



## Staff Report

Meeting Date: March 10, 2025

Subject: PRSTDS-2025-01 195 1st Ave N, Chesley - NUHN

Report from: Julie Hamilton, Deputy Clerk

Attachments:

Attachment 1 – Correspondence dated January 25, 2023 and associated Pictures

Attachment 2 – Correspondence dated March 21, 2023 and associated Pictures

### **Recommendation**

Be It Resolved that the Property Standards Committee hereby receives for information PRSTDS-2025-01.

### **Background**

The Municipality has received written complaints regarding the condition of the property located at 195 1<sup>st</sup> Ave N, Chesley. By-law Enforcement Officers have inspected the property and confirm it to not be in compliance with the Property Standards By-law.

On January 26, 2023, Staff sent a letter to Mr. Nuhn by regular mail to the mailing address listed on the property file. The letter was returned unclaimed. A subsequent letter was drafted on March 1, 2023, and hand delivered to Mr. Nuhn by a By-law Enforcement Officer.

The pictures in Attachment #1 represent the state of the property the day before the 1<sup>st</sup> letter was drafted. Following receipt of the hand delivered letter, Mr. Nuhn met with the Chief Building Official on site to discuss steps to begin remediating the property into compliance. The pictures in Attachment #2 were taken on March 21, 2023, and present a progress update on the remediation efforts.

## **Analysis**

Since the remediation efforts in 2023, the property has further received complaints on the state of the property.

On January 16, 2025 the property owner was served with an Order to Comply, Logan Ward, the By-Law Enforcement Officer, is in attendance and will provide further details on the order for the Committee.

On February 5, 2025 the Municipality received an appeal of the Order to Comply with the reason stated that "the zoning allowance on the property is a permitted use being Automobile Carwash, Automobile Repair, Automobile Sales, convenience Store, Restaurant-take out, Repair Shop, Tavern)

Jen Burnett, MSc., MCIP, RPP, Senior Planner for the County of Bruce is in attendance and will provide an explanation on the permitted uses in the Site-Specific Zoning for the property being By-Law 15-2015 and their associated definitions.

Ms. Burnett will also provide clarification on the definitions of "Automobile Wrecking Yard" and "Salvage Yard" as per the Municipality of Arran-Elderslie Zoning By-law which is not permitted on the property.

---

Approved by: Emily Dance, Chief Administrative Officer