



## **MUNICIPALITY OF ARRAN-ELDERSLIE**

### **Committee of Adjustment Meeting**

#### **MINUTES**

**3-2022**

**Monday, July 11, 2022, 9:00 a.m.**

**Council Chambers and via Teleconference  
1925 Bruce Road 10, Chesley, ON**

Council Present: Mayor Steve Hammell  
Deputy Mayor Mark Davis  
Councillor Doug Bell  
Councillor Brian Dudgeon  
Councillor Melissa Kanmacher  
Councillor Ryan Greig  
Councillor Ryan Nickason

Staff Present: Sylvia Kirkwood - CAO  
Christine Fraser-McDonald - Clerk  
Julie Hamilton - Deputy Clerk  
Scott McLeod - Public Works Manager  
Tracey Neifer - Treasurer  
Carly Steinhoff - Recreation Manager  
Pat Johnston - Chief Building Official - Present Electronically  
Steve Tiernan - Fire Chief

#### **1. Call to Order**

Chair Hammell called the meeting to order.

#### **2. Adoption of Agenda**

The Committee passed the following resolution:

**Moved by:** Councillor Nickason

**Seconded by:** Councillor Greig

Be It Resolved that the agenda for the Committee of Adjustment Meeting of July 11, 2022 be received and adopted, as distributed by the Clerk.

**Carried**

#### **4. Adoption of Minutes of Previous Meeting(s)**

#### **4.1 February 28, 2022 Committee of Adjustment Minutes**

The Committee passed the following resolution:

**Moved by:** Deputy Mayor Davis

**Seconded by:** Councillor Kanmacher

Be It Resolved that the Committee of Adjustment Meeting adopts the minutes of the meeting held on February 28, 2022.

**Carried**

### **5. New Business**

#### **5.1 Minor Variance A-2022-034 - Craddock**

The Chair advised that this was a Public Meeting under the Planning Act to consider a Minor Variance application made by Jim Craddock for the property known as Part Lot 12, Plan 12 and Part Lot 13, SW Albert Street and Part 2 Plan 3R-104701 in the Village of Paisley, municipally known as 160 Albert Street.

Requests for Deferral or Withdrawal of Application

None received.

Megan Stanfield presented the planning report.

The application proposes to reduce the rear yard setback to 6.9 metres, from the required 7.5 metres. If approved, the proposed amendment would permit two (2) multi-unit townhouse cluster dwellings, each with 3 units. The variance would bring the existing dwelling on the lands into conformity with the Zoning By-Law.

The property is located on the southeast side of Paisley, at 160 Albert Street. The two proposed townhouse cluster dwellings are partially constructed on the subject property. The dwellings were constructed to close to the rear lot line; the minor variance is to remedy this error.

The application meets the four tests for a minor variance as it maintains the intent and purpose of the Official Plans, maintains the intent and purpose of the zoning bylaw, represents an appropriate form of development for the use of the land and is minor in nature.

The Chair said if attendees wished to be notified of the adoption of the proposed Minor Variance or of further proceedings regarding the variance a written request could be made by email to [publicmeetingcomments@brucecounty.on.ca](mailto:publicmeetingcomments@brucecounty.on.ca).

There were no questions or comments from Members of the Committee regarding the application.

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

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

The Committee passed the following resolution:

**Moved by:** Deputy Mayor Davis

**Seconded by:** Councillor Greig

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.
3. That the development be completed within 2 years of this decision.
4. That the minimum rear yard setback is no less than 6.9 metres.

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 (7): Mayor Steve Hammell, Deputy Mayor Davis, Councillor Bell, Councillor Dudgeon , Councillor Kanmacher, Councillor Greig, and Councillor Nickason

**Carried (7 to 0)**

## **6. Adjournment**

The Committee passed the following resolution:

**Moved by:** Councillor Bell

**Seconded by:** Councillor Greig

Be It Resolved that the Committee of Adjustment Meeting be adjourned at 9:11 a.m.

**Carried**

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Steve Hammell, Mayor

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Christine Fraser-McDonald, Clerk