

Staff Report

Council Meeting Date: June 23, 2025

Subject: PLAN-2025-02-Site Plan Agreement – 604 Queen Street S, Paisley

Report from: Emily Dance, Chief Administrative Officer

Attachment: Site Plan Agreement -604 Queen Street

Recommendation

Be It Resolved that Council hereby approves Report PLAN-2025-02;

AND approves entering into a Site Plan Agreement with The Fisher Grist Milling Corporation for 604 Queen Street S, Paisley;

AND FURTHER authorizes the appropriate By-law coming forward on today's agenda to allow the development to continue to move forward.

Background

The [Planning Act](#) (Section 41), allows municipalities to regulate development by requiring review and approval of detailed [site plans](#) before construction can begin. This ensures that development meets certain standards, including those related to design, access, and environmental protection.

The Municipality of Arran-Elderslie passed [By-law 43-2018](#) being a By-law to Establish Site Plan Control placing all lands within the Municipality under Site Plan Control. For the most part, the By-law relates to Commercial, Institutional, Industrial and Multi-Family residential development. (Single family and 10 or fewer units exempt)

A site plan agreement is a required component of the site plan approval process and must be in place before a building permit can be issued. This legally binding contract between the Municipality and the developer establishes the specific terms and conditions for site development, ensuring compliance with approved plans and municipal standards. The agreement is registered on title, reinforcing its role in regulating the project's execution.

Analysis

On October 20, 2023, the Municipality approved the Site Plan Drawings for 604 Queen Street S, Paisley (Paisley Inn) and entered into an undertaking, including a \$10,000 deposit.

It has since been brought to the Municipality's attention that a formal Site Plan Agreement has not yet been executed, as required by the Site Plan process. The developer has requested this agreement to submit to the County of Bruce as part of their ongoing planning process.

Staff recommend that the Municipality enter into a Site Plan Agreement with The Fisher Grist Milling Corporation for 604 Queen Street S, Paisley, and request that the corresponding By-law be brought forward for consideration on today's agenda to allow the development to move forward.

Link to Strategic/Master Plan

6.3 Facilitating Community Growth

Financial Impacts/Source of Funding/Link to Procurement Policy

The developer shall be responsible for all legal fees associated with registering the agreement on title.

Approved by: Emily Dance, Chief Administrative Officer