



Planning Report

To: Committee of Adjustment, Municipality of Arran-Elderslie

From: Megan Stansfield, Planner

Date: May 12, 2025

Re: Minor Variance - A-2025-010 (Lawrence)

Recommendation:

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

That Committee approve Minor Variance A-2025-010 as attached subject to the conditions on the decision sheet.

Summary:

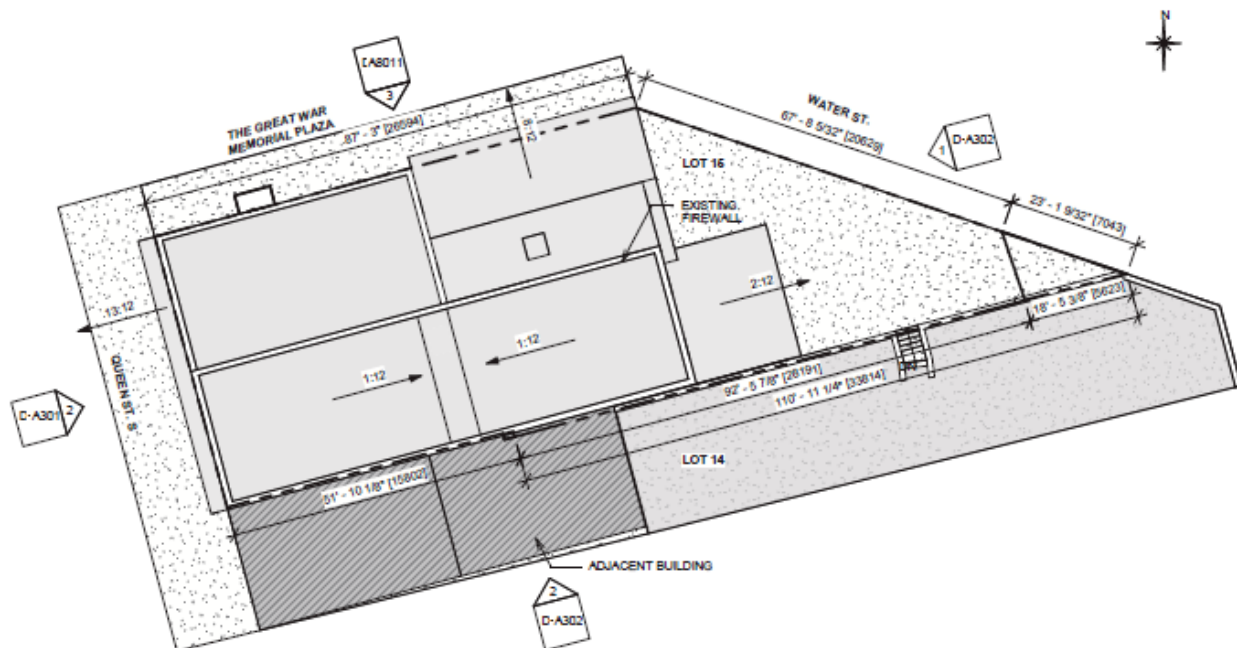
The purpose of this application is to seek relief from Section 3.8.1.3 of the Municipality's Zoning By-Law which requires one parking space per accessory apartment. The applicant is seeking relief for 3 parking spaces. If approved, this variance will facilitate the construction of 10 apartments, which will have 7 parking spaces available on site.

Airphoto

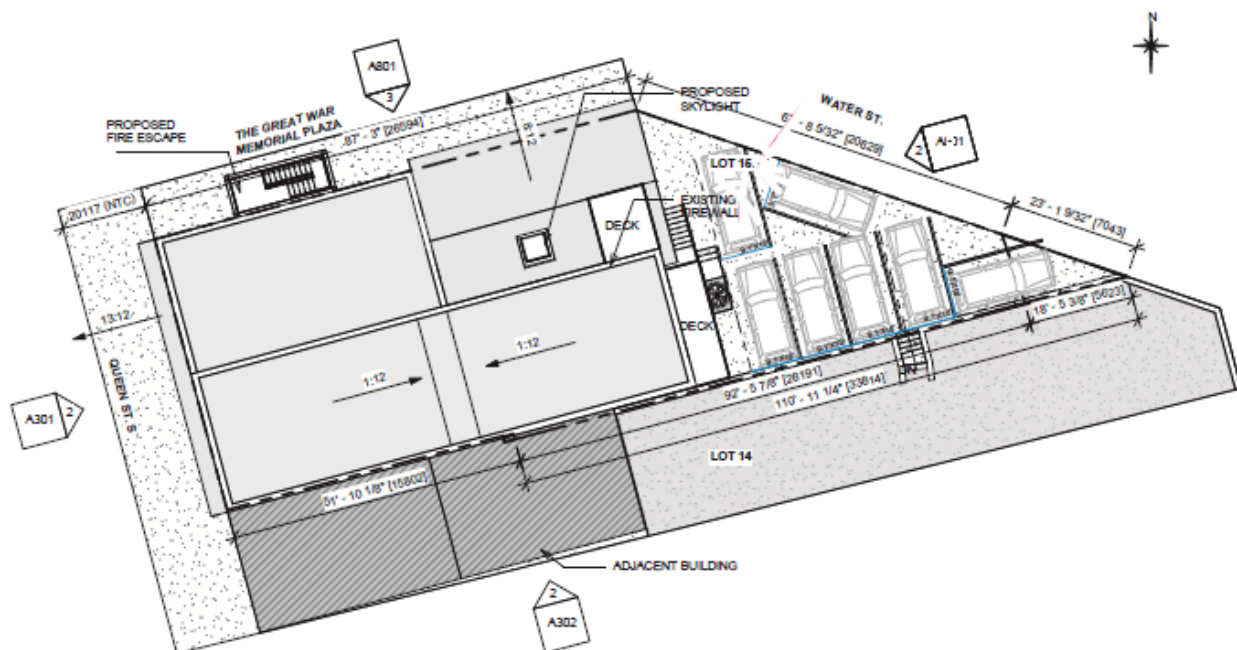


543 Queen Street South
PT LOT 15 SUB OF LOT 25; QUEEN
S E/S (Paisley Village)
Municipality of Arran-Elderslie
Roll Number: 410341000113500

Site Plan (original submitted)



1 EX. SITE PLAN
1/16" = 1'-0"



Site Plan (updated based on public concerns)

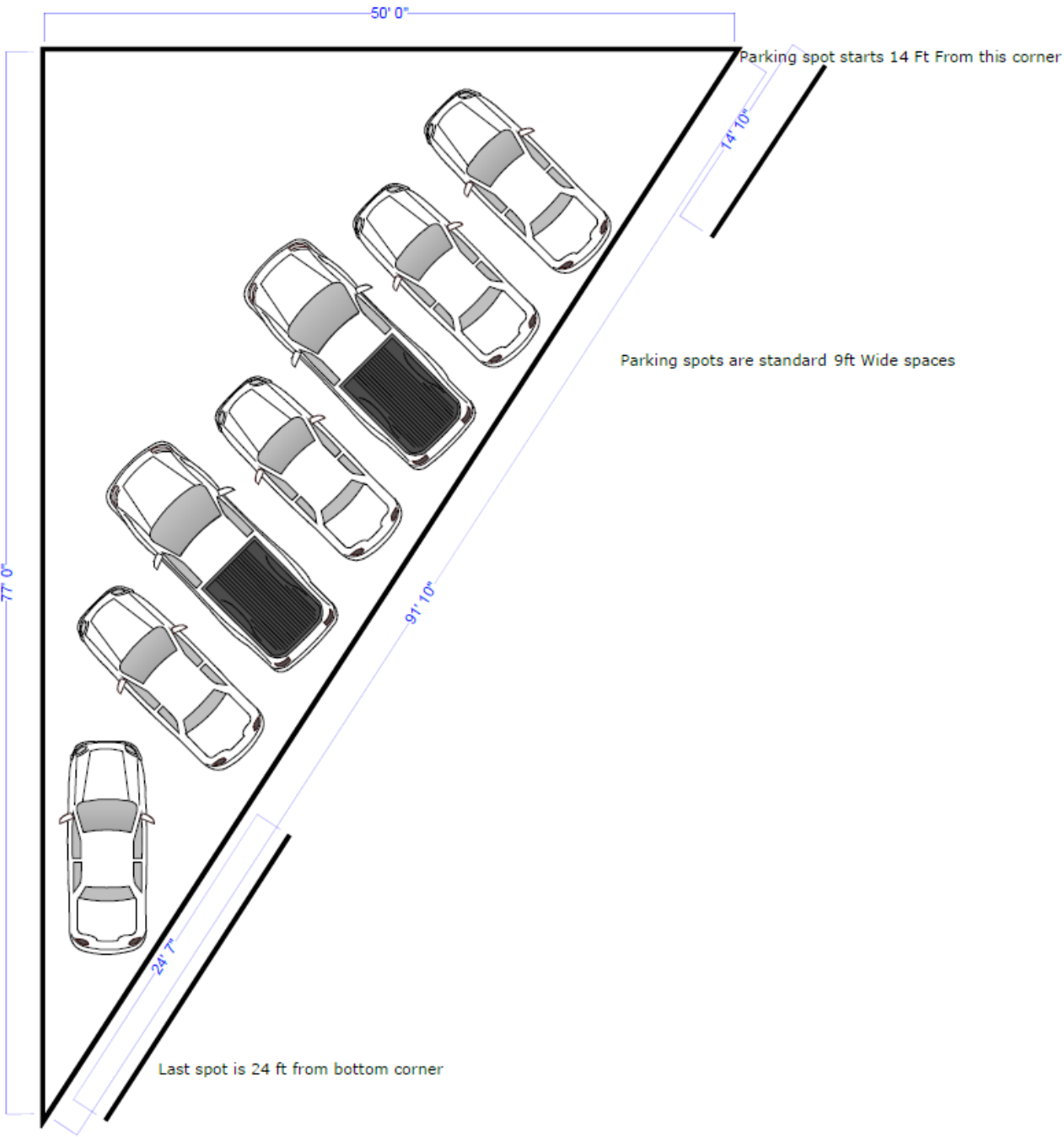


Photo showing potential parking arrangement



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.

Background

The applicants are proposing 10 apartments within the existing downtown commercial building. The main floor will have two commercial spaces fronting Queen Street, which meet the by-law requirements for commercial space in the zone. The applicants are proposing attainable priced rentals. They have secured 4 parking passes from the municipality to utilize parking spaces set aside in municipal parking lots. This minor variance is to seek approval of Payment-in-lieu of Parking from the municipality.

Through the public notice period, the applicants have considered comments by the community and have provided an alternative site plan which demonstrates parking available on-site, so no vehicle is blocked in. They have provided responses to some common concerns, which are attached to this report.

Does the variance maintain the intent and purpose of the Official Plan?

The property is designated as central Business District in the Local Official Plan. Section 3.2.5 of the Local Plan outlines policy regarding Off-Street Parking in the Central Business District. It states:

- b) The Municipality may enter into an agreement with an owner of a building that is being developed or redeveloped within the ‘Central Business District’ designation, to provide for the payment of cash-in-lieu of parking as per Section 7.10. and;
- c) The Municipality may waive the off-street parking requirements for all new or expanding uses within the ‘Central Business District’ designation on a site by site basis if satisfied that sufficient alternative parking areas are available

The applicant is constructing 10 apartments within the existing building and able to provide 7 parking spaces on-site and will provide payment-in-lieu of parking for the remaining 4 spaces. The municipality has confirmed that the applicant has secured 4 annual parking passes, where the parking spaces will be available in the Paisley Arena and Paisley Post Office parking lots.

The Local Plan encourages the intensification of the Central Business District and this variance to parking to permit the development will support that.

The application maintains the intent and purpose of the Official Plan.

It should be noted that the Local Official Plan Off-Street Parking policies for the Central Business District encourages the municipality to acquire/develop additional off-street parking areas to serve the downtown commercial area. As noted in the comments provided by the municipality, they are exploring options for additional parking in the downtown core and will provide a report to council in the next few months.

[Does the variance maintain the intent and purpose of the Zoning By-law?](#)

The property is zoned C1- Central Business District in the Arran-Elderslie Zoning By-Law. Section 3.8.1 outlines the provisions of Accessory Apartments, which states that one parking space per apartment shall be provided, reserved and maintained for exclusive use by the apartment owner.

The applicant is providing, reserving and maintaining parking spaces on-site and off-site through the rental of spaces from the municipality in municipal owned parking lots.

Section 3.27 of the zoning by-law details the Off-Street Parking Regulations and the required number of parking spaces for every use. Accessory Apartments are not listed in this section of the by-law. Section 3.27.3 notes that a building or lot which has more than one use, is required to provide parking spaces for the sum of the separate uses. Section 3.27.6.3 states, “despite contrary provisions of Section 3.27 of this By-Law, there is no required parking for lands within a C1 zone used for a permitted use”. Consistent with past interpretation of the by-law, this should be interpreted to exempt the commercial use of the space from requiring parking, while the Accessory Apartment units still must meet minimum parking requirements.

The applicant is constructing 10 apartments and is therefore required to provide 10 parking spaces. The proposal provides 7 parking spaces on site, and 4 off-site, totaling 11 parking spaces which exceeds what is required.

The variance maintains the intent and purpose of the Zoning By-law.

The Municipality of Arran-Elderslie passed a by-law in early 2025 to adopt the Payment in Lieu of Parking Policy. The intent of this by-law is to collect a payment when property owners cannot provide the required number of parking spaces set out in the by-law. This by-law allows for development to proceed, without the restriction of parking, which is especially difficult to fulfill on downtown lots, where there is little open space available. The by-law still requires that the applicant obtain a minor variance from the Committee of Adjustment.

[Is the application desirable for the appropriate development of the land, building or structure?](#)

The development provides for additional housing within the downtown core of the community. The downtown core provides a number of necessities within walking distance like, a grocery store, post office, bank, pharmacy, library, restaurants and cafes. The applicants are offering attainable housing, which caters to young professionals who live and

work in the area. Providing housing in the downtown core encourages a walkable community and promotes the use of the downtown businesses.

Seven of the ten apartments will have a designated parking space on-site. The remaining 3 apartments would be ideal for someone who works in Town, or from home, and doesn't need regular access to a vehicle. Parking is disclosed in a rental agreement, and renters choose whether to rent an apartment based on their needs.

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 have any impact on the character of the area or impact the ability of adjacent property owners to use their property for permitted uses.

The applicant has obtained parking passes for 4 additional parking spaces in municipal lots, which will have little impact on the availability of parking in the downtown area and will not impact the street parking, directly in front of downtown businesses.

The Municipality has a Parking By-Law in place which prohibits a vehicle being parked for more than 36 hours on the road, and also prohibits overnight parking from November- April. Long-term on-street parking will therefore be mitigated by by-law enforcement.

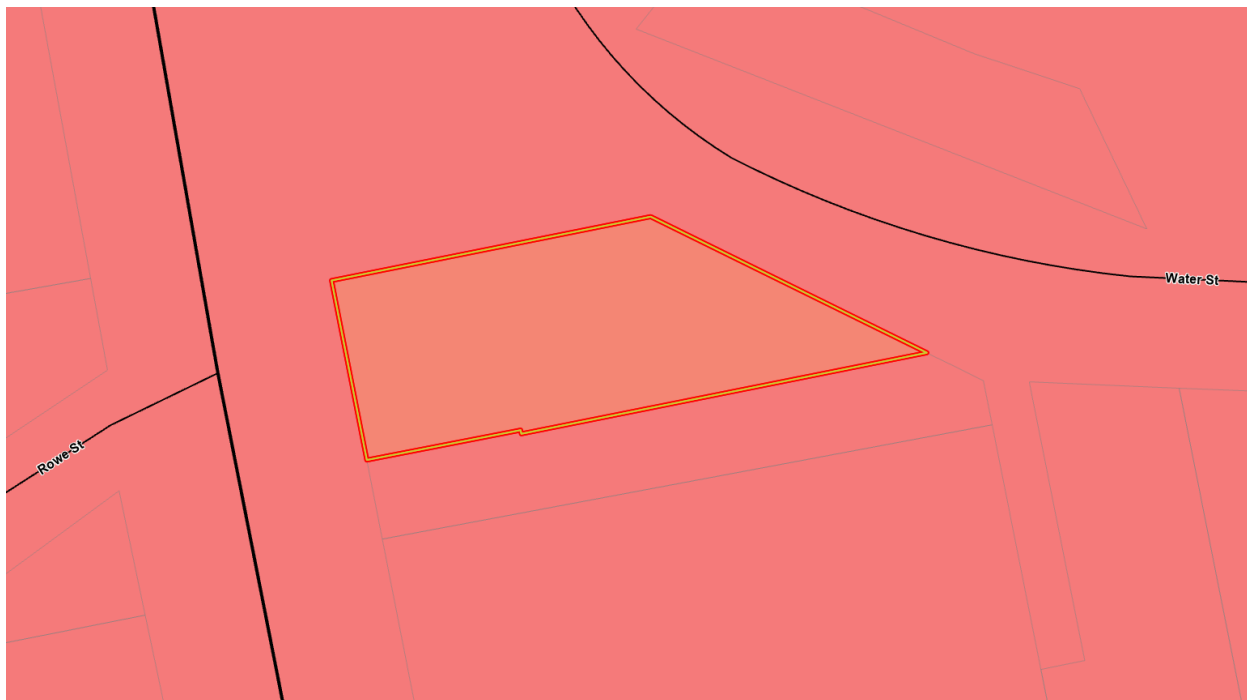
Additionally, the owners of the building will also operate a commercial space on the ground floor, so it will be in their best interest to ensure tenants do not park on Queen Street in front of the commercial spaces.

The variance is minor.

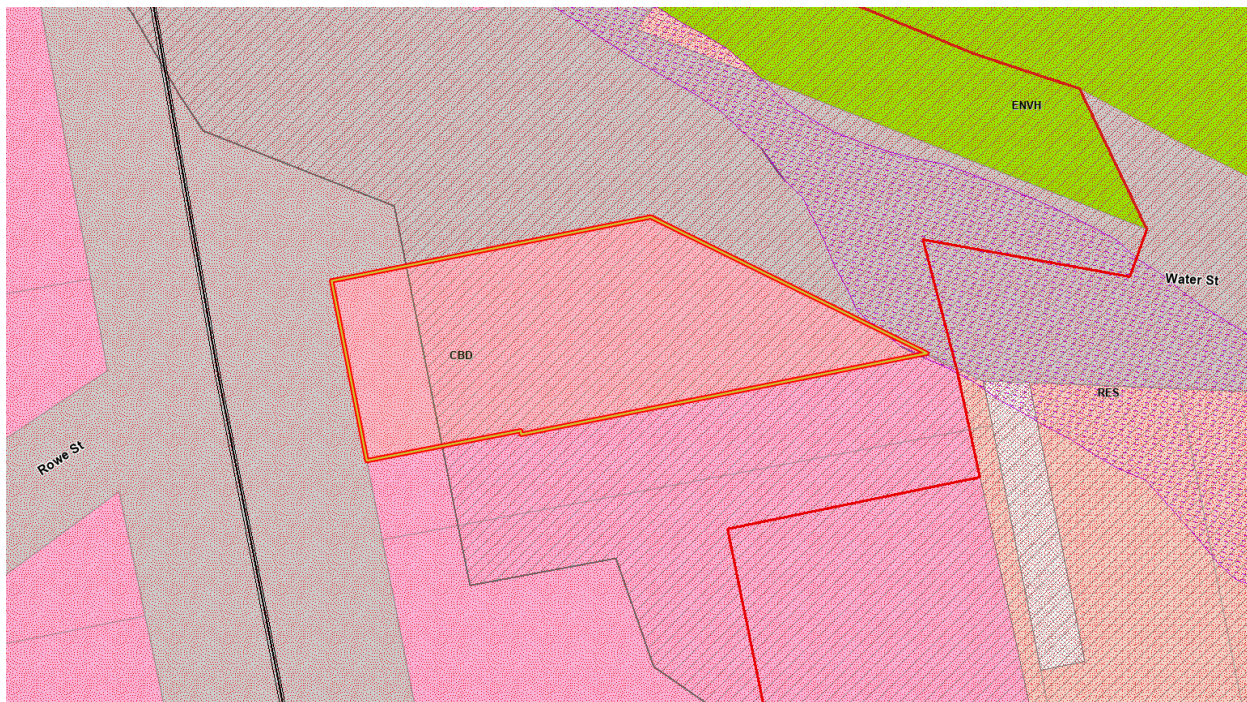
Appendices

- County Official Plan Map
- Local Official Plan Map
- Local Zoning Map
- Agency Comments
- Public Comments
- Public Notice

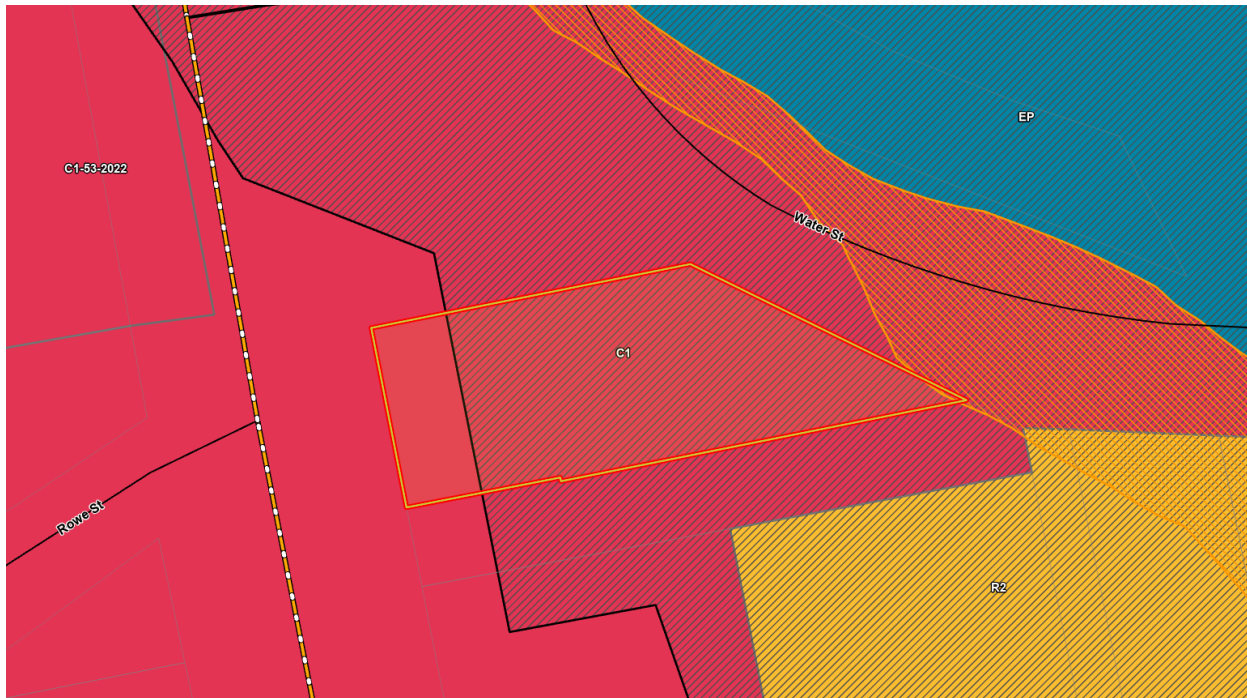
County Official Plan Map (Designated Primary Urban Communities)



Local Official Plan Map (Designated Central Business District)



Local Zoning Map (Zoned C1 - Central Business District)



Agency Comments

Municipality of Arran-Elderslie: The proposal supports the Corporate Strategic Plan. The applicant has secured 4 annual parking passes at the Municipal Parking Lots.

Saugeen Valley Conservation Authority: Provided in full below.

Public Comments

Several comments were received from the residents of Paisley, as well as a petition. The owners of the building have also provided additional comments addressing the concerns from the public. All comments are attached below. A summary chart follows.

Issue	Description	Planner Comment
Reduce parking in town	Public are concerned that the 4 additional parking spaces required by the applicant will result in reduced parking in downtown Paisley	The above report demonstrates that the proposed parking amendment meets the 4 Tests of a Minor Variance. In sum, the proposal meets the Local official Plan, and the applicant has followed the process as noted in the Payment-in-lieu of Parking by-law. The applicant has obtained additional

		<p>parking to satisfy the by-law requirements.</p> <p>Finally, the municipality has indicated it is exploring additional parking options and will bring a report to council in the coming months.</p>
Spaces available on site	Public are concerned that the site plan provided does not allow vehicles to come-and-go freely, and will therefore result in people parking on the street	<p>The applicant has provided an updated site plan which shows how 7 vehicles can park on site, and can come-and-go freely.</p> <p>Additionally, it is noted that long term parking on Queen Street is not permitted, and on-site parking should be managed by the developer/building management</p>
Street Crossing	Suggestions for traffic lights, or pedestrian crossing lights, to ensure a safer, more walkable downtown area	Not within the scope of this planning application
No parking for potential visitors	The public is concerned that visitors to this apartment building will further reduce parking downtown	The applicants have 7 parking spaces available on-site and have purchased 4 parking passes, one more than required, so could use their additional parking space for visitors



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 bcplpe@brucecounty.on.ca

April 29, 2025

County of Bruce
Planning & Development Department
1243 Mackenzie Rd
Port Elgin, ON N0H 2C6

ATTENTION: Megan Stansfield, Planner

Dear Megan Stansfield,

RE: Application for Proposed Minor Variance A-2025-010
543 Queen St S
Part Lot 15 E Queen
Roll Number: 410341000113500
Geographic Village of Paisley
Municipality of Arran-Elderslie

The above-noted application has been received by the Saugeen Valley Conservation Authority (SVCA) in accordance with the Mandatory Programs and Services Regulation (Ontario Regulation 686/21) made under the *Conservation Authorities Act* (CA Act). SVCA staff have reviewed the proposal for consistency with SVCA's environmental planning and regulation policies ([https://www.saugeenconservation.ca/en/permits-and-planning/resources/Environmental-Regulations/January-2019-Consolidated-Manual Interim.pdf](https://www.saugeenconservation.ca/en/permits-and-planning/resources/Environmental-Regulations/January-2019-Consolidated-Manual%20Interim.pdf)) made in conformance with the Provincial Planning Statement, CA Act, O. Regulation 41/24, and associated provincial guidelines. Where a Memorandum of Agreement (MOA) exists between a planning partner and the SVCA, staff have reviewed the application for conformity with the natural hazard policies of the applicable Municipality or County.

The purpose of the application:

To seek relief from Section 3.8.1.3 of the Municipality's Zoning By-Law which requires one parking space per accessory apartment. The applicant is seeking relief for 3 parking spaces. If approved, this variance will facilitate the construction of 10 apartments, which will have 7 parking spaces available on site.



Recommendation

SVCA staff find the application to be acceptable.

Documents Reviewed by Staff

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

1. Application A10 Lawrence dated March 27, 2025
2. Notice of Hearing A10 Lawrence dated April 11, 2025
3. Request for Agency Comments A10 Lawrence dated April 11, 2025
4. Site Plan A10 Lawrence dated September 16, 2025

Site Characteristics

Current mapping indicates that the subject property features lands within SVCA's Screening Area within the central section of the Village of Paisley. The subject property is at the junction of Water Street, Goldie Street and Queen Street South. The natural hazard is the Saugeen River that is to the east of the property. The existing use is residential apartments. The County Official Plan has designated the property as Primary Urban Communities. The Local Official Plan designation is Central Business District. The zoning on the property is C1- central Business District Commercial.

Conservation Authority staff conducted a site visit to the subject property on April 22. Calculations were completed involving the slope from the Saugeen River to the property. The erosion hazard set back impacts the east parking spot but given this is also a municipal roadway, slope stability should be maintained.

Provincial Planning Statement (PPS, 2024)

In accordance with s. 7 of O. Regulation 686/21, SVCA shall act on behalf of the Province or as a public body under the *Planning Act* (PA) to ensure municipal decisions made under the PA are consistent with the natural hazards policies of the PPS, Chapter 5.

Section 5.2 of the PPS, 2024 states, in general, that development shall be directed to areas outside of hazardous lands (flooding hazards, erosion hazards, dynamic beach hazards), and hazardous sites (organic soils, leda clay, unstable bedrock). It is the opinion of SVCA staff that the applications are consistent with the PPS because the proposed development is not located within the natural hazard features associated within the property.

Bruce Official Plan Policies

The following comments are made in accordance with the SVCA Bruce County MOU. It is SVCA staff's opinion that the municipal mapping matches SVCA's hazard mapping.

It is SVCA staff's interpretation, Section 5.8 of the County Official Plan dictates that new development should be directed away from Hazard Lands.

It is the opinion of SVCA staff that the application is consistent with the Bruce County OP because no new buildings, structures, or proposed increase in habitable use are proposed within the Hazard Lands designation or within the NE zone.

Conservation Authorities Act and O. Regulation 41/24

Within SVCA's regulated areas and in accordance with the CA Act and O. Regulation 41/24, a permit from the SVCA is required to change or interfere with watercourses or wetlands and for development activities in or adjacent to hazardous lands, wetlands, river or stream valleys, Great Lakes and inland lake shorelines. When reviewing an application, SVCA staff must assess the proposal for impacts to the control of flooding, erosion, dynamic beaches, or unstable soil or bedrock, and ensure the activity will not create conditions or circumstances that, in the event of a natural hazard, might jeopardize the health or safety of persons or result in the damage or destruction of property. Provided staff are satisfied the proposal is consistent with SVCA's policies, designed to mitigate these risks, a permit can be issued.

To determine the SVCA Approximate Regulated Area on the property, please refer to the SVCA's online mapping, available via SVCA's website

<https://camaps.maps.arcgis.com/apps/webappviewer/index.html?id=f0ec744c8d6d4e499895aaaab3d83761>.) Should you require assistance, please contact our office directly.

SVCA Permit

In accordance with SVCA policy, a SVCA permit may be required if site grading is required to increase parking space. SVCA staff can be contacted for more information.

Drinking Water Source Protection

The Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan came into effect on July 1st, 2016 and contains policies to protect sources of municipal drinking water from existing and future land use activities.

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 the Risk Management Official (RMO) at rmo@greysauble.on.ca

Summary

SVCA staff have reviewed the proposal for consistency with SVCA's policies made in conformance with the Provincial Planning Statement, CA Act, O. Regulation 41/24, and associated provincial guidelines. Where a Memorandum of Agreement (MOA) exists between a planning partner and the SVCA, staff have reviewed the application for conformity with the natural hazard policies of the applicable Municipality or County.

SVCA Staff find the applications acceptable.

Given the above comments, it is the opinion of the SVCA staff that:

- 1) Consistency with the Natural Hazard policies of the PPS, Chapter 5 has been demonstrated.
- 2) Consistency with local planning policies for natural hazards has been demonstrated.

Please inform this office of any decision made by County/Municipality of Arran-Elderslie regarding this application. We respectfully request to receive a copy of the decision and notice of any appeals filed.

Larence A-2025-010

April 29, 2025

Page 4 of 4

Should you have any questions, or require this information in an accessible format, please contact the undersigned j.dodds@svca.on.ca.

Sincerely,

A handwritten signature in black ink that reads "J Dodds". The "J" is large and stylized, with a long tail that loops under the "D". The "Dodds" is written in a cursive script.

Jason Dodds
Environmental Planning Technician
Saugeen Valley Conservation Authority
JD/

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



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

May 5, 2025

County of Bruce
Planning & Economic Development Department
578 Brown Street
Box 129
Warton, ON N0H 2T0

Via Email: mstansfield@brucecounty.on.ca

**Re: Minor Variance Application A-2025-10
Lawrence
543 Queen Street South, Paisley
PT LT 15 SUB OF LOT 25; QUEEN S E/S (Paisley Village)**

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

The Municipality of Arran-Elderslie adopted a Corporate [Strategic Plan](#) (April 2022) to:

Support Businesses and the Local Economy (6.2) with a goal to support business to locate, stay and grow in Arran-Elderslie with the strategy to expand housing options and recreational offerings and increase caliber of facilities to promote lifestyle opportunities and attract a talented workforce.

Facilitate Community Growth (6.3) with a goal for Arran-Elderslie to experience steady, moderate growth with development that reflects the community with a strategy to work with Bruce County to set expectations for quality of development and urban design and to pursue innovative approaches that result in attainable housing options.

This development supports these goals of the Municipality of Arran-Elderslie Strategic Plan.

The Municipality of Arran-Elderslie passed [By-Law No. 06-2025](#) being a By-law to adopt a Payment in Lieu of Parking Policy, should the Committee of Adjustment support the application to reduce the required parking requirements. A staff report will be presented to Council following the Public Meeting. The Payment in Lieu of Parking as per the 2025 Fees and Charges By-law: Agreement \$750 plus \$1,500 per parking space.

The Municipality confirms the applicant has secured four (4) annual parking passes (\$450 each per year) at the Municipal Parking Lots within close proximity to the development. (Paisley Arena Parking Lot, Paisley Post Office Parking Lot)

To note, the Municipality is exploring options for additional on-street parking to reduce congestion in the downtown core with a report coming forward in the upcoming months.

To note as per the [Municipal Parking By-Law](#)

No person shall park on any highway between the hours of 2:00 a.m. to 7:00 a.m. inclusive during the months of November, December, January, February, March, and April.

No Person shall park a vehicle on a highway for a continuous period of time of more than thirty-six (36) hours.

Any contraventions to the By-law are subject to a fine and/or vehicle towed.

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

Policy

10.1

Section: 10.0 Planning and Development

Policy: Payment in Lieu of Parking Policy

Policy By-Law: 06-2025

Date: January 13, 2025 Revision:

Coverage:

This policy shall apply to all the lands designated Commercial Zone (C1, C2, C3 and C4) in the Comprehensive Zoning By-Law as amended from time to time.

Policy Statement:

Payment-In-lieu of Parking will enable the Municipality to secure financial resources to allow for the construction, maintenance or replacement of existing parking facilities, while encouraging new development/redevelopment, and the reuse of existing buildings in the Commercial Zone (C1, C2, C3 and C4) in the Comprehensive Zoning By-Law as amended from time to time where the applicant is not able to satisfy the parking requirements

Legislative Authority:

Section 40 of the Planning Act, R.S.O. 1990, c. P.13 40(1) "Where an owner or occupant of a building is required under a by-law of a local municipality to provide and maintain parking facilities on land that is not part of a highway, the council of the municipality and such owner or occupant may enter into an agreement exempting the owner or occupant, from the requirement of providing or maintaining the parking facilities."

Section 40(2) "An agreement entered into under sub-section (1) shall provide for the making of one or more payments of money to the municipality as consideration for the granting of the exemption and shall set forth the basis upon which such payment is calculated."

Contents:

Payment in Lieu of Parking is not intended to replace or conflict with the minor variance or zoning amendment process.

The Committee of Adjustment/Council will determine whether the parking requirements applying to a particular site could be varied. The payment-in-lieu option will be used in a situation where the Municipality is prepared to reduce or eliminate the parking requirement on a given site in order to apply the funds obtained towards developing and maintaining municipal parking facilities in areas where municipal parking exist, or is reasonably expected to exist, sometime in the future.

In this manner, payment-in-lieu of parking is not intended to be an automatic right of the proponent, rather it is applied at the discretion of Committee of Adjustment/Council only after having considered the impacts and the usefulness of applying the funds obtained to the provision of municipal parking facilities.

It is preferable for the applicant to provide on-site or some off-site parking, within close proximity to the development, to satisfy the Zoning By-law requirements of a project.

As a last resort, payment-in-lieu of parking may be considered as an option only if the applicant is not able to satisfy the parking requirements of a development.

The payment-in-lieu of parking fee will be included in the consolidated fees by-law as amended from time to time.

Public Hearing A-2025-010 Lawrence

C/O 543 Queen Paisley Inc and Twisted Cedar Group Inc

Re: 543 Queen St S, Paisley, Ontario

Minor Zoning Variance Application – Parking

To whom it may concern,

We have compiled a list of concerns/complaints that have been expressed to us directly and on public community platforms (social media) regarding our application for a Minor Zoning Variance for relief of 3 parking spaces onsite and have addressed each below.

Our belief is that there is a long-standing, and historically problematic lack of parking in town that has not been addressed, and this over-reaching issue has somehow been placed upon our small development as the cause.

We have obtained 4 Permit Parking Passes (2 at the Post Office, and 2 at the Arena), which is more parking than we are required to have.

Additionally, we have an alternate parking layout for consideration and would like the opportunity to bring it forward at the meeting.

Respectfully,

Mandy Resendes and Geoffrey Lawrence
543QueenPaisley Inc and Twisted Cedar Group Inc.

COMPLAINT / CONCERN

Lack of Disabled Parking When Patios Erected

- not relevant to our zoning application

Legion spots will be overused/543QP Tenants will use these spaces

- they have no need to use them as they have their own spaces
- outside of posted Legion parking hours (3pm-11pm) these spaces are open for all residents to utilize regardless

Crosswalks needed at corner by the bank

- we agree, however, not relevant to our zoning application

Idea of Library removal for parking

- we agree, however, not relevant to our zoning application

7th space in lot plan blocks other vehicles/not sustainable

- tenant mgmt. issue, this space is a multifunctional space for loading/unloading/visitors, visitors are to leave contact information visible should vehicle need to be moved, temporary parking only
- we have an alternate, revised parking layout to present

Monopolizing Arena and Post office Parking, 543QP tenants will put squeeze on availability

- these are paid-for "permit only" spaces, confirmed that we are the first to ever purchase these at the Arena. Therefore, use of them has historically been minimal
- these spaces are earmarked for "permit only parking" already, not public. We paid for spaces that were unused and available for this purpose

Snow Removal Impedes Lot Spaces in Winter

- Building Operations; snow was never intended to be piled on site, it will be plowed and removed from the lot when pile is too large

Tenants with Two Vehicles

- Building Operations/Tenant Mgmt Operations; we are not obligated to provide 2 spaces per the zoning
- if tenant has 2nd vehicle our policy is such that they will have to obtain their own overnight parking permit

Recycling & Garbage Bin location will impede lot spaces

- Building/Tenant Mgmt Operations; storage of these will be either; underneath the deck at the rear entry of the building OR tucked close to corner of lot near building where they fit with the revised layout
- Collection day bins will be at the side of the building then bins returned by tenants to the appropriate storage spot

Layout of Lot “Unsuitable and unsustainable”

- Building/Tenant Mgmt Operations; parking and use of the spaces is up to tenant mgmt.

Solutions Suggested by TCP & Paisley Citizens To Improve Parking Overall:

1. Angled parking along stone retaining wall on Water Street entering park next to 325 Albert Street.
2. Corner of Condo build (kitty-corner to Legion) grassy landscaped area could be 3x Visitor spaces OR Public parking.
3. Historic Hose Tower interlocked brick pad could be additional 3x public parking spaces.
4. Businesses out of single-family homes (ex. Hair Garage) take up 3-4 parking spaces along Queen Street just for the width of their driveway entrance. These are a waste of potential parking. If narrowed to a normal two-vehicle/two-way width there would be more parking available.

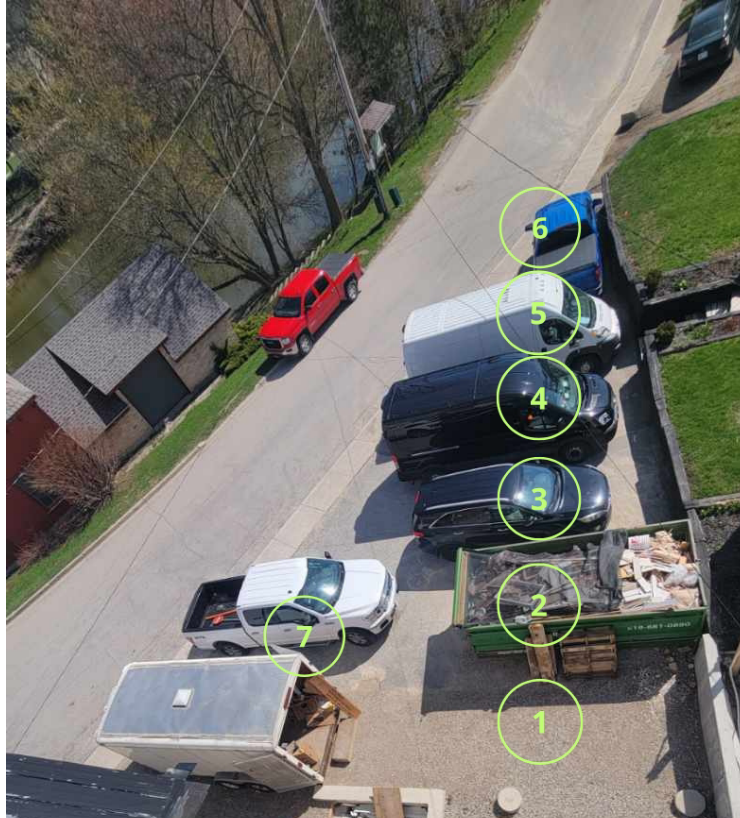
Precedence:

- Minor Variance approved for 2 visitor spots for Condos across street when they needed 7 visitor spaces (32 spaces for 30 units).
- Many other apartments above businesses in the town also do not have parking spots on site.

APPENDIX

a) 7 SPACES WITH CURRENT LAYOUT (overhead view):

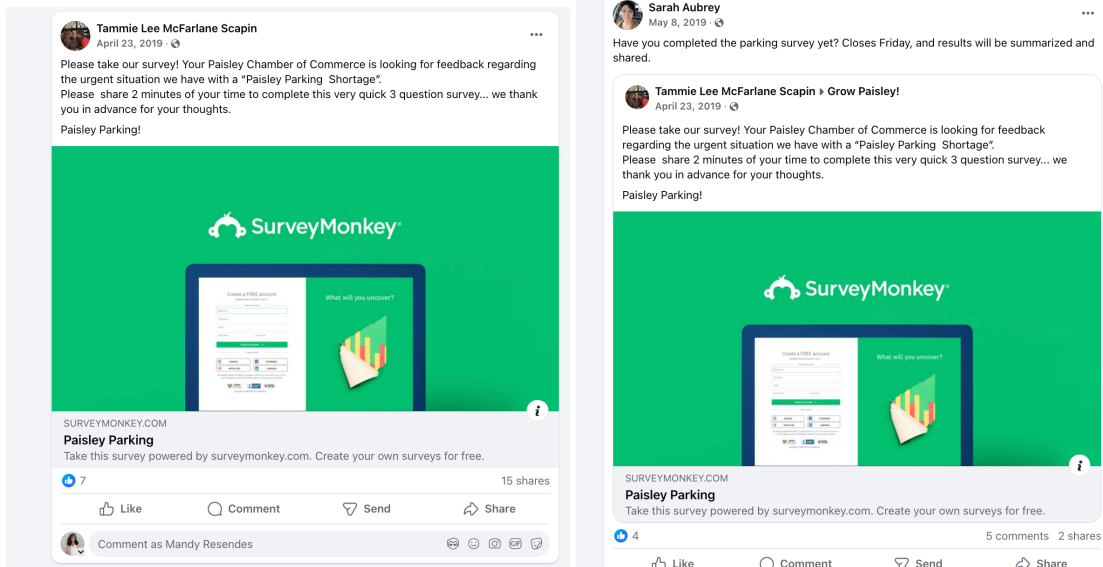
- all oversize vehicles fitting comfortably



b) 7 SPACES WITH CURRENT LAYOUT (ground level view):



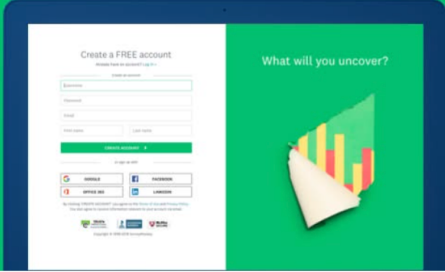

c) 2019 Surveys Conducted Regarding Lack of Parking in 2019:



d) Concerns regarding Paisley Inn development parking in 2023 – they ended up with 32 spaces for 30 units. A variance must have been approved here for the lack of visitor parking



e) Comment with concerns re: The old Paisley Inn lot no longer being available for the public (despite it being a private lot). Similarly, citizens have gotten used to using the former Thompson Bros lot as public parking, especially when the business was no longer operating over the past 4 years. We believe this is part of the concern, that this PRIVATE LOT will no longer be available to them.




SURVEYMONKEY.COM


Paisley Parking

Take this survey powered by surveymonkey.com. Create your own surveys for free.

7 15 shares

Like Comment Send Share

 Comment as Mandy Resendes



Marion Lewis
October 5, 2018 · 🌐

Now that the hotel parking lot is fenced off the car drivers are not the only ones looking for a spot. The Mennonites have lost the hitching rail. The only ones left are at the grocery store and out at the new Home Hardware.

3 6 comments

Like Comment Send Share

f) An example of alternative parking options just 1 block from the Queen St S business core.

**Happy Hive Cafe & Bakery**
June 10, 2023 · 🌐

It's Saturday! Take advantage of NO construction and come on up to Queen St North! We are open until 3pm..and check this map out..there is still available parking behind the arena near the LCBO!



Paisley Parking Plan

Legend

Section & Count	Total Spaces
B-38	99
C-7	
D-9	
E-26	
F-9	
GA-7	
GB-3	

**The Municipality of Arran-Elderslie**
June 8, 2023 · 🌐

Paisley Parking Update
Due to construction, parking on Queen St. N (north of the bridge and south of Church St.) is closed. Businesses remain open.
Please see alternative parking available in the map below.
Effective until fall 2023
[#paisley](#) [#arranelderslie](#)

 4

1 share

 Like

 Comment

 Send

 Share

 Comment as Mandy Resendes





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



April 11, 2025

File Number: A-2025-010

Public Hearing Notice

**You're invited to participate in a Public Hearing
to consider Minor Variance File No. A-2025-010
May 12, 2025, 9:00am**

A change is proposed in your neighbourhood: The purpose of this application is to seek relief from Section 3.8.1.3 of the Municipality's Zoning By-Law which requires one parking space per accessory apartment. The applicant is seeking relief for 3 parking spaces. If approved, this variance will facilitate the construction of 10 apartments, which will have 7 parking spaces available on site.



543 Queen Street South, PT LOT 15 SUB OF LOT 25; QUEEN S E/S (Paisley Village)
Municipality of Arran-Elderslie, Roll Number: 410341000113500

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 May 5, 2025 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.

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.

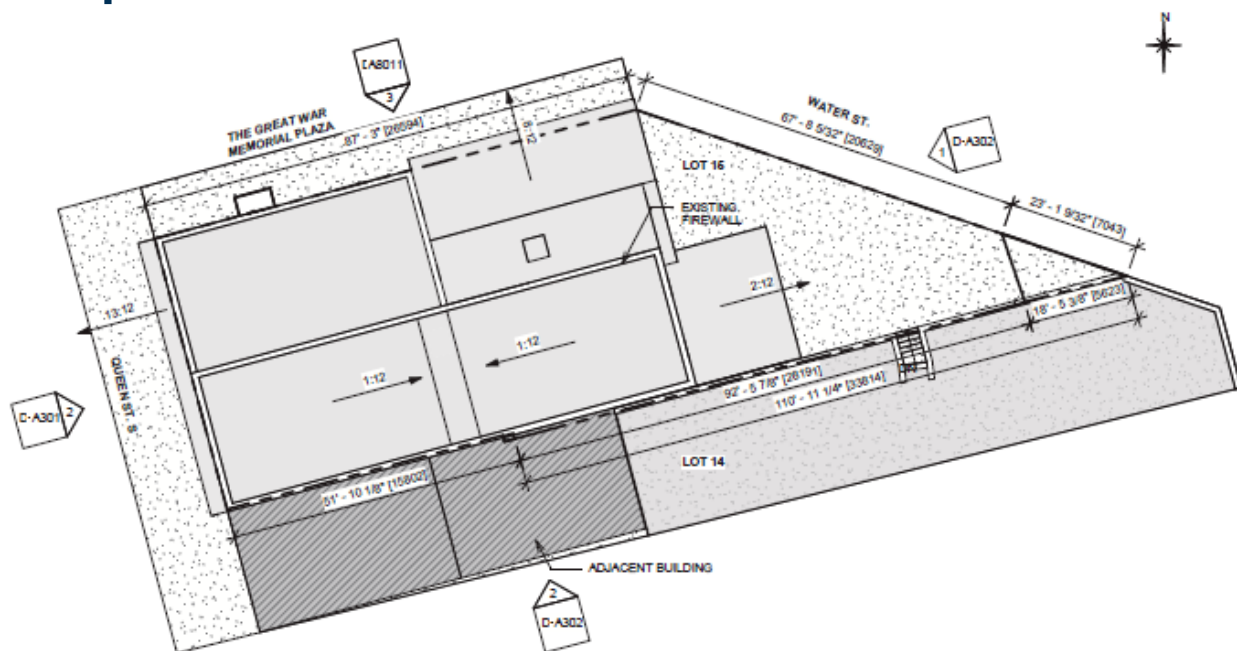
Notice to Landlords

If you are a landlord of lands containing seven (7) or more residential units, please post a copy of this notice in a location that is visible to all the residents.

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/>.

① EX. SITE PLAN
1/16" = 1'-0"



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1/16" = 1'-0"

