



MUNICIPALITY OF ARRAN-ELDERSLIE

Committee of Adjustment Meeting

MINUTES

Monday, September 9, 2024, 9:00 a.m.

Council Chambers

1925 Bruce Road 10, Chesley, ON

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

Staff Present: Julie Hamilton - Deputy Clerk
Scott McLeod - Public Works Manager
Carly Steinhoff - Recreation Manager
Pat Johnston - Chief Building Official
Steve Tiernan - Fire Chief
David Munro - Interim Treasurer
Jennifer Isber-Legge - Economic Development &
Communications Coordinator
Emily Dance, CAO

1. Call to Order

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

2. Adoption of Agenda

The Committee passed the following resolution:

09-03-2024

Moved by: Councillor Hampton

Seconded by: Deputy Mayor Shaw

Be It Resolved that the agenda for the Committee of Adjustment Meeting of Monday September 9, 2024 be received and adopted, as distributed by the Clerk.

Carried

3. Disclosures of Pecuniary Interest and General Nature Thereof

None at this time.

4. Adoption of Minutes of Previous Meeting(s)

The Committee passed the following resolution:

10/03/2024

Moved by: Councillor Hampton

Seconded by: Councillor Dudgeon

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

Carried

5. Unfinished Business

5.1 SRCBO.24.032- Minor Variance Application – R. Knapp

Chair Hammell advised that this meeting was to consider Minor Variance Application A-2024-006 for Rick Knapp at 187 Balaklava Street, Paisley.

A Public Meeting regarding the application was held on August 12, 2024 and the decision for the Minor Variance was tabled until the applicant could provide a response to the concerns raised and further clarification provided by Staff.

CAO Emily Dance and Chief Building Official Pat Johnston presented their report to the Committee and responded to questions from members of the Committee.

Bruce County Planner, Jen Burnett did not have anything further to add. She noted that she stands by the original decision in the initial report to refuse the application.

The applicant was present and the Committee allowed Mr. Knapp to address questions regarding the property drainage, the parking arrangements, garbage and recycling provisions and snow removal. He also noted that the intended use was senior rental units.

Subsequent to further discussion, the Committee passed the following resolution:

11-03-2024

Moved by: Deputy Mayor Shaw

Seconded by: Councillor Steinacker

The application for Minor Variance A-2024-006 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 prior to the issuance of a building permit, a stamped, engineered stormwater management plan be submitted and approved by the municipality's engineer at the expense of the owner.
- 4. That a building location survey be submitted at the foundation stage to demonstrate compliance with the reduced setbacks.
- 5. That prior to occupancy, stamped, as-constructed stormwater management drawings be submitted to the satisfaction of the municipality's engineer, to confirm that stormwater controls have been implemented onsite, at the expense of the owner.
- 6. That the development be completed within 2 years 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 (7): Mayor Hammell, Deputy Mayor Shaw, Councillor Nickason, Councillor Hampton, Councillor Dudgeon , Councillor Penner, and Councillor Steinacker

Carried (7 to 0)

6. Adjournment

The Committee passed the following resolution:

12-03-2024

Moved by: Councillor Hampton

Seconded by: Councillor Nickason

Be It Resolved that the meeting be adjourned at the call of the Chair at 9:25 a.m.

Carried

Steve Hammell, Mayor

Julie Hamilton, Deputy Clerk