



MUNICIPALITY OF ARRAN-ELDERSLIE
Property Standards Committee
MINUTES

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

Members Present: Steve Hammell, Chair
Ryan Nickason, Member
Darryl Hampton, Member
Brian Dudgeon, Member
Moiken Penner, Member
Peter Steinacker, Member

Members Absent: Jennifer Shaw, Member

Staff Present: Christine Fraser-McDonald, Clerk
Julie Hamilton, Deputy Clerk, Secretary
Emily Dance, CAO

1. Call to Order

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

2. Adoption of Agenda

PS-2025-03-10-01

Moved by: Moiken Penner, Member

Seconded by: Darryl Hampton, Member

THAT the Municipality of Arran-Elderslie Property Standards Committee hereby adopts the agenda a distributed by the Secretary.

Carried

3. Disclosures of Pecuniary Interest and General Nature Thereof

4. Adoption of Minutes

As this is the first meeting of the Property Standards Committee, there are no previous minutes to be approved.

5. Powers of the Committee

The Chair explained the purpose and powers of the Committee for the benefit of all those in attendance.

6. Municipal Staff Report

6.1 PRSTDS-2025-01 195 1st Ave N, Chesley - NUHN

Deputy Clerk, Julie Hamilton, presented an overview of her report.

PS-2025-03-10-02

Moved by: Darryl Hampton, Member

Seconded by: Peter Steinacker, Member

Be It Resolved that the Property Standards Committee hereby receives for information PRSTDS-2025-01.

Carried

7. Order to Comply

7.1 195 1st Ave N, Chesley

By-Law Enforcement Officer Ward presented details of her investigation into the complaints received for the property located at 195 1st Ave N, Chesley. Inspection of the property found that it did not conform to the municipality's Property Standards Bylaw 18-2000 section 3.1 a,b,d and e. An Order to Comply was issued on January 22, 2025, with a remediation deadline of May 15, 2025.

7.2 Municipal Experts

Jen Burnett, MSc., MCIP, RPP, Senior Planner for the County of Bruce, provided the Committee with an overview of the site-specific zoning on the property. The property was re-zoned in 2015 to C2 - Transition Commercial Special. The purpose of the transition commercial zone is to permit commercial uses that blend with the surrounding community aspects.

The site-specific zoning permits additional uses, including automobile car wash, automobile repair, automobile sales, convenience store, restaurant - takeout, repair shop, tavern and

provides a specific definition of repair shop which does not permit any use involving the sale, rental or serving of motor vehicles. The Zoning Bylaw and associated definitions clearly exclude any salvage use or automobile wrecking yard on this property.

Based on the information submitted at the time of re-zoning and review of air photos, there does not appear to be any non-conforming use on the property.

8. Appeal from Property Owner

The appellant was not in attendance. CAO Dance read aloud his written appeal for those present.

9. Decision from Committee

The Committee retired, accompanied by the Secretary, to deliberate on their decision at 9:20 a.m. and returned at 9:28 a.m.

PS-2025-03-10-03

Moved by: Darryl Hampton, Member

Seconded by: Moiken Penner, Member

THAT the Municipality of Arran-Elderslie Property Standards Committee find that the property does not conform to the provisions of By-Law 18-2000 Section 3.1 a, b, d, e and hereby confirms the Order to Comply #2025-OTC-AE01 as issued by the By-Law Enforcement Officer.

For (6): Steve Hammell, Chair, Ryan Nickason, Member, Darryl Hampton, Member, Brian Dudgeon, Member, Moiken Penner, Member, and Peter Steinacker, Member

Absent (1): Jennifer Shaw, Member

Carried (6 to 0)

10. Adjournment

PS-2025-03-10-04

Moved by: Darryl Hampton, Member

Seconded by: Moiken Penner, Member

THAT the Municipality of Arran-Elderslie Property Standards Committee hereby adjourns at 9:31 a.m.

Carried

Steve Hammell, Chair

Julie Hamilton, Deputy Clerk,
Secretary

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