



MUNICIPALITY OF ARRAN-ELDERSLIE

Committee of Adjustment Meeting

MINUTES

Monday, April 28, 2025, 9:00 a.m.
Council Chambers and/or Via Microsoft Teams
1925 Bruce Road 10
Chesley, ON N0G 1L0

Council Present: Mayor Steve Hammell
Deputy Mayor Jennifer Shaw
Councillor Ryan Nickason
Councillor Brian Dudgeon
Councillor Moiken Penner
Councillor Peter Steinacker

Council Absent: Councillor Darryl Hampton

Staff Present: Christine Fraser-McDonald - Clerk
Emily Dance, CAO

1. Call to Order

Member Hammell called the meeting to order. A quorum was present.

2. Adoption of Agenda

The Committee passed the following resolution:

01-01-2025

Moved by: Councillor Hampton

Seconded by: Councillor Nickason

Be It Resolved that the agenda for the Committee of Adjustment Meeting of April 28, 2025 be received and adopted as presented.

Carried

3. Disclosures of Pecuniary Interest and General Nature Thereof

None declared at this time.

4. Adoption of Minutes of Previous Meeting(s)

The Committee passed the following resolution:

01-02-2025

Moved by: Councillor Hampton

Seconded by: Councillor Penner

Be It Resolved that the Council of the Municipality of Arran-Elderslie adopt the minutes of the Committee of Adjustment meeting held November 12, 2024.

Carried

5. New Business

5.1 A-2025-014 - WT Lands c/o Cobide Engineering

Chair Hammell advised that this was a Public Meeting under the Planning Act to consider Minor Variance Application A-2025-014 for WT Lands, Agent: Cobide Engineering c/o Dana Kieffer for lands located at 303 Arnaud Street, Paisley.

Megan Stansfield, Planner for Bruce County, presented the planning report and read correspondence that had been received from the public. This application seeks Part Lot Control Exemption for seven (7) townhouse dwellings, to be separately conveyed. This application further seeks a minor variance for relief from Section 10.3 of the Municipality's Zoning By-Law which requires a minimum lot frontage of 15 metres and a maximum lot coverage of 40%. The proposed frontage will be 5.8 metres and the lot coverage will be 53%. If approved, the variance will facilitate the creation of seven (7) separately conveyable townhouse lots.

Section 45(1) of the Planning Act provides for the granting of minor relief from the provisions of the Zoning By-law to the Committee of Adjustment. Relief may only be granted if the Variance passes the "Four Tests of a Minor Variance". The Committee must be satisfied that the application has satisfied all four tests to approve the Minor Variance.

Agency Comments:

- Arran-Elderslie: no comments/concerns. The Municipality has entered into a development agreement with the land owner and the works are in progress.
- Saugeen Ojibway Nation: The property is within an area of high archaeological potential. As noted in the PJR "A Stage 1 & 2 Archaeological Assessment was completed by Amick Consulting in 2022. Timmins Martelle Heritage Consulting (TMHC) completed a scoped re-assessment with input and review from the Saugeen Ojibway Nation in the fall of 2023. No archaeological resources were recovered through the studies and further archaeological review was not warranted. The report was accepted into the

Ontario Public Register of Archaeological Reports on October 5, 2023.

- Saugeen Valley Conservation Authority: The property is within the SVCA Screening area and the applicants have obtained a permit from the SVCA.

Public Comments:

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

Chair Hammell asked if the applicant or agent was present and if they had any further comments regarding the application.

Dana Keiffer, Senior Development Planner for Cobide Engineering noted that the minor variance is required for the new townhouses. They elected to construct them first and presently meet the by-law. It was beneficial to the applicant to get the townhouses built and then apply for a minor variance.

Chair Hammell asked if there were any comments from the public either in support or opposition to the application.

Chair Hammell asked the Clerk if any written comments had been received. The Clerk noted that no public comments had been received in her office.

Hearing no further comments from the public, Chair Hammell declared the public meeting closed at 9:23 am.

The Committee passed the following resolution

01-03-2025

Moved by: Councillor Hampton

Seconded by: Deputy Mayor Shaw

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

That Committee approve Minor Variance A-2025-014.

The application for Minor Variance from Comprehensive Zoning By-law 36-09 is hereby granted subject to the following conditions:

1. That any future development on the property conforms to the provisions of the Zoning By-law
2. That the decision applies only to the proposed development as indicated on Schedule 'A' attached to and forming part of this decision.

Reasons:

1. The variance maintains the intent and purpose of the Official Plan.
2. The variance maintains the intent and purpose of the Zoning By-law.
3. The variance requested is desirable for the appropriate and orderly development and use of the lands and buildings.
4. The variance is minor in nature.

For (5): Mayor Hammell, Deputy Mayor Shaw, Councillor Nickason, Councillor Hampton, and Councillor Penner

Absent (2): Councillor Dudgeon , and Councillor Steinacker

Carried (5 to 0)

6. Adjournment

The Committee passed the following resolution:

01-04-2025

Moved by: Councillor Hampton

Seconded by: Councillor Dudgeon

That the Committee of Adjustment be adjourned at 9:23 am.

Carried

Steve Hammell, Mayor

Christine Fraser-McDonald, Clerk