



Planning Report

To: Municipality of Arran-Elderslie Council

From: Jack Van Dorp, Manager of Land Use Planning

Date: February 27, 2023

Re: Local Official Plan Amendment - L-2022-011 and
Zoning By-law Amendment Z-2022-104 (Woods Morley)

Recommendation:

Subject to a review of submissions arising from the Public Meeting:

That Council adopt Official Plan Amendment Number L-2022-011 by Alicia Woods & Dan Morley, and the necessary by-law be forwarded to County Council for approval.

That Committee approve Zoning By-law Amendment Z-2022-104 by as attached and the necessary by-law be forwarded to Council for adoption.

Summary:

Two residential buildings, with each building containing 4 units, are proposed on the lands addressed as 324 Balaklava Street in Paisley. An Amendment to the Municipality's Official Plan is required to address Section 3.1.7a), which restricts residential development to a density of 48 units per gross hectare.

A Zoning Bylaw Amendment is proposed to rezone the lands from 'Residential: Low Density Multiple (R2)' to 'Residential: Medium Density Multiple Special R3-14-2023'. Special site-specific zoning provisions are being sought for each of the proposed lots to address the definition of ' Dwelling Multiple', minimum lot area, frontage, minimum front yard setback as well as the size and number of required parking spaces.

There is currently a single-detached home on the lands, which is proposed to be demolished. A related severance application (File # B-2022-111) proposes to split the lot in half so that each structure is on its own lot.

Airphoto



Site Plan

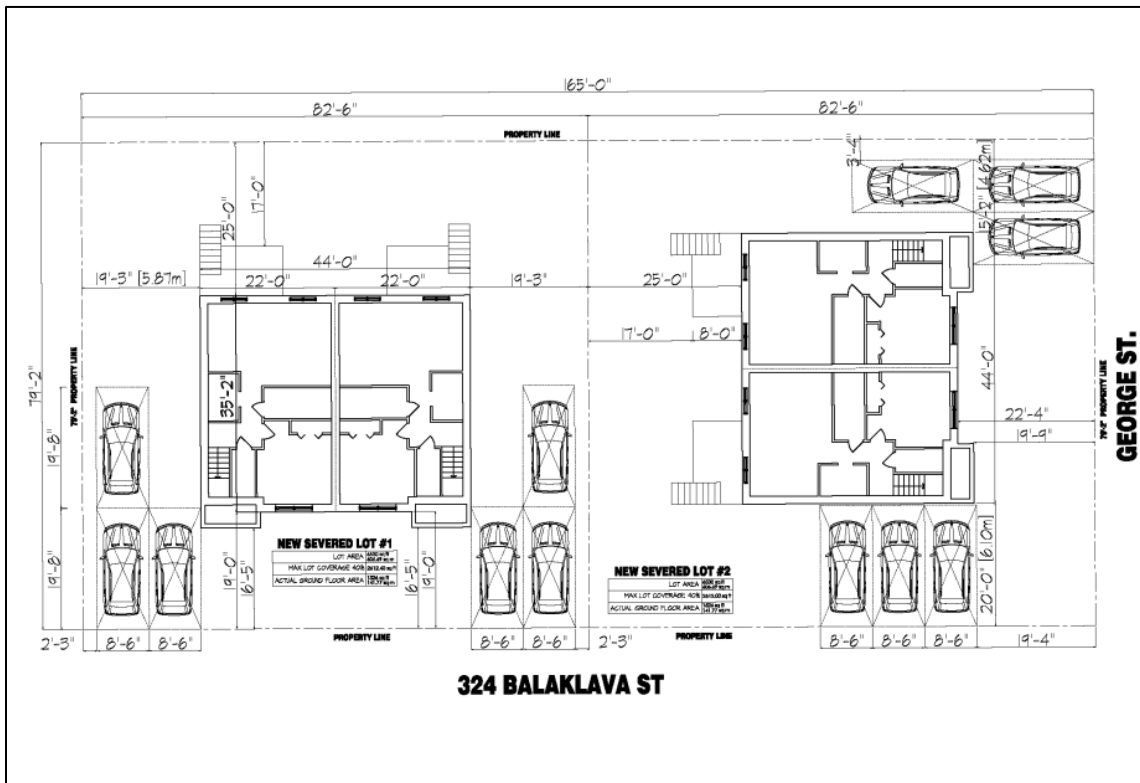


Image of Front Elevation



Image of Existing Structure



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.

Overview

The lands are situated at 324 Balaklava Street in Paisley, at the intersection of Balaklava Street and George Street South. The property currently contains a dwelling and a detached garage. The property is approximately 1,214 m². The lands are within a residential neighbourhood consisting of predominantly single-detached homes. The Paisley Missionary Church is directly across the street to the south.

The proponent is proposing to sever the lot in half such that each lot is approximately 607 m². The existing structures on the land are proposed to be demolished. A 4-unit dwelling is proposed on each of the lots for a total of 8 units.

The proposal involves three applications under the Planning Act:

1. A Consent application is required to sever the lots. The County of Bruce is the approval authority for land division. A decision has not yet been made on the consent application.
2. An amendment to the Municipality of Arran-Elderslie Official Plan is required to permit a density of 66 units per gross hectare. Section 3.1.7.a limits density within the Residential designation to 48 units per gross hectare.
3. An Amendment to the Municipality of Arran-Elderslie Zoning Bylaw is required to rezone the lands from Residential: Low Density Multiple 'R2' to Residential: Medium Density Special 'R3-14-2023'. Special site-specific provisions are required to:
 - a. To permit a 'Dwelling Multiple' without common access.
 - b. To permit a minimum lot area per unit of +/- 151.7 m². (Section 10.4.1 requires 155 m²)
 - c. To permit a lot frontage of +/- 6.25 m and +/- 6.03 m per unit. (Section 10.4.2 requires a Lot Frontage of 7.5 m per unit).
 - d. To permit a front yard setback of +/- 5.7 m for the retained parcel (the westerly parcel)
 - e. To permit six (6) parking spaces for four (4) units (Section 3.27.1 requires 8 spaces)
 - f. To permit a parking space width of +/- 2.6 metres (Section 3.27.4.1 Size and Accessibility of Parking Spaces requires a parking space width of 2.75 metres)

Housing

Paisley is designated by the County's Official Plan as a Primary Urban Community, where a majority of the Municipality's anticipated growth is expected to occur. As a growth centre

within the County, Paisley requires a range of housing types and tenures to provide housing for residents of all ages and socio-economic backgrounds.

The Arran Elderslie Official Plan establishes a target of 30% of all new residential development to be rental units. The proposed residential development would contribute to this target by adding eight rental units to Paisley's overall housing supply, while also adding to the mix of housing forms in the area.

Density and Compatibility

Appropriate density is an important factor in the function of a neighbourhood. The Arran-Elderslie Official Plan classifies buildings with four or more units as 'Medium Density Residential' and limits this form of development to 48 units per gross hectare. However, government-sponsored developments are permitted to a density of 100 units per gross hectare.

The proposed development is not government-sponsored and therefore does not conform to the Municipality's Official Plan. The application proposes a site-specific amendment to permit a density representing 66 units per gross hectare.

Many of the public comments received raised concerns regarding the density of the proposed development relative to the low density of the surrounding neighbourhood which consists predominantly of single-detached dwellings.

In evaluating the appropriateness of the proposed density, it is important to assess the development in the context of its compatibility with the adjacent lands. Compatible means being able to co-exist with the nearby built form without causing undue adverse impacts e.g. dwarfing of buildings, shadowing, and increased traffic/noise. In this regard, the Municipality's Official Plan has criteria for evaluating a medium-density residential proposal. The criteria are:

- a. The development shall be compatible with existing land uses in the immediate area and the general built form of surrounding buildings;
- b. Adequate off-street parking and appropriate access and circulation for vehicular traffic, including emergency vehicles shall be required;
- c. Adequate buffering from abutting uses shall be provided;
- d. Suitable landscaping, lot grading, and stormwater management/drainage shall be provided;
- e. Suitable on-site open space shall be provided in relation to the size and nature of the development;
- f. Water supply and sewage disposal services shall be provided in accordance with Section 5.4.1.

The proposed development meets the criteria noted above. The built form and massing, being a 2.5-story structure of similar size to the homes in the area represents 'gentle density'. Such developments are typically characterized as infill developments that compliments the existing neighbourhood.

With respect to parking, the proposed development aims to provide six parking spots per building, whereas the zoning bylaw requires eight parking spots. The number of parking spots proposed is aligned with the number total number of bedrooms per building. The number of parking spaces is adequate for the development is provides additional open space.

The proposal is buffered from abutting residential uses through spatial separation. The structures exceed the rear yard and side yard setback of both the existing Residential: Low Density Multiple (R2) zone as well as the Residential: Medium Density (R3) zone. The proponent has agreed to vegetation to augment the spatial separation between the proposed development and abutting residential uses. There is an existing fence along a portion of the northern property line.

The proposed Zoning Bylaw Amendment contains provisions requiring a 'Planting Area/Visual Screening' along the westerly and northerly lot lines to mitigate against privacy impacts with the neighbours. Grading and drainage plans for this scale of development are typically reviewed through the building permit process.

The site contains adequate outdoor amenity space for the proposed number of apartment units. Approximately 62% of the site is proposed to be open space, exceeding the requirements of the Residential: Medium Density (R3) zone.

It is noted that recent changes to the Planning Act through Bill 23 encourage infill developments such as this proposal. Bill 23 removes municipal scope to prohibit less than two Additional Residential Units in addition to the principal dwelling unit on serviced urban lots. Were this proposal to propose 4 lots, each with a semi-detached dwelling or a townhouse, a similar or greater number of units could be constructed.

Traffic

Access to the proposed retained parcel is provided by Balaklava Street, while access to the severed lot is provided by George Street South. Several public comments cite concerns about increased traffic and potential safety issues due to a lack of sidewalks. While the development will result in a marginal increase in traffic, it is not anticipated to result in adverse traffic impacts on the local street network. The local street infrastructure is anticipated to be able to accommodate the number of trips generated from the proposed development. The Public Works Director has indicated no concerns with the driveway configuration but has noted that on street parking is prohibited within 9 metres of the intersection.

Efficient use of Lands and Resources

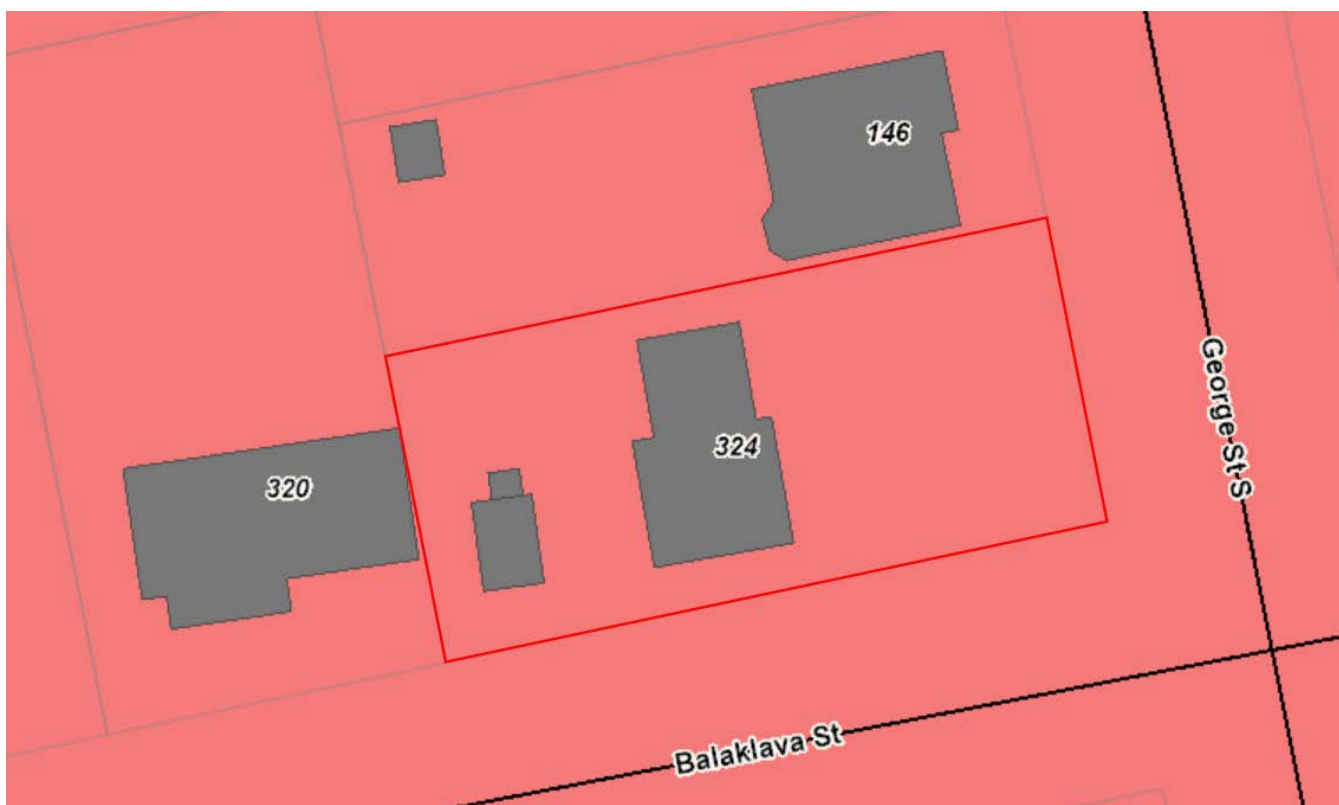
The addition of 8 new residential units by the proposed infill development makes an efficient use of municipally serviced land within Paisley. The units provide the Municipality with additional rental supply without costly new municipal road, water, or sewer improvements. The property is near located close to Paisley's commercial core, as we all as community

facilities including Paisley Central School, Paisley & Area Health Clinic, places of worship, and nearby parks and trails.

Appendices

- County Official Plan Map
- Local Official Plan Map
- Local Zoning Map
- List of Supporting Documents and Studies
- Agency Comments
- Public Comments
- Public Notice

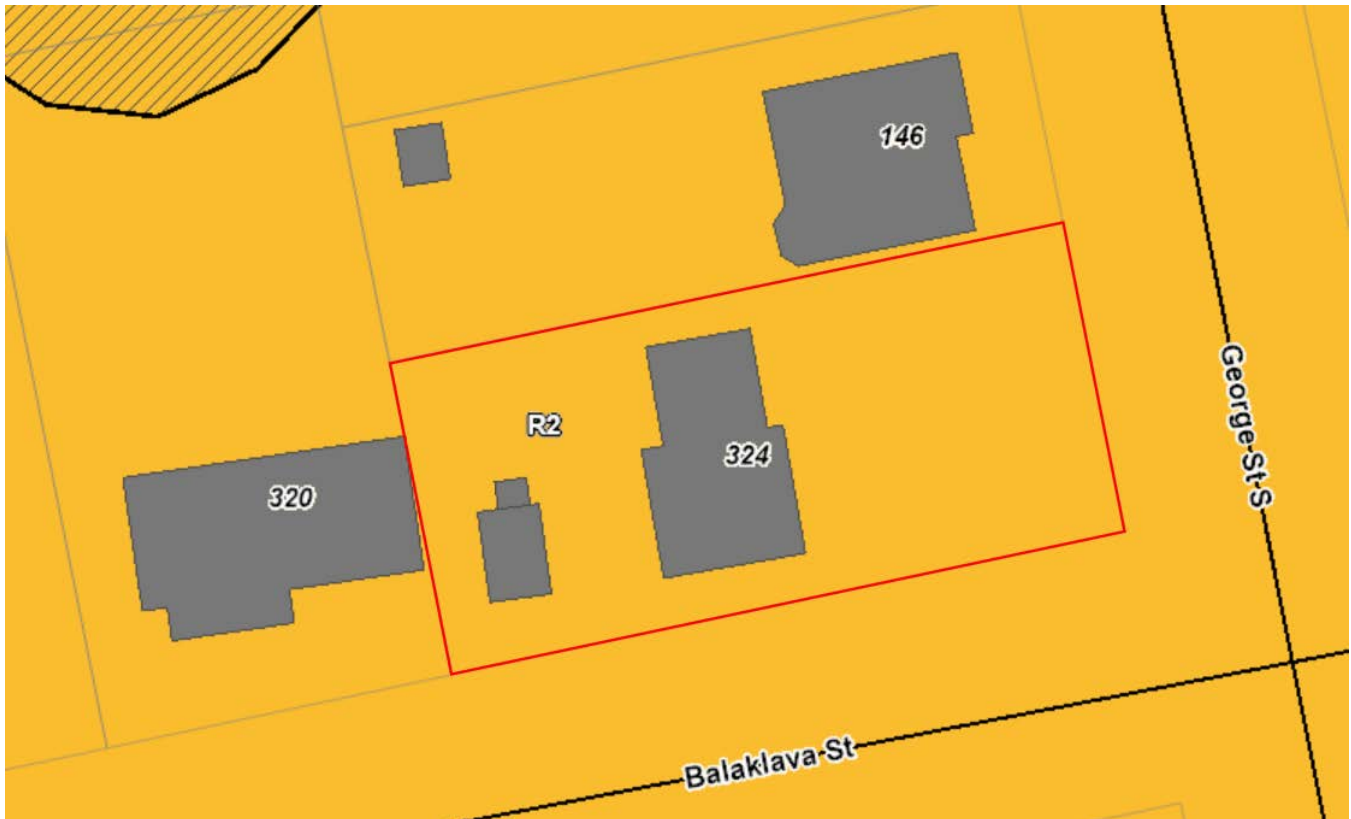
County Official Plan Map (Designated Primary Urban)



Local Official Plan Map (Designated Residential)



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



List of Supporting Documents and Studies

- Planning Justification Report (Cuesta Planning Consultants Inc)
- Site Plan
- Response to Public Comments - included as an appendix to this report (Cuesta Planning Consultants Inc)

Agency Comments

Chief Building Official: No concerns at this time

Public Works: The new lot will require an entrance permit, water and sewer services along with a capital trunk watermain charge. No issues with a triple laneway. Looks like they may need 3 entrance permits. Only issue will be if they park on the road. No parking within 9 metres of an intersection.

Saugeen Valley Conservation Authority: No concerns. Comments provided in full below

Public Comments

Full public comments are included below. A summary of the issues and concerns raised in public comments received to date include:

- Does not fit the character of the neighbourhood
- Impact on property values, lack of pride in ownership
- Stormwater runoff
- Privacy, Screening, and buffering
- Traffic impacts and safety for children
- Lack of sidewalks



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 ONLY (dkingsbury@brucecounty.ca and bcplwi@brucecounty.on.ca)

October 28, 2022

County of Bruce, Planning and Development Department
268 Berford Street, Box 129
Warton, ON N0H 2T0

ATTENTION: Daniel Kingsbury, Planner, Bruce County

Dear Mr. Kingsbury,

RE: Proposed Consent, Zoning By-Law Amendment, and Official Plan Amendment
Applications: B-2022-111, Z-2022-104 and L-2022-011
324 Balaklava Street
GEORGE W/S LOT PT 11 RP; 3R3103 PART 2
Roll No. 410341000120600
Town of Paisley
Municipality of Arran-Elderslie

(Woods Morley)

As requested, Saugeen Valley Conservation Authority (SVCA) staff have reviewed the above-noted applications as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2014) and as a regulatory authority under Ontario Regulation 169/06 (SVCA's Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation). SVCA staff has also provided comments as per our Memorandum of Agreement (MOA) with the County of Bruce representing natural hazards, natural heritage, and water resources; and your proposal has also been reviewed through our role as a public body under the Planning Act as per our CA Member approved Environmental Planning and Regulations Policies Manual, amended October 16, 2018.

Purpose

A change is proposed, and we're asking for your input. The purpose of the application is to sever the subject property in half, so that each resulting parcel is approximately 607 sq. metres. Two four-unit residential buildings are proposed, with one building on each parcel. An Amendment to the Municipality's Official Plan is proposed to address Section 3.1.7a), which restricts residential development to a density of 48 units per gross hectare. A Zoning Bylaw Amendment is proposed to rezone the lands from 'R2 Low Density Multiple' to 'R3-X Medium Density Multiple Special'. Special site specific zoning provisions are being sought to address the definition of 'Dwelling Multiple', minimum lot area, frontage, minimum front yard setback as well as the size and number of required parking spaces.



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

- 1) Request for Agency Comments and attached site plan, dated October 27, 2022.
- 2) Applications for consent, zoning and Official Plan amendments dated September 8, 2022.
- 3) Planning Justification Report submitted by Cuesta Planning dated September 2022.

Recommendation

SVCA staff find the applications acceptable and elaborate in the following paragraphs.

Delegated Responsibility and Advisory Comments

SVCA staff has reviewed the applications through our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2014). We have also reviewed the proposed through our responsibilities as a service provider to the County of Bruce in that we provide expert advice and technical clearance on Planning Act applications with regards to natural hazards, natural heritage, and water resources as set out in the PPS 2014, County Official Plan and/or local official plans. Comments below only include features/technical requirements affecting the property.

Natural Hazards:

It is the opinion of SVCA staff that the property is not subject to any Natural Hazard features. As such, it is the opinion of SVCA staff that the application is consistent with the Natural Hazard Policies of the PPS, (2020), the County of Bruce and Municipality of Arran-Elderslie Official Plans. Additionally, the property is not subject to O. Reg. 169/06. As such, permission from this office is not required prior development.

Natural Heritage:

It is the opinion of SVCA staff that the property is not subject to any significant natural heritage features. As such, it is the opinion of SVCA staff that the application is consistent with the Natural Heritage Policies of the PPS, 2020 and the County of Bruce and Municipality of Arran-Elderslie Official Plans.

Drinking Water Source Protection / Water resources:

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 Carl Seider or Karen Gillian (RMO) at rmo@greysable.on.ca.

Statutory Comments

SVCA staff has reviewed the application as per our responsibilities as a regulatory authority under Ontario Regulation 169/06 (SVCA's Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation). This regulation, made under Section 28 of the Conservation Authorities Act, enables SVCA to regulate development in or adjacent to river or stream valleys, Great Lakes and inland lake shorelines, watercourses, hazardous lands and wetlands. Subject to the CA Act, development taking place on or adjacent to these lands may require permission from SVCA to confirm that the control of flooding, erosion, dynamic beaches, pollution or the conservation of land are not affected. SVCA also regulates the alteration to or interference in any way with a watercourse or wetland.

Summary

SVCA staff has reviewed the applications in accordance with our Memorandum of Agreement (MOA) with the County of Bruce and as per our mandated responsibilities for natural hazard management, including our regulatory role under the *Conservation Authorities Act*.

SVCA staff find the applications acceptable and given the above comments it is the opinion of the SVCA staff that:

- 1) Consistency with Section 3.1, Natural Hazard policies of the PPS has been demonstrated.
- 2) Consistency with Section 2.1, Natural Heritage policies of the PPS has been demonstrated.
- 3) Consistency with local planning policies for natural hazards and heritage has been demonstrated.

SVCA staff has provided comments for the applications based on a desktop review of available mapping, a site inspection and information that is currently available. There is no guarantee these comments will remain unchanged indefinitely.

Should you have any questions, please contact the undersigned at m.cook@svca.on.ca.

Sincerely,



Michael Cook
Environmental Planning Technician
Saugeen Conservation

MC/

cc: Mark Davis, Authority Member, SVCA (via email)
Patrick Johnson, CBO, Municipality of Arran-Elderslie (via email)
Applications Technician, County of Bruce (via email)

Daniel Kingsbury
Senior Planner
County of Bruce

January 30, 2023

Re: Public Comments Received for 324 Balaklava Street, Arran-Elderslie (Woods-Morley)

Dear Mr. Kingsbury,

On December 6th, 2022, we received a number of comments made by the public regarding the above noted application for a Local Official Plan Amendment, Zoning By-Law Amendment & Consent to Sever for the purposes of establishing two four-unit residential buildings. In reviewing the comments submitted by the neighbours, the following issues were raised:

- 1) Decrease in property values in the neighbourhood.
- 2) Multi-unit residential buildings are out of character with the surrounding area.
- 3) Rental units do not reflect pride of ownership.
- 4) Insufficient parking provided.
- 5) Increase in traffic at intersection.
- 6) Location of proposed buildings to abutting properties.
- 7) Increase in noise.
- 8) Conflict among renters within proposed buildings.

The aim of this letter is to address the aforementioned concerns raised by the neighbours.

The first issue relates to the perceived loss in property values as a result of the proposal. Without an appraisal being provided by a qualified appraiser, there is no evidence to indicate that the proposal will in fact decrease property values. These buildings have been designed with curb appeal in mind and high quality building materials will be used.

The second issue relates to how the proposed buildings will not be in character with the neighbourhood. The applicant intends to establish buildings that compliment the surrounding area by utilizing building materials that blend in with the neighbouring homes. The owners have attempted to create an exterior design that reflects a two-storey house with a raised basement. Additionally, there are numerous multiple unit developments in Paisley that provide housing and remain in character with the community, akin to the proposal. Images of these existing multi-unit residential structures are appended to this letter.

With regard to compatibility, the following table compares the existing zoning provisions against the requirements that are proposed. Except for one front yard setback and parking, the proposed meets or exceeds the rezoning requirements presently in effect. The proposal from an aesthetic and zoning perspective will be compatible with the surrounding neighbourhood

Table: Proposed Zoning Standards Comparison

Provision	R1/2 – Dwelling, Single Detached	Proposed R3 – Dwelling, Multiple
<i>Minimum Lot Area</i>	465 m ²	Retained = +/- 607 m ² Severed = +/- 607 m ²
<i>Minimum Lot Frontage</i>	15 m	Retained = +/- 25 m Severed = +/- 24.1 m
<i>Minimum Front Yard</i>	6.0 m	Retained = +/- 5.0 m Severed = +/- 6.0 m
<i>Minimum Exterior Side Yard</i>	6.0 m	Retained = n/a Severed = +/- 6.1 m
<i>Minimum Interior Side Yard</i>	1.2 m	Retained = +/- 5.9 m Severed = +/- 4.6 m
<i>Minimum Rear Yard</i>	7.5 m	Retained = +/- 7.6 m Severed = +/- 7.6 m
<i>Maximum Lot Coverage</i>	35 %	Retained = +/- 23 % Severed = +/- 23 %
<i>Maximum Height 'Main Building'</i>	10.0 m	+/- 9.3 m
<i>Minimum Gross Floor Area [Greater than 1 Storey]</i>	70 m ²	+/- 70.9 m ²
<i>Minimum Landscaped Area/Open Space</i>	N/A	Retained = +/- 62 % Severed = +/- 62 %
<i>Required Number of Spaces [Minimum]</i>	2 per Dwelling Unit	1.5 per Dwelling Unit

The third issue suggests that the proposal will not provide for, or reflect, pride of ownership. The proposed buildings will be owned by the applicant, whose responsibility as the owner and provider of housing, is to ensure that the property is maintained for the tenants. The tenants themselves will be screened and carefully selected. Specifically, the applicant is primarily looking for families to occupy the three-bedroom units that will treat the rental units with respect as well as the neighbourhood. Tenants will be carefully selected to live in these quality-built units. The lease outlines specific mandates on property cleanliness and the landlord will be maintaining the grounds to ensure the properties are neat and tidy. The Municipality also has the opportunity to enforce its property standards requirements should issues arise.

The fourth and fifth issues speak to a lack of parking and increase in traffic. The owners have advised that tenants will only be provided with a certain number of spaces. If a tenant required more parking than what is provided, then they would not be considered as a suitable tenant. Further, although the proposed buildings will contain rentable units, it is not considered as an

apartment building under the zoning which would require that visitor parking be provided. Providing less parking spaces than what is required by the zoning also contributes to mitigating the traffic congestion at the intersection of Balaklava and George. We have also not received any indication from the Public Works department following the agency circulation phase that the proposal would warrant a need for a traffic study as a result of a perceived increase traffic generation.

Another concern that was raised is with respect to the proximity of the proposed multi-unit residential buildings to the existing housing on the abutting lots. Based on the zoning by-law standards, there should not be any conflict as the proposal will have sufficient setbacks from the lot lines and suitable open space/landscaped area (see table). The proposed landscaping plan submitted as part of this application is subject to change where necessary to address concerns of the neighbours. For example, if the proposed tree line to the south of the retained lot may present shadow issues for the neighbouring lot, the landscaping plan can then be amended to take this conflict into account. Additionally, if needed, fencing can be provided from the abutting lots to provide more privacy and separation.

The concern regarding an increase in noise levels is to be expected when dealing with any kind of residential development. As mentioned, the owners will ensure that the tenants selected will be respectful of their units and neighbours.

Any conflict among tenants will be mitigated with sound property management. If tenants have issues with each other, they are to direct their concerns to the landlord who will be responsible for addressing any conflicts.


We hope that the issues raised by the neighbouring community have been adequately addressed. It is in the applicant's best interest to maintain the rental units to the highest standard. As the owner, it is their duty to manage the property, select suitable tenants and deal with any conflict that may arise among tenants. To aid the proposal in blending in with the community, the applicant will be using compatible building materials in an attempt to reflect a large single-family home that is common in the neighbourhood. From a zoning perspective, the proposed provisions such as lot size, setbacks and height do not deviate significantly from the R1/R2 zone for a single detached dwelling. Overall, the proposal will ultimately provide needed affordable housing in Paisley and the County.

It is understandable that neighbours have concerns with regard to an increase in density in the area, however, most concerns can be addressed through proper management. The design and maintenance of the buildings can also be addressed through zoning provisions.

Yours truly,



Vaishnan Muhunthan, BURPI
Cuesta Planning Consultants Inc.



Appendix

Triplex on 168 Victoria St S





Condominium Row/Town House on
150-18 Victoria Street S, 20 Units

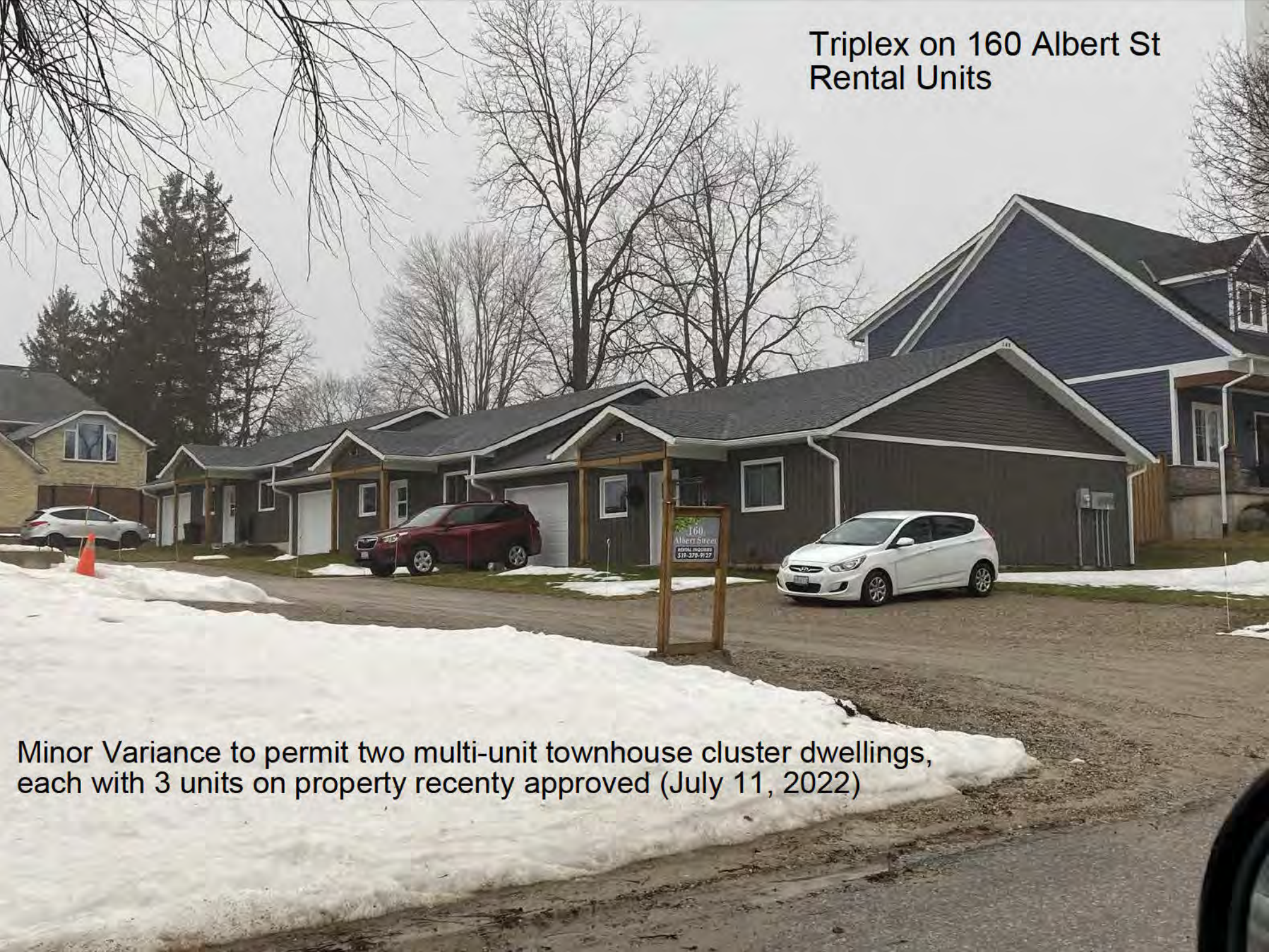
Fourplex on Corner of Balaklava St and Regent St S



Pair of Fourplex on 71 & 81 Victoria Street S



**Triplex on 160 Albert St
Rental Units**



**Minor Variance to permit two multi-unit townhouse cluster dwellings,
each with 3 units on property recently approved (July 11, 2022)**

Foundation for second Triplex as seen below which will result in 6 units on lot



From: [REDACTED]
To: [Bruce County Planning - Peninsula Hub](#)
Subject: re construction o 2 bldg units on 324 balaklava str paisley
Date: Tuesday, November 15, 2022 9:50:07 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.

File #Z-2022-104 and L2022-011. *I am notifying you that I am objecting to the severing and rezoning of the said lots for the purpose of building two four residential units*

There are other pieces of land in the community that could better suited for these types of units.

From: [REDACTED]
To: [Lori Mansfield](#)
Subject: 2 bldg lots on balaklave
Date: Wednesday, November 16, 2022 12:31:04 PM

** **[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 Lori : you asked for my name: It is Margaret Jones

From: [REDACTED]
To: [Bruce County Planning - Peninsula Hub](#)
Subject: File Numbers: Z-2022-104 and L-2022-011
Date: Thursday, November 17, 2022 11:02:55 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.

My name is Darren Shwery, I live @ [REDACTED], my phone number is [REDACTED]. I am sending this email because I am opposed to the rezoning the lands from R2 Low Density Multiple to R3-X Medium Density Multiple Special. File number Z-2022-104 and L-2022-011.

Thanks

Sent from my iPhone

██████████
November 12, 2022

RECEIVED
NOV 18 2022

County of Bruce
Planning and Developing
Daniel Kingsbury

Dear Sir,

I am writing this letter to object to the changing of zoning to 324 Balaklava St. Paisley.
(George w/s Lot 11RP 3R3103 Part 2 Arran-Elderslie).

Balaklava St. is the route that the children from the south east area of the village take to and from Paisley Central School. The crossing guard is at the corner of Balaklava and the highway. Building multiple dwellings for 8 households would increase the traffic and danger to our children. With 8 households you may have up to 16 cars as most families have 2 vehicles.

This is a quiet area and allowing this change would set a precedent for many more multiple family buildings. We have many children playing and riding bikes, and also many retired people who enjoy the quiet.

Sincerely,
Sheila and Bob Shepherd

Sheila Shepherd
R. Shepherd

11/17/2022

We do not consent to the zoning bylaw amendments proposed under File Numbers - B-2022-111, Z-2022-104 and L-2022-011.

We are not in agreement with the intended project that will result from the above bylaw amendments. The planned project would create higher density dwellings on the corner of George St S and Balaklava St in Paisley than are currently allowed. The proposed project is out of character with our neighbourhood. The increase in density is excessive. The plan for the development of this property does not provide sufficient parking nor space for eight families to live where previously one family had lived. Further, the distance between the adjacent neighbours is insufficient and the layout proposed does not allow for much privacy to those living close by.

Currently properties in our neighbourhood have single family homes, are predominantly owner occupied and demonstrate the resulting pride of ownership. The proposed changes will introduce high density rental accommodations and an absent owner which risks increased traffic/parking/congestion, obstruction to the side walks, over crowding and lack of care to the property. All of which will negatively impact the peaceful enjoyment of our homes, our neighborhood and the values of our properties.

As people who chose Paisley as our home when we moved into the area years ago, we were attracted to the rural character of the town and specifically the neighbourhood. We have enjoyed our move to Paisley and grown to love our community and neighbourhood. It is not right that all of this will be threatened by the implementation of self serving zoning changes.

We wish to be notified of the decision made by the County of Bruce Land Division Committee.

Yours Truly,



Mrs Lynn Cecchetti and Mr Pacifico Cecchetti



From: [Christine Fraser-McDonald](#)
To: [Daniel Kingsbury](#); [Lori Mansfield](#)
Subject: FW: Objection to proposed zoning bylaw amendment for 324 Balaklava St Paisley property.
Date: Monday, December 19, 2022 1:38:15 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.**

Christine Fraser-McDonald
Clerk
Municipality of Arran-Elderslie
1925 Bruce Road 10
P.O. Box 70
Chesley, ON N0G 1L0
Ph: 519.270.4922
clerk@arran-elderslie.ca

From: Steve Hammell <shammell@arran-elderslie.ca>
Sent: December 19, 2022 1:36 PM
To: Christine Fraser-McDonald <clerk@arran-elderslie.ca>
Subject: Fwd: Objection to proposed zoning bylaw amendment for 324 Balaklava St Paisley property.

Get [Outlook for iOS](#)

From: Pat & Lynn Cecchetti [REDACTED]
Sent: Saturday, December 17, 2022 2:20:13 PM
To: Steve Hammell [REDACTED] Jennifer Shaw [REDACTED]
Moiken Penner [REDACTED]
Subject: Objection to proposed zoning bylaw amendment for 324 Balaklava St Paisley property.

Dear Steve/ Jennifer/ Moiken,

This email is a follow up to our discussion which took place at the Treasure Chest Museum on 16 Dec 2022. I'm sorry I missed speaking with Moiken before she left but have included her in this email. The residents of George St South and Balaklava St object to the proposed amendments requested under File Numbers - B-2022-111, Z-2022-104 and L-2022-011 and the resulting project. We would like you to be aware of the issue, our objections and are seeking your support in rejecting the application for the zoning change to 324 Balaklava St. Attached is a copy of my letter denying consent for the requested amendment along with

my concerns and comments regarding the change. The attached letter was submitted to the County of Bruce Planning & Development Department on 19 Nov 2022 and we are now waiting to participate in the Public Meeting when it is scheduled.

Issue summary : A developer has purchase a single family home on a typical lot in Paisley and is working to change the character of our neighbourhood by removing the home, severing the lot in two and building a four unit rental complex on each of the severed lots. To do this the zoning needs to be changed. The proposed project will change the character of our neighbourhood which is composed of single family homes. This project will create parking, snow removal and congestion issues as well as negatively impacting our property values.

We recognize the need for additional housing and rental units in Paisley but this proposed increase to density of 324 Balaklava St is excessive. The project is more suitable to city environment rather than a rural community such as Paisley. Paisley has other vacant land available that can developed to increase the supply of housing without overburdening our neighbourhood.

I hope we can count on your help in preventing this zoning amendment request from being accepted. Please advise if there is any further information needed to follow up on this issue for us.

Yours Truly,

Pat & Lynn Cecchetti

[REDACTED]

[REDACTED]

[REDACTED]

11/17/2022

We do not consent to the zoning bylaw amendments proposed under File Numbers - B-2022-111, Z-2022-104 and L-2022-011.

We are not in agreement with the intended project that will result from the above bylaw amendments. The planned project would create higher density dwellings on the corner of George St S and Balaklava St in Paisley than are currently allowed. The proposed project is out of character with our neighbourhood. The increase in density is excessive. The plan for the development of this property does not provide sufficient parking nor space for eight families to live where previously one family had lived. Further, the distance between the adjacent neighbours is insufficient and the layout proposed does not allow for much privacy to those living close by.

Currently properties in our neighbourhood have single family homes, are predominantly owner occupied and demonstrate the resulting pride of ownership. The proposed changes will introduce high density rental accommodations and an absent owner which risks increased traffic/parking/congestion, obstruction to the side walks, over crowding and lack of care to the property. All of which will negatively impact the peaceful enjoyment of our homes, our neighborhood and the values of our properties.

As people who chose Paisley as our home when we moved into the area years ago, we were attracted to the rural character of the town and specifically the neighbourhood. We have enjoyed our move to Paisley and grown to love our community and neighbourhood. It is not right that all of this will be threatened by the implementation of self serving zoning changes.

We wish to be notified of the decision made by the County of Bruce Land Division Committee.

Yours Truly,



Mrs Lynn Cecchetti and Mr Pacifico Cecchetti



11/17/2022

I do not consent to the zoning bylaw amendments proposed under File Numbers - B-2022-111, Z-2022-104 and L-2022-011.

I am not in agreement with the intended project that will result from the above bylaw amendments. The planned project would create higher density dwellings on the corner of George St S and Balaklava St in Paisley than are currently allowed. The proposed project is out of character with our neighbourhood and the increase in density is excessive and is not suitable for eight families to occupy

As a resident that lives two doors down from the project location I will be directly affected and have concerns and questions - a reduction in the value of my property because of the zoning changes and this development. The dwellings which are to be built do not fit the rural character of our community. . Insufficient space allotted per family could result in conflict. Noise level may increase in our area of the neighbourhood. . The insufficient parking planned for eight families could lead to parking on side walk or street and become an enforcement issue. .What type trees are planned as barriers, depending on the selection they could be problematic for existing home owners. Will the existing trees be kept? What will happen to the drainage ditch on the George St side of the property? How will water run off be controlled?

All of the above will reduce the peacefully enjoyment of my home and property which was a key reason for moving here in the first place. I should not have to suffer the negative changes to my neighbourhood because of self serving interests.

Currently properties in our neighbourhood have single family homes, are predominantly owner occupied and demonstrate pride of ownership. The proposed changes will introduce high density rental accommodations and an absent owner leading to a lack of care and the degradation of our neighbourhood.

I wish to be notified of the decision made by the County of Bruce Land Division Committee.

Yours Truly,



Mr. Orval Stewart

Tel - 

From: [REDACTED]
To: [Bruce County Planning - Peninsula Hub](#)
Cc: [REDACTED]
Subject: Files Z-2022-104 and L-2022-011
Date: Sunday, November 20, 2022 10:37:32 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.**

Good morning Daniel,

I am writing as a resident of George St. S in Paisley.

I received the notice from the planning and development office on the subject files and have reservations on this path forward.

I do not believe that a zoning change in this location or the current planned allocation of the land will be of good use. Two multi-dwelling buildings will disrupt the local area and congest the space far too much. The area in question consists solely of single family homes and I would strongly urge to keep it that way.

I do however want to make sure that Paisley is providing the housing it requires to expand. So I have some suggestions.

Firstly this location, at most, could have a set of 2-4 town homes similar to the new build on Albert street. This will not disrupt the area and give the same rural family feel the streets currently have.

Secondly, I am aware that Barry's construction owns a great deal of land in Paisley. If housing is such a crisis that we are considering 8 units on a quarter acre, then I suggest we mandate Barry to begin construction on his lands or be required to sell.

Paisley should retain its low density rural charm that it has maintained for centuries. Surrounding cities (Port Elgin, Kindardine) should be the locations where this time of development be undertaken.

Thank you for taking the time to read my email. I would like to participate in the public meeting when it is scheduled. Please let me know what date the meeting is once scheduled.

Sincerely,

Alexander Maggs
[REDACTED]

11/17/2022

I do not consent to the zoning bylaw amendments proposed under File Numbers - B-2022-111, Z-2022-104 and L-2022-011.

I am not in agreement with the intended project that will result from the above bylaw amendments. The planned project would create higher density dwellings on the corner of George St S and Balaklava St in Paisley than are currently allowed. The proposed project is out of character with our neighbourhood.

The proposed increase in density is excessive and is not suitable for eight families to occupy. Since my property is directly next to the development I will feel the increase in density and associated problems the most. My concerns and objections with the proposed zoning changes and the project stem from the following :

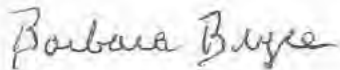
- A decrease in the value of my home.
- The proximity of the proposed dwellings and trees being planted could cut off sunlight to my kitchen which is a feature that I cherish. Depending on the type of trees planted it may increase the work load for me during fall and spring clean up.
- The dwellings that are to be built do not fit the ambience of our community.
- The proposed buildings are more suited to a city rather than a rural community like Paisley.
- Insufficient space to house eight families without conflict.
- There could be an increase in noise around my home.
- The plan for parking is insufficient for the eight families.
- The lack in separation between my home and the proposed buildings will result in a lack of privacy for all concerned.
- What is the point of having regulations if they can just be changed on a buyer's whim.

All of the above will reduce the peacefully enjoyment of our home and property which was a key reason for purchasing our home here in the first place.

Currently properties in our neighbourhood have single family homes, are predominantly owner occupied and demonstrate pride of ownership. The proposed changes will introduce high density rental accommodations and an absent owner leading to a lack of care and the degradation of our neighbourhood.

I wish to be notified of the decision made by the County of Bruce Land Division Committee.

Yours Truly,



Mrs. Barbara Bryce



From: [REDACTED]
To: [Bruce County Planning - Peninsula Hub](#)
Subject: 324 Baklava Street development objection, Paisley ON
Date: Friday, November 25, 2022 4:07:15 PM

**** [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,

My name is Mark Huskinson, I live at [REDACTED] and my e-mail is regarding consent file B-2022-111, planner on file is Daniel Kingsbury.

I would like to express my objection to this particular development design in our community. My reasons are that these units are 1 and 2 bedroom rental suites in an area of the community that does not require or suit this type of property as a long term benefit to the town of Paisley.

My concern is that of a similar issue being seen in rural regions in small town Alberta and Saskatchewan, with regard to the growth of the energy sector and small town rental housing developments. The lasting effect on the community after the energy sector growth discontinued is now a larger, longer term issue for the community far greater than the short term benefit these developments provided. Paisley is a town that will survive on seasonal tourism of the area long after the energy sector development has ceased. A rental suite development in this low density area of town will provide no pride of ownership, and will diminish value of the community across many levels.

I would greatly appreciate the opportunity to speak at a public community meeting to present this view from the community. If you are able to respond to this e-mail as to when the public meeting will take place, and to include myself as a speaker, I would greatly appreciate it.

Thank you, Mark Huskinson.

From: [REDACTED]
To: [Bruce County Planning - Peninsula Hub](#)
Subject: Notice of Consent B-2022-111
Date: Tuesday, February 7, 2023 8:39:15 PM

**** [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.**

Bruce County Planning Peninsula Hub

We don't consent to the zoning by-law amendments purposed under File Number B-2022-111; Z-2022-104 and L-2022-011.

We find this proposal unacceptable to this area of single dwellings homes. This area is occupied by many young families with children going to the Paisley Central School. This 8 unit structure would see

more vehicle traffic coming and going. On the South side of Balacalva Street and south of Balacalva on George

Street, there are no sidewalks which makes it an unsuitable location for this building. Parking for cars at this site would

be right at the sidewalk edge on north side of Balacalva and west side of George Streets.

We are sure the neighbours either side of this building would not to look at the two storey buildings so close.

Even from our backyard we would not like to look at a brick wall.

Please consider our thoughts in your decision of the proposal.

We wish to be notified of the decisions made by the Bruce Land Division Committe.

Yours truly,

Eldon and Judy MacKinnon

[REDACTED]
[REDACTED]

From: [REDACTED] Brian Cumming
To: [Bruce County Planning - Peninsula Hub](#)
Cc: [REDACTED]
Subject: Comments re, Z-2022-104, L-2022-011
Date: Friday, February 17, 2023 1:08:41 PM

** [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.

In advance of the public meeting regarding the applications for an Amendment to the the Municipal Official Plan and proposed Zoning change for 324 Balaklava St Paisley (ref Z-2022-104 and L-2022-011). I wish to state concerns regarding these proposals for this specific property.

The lot size does not appear to support 2-4 unit dwellings and provide adequate space for vehicle parking, unless there is a condition that only allows 1 vehicle per unit. Even if limiting each dwelling unit to only have 1 vehicle, parking of these vehicles on these properties would be challenging for any vehicle to move without the vehicle parked in front or behind to be moved first. A drawing that was provided shows vehicles being 2 deep, and that with a total of 1 vehicle per dwelling. Concerns that occupants will park on George St, Balaklava, on the public sidewalks which are located on the leading edge of this property seems extremely plausible. Compounding this parking issue will occur with visitors to these residences. Such a small remaining footprint on this property once 2 separate 4 unit dwellings are built, the lot size of 50m x 24m's just allow for adequate storage for multiple vehicles and to ensure that George and Balaklava Sts do not become parking spaces.

A second observation made since the property was purchased in the spring of 2022, the lot nor residence was maintained. Only once was the grass partially cut through the spring, summer and fall season. The grass became a hay field. If this is an indication of how this property will be maintained in the future, developed as multi-unit dwelling or some other more reasonable form of housing such as a single unit, duplex, triplex or a single quad structure, the owner of the property must have more considerations for property maintenance of the property and the structure(s).

I have no concerns with this property being developed, I just don't believe that an 8 unit structure (2-4's) on such a small parcel of property should be supported by accepting the proposed amendments zoning changes.

Regards,

Sent from my iPhone



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



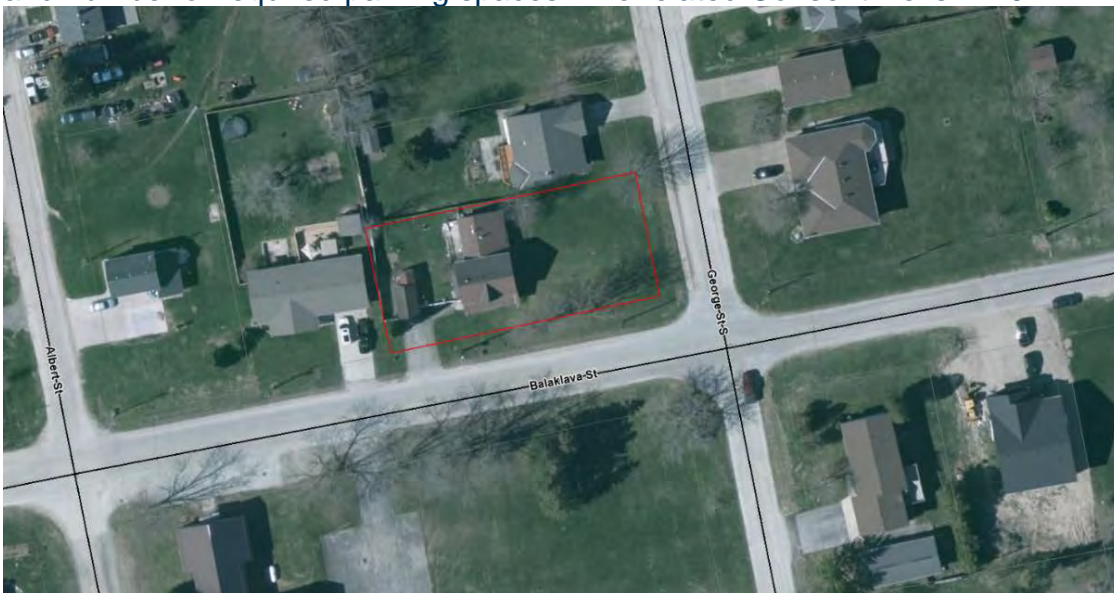
February 6, 2023

File Numbers: Z-2022-104 and L-2022-011

Public Meeting Notice

**You're invited to a Public Meeting to consider:
Zoning By-Law Amendment File No. Z-2022-104 and
Local Official Plan Amendment File No. L-2022-011
February 27, 2023 at 9:00 am**

A change is proposed in your neighbourhood: The purpose of the application is to sever the subject property in half, so that each resulting parcel is approximately 607 sq. metres. Two four-unit residential buildings are proposed, with one building on each parcel. An Amendment to the Municipality's Official Plan is proposed to address Section 3.1.7a), which restricts residential development to a density of 48 units per gross hectare. A Zoning By-Law Amendment is proposed to rezone the lands from 'R2 Low Density Multiple' to 'R3-X Medium Density Multiple Special'. Special site-specific zoning provisions are being sought to address the definition of 'Dwelling Multiple', minimum lot area, frontage, minimum front yard setback as well as the size and number of required parking spaces. The related Consent file is B-2022-111.



324 Balaklava Street
GEORGE W/S LOT PT 11 RP;3R3103 PART 2 (Paisley)
Municipality of Arran-Elderslie
Roll Number: 410341000120600

Learn more

You can view limited information about the application at <https://brucecounty.on.ca/living/land-use>. Additional information, including the supporting materials, can be provided upon request by e-mailing bcplwi@brucecounty.on.ca or calling 226-909-5515. 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: Jack Van Dorp

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 February 20, 2023 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.

Before the meeting: You can submit comments by email bcplwi@brucecounty.on.ca, mail, or phone (226-909-5515) if you have any questions, concerns or objections about the application. Comments will be provided to the Committee for its consideration.

How to access the Public Meeting

The public meeting will be held in person, in the municipal Council Chambers located at 1925 Bruce Road 10, Chesley, ON, N0H 1L0, with an option to join via teleconference. Call information: 1-866-512-0904 (within Canada and the US); Conference Access Code: 3547704.

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

Stay in the loop

If you'd like to be notified of the decision of the approval authority on the proposed application(s), you must make a written request to the Bruce County Planning Department.

Know your rights

Section 17(36) of the [Planning Act](#) outlines rights of appeal for Official Plan Amendment applications.

If a person or public body would otherwise have an ability to appeal the decision of the County of Bruce to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Arran-Elderslie before the proposed official plan (or official plan amendment) is adopted, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Arran-Elderslie before the proposed official plan (or official plan amendment) is adopted, the person or public body may not be added as a party to the

hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

Section 34(11) of the [Planning Act](#) outlines rights of appeal for Zoning By-law Amendment applications.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Municipality of Arran-Elderslie to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Arran-Elderslie before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Municipality of Arran-Elderslie before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

For more information please visit the Ontario Land Tribunal website at <https://olt.gov.on.ca/appeals-process/>.

Site plan

