



MUNICIPALITY OF ARRAN-ELDERSLIE

Committee of Adjustment

AGENDA

Monday, August 11, 2025, 9:00 a.m.
Municipal Council Chambers
1925 Bruce Road 10, Chesley

Pages

1. Call to Order
2. Adoption of Agenda
3. Disclosures of Pecuniary Interest and General Nature Thereof
4. Adoption of Minutes of Previous Meeting(s) 1
5. New Business
 - 5.1 Minor Variance A-2025-023 - Fotherby 10
 - Minor Variance to seek relief from Section 6.3 of the Zoning By-Law which requires a front yard setback of 20 m, whereas a front yard setback of 13.7m is required to accommodate an attached garage.
6. Adjournment



MUNICIPALITY OF ARRAN-ELDERSLIE

Committee of Adjustment Meeting

MINUTES

Monday, May 12, 2025, 9:00 a.m.
Council Chambers and/or Via Microsoft Teams
1925 Bruce Road 10
Chesley, ON N0G 1L0

Council Present: Mayor Steve Hammell
 Deputy Mayor Jennifer Shaw
 Councillor Ryan Nickason
 Councillor Darryl Hampton
 Councillor Brian Dudgeon
 Councillor Moiken Penner
 Councillor Peter Steinacker

Staff Present: Christine Fraser-McDonald - Clerk
 Julie Hamilton – Infrastructure Coordinator
 Scott McLeod - Public Works Manager
 Carly Steinhoff - Recreation Manager
 Steve Tiernan - Fire Chief
 David Munro - Interim Treasurer
 Jennifer Isber-Legge - Economic Development &
 Communications Coordinator
 Emily Dance, CAO
 Nathan Van Myall - Project Manager
 Devan Baker - Deputy Clerk

1. Call to Order

Chair Hammell called the meeting to order. A quorum was present.

2. Adoption of Agenda

The Committee passed the following resolution:

02-05-2025

Moved by: Mayor Hammell

Seconded by: Councillor Steinacker

Be It Resolved that the agenda for the Committee of Adjustment Meeting of May 12, 2025 be received and adopted as presented.

Carried

3. Disclosures of Pecuniary Interest and General Nature Thereof

4. Adoption of Minutes of Previous Meeting(s)

4.1 Committee of Adjustment Minutes - April 28, 2025

The Committee passed the following resolution:

02-06-2025

Moved by: Councillor Hampton

Seconded by: Councillor Nickason

Be It Resolved that the Committee adopts the minutes of the Committee of Adjustment meeting held April 28, 2025.

Carried

5. New Business

5.1 Minor Variance A-2025-010 - Geoffrey Lawrence

Chair Hammell advised that this was a Public Meeting under the Planning Act to consider Minor Variance Application A-2025-010 for Geoffrey Lawrence for lands located at 543 Queen Street South, Paisley.

Megan Stansfield, Planner for Bruce County, presented the planning report and read correspondence that had been received from the public. 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. She noted that the applicant has secured three additional parking spaces in Paisley.

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 the "Four Tests of a Minor Variance". The Committee must be satisfied that the application has satisfied all four tests to approve the Minor Variance.

Agency Comments:

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

- Saugeen Valley Conservation Authority:

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 is below:
- 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 parking to satisfy the by-law requirements. Finally, the municipality has indicated it is exploring additional parking options and will bring a report to council in the coming months. 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. The applicant has provided an updated site plan which shows how

Member Steinacker noted that the applicants were providing extra parking, but that takes away parking from those areas. He also had comments regarding the existing dumpster which the applicant noted is only temporary. He feels the parking issue will sort itself out.

Member Hampton commented that there are already parking issues at the Paisley Arena. CAO Dance noted that the applicant has purchased dedicated parking spaces that are available for purchase for anyone and not just the applicant. There are additional spaces that are still available for the annual purchase. The tenants will not be parking downtown. If there is a problem then by-law enforcement will look after this.

Member Penner asked how many parking spots are available and which are for public use at any time. She asked if Bruce County Housing could move their parking onto their land. Thanked the public for coming.

Member Nickason noted that this parking issue should have been addressed prior to the issuance of a building permit. Do they put a restriction on the number of tenants in an apartment. They discourage more than two people per bedroom. They are targeting young professionals.

Member Dudgeon noted that the precedent has been set in the other towns where the landlord has purchased extra parking and is in support of the application.

Member Shaw asked how common parking issues are in Bruce County. She noted that the parking is on a County Road and that presents challenges. She thanked the members of the public who took the time to come today.

Chair Hammell asked if the applicant or agent was present and if they had any further comments regarding the application.

Chair Hammell asked if there were any comments from the public either in support or opposition to the application.

Laura Campbell, Paisley, noted that the seven parking spots at the rear of the building, but some are blocked in. She feels there are other times when parking is used more frequently. There could be negative impacts on businesses that are close to the apartments. She noted that there is no recommended maximum number of people and this should be addressed as there are different cultures that have more family members living in the apartment and could be utilized by 10 or more people.

Richard Dobson of the Legion in Paisley and is representing their branch. He is concerned that the legion has three spots are marked for legion parking located near the Cenotaph. He feels that the tenants could use the Legion's parking spots.

Kim Beech spoke on behalf of Dale and Joanne Buher - only neighbour to the proposed apartments. Asking to deny the application for the Minor Variance. Has been parking on the applicants parking and will not have to create their own parking on their property.

Avril Ames - 307 Water Street - concerned that there is already insufficient parking downtown. Water Street has a lot of onsite parking in the summer and this blocks her driveway access. She is concerned about parking and overflow parking.

The applicant Geoffrey Lawrence noted that he wanted to address the residents taking up parking on Queen Street and feels that this is not an issue as the entrance is at the rear. Any parking on Water Street has a 15 minute limit. He feels the application meets the tests of a minor variance and they are not taking parking away from people as they have purchased the parking spots. They are strict on the tenant and the tenant profile.

Mandy noted that there has been petitions back to 2018 regarding parking in Paisley. If by-law is enforcing the time limits on parking, then that should reduce the problem. A lot of the smaller towns in Ontario have the same problem. The CBO, in place at the time, had walked through the building prior to purchase and he issued a permit stating that parking would not be an issue.

Chair Hammell asked the Clerk if any written comments had been received. The Clerk noted that the public comments that had been

received in her office where forwarded to the County Planner for inclusion in her report.

Hearing no further comments from the public, Chair Hammell declared the public meeting closed at 10:03 a.m.

The Committee passed the following resolution

02-07-2025

Moved by: Councillor Hampton

Seconded by: Councillor Steinacker

The application for Minor Variance A-2025-010 from Comprehensive Zoning By-law 36-09 is hereby **granted** subject to the following conditions:

1. That any future development on the property conforms to the provisions of the Zoning By-law.
2. That the applicant enter into an agreement with the Municipality to provide payment-in-lieu of parking for the three (3) deficient parking spaces.

Reasons:

1. The variance maintains the intent and purpose of the Official Plan.
2. The variance maintains the intent and purpose of the Zoning By-law.
3. The variance requested is desirable for the appropriate and orderly development and use of the lands and buildings.
4. The variance is minor in nature.

For (7): Mayor Hammell, Deputy Mayor Shaw, Councillor Nickason, Councillor Hampton, Councillor Dudgeon , Councillor Penner, and Councillor Steinacker

Carried (7 to 0)

5.2 Minor Variance A-2025-013 - Shannon and Curtis Van Sickle

Chair Hammell advised that this was a Public Meeting under the Planning Act to consider Minor Variance Application A-2025-010 for Geoffrey Lawrence for lands located at 55 Tower Road, Chesley.

Megan Stansfield, Planner for Bruce County, presented the planning report and read correspondence that had been received from the public. The purpose of this application is to seek relief from Section 3.6.3.1(2) of the Municipality's Zoning By-law which requires an exterior side yard setback of 6 m. This application proposes a setback of 1.73 m and, if

approved, will facilitate the construction of a detached accessory building. The applicant has an approved entrance permit for the property.

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 the “Four Tests of a Minor Variance”. The Committee must be satisfied that the application has satisfied all four tests to approve the Minor Variance.

Agency Comments:

- Arran-Elderslie: The applicant has already applied for an entrance permit. A certified 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.
- The property is not within a regulated area and does not exhibit any natural hazard features. Historic Saugeen Metis: No objections to the application.
- Public Comments: No comments were received from the public at the time of writing this report.

Public Comments:

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

Chair Hammell asked if the applicant or agent was present and if they had any further comments regarding the application.

Chair Hammell asked if there were any comments from the public either in support or opposition to the application.

Chair Hammell asked the Clerk if any written comments had been received. The Clerk noted that no public comments had been received in her office.

Hearing no further comments from the public, Chair Hammell declared the public meeting closed at 10:22 am.

The Committee passed the following resolution

02-08-2025

Moved by: Councillor Hampton

Seconded by: Deputy Mayor Shaw

The application for Minor Variance A-2025-013 from Comprehensive Zoning By-law 36-09 hereby **granted** subject to the following conditions:

1. That any future development on the property conforms to the provisions of the Zoning By-law.
2. That the decision applies only to the proposed development as indicated on Schedule 'A' attached to and forming part of this decision.

Reasons:

1. The variance maintains the intent and purpose of the Official Plan.
2. The variance maintains the intent and purpose of the Zoning By-law.
3. The variance requested is desirable for the appropriate and orderly development and use of the lands and buildings.
4. The variance is minor in nature.

For (6): Mayor Hammell, Deputy Mayor Shaw, Councillor Nickason, Councillor Hampton, Councillor Penner, and Councillor Steinacker

Absent (1): Councillor Dudgeon

Carried (6 to 0)

5.3 Minor Variance A-2025-015 - 5002044 ONTARIO LTD c/o Lucas Hill

Chair Hammell advised that this was a Public Meeting under the Planning Act to consider Minor Variance Application A-2025-010 for Geoffrey Lawrence for lands located at 406 and 408 Alma Street, Paisley.

Megan Stansfield, Planner for Bruce County, presented the planning report and read correspondence that had been received from the public. The purpose of 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.

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 the "Four Tests of a Minor Variance". The Committee must be satisfied that the application has satisfied all four tests to approve the Minor Variance.

Agency Comments:

- Arran-Elderslie: 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.

- Saugeen Ojibway Nation:
- Saugeen Valley Conservation Authority:

Public Comments:

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

Chair Hammell asked if the applicant or agent was present and if they had any further comments regarding the application. Lucas Hill noted that he set it back so far to address drainage.

Chair Hammell asked if there were any comments from the public either in support or opposition to the application.

Chair Hammell asked the Clerk if any written comments had been received. The Clerk noted that no public comments had been received in her office.

Hearing no further comments from the public, Chair Hammell declared the public meeting closed at 10:37 am.

The Committee passed the following resolution

02-09-2025

Moved by: Councillor Nickason

Seconded by: Councillor Hampton

The application for Minor Variance A-2025-015 from Comprehensive Zoning By-law 36-09 is hereby **granted** subject to the following conditions:

1. That any future development on the property conforms to the provisions of the Zoning By-law.
2. That the decision applies only to the proposed development as indicated on Schedule 'A' attached to and forming part of this decision.

Reasons:

1. The variance maintains the intent and purpose of the Official Plan.
2. The variance maintains the intent and purpose of the Zoning By-law.
3. The variance requested is desirable for the appropriate and orderly development and use of the lands and buildings.
4. The variance is minor in nature.

For (6): Mayor Hammell, Deputy Mayor Shaw, Councillor Nickason,
Councillor Hampton, Councillor Penner, and Councillor Steinacker

Absent (1): Councillor Dudgeon

Carried (6 to 0)

6. Adjournment

The Committee passed the following resolution:

That the Committee of Adjustment be adjourned at _____

Steve Hammell, Mayor

Christine Fraser-McDonald, Clerk



Planning Report

To: Committee of Adjustment, Arran-Elderslie

From: Megan Stansfield, Planner

Date: August 11, 2025

Re: Minor Variance - A-2025-023 (Fotherby)

Recommendation:

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

That Committee approve Minor Variance A-2025-023 as attached subject to the conditions on the decision sheet.

Summary:

The purpose of this application is to seek relief from Section 6.3 of the Zoning By-Law which requires a front yard setback of 20 m, whereas a front yard setback of 13.7m is required to accommodate an attached garage.

Airphoto



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 property is designated as Agricultural and Rural in the County Official Plan. Both designations permit a residential use secondary to the main use of agriculture. The proposal seeks to add an attached garage to the existing residential dwelling. Accessory uses and buildings are permitted in these designations. The attached garage is within the building cluster and will not impact the agricultural use of the property, nor impact amount of land in agricultural production.

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 General Agriculture - A1 in the Arran-Elderslie Zoning By-Law, and a single detached dwelling for residential use is permitted. The attached garage is considered a residential use and is permitted. The front yard setback for non-farm parcels within the A1 zone is 10 metres, while farm parcels must meet the 20 metre setback. In this case, the applicants cannot relocate the garage to a different side of their house as they have other accessory uses surrounding the house, like a pool, deck and shed. The septic is also located to the side of their house and has a required setback distance. The property fronts onto Concession 10, a municipally maintained road and the Public Works Manager noted no concern with the reduced setback.

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 applicant is proposing a reasonable sized garage, which meets all provisions of the by-law except the front yard setback. It would be cumbersome and costly to relocate the garage to a different location on the lot.

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

Is the application minor in nature?

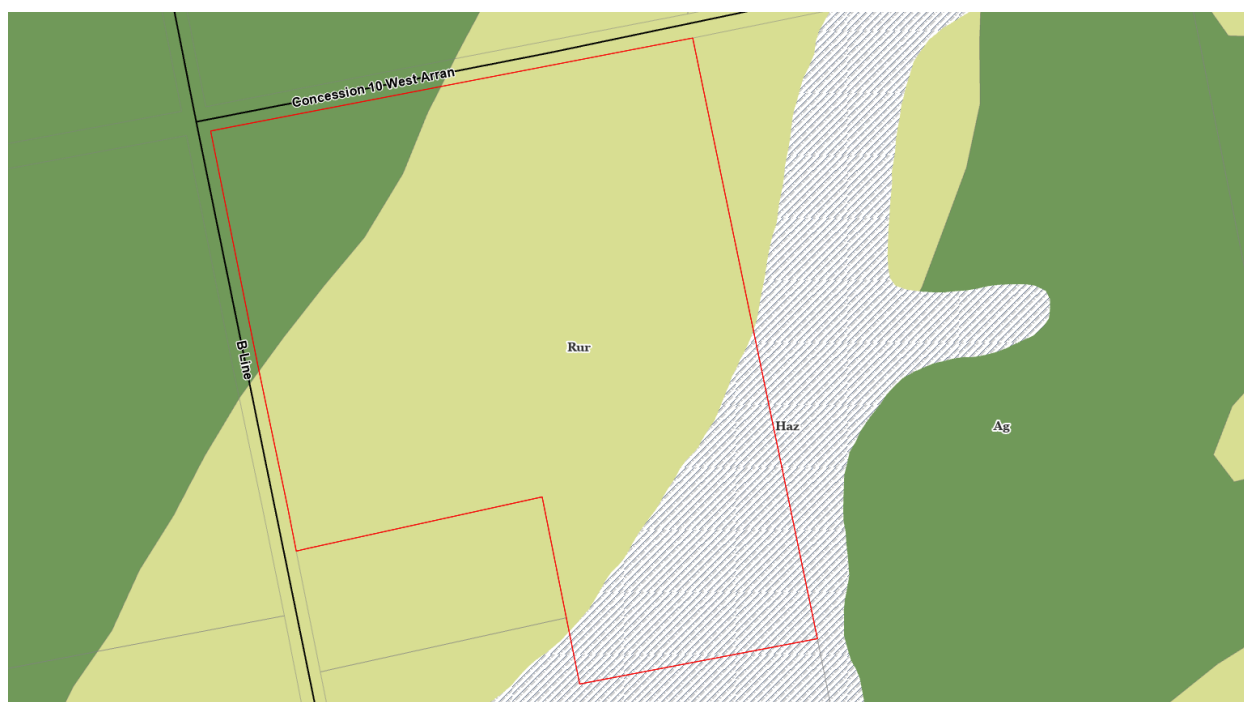
Whether a variance is minor is evaluated in terms of the impact the proposed development is expected to have on the surrounding neighbourhood. It is not expected that permitting the variance will have any impact on the character of the area or impact the ability of adjacent property owners to use their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

The variance is minor.

Appendices

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

County Official Plan Map (Designated Rural Areas, Agricultural Areas & Hazard Land Area)



Local Zoning Map (Zoned A1 - General Agriculture and EP - Environmental Protection)



Agency Comments

Arran-Elderslie Municipal Staff, Works Department: No concerns regarding the setback, and issues in relation to road access or conditions.

Historic Saugeen Metis: No objections.

Saugeen Valley Conservation Authority: Application is acceptable, comments provided in full below.



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

July 28, 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-2025-23
Fotherby
183 Concession 10 West Arran
CON 10 N PT LOT 1 (Former Township of Arran)

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

- CAO/Clerks Department
 - No concerns.
- Works Department
 - There are no concerns regarding the 13.7 metre setback, as the structure is an existing residential dwelling. Additionally, there are no issues identified in relation to road access or conditions.

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



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 (bcplwi@brucecounty.on.ca)

July 25, 2025

County of Bruce
 Planning & Development Department
 268 Berford Street, PO Box 129
 Wiarton, ON N0H 2T0

ATTENTION: Megan Stansfield, Planner

Dear Megan Stansfield,

RE: Application for Proposed Minor Variance A-2025-023
 183 Concession 10 West Arran
 CON 10 N PT LOT 1
 Roll No.: 410349000117500
 Geographic Township of Arran
 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 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 this application is to seek relief from Section 6.3 of the Zoning By-Law which requires a front yard setback of 20 m, whereas a front yard setback of 13.7m is required to accommodate an attached garage.

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 this application:

1. Application A23 Fotherby dated June 23, 2025
2. Notice of Public Hearing A23 Fotherby dated July 4, 2025
3. Request for Agency Comments A23 Fotherby dated July 4, 2025
4. Site Plan A23 Fotherby dated May 9, 2025

Site Characteristics

Current mapping indicates that the subject rural property features lands within SVCA's Screening Area in the southern area of the property where an unnamed tributary to the Saugeen River flows southwest through a woodlot on the property. The property has a County Official Plan designation as Rural Areas, Agricultural Areas & Hazard Land Area. The zoning is A1 - General Agriculture and EP - Environmental Protection.

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. It is the opinion of SVCA staff that the applications are consistent with the natural hazard policies of the Bruce County 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 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 O. Regulation 41/24 the proposed Minor Variance is exempt from requiring a permit from the SVCA.

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.

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.

Fotherby - A-2025-023

July 25, 2025

Page 4 of 4

Sincerely,



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)

Accessibility Notice:

Saugeen Valley Conservation Authority (SVCA) is committed to providing accessible information and communications in accordance with the Accessibility for Ontarians with Disabilities Act (AODA). If you use assistive technology and the format of this document interferes with your ability to access the information, please contact us at www.saugeenconservation.ca/access, email accessibility@svca.on.ca, or call 519-364-1255. We will provide or arrange for the provision of an accessible format or communication support, at no additional cost, in a timely manner.



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



July 4, 2025

File Number: A-2025-023

Public Hearing Notice

**You're invited to participate in a Public Hearing
to consider Minor Variance File No. A-2025-023
August 11, 2025 at 9:00 am**

A change is proposed in your neighbourhood: The purpose of this application is to seek relief from Section 6.3 of the Zoning By-Law which requires a front yard setback of 20 m, whereas a front yard setback of 13.7m is required to accommodate an attached garage.



183 Concession 10 West Arran, CON 10 N PT LOT 1 (Former Township of Arran)
Municipality of Arran-Elderslie, Roll Number: 410349000117500

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 July 25, 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.

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.

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/>.

