

## Staff Report

Council Meeting Date: May 12, 2025

Subject: CAO-2025-10 Payment in Lieu of Parking – 543 Queen Street  
Paisley

Report from: Emily Dance, Chief Administrative Officer

Attachments:

---

### **Recommendation**

Be It Resolved the Council hereby approves Report CAO-2025-10 Payment in Lieu of Parking – 543 Queen Street, Paisley

AND approves entering into a Payment in Lieu of Parking Agreement with '543 Queenpaisley inc' for three parking spaces

AND FURTHER authorizes the appropriate By-law coming forward

---

### **Background**

The owners of 543 Queen Street in Paisley are re-developing the old Thompson Furniture Building at the corner of Queen St and Goldie Street to facilitate the re-development of the property to allow for 10 residential apartments.

Section 3.8.1.3 of the Zoning By-Law requires one parking space per accessory apartment. The applicant has made an application for a minor variance for relief for 3 parking spaces. If approved, the variance will facilitate the construction of 10 apartments, which will have 7 parking spaces available on site.

Planning application to be considered by the Committee of Adjustment at the May 12, 2025 meeting.

---

## **Analysis**

### Payment in Lieu of Parking Policy

On January 13, 2025, Council passed [By-Law No. 06-2025](#) being a By-law to adopt a Payment in Lieu of Parking Policy.

With development and re-development increasing in the urban areas of the Municipality particularly in the Commercial Zones, it can be difficult for the developer to provide the parking as required in the zoning by-law. This option allows the municipalities to enter into an agreement to accept payment in lieu of the developer providing parking to increase our housing capacity and to utilize underused commercial properties.

This policy is applicable to all the lands designated Commercial Zone (C1, C2, C3 and C4) and is in place to encourage new development/redevelopment, and the reuse of existing buildings in the Commercial Zone where the applicant is not able to satisfy the parking requirements.

The policy states that 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.

Staff 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 satisfy this requirement.

### Corporate Strategic Plan

The Municipality of Arran-Elderslie adopted a [Corporate Strategic Plan](#) (April 2022) to guide how it will advance the organization and the community it serves,. In review of the application staff took this into consideration specifically:

Section 6.2 Support Businesses and the Local Economy 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.

Section 6.3 Facilitate Community Growth 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.

### Parking Concerns in Paisley

Staff acknowledge public concerns regarding parking availability in downtown Paisley. In response, the Municipality is actively exploring additional on-street parking options to alleviate congestion as per Council direction. A report on this matter is expected in the coming months.

### Relevant Parking By-Law Provisions

- No parking on any highway between 2:00 a.m. and 7:00 a.m. from November to April
- No vehicle may be parked on a highway for more than 36 consecutive hours
- Violations may result in fines and/or towing

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

### Recommendation

Should the Committee of Adjustment support the planning application to reduce the required parking requirements, staff is recommending that Council enter into a Payment in Lieu of Parking Agreement.

---

## **Link to Strategic/Master Plan**

6.2 Supporting Businesses and the Local Economy

6.3 Facilitate Community Growth

---

## **Financial Impacts/Source of Funding/Link to Procurement Policy**

As per the 2025 Fees and Charges By-law: Agreement \$750 plus \$1,500 per parking space. The applicant will be responsible for any legal fees associated with the agreement and registering the agreement on title.

---

Approved by: Emily Dance, Chief Administrative Officer