



Planning Report

To: Arran-Elderslie Committee of Adjustment

From: Megan Stansfield

Date: November 12, 2024

Re: Minor Variance - A-2024-037 (Candue c/o Cobide)

Recommendation:

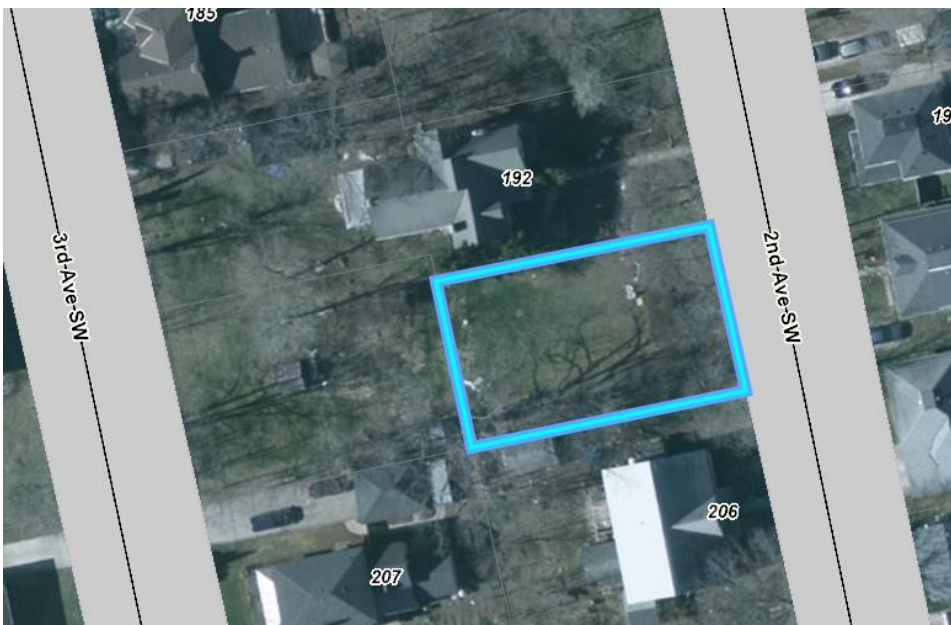
Subject to a review of submissions arising from the public meeting:

That Committee approve Minor Variance A-2024-037 as attached subject to the conditions on the decision sheet. Please sign the Decision Sheet.

Summary:

The purpose of this application is to sever the subject parcel to place two semi-detached units on separate lots of record. The minor variance is required to facilitate this consent by permitting a reduced lot area of approximately 265 sq m and frontage of 9m.

Airphoto



No civic address

PLAN 73 PT LOT51 RP 3R10723;PART3 (Chesley)

Roll Number: 410339000413303

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.

Brief Overview

This lot was created 2 years ago, by consent, along with 2 other lots surrounding the property. The lots meet the minimum required lot size and frontage as stated in the zoning by-law, so permission from the municipality’s council was not required. The lots are zoned R2 - Residential: Low Density Multiple. A duplex dwelling is permitted in this zone.

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 severance of this property, allows for the units to be separately conveyed increasing housing availability.

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 9m for each lot. The applicant is also proposing a reduced lot area, of 265 square metres.

The Arran-Elderslie by-law does not specify a reduced frontage/area for lots containing semi-detached dwellings. In comparison, South Bruce and Brockton permit reduced areas of 232.5 sq m and frontage of 7.5 m when semi-detached units are located on separate lots of record. Its therefore reasonable to assume a reduced frontage and area, greater than half of what is required in the by-law, would be reasonable.

Despite the variances requested, the proposed duplex dwelling maintains all other required setbacks and is below the maximum lot coverage provisions.

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 Provincial, County and Local objectives which encourage higher density, diverse housing, especially when the proposal can be appropriately serviced. The development has municipal sewer and water services available, is within a settlement area and fits with the surrounding residential uses. The development is a permitted use in this zone, and the proposed severance of the lot allows for an option of ownership, where one may not have been previously.

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 impact the ability of adjacent property owners to use their property for permitted uses.

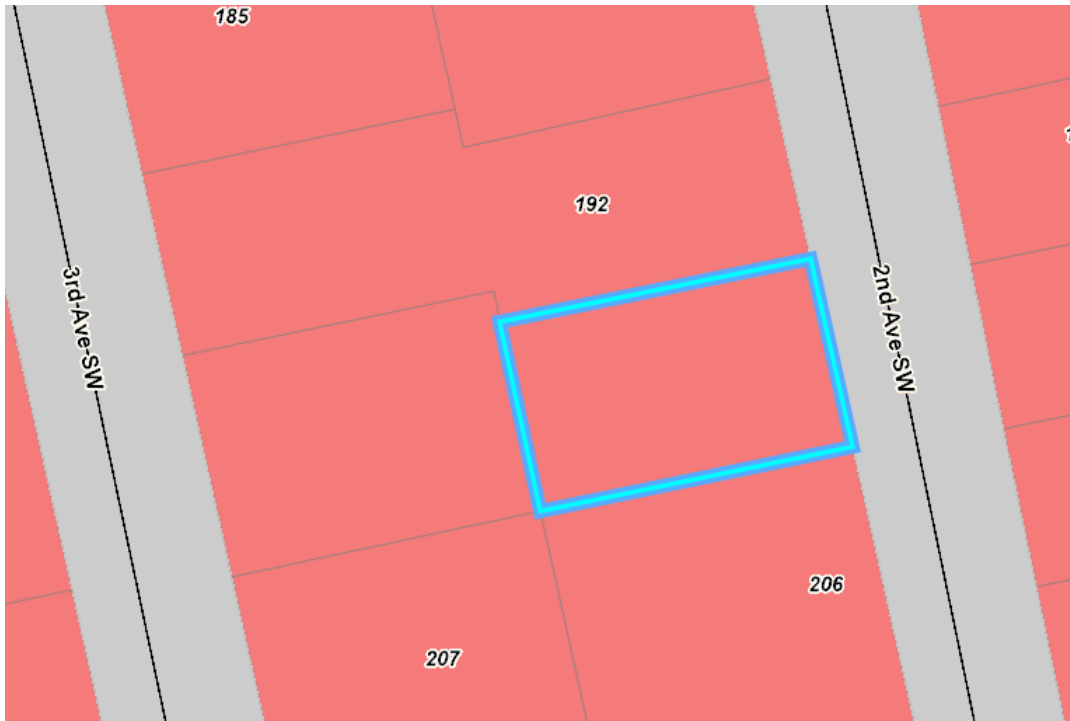
Reiterating the above, the development proposed is permitted, and the severance of the lot to create two semi-detached units will not impact the use the surrounding neighbourhood.

The variance is minor.

Appendices

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

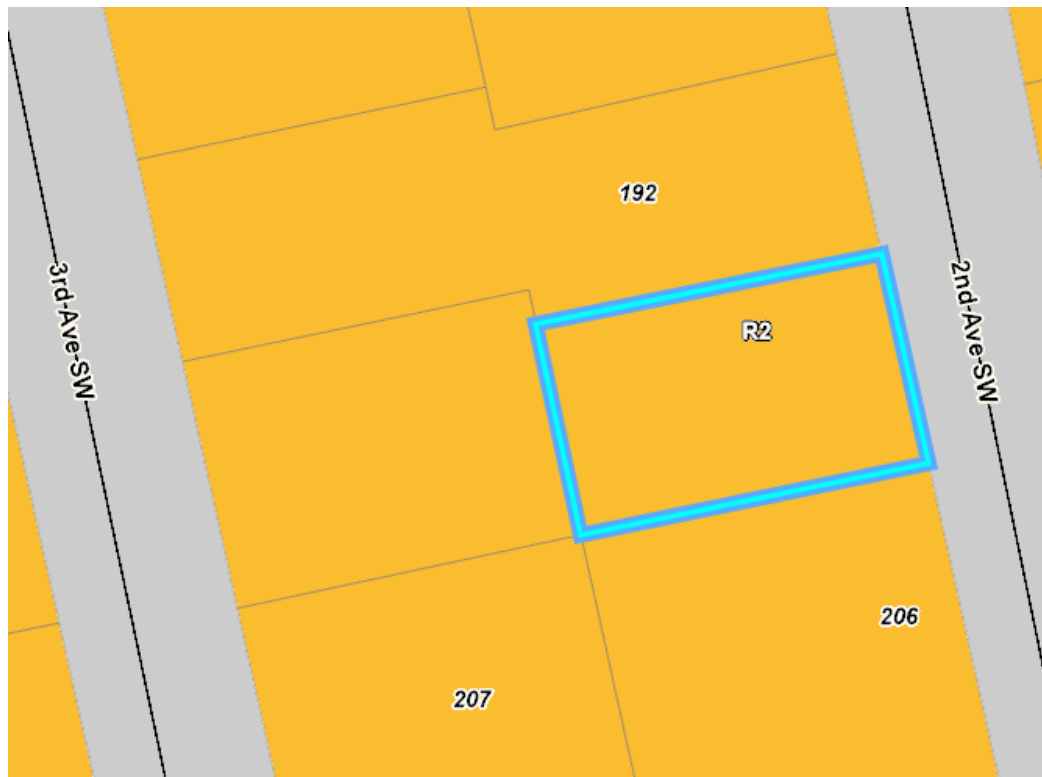
County Official Plan Map (Designated Primary Urban)



Local Official Plan Map (Designated Residential)



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



List of Supporting Documents and Studies

The Planning Justification Report can be viewed in full at [Planning Arran-Elderslie | Bruce County](#)

Agency Comments

Saugeen Ojibway Nation Environment Office: No comments received, Planning Staff did follow up with SON staff. The property is not within an area of high archaeological potential, and at the time of severance in 2022, an assessment was not required.

Arran-Elderslie Water and Wastewater Foreman: There is an existing water and sewer line for the south lot only, a second set would need to be installed and paid for as capital cost.

Saugeen Valley Conservation Authority: Application is acceptable, no natural hazards on the property; comments provided in full below.

Public Comments

This report will provide a summary of issues from the public comments, and the complete submitted comments will be included below.

Historic Home/ neighbourhood character:

Public Commenters: Concerns that this proposal would not fit with the surrounding neighbourhood character. One commenter noted that the proposed development would detract from their historic home, which is significant to Chesley.

Planner Comment: The Local Plan notes that proposed development is compatible with surrounding development. This residential use is compatible with the surrounding residential uses. While the proposed development may be newer and look different than the surrounding neighbourhood, that doesn't negate the merit of this proposal.

Zoning and Privacy:

Public Commenters: Concerns with lot coverage (dwelling being too large for the lot), building height and setbacks to surrounding homes and the street. This was exacerbated by existing stakes on the lot, which property owners assumed were for the proposed development.

Planner Comment: The builders confirmed, and it was relayed to the commenters, that the stakes on the property were not representative of the proposed development. The proposed development meets all setbacks required in the zoning by-law. While one commenter noted that they were informed development would only be one-storey in height, staff relayed that maximum building height in this area is 10 metres. The proposed development is also under the required maximum lot coverage of 35%, which may satisfy some concerns that the dwelling is "too large".

Parking and Infrastructure:

Public commenters: Concerns that the proposed development would put a strain on Municipal services - like water and sewer. It was also noted that parking would be an issue.

Planner Comment: Municipal Public Works/Water Staff confirmed that municipal water and sewer connection were available to this lot. The concern regarding parking is common in Arran-Elderslie. In this instance, each unit has parking for 2 cars (one in the garage, one in the driveway), which meets municipal by-laws.

Housing:

Public Commenter: Opined that the additional housing was not needed, as there were other homes for sale.

Planner Comment: While this may be the case, the merit of a planning application is not based on other available housing. It is also important to add that the Country as a whole and

the Province, have been working to provide more housing options, as it is known that available housing stock is not sufficient to support growing populations.

General Construction Concerns:

Public Comment: It was noted that the proposed construction would be disruptive to neighbours day-to-day lives.

Planner Comment: Again, the merit of the planning application is not impacted by construction noise. This development is permitted, and the developer could proceed with construction at any time, without approval of this application. This application seeks only to sever the two units, so they can be separately conveyed.

Council Meeting Time:

Public Comment: The meeting time for this proposal is during work hours and many people therefore cannot attend.

Planner Comment: This would need to be reviewed by council.

Planning Brief

To: M. Stansfield, Planner

From: D. Kieffer, MCIP, RPP, Senior Development Planner

On behalf of our client, Candue Homes, Cobide Engineering Inc. is pleased to submit this Planning Brief in support of the minor variance and consent applications for the semi-detached dwelling located at a municipally unaddressed location at roll number 410339000413303 in the Town of Chesley, ON (hereinafter called the subject lands).

This Planning Brief serves to analyze the land use planning merits of the applications and determine the appropriateness of the proposed uses. The request will be analyzed within the context of the surrounding community and the relevant planning documents, including the Provincial Policy Statement (PPS), the Bruce County Official Plan (BCOP), the Municipality of Arran-Elderslie Official Plan and the Municipality of Arran-Elderslie's Zoning By-law.

This Brief has been organized in an issue-based format, speaking to the planning policies within the context of the relevant issues identified in pre-consultation rather than a document-based format where each individual policy is addressed in each planning document. Should the approval authority require more information, please contact the author below.

Site Context:

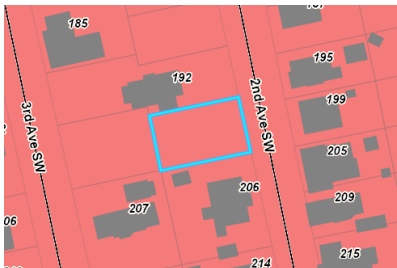
The subject lands are located in the Municipality of Arran-Elderslie in the former Town of Chesley in a predominately residential area. The subject lands are currently vacant and are approximately 530.5 sq. m. in size.



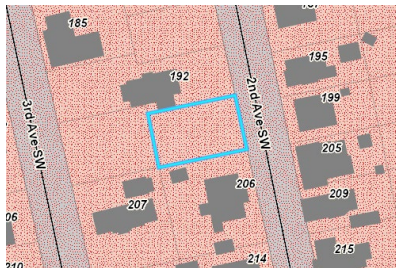
Figure 1: Aerial Photograph of the subject lands. Source: Bruce County Mapping 2020

Planning Context:

The subject lands are designated Primary Settlement Area in the Bruce County Official Plan and designated Residential in the Arran-Elderslie Official Plan and are zoned R2-Residential: Low Density Multiple in the Municipality of Arran-Elderslie Zoning By-law.



Bruce County Official Plan



Municipality of Arran-Elderslie Official Plan



Municipality of Arran-Elderslie Zoning By-law

Development Concept:

The development concept includes a semi-detached residential building facilitated by a consent to sever the two units onto separate lots.

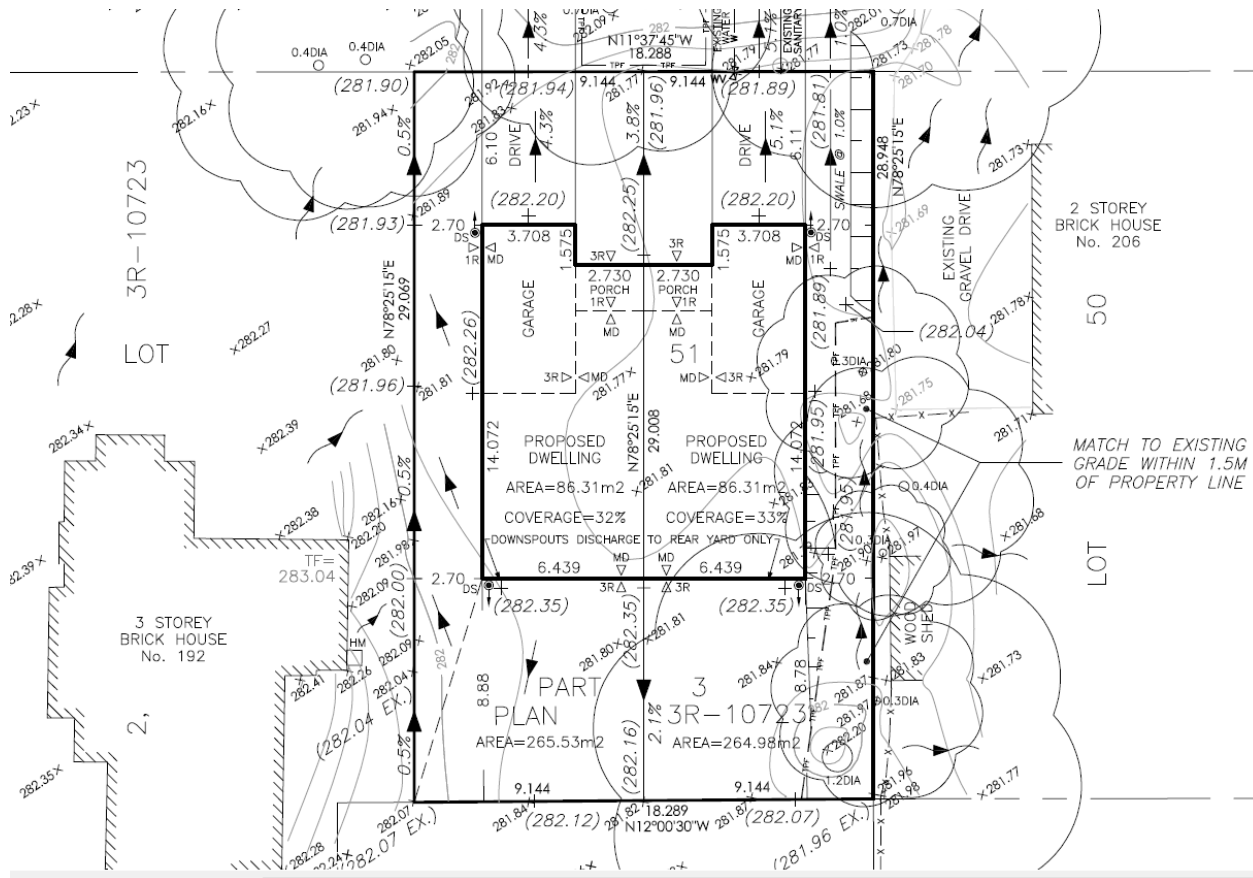


Figure 2: Site Plan.

Requested Amendments:

A consent is requested to facilitate the development.

A minor variance is requested for the following provisions:

- Reduce minimum lot frontage requirement from 15 m to 9.14 m
- Reduce minimum lot area requirement from 465 m² to 262 m²

The application meets the requirements of the Bruce County Official Plan and the Municipality of Arran-Elderslie Official Plan.

The Two 'I's: Intensification and Infill:

The Provincial Policy Statement (PPS) defines intensification as:

Intensification: means the development of a property, site or area at a higher density than currently exists through:

- a) redevelopment, including the reuse of brownfield sites;*
- b) the development of vacant and/or underutilized lots within previously developed areas;*
- c) infill development; and*
- d) the expansion or conversion of existing buildings.*

The PPS requires that planning authorities have appropriate development standards to facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety. It further states that planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions (PPS 1.4.3).

The Bruce County Official Plan (BCOP) supports opportunities to increase the supply of housing through intensification and redevelopment in appropriate locations, taking into account municipal services, existing facilities such as parks and schools, all modes of transportation, including walking and cycling, compatibility with adjacent land, environmental considerations, health and safety, and the demonstrated demand for the proposed type of dwellings (BCOP 4.4.4.1 v). The plan directs that housing intensification shall be located primarily in Primary and Secondary Urban Communities and will be permitted in other built-up areas with full municipal services (BCOP 4.4.4.1 vi). The proposal is consistent with the BCOP requirements.

The Arran-Elderslie Official Plan promotes a mix and affordable supply of housing to meet present and future needs of the community. It encourages a wide range of housing types and designs (policy 3.1.2 b). The Official Plan states that the Municipality shall support a wide range of housing types, zoning standards and subdivision design standards to provide a full range of housing types and opportunities and may consider cost effective development standards for new residential development and redevelopment (policies 3.1.4 c & d).

The proposed applications would facilitate a combination of intensification and infill. The subject lands are located within a developed neighbourhood, making this proposal infill development and the development concept proposes to develop an under-utilized lot.

Consent Policies:

Table 1: Section 3.1.8 of the Municipality of Arran-Elderslie’s Official Plan

An application for consent for infilling purposes shall be reviewed with regard to the following policies and the policies of Section 7.12 Subdivision and Consent Policies:	
To determine to what extent infilling is compatible with the character of the surrounding neighbourhood, it shall be demonstrated that the proposed development is in keeping with the traditional development pattern in the immediate area.	The proposed use remains low density residential as defined by the Plan and continues the predominately residential uses present in the immediate vicinity.
Factors such as lot sizes, lot frontage, lot coverage and density, streetscapes, building form and typical building setbacks shall be taken into consideration in determining the compatibility of proposed infilling developments with the character of the surrounding residential neighbourhood.	The massing and orientation of the development are not proposed to be changed in relation to the immediate surrounding areas, which is a low-density, older, residential neighbourhood. The residential uses that front 2 nd Ave SW are single detached homes.

	<p>It is important to note that compatibility does not mean match the existing, it means that the existing and the proposed can co-exist.</p> <p>The proposed residential built form, although different than that what is established, is still considered to be at a scale, height and massing that is compatible with, just not the same as, the surrounding area.</p> <p>In terms of the vision as outlined by the Official Plans to promote intensification, this increase is desirable so long as it is compatible with the surrounding community. It is natural that the scale, massing and orientation may be increased through emerging built form when seeking to intensify and better utilize existing lots and services.</p>
<p>Infill proposals may be required to provide a 'lot grading and drainage plan' that addresses potential impacts on abutting properties.</p>	<p>A lot grading and drainage plan is not required for this proposal.</p>

Zoning By-law

Semi-detached dwellings are permitted within the R2-Residential: Low Density Multiple Zone.

Table 2: R2-Residential provisions with deficiencies listed in red.

Provision	Required	Provided
Minimum Lot Area	465 m ²	262 m ²
Minimum Lot Frontage	15 m	9.1 m
Minimum Exterior Side Yard	6 m	N/A
Minimum Front Yard	6 m	6.1 m
Minimum Interior Side Yard	1.2 m	2.7 m
Minimum Rear Yard	7.5 m	8.7 m
Maximum Height - Main Building	10 m	7.62 m
Maximum Lot Coverage	35%	33%
Minimum Gross Floor Area	90 m ² per unit	172 m ²

Minimum Lot Area:

A reduction from 465 m² to 265 m² in the Minimum Lot Area is requested. It is noted that the Zoning By-law Minimum Lot Areas are the same for both a single detached and a semi-detached home without taking into consideration the advantages gained by the

common wall. A smaller lot size can be considered since a side yard along this common wall is not required.

Minimum Lot Frontage:

A reduction in the Minimum Lot Frontage from 15 m to 9.2 m is being requested. Such as the Minimum Lot Area provision, minimum lot frontage is the same for both single detached dwellings and semi-detached dwellings without taking into consideration the advantages gained by the common wall. A smaller lot size can be considered since a side yard on the one side is not required. Further, the development concept proposes a shared driveway which reduces the need for increased frontage.

Conclusions:

This application represents good land use planning for the following reasons:

1. The development concept is consistent with the Provincial Policy Statement and conforms with the Bruce County Official Plan and the Municipality of Arran-Elderslie Official Plan.
2. Once complete, the development concept will provide the community of Chesley with a greater range and mix of housing options.
3. The development concept represents a combination of intensification and infill which avoids the need for urban expansion onto agricultural land and ensures that community infrastructure and services are used efficiently.
4. The proposed land use, orientation and massing of the development concept is consistent with the surrounding context.

Thank you for the consideration of this application, please contact the undersigned with any questions.

Kind regards,

Cobide Engineering Inc.



Dana Kieffer, M.Sc. (Planning), MCIP, RPP
Senior Development Planner,
Cobide Engineering Inc.
519-506-5959 ext. 106
dkieffer@cobideeng.com



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

October 2, 2024

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-2024-037
Candue Homes c/o Cobide
2nd Ave SW Chesley**

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

- Works/Water Department
 - This property is not serviced individually for subdividing. This lot has Water and Sewer to the property line only for the south unit. A second set would need to be installed and paid for as a capital cost for the north unit if this is approved. The existing services for the south unit also have not been paid for as Arran-Elderslie covered the cost of installing them for future use when the street was re-constructed. Once the services are connected to, then the capital cost will be billed to the owner.
- Building Department
 - No comment.
- Clerk's Department
 - This application will be subject to Parkland Dedication Fees for each lot.
- Fire Department
 - No comment.

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

SENT ELECTRONICALLY ONLY: bcplwi@brucecounty.on.ca

October 2, 2024

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

Attention: Megan Stansfield, Planner

Dear Megan Stansfield,

RE: B-2024-073 A-2024-037 (Candue Homes)
Unassigned civic address, 2nd Ave SW
Pt Lt 51 PI 73, Pt 3 PI 3R10723
Roll No. 410339000413303
Geographic Town of Chesley
Municipality of Arran-Elderslie

Saugeen Valley Conservation Authority (SVCA) staff has reviewed the above-noted applications as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 41/24 (SVCA's Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation). Staff has also provided comments as per our Memorandum of Agreement (MOA) with the County of Bruce representing natural hazards. The applications have also been reviewed through our role as a public body under the Planning Act as per our Conservation Authority (CA) Member approved Environmental Planning and Regulations Policies Manual, amended October 16, 2018. Finally, we have screened the applications to determine the applicability of the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan, prepared under the Clean Water Act, 2006.

Purpose

A-2024-037

The purpose of this application is to sever the subject parcel to place two semi-detached units on separate lots of record. The minor variance is required to facilitate this consent by permitting a reduced lot area of approximately 265 sq m and frontage of 9m.

B-2024-073

Consent and minor variance to sever the land to allow for each half of the semi-detached building to be separately owned. The minor variance permits a frontage of 9.144m, rather than the required 15m and a minimum lot size of 265 sq m, rather than the required 465 sq m.

Recommendation

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

Background

SVCA staff reviewed the following documents to reach this recommendation:

- Application B73 A37 Candue co Kieffer received September 23, 2024.
- Consent Application Notice B73 Candue co Kieffer dated September 23, 2024.
- Notice of Hearing A37 Candue co Kieffer dated September 23, 2024.
- Planning Brief B73 A37 Candue co Kieffer received September 23, 2024.
- Request for Agency Comments B73 A37 Candue co Kieffer dated September 23, 2024.
- Site Plan B73 A37 Candue co Kieffer dated August 13 2024.

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.

Summary

SVCA staff find the applications to be acceptable.

The subject property does not contain any floodplains, watercourses, shorelines, wetlands, valley slopes or other environmental features of interest to SVCA 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 PPS, 2020 and the Bruce County Official Plan. Additionally, the property is not subject to Ontario Regulation 41/24, or to the policies of SVCA at this time, and as such, permission from the SVCA is not required for development on the property.

Please inform this office of any decision made by the Municipality/County with regard to the applications. We respectfully request a copy of the decision and notice of any appeals filed. Should you have any questions, please contact the undersigned at j.dodds@svca.on.ca.

Sincerely,

Jason Dodds
Environmental Planning Technician,
Environmental Planning and Regulations Department
Saugeen Valley Conservation Authority
JD/

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

From: [REDACTED]
To: [Megan Stansfield](#); [Bruce County Planning - Peninsula Hub](#); [Jack Van Dorp](#); [Christine MacDonald](#)
Cc: [Pat Johnston](#)
Subject: Opposing New Build Development and Further Land Severance on 2ND AVE SW Chesley: File No. A-2024-037
Date: Wednesday, October 9, 2024 11:14:59 AM
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.**

**Planning and Development Committee
Municipality of Arran Elderslie and Bruce Country**

To Whom it May Concern,

I am writing to express my strong objection to the proposed two-story duplex development and further severance of the land near my historic home on 2ND AVE SW. This new build, and any further severance of land in this area, poses numerous concerns that negatively impact both myself as a homeowner and the broader community of Chesley. Below, I have outlined the most critical issues that I believe warrant serious reconsideration of this development:

1. Proximity and Structural Risks to My Historic Home

My home was built in 1890 and has deep historical significance to Chesley, once owned by CJ Mickle and Kate Halliday, two instrumental figures in the town's founding. This duplex is proposed to be built dangerously close to my foundation, raising concerns about potential damage to my home due to digging in the soil and clay just a few meters away. As a historic property, any foundational shifts could cause irreparable harm.

2. Inconsistent and Inaccurate Site Plan

The developers have already shown inconsistencies in their planning. Their submitted site plan states that the building would be 2.70 meters from the property line, but the current stakes in the ground are only 1.70 meters away. This discrepancy is significant and suggests either carelessness or a disregard for proper setback rules. Additionally, the proposed structure takes up more of the lot than is allowed, making the house appear oversized for the space.

3. Zoning and Privacy Violations

At the time I purchased my home a year ago, I was assured that the lot next to me was zoned for a one-story building. This sudden change to a two-story duplex directly impacts my privacy, blocking sunlight to my kitchen and front yard and placing second-story windows that overlook my future child's nursery bedroom. This is a gross violation of my personal privacy, and the height of the proposed building severely diminishes the enjoyment of my property.

4. Impacts on My Livelihood

As someone who works from home and requires a quiet environment for executive-level meetings, construction noise will significantly disrupt my ability to do my job. My home's original windows do not offer much soundproofing, and without proper mitigation, this build

could negatively affect my income. I need assurances from the developers regarding how they plan to manage the noise and construction activity to minimize disruption.

5. Historical and Cultural Impact on Chesley

My home is a piece of Chesley's history, and I am actively pursuing historical recognition at the provincial level. The new build will not only obstruct the historically significant view of my home, which was once prominently featured on a 1902 postcard, but also destroy an old clay tennis court hidden under the south lot. This land holds great historical value, and further severance for modern development disrespects the rich heritage of this area and the legacy of CJ Mickle, who is extensively documented in Chesley's history books and local museums.

6. Parking and Infrastructure Strain

This proposed duplex, along with the recent loss of street parking, will worsen the already limited parking situation in the area. Additionally, adding two new households to this area will strain Chesley's water, sewage, and fire services, which are not equipped to handle an influx of residents at this scale.

7. Financial Burden and Unwanted Construction Environment

The proximity of the build forces me into an unplanned financial burden to erect a privacy fence to protect my family. Moreover, the developers have already failed to maintain the property by not cutting the lawn during the summer, raising serious concerns about how they will maintain a safe and clean construction site. I do not want to live next to an unkempt, messy building zone, especially after specifically moving to Chesley to escape the construction chaos of Toronto.

8. Existing Vacant Properties in Chesley

There are numerous existing homes for sale and vacant rental properties in Chesley, meaning there is no urgent need for new developments. This build is unnecessary and only serves to disrupt the historical charm of our neighborhood, while providing no tangible benefit to the town or its residents.

Conclusion; This proposed duplex and any further land severance in this area are entirely inappropriate for the neighborhood and harmful to both my property and the community. The development threatens my home's historical integrity, compromises my privacy, disrupts my livelihood, and places an unnecessary strain on local infrastructure. Attached to this email you will find more detailed letters with significant concerns which I trust your team will read and share with the most relevant parties amongst your team. I strongly urge you to reconsider this project and protect the character and history of our town.

Thank you for your consideration. I trust that the Planning and Development Committee will take these significant concerns into account and make a decision that reflects the best interests of Chesley's residents and heritage.

Sincerely,

Allie Wilde



Allie Wilde
192 2nd Ave SW
Chesley, ON
October 9 2024

**Planning and Development Committee
Municipality of Arran Elderslie**

To Whom it May Concern,

I am writing to express my personal concerns regarding the proposed two-story duplex development on 2nd Ave SW and further severing that land, which would be constructed very close to my historic home. As the homeowner, this development poses several serious issues that could directly and negatively impact my quality of life and my property.

One of my biggest concerns is the potential disruption to the foundation of my home when the builders dig into the soil and clay just a few meters away. My home, being historic, is structurally delicate, and any significant movement in the surrounding ground could cause damage to the foundation, which is a risk I cannot afford to take.

I specifically moved to Chesley from Toronto to enjoy a quiet, small-town environment, far away from the non-stop construction I had to endure in the city. The prospect of living in a construction zone once again is highly distressing, especially as it is the exact situation I was trying to avoid. This proposed build would take away the tranquility that drew me to Chesley in the first place.

When I originally purchased my home, I was told that the front side lots were only zoned for one-story buildings, which played a key role in my decision. This new proposal of a two-story duplex directly impacts my home's sunlight and privacy. The height of the building would block natural light in both my kitchen and front yard, affecting my gardening and the overall enjoyment of my home. Additionally, this would create a very uncomfortable situation where someone could potentially look directly into my future child's nursery bedroom window from their second story—something I find unacceptable for my family's privacy and security.

The impact on our privacy extends to multiple areas of my home, including my kitchen and bedrooms, as well as my yard. I am also in the process of restoring a porch on the south side of the house. As it stands, I have two doors that currently open to nothing, but this build would make using my future porch very uncomfortable due to the lack of privacy.

Furthermore, I work from home and require a quiet environment for executive-level meetings. Construction noise would severely impact my ability to do my job, and I am concerned that this disruption could even affect my income. My windows are original to my historic home and do not offer much soundproofing, so the construction noise will be a serious problem. I need assurance that the developers will take steps to mitigate the noise, such as providing

Allie Wilde
192 2nd Ave SW
Chesley, ON
October 9 2024

soundproofing or giving advance notice of major disruptions, to avoid any financial impact on me.

Additionally, I have invested in the future of my property with plans to purchase the side lots, including the one where this build is proposed, in order to restore my Victorian home to its original state. This development not only blocks that vision but also forces me into an unexpected financial burden. To maintain some level of privacy, I now have to finance the installation of a fence, a cost I was not planning to take on.

Another significant concern is the potential damage to the trees I've already ordered and will be planted in my front yard at the time of the hearing. I've worked hard to improve my property, and will continue to do so, and this build must not kill or damage my new trees during the construction process. Losing them would be heartbreaking, and I expect protections to be put in place.

Lastly, I do not want to live near a messy construction site. The developers have already shown a lack of care by failing to maintain the property this past summer, as they couldn't even keep the lawn cut. I have little confidence that they will keep the building site clean and safe, which raises additional concerns about the long-term disruption this project could bring to my daily life.

In summary, this proposed duplex poses numerous threats to my property, privacy, and livelihood. I urge you to take these concerns into account and reconsider the approval of this development.

Thank you for your attention to these matters. I trust that my concerns, and those of my fellow residents, will be given the consideration they deserve.

Sincerely,
Allie Wilde

[REDACTED]
[REDACTED]

Allie Wilde
192 2nd Ave SW
Chesley, ON
October 9 2024

**Planning and Development Committee
Municipality of Arran Elderslie**

To Whom it May Concern,

I am writing to share my deep concerns regarding the proposed two-story duplex development near my home and the potentially devastating impact it could have on the historic integrity of this property and the surrounding area.

My home, built in 1890, was originally owned by CJ Mickle and Kate Halliday, both prominent figures in the founding and development of Chesley. The Mickle family's legacy is well-documented in our town's history books, and our home is a testament to their influence and contributions to the growth of this community. The house itself retains many of its original historic features, including windows, floors, doors, ceilings, and intricate architectural details that connect it to our town's past.

As I am currently pursuing historical recognition at the provincial level, it is crucial to preserve the integrity of the surrounding environment. A two-story duplex, positioned in such close proximity to my home, would irrevocably alter how this historic site is viewed from the street. In fact, I have attached a 1902 postcard that depicts my home as it was meant to be seen—a commanding and significant part of the town's streetscape. The new build would obstruct this view and strip the house of its historical context, diminishing its importance in our community's narrative.

Furthermore, the land on which the new build is proposed holds its own historical significance. Underneath the south lot lies an old clay tennis court, believed to have been part of the property's original design. This hidden artifact contributes to the rich story of my home and the broader history of Chesley. Destroying it for a modern development is not just an erasure of land, but of our town's heritage.

Cutting up this historic land and allowing further subdivision is not only an affront to my property but a disrespect to Chesley's history. CJ Mickle and Kate Halliday played critical roles in shaping this community, and their contributions are recorded in local museums and historical records. Allowing this development to proceed would, in many ways, undermine the respect and recognition their legacy deserves. The historical value that my home and this land represent should be preserved, not diminished by modern construction that holds no connection to our town's roots.

For the people of Chesley, this home is more than just a building—it is a piece of our shared history, one that has been appreciated by generations of residents. Destroying this historical

Allie Wilde
192 2nd Ave SW
Chesley, ON
October 9 2024

value with a new, out-of-place duplex would be a loss felt deeply by those who care about our town's heritage. I urge you to reconsider this project, which would irrevocably harm the history and heart of Chesley.

Thank you for your attention to this matter. I trust that the significance of preserving our town's history will be considered as you make your decision.

Sincerely,
Allie Wilde

[REDACTED]
[REDACTED]

Allie Wilde
192 2nd Ave SW
Chesley, ON
October 9 2024

**Planning and Development Committee
Municipality of Arran Elderslie**

To Whom it May Concern,

I am writing to express my strong opposition to the proposed two-story duplex development on 2ND Ave SW in Chesley, which is situated uncomfortably close to my historic home. This new build raises several concerns, not only for me but also for many residents in the area who share similar sentiments.

Firstly, the proposed duplex would significantly obstruct the view of my historic home, a key feature that adds character and value to our street. This new build does not align with the architectural look and feel of our neighborhood, which is composed of single-family styled homes (even if currently functioning as multi family residences) with ample space between properties. Allowing such a structure would disrupt the aesthetic and harmony that currently defines this area.

Additionally, none of the current residents support this new build, nor do we wish to live in a construction zone that will negatively impact our quality of life. In fact, many locals had previously fought against the subdivision of this land, making it clear that the community does not want further developments that could disturb our way of living.

Moreover, the developers of this proposed project have failed to maintain the property throughout the summer, neglecting basic responsibilities like cutting the lawn. This lack of upkeep raises serious concerns about their ability to maintain a clean and safe building site during construction. If they cannot manage such a simple task, how can we trust them to maintain a proper building zone that will not cause disruption or safety risks to the surrounding homes?

Another significant concern is the strain that two new houses would place on our town's water, sewage, and fire services. Our community is not equipped for this sudden increase in demand, and the resulting pressure on resources could compromise the safety and well-being of existing residents.

From a financial perspective, townhouses and duplexes do not contribute positively to our property taxes in the way single-family homes do, yet they bring with them greater wear on municipal services. This proposed duplex would also be placed unreasonably close to my home, far closer than any other properties on the street are to each other, raising concerns about privacy and space.

Furthermore, Chesley does not have a pressing need for new residential buildings. We currently have a number of existing homes for sale, along with vacant rental properties. Rather than constructing new housing, the focus should be on filling the vacant spaces we already have. This

Allie Wilde
192 2nd Ave SW
Chesley, ON
October 9 2024

proposed development requires a minor variance in land use, which, as residents, we are strongly opposed to granting.

In conclusion, I urge you to reconsider the approval of this development. It will bring lasting, negative impacts to the character of our street, the daily lives of its residents, and the infrastructure of the town.

Thank you for your time and consideration. I trust that the voice of the community will be heard, and the decision will reflect the best interests of the current residents of Chesley.

Sincerely,
Allie Wilde

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██████████

Allie Wilde
192 2nd Ave SW
Chesley, ON
October 9 2024

**Planning and Development Committee
Municipality of Arran Elderslie**

To Whom it May Concern,

I am writing to formally raise concerns regarding the proposed two-story duplex development near my property on 2Nd Ave SW. Beyond the personal impact this build will have on my historic home, there are significant issues related to building bylaws, site planning accuracy, and zoning that I believe need to be addressed before any further approval is granted.

Firstly, the proximity of this new build to my home is alarming. The construction will be dangerously close to my foundation, potentially compromising the structural integrity of my historic home. My property is old and rests on sensitive soil and clay, and any significant digging or movement could lead to foundational damage. This issue needs to be thoroughly investigated before proceeding, as it raises concerns not only for my home but for the safety of the development itself.

Additionally, there is not enough available parking in our area to accommodate this new build, especially with the recent ruling that reduces the amount of street parking. The lack of adequate parking is already an issue for residents, and a new duplex will only exacerbate the problem. This could lead to further strain on public and street spaces and inconvenience both current and future residents.

Another critical issue is the discrepancy between the site plan proposal and what has already been staked out on the property. The site plan submitted for the development states that the structure will be 2.70 meters from the property line. However, the stakes currently in place are only 1.70 meters away from the line, which is a full meter closer than the approved plan allows. This raises concerns about the accuracy of their measurements and the potential for violations of the property setback requirements. These errors need to be addressed, and accurate measurements must be confirmed before any work begins.

Further complicating matters, the developers appear to be using a larger portion of the lot for the building than is legally allowed under current bylaws. The proposed duplex takes up more of the lot than what should be permitted, leaving insufficient yard space. This gives the structure an oversized, disproportionate appearance that is not in line with the lot size or the existing character of the neighborhood.

Finally, at the time I purchased my home a year ago, I was explicitly told that this land was only zoned for a one-story building. The sudden change to a two-story structure significantly alters the impact this development will have on the surrounding homes and the neighborhood. This zoning

Allie Wilde
192 2nd Ave SW
Chesley, ON
October 9 2024

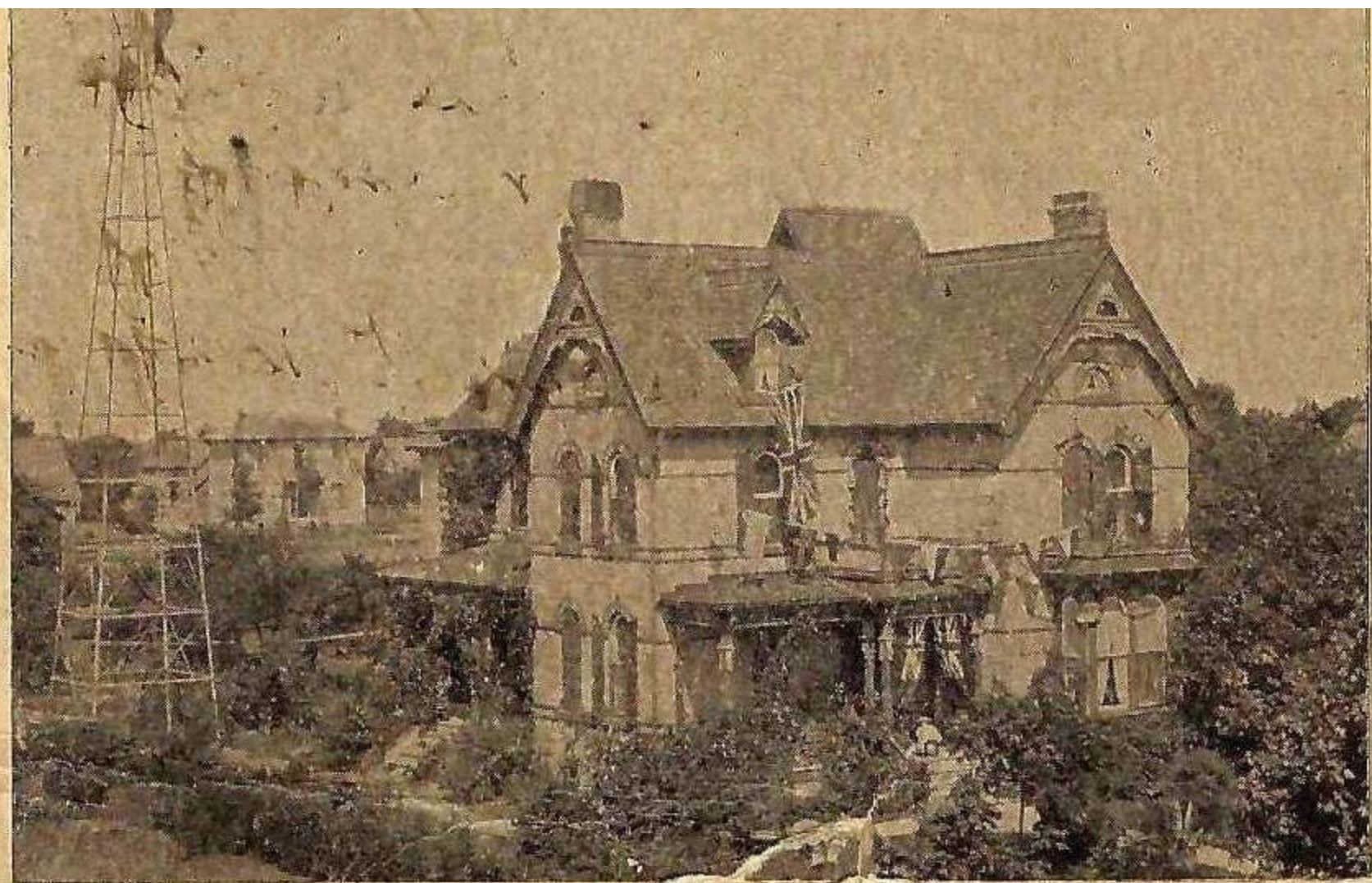
inconsistency needs to be addressed, as many of us made decisions based on the understanding that the area was limited to lower-profile buildings.

In light of these concerns, I urge the Planning and Development Committee to reevaluate this project and ensure that all bylaws are being respected. The inaccuracies in the site plan, the excessive building-to-lot ratio, the lack of parking, and the potential impact on my home's foundation are serious issues that must be resolved before any approval can be considered.

Thank you for your attention to these concerns. I trust that the committee will act in the best interest of the community and ensure that proper bylaws and procedures are followed.

Sincerely,
Allie Wilde

[Redacted signature]



Residence of C. J. Mickle, B. A., Chesley.

From: [REDACTED]
To: [Bruce County Planning - Peninsula Hub](#)
Subject: Public Hearing re variance request for 2nd Ave SW , Chesley
Date: Saturday, October 12, 2024 8:55:56 AM

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

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to Christine Fraser-McDonald and Council Arran-Elderslie

Dear Madame ..

My name is Peter Rissi , owner at 177 2nd Ave SW in Chesley . My contact information is through email as my phone may or may not be in service ..

The developers request for a variance on the property right across the street from my home is of considerable issue to me . I purchased my home recently (in the last year) and with many options chose this location because of its neighbourhood feel with attractive well maintained buildings . The street (2nd Ave SW) is made up of older one family dwellings so the integrity of the neighbourhood stands to lose its identity . Parking on this very narrow street , especially in the winter is a concern to me .. a fire hydrant is positioned on my front lawn and must be accessible in case of emergency fire . Having a housing rental (4-plex unit) in the neighbourhood with the municipal services required (sewerage, water , emergency access etc) may well put a strain on existing infrastructure . From the drawings provided it appears that the building is much too large (ie wide) for this lot . Please consider the neighbourhood as a safe , quiet , sustainable and in well kept area of Chesley . I would suggest that the variance requested be denied .

Thank you for your time and consideration . I will be unable to attend the public hearing however I would appreciate having any related correspondence and or findings to be sent to me by email .

best regards ,

Peter Rissi
[REDACTED]

From: [REDACTED]
To: [Bruce County Planning - Peninsula Hub](#)
Subject: Minor variance concerns
Date: Monday, October 14, 2024 2:41:23 PM

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Hello,

I am a resident on 2nd Avenue SW and have some concerns about the proposed minor variance for the File No. A-2024-037. The included drawings show setbacks of 2.7m or 8.85' on both the north and south sides of the proposed dwelling.

After personally measuring the stakes on site, I can confirm that the proposed dwelling stakes were set at approximately 3.5' or 1.07m on the north side of the proposed dwelling and approximately 2.75' or .84m on the south side of the proposed dwelling. I find this concerning that the builder is pushing out the proposed dwelling setbacks and imposing on our neighbours at 206 2nd Ave sw and 192 2nd ave sw.

I also want to mention that the hearing for this is scheduled on a weekday when residents of our street would not be able to attend due to work or other prior engagements.

Thank you in advance,

Connor Salt
[REDACTED]

From: [REDACTED]
To: [Bruce County Planning - Peninsula Hub](#)
Subject: Minor Variance File No. A-2024-037
Date: Monday, October 14, 2024 4:58:46 PM

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

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Dear Sir/Madame:

I am writing within the deadline of October 14th to make my objections known to the above variance.

I have lived in my house at 183 2nd Ave SW since 1991. My husband joined me in 1997. It is actually one of the newer houses on the street having been built in 1967. The driveway side of our house is uncomfortably close to our next door neighbours and I wouldn't like to see this in a new build. In trying to decipher the plans, it looks like the proposed semi-detached units will be squished in the vacant lot and built very close to the street with short driveways.

I do not feel the type of building will fit into the flavour of the neighborhood and therefore I object to the proposed variance.

Thank you
Linda Murray

[REDACTED]
Sent from my iPhone

From: [REDACTED]
To: [Bruce County Planning - Peninsula Hub](#)
Subject: Minor Variance Concern
Date: Wednesday, October 16, 2024 8:55:52 PM

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As per my husband's email, I also have concerns regarding the information below.

I am a resident on 2nd Avenue SW and have some concerns about the proposed minor variance for the File No. A-2024-037. The included drawings show setbacks of 2.7m or 8.85' on both the north and south sides of the proposed dwelling.

After personally measuring the stakes on site, I can confirm that the proposed dwelling stakes were set at approximately 3.5' or 1.07m on the north side of the proposed dwelling and approximately 2.75' or .84m on the south side of the proposed dwelling. I find this concerning that the builder is pushing out the proposed dwelling setbacks and imposing on our neighbours at 206 2nd Ave sw and 192 2nd Ave SW.

I also want to mention that the hearing for this is scheduled on a weekday when residents of our street would not be able to attend due to work or other prior engagements.

Jessica Salt

From: [REDACTED]
To: [Bruce County Planning - Peninsula Hub](#)
Subject: A2024-037 minor variance application for Chesley
Date: Friday, October 18, 2024 5:22:54 PM

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The neighbors next door to this proposed site are concerned about this Minor Variance application. I agree that the proximity to their home will not only impact their ability to restore the home to its former historical presence but, if plans continue with a 2 story structure, their privacy could be affected as well as others that would plan to purchase their property in the future.

Due to the reduced lot size, I feel that the neighborhood is more suited for a single family dwelling versus a multi-unit as proposed.

Thank you for your consideration.

Respectfully,
Susan Bender
Chesley, Ontario



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



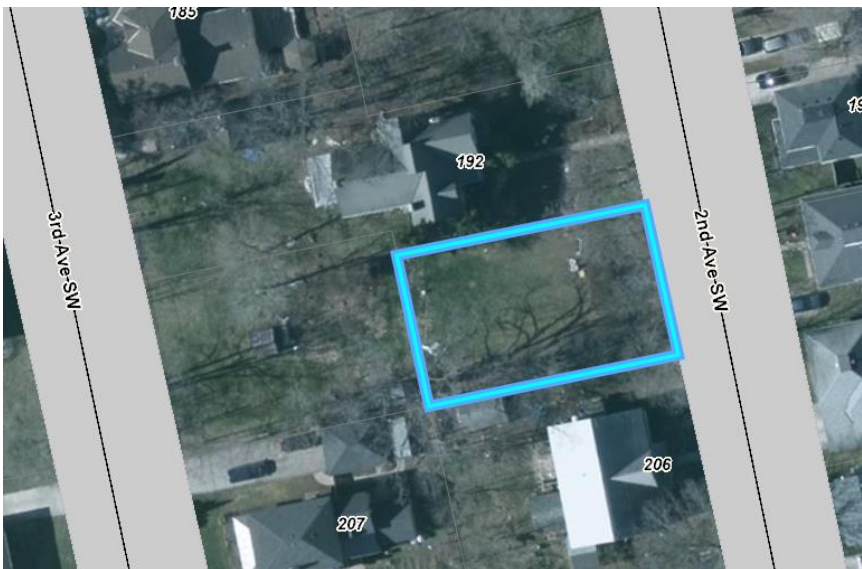
September 23, 2024

File Number: A-2024-037

Public Hearing Notice

**You're invited to participate in a Public Hearing
to consider Minor Variance File No. A-2024-037
October 28, 2024 at 9:00 a.m.**

A change is proposed in your neighbourhood. The purpose of this application is to sever the subject parcel to place two semi-detached units on separate lots of record. The minor variance is required to facilitate this consent by permitting a reduced lot area of approximately 265 sq m and frontage of 9m. The related Consent file is B-2024-073.



No civic address, PLAN 73 PT LOT51 RP 3R10723;PART3
Municipality of Arran-Elderslie, Roll Number: 410339000413303

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 **October 14, 2024** 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.

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



SECOND AVENUE

