



MUNICIPALITY OF ARRAN-ELDERSLIE

Committee of Adjustment

AGENDA

Monday, May 12, 2025, 9:00 a.m.
Council Chambers and/or Via Microsoft Teams
1925 Bruce Road 10
Chesley, ON N0G 1L0

	Pages
1. Call to Order	
2. Adoption of Agenda	
3. Disclosures of Pecuniary Interest and General Nature Thereof	
4. Adoption of Minutes of Previous Meeting(s)	
4.1 Committee of Adjustment Minutes - April 28, 2025	1
5. New Business	
5.1 Minor Variance A-2025-010 - Geoffrey Lawrence	5
• Minor Variance to seek relief from Section 3.8.1.3 of the Municipality's Zoning By-Law which requires one parking space per accessory apartment. The applicant is seeking relief for 3 parking spaces. If approved, this variance will facilitate the construction of 10 apartments, which will have 7 parking spaces available on site.	
5.2 Minor Variance A-2025-013 - Sharon and Curtis Van Sickle	69
• Minor Variance to seek relief from Section 3.6.3.1(2) of the Municipality's Zoning By-law which requires an exterior side yard setback of 6 m. This application proposes a setback of 1.73 m and, if approved, will facilitate the construction of a detached accessory building.	

- Minor Variance to sever the land at 406 and 408 Alma Street, converting the existing duplex into semi-detached homes. The minor variance is to permit a reduced frontage of approximately 12 metres instead of 15 metres.

6. Adjournment



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



Planning Report

To: Committee of Adjustment, Municipality of Arran-Elderslie

From: Megan Stansfield, Planner

Date: May 12, 2025

Re: Minor Variance - A-2025-010 (Lawrence)

Recommendation:

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

That Committee approve Minor Variance A-2025-010 as attached subject to the conditions on the decision sheet.

Summary:

The purpose of this application is to seek relief from Section 3.8.1.3 of the Municipality's Zoning By-Law which requires one parking space per accessory apartment. The applicant is seeking relief for 3 parking spaces. If approved, this variance will facilitate the construction of 10 apartments, which will have 7 parking spaces available on site.

Airphoto



543 Queen Street South
PT LOT 15 SUB OF LOT 25; QUEEN
S E/S (Paisley Village)
Municipality of Arran-Elderslie
Roll Number: 410341000113500



Site Plan (updated based on public concerns)

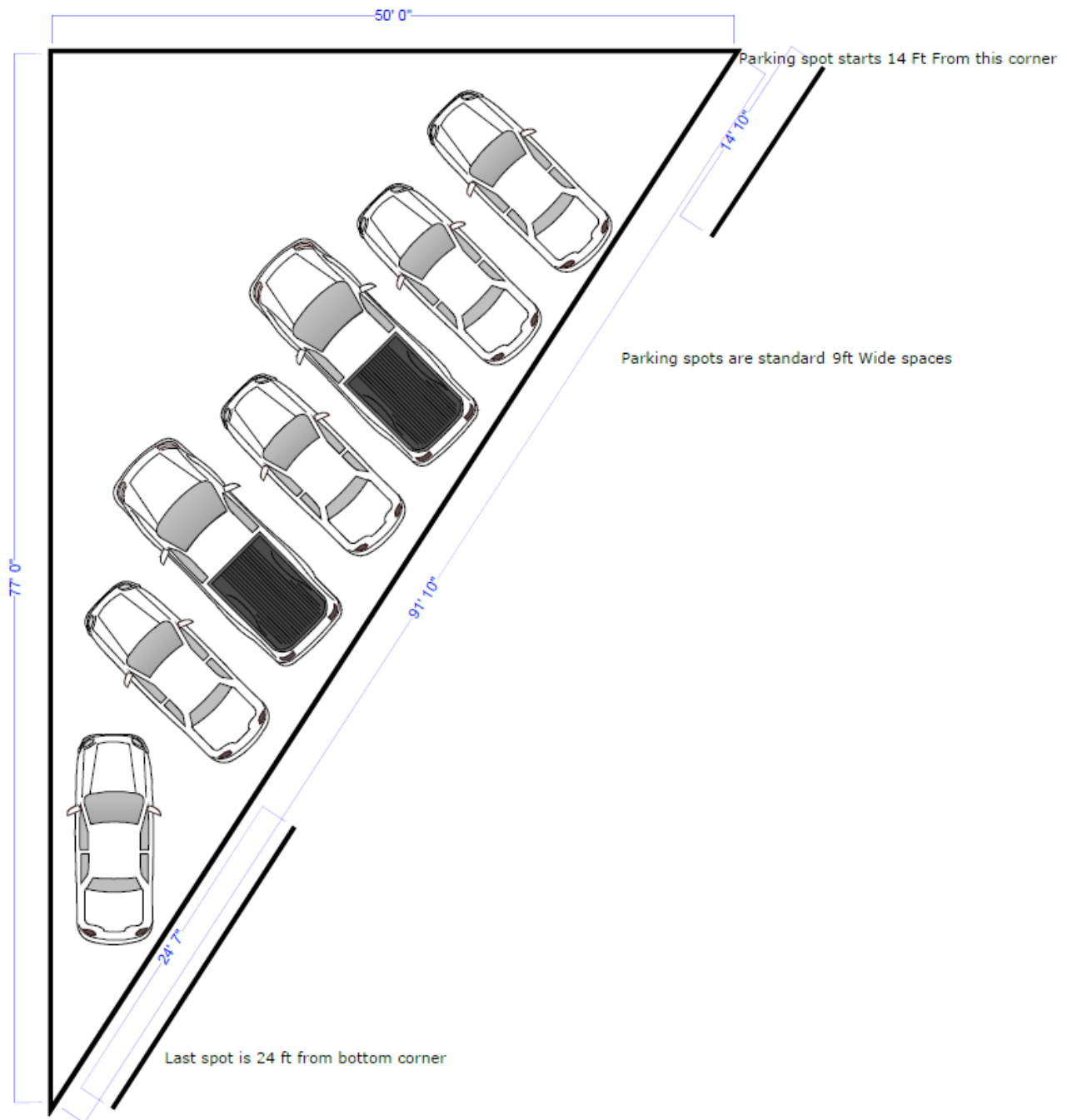


Photo showing potential parking arrangement



Planning Analysis:

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

Four Tests of a Minor Variance

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 four tests (“Four Tests of a Minor Variance”). The Committee must be satisfied that the application has satisfied all four tests to approve the Minor Variance.

Background

The applicants are proposing 10 apartments within the existing downtown commercial building. The main floor will have two commercial spaces fronting Queen Street, which meet the by-law requirements for commercial space in the zone. The applicants are proposing attainable priced rentals. They have secured 4 parking passes from the municipality to utilize parking spaces set aside in municipal parking lots. This minor variance is to seek approval of Payment-in-lieu of Parking from the municipality.

Through the public notice period, the applicants have considered comments by the community and have provided an alternative site plan which demonstrates parking available on-site, so no vehicle is blocked in. They have provided responses to some common concerns, which are attached to this report.

Does the variance maintain the intent and purpose of the Official Plan?

The property is designated as central Business District in the Local Official Plan. Section 3.2.5 of the Local Plan outlines policy regarding Off-Street Parking in the Central Business District. It states:

- b) The Municipality may enter into an agreement with an owner of a building that is being developed or redeveloped within the ‘Central Business District’ designation, to provide for the payment of cash-in-lieu of parking as per Section 7.10. and;
- c) The Municipality may waive the off-street parking requirements for all new or expanding uses within the ‘Central Business District’ designation on a site by site basis if satisfied that sufficient alternative parking areas are available

The applicant is constructing 10 apartments within the existing building and able to provide 7 parking spaces on-site and will provide payment-in-lieu of parking for the remaining 4 spaces. The municipality has confirmed that the applicant has secured 4 annual parking passes, where the parking spaces will be available in the Paisley Arena and Paisley Post Office parking lots.

The Local Plan encourages the intensification of the Central Business District and this variance to parking to permit the development will support that.

The application maintains the intent and purpose of the Official Plan.

It should be noted that the Local Official Plan Off-Street Parking policies for the Central Business District encourages the municipality to acquire/develop additional off-street parking areas to serve the downtown commercial area. As noted in the comments provided by the municipality, they are exploring options for additional parking in the downtown core and will provide a report to council in the next few months.

Does the variance maintain the intent and purpose of the Zoning By-law?

The property is zoned C1- Central Business District in the Arran-Elderslie Zoning By-Law. Section 3.8.1 outlines the provisions of Accessory Apartments, which states that one parking space per apartment shall be provided, reserved and maintained for exclusive use by the apartment owner.

The applicant is providing, reserving and maintaining parking spaces on-site and off-site through the rental of spaces from the municipality in municipal owned parking lots.

Section 3.27 of the zoning by-law details the Off-Street Parking Regulations and the required number of parking spaces for every use. Accessory Apartments are not listed in this section of the by-law. Section 3.27.3 notes that a building or lot which has more than one use, is required to provide parking spaces for the sum of the separate uses. Section 3.27.6.3 states, “despite contrary provisions of Section 3.27 of this By-Law, there is no required parking for lands within a C1 zone used for a permitted use”. Consistent with past interpretation of the by-law, this should be interpreted to exempt the commercial use of the space from requiring parking, while the Accessory Apartment units still must meet minimum parking requirements.

The applicant is constructing 10 apartments and is therefore required to provide 10 parking spaces. The proposal provides 7 parking spaces on site, and 4 off-site, totaling 11 parking spaces which exceeds what is required.

The variance maintains the intent and purpose of the Zoning By-law.

The Municipality of Arran-Elderslie passed a by-law in early 2025 to adopt the Payment in Lieu of Parking Policy. The intent of this by-law is to collect a payment when property owners cannot provide the required number of parking spaces set out in the by-law. This by-law allows for development to proceed, without the restriction of parking, which is especially difficult to fulfill on downtown lots, where there is little open space available. The by-law still requires that the applicant obtain a minor variance from the Committee of Adjustment.

Is the application desirable for the appropriate development of the land, building or structure?

The development provides for additional housing within the downtown core of the community. The downtown core provides a number of necessities within walking distance like, a grocery store, post office, bank, pharmacy, library, restaurants and cafes. The applicants are offering attainable housing, which caters to young professionals who live and

work in the area. Providing housing in the downtown core encourages a walkable community and promotes the use of the downtown businesses.

Seven of the ten apartments will have a designated parking space on-site. The remaining 3 apartments would be ideal for someone who works in Town, or from home, and doesn't need regular access to a vehicle. Parking is disclosed in a rental agreement, and renters choose whether to rent an apartment based on their needs.

The variance represents an appropriate form of development for the use of the land.

Is the application minor in nature?

Whether a variance is minor is evaluated in terms of the impact the proposed development is expected to have on the surrounding neighbourhood. It is not expected that permitting the variance will have any impact on the character of the area or impact the ability of adjacent property owners to use their property for permitted uses.

The applicant has obtained parking passes for 4 additional parking spaces in municipal lots, which will have little impact on the availability of parking in the downtown area and will not impact the street parking, directly in front of downtown businesses.

The Municipality has a Parking By-Law in place which prohibits a vehicle being parked for more than 36 hours on the road, and also prohibits overnight parking from November- April. Long-term on-street parking will therefore be mitigated by by-law enforcement.

Additionally, the owners of the building will also operate a commercial space on the ground floor, so it will be in their best interest to ensure tenants do not park on Queen Street in front of the commercial spaces.

The variance is minor.

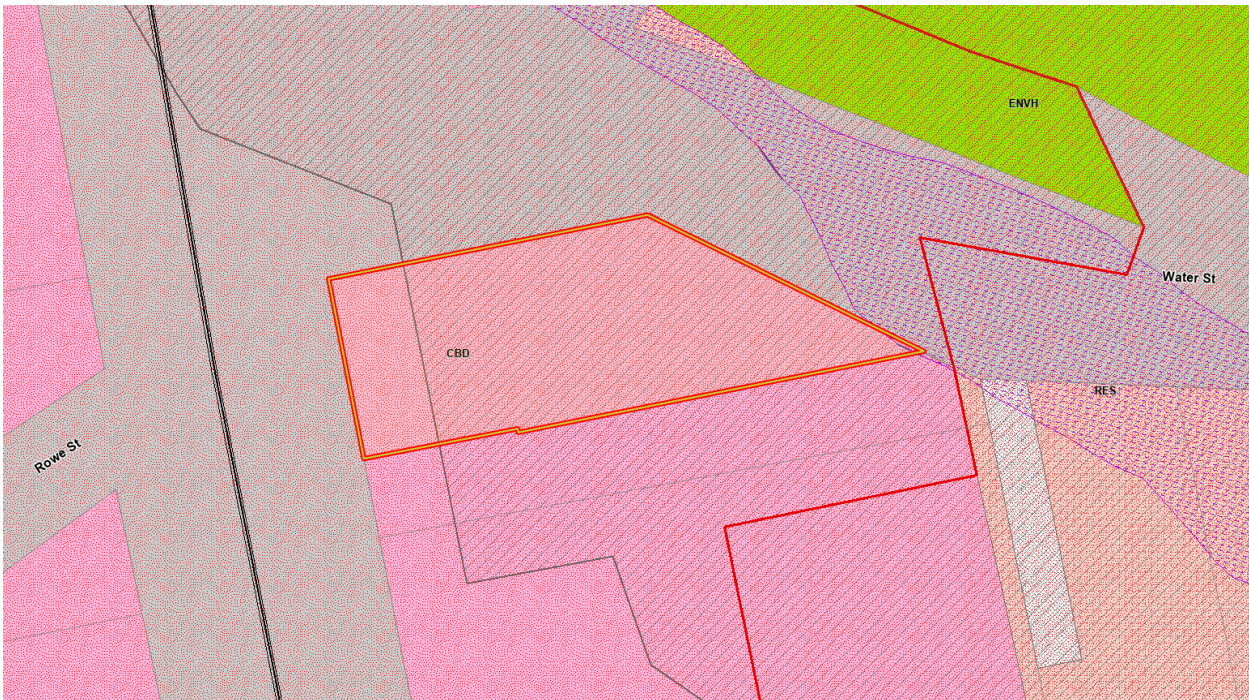
Appendices

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

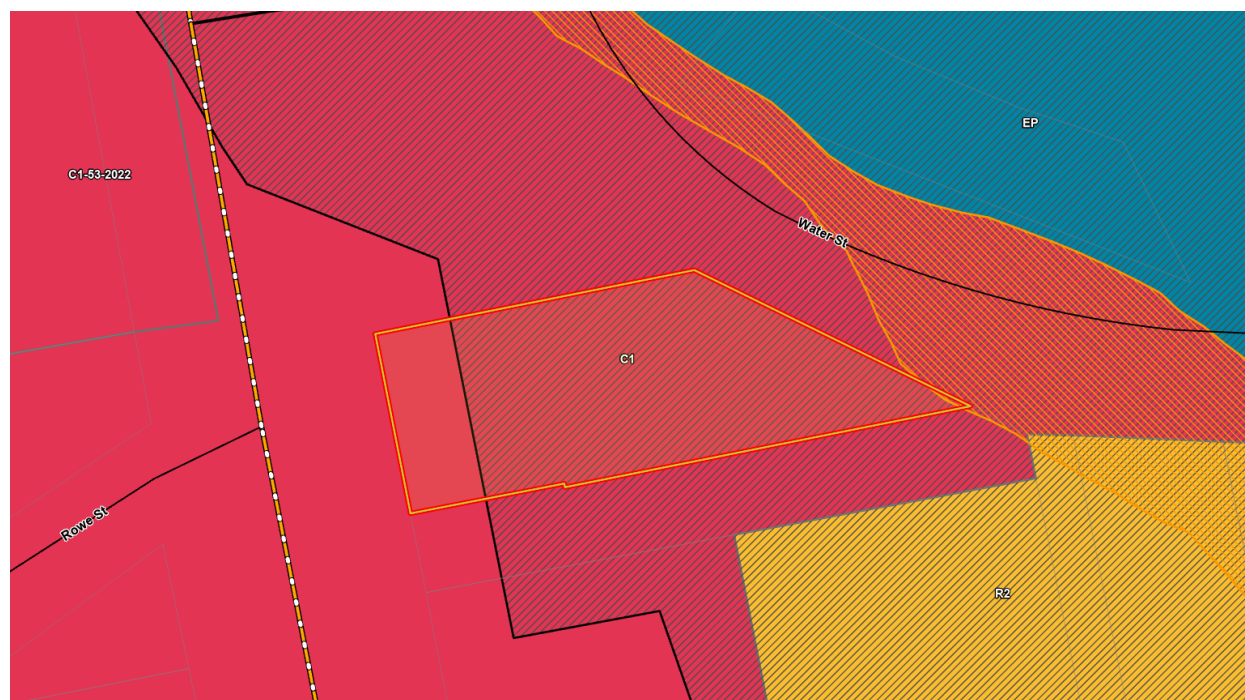
County Official Plan Map (Designated Primary Urban Communities)



Local Official Plan Map (Designated Central Business District)



Local Zoning Map (Zoned C1 - Central Business District)



Agency Comments

Municipality of Arran-Elderslie: The proposal supports the Corporate Strategic Plan. The applicant has secured 4 annual parking passes at the Municipal Parking Lots.

Saugeen Valley Conservation Authority: Provided in full below.

Public Comments

Several comments were received from the residents of Paisley, as well as a petition. The owners of the building have also provided additional comments addressing the concerns from the public. All comments are attached below. A summary chart follows.

Issue	Description	Planner Comment
Reduce parking in town	Public are concerned that the 4 additional parking spaces required by the applicant will result in reduced parking in downtown Paisley	The above report demonstrates that the proposed parking amendment meets the 4 Tests of a Minor Variance. In sum, the proposal meets the Local official Plan, and the applicant has followed the process as noted in the Payment-in-lieu of Parking by-law. The applicant has obtained additional

		<p>parking to satisfy the by-law requirements.</p> <p>Finally, the municipality has indicated it is exploring additional parking options and will bring a report to council in the coming months.</p>
Spaces available on site	Public are concerned that the site plan provided does not allow vehicles to come-and-go freely, and will therefore result in people parking on the street	<p>The applicant has provided an updated site plan which shows how 7 vehicles can park on site, and can come-and-go freely.</p> <p>Additionally, it is noted that long term parking on Queen Street is not permitted, and on-site parking should be managed by the developer/building management</p>
Street Crossing	Suggestions for traffic lights, or pedestrian crossing lights, to ensure a safer, more walkable downtown area	Not within the scope of this planning application
No parking for potential visitors	The public is concerned that visitors to this apartment building will further reduce parking downtown	The applicants have 7 parking spaces available on-site and have purchased 4 parking passes, one more than required, so could use their additional parking space for visitors



1078 Bruce Road 12 | P.O. Box 150 | Formosa ON
 Canada | N0G 1W0 | 519-364-1255
www.saugeenconservation.ca
publicinfo@svca.on.ca

SENT ELECTRONICALLY bcplpe@brucecounty.on.ca

April 29, 2025

County of Bruce
 Planning & Development Department
 1243 Mackenzie Rd
 Port Elgin, ON N0H 2C6

ATTENTION: Megan Stansfield, Planner

Dear Megan Stansfield,

RE: Application for Proposed Minor Variance A-2025-010
 543 Queen St S
 Part Lot 15 E Queen
 Roll Number: 410341000113500
 Geographic Village of Paisley
 Municipality of Arran-Elderslie

The above-noted application has been received by the Saugeen Valley Conservation Authority (SVCA) in accordance with the Mandatory Programs and Services Regulation (Ontario Regulation 686/21) made under the *Conservation Authorities Act* (CA Act). SVCA staff have reviewed the proposal for consistency with SVCA's environmental planning and regulation policies ([https://www.saugeenconservation.ca/en/permits-and-planning/resources/Environmental-Regulations/January-2019-Consolidated-Manual Interim.pdf](https://www.saugeenconservation.ca/en/permits-and-planning/resources/Environmental-Regulations/January-2019-Consolidated-Manual%20Interim.pdf)) made in conformance with the Provincial Planning Statement, CA Act, O. Regulation 41/24, and associated provincial guidelines. Where a Memorandum of Agreement (MOA) exists between a planning partner and the SVCA, staff have reviewed the application for conformity with the natural hazard policies of the applicable Municipality or County.

The purpose of the application:

To seek relief from Section 3.8.1.3 of the Municipality's Zoning By-Law which requires one parking space per accessory apartment. The applicant is seeking relief for 3 parking spaces. If approved, this variance will facilitate the construction of 10 apartments, which will have 7 parking spaces available on site.

Recommendation

SVCA staff find the application to be acceptable.

Documents Reviewed by Staff

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

1. Application A10 Lawrence dated March 27, 2025
2. Notice of Hearing A10 Lawrence dated April 11, 2025
3. Request for Agency Comments A10 Lawrence dated April 11, 2025
4. Site Plan A10 Lawrence dated September 16, 2025

Site Characteristics

Current mapping indicates that the subject property features lands within SVCA's Screening Area within the central section of the Village of Paisley. The subject property is at the junction of Water Street, Goldie Street and Queen Street South. The natural hazard is the Saugeen River that is to the east of the property. The existing use is residential apartments. The County Official Plan has designated the property as Primary Urban Communities. The Local Official Plan designation is Central Business District. The zoning on the property is C1- central Business District Commercial.

Conservation Authority staff conducted a site visit to the subject property on April 22. Calculations were completed involving the slope from the Saugeen River to the property. The erosion hazard set back impacts the east parking spot but given this is also a municipal roadway, slope stability should be maintained.

Provincial Planning Statement (PPS, 2024)

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

Section 5.2 of the PPS, 2024 states, in general, that development shall be directed to areas outside of hazardous lands (flooding hazards, erosion hazards, dynamic beach hazards), and hazardous sites (organic soils, leda clay, unstable bedrock). It is the opinion of SVCA staff that the applications are consistent with the PPS because the proposed development is not located within the natural hazard features associated within the property.

Bruce Official Plan Policies

The following comments are made in accordance with the SVCA Bruce County MOU. It is SVCA staff's opinion that the municipal mapping matches SVCA's hazard mapping.

It is SVCA staff's interpretation, Section 5.8 of the County Official Plan dictates that new development should be directed away from Hazard Lands.

It is the opinion of SVCA staff that the application is consistent with the Bruce County OP because no new buildings, structures, or proposed increase in habitable use are proposed within the Hazard Lands designation or within the NE zone.

Conservation Authorities Act and O. Regulation 41/24

Within SVCA's regulated areas and in accordance with the CA Act and O. Regulation 41/24, a permit from the SVCA is required to change or interfere with watercourses or wetlands and for development activities in or adjacent to hazardous lands, wetlands, river or stream valleys, Great Lakes and inland lake shorelines. When reviewing an application, SVCA staff must assess the proposal for impacts to the control of flooding, erosion, dynamic beaches, or unstable soil or bedrock, and ensure the activity will not create conditions or circumstances that, in the event of a natural hazard, might jeopardize the health or safety of persons or result in the damage or destruction of property. Provided staff are satisfied the proposal is consistent with SVCA's policies, designed to mitigate these risks, a permit can be issued.

To determine the SVCA Approximate Regulated Area on the property, please refer to the SVCA's online mapping, available via SVCA's website

<https://camaps.maps.arcgis.com/apps/webappviewer/index.html?id=f0ec744c8d6d4e499895aaaab3d83761>.) Should you require assistance, please contact our office directly.

SVCA Permit

In accordance with SVCA policy, a SVCA permit may be required if site grading is required to increase parking space. SVCA staff can be contacted for more information.

Drinking Water Source Protection

The Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan came into effect on July 1st, 2016 and contains policies to protect sources of municipal drinking water from existing and future land use activities.

The subject property appears to SVCA staff to not be located within an area that is subject to the local Drinking Water Source Protection Plan. To confirm, please contact the Risk Management Official (RMO) at rmo@greysauble.on.ca

Summary

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

SVCA Staff find the applications acceptable.

Given the above comments, it is the opinion of the SVCA staff that:

- 1) Consistency with the Natural Hazard policies of the PPS, Chapter 5 has been demonstrated.
- 2) Consistency with local planning policies for natural hazards has been demonstrated.

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

Larence A-2025-010

April 29, 2025

Page 4 of 4

Should you have any questions, or require this information in an accessible format, please contact the undersigned j.dodds@svca.on.ca.

Sincerely,

A handwritten signature in black ink that reads "J Dodds". The "J" is large and stylized, with a long horizontal stroke that extends to the left. The "Dodds" is written in a cursive, slightly slanted font.

Jason Dodds

Environmental Planning Technician

Saugeen Valley Conservation Authority

JD/

cc: Christine Fraser-McDonald, Clerk, Arran-Elderslie (via email)

Moiken Penner, SVCA Authority Member representing Arran-Elderslie (via email)



THE CORPORATION OF THE MUNICIPALITY OF ARRAN-ELDERSLIE

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

May 5, 2025

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

Via Email: mstansfield@brucecounty.on.ca

Re: Minor Variance Application A-2025-10
Lawrence
543 Queen Street South, Paisley
PT LT 15 SUB OF LOT 25; QUEEN S E/S (Paisley Village)

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

The Municipality of Arran-Elderslie adopted a Corporate [Strategic Plan](#) (April 2022) to:

Support Businesses and the Local Economy (6.2) with a goal to support business to locate, stay and grow in Arran-Elderslie with the strategy to expand housing options and recreational offerings and increase caliber of facilities to promote lifestyle opportunities and attract a talented workforce.

Facilitate Community Growth (6.3) with a goal for Arran-Elderslie to experience steady, moderate growth with development that reflects the community with a strategy to work with Bruce County to set expectations for quality of development and urban design and to pursue innovative approaches that result in attainable housing options.

This development supports these goals of the Municipality of Arran-Elderslie Strategic Plan.

The Municipality of Arran-Elderslie passed [By-Law No. 06-2025](#) being a By-law to adopt a Payment in Lieu of Parking Policy, should the Committee of Adjustment support the application to reduce the required parking requirements. A staff report will be presented to Council following the Public Meeting. The Payment in Lieu of Parking as per the 2025 Fees and Charges By-law: Agreement \$750 plus \$1,500 per parking space.

The Municipality confirms the applicant has secured four (4) annual parking passes (\$450 each per year) at the Municipal Parking Lots within close proximity to the development. (Paisley Arena Parking Lot, Paisley Post Office Parking Lot)

To note, the Municipality is exploring options for additional on-street parking to reduce congestion in the downtown core with a report coming forward in the upcoming months.

To note as per the [Municipal Parking By-Law](#)

No person shall park on any highway between the hours of 2:00 a.m. to 7:00 a.m. inclusive during the months of November, December, January, February, March, and April.

No Person shall park a vehicle on a highway for a continuous period of time of more than thirty-six (36) hours.

Any contraventions to the By-law are subject to a fine and/or vehicle towed.

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

Yours truly,
MUNICIPALITY OF ARRAN-ELDERSLIE
Per:



Christine Fraser-McDonald
Clerk
cfraser@arran-elderslie.ca



Policy

10.1

Section: 10.0 Planning and Development

Policy: Payment in Lieu of Parking Policy

Policy By-Law: 06-2025

Date: January 13, 2025 Revision:

Coverage:

This policy shall apply to all the lands designated Commercial Zone (C1, C2, C3 and C4) in the Comprehensive Zoning By-Law as amended from time to time.

Policy Statement:

Payment-In-lieu of Parking will enable the Municipality to secure financial resources to allow for the construction, maintenance or replacement of existing parking facilities, while encouraging new development/redevelopment, and the reuse of existing buildings in the Commercial Zone (C1, C2, C3 and C4) in the Comprehensive Zoning By-Law as amended from time to time where the applicant is not able to satisfy the parking requirements

Legislative Authority:

Section 40 of the Planning Act, R.S.O. 1990, c. P.13 40(1) "Where an owner or occupant of a building is required under a by-law of a local municipality to provide and maintain parking facilities on land that is not part of a highway, the council of the municipality and such owner or occupant may enter into an agreement exempting the owner or occupant, from the requirement of providing or maintaining the parking facilities."

Section 40(2) "An agreement entered into under sub-section (1) shall provide for the making of one or more payments of money to the municipality as consideration for the granting of the exemption and shall set forth the basis upon which such payment is calculated."

Contents:

Payment in Lieu of Parking is not intended to replace or conflict with the minor variance or zoning amendment process.

The Committee of Adjustment/Council will determine whether the parking requirements applying to a particular site could be varied. The payment-in-lieu option will be used in a situation where the Municipality is prepared to reduce or eliminate the parking requirement on a given site in order to apply the funds obtained towards developing and maintaining municipal parking facilities in areas where municipal parking exist, or is reasonably expected to exist, sometime in the future.

In this manner, payment-in-lieu of parking is not intended to be an automatic right of the proponent, rather it is applied at the discretion of Committee of Adjustment/Council only after having considered the impacts and the usefulness of applying the funds obtained to the provision of municipal parking facilities.

It is preferable for the applicant to provide on-site or some off-site parking, within close proximity to the development, to satisfy the Zoning By-law requirements of a project.

As a last resort, payment-in-lieu of parking may be considered as an option only if the applicant is not able to satisfy the parking requirements of a development.

The payment-in-lieu of parking fee will be included in the consolidated fees by-law as amended from time to time.

Public Hearing A-2025-010 Lawrence

C/O 543 Queen Paisley Inc and Twisted Cedar Group Inc

Re: 543 Queen St S, Paisley, Ontario

Minor Zoning Variance Application – Parking

To whom it may concern,

We have compiled a list of concerns/complaints that have been expressed to us directly and on public community platforms (social media) regarding our application for a Minor Zoning Variance for relief of 3 parking spaces onsite and have addressed each below.

Our belief is that there is a long-standing, and historically problematic lack of parking in town that has not been addressed, and this over-reaching issue has somehow been placed upon our small development as the cause.

We have obtained 4 Permit Parking Passes (2 at the Post Office, and 2 at the Arena), which is more parking than we are required to have.

Additionally, we have an alternate parking layout for consideration and would like the opportunity to bring it forward at the meeting.

Respectfully,

Mandy Resendes and Geoffrey Lawrence
543QueenPaisley Inc and Twisted Cedar Group Inc.

COMPLAINT / CONCERN

Lack of Disabled Parking When Patios Erected

- not relevant to our zoning application

Legion spots will be overused/543QP Tenants will use these spaces

- they have no need to use them as they have their own spaces
- outside of posted Legion parking hours (3pm-11pm) these spaces are open for all residents to utilize regardless

Crosswalks needed at corner by the bank

- we agree, however, not relevant to our zoning application

Idea of Library removal for parking

- we agree, however, not relevant to our zoning application

7th space in lot plan blocks other vehicles/not sustainable

- tenant mgmt. issue, this space is a multifunctional space for loading/unloading/visitors, visitors are to leave contact information visible should vehicle need to be moved, temporary parking only
- we have an alternate, revised parking layout to present

Monopolizing Arena and Post office Parking, 543QP tenants will put squeeze on availability

- these are paid-for "permit only" spaces, confirmed that we are the first to ever purchase these at the Arena. Therefore, use of them has historically been minimal
- these spaces are earmarked for "permit only parking" already, not public. We paid for spaces that were unused and available for this purpose

Snow Removal Impedes Lot Spaces in Winter

- Building Operations; snow was never intended to be piled on site, it will be plowed and removed from the lot when pile is too large

Tenants with Two Vehicles

- Building Operations/Tenant Mgmt Operations; we are not obligated to provide 2 spaces per the zoning
- if tenant has 2nd vehicle our policy is such that they will have to obtain their own overnight parking permit

Recycling & Garbage Bin location will impede lot spaces

- Building/Tenant Mgmt Operations; storage of these will be either; underneath the deck at the rear entry of the building OR tucked close to corner of lot near building where they fit with the revised layout
- Collection day bins will be at the side of the building then bins returned by tenants to the appropriate storage spot

Layout of Lot “Unsuitable and unsustainable”

- Building/Tenant Mgmt Operations; parking and use of the spaces is up to tenant mgmt.

Solutions Suggested by TCP & Paisley Citizens To Improve Parking Overall:

1. Angled parking along stone retaining wall on Water Street entering park next to 325 Albert Street.
2. Corner of Condo build (kitty-corner to Legion) grassy landscaped area could be 3x Visitor spaces OR Public parking.
3. Historic Hose Tower interlocked brick pad could be additional 3x public parking spaces.
4. Businesses out of single-family homes (ex. Hair Garage) take up 3-4 parking spaces along Queen Street just for the width of their driveway entrance. These are a waste of potential parking. If narrowed to a normal two-vehicle/two-way width there would be more parking available.

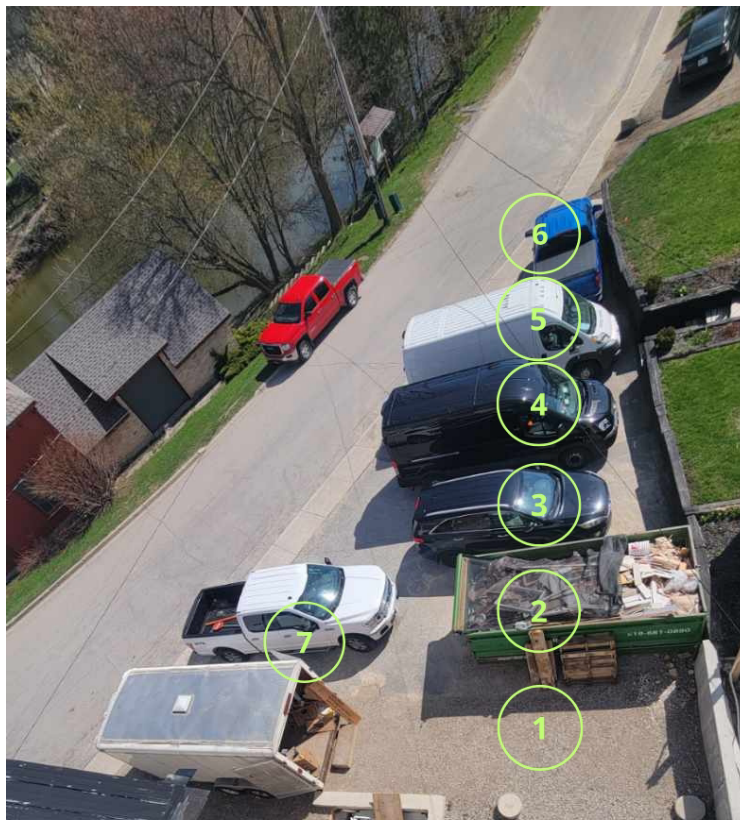
Precedence:

- Minor Variance approved for 2 visitor spots for Condos across street when they needed 7 visitor spaces (32 spaces for 30 units).
- Many other apartments above businesses in the town also do not have parking spots on site.

APPENDIX

a) 7 SPACES WITH CURRENT LAYOUT (overhead view):

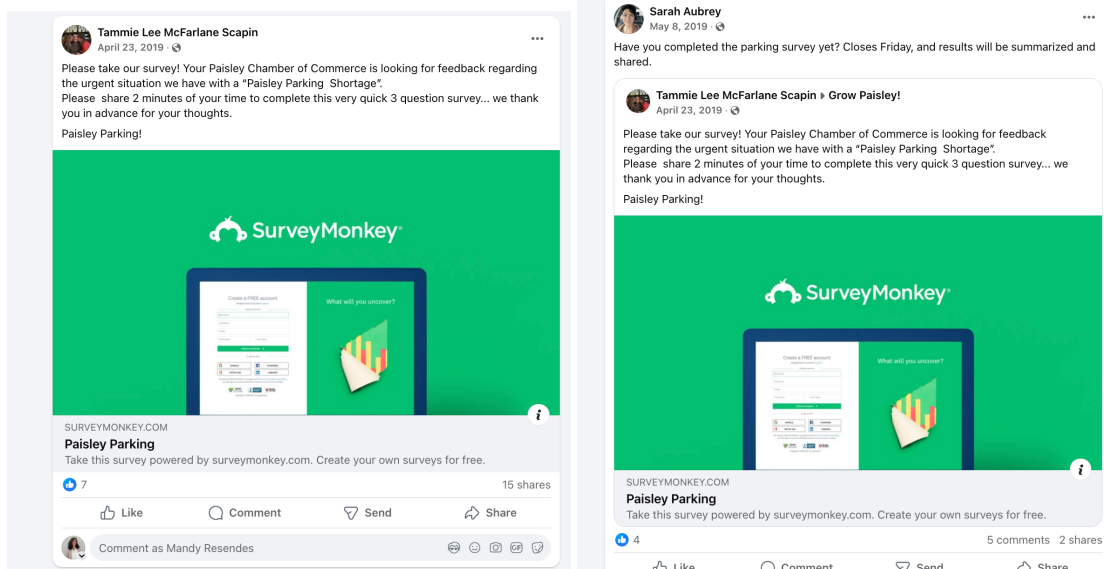
- all oversize vehicles fitting comfortably



b) 7 SPACES WITH CURRENT LAYOUT (ground level view):



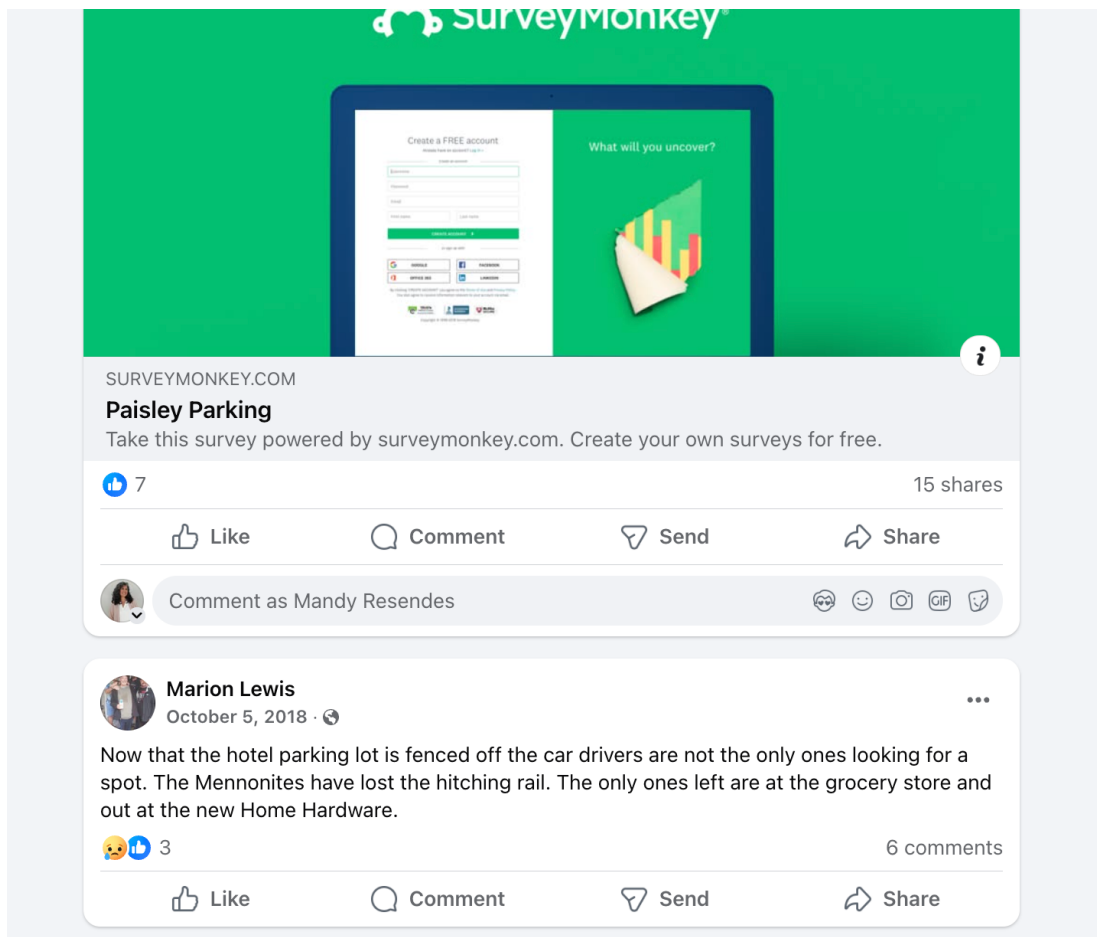
c) 2019 Surveys Conducted Regarding Lack of Parking in 2019:




d) Concerns regarding Paisley Inn development parking in 2023 – they ended up with 32 spaces for 30 units. A variance must have been approved here for the lack of visitor parking



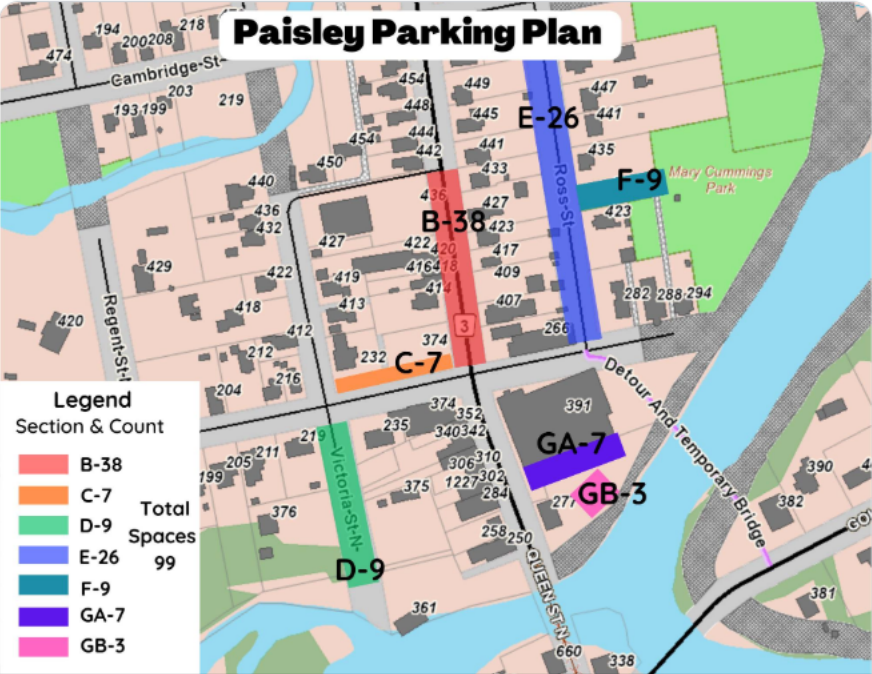
e) Comment with concerns re: The old Paisley Inn lot no longer being available for the public (despite it being a private lot). Similarly, citizens have gotten used to using the former Thompson Bros lot as public parking, especially when the business was no longer operating over the past 4 years. We believe this is part of the concern, that this PRIVATE LOT will no longer be available to them.



f) An example of alternative parking options just 1 block from the Queen St S business core.


Happy Hive Cafe & Bakery
 June 10, 2023 · 🌐


It's Saturday! Take advantage of NO construction and come on up to Queen St North! We are open until 3pm..and check this map out..there is still available parking behind the arena near the LCBO!



Paisley Parking Plan

Legend

Section & Count	Total Spaces
B-38	99
C-7	
D-9	
E-26	
F-9	
GA-7	
GB-3	


The Municipality of Arran-Elderslie
 June 8, 2023 · 🌐

Paisley Parking Update
 Due to construction, parking on Queen St. N (north of the bridge and south of Church St.) is closed. Businesses remain open.
 Please see alternative parking available in the map below.
 Effective until fall 2023
[#paisley](#) [#arranelderslie](#)

4

1 share

Like Comment Send Share

Comment as Mandy Resendes



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



April 11, 2025

File Number: A-2025-010

Public Hearing Notice

**You're invited to participate in a Public Hearing
to consider Minor Variance File No. A-2025-010
May 12, 2025, 9:00am**

A change is proposed in your neighbourhood: The purpose of this application is to seek relief from Section 3.8.1.3 of the Municipality's Zoning By-Law which requires one parking space per accessory apartment. The applicant is seeking relief for 3 parking spaces. If approved, this variance will facilitate the construction of 10 apartments, which will have 7 parking spaces available on site.



543 Queen Street South, PT LOT 15 SUB OF LOT 25; QUEEN S E/S (Paisley Village)
Municipality of Arran-Elderslie, Roll Number: 410341000113500

Learn more

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

The Planner on the file is: Megan Stansfield

Have your say

Comments and opinions submitted on these matters, including the originator's name and address, become part of the public record, may be viewed by the general public and may be published in a Planning Report and Council Agenda. Comments received after May 5, 2025 may not be included in the Planning Report, but will be considered if received prior to a decision being made, and included in the official record on file.

Please contact us by email bcplwi@brucecounty.on.ca, mail, or phone (226-909-5515) if you have any questions, concerns or objections about the application.

Stay in the loop

If you'd like to be notified of the decision of the Committee of Adjustment on the proposed application(s), you must make a written request to the Bruce County Planning Department on behalf of the Secretary-Treasurer for the Committee of Adjustment.

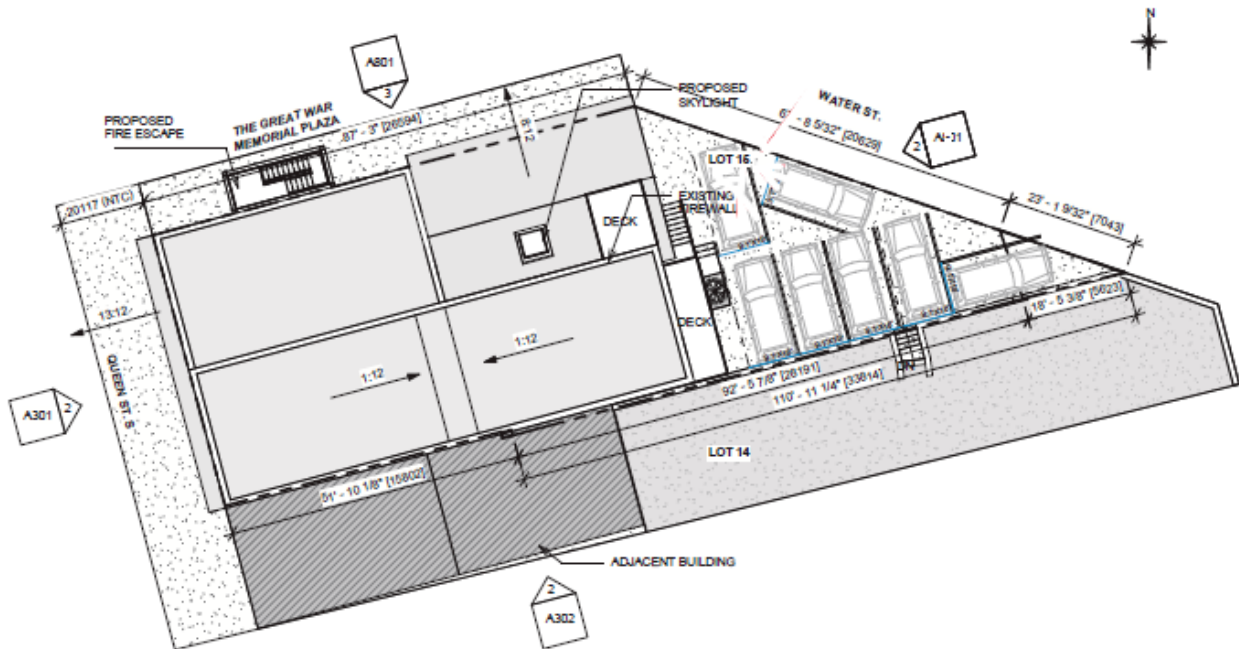
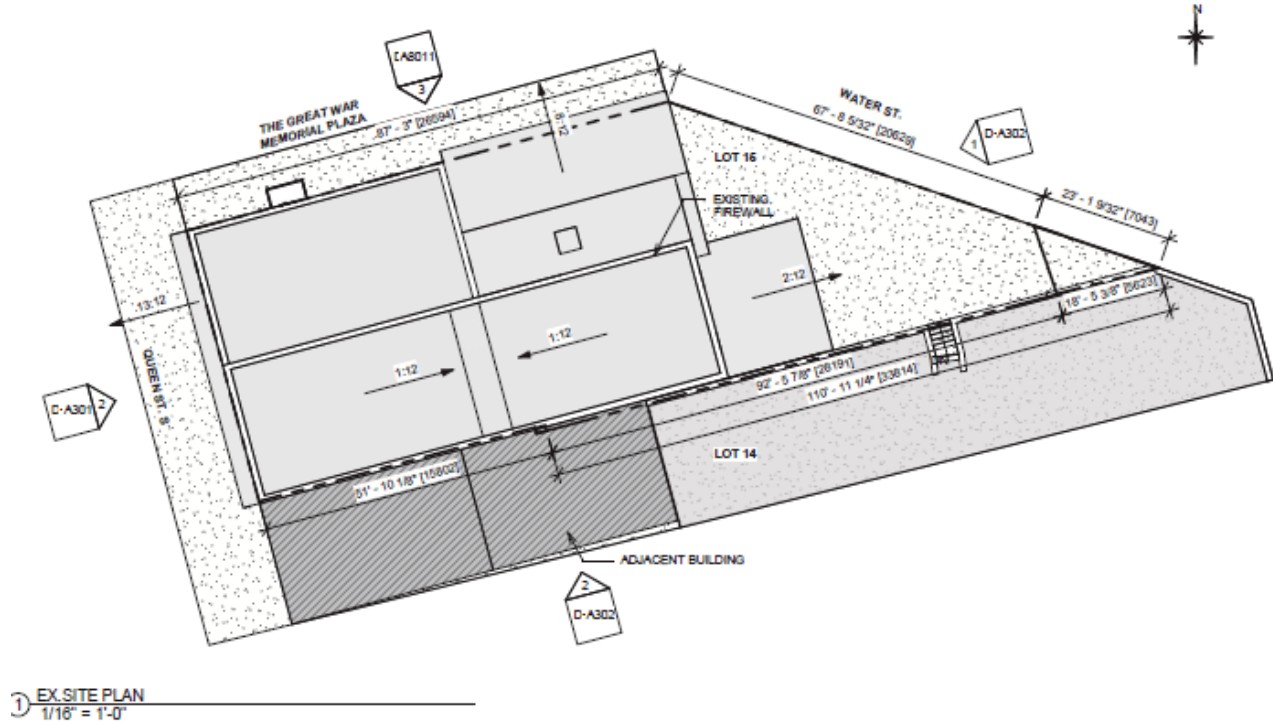
Notice to Landlords

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

Know your rights

Only the applicant, the Minister, a specified person (being a utility and transportation company) or public body that has an interest in the matter may within 20 days of the making of the decision appeal to the Tribunal against the decision of the Committee by filing with the Secretary-Treasurer of the Committee a notice of appeal setting out the objection to the decision and the reasons in support of the objection. Appeals must be accompanied by payment of the fee charged by the Tribunal as payable on an appeal from a Committee of Adjustment decision to the Tribunal. For more information, please visit the Ontario Land Tribunal website at <https://olt.gov.on.ca/appeals-process/>.

Site plan



From: [REDACTED]
To: [Bruce County Planning - Peninsula Hub](#)
Subject: Minor Variance File No. A-2025-010
Date: Thursday, April 17, 2025 5:16:36 PM

You don't often get email from [REDACTED]. [Learn why this is important](#)

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

To whine it may concern,

I am in objection to the minor variance regarding 10 apartments with only 7 parking spaces at 543 Queen street in Paisley. This should not be allowed, it will cause crowding and over use of the public parking located on queen street and else where in town. Arran Elderslie and Paisley is allowing too many developments that do not align with the towns planning and development plan as well as current zoning.

Sincerely,

Jordan McDonald

From: [REDACTED]
To: [Bruce County Planning - Peninsula Hub](#)
Subject: A-2025-010 Lawrence
Date: Wednesday, April 23, 2025 8:46:51 PM

You don't often get email from [REDACTED]. [Learn why this is important](#)

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

Hello,

I have already provided comments regarding the minor variance and parking at the property associated with the file number above in the subject line.

After receiving the proposed site plan for the development I have further comments regarding the proposed parking on the site plan. The site plan shows four (4) of the parking spots being blocked by two (2) parking spots not allowing for a free flow of ingress and egress to four (4) of the spots. The two (2) spots that block the four (4) will become unused due to the restrictions they impose.

In summary this development is only proposing five (5) usable parking spaces at this address which misleads from the current proposal. This will result in at least five(5) tenants using public parking spaces downtown.

This must be discussed and brought up at the meeting.

Thank you,

Jordan McDonald

From: [REDACTED]
To: [Bruce County Planning - Peninsula Hub](#)
Subject: Minor Variance File A-2025-010
Date: Sunday, April 20, 2025 8:16:14 AM

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

Hello,

It looks like you are looking to allow an apartment in downtown Paisley with 10 units and 7 parking spaces.

My concern is that with the Paisley Inn across the street from it already being granted a variance to have less parking already that there will be a significant impact to parking in town. And now allowing an additional lack of parking for residents it will only be worse. Are the other 3 residents whom I assume, since Paisley is not a large centre with all amenities, going to just park anywhere? For example along Water Street, or in front of businesses, or where? Where will they put their cars from November 1 to March 31 between 2 am and 7 am? I am not aware of a municipal parking lot in Paisley where they would purchase a permit to park in. Are you suggesting they park at the Arena, which will be busy with hockey and skating in winter? Or are you suggesting they park at the Post Office which the past couple winters has been full all day?

The parking in town is already being pushed to its limits. We either need another public parking space or for you to reconsider this variance.

In addition, have you ever tried to cross the street in Paisley in the summer? It is no easy feat. I would hope with approximately 40 to 70 new bodies living down town (both this apartment and the one across the street) that you would install a traffic light with a crosswalk at the intersection of Bruce 3 and Bruce 1 in the interest of public safety.

Additionally an overhead crosswalk sign or a set of lights installed at the BalACLava crossing on Bruce Road 3 and/or Bruce road 1 (Inkerman St) crossing Bruce Road 3 would alleviate a lot of stress, with how busy town is in summer. It can take up to 10 minutes to safely walk across there.

Thank you
Mark McKay
212 Nelson St, Paisley

From: [REDACTED]
To: [Bruce County Planning - Peninsula Hub](#)
Subject: Concerns regarding File #A-2025-010
Date: Tuesday, April 22, 2025 10:08:58 AM

You don't often get email from [REDACTED]. [Learn why this is important](#)

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

Good day,

I am a local business owner in Chesley, ON.

I was informed when I purchased the commercial building that for every apartment I had I needed to provide 1 parking space. It was a common sense rule that I was happy was being policed, because it was important to me that the township cared enough to prevent unnecessary congestion.

Not only is allowing this project to be approved unfair to those who followed the rules, it sets a precedent that AE is welcoming greedy landlords. I don't want Chesley to be the next town affected by this issue.

Those 7 "parking spots" are really just 5 on a perfectly dry day, the top 2 would be blocking in the others and I'd like to think anyone can see the obvious problem that would create. In addition, as soon as the winter arrives, you'd be lucky to fit 3 spots with the addition of snow and ice. No matter how well it was cleared, there will be less space. One might argue that Paisley is a walkable town and some might not have vehicles and therefore not need a spot. However, many families or couples that would share the apartment have 2+ cars and making parking a challenge will only further congest the rest of the town.

If they can only fit 5 parking spots, there should only be approval for 5 apartments.

Kindest Regards,

Jasmin Sloan

From: [REDACTED]
To: [Bruce County Planning - Peninsula Hub](#)
Subject: A-2025-010
Date: Wednesday, April 23, 2025 7:42:42 AM

You don't often get email from [REDACTED]. [Learn why this is important](#)

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

Hello. I got the paper concerning parking and this is what I have to say about it.

First, there is a potential parking space in front of 476 Queen South that could be recreated to be a parking space. The man who potentially uses it as a driveway could just put up pylons preventing people from parking there on the one day on five years that he wants to use it. (Give him a paper giving him that right foot a maximum of 2 hours at a time for example) Secondly, I think that the man who renovated Thompsons should have considered this need before creating the apartments. While we need the apartments, we also need the parking spaces on Queen Street so I vote that he does not get designated parking on Queen Street. He will have to rent to people with no cars. There are other examples of this. I believe it's 444 Queen North where there is a house with no driveway. In the summer she parks in front of her house but in the winter she has to pay to rent someone's driveway. I'm not suggesting that they use the street in the summer. No. In the case of Thompsons, they should rent space maybe on Mill Street or could there be parking made on Water street? Whatever. On that block, every spot is needed 365 days off the year. And if they rent their commercial space and the hotels commercial spaces they will be needing it more. Sorry but they should have thought of this when they made so many apartments. Lots of people have no cars. It's not as big of a deal as he thinks.

Please keep me updated.

Sandra Blodgett

[REDACTED]

From: [REDACTED]
To: [Bruce County Planning - Peninsula Hub](#)
Cc: [REDACTED] "Moiken Penner"
Subject: Objection to Minor Variance A-2025-010
Date: Friday, April 25, 2025 9:49:23 AM

You don't often get email from [REDACTED]. [Learn why this is important](#)

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

To whom it may concern.

As a former owner of a business in the south business district of Paisley, I have long been concerned with the shortage of customer parking in this area.

When I reviewed the proposed variance A-2025-010 regarding the available parking for the apartments being built in the old Thompson Bros. Furniture building, I couldn't understand the proposal. The owner is building 10 apartments and asked for a variance allowing only 7 parking spaces.

According to the Site Plan included, though, I can only conclude that two of these parking spaces are "theoretical" only, since the two north-most spaces block access to the 4 spaces along the retaining wall. That means that residents of 5 of the 10 apartments will be without parking and will surely be looking to park in the Legion spots by the cenotaph or on the Queen Street, taking up business customer parking along Queen Street.

Now, with the construction at the Paisley Inn site has effectively removed Mill Drive and Rowe Street parking, and the restaurant blocking off 2 or 3 parking space for their summer patio, the problem of customer parking in this area is already critical.

I'm not sure how the variance request can suggest that there is parking for 7 apartments, when realistically there are only 5 usable spots, but the problem of parking shortage for the south business district needs to be addressed, before any allowance is granted that will only make the problem worse.

Best Regards

Craig Budreau

415 Goldie St.

Paisley, ON N0G 2N0

Past owner of Paisley Pharmacy

From: [REDACTED]
To: [Bruce County Planning - Peninsula Hub](#)
Subject: Paisley parking zonig variance
Date: Sunday, April 27, 2025 6:53:53 PM

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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

Hello:

I am writing regarding Minor variance File # A-2025-010, and the application to seek relief from Section 3.8.1.3 of the Municipality's zoning by-law which requires one parking space per accessory apartment. The applicant is seeking relief for 3 parking spaces.

As you may already be aware, parking on Queen St. S. in Paisley has long been a problem, with an ongoing shortage for many years. This problem has been exacerbated by the loss of the downtown parking lot located behind the Paisley Inn. This property is still in development, and has also had a variance which, if filled to capacity, will result in a further shortage of downtown parking.

I am a landlord, and have 3 apartments on Queen St. N. Over the years, I have required up to 7 parking spaces for these apartments. My tenants have periodically had to lease parking spaces located in the LCBO parking lot to make up for this shortfall. The developers of the new Queen St. S. properties may not have experience as landlords in Paisley, perhaps being more familiar with places that have public transit, taxis, even Uber. We do not have a bus, not one, not even once a week, nor do we have any of the other usual modes of public transit. Tenants require cars to get around, and therefore, parking.

I am writing to suggest a few places that more parking might be created in downtown Paisley, and I hope that it is at these new developers expense - even if it's just paint.

1. Make Mill Dr. and Rowe St. both one way, with parking on one side of each street.
2. Create angle parking down one side of Water St. This street could be used in winter too, to create more overnight parking, as it has minimal traffic most of the time.

I hope this is helpful,
 thank you for your consideration,

Karen Kimpel
 306 Queen St. N.,
 Paisley, ON
 [REDACTED]



April 28, 2025

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

Regarding File Number: A-2025-010

The Arran Elderslie Community and Business Association is a membership-based organization that helps businesses to network, learn and grow. Our goal is to strengthen, promote and celebrate businesses to enhance the vibrancy of the community.

A serious concern has been brought to our organization, and we feel compelled to comment. The former Thompson's Furniture Store is in the process of being converted to a residential apartment building with 10 apartments. Section 3.8.1.3 of the Municipality's Zoning By-Law requires that each apartment must have one parking space. The building developer has inappropriately indicated that there are 6 parking spaces and now wants to apply for relief from providing the additional 4 parking spaces.

It is our opinion that the current 6 allocated parking spaces are inappropriate because it is not possible to park that many cars in the allocated space, especially when one space prohibits four of the cars from moving. There is no consideration for snow in the winter. It is highly expected that vehicles will be parking on the sidewalk. This is a very busy sidewalk as the road curves at this location and it is dangerous to walk on the road. It seems obvious that 4 small vehicles would be the maximum parking available. Large pick-up trucks or vans would have difficulty parking in the four spaces. There also seems to be no provisions for visitors to the apartments needing overnight or short-term parking.

Paisley has a serious lack of parking for many tenants of apartments above storefronts, for employees working in the village, and subsequently for customers shopping in businesses. When there is not appropriate parking for tenants and employees, cars are parking on the main street all day and there is no where for customers visiting businesses to park.

It is our opinion that the developer needs 6 additional spaces for tenants of this building and that relief should not be provided for this. Providing relief will mean that tenants will park on the main street, adding to the already serious lack of parking, as explained above.

Since the development is well underway and it is not our intention to discourage housing in Paisley, 6 parking spaces need to be found by the developer that are not on the current property. This could include purchasing nearby vacant or unused land for development as a parking lot. It would seem to be the logical solution.

Thank you for allowing us to comment. We look forward to an amicable solution to this application.

Sincerely,
Craig Reid, President, on behalf of the Board of Directors

From: [REDACTED]
To: [Bruce County Planning - Peninsula Hub](#)
Subject: Lawrence Application A-2025-010 - Comments for the Public Meeting
Date: Thursday, May 1, 2025 10:09:10 AM

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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

I am glad to see additional (hopefully affordable) housing coming to our community, as it is very much needed.

However, I do have concerns regarding the parking situation, which really should have been addressed by the building department when reviewing the building permit application. Why was this building permit approved knowing that there were 10 units/apartments therefore 10 parking spaces required and perhaps visitor parking spaces?

Parking spaces required is clearly set out in Section 3.8.1.3 of the Zoning By-Law, which states: One parking space per 'Dwelling, Accessory Apartment' shall be provided, reserved and maintained for exclusive use by the 'Dwelling, Accessory Apartment'. I believe there may also be zoning requirements for "plus 0.25 parking spaces per dwelling unit intended and clearly identified for visitor parking" which I did not see anything in the minor variance to address visitor parking.

The drawing shows 7 parking spaces, which seems to be 4 viable parking spaces at best. One spot shows to encroach a little onto the roadway and also onto Part 1 of the Plan, but it does not indicate what Part 1 is and its blocking part of Part 1. Two (2) of the parking spaces thereby block 3, potentially 4, of the proposed parking spaces. This is not a viable parking lot for 7 vehicles realistically. The vehicles who get blocked in will start to park on the street to avoid getting blocked in. Doesn't the Zoning By-Law also set out parking spaces size for each vehicle space required?

As to winter months, these parking spots will be even more limited and the snow will likely have to be removed due to space. Is that being taken into consideration as well?

Regarding the 3 parking spaces they want a variance for, potentially, where will those tenants park who rent these units? There is no transit or other transportation in Paisley therefore they will need their own transportation.

We have already lost 1-2 parking spots of summer street parking on Queen Street due to the summer patio that has been allowed to The Paisley Common for an additional 2 more years.

Allowing more paid parking in municipal lots thereby decreases community (and visitors) parking for day to day activities/shopping etc. that people are coming into our downtown for banking, pharmacy, post office, etc. When there is no street parking available, visitors pass through

our town without stopping to shop/visit our downtown cores.

On an unrelated note, why have there been 6 or 7 recent decisions and/or active applications for various minor variances, reduced frontage (some quite reduced!) (and other setbacks), parking etc. for new builds that are seemingly not in accordance with the existing Zoning By-Laws when permits are issued?

C. Patterson

Paisley, ON

From: [REDACTED]
To: [Bruce County Planning - Peninsula Hub](#)
Subject: Minor Variance File # A-2025-010, Attention Megan Stansfield
Date: Thursday, May 1, 2025 5:50:01 PM

You don't often get email from [REDACTED] [Learn why this is important](#)

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

My name is Dale Buhr of 539 Queen St S., Paisley, [REDACTED]
I am the spokesperson for the following petition of 151 signatures presented for your inclusion in the report .
This petition will sent to you in up to 2 more emails to accommodate the size of the file.

County of Bruce
County of Bruce
268 Bedford Street, PO Box 139
Warton, Ont., N0H 2T0

**Re: Minor Variance File No. A-2025-010. Proposed change to parking space at
543 Queen St S./ Water Street**
CC: Municipality of Arran Elderslie

We the undersigned wish to object to the above mentioned Minor Variance
for the following reasons

The application does not take into consideration or include the two commercial units.
The lack of on site parking will put increased pressure on Queen St S parking. Parking on Queen St
is for businesses customers to park, not for residential use.

~~_____~~
The layout of how vehicles are to park makes no sense. Having vehicles parked behind each other
will only create obvious problems to prospective tenants.

Water street is very narrow and canoeists need space to launch and recover their canoes.

Tourists will not be able to enjoy the river views and cultural events.

The full application question 14 is answered as No and should be YES. The Saugeen River is
with 100 metres of the applicants property. This may require Saugeen Valley approval as well.

Where will the extra vehicles be parked during the winter?

We strongly urge you to deny this application and that the County undertake an in depth study,
with the Municipality of Arran Elderslie, of all parking issues in Paisley.

We believe that your final decision in this matter will set a precedent for the entire County of Bruce

CITIZENS PETITION

Regarding: Minor Variation Application A-2025-010

Public Meeting at Arran-Elderslie Council Chambers May 12, 2025, 9:00 AM

Signature	Name	E-Mail	Telephone
<i>Janette Gibbons</i>	Janette Gibbons		
<i>Marion Lewis</i>	MARION LEWIS		
<i>Christy McElroy</i>	Mark McElroy		
<i>Peter Cannon</i>	Peter Cannon		
<i>Kathy Dowse</i>	Kathy Dowse		
<i>Rylee Ramsfield</i>	Rylee Ramsfield		
<i>Roger</i>	ROGER		
<i>Tyler English</i>	Tyler English		
<i>Marilyn Whetstone</i>	MARILYN WHETSTONE		
<i>Nary Ellen Budreau</i>	Nary Ellen Budreau		
<i>Diane Williams</i>	Diane Williams		
<i>Ma Caldwell</i>	Ma Caldwell		
<i>Kristine Mans</i>	Kristine Mans		
<i>Darlene Neilly</i>	DARLENE NEILLY		

CITIZENS PETITION

Regarding: Minor Variation Application A-2025-010

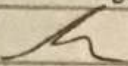

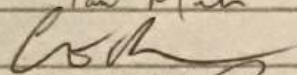
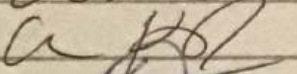
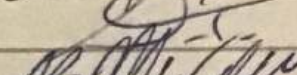
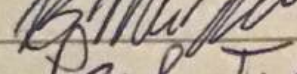
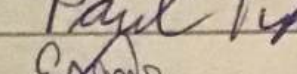
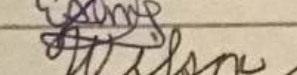
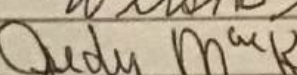
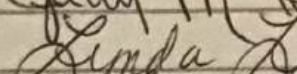
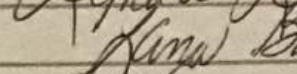
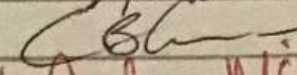
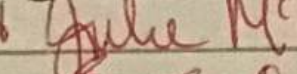


Public Meeting at Arran-Elderslie Council Chambers May 12, 2025, 9:00 AM

Signature	Name	E-Mail	Telephone
<i>Mary Cottrell</i>	MARY COTTRILL		
<i>Kristina Maus</i>	KRISTINA MAUS		
<i>Jim Maus</i>	JIM MAUS		
<i>Leann Cumming</i>	Leann Cumming		
<i>Brian McAtister</i>	BRIAN MCATISTER		
<i>George E. Campbell</i>	George E. Campbell		
<i>Hi Campbell</i>	Hi Campbell		
DEBORAH MEDEIROS	108 GEORGE		
ALLAN MEDEIROS	108 GEORGE		
MARG JONES	96 George Str		
<i>Claudia Dixon</i>	85 George St		
<i>Doug Wilson</i>	85 GEORGE ST.		
<i>Dillon McVilly</i>	DILLON McVILLY		
<i>Edith Beech</i>	Edith Beech		
<i>Brian Beech</i>	BRIAN BEECH		
<i>Susan Beech</i>	SUSAN BEECH		

CITIZENS PETITION

Regarding: Minor Variation Application A-2025-010



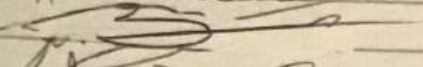
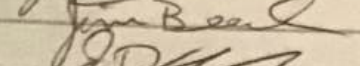
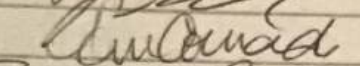
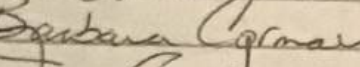
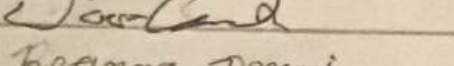
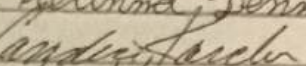
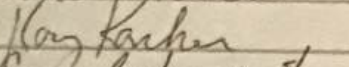
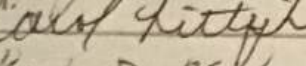
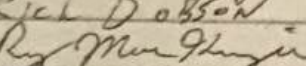
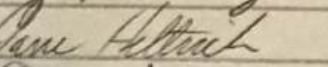
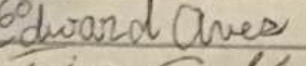
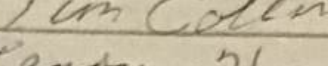
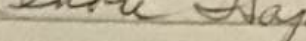
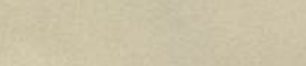

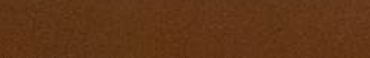
Public Meeting at Arran-Elderslie Council Chambers May 12, 2025, 9:00 AM

Signature	Name	E-Mail	Telephone
	Sean Kelly		
L. Thomas	Lynanne Thomas		
Kim Martini	Kim Martini		
Pat Shulcan	PAT SHULCAN		
Paul Mack	Paul Mack		
	Claire Buda		
	Amanda Knight		
	Dominic Tsang		
	Brenda McKay		
	Paul Tully		
	Emma Tsang		
	Wilson Gregg		
	Judy McKinnon		
	LYNDA LEESON		
	LANA BALDWIN		
	Craig Budreau		
	Joanne McCully		
	E.L. DURK		

CITIZENS PETITION

Regarding: Minor Variation Application A-2025-010

Public Meeting at Arran-Elderslie Council Chambers May 12, 2025, 9:00 AM

Signature	Name	E-Mail	Telephone
	Kevin Kinnacher		
Sandra Kuller	Sandra Kuller		
Arlene Beech	ARLENE BEECH		
	NATE KEVELER		
	JIM BEECH		
	J.D. Cormack		
	Angie Cormack		
	Barb Cormack		
	Dave Cormack		
	Rebecca Dennis		
	Cordice Karcher		
	Kory Karcher		
	Carol Littlejohn		
	Rob		
	Roy MacKenzie		
	Jane Hettrick		
	Edward Aves		
	TIM COLLINS		
	Lenore Hope		

CITIZENS PETITION

Regarding: Minor Variation Application A-2025-010

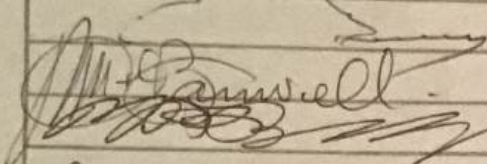


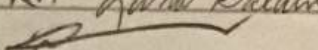
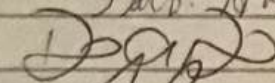
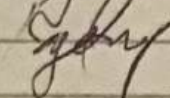
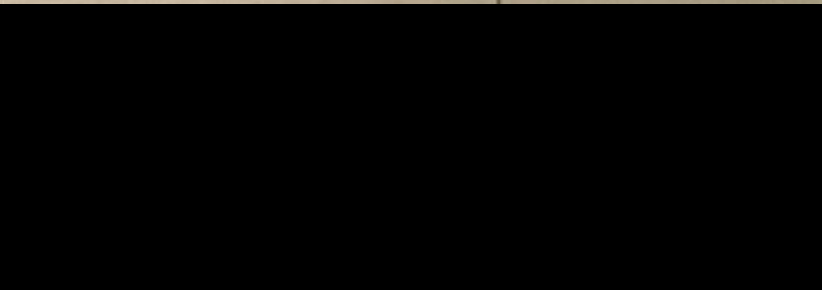
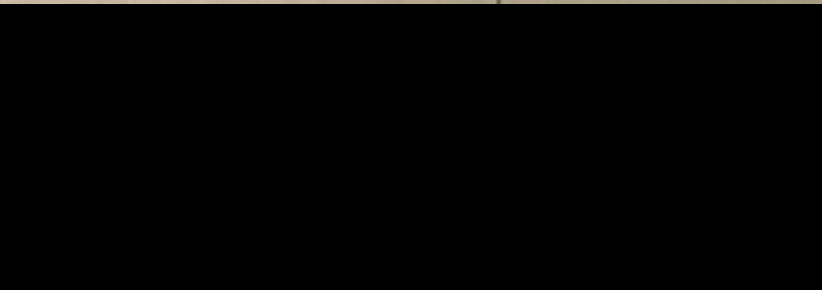
Public Meeting at Arran-Elderslie Council Chambers May 12, 2025, 9:00 AM

[illegible]

CITIZENS PETITION

Regarding: Minor Variation Application A-2025-010

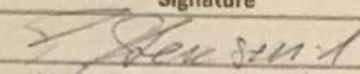
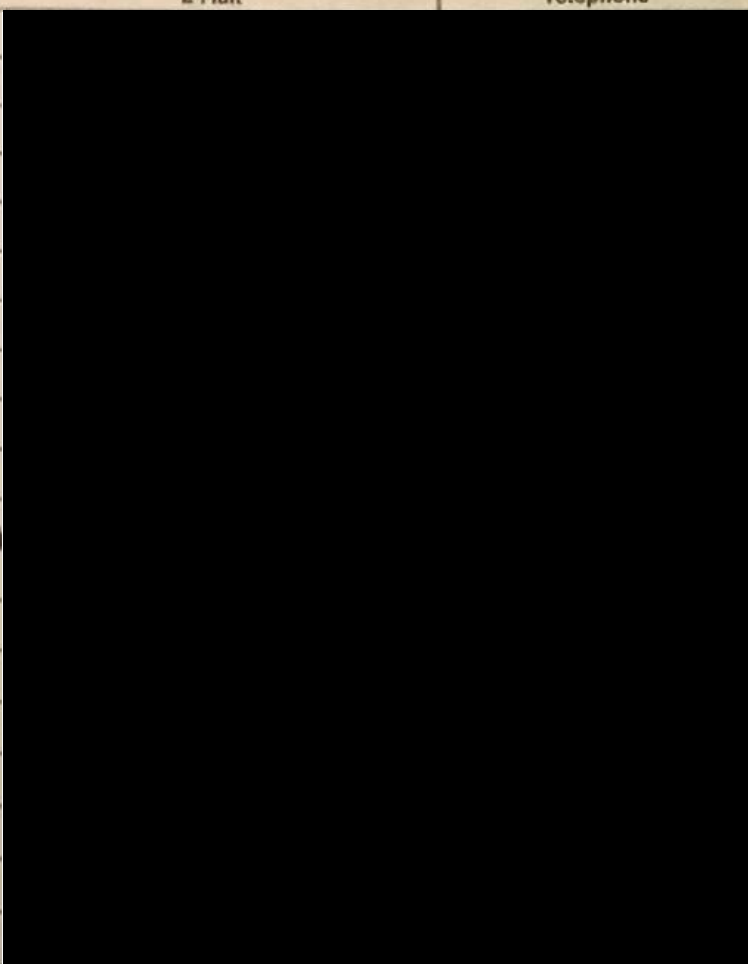
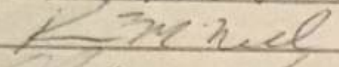
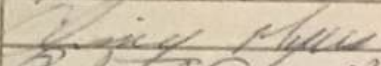
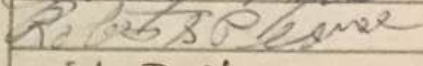
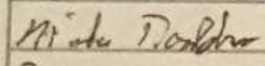
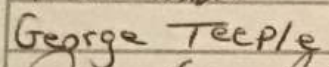
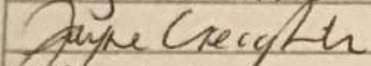
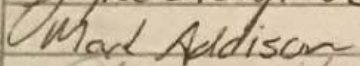
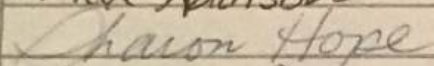
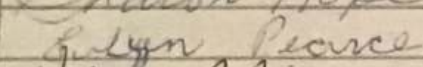
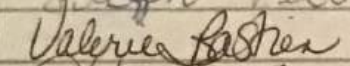
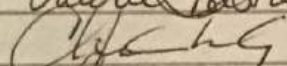
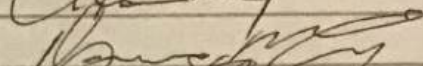
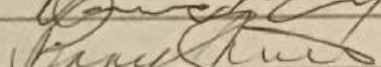
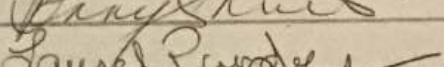
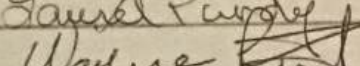
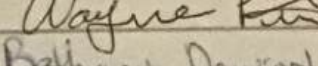
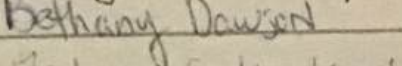
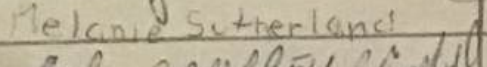
Public Meeting at Arran-Elderslie Council Chambers May 12, 2025, 9:00 AM

Signature	Name	E-Mail	Telephone
	Paul Bellamy MARTINE Côté MICHAEL BANNELL		
Carol Ryan	Carol Ryan		
LA Lana Baldwin	LANA BALDWIN		
	Wendy Liddle		
Paul Parker	PAUL PARKER		
Susan Parker	Susan PARKER		
Joyce Noble	JOYCE NOBLE		
Bob McAulay	BOB M'AULEY		
David Hobbs	DAVID HOBBS		
	DAVID DEW		
	ROY ANGEL		
Nora Shukar	NORA SHUKAR		
Green Maxwell	GREEN MAXWELL		
Bonnie Tanner	BONNIE TANNER		
Jeff Tanner	Jeff Tanner		
Bob Cottrill	Bob Cottrill		

CITIZENS PETITION

Regarding: Minor Variation Application A-2025-010

Public Meeting at Arran-Elderslie Council Chambers May 12, 2025, 9:00 AM

Signature	Name	E-Mail	Telephone
	TAL STEWART		
	Ken McNeill		
	Missy Hylle		
	Robert Pearce		
	MIKE DONALDSON		
	George Teeple		
	Julie Creighton		
	Mark Addison		
	Sharon Hope		
	Evelyn Pearce		
	Valerie Bastien		
	Chae McCoy		
	Donna McCoy		
	Penny Skins		
	Laurel Purdy		
	WAYNE PURDY		
	Bethany Dawson		
	Melanie Sutherland		
	BOB CAMPBELL		

CITIZENS PETITION

Regarding: Minor Variation Application A-2025-010

Public Meeting at Arran-Elderslie Council Chambers May 12, 2025, 9:00 AM

Signature	Name	E-Mail	Telephone
<i>[Signature]</i>	Diane Gottschalk		
<i>[Signature]</i>	Cristie Patterson		
<i>[Signature]</i>	GLEN HANLEY		
<i>[Signature]</i>	Marley Tillmanns		
<i>[Signature]</i>	Richard Smith		
<i>[Signature]</i>	Dot Smibert		
<i>[Signature]</i>	NEIL COOK		
<i>[Signature]</i>	Carol Cook		
<i>[Signature]</i>	Evelyn Hodgkinson		
<i>[Signature]</i>	Linda Simkins		
<i>[Signature]</i>	Elaine Stoltzfus		
<i>[Signature]</i>	STEW DUDGON		
<i>[Signature]</i>	Jim Maus		
<i>[Signature]</i>	ROSS ZIEGLER		
<i>[Signature]</i>	Lesley		
<i>[Signature]</i>	RJ Dargill		
<i>[Signature]</i>	AILEEN WILKINSON		
<i>[Signature]</i>	34 Elmwood, ON		
<i>[Signature]</i>	Olivia Taylor		

Regarding: Minor Variation Application A-2025-010

[illegible][illegible]

From: [REDACTED]
To: [Bruce County Planning - Peninsula Hub](#)
Subject: Objection to Minor Variance File # A-2025-010
Date: Sunday, May 4, 2025 5:24:41 PM
Attachments: [REDACTED]

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

Please find attached our objection to the above.

Thank you

Dale & Jo-Anne Buhr

We are a neighbour, to the Twisted Cedar Groups property at 543 Queen St S in Paisley.

We wish to preface our remarks by stating that the Twisted Cedar, their employees and contractors have always treated us with respect, friendliness and kindness.

We have been allowed to park on their property while renovations have been underway, but understand that this will come to an end.

Our objection to this variance is based solely on its lack of merits as opposed to personal reasons.

We have taken and included pictures of the situation of this year so as to give an actual view of the site as opposed to the proposed plan. These pictures were taken on April 28 of this year.

The first picture is extracted from the application and shows the applicants proposed parking plan. The second to fourth photos show vehicles parked in the area that the applicant is referring to.

The green bin with the white truck is where the two vehicles would park one behind the other. The car and the empty space beside is the area where the applicants has shown where there would be a vehicle parked behind these two spots, at a right angle to those spots. We don't believe that the tenants would park in this pattern. They will seek other locations to avoid the obvious problems with this layout. Tenants will park on Water Street and or in the reserved "Legion" parking area, or even on Queen St S. Street parking is only viable during the summer. Where will these people park in the winter?

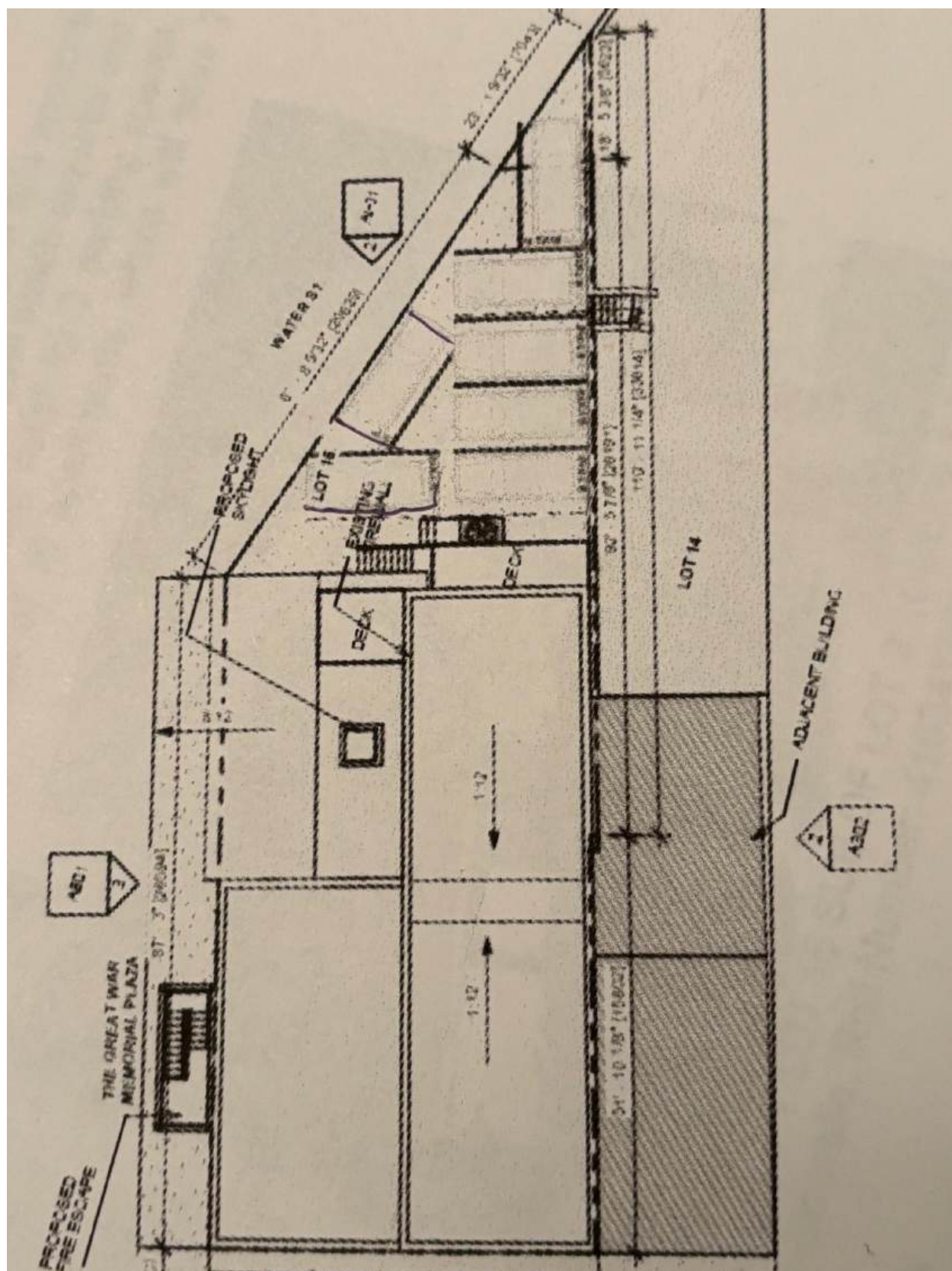
This picture also shows a blue truck parked parallel to the retaining wall. This is at the easterly end of the property. The next photo shows the same truck from the other side. The pink flag that is in the ground is beside a surveyors stake marking the edge of the applicants property, also showing that the truck is past that line.

For us to have our own on site parking we will need to dig into our backyard. To be able to do this we need unobstructed access to our property for this purpose. This would be to the east of the property line.

Twisted Cedar Group has stated on Facebook that they have procured four spots for off site parking. Under their plan this would create a total of eleven parking spots which is still one spot short of requirements.

We submit that the minor variance is deeply flawed and should be denied as being impractical and unsustainable, in addition to being in contravention of current parking rules.

In addition to this we wish to go slightly off topic and recommend that the Municipality, County, Saugeen Valley and citizens form a committee to address parking in Paisley.







From: Megan Stansfield
To: Lori Mansfield
Subject: FW: minor variance file # A 2025-010
Date: Wednesday, May 7, 2025 8:39:42 AM
Attachments: [REDACTED]

From: Christine Fraser-McDonald <CFraser@arran-elderslie.ca>
Sent: Wednesday, May 7, 2025 7:39 AM
To: Megan Stansfield <MStansfield@brucecounty.on.ca>
Subject: Fw: minor variance file # A 2025-010

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

Hi Megan:

Please see the attached comments.

Christine Fraser-McDonald
 Clerk



From: Laura Campbell [REDACTED]
Sent: May 6, 2025 10:30 AM
To: Christine Fraser-McDonald <CFraser@arran-elderslie.ca>
Subject: Re: minor variance file # A 2025-010

Christine

Yes

One item I did not attach is the number of people who use the Legion as a source of entertainment, social development, meeting other residents, exercise, developing skills, while providing the legion an opportunity to fund community enhancements. The need for parking spots near the legion is paramount, as many people have limited physical ability. The legion offers services and is a great welcoming organization for newly arrived residents of Paisley. Should the "additional" spaces be sold/rented to the apartment developer, it could determine the future of the legion.

Thanks

Laura

On May 5, 2025, at 10:06 AM, Christine Fraser-McDonald <CFraser@arran-elderslie.ca> wrote:

Hi Laura:

I do not know at this time, where the developer plans to have extra parking. I am waiting for the Planner's report.

Do you want your comments to be included in the planning report?

Christine Fraser-McDonald
 Clerk



From: Laura Campbell [REDACTED]
Sent: May 5, 2025 10:03 AM
To: Christine Fraser-McDonald <CFraser@arran-elderslie.ca>
Subject: minor variance file # A 2025-010

Christine

Please inform me as to where the 3 additional parking spaces are to be located.

Paisley is located in a rural area where auto transportation is necessary. The nearby business's will be adversely affected by the shortage of parking spaces. A drop in business could cause the existing business's to relocate to another town. We need to encourage what business are currently there, to stay at their current location. A quick trip to other towns and villages where there is limited downtown parking spaces, reveals that this shortage of parking, leads to a deterioration of the downtown. Potential shoppers will drive to other communities that have malls, or services with parking available. Many cities are currently trying to revitalize their downtowns, with very limited success. A good example of this is driving through Chesley, the downtown is full of closed up stores, very few vehicles parked on the main street. Stratford ON is another city who depends on tourists to keep their downtown alive, as most nearby residents/shoppers do not shop or utilize the downtown stores. Employees have to park several blocks away in order to prevent daily parking tickets.

The planned layout of parking spaces adjacent to the apartment rental leaves one to believe that there will be parking disputes as the layout leaves 4 vehicles unable to access their vehicle(s), if all parking spots are filled. Has council taken into consideration, that there will be additional requests from the local police department to solve the parking access and calm down the disgruntled tenants.

Thank you for taking this potential dilemma into consideration, and for helping the revitalization of downtown Paisley committee into consideration.

I hope to be able to come to the meeting on May 12, 2025

Laura Campbell
 [REDACTED]

Decision of the Committee of Adjustment With Reasons

(Section 45(1), Planning Act, 1990)

Municipality	Municipality of Arran-Elderslie
File Number	A-2025-010
Related File(s)	N/A
Date of Hearing	May 12, 2025
Owner / Applicant / Agent	543 Queenpaisley Inc. c/o Geoffrey Lawrence
Legal Description	PT LOT 15 SUB OF LOT 25;QUEEN S E/S
Municipal Address	543 Queen Street South
Purpose of Application	Seek relief from Section 3.8.2.3 of the Municipality’s Zoning By-Law which requires one parking space per accessory apartment. Ten spaces are required and the applicant is able to provide seven.
Variances Granted	Permit Payment-in-lieu of Parking and relief for three (3) parking spaces.
Effect of Submissions	Any submissions relating to this application were considered by the Approval Authority in making its decision on this matter.

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 applicant enter into an agreement with the Municipality to provide payment-in-lieu of parking for the three (3) deficient parking spaces.

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.

Decision of the Committee of Adjustment With Reasons

(Section 45(1), Planning Act, 1990)

Municipality	Municipality of Arran-Elderslie
File Number	A-2025-010
Related File(s)	N/A
Date of Hearing	May 12, 2025
Owner / Applicant / Agent	543 Queenpaisley Inc. c/o Geoffrey Lawrence
Legal Description	PT LOT 15 SUB OF LOT 25;QUEEN S E/S
Municipal Address	543 Queen Street South
Purpose of Application	Seek relief from Section 3.8.2.3 of the Municipality’s Zoning By-Law which requires one parking space per accessory apartment. Ten spaces are required and the applicant is able to provide seven.
Effect of Submissions	Any submissions relating to this application were considered by the Approval Authority in making its decision on this matter.

The application for Minor Variance from Comprehensive Zoning By-law 36-09 is hereby **refused**.

Reasons (check all that apply):

- ☐ The variance does not maintain the intent and purpose of the Official Plan.
- ☐ The variance does not maintain the intent and purpose of the Zoning By-law.
- ☐ The variance requested is not desirable for the appropriate and orderly development and use of the lands and buildings.
- ☐ The variance is not minor in nature.
- ☐ The variance does not conform to the Provincial Policy Statement.

Concurrence of Committee Members for Minor Variance A-2025-010 Lawrence

We, the undersigned, **concur in the Decision and reasons** given for the Decision of the Committee of Adjustment for the Municipality on May 12, 2025

Signature	Title & Name	Absent	Present
<hr/>	Committee Chair, (Steve Hammell)	()	()
<hr/>	Committee Member, (Jennifer Shaw)	()	()
<hr/>	Committee Member, (Ryan Nickason)	()	()
<hr/>	Committee Member, (Darryl Hampton)	()	()
<hr/>	Committee Member, (Brian Dudgeon)	()	()
<hr/>	Committee Member, (Moiken Penner)	()	()
<hr/>	Committee Member, (Peter Steinacker)	()	()

Certification of Committee’s Decision

I, **Christine Fraser-McDonald**, being the Secretary-Treasurer of the Committee of Adjustment for the Corporation of the **Municipality of Arran-Elderslie**, certify that this is a true copy of the Committee's Decision of **May 12, 2025**.

DateSecretary-Treasurer

Notice of Last Date of Appeal

Notice is hereby given that the last date for appealing this decision to the Ontario Land Tribunal is **June 1, 2025**
See appeal information on reverse of this form.

Notice That No Appeals Have Been Received

When signed, this certifies that no appeals have been received

DateSecretary-Treasurer

Appeal Information

Not later than 20 days from the Date of Decision, only the applicant, the Minister, a specified person (being a utility and transportation company) or public body that has an interest in the matter may appeal to the Ontario Land Tribunal (OLT) against the decision of the Committee. If no notice of appeal is given within 20 days, the decision of the Committee is final and binding.

Appeals are filed with the **Secretary-Treasurer of the Committee** at:

Take notice that an appeal to the Ontario Land Tribunal in respect to all or part of this Minor Variance may be made by filing a notice of appeal with the Municipal Clerk either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service> by selecting **Arran-Elderslie (Municipality of)** as the Approval Authority or by mail to 1925 Bruce Road 10, Box 70, Chesley, ON N0G 1L0, no later than **4:30 p.m.** on June 1, 2025. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. The appeal fee of \$1,100 can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca. If the e-file portal is down, you can submit your appeal to info@arran-elderslie.ca.

The OLT may dismiss all or part of an appeal after holding a hearing or without holding a hearing on the motion under Section 45(17) [Dismissal without hearing], as it considers appropriate.

For more information about this application **phone 226-909-5515**, from 8:30 a.m. to 4:30 p.m. Monday to Friday; or visit on-line at **www.brucecounty.on.ca** under 'Living Here', 'Housing and Property', 'Land Use Planning' by Municipality and File Number; or email bcplwi@brucecounty.on.ca.



Planning Report

To: Committee of Adjustment, Municipality of Arran-Elderslie

From: Megan Stansfield

Date: May 12, 2025

Re: Minor Variance - A-2025-013 (VanSickle)

Recommendation:

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

That Committee approve Minor Variance A-2025-013 as attached subject to the conditions on the decision sheet.

Summary:

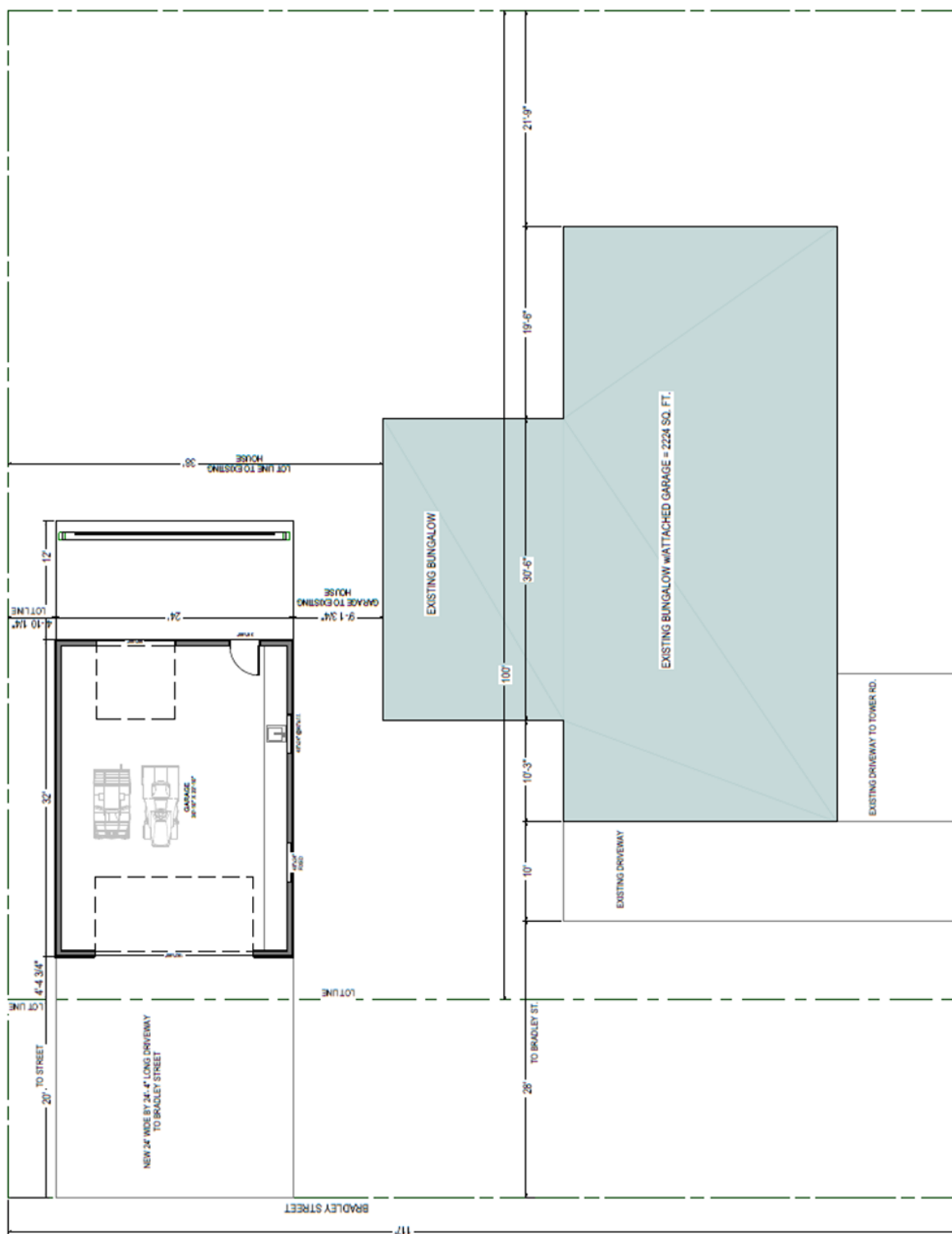
This application seeks relief from Section 3.6.3.1(2) of the Municipality's Zoning By-law which requires an exterior side yard setback of 6 m. This application proposes a setback of 1.73 m and, if approved, will facilitate the construction of a detached accessory building.

Airphoto



55 Tower Road
 PLAN 723 LOT 69 (Chesley Town)
 Municipality of Arran-Elderslie
 Roll Number: 410339000108556

Site Plan



Planning Analysis:

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

Four Tests of a Minor Variance

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 four tests (“Four Tests of a Minor Variance”). The Committee must be satisfied that the application has satisfied all four tests to approve the Minor Variance.

Does the variance maintain the intent and purpose of the Official Plans?

The property is designated Primary Urban in the County Official Plan and designated Residential in the Local Official Plan. A detached accessory building is considered a residential use and permitted in both the county and local plan.

The application maintains the intent and purpose of the Official Plans.

Does the variance maintain the intent and purpose of the Zoning By-law?

The property is zoned R1 - Residential: Low Density Single which permits accessory buildings and structures, provided they meet the provisions of Section 3.6 of the by-law. The by-law requires a 6 metre setback from the lot line, for exterior side yards, and the applicant is proposing a setback of about 1.3 metres. The road allowance for Bradley Street is quite wide, so while the garage is about 1.3 metres to the property line, it is about 7.5 metres from the road itself. The exterior side yard setback is in place to ensure site lines can be maintained on the road, and for safety purposes. The proposed accessory building will front Bradley Street, which is a dead end road that sees a smaller volume of traffic at slower speeds. Since the garage will be set back about 7.5 metres from the road, the safety and sightlines will be maintained. Municipal Staff have confirmed that the variance will not impact sightlines or road safety.

The variance maintains the intent and purpose of the Zoning By-law.

Is the application desirable for the appropriate development of the land, building or structure?

The applicant is proposing a reasonable sized garage, which meets all provisions of the by-law except the side yard setback. To meet the side yard setback would place the garage directly in the centre of their back yard and impact any use of that space.

The variance represents an appropriate form of development for the use of the land.

Is the application minor in nature?

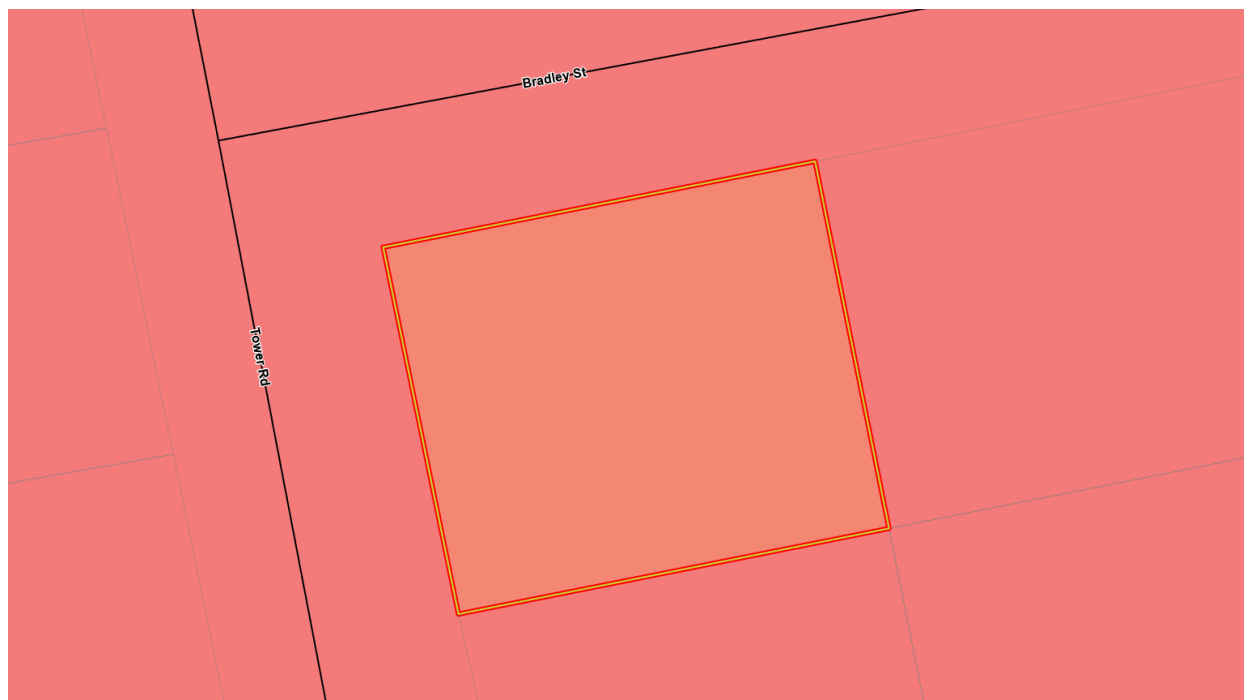
Whether a variance is minor is evaluated in terms of the impact the proposed development is expected to have on the surrounding neighbourhood. It is not expected that permitting the variance will have any impact on the character of the area or impact the ability of adjacent property owners to use their property for permitted uses.

The variance is minor.

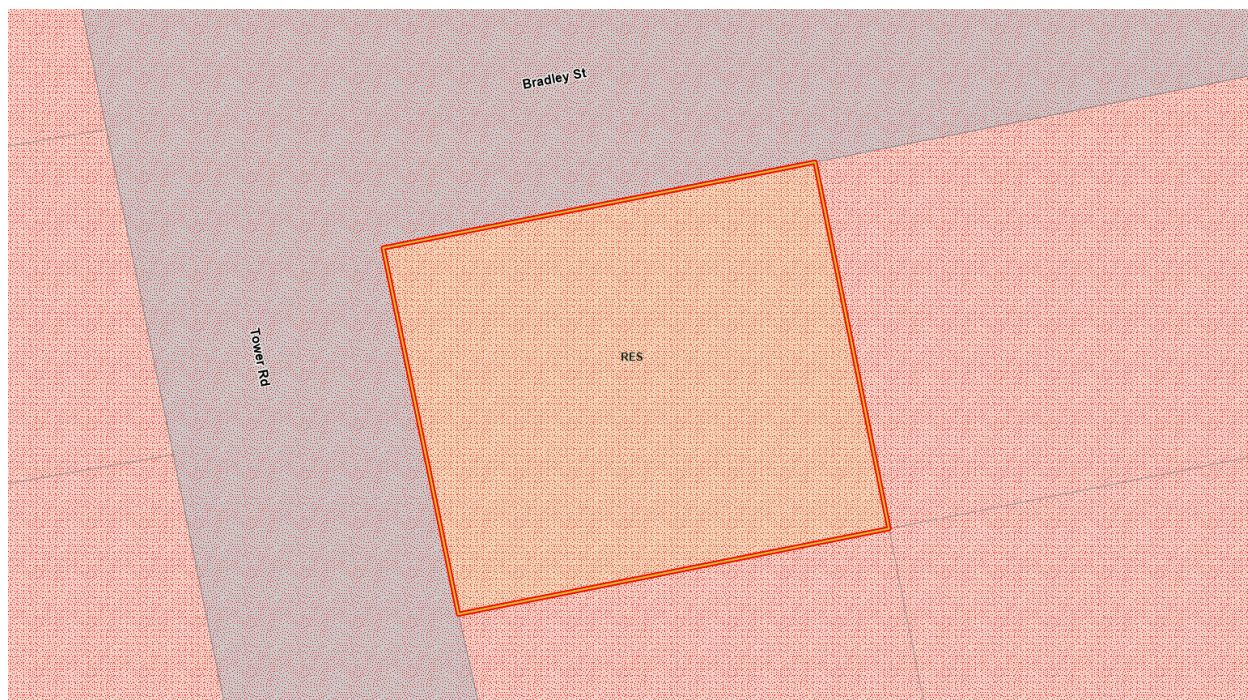
Appendices

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

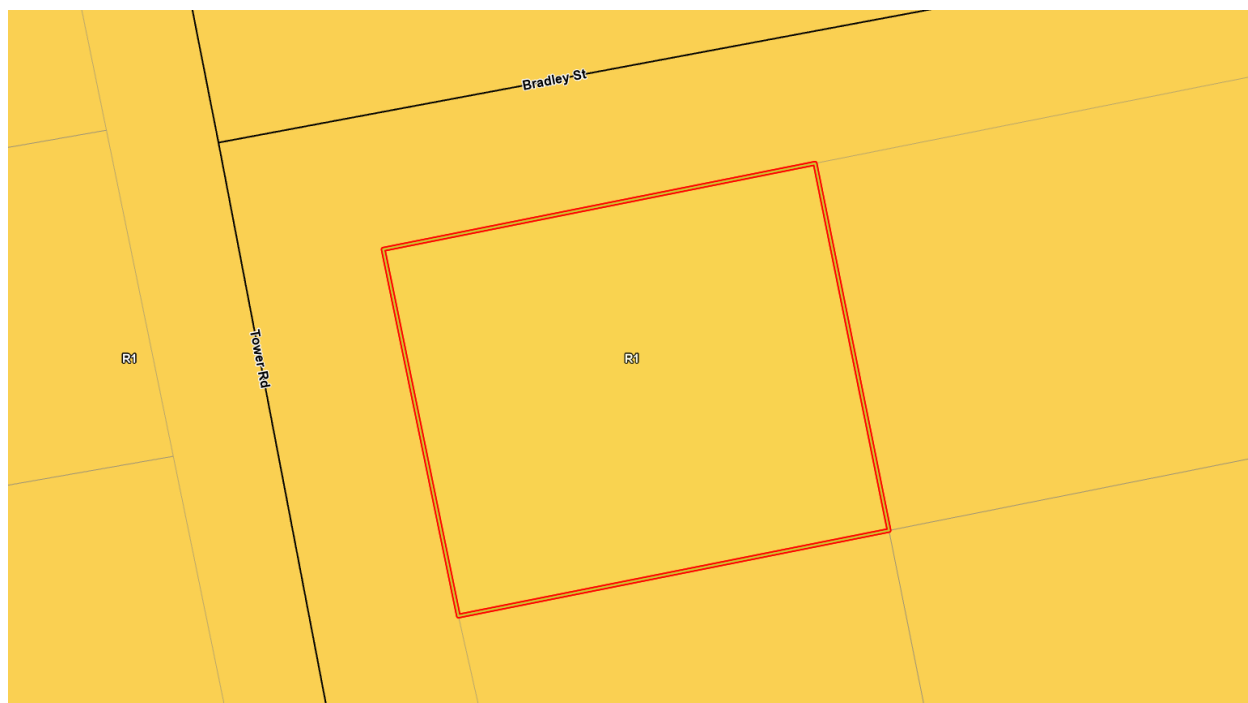
County Official Plan Map (Designated Primary Urban Communities)



Local Official Plan Map (Designated Residential)



Local Zoning Map (Zoned R1 - Residential: Low Density Single)



Agency Comments

Municipality of Arran-Elderslie: A certified lot grading and drainage plan is required
Planner's Comments: this has been added as a condition of minor variance, the applicant has been made aware and is working on it

Saugeen Valley Conservation Authority: Provided in full below; no objections. The property is not within a regulated area and does not exhibit any natural hazard features.

Historic Saugeen Metis: No objections to the application.

Public Comments

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



1078 Bruce Road 12 | P.O. Box 150 | Formosa ON
 Canada | N0G 1W0 | 519-364-1255
www.saugeenconservation.ca
publicinfo@svca.on.ca

SENT ELECTRONICALLY bcplpe@brucecounty.on.ca

April 28, 2025

County of Bruce
 Planning & Development Department
 1243 Mackenzie Rd
 Port Elgin, ON N0H 2C6

ATTENTION: Megan Stansfield, Planner

Dear Megan Stansfield,

RE: Application for Proposed Minor Variance A-2025-013
 55 Tower Road
 PLAN 723 LOT 69 (Chesley Town)
 Roll Number: 410339000108556
 Geographic Town of Chesley
 Municipality of Arran-Elderslie

The above-noted application has been received by the Saugeen Valley Conservation Authority (SVCA) in accordance with the Mandatory Programs and Services Regulation (Ontario Regulation 686/21) made under the *Conservation Authorities Act* (CA Act). SVCA staff have reviewed the proposal for consistency with SVCA's environmental planning and regulation policies ([https://www.saugeenconservation.ca/en/permits-and-planning/resources/Environmental-Regulations/January-2019-Consolidated-Manual Interim.pdf](https://www.saugeenconservation.ca/en/permits-and-planning/resources/Environmental-Regulations/January-2019-Consolidated-Manual%20Interim.pdf)) made in conformance with the Provincial Planning Statement, CA Act, O. Regulation 41/24, and associated provincial guidelines. Where a Memorandum of Agreement (MOA) exists between a planning partner and the SVCA, staff have reviewed the application for conformity with the natural hazard policies of the applicable Municipality or County.

The purpose of the application is to seek relief from Section 3.6.3.1(2) of the Municipality's Zoning By-law which requires an exterior side yard setback of 6 m. This application proposes a setback of 1.73 m and, if approved, will facilitate the construction of a detached accessory building.

April 28, 2025

Page 2 of 2

Drinking Water Source Protection

The Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan came into effect on July 1st, 2016 and contains policies to protect sources of municipal drinking water from existing and future land use activities.

The subject property appears to SVCA staff to not be located within an area that is subject to the local Drinking Water Source Protection Plan. To confirm, please contact the Risk Management Official (RMO) at rmo@greysauble.on.ca

Summary

SVCA staff find the application acceptable. The subject property does not contain any floodplains, watercourses, shorelines, wetlands, valley slopes or other natural hazard features of interest to SVCA or environmental features or as per our MOA with the County of Bruce. As such, it is the opinion of SVCA staff that the application is consistent with the Natural Hazard policies of the Provincial Policy Statement (PPS, 2024) and the County and local Official Plan. Additionally, the property is not in a SVCA regulated area, and therefore, a permit from the SVCA is not required for development activities related to this application.

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

Should you have any questions, or require this information in an accessible format, please contact the undersigned j.dodds@svca.on.ca.

Sincerely,



Jason Dodds
Environmental Planning Technician
Saugeen Valley Conservation Authority
JD/

cc: Christine Fraser-McDonald, Clerk, Arran-Elderslie (via email)
Moiken Penner, SVCA Authority Member representing Arran-Elderslie (via email)

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

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

April 23, 2025

Via Email: LMansfield@brucecounty.on.ca

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

Re: Minor Variance A-2025-013
Curtis Van Sickle
55 Tower Road, Chesley

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

- Works/Water Department
 - The applicant has already applied for an entrance permit.
 - A certified lot grading and drainage plan is required to be submitted to the satisfaction of the Municipality to ensure there are no negative impacts to the structure or neighboring properties.
- Clerk/CAO Department
 - No comments.

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

Yours truly,
MUNICIPALITY OF ARRAN-ELDERSLIE

Per:

A handwritten signature in black ink, which appears to read "CE Fraser-McDonald".

Christine Fraser-McDonald
Clerk

cfraser@arran-elderslie.ca



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



April 23, 2025

File Number: A-2025-013

UPDATED Public Hearing Notice

**You're invited to participate in a Public Hearing
to consider Minor Variance File No. A-2025-013
May 12, 2025 at 9:00am**

This Notice has been updated to include the location of the Public Hearing, which was inadvertently omitted from the earlier Notice. The application remains unchanged.

A change is proposed in your neighbourhood. This application seeks relief from Section 3.6.3.1(2) of the Municipality's Zoning By-law which requires an exterior side yard setback of 6 m. This application proposes a setback of 1.73 m and, if approved, will facilitate the construction of a detached accessory building.



55 Tower Road, PLAN 723 LOT 69 (Chesley Town)
Municipality of Arran-Elderslie, Roll Number: 410339000108556

Learn more

Additional information about the application is available online at
<https://www.brucecounty.on.ca/active-planning-applications>. Information can also be viewed in

person at the County of Bruce Planning Office noted above, between 8:30 a.m. and 4:30 p.m. (Monday to Friday). The Planner on the file is: Megan Stansfield.

Have your say

Comments and opinions submitted on these matters, including the originator's name and address, become part of the public record, may be viewed by the general public and may be published in a Planning Report and Council Agenda. Comments received after May 5, 2025 may not be included in the Planning Report, but will be considered if received prior to a decision being made, and included in the official record on file.

Please contact us by email bcplwi@brucecounty.on.ca, mail, or phone (226-909-5515) if you have any questions, concerns or objections about the application.

How to access the Public Hearing

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

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

Stay in the loop

If you'd like to be notified of the decision of the Committee of Adjustment on the proposed application(s), you must make a written request to the Bruce County Planning Department on behalf of the Secretary-Treasurer for the Committee of Adjustment.

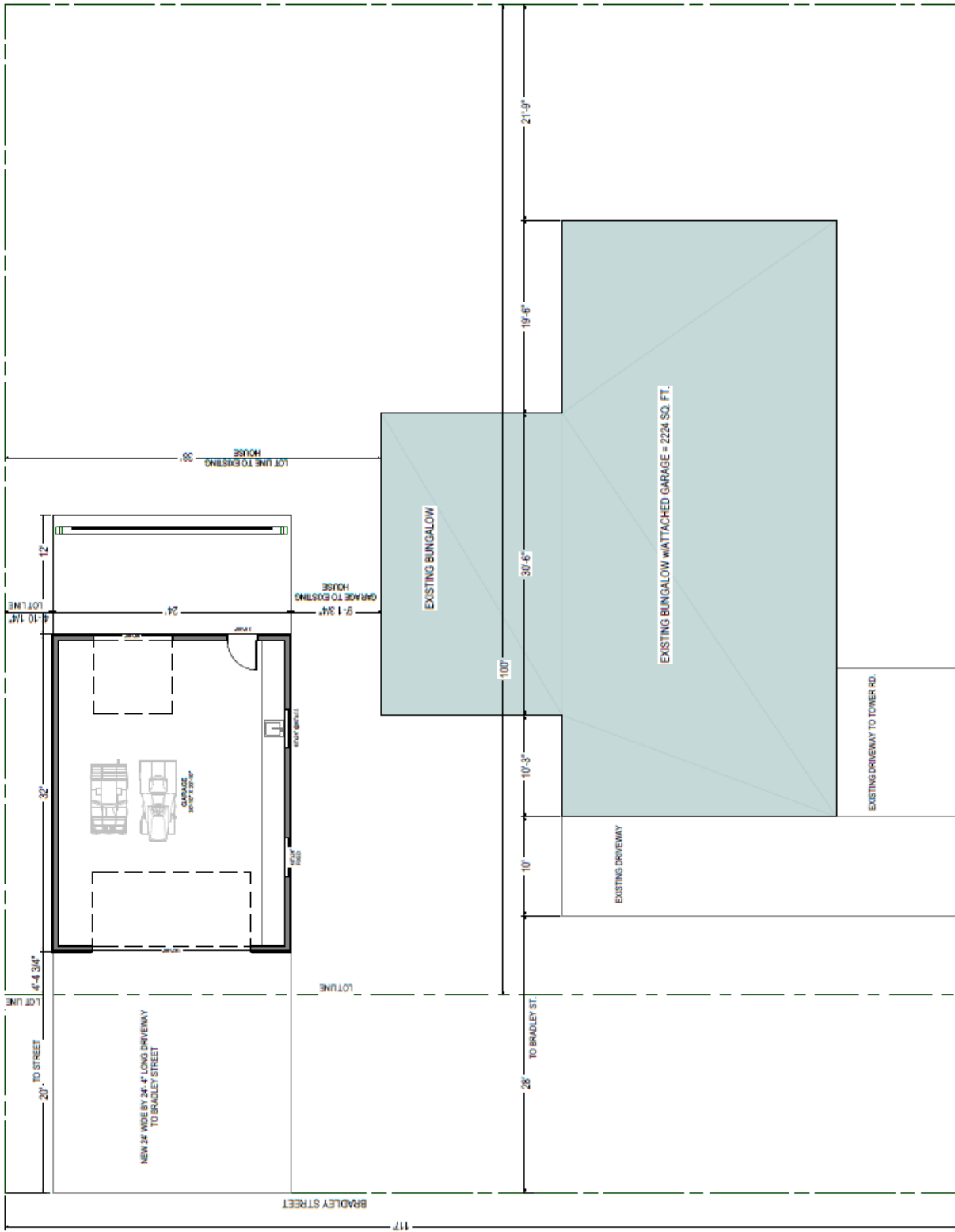
Notice to Landlords

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

Know your rights

Only the applicant, the Minister, a specified person (being a utility and transportation company) or public body that has an interest in the matter may within 20 days of the making of the decision appeal to the Tribunal against the decision of the Committee by filing with the Secretary-Treasurer of the Committee a notice of appeal setting out the objection to the decision and the reasons in support of the objection. Appeals must be accompanied by payment of the fee charged by the Tribunal as payable on an appeal from a Committee of Adjustment decision to the Tribunal. For more information, please visit the Ontario Land Tribunal website at <https://olt.gov.on.ca/appeals-process/>.

Site plan



Decision of the Committee of Adjustment With Reasons

(Section 45(1), Planning Act, 1990)

Municipality	Municipality of Arran-Elderslie
File Number	A-2025-013
Related File(s)	N/A
Date of Hearing	May 12, 2025
Owner / Applicant / Agent	Shannon Van Sickle and Curtis Van Sickle
Legal Description	PLAN 723 LOT 69
Municipal Address	55 Tower Road
Purpose of Application	Relief from Section 3.6.3.1(2) of the Municipality’s Zoning By-law which requires an exterior side yard setback of 6 m. This application proposes a setback of 1.73 m and, if approved, will facilitate the construction of a detached accessory building.
Variances Granted	Exterior side yard setback of 1.5 m permitted
Effect of Submissions	Any submissions relating to this application were considered by the Approval Authority in making its decision on this matter.

The application for Minor Variance from Comprehensive Zoning By-law 36-09 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.

Decision of the Committee of Adjustment With Reasons

(Section 45(1), Planning Act, 1990)

Municipality	Municipality of Arran-Elderslie
File Number	A-2025-013
Related File(s)	N/A
Date of Hearing	May 12, 2025
Owner / Applicant / Agent	Shannon Van Sickle and Curtis Van Sickle
Legal Description	PLAN 723 LOT 69
Municipal Address	55 Tower Road
Purpose of Application	Relief from Section 3.6.3.1(2) of the Municipality’s Zoning By-law which requires an exterior side yard setback of 6 m. This application proposes a setback of 1.73 m and, if approved, will facilitate the construction of a detached accessory building.
Effect of Submissions	Any submissions relating to this application were considered by the Approval Authority in making its decision on this matter.

The application for Minor Variance from Comprehensive Zoning By-law 36-09 is hereby **refused**.

Reasons (check all that apply):

- ☐ The variance does not maintain the intent and purpose of the Official Plan.
- ☐ The variance does not maintain the intent and purpose of the Zoning By-law.
- ☐ The variance requested is not desirable for the appropriate and orderly development and use of the lands and buildings.
- ☐ The variance is not minor in nature.
- ☐ The variance does not conform to the Provincial Policy Statement.

Concurrence of Committee Members for Minor Variance A-2025-013 Van Sickle

We, the undersigned, **concur in the Decision and reasons** given for the Decision of the Committee of Adjustment for the Municipality on May 12, 2025

Signature	Title & Name	Absent	Present
<hr/>	Committee Chair, (Steve Hammell)	()	()
<hr/>	Committee Member, (Jennifer Shaw)	()	()
<hr/>	Committee Member, (Ryan Nickason)	()	()
<hr/>	Committee Member, (Darryl Hampton)	()	()
<hr/>	Committee Member, (Brian Dudgeon)	()	()
<hr/>	Committee Member, (Moiken Penner)	()	()
<hr/>	Committee Member, (Peter Steinacker)	()	()

Certification of Committee’s Decision

I, **Christine Fraser-McDonald**, being the Secretary-Treasurer of the Committee of Adjustment for the Corporation of the **Municipality of Arran-Elderslie**, certify that this is a true copy of the Committee's Decision of **May 12, 2025**.

DateSecretary-Treasurer

Notice of Last Date of Appeal

Notice is hereby given that the last date for appealing this decision to the Ontario Land Tribunal is **June 1, 2025**.
See appeal information on reverse of this form.

Notice That No Appeals Have Been Received

When signed, this certifies that no appeals have been received

DateSecretary-Treasurer

Appeal Information

Not later than 20 days from the Date of Decision, only the applicant, the Minister, a specified person (being a utility and transportation company) or public body that has an interest in the matter may appeal to the Ontario Land Tribunal (OLT) against the decision of the Committee. If no notice of appeal is given within 20 days, the decision of the Committee is final and binding.

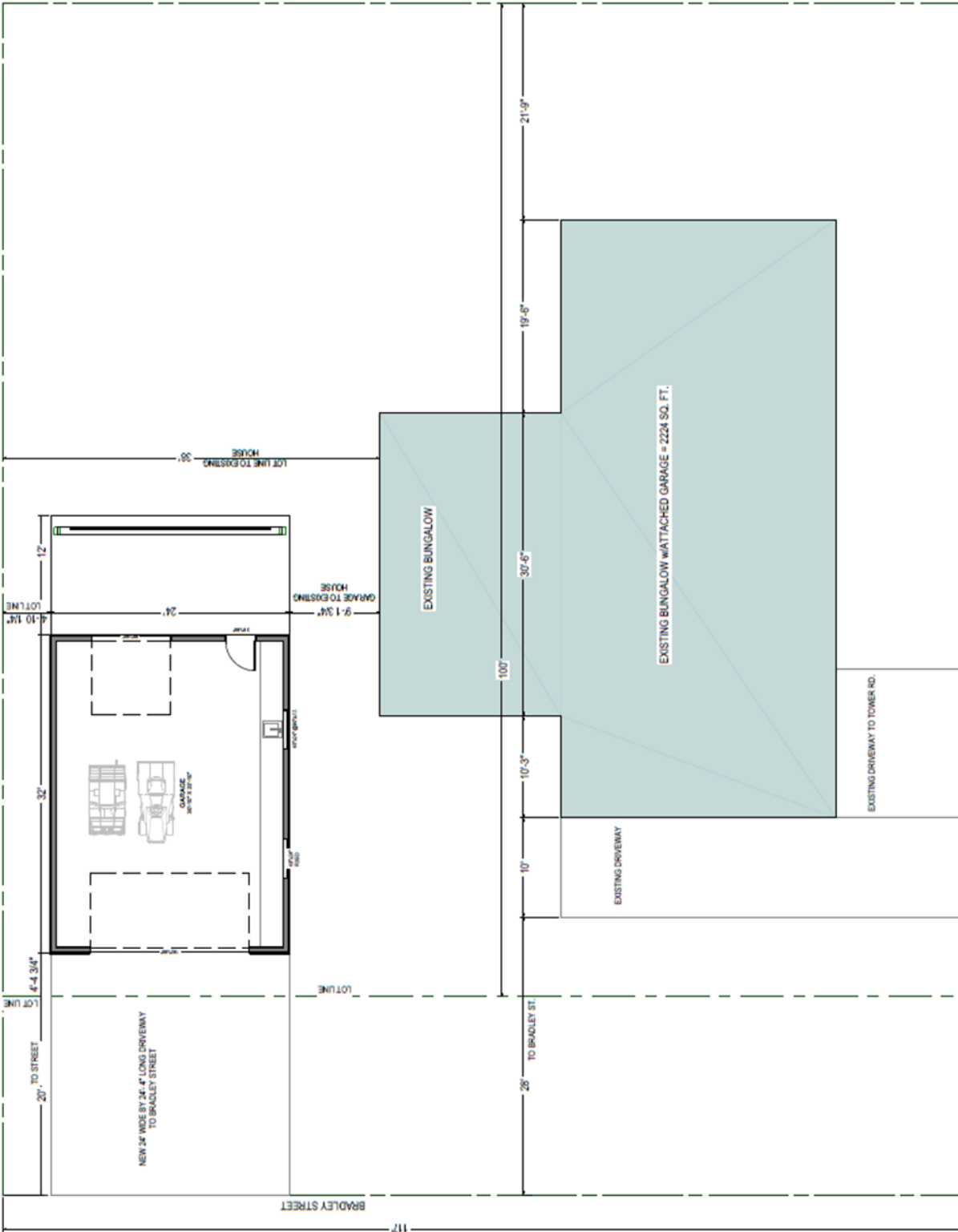
Appeals are filed with the **Secretary-Treasurer of the Committee** at:

Take notice that an appeal to the Ontario Land Tribunal in respect to all or part of this Minor Variance may be made by filing a notice of appeal with the Municipal Clerk either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service> by selecting **Arran-Elderslie (Municipality of)** as the Approval Authority or by mail to 1925 Bruce Road 10, Box 70, Chesley, ON N0G 1L0, no later than **4:30 p.m.** on June 1, 2025. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. The appeal fee of \$1,100 can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca. If the e-file portal is down, you can submit your appeal to info@arran-elderslie.ca.

The OLT may dismiss all or part of an appeal after holding a hearing or without holding a hearing on the motion under Section 45(17) [Dismissal without hearing], as it considers appropriate.

For more information about this application **phone 226-909-5515**, from 8:30 a.m. to 4:30 p.m. Monday to Friday; or visit on-line at **www.brucecounty.on.ca** under 'Living Here', 'Housing and Property', 'Land Use Planning' by Municipality and File Number; or email bcplwi@brucecounty.on.ca.

Schedule ‘A’





Planning Report

To: Committee of Adjustment for the Municipality of Arran-Elderslie

From: Megan Stansfield, Planner

Date: May 12, 2025

Re: Minor Variance - A-2025-015 (Hill)

Recommendation:

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

That Committee approve Minor Variance A-2025-015 as attached subject to the conditions on the decision sheet.

Summary:

This application proposes to sever the land at 406 and 408 Alma Street, converting the existing duplex into semi-detached homes. The minor variance is to permit a reduced frontage of approximately 12 metres, instead of 15 metres.

Airphoto

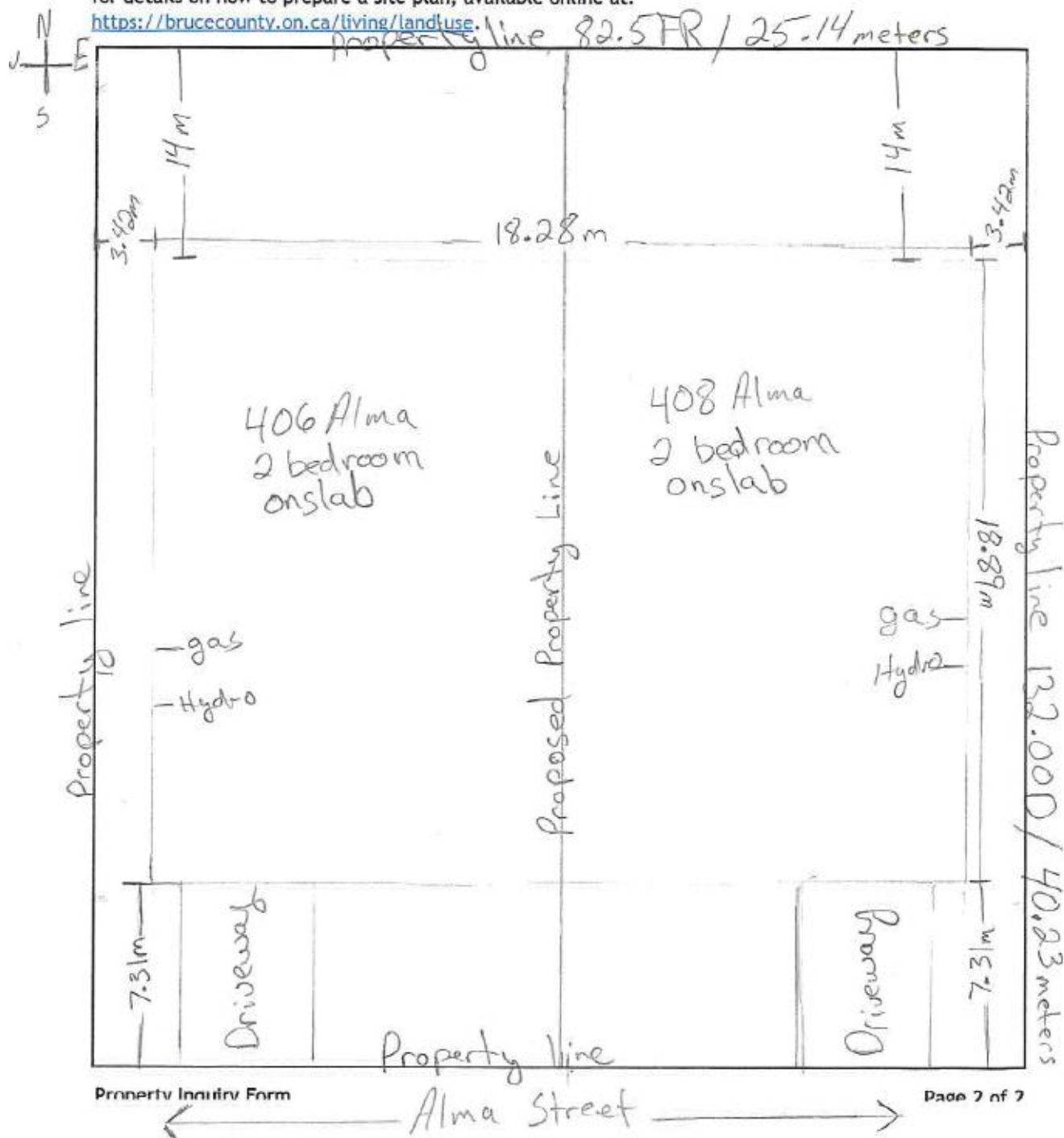


406 & 408 Alma Street
 PL PAISLEY PT LOT 16 JAMES;E/S
 (Paisley Village)
 Municipality of Arran-Elderslie
 Roll Number: 410341000122302

Site Plan

for details on how to prepare a site plan, available online at:

<https://brucecountv.on.ca/living/landuse>



Planning Analysis:

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

Four Tests of a Minor Variance

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 four tests (“Four Tests of a Minor Variance”). The Committee must be satisfied that the application has satisfied all four tests to approve the Minor Variance.

Does the variance maintain the intent and purpose of the Official Plan?

The Local Official Plan designates the property as Residential. The Local Plan emphasizes the need for a range of housing options within communities. The Province’s recent push for diverse housing options in serviced areas further supports this amendment. The construction of semi-detached housing fits provincial, county and municipal housing objectives.

The application maintains the intent and purpose of the Official Plan.

Does the variance maintain the intent and purpose of the Zoning By-law?

The property is zoned R2 - Residential, Low Density Multiple, and permits the use of duplexes or semi-detached dwellings. The zoning by-law requires a minimum frontage of 15 metres for lots with single detached dwellings and semi-detached dwellings. The zoning by-law permits a reduced side yard setback for semi-detached dwellings, for the lot line which shares a wall, which helps to facilitate a reduced frontage. The applicant is proposing a frontage of about 12.6 m for each lot. The side yard setbacks are all maintained, despite the reduced frontage. All other provisions of the by-law are met, including lot coverage and lot area.

The variance maintains the intent and purpose of the Zoning By-law.

Is the application desirable for the appropriate development of the land, building or structure?

The proposed development is supported by the Provincial, County and Local objectives which encourage higher density, diverse housing, especially when the proposal can be appropriately serviced. The lot has municipal sewer and water services available, is within a settlement area and fits with the surrounding residential uses.

The variance represents an appropriate form of development for the use of the land.

Is the application minor in nature?

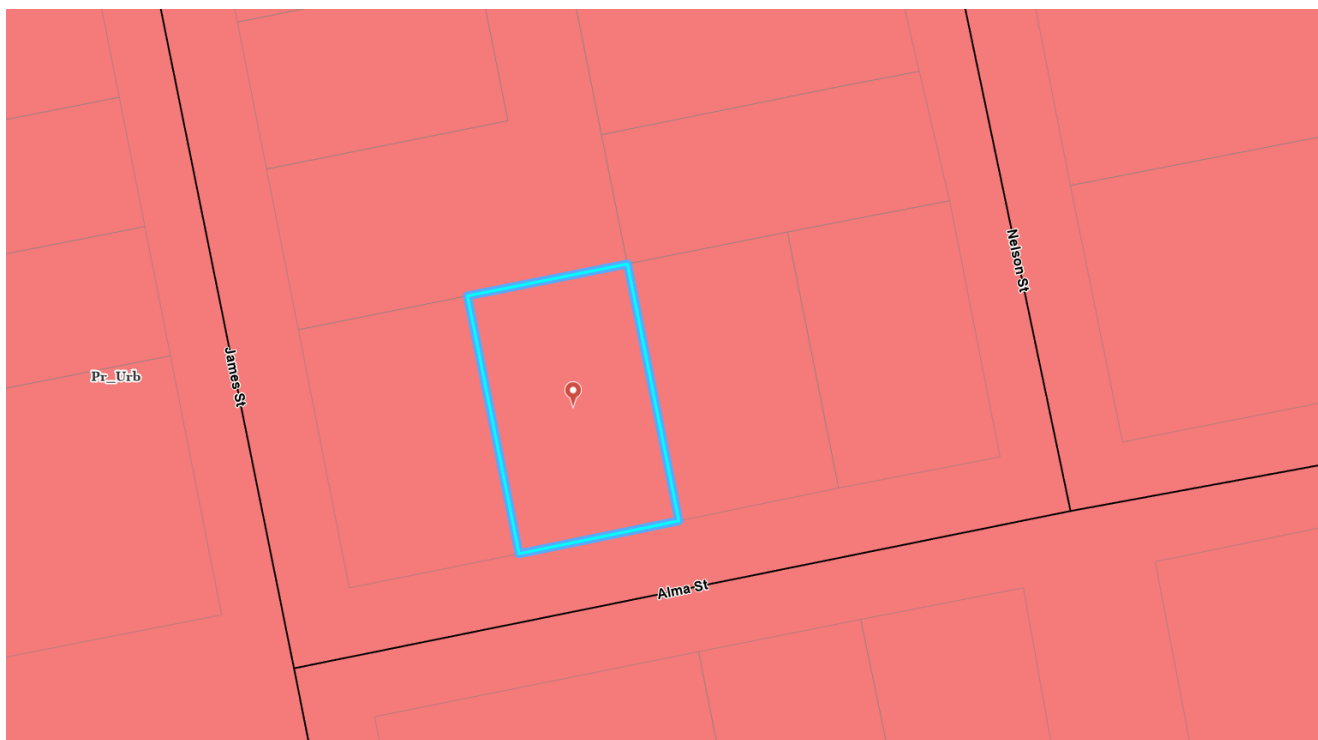
Whether a variance is minor is evaluated in terms of the impact the proposed development is expected to have on the surrounding neighbourhood. It is not expected that permitting the variance will have any impact on the character of the area or impact the ability of adjacent property owners to use their property for permitted uses.

The variance is minor.

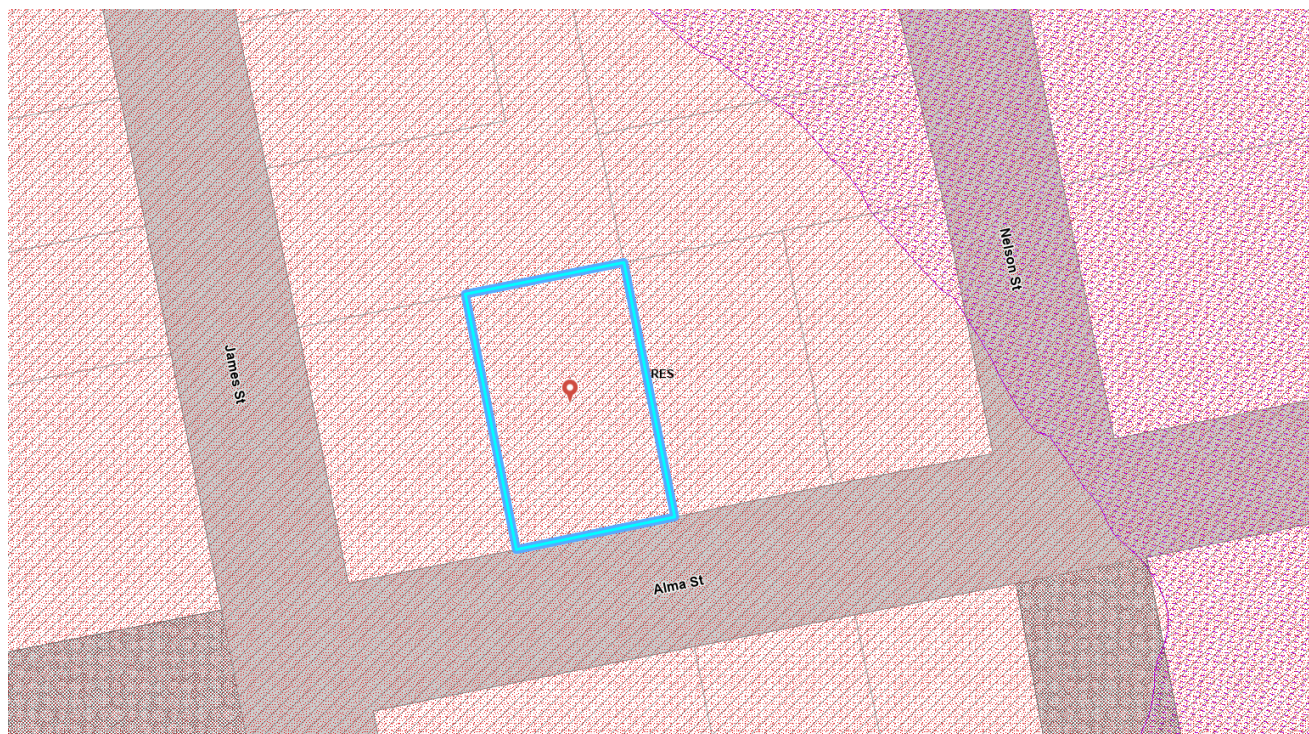
Appendices

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

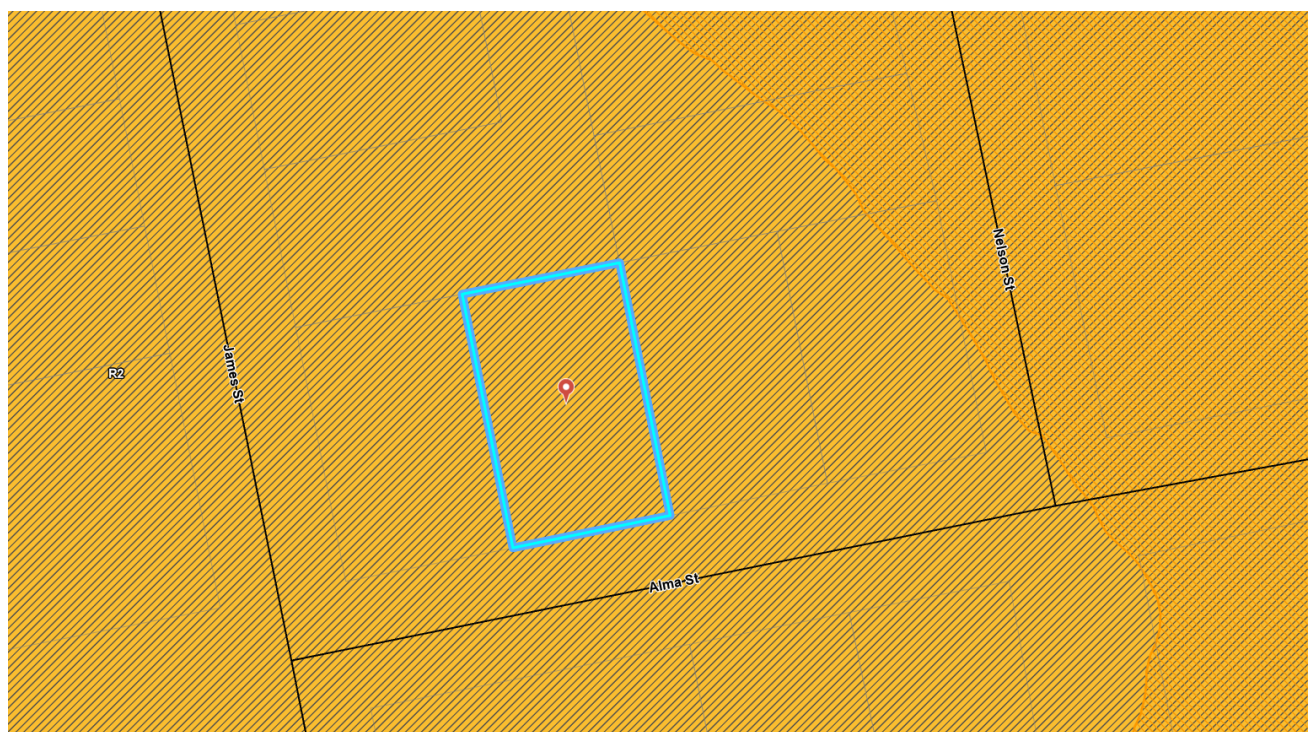
County Official Plan Map (Designated Primary Urban Communities)



Local Official Plan Map (Designated Residential)



Local Zoning Map (Zoned R2 - Residential: Low Density Multiple)



Agency Comments

Historic Saugeen Metis: No objections to proposed minor variance and consent

Municipality of Arran-Elderslie: The Municipality would like a lot grading and drainage plan to be submitted; servicing is in place for each property.

Planner Comment: The grading and drainage plan will need to be included as a severance condition, as there are no enforcement mechanisms available through the minor variance process

Saugeen Valley Conservation Authority: Provided in full below; no objections to the variance and severance, a permit was issued prior to construction.

Public Comments

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



1078 Bruce Road 12 | P.O. Box 150 | Formosa ON
 Canada | N0G 1W0 | 519-364-1255
www.saugeenconservation.ca
publicinfo@svca.on.ca

SENT ELECTRONICALLY bcplpe@brucecounty.on.ca

April 30, 2025

County of Bruce
 Planning & Development Department
 1243 Mackenzie Rd
 Port Elgin, ON N0H 2C6

ATTENTION: Megan Stansfield, Planner

Dear Megan Stansfield,

RE: Application for Proposed Minor Variance A-2025-015
 Application for Proposed Consent B-2025-037
 406 & 408 Alma Street
 PL PAISLEY PT LOT 16 JAMES; E/S (Paisley Village)
 Roll Number: 410341000122302
 Geographic Village of Paisley
 Municipality of Arran-Elderslie

The above-noted applications has been received by the Saugeen Valley Conservation Authority (SVCA) in accordance with the Mandatory Programs and Services Regulation (Ontario Regulation 686/21) made under the *Conservation Authorities Act* (CA Act). SVCA staff have reviewed the proposal for consistency with SVCA's environmental planning and regulation policies ([https://www.saugeenconservation.ca/en/permits-and-planning/resources/Environmental-Regulations/January-2019-Consolidated-Manual Interim.pdf](https://www.saugeenconservation.ca/en/permits-and-planning/resources/Environmental-Regulations/January-2019-Consolidated-Manual%20Interim.pdf)) made in conformance with the Provincial Planning Statement, CA Act, O. Regulation 41/24, and associated provincial guidelines. Where a Memorandum of Agreement (MOA) exists between a planning partner and the SVCA, staff have reviewed the applications for conformity with the natural hazard policies of the applicable Municipality or County.

The purpose of the applications:

B-2025-037

This application proposes to sever the land at 406 and 408 Alma Street, converting the existing duplex into semi-detached homes.

A-2025-015

The minor variance is to permit a reduced frontage of approximately 12 metres, instead of 15 metres.

Recommendation

SVCA staff find the applications to be acceptable. We elaborate in the following paragraphs.

Documents Reviewed by Staff

Staff have received and reviewed the following documents submitted with these applications:

1. Application B37 A15 Hill dated April 4, 2025
2. Notice of Consent Application B37 Hill dated April 14, 2025
3. Notice of Hearing A15 Hill dated April 14, 2025
4. Request for Agency Comments B37 A15 Hill dated April 11, 2025
5. Site Plan B37 A15 Hill received April 15, 2025

Site Characteristics

Current mapping indicates that the entire property features lands within SVCA's regulated river valley for Paisley but is not subject to a flooding or erosion hazard. The property is in an urban residential area. The property has a County Official Plan designation as Primary Urban Communities and a Local Official Plan designation as Residential. The zoning is R2 – Residential: Low Density.

Provincial Planning Statement (PPS, 2024)

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

Section 5.1 of the PPS, 2024 states in part that development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards. Furthermore, Section 5.2 states in part that development shall generally be directed to areas outside of hazardous lands and hazardous sites.

SVCA mapping indicates that the existing buildings and structures on the property are not affected by the natural hazard features. It is the opinion of the SVCA that the proposal would be consistent with Sections 5.1 and 5.2 of the PPS, 2024.

Bruce County Official Plan Policies

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

Section 5.8. and more specifically section 5.8.5.2 of the County of Bruce OP generally directs development to be located outside of Hazardous Land Area. However, section 5.8.5.11 states in part that floodplain management options including two-zone and special policy areas will be permitted in accordance with the OP, Local OP and were consistent with provincial policy. It is the opinion of SVCA staff that the applications are currently consistent with the natural hazard policies of the Bruce County OP.

Arran-Elderslie OP Policies

SVCA staff note that the property is not designated Environmental Hazard. However, the property is within the river valley of Paisley. The river valley is part of SVCA's regulated area and is identified in the OP.

These applications are consistent with the OP.

Conservation Authorities Act and O. Regulation 41/24

Within SVCA's regulated areas and in accordance with the CA Act and O. Regulation 41/24, a permit from the SVCA is required to change or interfere with watercourses or wetlands and for development activities in or adjacent to hazardous lands, wetlands, river or stream valleys, Great Lakes and inland lake shorelines. When reviewing the applications, SVCA staff must assess the proposal for impacts to the control of flooding, erosion, dynamic beaches, or unstable soil or bedrock, and ensure the activity will not create conditions or circumstances that, in the event of a natural hazard, might jeopardize the health or safety of persons or result in the damage or destruction of property. Provided staff are satisfied the proposal is consistent with SVCA's policies, designed to mitigate these risks, a permit can be issued.

SVCA staff find the development to be acceptable.

To determine the SVCA Approximate Regulated Area on the property, please refer to the SVCA's online mapping, available via SVCA's website

<https://camaps.maps.arcgis.com/apps/webappviewer/index.html?id=f0ec744c8d6d4e499895aaaab3d83761>.) Should you require assistance, please contact our office directly.

SVCA Permit

SVCA issued a SVCA Permit 22-278 for the construction of the existing residential development that is directly related to this consent and minor variance application.

Drinking Water Source Protection

The Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan came into effect on July 1st, 2016 and contains policies to protect sources of municipal drinking water from existing and future land use activities.

The subject property appears to SVCA staff to not be located within an area that is subject to the local Drinking Water Source Protection Plan. To confirm, please contact the Risk Management Official (RMO) at rmo@greysauble.on.ca

Summary

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

Hill A-2025-015 B-2025-037

April 30, 2025

Page 4 of 4

SVCA staff find the applications to be acceptable.

Given the above comments, it is the opinion of the SVCA staff that:

- 1) Consistency with the Natural Hazard policies of the PPS, Chapter 5 has been demonstrated.
- 2) Consistency with local planning policies for natural hazards has been demonstrated.

Please inform this office of any decision made by County/Municipality of Arran-Elderslie regarding these applications. We respectfully request to receive a copy of the decisions and notice of any appeals filed.

Should you have any questions, or require this information in an accessible format, please contact the undersigned j.dodds@svca.on.ca.

Sincerely,



Jason Dodds
Environmental Planning Technician
Saugeen Valley Conservation Authority
JD/

cc: Christine Fraser-McDonald, Clerk, Arran-Elderslie (via email)
Moiken Penner, SVCA Authority Member representing Arran-Elderslie (via email)

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

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

April 23, 2025

Via Email: LMansfield@brucecounty.on.ca

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

Re: Minor Variance A-2025-015
5002044 Ontario Ltd. c/o Lucas Hill
406/408 Alma Street, Paisley

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

- Works/Water Department
 - This property already has individual servicing for each side.
 - A lot grading and drainage plan is required to be submitted to the satisfaction of the Municipality to ensure there are no negative impacts to the structure or neighboring properties.
- Clerk/CAO Department
 - No comments.

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

Yours truly,
MUNICIPALITY OF ARRAN-ELDERSLIE
Per:

Christine Fraser-McDonald
Clerk
cfraser@arran-elderslie.ca



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



April 23, 2025

File Number: A-2025-015

UPDATED Public Hearing Notice

**You're invited to participate in a Public Hearing
to consider Minor Variance File No. A-2025-015
May 12, 2025 at 9:00am**

A change is proposed in your neighbourhood A change is proposed, and we're asking for your input. This application proposes to sever the land at 406 and 408 Alma Street, converting the existing duplex into semi-detached homes. The minor variance is to permit a reduced frontage of approximately 12 metres, instead of 15 metres. The related consent file is B-2025-037.

This Notice has been updated to include the location of the Public Hearing, which was inadvertently omitted from the earlier Notice. The application remains unchanged.



406 & 408 Alma Street, PL PAISLEY PT LOT 16 JAMES;E/S (Paisley Village)
Municipality of Arran-Elderslie, Roll Number: 410341000122302

Learn more

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

How to access the Public Hearing

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

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

Have your say

Comments and opinions submitted on these matters, including the originator's name and address, become part of the public record, may be viewed by the general public and may be published in a Planning Report and Council Agenda. Comments received after May 5, 2025 may not be included in the Planning Report, but will be considered if received prior to a decision being made, and included in the official record on file.

Please contact us by email bcplwi@brucecounty.on.ca, mail, or phone (226-909-5515) if you have any questions, concerns or objections about the application.

Stay in the loop

If you'd like to be notified of the decision of the Committee of Adjustment on the proposed application(s), you must make a written request to the Bruce County Planning Department on behalf of the Secretary-Treasurer for the Committee of Adjustment.

Notice to Landlords

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

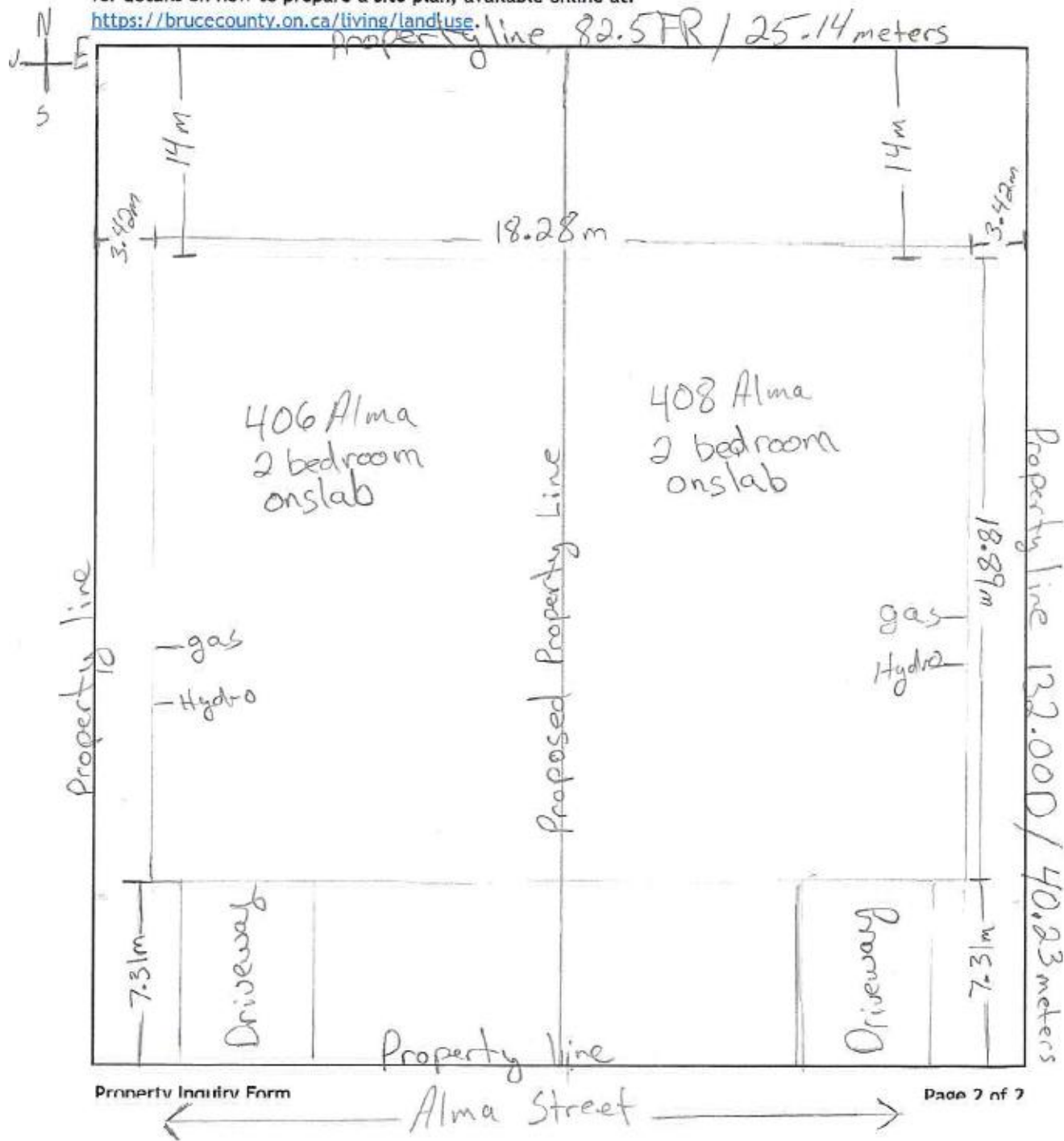
Know your rights

Only the applicant, the Minister, a specified person (being a utility and transportation company) or public body that has an interest in the matter may within 20 days of the making of the decision appeal to the Tribunal against the decision of the Committee by filing with the Secretary-Treasurer of the Committee a notice of appeal setting out the objection to the decision and the reasons in support of the objection. Appeals must be accompanied by payment of the fee charged by the Tribunal as payable on an appeal from a Committee of Adjustment decision to the Tribunal. For more information, please visit the Ontario Land Tribunal website at <https://olt.gov.on.ca/appeals-process/>.

Site plan

for details on how to prepare a site plan, available online at:

<https://brucecountv.on.ca/living/landuse>



Decision of the Committee of Adjustment With Reasons

(Section 45(1), Planning Act, 1990)

Municipality	Municipality of Arran-Elderslie
File Number	A-2025-015
Related File(s)	B-2025-037
Date of Hearing	May 12, 2025
Owner / Applicant / Agent	Lucas Hill
Legal Description	PL PAISLEY PT LOT 16 JAMES;E/S
Municipal Address	406 and 408 Alma Street
Purpose of Application	To sever the land at 406 and 408 Alma Street, converting the existing duplex into semi-detached homes. The minor variance is to permit a reduced frontage of approximately 12 metres, instead of 15 metres.
Variances Granted	Reduced frontage of +/- 12 metres is permitted
Effect of Submissions	Any submissions relating to this application were considered by the Approval Authority in making its decision on this matter.

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.

Decision of the Committee of Adjustment With Reasons

(Section 45(1), Planning Act, 1990)

Municipality	Municipality of Arran-Elderslie
File Number	A-2025-015
Related File(s)	B-2025-037
Date of Hearing	May 12, 2025
Owner / Applicant / Agent	Lucas Hill
Legal Description	PL PAISLEY PT LOT 16 JAMES;E/S
Municipal Address	406 and 408 Alma Street
Purpose of Application	To sever the land at 406 and 408 Alma Street, converting the existing duplex into semi-detached homes. The minor variance is to permit a reduced frontage of approximately 12 metres, instead of 15 metres.
Effect of Submissions	Any submissions relating to this application were considered by the Approval Authority in making its decision on this matter.

The application for Minor Variance from Comprehensive Zoning By-law 36-09 is hereby refused.

Reasons (check all that apply):

- ☐ The variance does not maintain the intent and purpose of the Official Plan.
- ☐ The variance does not maintain the intent and purpose of the Zoning By-law.
- ☐ The variance requested is not desirable for the appropriate and orderly development and use of the lands and buildings.
- ☐ The variance is not minor in nature.
- ☐ The variance does not conform to the Provincial Policy Statement.

Concurrence of Committee Members for Minor Variance A-2025-015 Hill

We, the undersigned, **concur in the Decision and reasons** given for the Decision of the Committee of Adjustment for the Municipality on May 12, 2025

Signature	Title & Name	Absent	Present
<hr/>	Committee Chair, (Steve Hammell)	()	()
<hr/>	Committee Member, (Jennifer Shaw)	()	()
<hr/>	Committee Member, (Ryan Nickason)	()	()
<hr/>	Committee Member, (Darryl Hampton)	()	()
<hr/>	Committee Member, (Brian Dudgeon)	()	()
<hr/>	Committee Member, (Moiken Penner)	()	()
<hr/>	Committee Member, (Peter Steinacker)	()	()

Certification of Committee’s Decision

I, **Christine Fraser-McDonald**, being the Secretary-Treasurer of the Committee of Adjustment for the Corporation of the **Municipality of Arran-Elderslie**, certify that this is a true copy of the Committee's Decision of **May 12, 2025**.

DateSecretary-Treasurer

Notice of Last Date of Appeal

Notice is hereby given that the last date for appealing this decision to the Ontario Land Tribunal is **June 1, 2025**.
See appeal information on reverse of this form.

Notice That No Appeals Have Been Received

When signed, this certifies that no appeals have been received

DateSecretary-Treasurer

Appeal Information

Not later than 20 days from the Date of Decision, only the applicant, the Minister, a specified person (being a utility and transportation company) or public body that has an interest in the matter may appeal to the Ontario Land Tribunal (OLT) against the decision of the Committee. If no notice of appeal is given within 20 days, the decision of the Committee is final and binding.

Appeals are filed with the **Secretary-Treasurer of the Committee** at:

Take notice that an appeal to the Ontario Land Tribunal in respect to all or part of this Minor Variance may be made by filing a notice of appeal with the Municipal Clerk either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service> by selecting **Arran-Elderslie (Municipality of)** as the Approval Authority or by mail to 1925 Bruce Road 10, Box 70, Chesley, ON N0G 1L0, no later than **4:30 p.m.** on June 1, 2025. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. The appeal fee of \$1,100 can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca. If the e-file portal is down, you can submit your appeal to info@arran-elderslie.ca.

The OLT may dismiss all or part of an appeal after holding a hearing or without holding a hearing on the motion under Section 45(17) [Dismissal without hearing], as it considers appropriate.

For more information about this application **phone 226-909-5515**, from 8:30 a.m. to 4:30 p.m. Monday to Friday; or visit on-line at **www.brucecounty.on.ca** under 'Living Here', 'Housing and Property', 'Land Use Planning' by Municipality and File Number; or email bcplwi@brucecounty.on.ca.

