



Planning Report

To: Committee of Adjustment for the Municipality of Arran-Elderslie

From: Megan Stansfield, Planner

Date: May 12, 2025

Re: Minor Variance - A-2025-015 (Hill)

Recommendation:

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

That Committee approve Minor Variance A-2025-015 as attached subject to the conditions on the decision sheet.

Summary:

This application proposes to sever the land at 406 and 408 Alma Street, converting the existing duplex into semi-detached homes. The minor variance is to permit a reduced frontage of approximately 12 metres, instead of 15 metres.

Airphoto

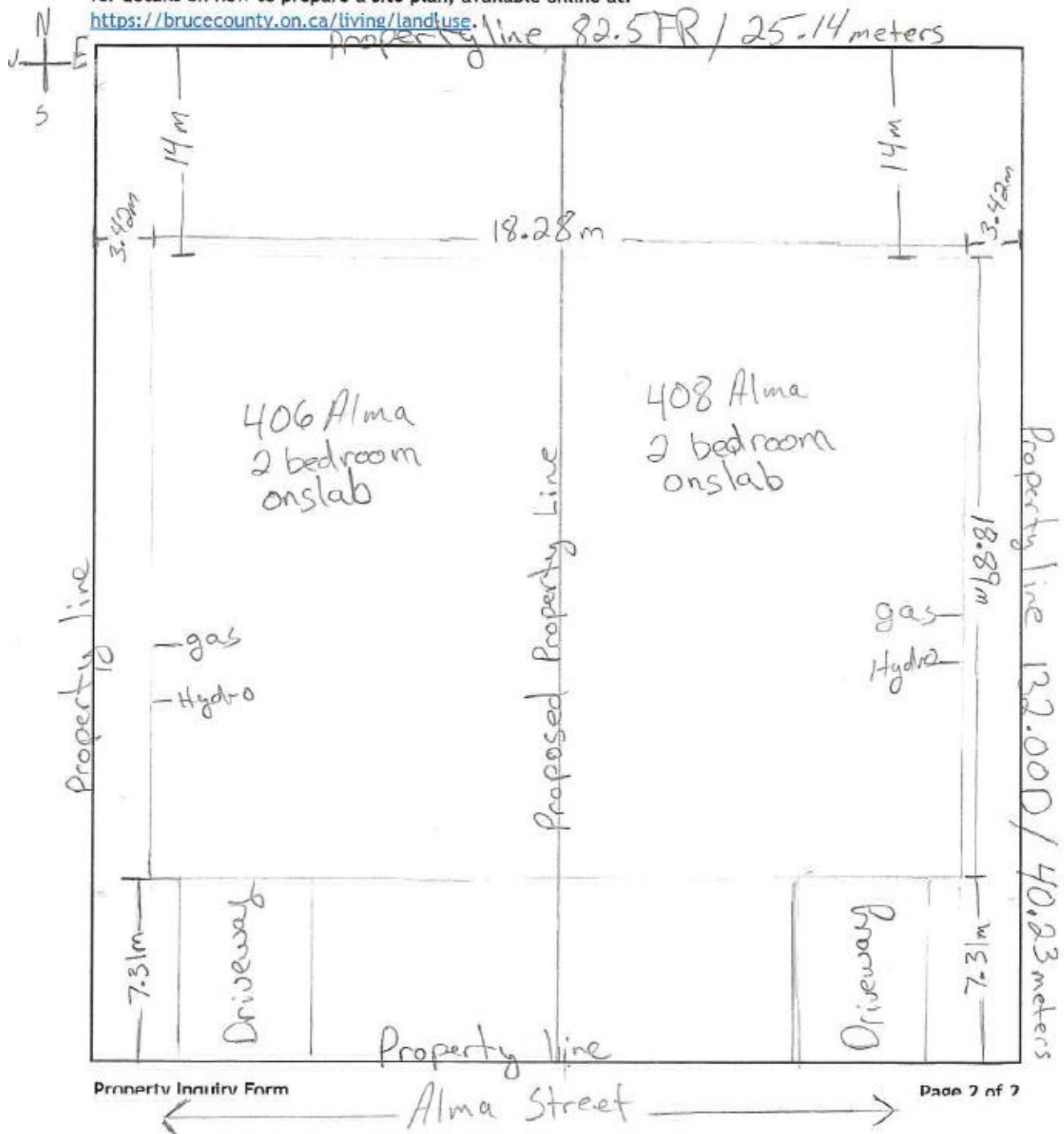


406 & 408 Alma Street
PL PAISLEY PT LOT 16 JAMES;E/S
(Paisley Village)
Municipality of Arran-Elderslie
Roll Number: 410341000122302

Site Plan

for details on how to prepare a site plan, available online at:

<https://brucecountv.on.ca/living/landuse>



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), 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.

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 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 about 12.6 m for each lot. The side yard setbacks are all maintained, despite the reduced frontage. All other provisions of the by-law are met, including lot coverage and lot area.

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 the Provincial, County and Local objectives which encourage higher density, diverse housing, especially when the proposal can be appropriately serviced. The lot has municipal sewer and water services available, is within a settlement area and fits with the surrounding residential uses.

The variance represents an appropriate form of development for the use of the land.

Is the application minor in nature?

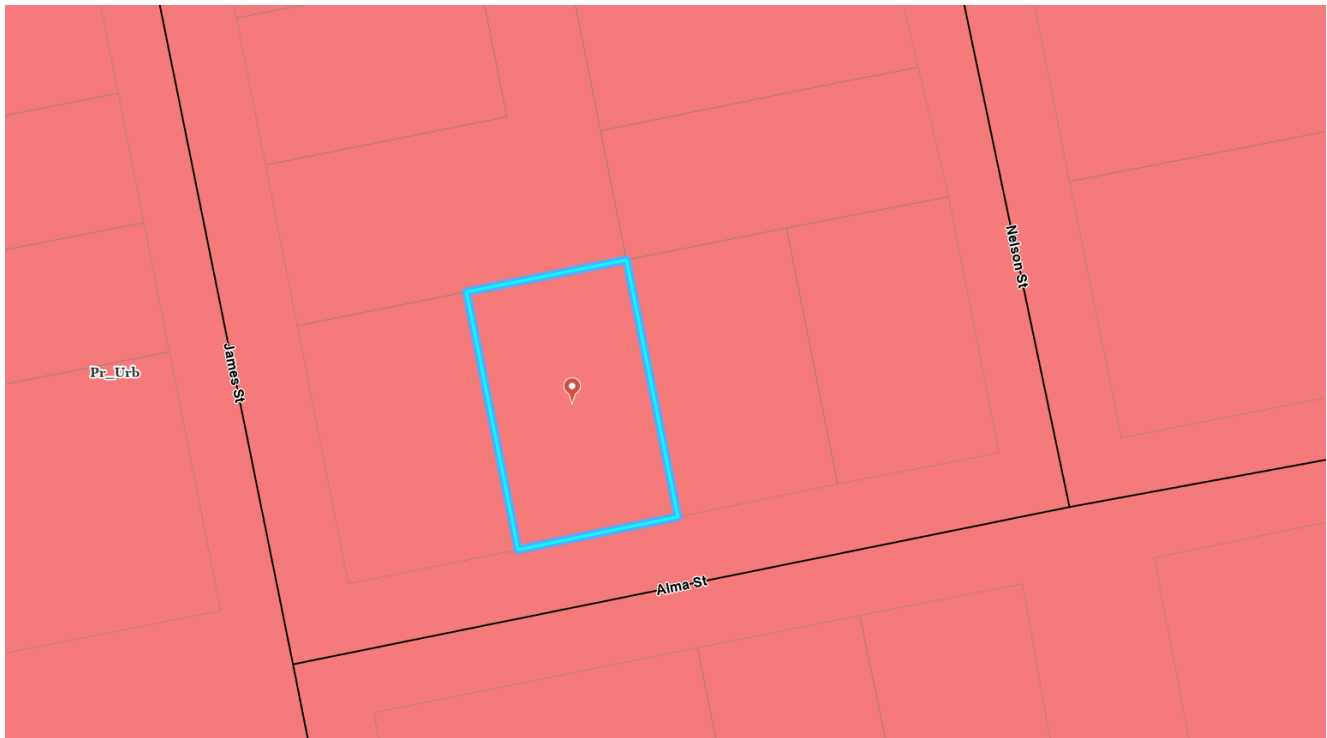
Whether a variance is minor is evaluated in terms of the impact the proposed development is expected to have on the surrounding neighbourhood. It is not expected that permitting the variance will have any impact on the character of the area or impact the ability of adjacent property owners to use their property for permitted uses.

The variance is minor.

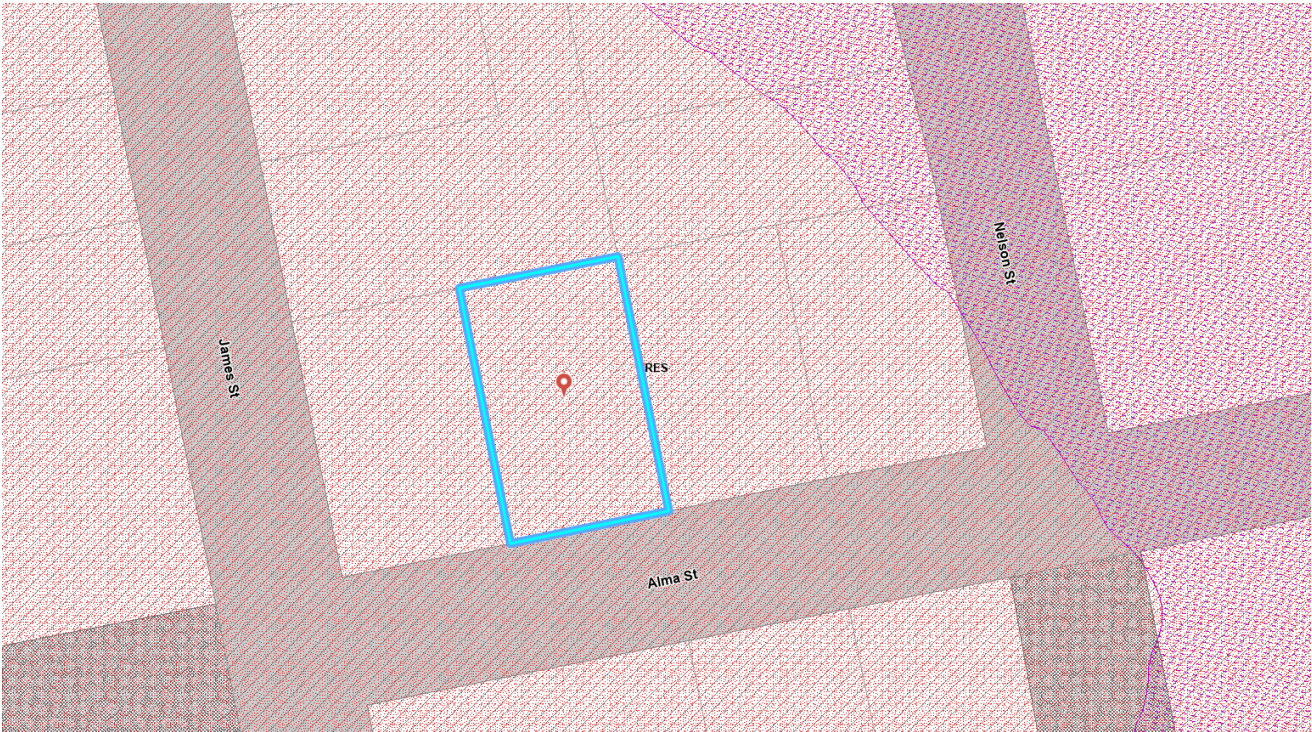
Appendices

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

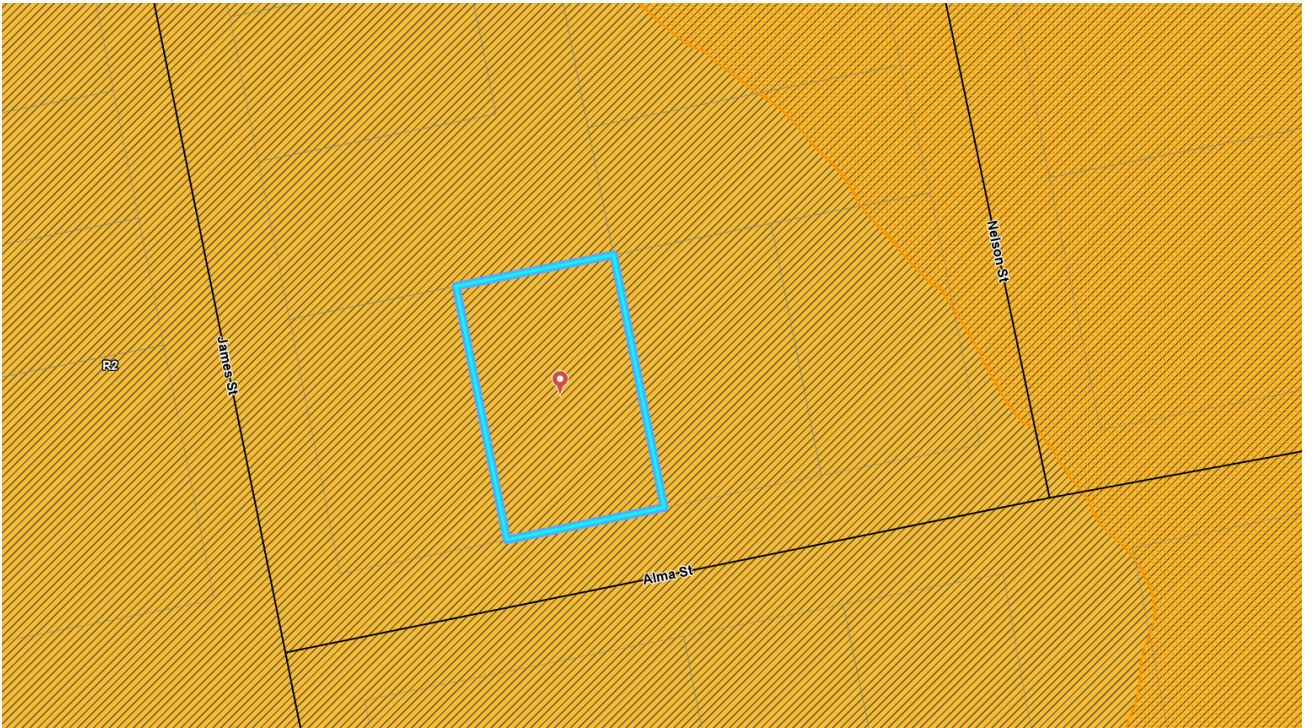
County Official Plan Map (Designated Primary Urban Communities)



Local Official Plan Map (Designated Residential)



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



Agency Comments

Historic Saugeen Metis: No objections to proposed minor variance and consent

Municipality of Arran-Elderslie: The Municipality would like a lot grading and drainage plan to be submitted; servicing is in place for each property.

Planner Comment: The grading and drainage plan will need to be included as a severance condition, as there are no enforcement mechanisms available through the minor variance process

Saugeen Valley Conservation Authority: Provided in full below; no objections to the variance and severance, a permit was issued prior to construction.

Public Comments

No comments were received from the public at the time of writing this report.



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 30, 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-2025-015
Application for Proposed Consent B-2025-037
406 & 408 Alma Street
PL PAISLEY PT LOT 16 JAMES; E/S (Paisley Village)
Roll Number: 410341000122302
Geographic Village of Paisley
Municipality of Arran-Elderslie

The above-noted applications 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 applications for conformity with the natural hazard policies of the applicable Municipality or County.

The purpose of the applications:

B-2025-037

This application proposes to sever the land at 406 and 408 Alma Street, converting the existing duplex into semi-detached homes.



A-2025-015

The minor variance is to permit a reduced frontage of approximately 12 metres, instead of 15 metres.

Recommendation

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

Documents Reviewed by Staff

Staff have received and reviewed the following documents submitted with these applications:

1. Application B37 A15 Hill dated April 4, 2025
2. Notice of Consent Application B37 Hill dated April 14, 2025
3. Notice of Hearing A15 Hill dated April 14, 2025
4. Request for Agency Comments B37 A15 Hill dated April 11, 2025
5. Site Plan B37 A15 Hill received April 15, 2025

Site Characteristics

Current mapping indicates that the entire property features lands within SVCA's regulated river valley for Paisley but is not subject to a flooding or erosion hazard. The property is in an urban residential area. The property has a County Official Plan designation as Primary Urban Communities and a Local Official Plan designation as Residential. The zoning is R2 – Residential: Low Density.

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 5.1 of the PPS, 2024 states in part that development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards. Furthermore, Section 5.2 states in part that development shall generally be directed to areas outside of hazardous lands and hazardous sites.

SVCA mapping indicates that the existing buildings and structures on the property are not affected by the natural hazard features. It is the opinion of the SVCA that the proposal would be consistent with Sections 5.1 and 5.2 of the PPS, 2024.

Bruce County Official Plan Policies

The following comments are made in accordance with the MOA with the County of Bruce.

Section 5.8. and more specifically section 5.8.5.2 of the County of Bruce OP generally directs development to be located outside of Hazardous Land Area. However, section 5.8.5.11 states in part that floodplain management options including two-zone and special policy areas will be permitted in accordance with the OP, Local OP and were consistent with provincial policy. It is the opinion of SVCA staff that the applications are currently consistent with the natural hazard policies of the Bruce County OP.

Arran-Elderslie OP Policies

SVCA staff note that the property is not designated Environmental Hazard. However, the property is within the river valley of Paisley. The river valley is part of SVCA's regulated area and is identified in the OP.

These applications are consistent with the OP.

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 the applications, 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.

SVCA staff find the development to be acceptable.

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

SVCA issued a SVCA Permit 22-278 for the construction of the existing residential development that is directly related to this consent and minor variance application.

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 applications for conformity with the natural hazard policies of the applicable Municipality or County.

April 30, 2025

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SVCA staff find the applications to be 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 these applications. We respectfully request to receive a copy of the decisions and notice of any appeals filed.

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 signature is written in a cursive, slightly stylized font.

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

April 23, 2025

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-2025-015
5002044 Ontario Ltd. c/o Lucas Hill
406/408 Alma Street, Paisley

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

- Works/Water Department
 - This property already has individual servicing for each side.
 - A lot grading and drainage plan is required to be submitted to the satisfaction of the Municipality to ensure there are no negative impacts to the structure or neighboring properties.
- Clerk/CAO Department
 - No comments.

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



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



April 23, 2025

File Number: A-2025-015

UPDATED Public Hearing Notice

**You're invited to participate in a Public Hearing
to consider Minor Variance File No. A-2025-015
May 12, 2025 at 9:00am**

A change is proposed in your neighbourhood A change is proposed, and we're asking for your input. This application proposes to sever the land at 406 and 408 Alma Street, converting the existing duplex into semi-detached homes. The minor variance is to permit a reduced frontage of approximately 12 metres, instead of 15 metres. The related consent file is B-2025-037.

This Notice has been updated to include the location of the Public Hearing, which was inadvertently omitted from the earlier Notice. The application remains unchanged.



406 & 408 Alma Street, PL PAISLEY PT LOT 16 JAMES;E/S (Paisley Village)
Municipality of Arran-Elderslie, Roll Number: 410341000122302

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.

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.

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/>.

Site plan

for details on how to prepare a site plan, available online at:

<https://brucecountv.on.ca/living/landuse>

