025 Total	Management Comments	June 30 YTD	Variance (H) / L vs Budget	Vendor(s)
	Id	Budget		Actual Expenditures		
25-WSSE-0031 Paisley Coverall (P) lightning	02-4231	5,000	planned to be done this year		\$5,000	
25-WSSE-0032 Digester Valves (P) WPCP	02-4232	30,000	ordered		\$30,000	
25-WSSE-0033 Raw Sampler (P) WPCP	02-4233	5,000	planned to be done this year		\$5,000	
25-WSSE-0036 Electrical controls (P) Ross St Stn	02-4236	40,000	waiting on Hydro One		\$40,000	
25-WSSE-0037 Forcemain swab (P) Ross St Stn	02-4237	20,000	working on it	\$501	\$19,499	
25-WSSE-0038 Sewer(P)-EA WPCP Capacity Study	02-4156	10,000	in process	\$2,427	\$7,573	GSS Engineering
Total PAISLEY SEWER SYSTEM		321,159		\$33,586	\$287,573	
TARA SEWER SYSTEM					\$0	
22-WSSE-0002 EQUIP-SEWER (AE)-Confined spaces equipment	02-3792	15,000	planned to be done this year		\$15,000	
23-WSSE-0021 EQUIP-SEWER-(T) Mill Street L.S. Pump Check valves	02-3780	14,000	completed	\$7,778	\$6,222	Caldecott Millwright Services \$2K; Floval Equipment \$6K
Total TARA SEWER SYSTEM		29,000		\$7,778	\$21,222	
Total SEWER		814,915		\$41,364	\$773,551	
WATER						
CHESLEY/PAISLEY WATER SYSTEM						
21-WSWA-0003 WELL-Chesley Community Park Well #1	02-3713	376,299	EA closing process	\$297,180	\$79,119	Well Initiatives Limited \$266K; SGS Canada \$3K; R.J. Burnside \$26K
22-WSWA-0004 BLDG-WATER (C) - Building, Riverside, Old Shop Rehabilitation	02-3705	7,755	mostly completed	\$11,746	(\$3,991)	Stinson Electric \$3K; Hatten Building Ctr \$7K
22-WSWA-0010 BLDG/COMP-WATER - AE WTP - Gaskets and Dialers	02-3614	30,808	completed (started last year)		\$30,808	
24-WSWA-0016 WATER (C) 3rd St SW, 1st to 4th Ave SW (RB848,850,852)	02-4062	293,420	combo with 24-WSWA-0016 & 24-WSST-0005 - digging complete, pipe is in the ground, should be done by September 30	\$29,975	\$263,445	GSS Engineering \$27K
24-WSWA-0024 Fleet-Water-Pickup Truck	02-4030	70,000	completed	\$58,320	\$11,680	Hallman Motors
24-WSWA-0026 Water(P) Church St., Queen St to Ross St.	02-4032		invoice from 2024 work	\$3,883	(\$3,883)	GSS Engineering
24-WSWA-0034 Water (P) - Queen St N. Watermain, Ross to Abraflex	02-4064			\$9,881	(\$9,881)	R.F. King Holdings Inc.
25-WSWA-0028 Tablets for data collection.	02-4328	5,000	completed	\$4,614	\$386	CDW Canada
25-WSWA-0029 Tower/Standpipe (C,P,T) 5-year inspection	02-4329	20,000	completed - invoice to follow		\$20,000	
25-WSWA-0030 CP#2 Well Review	02-4330	40,000	CP1 project first - might be next year		\$40,000	
25-WSWA-0033 Victoria St (P) watermain	02-4333	7,500	engineering in process		\$7,500	
Total CHESLEY/PAISLEY WATER SYSTEM		850,782		\$415,598	\$435,184	
TARA WATER SYSTEM					\$0	
22-WSWA-0012 MAINS-WATER T - Hamilton St. Watermain, Dead end to John St.	02-3668		invoice from 2024 work	\$800	(\$800)	
23-WSWA-0022 WATER (T) -Francis St Watermains	02-3662		invoice from 2024 work	\$7,407	(\$7,407)	Cedarwell Excavating \$5K; GSS Engineering \$2K
25-WSWA-0031 Well #3 (T) Review	02-4331	30,000	completed - invoice to follow	\$4,787	\$25,213	International Water Supply LTD
25-WSWA-0032 Well #3 (T) Chlorine Analyzer	02-4332	10,000	completed - invoice to follow		\$10,000	
Total TARA WATER SYSTEM		40,000		\$12,993	\$27,007	
EQUIP-WATER - Antenna/Cable	02-3634					
21-WSWA-0001 EQUIP-WATER - Antenna/Cable	02-3634	10,000	completed	\$5,386	\$4,614	Hartman Communications
Total EQUIP-WATER - Antenna/Cable		10,000		\$5,386	\$4,614	
Total WATER		900,782		\$433,977	\$466,805	
STORMWATER SYSTEM						
STORMWATER						
24-WSST-0005 STORM(C) - 3rd St SW, 1st to 4th Ave (RB848,850,852)	02-4063	309,325	combo with 24-WSWA-0016 & 24-WSST-0005 - digging complete, pipe is in the ground, should be done by September 30		\$309,325	
24-WSST-0007 STORM - Urban Stormwater Study	02-4029	49,259	in process		\$49,259	
Total STORMWATER		358,584			\$358,584	
Total STORMWATER SYSTEM		358,584			\$358,584	
Total WATER AND SEWER SERVICES		2,074,281		475,341	1,598,940	0
Total Arran-Elderslie - Capital		10,323,028		1,369,102	8,953,926	



Staff Report

Council Meeting Date: August 11, 2025

Subject: CLKS-2025-25 – 2026 Regularly Scheduled Council Meetings

Report from: Devan Acton, Administrative Assistant/Deputy Clerk

Attachments: 2026 Arran-Elderslie Council Meeting Schedule & 2026
Schedule of Council Meetings and Statutory Holidays

Recommendation

Be It Resolved that Council hereby receives Report CLKS-2025-25 – 2026 Regularly Scheduled Council Meetings for information.

And further approves the cancellation of the regular Council meeting scheduled for Monday, October 26, 2026, due to the municipal election taking place on that day.

Background

The Procedural By-law stipulates that, unless otherwise specified, regular meetings of Council will be held on the second and fourth Monday of the month, commencing at 9:00 a.m., and that they will be held in the Council Chambers at the Municipal Administration Office.

There is provision that only one (1) meeting will be held in each of the months of July, August and December on the second Monday of the month. If the regularly scheduled date falls on a holiday, the by-law stipulates that the meeting shall be moved to the next available day following the holiday.

As 2026 is a municipal election year, this schedule also reflects the key 2026 election-related dates.

Analysis

With 2026 being a Municipal Election year, the electoral timeline includes the following important dates:

- May 1 – Nomination Period Opens
- August 21 – Nomination Period Closes
- October 26 – Election Day
- November 14 – End of the 2022-2026 Council Term
- November 23 – Inaugural meeting of the new Council

The Procedure By-law permits Council to adjust the schedule of regular meetings where it is deemed practical to do so. In 2026, the municipal election is scheduled for Monday, October 26, 2026 which coincides with a regularly scheduled Council meeting.

In recognition of the significance of Election Day and to support both voter participation and ensure administrative capacity, Council may wish to consider adjusting the meeting schedule accordingly.

Options for Consideration

1. Cancel the October 26, 2026 Council Meeting

Confirm the cancellation of the Monday, October 26, 2026 Council meeting in recognition of the importance of Election Day.

2. Reschedule the Meeting to an Alternate Date

Consider rescheduling the meeting to Monday, November 2, 2026 to avoid conflict with Election Day.

Staff recommends proceeding with Option 1, which involves cancelling the Council meeting scheduled for October 26, 2026.

Should there be a need, the Mayor retains the ability to call a special meeting of Council, or a majority of Council may, upon petition to the Clerk, also call a special meeting of Council, as provided for in the Municipal Act, 2001.

The meeting schedule will be posted on the Municipality's website to assist the public in knowing when Council is scheduled to meet.

Link to Strategic/Master Plan

6.5 Engaging People and Partnerships

Financial Impacts/Source of Funding/Link to Procurement Policy

There are no financial or staffing implications from this report.

Approved by: Emily Dance, Chief Administrative Officer

2026

2026 Schedule of Council Meetings Arran-Elderslie

January						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

February						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28

March						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

April						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

May						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

June						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

July						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

August						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

September						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
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November						
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December						
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Legend

- Regular Council Meetings
- Statutory Holidays
- Office Closed - Christmas Break
- March Break
- Truth & Reconciliation Day
- Remembrance Day

Key Election Dates

- May 1 - Election Nominations Open
- Aug 21 - Election Nominations Close
- Oct 26 - Election Day
- Nov 14 - 2022-2026 Council Term Ends
- Nov 23 - Inaugural Council Meeting

Conference Dates

- ROMA Conference - Jan 18-20
- Good Road Conference - Mar 29-Apr 1
- AMO Conference - TBD

Schedule of Regular Council Meetings – 2026 9:00 a.m. start time

Date	Day	Notes
January 12	Monday	
January 26	Monday	
February 9	Monday	
February 23	Monday	
March 9	Monday	March Break 16-20, 2026
March 23	Monday	
April 13	Monday	
April 27	Monday	May 1 – Election Nominations Open
May 11	Monday	
May 25	Monday	
June 8	Monday	
June 22	Monday	
July 13	Monday	
August 10	Monday	Aug 21 – Election Nominations Close
September 14	Monday	
September 28	Monday	
October 13	Tuesday	Holiday – October 12 – Office Closed
October 26	Monday	ELECTION DAY – No Council Meeting
November 9	Monday	
November 23	Monday	Inaugural Council Meeting
December 14	Monday	

Conference Dates

ROMA Conference – January 18, 2026 - January 20, 2026

Good Roads Conference – March 29, 2026 – April 1, 2026

AMO Conference – August 16, 2026 – August 19, 2026 - TBD



Staff Report

Council Meeting Date: August 11, 2025

Subject: Comments on the Bruce C Nuclear Project Draft Tailored Impact Statement Guidelines

Report from: Emily Dance, Chief Administrative Officer

Attachments: Arran-Elderslie correspondence to the Impact Assessment Agency – July 4, 2025

Recommendation

Be It Resolved that Council hereby receives for information Report CAO-2025-14 Comments on Bruce C Nuclear Project AND endorses the comments to the IAAC dated July 7, 2025.

Background

The [Bruce C Nuclear Project](#) proposes adding 4,800 MW of new nuclear generating capacity through the construction of four new reactors at the existing Bruce Power site. If approved, the facility would operate for 60 to 100 years. It is the first nuclear project to proceed through Canada's new federal Integrated Impact Assessment (IA) process, led by the Impact Assessment Agency of Canada (IAAC) in collaboration with the Canadian Nuclear Safety Commission (CNSC).

The IA process requires the proponent to assess environmental effects and socio-economic conditions for First Nations and Indigenous communities, as well as local communities (municipalities) and to propose appropriate mitigation measures.

On June 12, 2025, [IAAC released several documents](#), including the draft Tailored Impact Statement Guidelines (TISG), the Public Participation Plan, the Cooperation Plan, the Indigenous Engagement and Partnership Plan, and the Permitting Plan.

The draft TISG outlines the information and studies Bruce Power must address in order to prepare the Impact Statement for the Bruce C Nuclear Project. The Impact Statement will include potential environmental and socio-economic impacts

on First Nation and Indigenous communities, and local communities (municipalities), along with plans to mitigate them.

Additional information is available on the project website: Bruce C Project | Engage Bruce Power and the IAAC Registry: Bruce C Nuclear Project.

Following the public comment period, ending on July 11, 2025, IAAC will finalize the TISG and related plans, marking the beginning of the multi-year Impact Statement Phase (Phase 2).

Analysis

As the commenting period fell outside the Council schedule, staff felt it prudent for the Municipality of Arran-Elderslie to provide comment on the Draft Tailored Impact Statement Guidelines (TISG) for the Bruce C Nuclear Project as the proposed project site is located approximately 27 km from our municipality and has the potential to significantly impact our community and residents.

Attached is the letter forwarded to the IAAC outlining key concerns and priorities for the Municipality of Arran-Elderslie including:

- Economic Development positive impacts
- Environmental and Human Health impacts and appropriate mitigation measures
- Growth-related financial pressures on infrastructure and services
- Housing and workforce availability
- Emergency preparedness and response
- Transportation and servicing capacity
- Provincial coordination and funding support

Link to Strategic/Master Plan

6.2 Supporting Businesses and the Local Economy

Financial Impacts/Source of Funding/Link to Procurement Policy

As a small municipality with limited financial resources and staff capacity, our ability to fully engage in the federal Impact Assessment process is significantly constrained.

Furthermore, since municipalities are currently ineligible for Participant Funding through the Impact Assessment Agency of Canada (IAAC) it limits our ability to provide informed, community-based input on projects that may have long-term implications for our residents and environment.

To address this gap, staff included comments requesting that IAAC consider extending public comment periods and establishing dedicated funding mechanisms to support municipal participation in future phases of the assessment.

Approved by: Emily Dance, Chief Administrative Officer



Bruce C Nuclear Project
Impact Assessment Agency of Canada
22nd Floor, 160 Elgin St
Ottawa, ON
K1A 0H3

July 4, 2025

Via email Bruce@iaac-aeic.gc.ca

Dear Impact Assessment Agency of Canada Review Team

The Municipality of Arran-Elderslie welcomes the opportunity to provide comment on the Draft Tailored Impact Statement Guidelines (TISG) for the Bruce C Nuclear Project. The proposed project site is located approximately 27 km from our municipality and has the potential to significantly impact our community and residents.

Economic Development – We anticipate positive direct and indirect economic impacts that will contribute to regional economic stability and growth.

Environmental and Human Health Impacts – We support a thorough assessment of environmental and human health impacts, including cumulative effects, and expect that appropriate mitigation measures will be clearly defined.

Socio-economic Impacts – The project will increase demand on municipal infrastructure and services, including:

- Community and recreational infrastructure
- Health care services and hospitals
- Doctor recruitment
- Emergency management and response
- Fire and police services
- Growth management and land use planning
- Housing (market and affordable)
- Public transportation
- Roads, sewer, and water infrastructure
- Traffic and safety
- Waste management

Financial Impacts – To prepare for anticipated growth, municipalities require additional funding to invest in infrastructure and services. This preparation is essential



to support Bruce Power and its workforce.

Transient Workforce and Population Shifts -We encourage the Impact Statement to consider the effects of a transient workforce and longer-term population shifts. These dynamics can place additional strain on housing, emergency services, and community infrastructure. Planning for temporary accommodations and mitigating displacement of vulnerable populations should be part of the assessment.

Provincial Coordination and Capacity Funding -Many of the services impacted by the project—such as health care, education, and major transportation infrastructure—fall under provincial jurisdiction. We urge IAAC to encourage provincial participation in the Impact Assessment process and to support mechanisms for provincial and federal capacity funding to assist municipalities in preparing for growth.

Concerns Regarding the Public Participation Process

The Municipality of Arran-Elderslie wishes to express concern regarding the limited 30-day public comment period for reviewing the draft TISG. Given the technical nature of the document and the need for Council review and endorsement, this timeframe presented a significant challenge for meaningful municipal participation.

Additionally, we note that municipalities are not eligible for Participant Funding through the Impact Assessment process. This lack of financial support limits our ability to fully engage in the process and provide informed, community-based input. We encourage IAAC to consider extending comment periods and establishing funding mechanisms to support municipal participation in future phases of the assessment.

The Municipality of Arran-Elderslie appreciates the opportunity to be engaged in the Impact Assessment process and looks forward to continued collaboration with Bruce Power, IAAC, and CNSC. We remain committed to ensuring that the voices of our residents are heard and that our community is prepared for the opportunities and challenges associated with the Bruce C Nuclear Project.

Sincerely,

Mayor Steve Hammell
Municipality of Arran-Elderslie



Staff Report

Council Meeting Date: August 11, 2025

Subject: CAO-2025-15 – IESO – Long Term Procurement (LT2)

Report from: Emily Dance, Chief Administrative Officer

Attachments:

1. June 27, 2025 Letter to Members of Council –LT2 Procurement Update
2. June 2025 Procurement Steps and Requirements for Municipalities
3. County of Bruce Proposed Municipal Support Confirmation Process: IESO LT2
4. Municipal Energy Project Review Policy

Recommendation

Be It Resolved the Council hereby approves Report CAO-2025-15 IESO Long Term Procurement;

AND “opts in” to the County of Bruce Municipal Support Confirmation Process for the IESO Long-Term 2 procurement stream;

AND FURTHER directs staff to amend the Battery Energy Storage Policy to incorporate other energy project types and align with the language and procedural requirements of the LT2 procurement process;

AND FURTHER approve amend the Fees and Charges By-law to reflect other energy project types and increase the Pre-Consultation fee to \$2,500

AND FURTHER authorizes the appropriate amending by-law coming forward on today’s agenda.

Background

The Independent Electricity System Operator (IESO) has launched the Long-Term 2 (LT2) procurement process to address Ontario’s projected 75% increase in electricity demand by 2050. The LT2 Request for Proposals (RFP) will be conducted through multiple annual submission windows and will consider a broad range of

energy sources, including wind, solar, bioenergy, energy storage, hydroelectric, and natural gas. Successful proponents will be awarded 20-year contracts.

Municipalities play a critical role in this process by determining whether they are willing hosts for proposed projects through the issuance of a Municipal Support Confirmation (MSC). While an MSC does not guarantee project approval, it is a required component of a developer's submission and must be supported by evidence of meaningful community engagement. Municipalities also retain authority over local development approvals and are encouraged to establish their own minimum engagement standards.

The attached LT2 Requirements for Municipalities outlines the following key steps:

- **Developer Engagement:** Developers must issue a Pre-Engagement Confirmation Notice at least 60 days before submitting a proposal.
- **Agricultural Land Protections:** Projects on Prime Agricultural Areas must complete a two-stage Agricultural Impact Assessment (AIA).
- **Municipal Support Confirmation (MSC):** Municipalities may issue an MSC via resolution or confirmation letter once engagement expectations are met.
- **Post-Contract Requirements:** Municipalities continue to oversee planning, environmental, and regulatory approvals after contract award

Analysis

Proposed Municipal Support Confirmation Process: County of Bruce

The County of Bruce Planning and Development Department has proposed a collaborative process to support local municipalities in reviewing MSC requests under the LT2 procurement stream. This opt-in service includes:

- **Planning Staff Responsibilities:** Coordinating agency circulation, convening meetings, reviewing land use matters, preparing Council reports, and communicating engagement expectations.
- **Municipal Staff Responsibilities:** Providing subject matter expertise, identifying Council expectations, and advising on community benefit agreements and local requirements.
- **Developer Responsibilities:** Conducting early engagement, submitting complete materials, and responding to feedback.

This service will be cost-recovered, with fees borne by the developer (applicant).

Staff would like to extend our appreciation to the County of Bruce for taking the initiative to support local municipalities through the proposed Municipal Support Confirmation (MSC) process for the IESO Long-Term 2 (LT2) procurement stream and recommend "opting in" to the Municipal Support Confirmation Process for IESO LT2.

Battery Energy Storage Policy Review ([By-law 33-2025](#))

The current Battery Energy Storage Policy was developed under the LT1 framework. Staff have reviewed it against LT2 requirements and recommend the following updates:

Policy Area	Current Policy	Recommended Update
Policy Name	Battery Energy Storage Policy	Rename to Municipal Energy Projects Review Policy to reflect LT2's inclusion of multiple energy types.
Municipal Support Mechanism	Refers to a "Municipal Support Resolution"	Update to Municipal Support Confirmation (MSC) to align with LT2 terminology.
Pre-Consultation	Requires developer engagement with Municipality and County Fee \$1,000	Aligns with LT2's 60-day Pre-Engagement Confirmation Notice requirement. Staff time is significant when reviewing applications, recommended to increase to \$2,500
Agricultural Land Protection	Encourages siting on industrial or lower-capability agricultural lands	Add explicit requirement for Agricultural Impact Assessments (AIAs) for Prime Agricultural Areas.
Community Benefit Agreements	Includes provisions for negotiated contributions	Aligns with LT2's encouragement of post-contract community benefit agreements.
Wind Energy Projects	No current position stated	Add: "The Municipality of Arran-Elderslie does not support the development of wind energy projects within its boundaries and will not issue a Municipal Support Confirmation for such proposals."

Link to Strategic/Master Plan

6.3 Facilitating Community Growth



Financial Impacts/Source of Funding/Link to Procurement Policy

As per the 2025 Fees and Charges By-Law, pre-consultation for energy developments is \$1,000, the development agreement is \$5,000 and a deposit of \$25,000 is required for any legal or third-party reviews of materials.

The County of Bruce is proposing a fee of \$1,580, which represents twice the amount of their pre-submission consultation fee. This cost will be the responsibility of the developer (applicant).

Approved by: Emily Dance, Chief Administrative Officer

June 27, 2025



Independent Electricity System Operator

1600-120 Adelaide Street West

Toronto, ON M5H 1T1

t 416.967.7474

www.ieso.ca

Dear Members of Council,

Re: Update from IESO on LT2 Procurement Process

Please accept this letter to be shared with relevant staff and members of your Council to help municipalities prepare as the [Independent Electricity System Operator](http://www.ieso.ca) (IESO) launches the Long-Term 2 (LT2) procurement. The IESO recognizes the importance of collaborative efforts between stakeholders and communities to advance Ontario's energy infrastructure while meeting municipal planning goals and is committed to keeping municipalities informed as work progresses. This letter aims to provide a fact-based view of the province's growing need for electricity, the important role that securing new electricity infrastructure plays in ensuring Ontario continues to have a reliable, affordable and sustainable electricity system today and into the future and offers a suite of online resources to support municipalities through the procurement process.

The IESO works at the heart of Ontario's electricity system. We maintain reliability by overseeing the operation of the grid in real time – 24 hours a day, 7 days a week. We also conduct ongoing planning and procurement processes to ensure Ontario's electricity system has the infrastructure and tools in place to meet our needs 20-years into the future.

The growth of Ontario's electricity system must accelerate at an unprecedented pace. The IESO forecasts annual electricity demand to grow 75 per cent by 2050 due to economic growth, electrification, and evolving technologies. To ensure reliable and affordable electricity is available where and when it is needed, the IESO is moving forward with ambitious plans to build a significant amount of new supply and transmission infrastructure, as well as to expand energy efficiency programs.

To address Ontario's growing electricity needs, the IESO has initiated several electricity supply acquisition mechanisms, including the LT2 procurement process. The LT2 Request for Proposal (RFP) seeks to procure new supply resources and will include multiple proposal submission windows, that will be run on approximately an annual basis. The LT2 RFP will take an "all of the above" approach to eligibility and may see wind, solar, bioenergy, energy storage, combined heat and power, hydroelectric and natural gas projects come forward under the first submission window. Successful projects will be awarded a 20-year contract term.

Municipalities play a critical role in Ontario's energy transition and local decisions are shaping the future of Ontario's electricity system. Municipal governments determine whether their community will be a willing host of electricity projects by issuing a Municipal Support Confirmation (MSC) and oversee local development approvals. The MSC does not guarantee that the project will be awarded an IESO contract and does not supersede any applicable permits or approvals under applicable Laws and Regulations. If you would like more information, you can review our [LT2 RFP webpage](#).

While the IESO always encourage developers to conduct early engagement with communities, for the LT2 RFP, the IESO is empowering municipalities to determine the appropriate levels of engagement required in their communities. Each community in Ontario is unique and should be engaged in a manner that works best for their community members. This means that municipalities will be able to determine minimum engagement standards that developers must meet, as part of their issuance of an MSC.

To help inform discussions, the IESO is sharing the following resources:

- The [Annual Planning Outlook Engagement webpage](#) which provides IESO's forecast of Ontario's electricity system needs out to 2050.
- A dedicated [community engagement webpage](#) which provides key information to aid municipal decision-making.

While the IESO is responsible for planning the system and executing the procurement process, other Ministries and government authorities are responsible for overseeing environmental assessment processes and setting standards for the safe maintenance and operation of electrical equipment. As part of the IESO's contracts, proponents are required to obtain and comply with all relevant permits and processes. Additional resources include:

- Ontario Ministry of the Environment, Conservation and Parks (MECP) [Location/Site Considerations Checklist for Renewable Energy Projects](#).
- MECP's [Technical Guide to Renewable Energy Approvals](#) which provides information on land use planning, siting considerations and decommissioning.
- To support the completion and review of the Agricultural Impact Assessment requirements the Ontario Ministry of Agriculture, Food, and Agribusiness has published guidelines documents here: [OMAFRA Guidelines for the LT2 AIA Component One Requirement](#).
- The Ontario Association of Fire Chiefs, the Canadian Renewable Energy Association and Energy Storage Canada released the [Solar Electricity and Battery Storage Systems Safety Handbook for Firefighters](#).
- A [toolkit](#) created by the Association of Municipalities of Ontario (AMO) to guide municipalities on the development of electricity projects.
- The Ontario government requires all renewable energy proposals to acquire [Renewable Energy Approvals](#) before moving forward with development. More information on the approval process can be found via the link above.
- More information about wind turbine noise can be found on [Health Canada's page](#).

The current electricity system will not meet electricity demand projected for 2050. Ontario requires more electricity, and we must work together to secure it. Municipalities like yours are

key partners in Ontario's energy transition and local decisions play a critical role in shaping the province's electricity system. Municipalities determine whether they are willing hosts for new supply resources and are therefore essential to securing the energy resources needed to meet Ontario's growing electricity needs. For this reason, it is essential that municipalities remain engaged and informed in the procurement process. To stay up to date please subscribe [here](#).

The IESO is committed to continuing our engagement with municipalities as work progresses, and we welcome your feedback and involvement in these important matters.

If you would like more information, please email our Regional and Community Engagement team at communityengagement@ieso.ca.

Sincerely,

A handwritten signature in dark ink, appearing to read 'C. Nell', is positioned above the printed name.

Carla Y. Nell

Executive Vice-President, Corporate Relations, Engagement and Strategy, IESO

LT2 Procurement Steps and Requirements for Municipalities

June 2025

Purpose

This document aims to provide further details on the steps a municipality can expect during the IESO's Long-Term 2 (LT2) procurement process and the specific requirements that developers and municipalities must complete if the proposed project is to be supported by the municipality and be eligible to compete for an IESO contract. It also includes details on the approximate timelines for both developers and municipalities as contemplated in the LT2 procurement process.

Step 1: Engagement with Developer

- Municipalities can expect to be approached by developers to discuss potential projects. As all developers are required under the LT2 RFP to provide the Local Municipality with a **Pre-Engagement Confirmation Notice** at least 60 days prior to Proposal Submission Deadline, this may be the first form of formal engagement. A sample of the Pre-Engagement Confirmation Notice will be provided as part of the [Prescribed Form\(PF\): Evidence of Municipal Support](#).
- The Pre-Engagement Confirmation Notice serves the purpose of sharing preliminary project details, including a request that the Local Municipality confirms the land use designation of the proposed project site, and begins the collaborative work between the Local Municipality and the developer to establish an agreed upon community engagement plan.
- Municipalities are encouraged to set expectations and minimum community engagement standards with developers directly. This allows municipalities to determine what is sufficient community engagement based on their local needs and preferences and allows the IESO to rely on a Municipal Support Confirmation as a measure that engagement has been completed in a manner that is satisfactory to the host community.

Step 2: Protections for Agricultural Lands – applicable to Project Sites located on Prime Agricultural Land as defined by the PPS, 2024 and designated in the Local Municipality's Official Plan

- Municipalities can expect to be asked by the developer to confirm the land-use designation of the proposed project site. There are additional requirements if the project is proposed to locate in a Prime Agricultural Area.
- Per the Ministerial Directive all new electricity projects are prohibited in Specialty Crop Areas, and all new ground mounted solar projects are prohibited in Prime Agricultural Areas. All eligible projects that are proposed in Prime Agricultural Areas require the completion of an Agricultural Impact Assessment (AIA). There are three components of an AIA (avoid, minimize, and mitigate), which may be completed in two different stages for projects proposed under the LT2 RFP:
 - Stage 1: AIA Component One Requirement considers ways to avoid potential impacts (e.g., prevent impacts, where possible, through a project location process that considers options outside prime agricultural areas and lower priority soils, if necessary).
 - Stage 2: AIA Components Two and Three Requirement considers strategies to minimize potential impacts (e.g., keep impacts to a minimum by incorporating specifics in the design of a project or operational plan) and approaches to mitigate potential impacts (e.g., adopt measures to reduce the severity of impacts such as noise, dust and traffic).
- **The AIA Component One Requirement** must be met as of the Proposal submission deadline and the **AIA Components Two and Three Requirement** must be met within 18-months of the IESO awarding a Contract. These requirements are completed by the developer and then reviewed to the satisfaction of the Local Municipality. To support the completion and review of the AIA requirements the Ontario Ministry of Agriculture, Food, and Agribusiness has published guidelines documents here: [OMAFA Guidelines for the LT2 AIA Component One Requirement](#). The OMAFA Guidelines for the LT2 AIA Component Two and Three Requirement have not been published yet.
- Confirmation that the AIA Component One Requirement has been completed to the satisfaction of the Local Municipality is evidenced via the Municipal Support Confirmation.
- Confirmation that the AIA Components Two and Three Requirement has been completed to the satisfaction of the Local Municipality is evidenced via Exhibit T: Form of AIA Confirmation Certificate of the [LT2 Contract](#).

Step 3: Municipal Support Confirmation

- Once a developer has completed, (or has committed to completing) the agreed upon community engagement plan, the developer will ask the Local Municipality to issue a **Municipal Support Confirmation (MSC)**. A MSC is required as a part of the Proposal submission and serves as confirmation that community engagement has been completed by the developer in a manner that is satisfactory to the municipality and that the municipality is supportive of the developer submitting their proposed project to the IESO.
- The MSC does not guarantee that the proposed project will be awarded an IESO Contract and does not supersede any applicable permits under applicable Laws and Regulations.

- The MSC can be in the form of a **Municipal Resolution in Support of Proposal Submission** or a **Blanket Municipal Support Resolution** provided together with a Blanket Municipal Support Confirmation Letter.
- Municipalities are welcome to develop their own resolution, however, to make the process easier, a writable form that includes all necessary information will be posted as part of the **Prescribed Form: Evidence of Municipal Support** once the LT2 RFP documents are finalized. Municipalities can work with the proponent on filling in the relevant details. Municipalities developing their own resolution should follow the instructions included in the [Prescribed Form: Evidence of Municipal Support](#).

Step 4: Contract Awarded

- After a project is awarded an IESO LT2 contract, municipalities continue to work with developers to ensure that projects align with their community interests and requirements. Municipalities and developers have the ability to negotiate community engagement requirements and community benefit agreements. Additionally, before construction, successful projects must obtain a number of permits and approvals, including:
 - a site plan approval;
 - zoning permits or amendments (if required);
 - environmental approvals (including engagement and consultation requirements with Indigenous communities);
 - Regulatory approvals;
 - grid connection approvals; and
 - permits for new roads and other infrastructure.
- Other government organizations will also play an oversight role to ensure projects are safe and appropriately sited. Some examples include:
 - **Environmental Assessments (EA):** The Ontario Ministry of the Environment, Conservation and Parks may conduct a Renewable Energy Approval (REA) assessment for some wind, solar and bioenergy projects. There are several other EA's that can be undertaken. More information on types of EAs can be found [here](#).
 - **Land Use and Municipal Requirements:** The Ontario Ministry of Municipal Affairs and Housing provides guidance on legal and regulatory requirements related to land use, such as zoning and buffer zones for specific types of generation.
 - **Agricultural Land:** The Ontario Ministry of Agriculture, Food and Agribusiness provides guidance on zoning requirements and other regulatory restrictions.
 - **Crown Land:** The Ontario Ministry of Natural Resources provides guidance on the use of crown lands, including approvals, rules for access, and the role of municipalities.
 - **Fire and Safety:** Third parties, such as the Electrical Safety Authority and Technical Standards and Safety Authority, ensure that project proposals and development comply with all applicable laws and regulations.

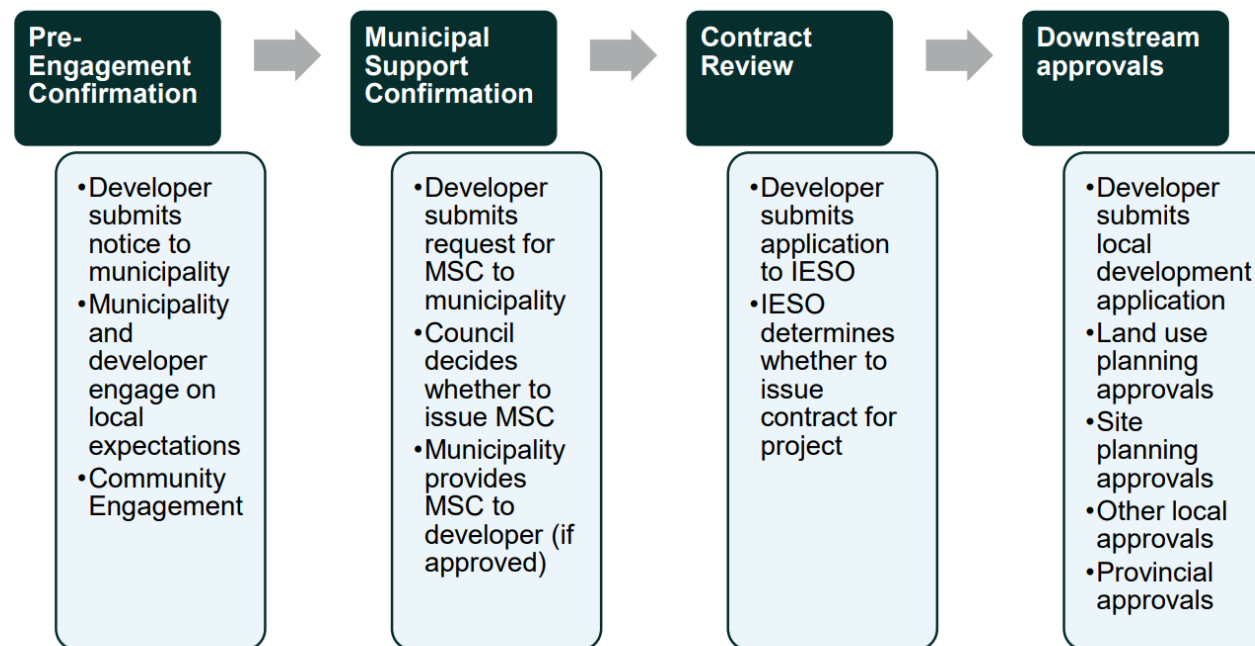
- Over the course of the project's development, municipalities engage directly with project developers to ensure compliance with all applicable laws, regulations and local requirements.
- Additionally, projects that are **unsuccessful and are not awarded a contract** could participate in subsequent procurement windows, if the Municipality and developer are interested. This would require further engagement between the two parties to ensure compliance with the LT2 RFP and the potential to be awarded a contract in one of the multiple procurement windows.

Proposed Municipal Support Confirmation Process: IESO LT2

Planning and Development staff are prepared to support local municipalities with processing requests for Municipal Support Confirmation (MSC) which are a requirement for proponents of energy projects through the Independent Electricity System Operator (IESO) Long-Term “2” Procurement process.

This service would be offered on an “opt-in” basis

The process for engagement on energy projects for IESO LT2 RFPs will follow the process outlined in the most current AMO [Energy-Procurement-Tool-Kit_02032025_FINAL.pdf](#)



Roles

The approach will be collaborative between County and Municipal staff; proposed areas of primary responsibility are:

Planning Staff role:

- Coordinate circulation of the proposal to agencies and stakeholders for comments.
- Convene meeting(s) as required.
- Review land use planning matters and identify potential downstream planning approvals as conditions for MSC
- Prepare a report to the Municipal Council and a draft MSC, with conditions as recommended NOTE: this would express the conditional nature of the M.S.C. relative to staff roles and ability to process and recommend on planning applications.
- Communicate community engagement expectations to proponents (ideally, consistently applied to proposals across the County; this could include the proponent making a delegation request to municipal council, providing notifications to landowners within a set radius prior to an open house, and establishing a project website)

Municipal Staff role:

- Subject Matter expert review of proposal and potential conditions in MSC (e.g. fire chief, public works)
- Identify early in MSC review process Council expectations for matters to be considered / addressed through a MSC
- Identify expectations for community benefit agreement and potential conditions in MSC

Developer / Proponent Role

- Undertake community engagement per process expectations and applicable policies (e.g. local municipal procedures)
- Prepare and submit materials promptly and with fulsome responses to matters raised

Cost recovery:

- The Planning department would assess a processing fee of \$1580 (2x the Pre-submission consultation fee, related to preparation of report and resolution for Council agenda)
- Additional cost recovery applies for review of any studies (e.g. an Agricultural Impact Assessment or preliminary E.I.S., if required)
- The Planning Department would collect Pre-submission consultation fees on behalf of the Conservation Authorities and forward them to the authorities per invoicing procedures established for planning applications
- Municipalities may assess their own fees to support capacity for review.
- Municipalities may wish to establish fees to recover costs of review/permitting processes between contract award and operation of the facility.

Review Timeframe:

- Target processing time is 4-6 weeks, which may be further impacted by Council scheduling (e.g. if council meets only once in a month) more time may be necessary.
- Target processing time is dependent upon:
 - High quality information from proponents,
 - Quick action to resolve questions/issues, and
 - Staff / stakeholder capacity to meet

Review Considerations:

Proposals seeking Municipal Support Confirmation will be most successful and quickly processed where they clearly address the following:

Land Use

- ☐ Land use Designations relative to IESO requirements (Ag/Rural)
 - e.g. not proposing solar on prime ag land
 - Initial Agricultural Impact Assessment where eligible projects would be located on Prime agricultural lands
- ☐ Separation requirements from surrounding uses and potential impacts to future growth
 - e.g. potential reciprocal setbacks
- ☐ Zoning, permitted uses, and definitions relative to proposal (determined by zoning administrator with planning support)
- ☐ Natural Heritage Features
- ☐ Natural Hazards
- ☐ Archaeological potential
- ☐ Water Resource System considerations (SGRA, HVA, SWP Area)
- ☐ Surrounding Land uses including:
 - potential sensitive uses
 - proximity to aviation (solar may be impacted)
 - See also [Location/site considerations checklist for renewable energy projects | ontario.ca](#)
 - Agricultural system infrastructure
- ☐ Proximity to electrical grid infrastructure

Installation

- ☐ Suitability of transportation infrastructure to site
- ☐ Site lines and traffic considerations for construction access
- ☐ Site works required to prepare site
- ☐ Site servicing requirements
- ☐ Suitability of transportation Infrastructure for construction / operations

- ☐ Procurement and local economic development

Operations

- ☐ Access (frequency, type) requirements
- ☐ Employment
- ☐ Contribution to local grid stability

Emergency Management

- ☐ Risk profile for equipment / technology (if applicable)
- ☐ Response plan
- ☐ Response capacity of existing apparatus/infrastructure
- ☐ Initial and refresher training requirements
- ☐ Contaminant containment and redundancies
- ☐ Offsite risks of contamination

Community

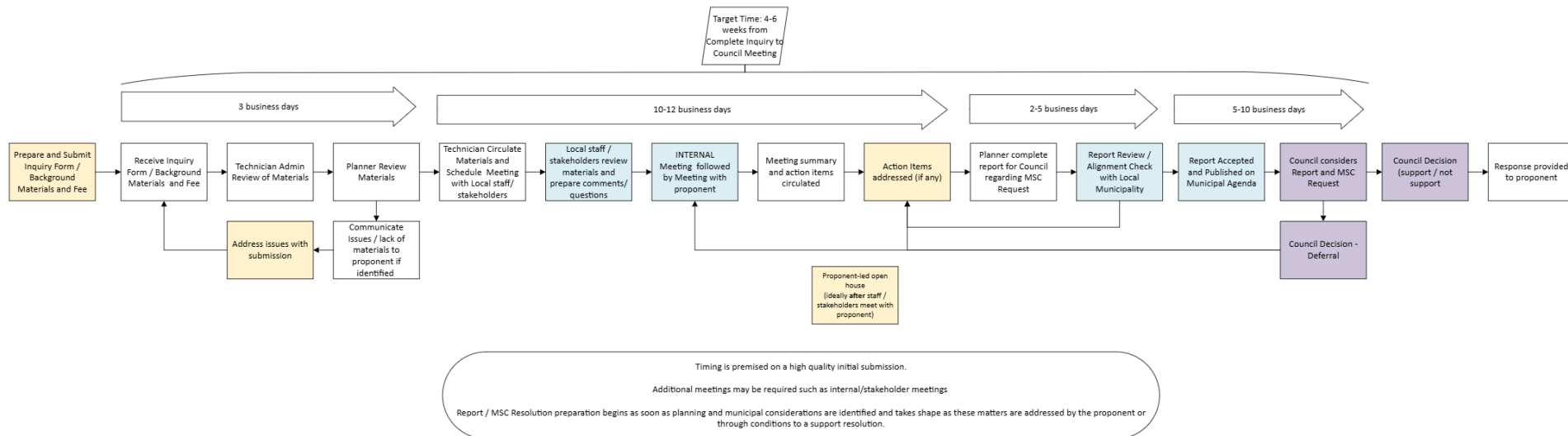
- ☐ Proponent's Strategy for informing and engaging the public (beyond any statutory Planning Act requirements)
- ☐ Proponent's Willingness to enter into a Community Benefit Agreement commensurate with the scale the project
- ☐ Project Alignment with Municipal policies, where they exist

Suggested conditions for municipal support confirmations

- ☐ Proponent to obtain planning approvals (eg OPA if required, Zoning, Site Plan Approval)
- ☐ Proponent agrees to respect the outcome of any decision by the local municipality with respect to downstream approvals (i.e. will not pursue a refusal at OLT, Ministers order, Special Economic Zone, ...)

- ☐ Proponent entering into a Community Benefit Agreement with the Municipality if required by the municipality
- ☐ Proponent entering into a Community Benefit Agreement with the County if required by the County
- ☐ Proponent to obtain all necessary permits from authorities having jurisdiction (CA Regulated areas, Entrance permits, etc.)

Workflow



[IESO Support Resolution Review Workflow.vsd](#)

Proposed Next Steps to formalize this process:

- Format as an opt-in service offer under the existing planning services agreement
- Report to County Council recommending that the service offer be extended
 - Recommendation accepted / endorsed through confirmatory by-law
- Local Municipalities communicate “opt-in” in writing per local process / requirements
- County Fee by-law amendment to add fee.



Policy

Section: 10. Planning and Development

Policy: Municipal Energy Projects Review Policy

Policy By-Law: 66-2025

Date: April 28 2025, August 11, 2025

Revision:1

Coverage:

This policy will govern all proposed energy projects within in the administrative boundary of the Municipality of Arran-Elderslie.

Policy Statement:

Municipalities play a critical role in being central to decisions about the type and location of new infrastructure needed to support energy transition. This policy provides direction for proposed municipal energy projects intended to support the electrical grid.

The Municipality will consider impacts from potential land use conflicts, fire safety, agricultural operations, and environmental constraints to minimize impacts to the built and natural environments of the municipality.

Legislative Authority:

Municipal Act, 2001, Planning Act, R.S.O. 1990

Contents:

1. Definitions

Battery Energy Storage Systems (BESS)- means an energy storage system that can store and deploy generated energy, typically a group of batteries that charge (i.e. collect energy) and store electrical energy from the grid or energy generation facility and then discharge that energy at a later time to provide electricity or other grid services when needed. BESS generally consist of batteries, battery storage containers, on-site switch yard, inverters, associated interconnection transmission line, and supervisory control and data acquisition system.

The Independent Electricity Systems Operator (IESO)- means the agency that regulates and manages the flow of electricity across Ontario to ensure reliability.

Municipal Support Confirmation (MSC) - the mechanism by which the IESO

authorizes municipal governments to endorse energy projects for the purpose of making an application to the IESO in response to an RFP for an electrical generation contract. 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.

2. Responsibility of the Developer

That the Developer engages in pre-consultation with the Municipality and County of Bruce prior to the request for a Municipal Support Confirmation.

That the Developer enters into an agreement with the Municipality to satisfy all the requirements, financial and otherwise, of the Municipality concerning the development.

That the Developer is responsible to meet all applicable code and standards that apply to BESS including but not limited to: The Planning Act, 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).

Notification and Public Consultation will be required as part of the process and taken into consideration in the approval process.

3. The Agreement (s)

One or more agreements shall include but not be limited to the following clauses:

Construction – shall include all requirements prior to commencing construction.

Haul Routes- shall include details on haul routes which shall be approved by the municipality and any other agency having jurisdiction.

Private Access Roads - shall include locations.

Electrical Distribution System – shall address any electrical distribution system required as part of the development including easements.

Environmental Impacts – shall meet requirements for environmental impacts mitigation and replacement plan.

Grading and Drainage – shall meet the municipal requirements and approvals.

Municipal Road Use – shall meet all municipal requirements for utilizing

municipal roads.

Operation and Maintenance – The municipality acknowledges that the operation is regulated by IESO and it is not the intent of the Municipality to attempt to regulate operations through the agreement.

The developer shall notify the municipality of all operational changes and maintenance windows.

The developer shall meet the requirements for the safe operation and maintenance of the development including fire protection and emergency response plans.

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 the municipality.

Community Benefit Contribution – shall include a negotiated annual 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.

Costs – any cost incurred by the municipality with respect to the development shall be borne by the developer. The Developer shall deposit an amount as indicated in the Municipal Fees and Charges By-Law.

General Provisions – shall include all other requirements of the municipality.

Insurance – shall include any requirements the municipality may require.

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.

Noise – shall include information detailing the expected noise level and any proposed abatement measures.

Security – shall include all securities as may be required, but will include, and shall not be limited to, construction, maintenance, and decommissioning.

More detail and requirements may be included in the final agreement.

4. Site Guidelines

Council will evaluate the suitability of the location and the land use compatibility of the proposed energy project.

Proposed developments must meet municipal regulatory requirements and obtain any municipal development approvals or permits required.

Battery Energy Storage Facilities and other Energy Projects 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.

Agricultural Impact Assessments (AIAs) for Prime Agricultural Areas are required.

All applications are subject to land use planning applications and site plan control.

Site Provision:

	Feature	Provision Guideline
1	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)	300 meters Subject to potential increases to that setback based on the review of plans and studies which would accompany an application for a site-specific Zoning By-law Amendment, including fire protection and emergency response plans
2	Screening	Landscape screening shall be required and compatible with the general appearance and character of the surrounding area.
3	Maximum Percentage Size Limit of the lot area depending on the zone, as well as establishing setback and screening requirements.	Agriculture Zone – 2% of the total lot area to a maximum of one hectare Rural Area – 20% Industrial Area – 20%

The Municipality of Arran-Elderslie does not support the development of wind energy projects within its boundaries and will not issue a Municipal Support Confirmation for such proposals.



Staff Report

Council Meeting Date: August 11, 2025

Subject: CAO-2025-20 Tara BESS Project Update

Report from: Emily Dance, Chief Administrative Officer

Attachments:

Recommendation

Be It Resolved that Council hereby receives for information Report CAO-2025-20 Tara BESS project update.

Background

Zoning By-law Amendment

At the meeting of July 14, 2025 Council of the Municipality of Arran-Elderslie refused the planning application for the Tara BESS project proposed for 39 Concession 4, determining that the applicant had not adequately demonstrated that the proposed development aligns with the Provincial Policy Statement (PPS) 2024, or with the Bruce County Official Plan.

Key areas of non-conformity include, but are not limited to:

- The proposed use is not permitted under the current zoning designations (Environmental Protection and General Agriculture) and does not align with Section 3.1.1 or 3.2 of the Zoning By-law.
- The project does not meet the siting, setback, or lot coverage requirements outlined in the Municipality's BESS Policy.
- The proposed location within a regulated floodplain and proximity to sensitive land uses raises significant concerns regarding land use compatibility and public safety.
- Required agreements, fees, and technical reviews have not been completed or submitted in accordance with municipal policy.

Neoen submitted correspondence following Council's decision to deny the ZBA application for the Tara Battery Energy Storage System (BESS) project. While expressing disappointment at not being given the opportunity to respond to staff comments prior to Council's consideration, Neoen has acknowledged the feedback received and is actively exploring alternative locations within the Municipality to host the project.

Neoen has advised that, based on legal counsel, they are required to file an appeal to the Ontario Land Tribunal (OLT) within the mandated 20-day period to preserve their rights under the Planning Act and to support any future force majeure claims. However, they have indicated a willingness to withdraw the appeal should a mutually agreeable resolution be reached, including the possibility of relocating the project and submitting a new application.

Neoen has identified three potential alternative sites within Arran-Elderslie (outside of GSCA-designated lands) and is currently conducting technical feasibility studies and land negotiations. They anticipate determining a preferred location by the end of August and have committed to providing a substantive progress update within two weeks.

Neoen has reiterated their interest in maintaining a constructive and collaborative dialogue with the Municipality and has requested guidance on how they may contribute capacity funding to support the Municipality's engagement efforts, including the retention of external resources.

County of Bruce Official Plan

On August 7, 2025 the Council of the County of Bruce refused the Official Plan Amendment as it is not consistent with the PPS 2024 and the intent of the Bruce County Official Plan.

Analysis

Staff are disappointed by Neoen's decision to proceed with an appeal to the Ontario Land Tribunal (OLT). This action will require significant time and resources from both municipal and County staff and may complicate the working relationship at a time when efforts could be better focused on identifying and advancing a viable new site.

While Neoen has indicated a willingness to withdraw the appeal if a resolution is reached, the intention to file itself introduces procedural and legal complexities that may hinder progress.

Staff emphasize that any new site will require a full planning application, public consultation, and compliance with applicable timelines and legislative requirements. Any expectation of a less-than-comprehensive review process is unrealistic and not aligned with the Municipality's obligations under the Planning Act.

Staff note that the LT1 project requires proponents to demonstrate meaningful community and Indigenous engagement as part of the IESO's procurement process. Staff will communicate further with the IESO to clarify expectations and ensure alignment with municipal procedures and community interests.

Staff also acknowledge Neoen's offer to contribute capacity funding to support the Municipality's engagement efforts, including the retention of external resources. This offer is appreciated, and staff will review potential options and provide a recommendation to Council for consideration at an upcoming meeting.

Link to Strategic/Master Plan

6.3 Facilitating Community Growth

Financial Impacts/Source of Funding/Link to Procurement Policy

Staff time dedicated to reviewing the Tara BESS project and related correspondence has been significant. In addition, the appeal to the Ontario Land Tribunal (OLT) will result in further costs associated with legal counsel and professional consultants.

Approved by: Emily Dance, Chief Administrative Officer



THE CORPORATION OF THE MUNICIPALITY OF ARRAN-ELDERSLIE

By-law 64-2025

Being a By-law to Remove the Holding from the lands identified as PLAN 204 PT LOTS 14 AND 16; RP 3R10726 PART 4 (Arran)

Being a By-law to amend the Municipality of Arran-Elderslie comprehensive zoning by-law no. 36-09, as amended, and By-law 34-2022 with respect to the lands identified as PLAN 204 PT LOTS 14 AND 16; RP 3R10726 PART 4 (Arran)

WHEREAS Section 34 of the Planning Act, as amended, permits the councils of local municipalities to pass zoning by-laws for prohibiting the use of lands or the erecting, locating or using of buildings or structures for or except for such purposes as may be set out in the By-law;

AND WHEREAS Section 36 of the Planning Act, as amended, permits the councils of local municipalities, in a by-law passed under Section 34 of the Planning Act, as amended, by the use of the holding symbol “h” in conjunction with any use designation, to specify the use to which land, buildings or structures may be put at such time in the future as the holding symbol is removed by amendment to the bylaw;

AND WHEREAS the Council of Municipality of Arran-Elderslie is satisfied that conditions for the removal of the holding symbol “H” zone contained in the Comprehensive Bylaw 36-09 and By-law 34-2022 have been satisfied.

NOW THEREFORE the Council of the Municipality of Arran-Elderslie enacts that Bylaw 36-09, as amended, being the Comprehensive Zoning By-law for the Municipality, and By-law 34-2022 shall be and are hereby amended as follows:

1. That Schedule ‘A’ to By-Law No. 36-09, as amended, is hereby further amended by removing the “Holding (H)” symbol on the lands in the Municipality of Arran-Elderslie described as PLAN 204 PT LOTS 14 AND 16; RP 3R10726 PART 4 (Arran) as shown on Schedule “A” attached hereto and forming part of this By-law.
2. That Schedule ‘A’ to By-Law No. 34-2022 is hereby amended by removing the “Holding (H)” symbol on the lands in the Municipality of Arran-Elderslie described as PLAN 204 PT LOTS 14 AND 16; RP 3R10726 PART 4 (Arran)
3. That this By-law shall come into force and effect on the final passing thereof by the Council of the Municipality of Arran-Elderslie, subject to compliance with the provisions of the *Planning Act*, R.S.O. 1990, c.P.13.
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 11th day of August 2025.

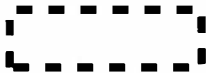
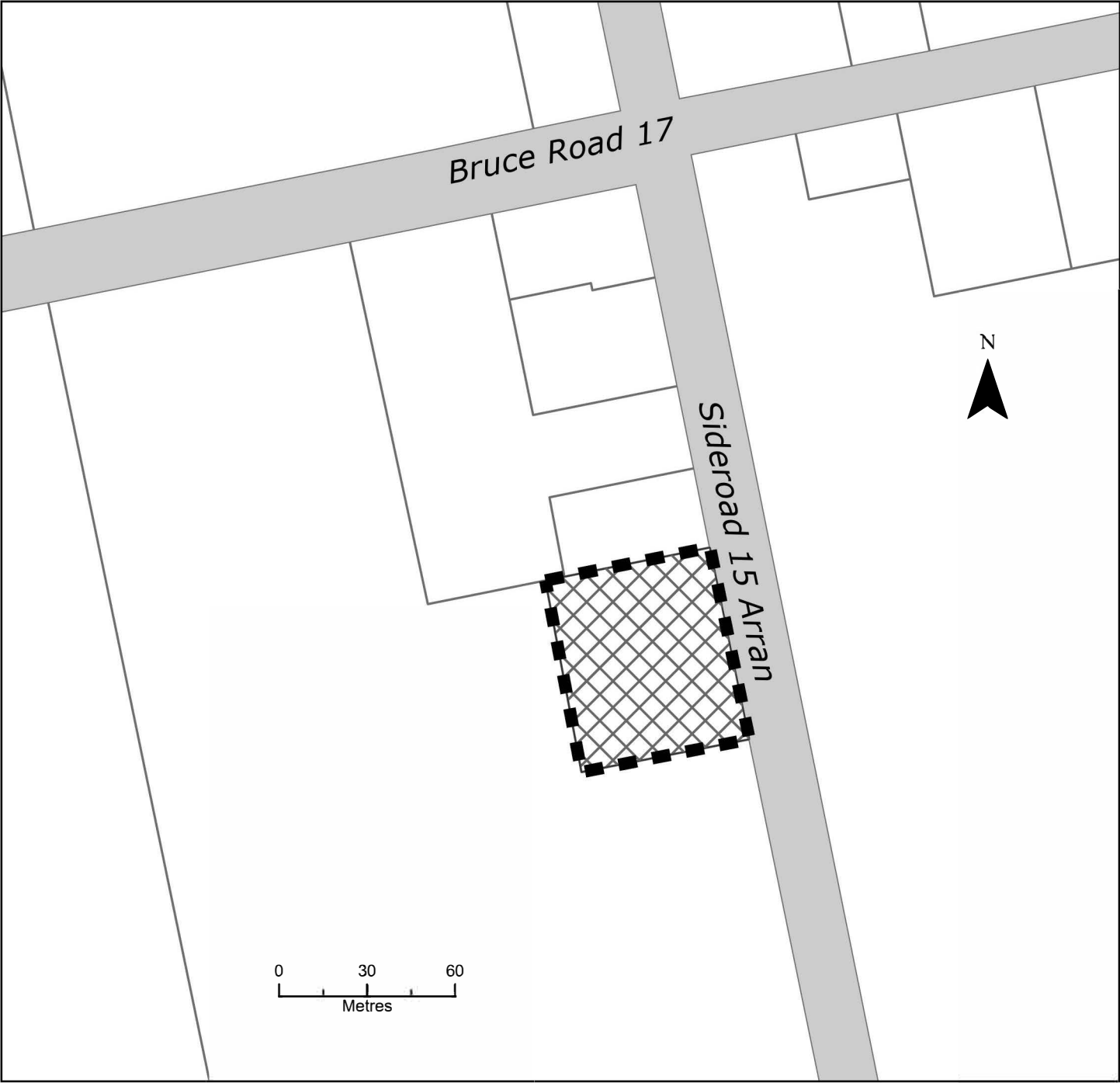
Read a third time and finally passed this 11th day of August 2025.

Mayor – Steve Hammell

Clerk – Christine Fraser-McDonald

Schedule 'A'

PLAN 204 PT LOTS 14 AND 16;RP 3R10726 PART 4 - Roll 410349000207602
Municipality of Arran-Elderslie (Arran Township)



Subject Property



Lands to be zoned HR-34-2022 - Hamlet Residential Special

This is Schedule 'A' to the zoning by-law
amendment number **64-2025** passed this 11
day of August 2025

Mayor _____

Clerk _____



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

By-law 66-2025
Being a By-law to Amend the Battery Energy Storage 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

AND WHEREAS the Council of the Corporation of the Municipality of Arran-Elderslie adopted a Battery Energy Storage Policy; and

AND WHEREAS Council of the Corporation of the Municipality of Arran-Elderslie hereby deems it expedient to amend the Battery Energy Storage Policy to include a broad range of energy sources;

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

1. That the Battery Energy Storage Policy is hereby amended and replaced with the Municipal Energy Storage Policy attached here to as Schedule "A" forming part of this by-law
2. That By-law No 33-2025 is hereby repealed
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 11th day of August, 2025.

Read a third time and finally passed this 11th day of August, 2025.

Mayor – Steve Hammell

Clerk – Christine Fraser-McDonald



THE CORPORATION OF THE MUNICIPALITY OF ARRAN-ELDERSLIE

By-law 67-2025

Being a By-Law to Amend the Fees and Service Charges for 2025

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 57-2025.
- 3. That this By-law shall come into full force and effect upon receiving the final passing thereof.

Read a first and second time this 11th day of August, 2025.

Read a third time and finally passed this 11th day of August, 2025.

Mayor – Steve Hammell

Clerk – Christine Fraser-McDonald

2025
FEES AND CHARGES

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Schedule A - Administration Fees

Interest will be charged at 2% per month after 30 days from the date the fee was incurred. Unpaid accounts will be sent to collections after 90 days and an additional 50% late fee will be added.

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

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

DESCRIPTION	FEE	HST	TOTAL
Animal Control			
Animal Reclaim & Administration Fee - per animal plus shelter fees	\$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	\$2.28	\$0.30	\$2.58
- Each Additional Page	\$1.14	\$0.15	\$1.29
Fence View Charge - per visit	\$87.55	Exempt	\$87.55
- plus Municipal Mileage Rate	plus mileage		plus mileage
Freedom of Information Request	\$5.00	Exempt	\$5.00
Information Search Fee - Per Hour	\$36.05	Exempt	\$36.05
Information Search Fee for Records 6 years and older	\$103.00	Exempt	\$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	\$103.00	Exempt	\$103.00
Septic Reinspection Fee	\$226.60	Exempt	\$226.60
Tax Certificate	\$52.00	Exempt	\$52.00
- Within 48 Hours	\$77.00	Exempt	\$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

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 professional 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 professional 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 professional 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	\$2,500.00 \$5,000.00 \$25,000.00	Exempt Exempt Exempt	\$2,500.00 \$5,000.00 \$25,000.00

Schedule G - Cemetery Fees			
DESCRIPTION	FEE	HST	TOTAL
<u>Single Grave</u>			
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
<u>Columbarium - Centre - Lower Two Rows - Tara</u>			
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
<u>Columbarium - Centre - Upper Four Rows - Tara</u>			
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
<u>Columbarium - Centre - Chesley</u>			
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
<u>Columbarium - Wall 1 - Chesley</u>			
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
<u>Columbarium - Engraving</u>			
Initial Niche Door Engraving	\$350.00	\$45.50	\$395.50
Additional engraving including second date	\$250.00	\$32.50	\$282.50
<u>Interments</u>			
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
Disinterment Columbarium (Replace Door)	\$206.00	\$26.78	\$232.78
<u>Additional After Hour Charges</u>			
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
Cremation Garden (Hillcrest Only)			
Land	\$120.00	\$15.60	\$135.60
Care and Maintenance	\$175.00	\$22.75	\$197.75
Opening	\$250.00	\$32.50	\$282.50
Engraving	\$350.00	\$45.50	\$395.50
Total Per	\$895.00	\$116.35	\$1,011.35
Disinterment of Regular Burial	\$1,339.00	\$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
Mortuary Fees			
Mortuary Storage Fee Burial in Arran-Elderslie	\$128.75	\$16.74	\$145.49
Mortuary Storage Fee Burial Elsewhere	\$257.50	\$33.48	\$290.98
Monument Fees			
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
Administration Fees			
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
	Actual	Exempt	Actual
Incident Response - Battery Energy Storage System (BESS) 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	Exempt	Actual
	Actual	Exempt	Actual
	\$35.05	Exempt	\$35.05
Motor Vehicle Accident on Highway 21 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	Exempt	Actual
	Actual	Exempt	Actual
	\$35.05	Exempt	\$35.05
Motor Vehicle Fires on Highway 21 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	Exempt	Actual
	Actual	Exempt	Actual
	\$35.05	Exempt	\$35.05
Motor Vehicle, Watercraft & Aircraft Accidents & Fires - Other than Highway 21 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	Exempt	Actual
	Actual	Exempt	Actual
	\$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 Current MTO rate per truck, per half hour	Actual	Exempt	Actual
	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
All fees are effective for all billings after January 1st each year			
A&E Connection and Service Charges			
Bulk Water - per m3 water	\$5.52	Exempt	\$5.52
- Plus Daily Connection Fee	\$59.16	Exempt	\$59.16
- Weekly Connection Fee	\$118.32	Exempt	\$118.32
- Annual Membership, January to December 31	\$362.10	Exempt	\$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) Water or Sewer	\$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) Water or Sewer	\$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	\$141.52	\$18.40	\$159.92
- After Hours and Weekends, 2 staff, rate per hour	\$653.23	\$84.92	\$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
Water Service Area Rates Tara Water Service Area Rates (non-taxable)			
Minimum rates to be charged on a per unit basis as determined by the assessment roll and/or as amended by a formal review by the Municipality of Arran-Elderslie.			
Any customer wishing to be charged on a metered basis shall, at the customer's expense, install a water meter. The metered rate shall be the same as the Paisley Water Service Area metered rates.			

Residential

Single family unit	\$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

Sewer Service Area Rates Tara Metered Sewer Service Area Rates (non-taxable)			
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

By-Law 68-2025 **Being a By-law to Confirm the Proceedings of the** **Regular Council Meeting of the** **Municipality of Arran-Elderslie held August 11, 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 August 11, 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 August 11, 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.

Read a first and second time this 11th day of August, 2025.

Read a third time and finally passed this 11th day of August, 2025.

Mayor Steve Hammell

Clerk – Christine Fraser-McDonald