



Municipality of Arran-Elderslie
Council Meeting - C#14-2020
May 25, 2020 at 9:00 a.m.
Council Chambers

Minutes

Members Present Electronically:

Mayor Steve Hammell
Deputy Mayor Mark Davis
Councillor Melissa Kanmacher
Councillor Brian Dudgeon (arrived 9:15 a.m.)
Councillor Ryan Greig
Councillor Doug Bell
Councillor Ryan Nickason

Staff Present in Council Chambers:

B. Jones, CAO/Clerk
C. Fraser-McDonald, Deputy Clerk (recording secretary)
T. Neifer – Treasurer

Staff Present Electronically:

C. Steinhoff, Recreation Manager
L. Fullerton, Community Development Co-ordinator
S. McLeod, Works Manager
J. Van Dorp - Planner

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

1. Adoption of Agenda

Mayor Hammell requested that Agenda Item 9.8.1 be heard to after the Public meetings. Council agreed that the agenda be amended.

Council passed the following resolution:

Moved by: Councillor Greig
Seconded by: Councillor Nickason

Be It Resolved that the agenda for the Council Meeting of May 25, 2020 be received and adopted, as distributed by the CAO/Clerk.

Carried Resolution #14-231-2020

2. Disclosures of Pecuniary Interest and General Nature Thereof

Deputy Mayor Davis declared a conflict regarding Agenda Item 5.3 -

Ransome pit as he sold the subject property to the applicant.

3. Adoption of Minutes of Previous Meeting(s)

3.1 Regular Council Meeting C#13-2020 held May 11, 2020.

Council passed the following resolution:

Moved by: Councillor Greig

Seconded by: Councillor Nickason

Be It Resolved that the Council of the Municipality of Arran-Elderslie adopt the minutes of the Regular Council Session C#13-2020 held May 11, 2020 as circulated.

Carried Resolution #14-232-2020

4. Business Arising from the Minutes - None

5. Public Meeting(s)

5.1 Gingrich Zoning By-law Amendment Z-2020-001

The Mayor called the public meeting to order at 9:00 a.m. He stated the purpose of the public meeting was to consider a proposed Zoning By-law Amendment application, Z-2020-00, for Luke Gingrich.

The Deputy Clerk stated that if a Person or Public Body does not make oral submissions at a public meeting or make written submissions to the Municipality of Arran-Elderslie before the proposed Zoning Amendment is passed, the Person or Public Body is not entitled to appeal the decision of the Municipality of Arran-Elderslie to the Local Planning Appeal Tribunal, and the Person or Public Body may not be added as party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the Person or Public Body as a party.

Jack Van Dorp, Planner for the Municipality of Arran-Elderslie, noted that the purpose of this application is to permit the expansion of an existing woodworking facility in an existing building from 139 square metres to 500 square metres, permit employment of up to six (6) assistants, and require parking based on number of assistants plus two (2) spaces for clients. The property is located at 259 Concession 6, geographic Township of Elderslie.

Mr. Van Dorp recommended that Council approve Zoning By-law Amendment Z-2020-001 for Luke Gingrich and the necessary by-law be forwarded to Council for adoption.

Dorothy Hinchcliff of Dorian Farm Enterprises is located across road from the subject property and feel that the industrial use of farmland is not proper. It

should be moved to an industrial area rather than on a farm. She questions whether this industrial enterprise should be located in Chesley. If this continues, there will be no town, but rather businesses scattered everywhere. There will be an increase in non-farm traffic, and she considers this dangerous. If people are allowed to do things for whatever reason, it will be changing the whole atmosphere of Bruce County.

The Mayor said if attendees wished to be notified of the adoption of the proposed Zoning By-law Amendment or of further proceedings regarding the amendment, a written request needed to be made to the Municipality by signing the form provided.

The Mayor asked if anyone present wished to make oral or written submission either in favour or opposed to the proposed for the property owners were present and available to answer questions from Council and the public.

Hearing no further comments from the public, Mayor Hammell declared the public meeting closed at 9:15 a.m. The public meeting was adjourned by Deputy Mayor Davis and Councillor Greig.

Subsequent to further discussion, Council passed the following resolution:

Moved by: Councillor Greig
Seconded by: Councillor Nickason
Be It Resolved,

- 1) That Council receive Staff report for Zoning By-law Amendment Z-2020-001 (Luke Gingrich) for the Municipality of Arran-Elderslie; and
- 2) That the application for Zoning By-law Amendment -2020-001 (Luke Gingrich) for the property described as Part Lots 28 and 29, Concession 6, geographic Township of Elderslie, 259 Concession 6 (Elderslie) be approved; and
- 3) That the necessary By-law be prepared for consideration of adoption.

Carried Resolution #14-233-2020

5.2 Stade Zoning By-law Amendment Z-2020-030

The Mayor called the public meeting to order at 9:00 a.m. He stated the purpose of the public meeting was to consider a proposed Zoning By-law Amendment application, Z-2020-030, for Josh Stade.

The Deputy Clerk stated that if a Person or Public Body does not make oral submissions at a public meeting or make written submissions to the Municipality of Arran-Elderslie before the proposed Zoning Amendment is passed, the Person or Public Body is not entitled to appeal the decision of the Municipality of Arran-Elderslie to the Local Planning Appeal Tribunal, and the Person or Public Body may not be added as party to the hearing of an

appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the Person or Public Body as a party.

Jack Van Dorp, Planner for the Municipality of Arran-Elderslie, noted that the purpose and effect of the proposed Zoning By-law Amendment. The purpose of this application is to change the zoning from R1 to R3 Residential to permit the construction of a building consisting of 3 townhouse units. The property is located at Bruce Road 30. There is no civic address assigned at this time. Concession 1, Part Lot 31, Part 2, RP3R-6423, geographic Township of Elderslie.

Mr. Van Dorp recommended that that Council approve Zoning By-law Amendment Z-2020-030 for Josh Stade and the necessary by-law be forwarded to Council for adoption. No public comments were received regarding this application.

Mr. Van Dorp indicated that applicant was available for any questions of members of Council.

The Mayor said if attendees wished to be notified of the adoption of the proposed Zoning By-law Amendment or of further proceedings regarding the amendment, a written request needed to be made to the Municipality by signing the form provided.

Josh Stade, applicant, stated that he wants to build an appealing building to allow more families in the town.

The Mayor asked if anyone present wished to make oral or written submission either in favour or opposed to the proposed for the property owners were present and available to answer questions from Council and the public.

Councillor Nickason was asking who was responsible for the septic system and how many systems. Dwayne Stade noted that there will be one system for all three units. The corporation will be responsible for the septic system. They have engaged an engineer to design the system.

Hearing no further comments from the public, Mayor Hammell declared the public meeting closed at 9:27 a.m.

Adjourned DM Davis and Councillor Bell

Subsequent to further discussion, Council passed the following resolution:

Moved by: Councillor Greig
Seconded by: Councillor Nickason

Be It Resolved,

- 1) That Council receive Staff report for Zoning By-law Amendment Z-2020-030 (Josh Stade) for the Municipality of Arran-Elderslie; and
- 2) That the application for Zoning By-law Amendment Z-2020-030 (Josh Stade) for the property described as Concession 1, Part Lot 31, Part 2, RP3R-6423, geographic Township of Elderslie, be approved; and
- 3) That the necessary By-law be prepared for consideration of adoption.

Carried Resolution #14-234-2020

5.3 Ransome Zoning By-law Amendment Z-2020-010

The Mayor called the public meeting to order at 9:00 a.m. He stated the purpose of the public meeting was to consider a proposed Zoning By-law Amendment application, Z-2020-010, for Derek Ransome, c/o Ron Davidson Land Use Planning Consultant.

The Deputy Clerk stated that if a Person or Public Body does not make oral submissions at a public meeting or make written submissions to the Municipality of Arran-Elderslie before the proposed Zoning Amendment is passed, the Person or Public Body is not entitled to appeal the decision of the Municipality of Arran-Elderslie to the Local Planning Appeal Tribunal, and the Person or Public Body may not be added as party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the Person or Public Body as a party.

Jack Van Dorp, Planner for the Municipality of Arran-Elderslie, noted that the purpose and effect of the proposed Zoning By-law Amendment. The purpose of this application is to establish a licensed sand and gravel pit. The license under the Aggregate Resources Act is proposed to permit 100,000 tonnes/year above the water table.

Zoning amendment Z-2020-010 is required to change the zoning to 'M2 Extractive Industrial' for the lands to be licensed. Outside of the licensed area, the Zoning Bylaw Amendment would establish an 'H Holding' zone to recognize archaeological potential of lands that have not yet been assessed.

A County Official Plan Amendment is also required to add a 'Pits and Quarries' symbol for the lands to be licensed.

The property is located at Part Lot 6, Concession 6, geographic Township of Arran, 562 Sideroad 5 South Arran.

Mr. Van Dorp recommended that Council approve Zoning By-law Amendment Z-2020-010 for Derek Ransome and the necessary by-law be forwarded to Council for adoption pending the County's adoption of Bruce

County Official Plan Amendment C-2020-008. There would be approximately 24 years of resource in this proposed pit.

Mr. Van Dorp indicated that applicant was available for any questions of members of Council. There is one outstanding objection to the application.

Ron Davidson, Land Use Planning Consultant for the applicant, noted that Matt Nelson was also present on the phone. County Council will be dealing with an Official Plan Amendment in the near future. There was an outstanding objector from the public, but all agencies agree with the amendment. If he remains an objector, it will move forward to the Local Planning Appeal Tribunal. The Planning Report justifies the proposed pit. This pit is in a good location along a County Road as County Roads are meant to carry heavier volumes of traffic.

The Mayor said if attendees wished to be notified of the adoption of the proposed Zoning By-law Amendment or of further proceedings regarding the amendment, a written request needed to be made to the Municipality by signing the form provided.

The Mayor asked if anyone present wished to make oral or written submission either in favour or opposed to the proposed for the property owners were present and available to answer questions from Council and the public.

Hearing no further comments from the public, Mayor Hammell declared the public meeting closed at 9:46 a.m.

Subsequent to further discussion, Council passed the following resolution:

Moved by: Councillor Greig

Seconded by: Councillor Nickason

Be It Resolved,

- 1) That Council receive Staff report for Zoning By-law Amendment Z-2020-010 (Derek Ransome) for the Municipality of Arran-Elderslie; and
- 2) That the application for Zoning By-law Amendment Z-2020-010 (Derek Ransome) for the property described as Part Lot 6, Concession 6, geographic Township of Arran, be approved; and
- 3) That the necessary By-law be prepared for consideration of adoption pending the County's adoption of Bruce County Official Plan Amendment C-2020-008.

Carried Resolution #14-235-2020

6. Presentation(s) – None

7. Delegation(s) – None

8. Correspondence

8.1 Requiring Action

8.1.1 – Town of Oakville - Changes to the Canada Emergency Commercial Rent Assistance Program

Subsequent to further discussion, Council passed the following resolution:

Moved by: Councillor Greig

Seconded by: Councillor Nickason

Be It Resolved that the Council of the Municipality of Arran-Elderslie receives and supports the resolution passed by the Town of Oakville regarding changes to the Canada Emergency Commercial Rent Assistance Program.

Carried Resolution #14-236-2020

8.1.2 – Township of North Frontenac – Framework for Reopening our Province – Residential Construction in Rural Areas

Subsequent to further discussion, Council passed the following resolution:

Moved by: Councillor Greig

Seconded by: Councillor Nickason

Be It Resolved that the Council of the Municipality of Arran-Elderslie receives and supports the resolution passed by the Council of the Township of North Frontenac regarding the Framework for Reopening our Province – Residential Construction in Rural Areas.

Carried Resolution #14-238-2020

8.1.3 – City of Kitchener – Universal Basic Income

Subsequent to further discussion, Council passed the following resolution:

Moved by: Councillor Greig

Seconded by: Councillor Nickason

Be It Resolved that the Council of the Municipality of Arran-Elderslie receives and supports the resolution passed by the Council of the City of Kitchener – Universal Basic Income.

Defeated Resolution #14-239-2020

8.2 For Information

8.2.1 – SMART April 7, 2020 Meeting Minutes

8.2.2 – Correspondence from MPP Alex Ruff

8.2.3 – Ontario Helps Build and Replace Municipal Roads and Bridges

8.2.4 – Grey Sauble Conservation Authority Board Meeting Highlights

8.2.5 – Saugeen Valley Conservation Authority April 2, 2020 Board Minutes

8.2.6 - Saugeen Valley Conservation Authority April 2, 2020 Special Board

Minutes

8.2.7 - OPG in Bruce County – Community Update

Subsequent to further discussion, Council passed the following resolution:

Moved by: Councillor Greig

Seconded by: Councillor Nickason

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

Carried Resolution #14-240-2020

9. Staff Reports

9.1 CAO/Clerk – Bill Jones

9.1.1 – CAOCLK.20.15 – Social Media Policy

CAO/Clerk, Bill Jones, responded to questions from Members of Council. Subsequent to further discussion, Council passed the following resolution:

Moved by: Councillor Greig

Seconded by: Councillor Nickason

Be It Resolved

- 1) That Council receives SRCAO/CLK.20.15. Social Media Policy; and
- 2) That Council approves the Arran-Elderslie Social Media Policy dated May 25, 2020.

Carried Resolution #14-241-2020

9.1.2 – CAOCLK.20.16 – Fire Master Plan

CAO/Clerk, Bill Jones, responded to questions from Members of Council. He noted that all three fire chiefs reviewed the responses for the Fire Master Plan Request for Proposal. Subsequent to further discussion, Council passed the following resolution:

Moved by: Councillor Greig

Seconded by: Councillor Nickason

Be it Resolved

- 1) That Council receive SRCAO/CLK.20.16.; and
- 2) That the Fire Master Plan Request for Proposal, be awarded to Loomex Group in the amount of \$28,625.00 plus HST.

Carried Resolution #14-242-2020

9.1.3 CAOCLK.20.17 - Enbridge Gas – Letter of Support – Allenford Project
CAO/Clerk, Bill Jones, responded to questions from Members of Council.
Subsequent to further discussion, Council passed the following resolution:

Moved by: Councillor Greig
Seconded by: Councillor Nickason

WHEREAS access to natural gas infrastructure is limited in parts of the Municipality of Arran-Elderslie and increased access will provide more affordable and reliable energy;

AND WHEREAS expanding access to natural gas within Arran-Elderslie (Allenford) is a key strategic priority supported by Council;

AND WHEREAS access to natural gas for residents, farms and businesses will provide an economic advantage;

AND WHEREAS natural gas access can provide residents on higher emitting fuels with a lower carbon energy source that will help reduce greenhouse gas emissions;

THEREFORE BE IT RESOLVED THAT the Council of the Municipality of Arran-Elderslie formally supports an application submitted by a natural gas distributor (Enbridge Gas Inc.) to the Government of Ontario, for consideration in the Natural Gas Expansion Support Program, to expand the natural gas system to service Arran-Elderslie (Allenford);

AND THAT Council supports making a financial contribution towards the proposed project in an amount equivalent to the property tax that would be recovered on the new natural gas infrastructure for a period of 10 years as a financial support to the proposed project;

AND THAT a copy of this resolution be forwarded to Enbridge for its inclusion in the submission to the Ontario Energy Board's review of natural gas community expansion projects;

That Council's approval is contingent upon clarification that support of the application does not impact existing franchise agreements with other natural gas providers currently operating in Arran-Elderslie.

Carried Resolution #14-243-2020

9.2 Treasurer - Tracey Neifer

9.2.1 - SRFI.20.33 - Final 2020 Operating and Capital Budget (**Revised**)

Tracey Neifer, Treasurer, discussed her report and responded to questions from Members of Council. Subsequent to further discussion, Council passed

the following resolution:

Moved by: Councillor Greig
Seconded by: Councillor Nickason

Be It Resolved

- 1) That SRFIN.20.33 be received – Final 2020 Operating and Capital Budget; and
- 2) That By-law 31-2020 being a by-law to adopt the budget (estimates of revenues and expenditures) for tax purposes for the year 2020 be presented for council consideration; and
- 3) That By-Law 32-2020 being a by-law to assess and levy the rates required for the lawful purposes of the Municipality of Arran-Elderslie for 2020 be presented for council consideration.

Carried Resolution #14-244-2020

9.3 Works Manager – None

The Works Manager noted that the Rotary Club is installing the pedestrian bridge in Tara on Wednesday May 27th. He also noted that the surveyors have been at the location of the extension of Nickason Sideroad.

Councillor Bell was concerned with the amount of water that is being purchased by contractors.

9.4 Building Department – None

9.5 Recreation Department – Carly Steinhoff

9.5.1 - SRREC 20.10 - Summer Student Staff Update

Carly Steinhoff, Recreation and Facilities Manager, responded to questions from Members of Council. She noted that there is still no clear direction from the government if they will be allowed to open the pools. Ball diamonds are not being rented out at this time. Subsequent to further discussion, Council passed the following resolution:

Moved by: Councillor Greig
Seconded by: Councillor Nickason

Be It Resolved,

- 1) That SRREC.20.10 be received – Summer Student Staff Update; and
- 2) That Council hereby approve that Municipal Staff begin to hire summer students for the Water, GIS, Parks and Works Department; and
- 3) That Council hereby direct Municipal Staff to wait until June 2nd or such time that the Provincial Government makes recommendations regarding summer programs, and review summer student staff requirements for day

camps and pools.

Carried Resolution #14-245-2020

9.6 Fire Departments – None

9.7 Community Development Co-ordinator – Laura Fullerton

9.7.1 – SRECDEV.20.10 - COVID-19 Economic Development Recovery Initiatives

Laura Fullerton, Community Development Coordinator, responded to questions from Members of Council. Subsequent to further discussion, Council passed the following resolution:

Moved by: Councillor Greig
Seconded by: Councillor Nickason

Be It Resolved that Council hereby:

- 1) approves Report SRECDEV.20.10 COVID-19 Economic Development Recovery Initiatives for information.

Carried Resolution #14-246-2020

9.8 Planning Department

9.8.1 – Planning Report – Country Vale Church Z-61-19.38

Jack Van Dorp, Bruce County Planner, responded to questions from Members of Council. This is a return of this application. Public comments lead to a deferral of the application regarding setbacks from the creek and use of cement burial vaults and ground water. These issues have been addressed in the Planning Report. The applicant has moved the cemetery lot lines. The engineer has provided an addendum letter and the Health Unit has reviewed this.

Deputy Mayor Davis understood that cement vaults are not being used but did not see where the tile drains would be pulled out of the property around the cemetery property. He also asked why the existing cemeteries are not used prior to creating this cemetery. Is it the church that is creating the setback requirement?

Councillor Dudgeon asked about the hog barn and the limitation. Planner Jack Van Dorp noted that existing limitations are based on the existing dwellings. It is the church that is creating the setback requirements. A holding provision could be placed on the property with conditions when the holding symbol could be removed.

Councillor Bell questioned the need for another cemetery.

Council then proceeded to vote to allow the public to speak regarding this proposal as this was not a public meeting.

Jamie MacDonald, Elderslie Township was concerned as he has been approved for his chicken barn and is waiting for the manure management plan to be completed. If he has to move his barn, who is going to pay for moving the gravel etc. Why can't the existing cemeteries be used? He would be required to move 40 metres.

Larry MacDonald, 24 Concession 6, said he does not see the need for another cemetery and does not feel the distance is an issue.

James Fry, Concession 8, Elderslie noted that the cemetery and church are a long-term proposal. It is easier for people on the east side of the community to be able to travel to the cemetery. If there is a funeral procession, it will be a horse drawn procession from the residence to the cemetery. There is a lot of mileage to get to the other cemetery on Bruce Road 11. Cemeteries have historically had a church.

Subsequent to further discussion, Council passed the following resolution:

Moved by: Councillor Greig

Seconded by: Councillor Nickason

Be It Resolved that Council hereby approve Zoning By-law Amendment Z-61-19.38 (Country Vale Church) and that the necessary by-law be forwarded to Council for adoption.

Carried Resolution #14-235-2020

10. Reports of Members of Council

Davis:

Deputy Mayor Davis asked if the CAO has contacted Lawyer, Allen Rouben. He also had questions regarding the fire by-law, back yard contained fires, Paisley Fire Hall and land use zoning.

Council directed staff to investigate this issue and to report back to council after discussion with the Fire Chiefs in this regard.

Dudgeon:

Councillor Dudgeon had nothing to report.

Greig:

Councillor Greig noted that residents in Tara are concerned about parking at the pool and the dangers of the way people park. There was also a request to have banners placed with graduates in Tara. There would be a cost to install the banners, but the school will pay for the production of the

banners.

Council directed staff to contact the principal to move forward with the project. The other two schools in the municipality will also be contacted.

Kanmacher:

Councillor Kanmacher noted that she had received a message requesting a sign be placed on land that had been donated at the south end of Paisley in memory of brothers that had been in an accident there.

Nickason:

Councillor Nickason had a meeting with BASWR, he attended the Tara fire hall for a fire board meeting. He also had a question as to whether the Tara Fair has been cancelled.

Bell:

Councillor Bell asked about the by-law enforcement officer that is working to fill in for a maternity leave and will she be reporting to Council. He has a meeting with Saugeen Mobility on Friday.

Hammell:

Mayor Hammell noted that he attended the Tara Fire Board meeting, a Bruce Grey Health Services meeting, and an emergency management control group meeting on Wednesday. This meeting will now occur every other Wednesday.

11. Health and Safety – None

12. Other Business – None

13. Notice of Motion – None

14. By-law(s)-

14.1 – By-law 31-2020 – Adopt the Budget for Tax Purposes for the Year 2020

Council passed the following resolution:

Moved by: Councillor Greig

Seconded by: Councillor Nickason

Be It Resolved that By-law No. 31-2020 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 31-2020 being a By-law to adopt the Budget (estimates of revenues and expenditures) for tax purposes for the year 2020.

Carried Resolution #14-247-2020

14.2 – By-law 32-2020 - Adopt Tax Rates for 2020

Council passed the following resolution:

Moved by: Councillor Greig

Seconded by: Councillor Nickason

Be It Resolved that By-law No. 32-2020 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 32-2020 being a By-law to assess and levy the rates required for the lawful purposes of the Municipality of Arran-Elderslie for 2020.

Carried Resolution #14-248-2020

14.3 – By-law 34-2020 - Country Vale Church Zoning By-law Amendment

Council passed the following resolution:

Moved by: Councillor Greig

Seconded by: Councillor Nickason

Be It Resolved that By-law No. 34-2020 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 34-2020, being a By-law to amend Schedule “A” of By-law No. 36-09, as amended, being the Comprehensive Zoning By-law for the Municipality of Arran-Elderslie, is hereby further amended by changing thereon of the subject lands from “A1”- General Agriculture Zone to “INR-34-2020”- Institutional Rural Special, and “H1” Holding zone on the lands described as Part Lot 32 and 33, Concession 6, geographic Township of Elderslie.

Carried Resolution #14-249-2020

15. Confirming By-law

By-law 35-2020 – Confirming By-law

Councillor passed the following resolution:

Moved by: Councillor Greig

Seconded by: Councillor Nickason

Be It Resolved that By-law No. 35-2020 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 35-2020 being a By-law to confirm the proceedings of the Council meeting of the Municipality of Arran-Elderslie held May 25, 2020.

Carried Resolution #14-250-2020

16. Adjournment

Moved by: Councillor Greig

Seconded by: Councillor Nickason

Be It Resolved that the meeting be adjourned to the call of the Mayor at 12:15 p.m.

Carried Resolution #14-251-2020

Steve Hammell, Mayor

Bill Jones, CAO/Clerk