



# MUNICIPALITY OF ARRAN-ELDERSLIE

## Committee of Adjustment

### AGENDA

Monday, September 8, 2025, 9:00 a.m.  
Council Chambers and/or Via Microsoft Teams  
1925 Bruce Road 10  
Chesley, ON N0G 1L0

	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 Z-2025-026 - Scott	4
<ul style="list-style-type: none"><li>to seek relief from Section 6.3 of the Arran-Elderslie Zoning By-law which requires a front yard setback of 7.5m, and limits accessory building lot coverage to 5%. The applicants are proposing a front yard setback of 5.4m, and an accessory building coverage of 6.27%.</li></ul>	
5.2 Minor Variance - Z-2025-030 - Gingrich	16
<ul style="list-style-type: none"><li>to seek relief from Section 3.23 and Section 18.3 of the Zoning By-Law, which requires a 33 m setback from the centre line of the road, and a front yard setback of 15 m, respectively. The applicant is proposing a setback of 28.8 m from the centre line and a front yard setback of 13.8 m. If approved, this application will facilitate the construction of a 181.5 sqm addition to the commercial shop building.</li></ul>	
6. Adjournment	



## **MUNICIPALITY OF ARRAN-ELDERSLIE**

### **Committee of Adjustment Meeting**

### **MINUTES**

**Monday, August 11, 2025, 9:00 a.m.**

**Municipal Council Chambers**

**1925 Bruce Road 10, Chesley**

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  
Emily Dance, CAO  
Devan Acton - Deputy Clerk

#### **1. Call to Order**

Chair Hammell called the meeting to order at 9:14 AM.

#### **2. Adoption of Agenda**

The Committee passed the following resolution:

**03-11-2025**

**Moved by:** Councillor Steinacker

**Seconded by:** Councillor Penner

Be It Resolved that the agenda for the Committee of Adjustment Meeting of August 11, 2025 be received and adopted as presented.

**Carried**

#### **3. Disclosures of Pecuniary Interest and General Nature Thereof**

None declared at this time.

#### **4. Adoption of Minutes of Previous Meeting(s)**

The Committee passed the following resolution:

**03-12-2025**

Be It Resolved that the Committee adopts the minutes of the Committee of Adjustment meeting held May 12, 2025.

## **5. New Business**

### **5.1 Minor Variance A-2025-023 - Fotherby**

Chair Hammell advised that this was a Public Meeting under the Planning Act to consider Minor Variance Application A-2025-023 for Jim and Lois Fotherby for lands located at 183 Concession 10 West Arran.

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 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.

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 Clerks/CAO Department - No concerns
  - Arran-Elderslie 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.
- 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 regarding 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 9:20 AM.

The Committee passed the following resolution:

**03-13-2025**

**Moved by:** Councillor Nickason

**Seconded by:** Deputy Mayor Shaw

Be it resolved that the application for Minor Variance from Comprehensive Zoning By-law 36-09 for Jim and Lois Fotherby for the lands located at 183 Concession 10 West Arran, 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 (7): Mayor Hammell, Deputy Mayor Shaw, Councillor Nickason, Councillor Hampton, Councillor Dudgeon, Councillor Penner, and Councillor Steinacker

**Carried (7 to 0)**

**6. Adjournment**

The Committee passed the following resolution:

**Moved by:** Deputy Mayor Shaw

**Seconded by:** Councillor Dudgeon

That the Committee of Adjustment be adjourned at 9.25 AM.

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Steve Hammell, Mayor

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Christine Fraser-McDonald, Clerk



## Planning Report

**To:** Committee of Adjustment, Arran-Elderslie

**From:** Megan Stansfield

**Date:** September 8, 2025

**Re:** Minor Variance - A-2025-026 (Scott)

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### Recommendation:

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

That Committee approve Minor Variance A-2025-026 as attached subject to the conditions on the decision sheet.

### Summary:

This variance seeks relief from Section 6.3 of the Arran-Elderslie Zoning By-law which requires a front yard setback of 7.5m, and limits accessory building lot coverage to 5%. The applicants are proposing a front yard setback of 5.4m, and an accessory building coverage of 6.27%. If approved, the application will facilitate the construction of an accessory building.

### Airphoto



561 Concession 2  
CON 2 PT LOT 23 RP 3R  
1793;PART 1 (Arran)  
Municipality of Arran-Elderslie  
Roll Number: 410349000301901

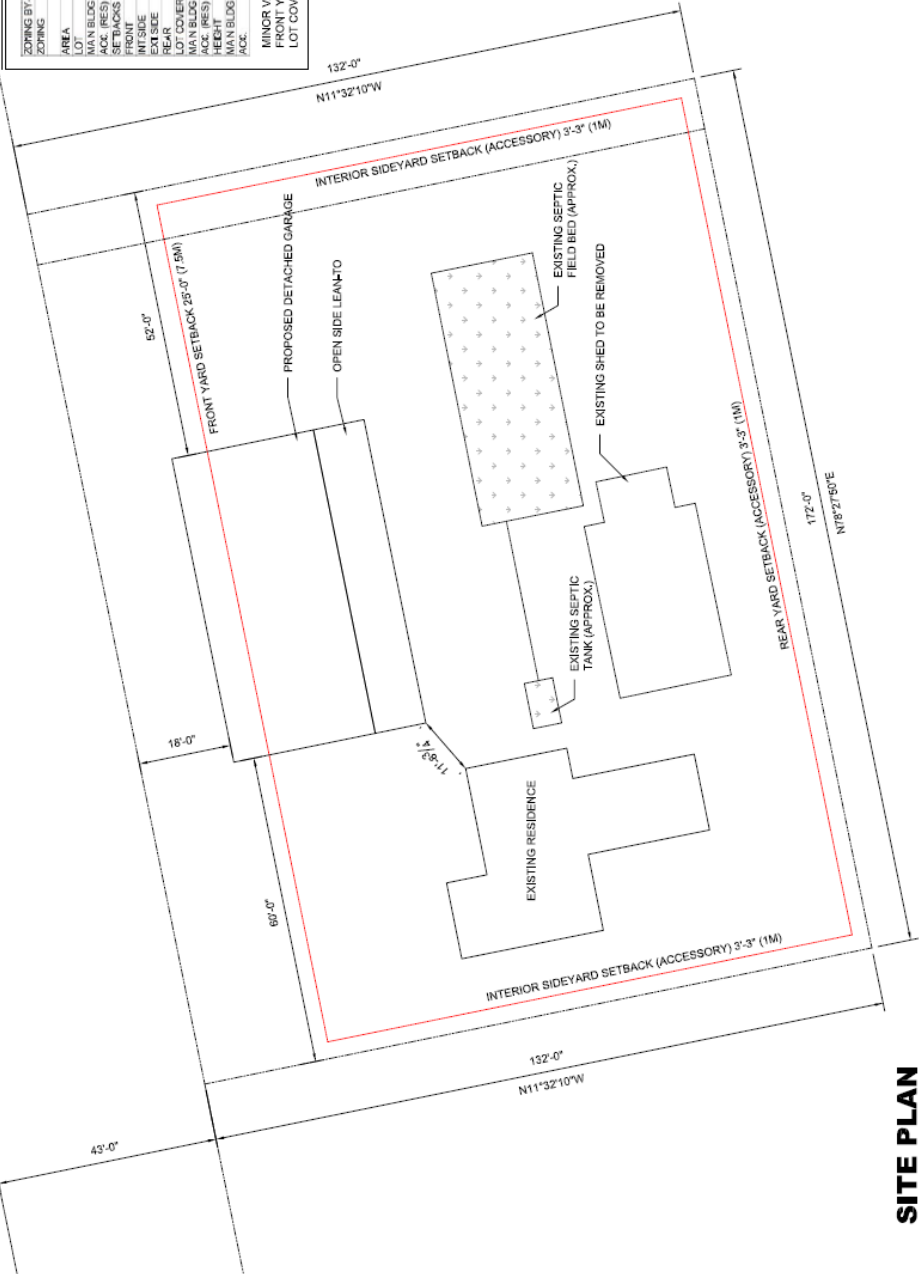
Site Plan

AERIAL GIS of  
CONCESSION 2 Pt LOT 23  
(RP 3R-1793; PART 1)  
#561 Concession 2 Arran  
Arran-Eldersville  
County of BRUCE

ZONING STATS

Arran-Eldersville 36-00 (eff. Jan. 2011)				
ZONING	BY LAW	EXISTING	PROPOSED	
AREA	sq. ft.	sq. ft.	Change	% Total
LOT	100	2104	0	2104
MAN BLDG	0	111.5	0	111.5
ACC. BLDG	0	80	132	272
SEPT. TANKS	0	0	0	0
FRONT	0	7.5	7.5	7.5 (3.4%)
REAR	0	0	0	0
INTERIOR	0	0	0	0
EXT. SIDE	0	0	0	0
LOT COVERAGE	0	0	0	0
MAN BLDG	0	10	0	10
ACC. BLDG	0	10	132	142
SEPT. TANKS	0	0	0	0
HEIGHT	0	0	0	0
ACC. BLDG	0	0	0	0
ACC.	0	0	0	0

MINOR VARIANCE:  
FRONT YARD SETBACK AND ACCESSORY BUILDING  
LOT COVERAGE



SITE PLAN

SCALE: 1" = 20'-0"

## 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 Rural and Agricultural in the County Official Plan. Both designations permit residential uses and associated accessory uses. The existing residential use is permitted, and the proposed detached accessory building is also permitted.

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 A1 - General Agriculture in the Arran-Elderslie Zoning By-Law. The zoning by-law has special provisions for existing Non-Farm lots with a lot area of less than 0.5 hectares. It requires a minimum front yard setback of 7.5 metres and a maximum total lot coverage of 15%. The maximum lot coverage for accessory buildings and structures is 5%.

The purpose of the front yard setback is to ensure adequate space for road maintenance and snow clearing, and to ensure safety for road users and the property owners. As noted by Public Works, the road allowance in this area is larger than standard, ensuring sufficient space for maintenance and safety for road users. The orientation of the new building will ensure safety for the property owner, as the building entrances do not open to the road.

The purpose of the maximum lot coverage is to ensure there is sufficient space for servicing, for amenities and for green space for appropriate drainage. The applicants are removing the existing accessory building on the property, and therefore the total lot coverage will not exceed 15%. The increased accessory building lot coverage from 5% to 6.3% is minimal and not expected to impact any drainage on this property or the surrounding property.

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 applicants are proposing to remove their existing detached accessory building. Due to the location of the septic and required setbacks, as well as ease of accessibility to their driveway, the location of the accessory building protrudes slightly into the front yard

setback. The road allowance in this area is larger than standard, which further supports the reduced setback.

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

#### Is the application minor in nature?

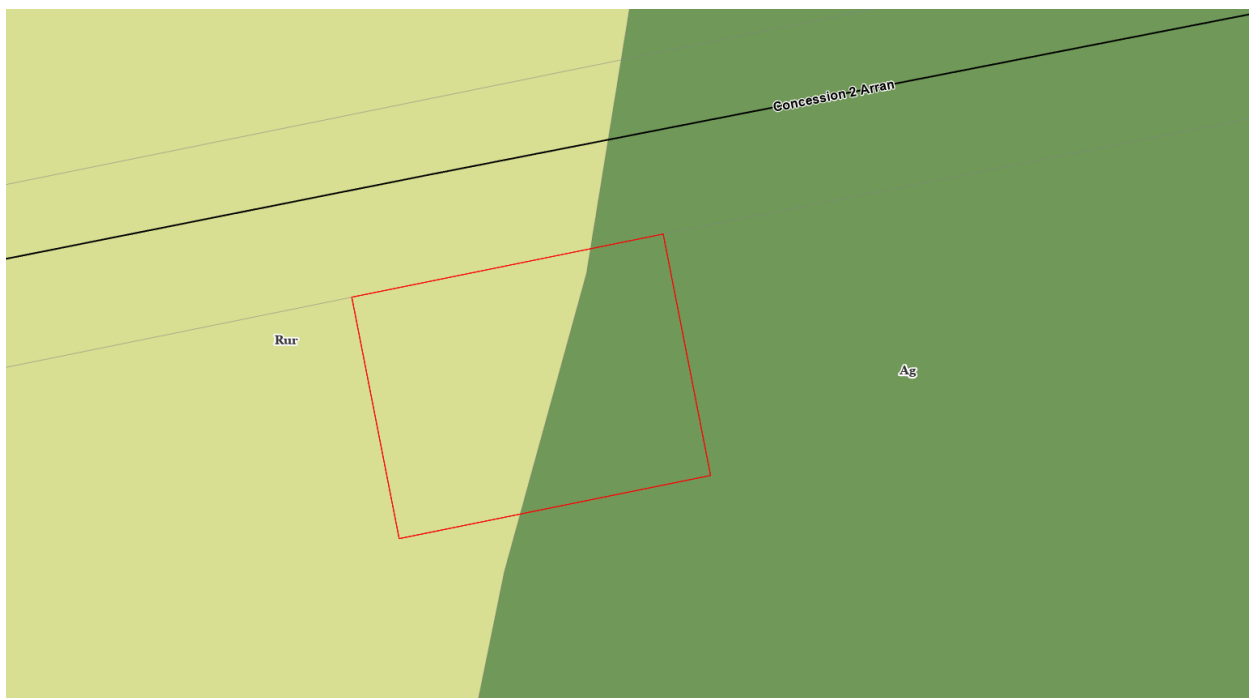
Whether a variance is minor is evaluated in terms of the impact the proposed development is expected to have on the surrounding neighbourhood. It is not expected that permitting the variance will have any impact on the character of the area or impact the ability of adjacent property owners to use their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





## Local Zoning Map (Zoned A1 - General Agriculture)



### Agency Comments

Grey Sauble Conservation Authority: No objections - the proposed development is not within the GSCA Regulated area, and therefore a permit is not required.

Arran-Elderslie: Public works has no concerns. They note the road allowance is larger than standard in this area, and the lot is not at an intersection, so visibility concerns are not an issue.

Saugeen Ojibway Nation: Not within an area of high archaeological potential

### Public Comments

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



519.376.3076  
 237897 Inglis Falls Road  
 Owen Sound, ON N4K 5N6  
[www.greysauble.on.ca](http://www.greysauble.on.ca) | Protect.  
 Respect.  
 Connect.

August 25, 2025  
**GSCA File: P25267**

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

Sent via email: [bcplwa@brucecounty.on.ca](mailto:bcplwa@brucecounty.on.ca)

**Re: Minor Variance Application – A-2025-026**  
**Address: 561 Concession 2**  
**Roll No: 41-03-490-003-019-01**  
**Municipality of Arran-Elderslie, formerly Arran Township**  
**Applicant: Nicholas & Janette Scott**

Grey Sauble Conservation Authority (GSCA) has reviewed the subject application in accordance with our mandate and policies for Natural Hazards and relative to our policies for the implementation of Ontario Regulation 41/24. We offer the following comments.

### **Subject Proposal**

The purpose of the application is to request relief from Section 6.3 of the Arran-Elderslie Zoning By-law which requires a front yard setback of 7.5m, and limits accessory building lot coverage to 5%. The applicants are proposing a front yard setback of 5.4m, and an accessory building coverage of 6.27%. If approved, the application will facilitate the construction of an accessory building.

### **Site Description**

The subject property is located on Concession 2 Arran within the Municipality of Arran-Elderslie. The property currently has a single-family dwelling and a workshop, with a manicured lawn. The property is surrounded by agricultural fields and is quite flat in elevation.

### **GSCA Regulations**

The subject property is not currently regulated under Ontario Regulation 41/24: Prohibited Activities, Exemptions and Permits.

GSCA Comment: As the subject property is not currently regulated under Ontario Regulation 41/24, a permit is not required from our office for the proposed construction of an accessory structure.

### **Provincial Planning Statement 2024**

#### **5.2 Natural Hazards**

GSCA staff have not identified any natural hazards on the subject property.

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#### **Member Municipalities**

Municipality of Arran-Elderslie, Town of the Blue Mountains, Township of Chatsworth, Township of Georgian Bluffs, Municipality of Grey Highlands, Municipality of Meaford, City of Owen Sound, Town of South Bruce Peninsula

**Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan**

The subject property is not located within an area that is subject to the Source Protection Plan.

**Recommendations**

GSCA generally has no objections to the proposed Minor Variance Application. As the proposed accessory structure is not within the regulated area, a permit is not required from our office prior to construction.

We respectfully request to be notified of any decisions made by Municipality of Arran-Elderslie and/or Bruce County related to this file and notice of any appeals.

Should you have any questions, please contact the undersigned.

Kind regards,



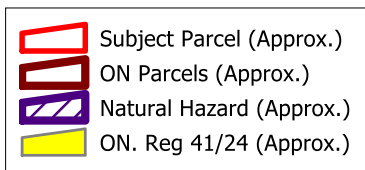
Nicole McArthur  
Intermediate Planner, Environmental Planning & Regulations Department

Encl.; Regulation Map

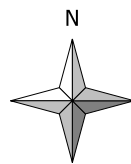
c.c. Jennifer Shaw, GSCA Director, Municipality of Arran-Elderslie  
Building Department, Municipality of Arran-Elderslie

**Member Municipalities**

Municipality of Arran-Elderslie, Town of the Blue Mountains, Township of Chatsworth, Township of Georgian Bluffs, Municipality of Grey Highlands, Municipality of Meaford, City of Owen Sound, Town of South Bruce Peninsula



0 10 m



Scale = 1:290

**GSCA Regulation Map**  
**561 Concession 2**  
**Roll #: 41-03-490-003-019-01**  
**Municipality of Arran-Elderslie**  
**Formerly Arran Township**  
**GSCA File: P25267**

August 25, 2025

**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

August 15, 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-2025-026**  
**Scott**  
**561 Concession 2 ARRAN**  
**Part Lot 23, Concession 2, Part 1, RP 3R-1793 (Former Township of Arran)**

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

- CAO/Clerks Department
  - No concerns.
- Works Department
  - Public Works has no concerns with the proposed setback outlined in the plans. The road allowance along this property exceeds the standard 66 feet, and the lot is not located near an intersection, eliminating visibility issues. Additionally, there are no proposed building entrances facing the roadside. As such, Public Works supports the requested reduction.
- Fire Department
  - No concerns.

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](mailto:cfraser@arran-elderslie.ca)



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



August 25, 2025

File Number: A-2025-026

## Public Hearing Notice

**You're invited to participate in a Public Hearing  
to consider Minor Variance File No. A-2025-026  
September 8, 2025 at 9:00 am**

A change is proposed in your neighbourhood: This variance seeks relief from Section 6.3 of the Arran-Elderslie Zoning By-law which requires a front yard setback of 7.5m, and limits accessory building lot coverage to 5%. The applicants are proposing a front yard setback of 5.4m, and an accessory building coverage of 6.27%. If approved, the application will facilitate the construction of an accessory building.



561 Concession 2  
CON 2 PT LOT 23 RP 3R 1793;PART 1 (Arran)  
Municipality of Arran-Elderslie  
Roll Number: 410349000301901



## 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 September 1, 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](mailto: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](mailto: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/>.

Site plan

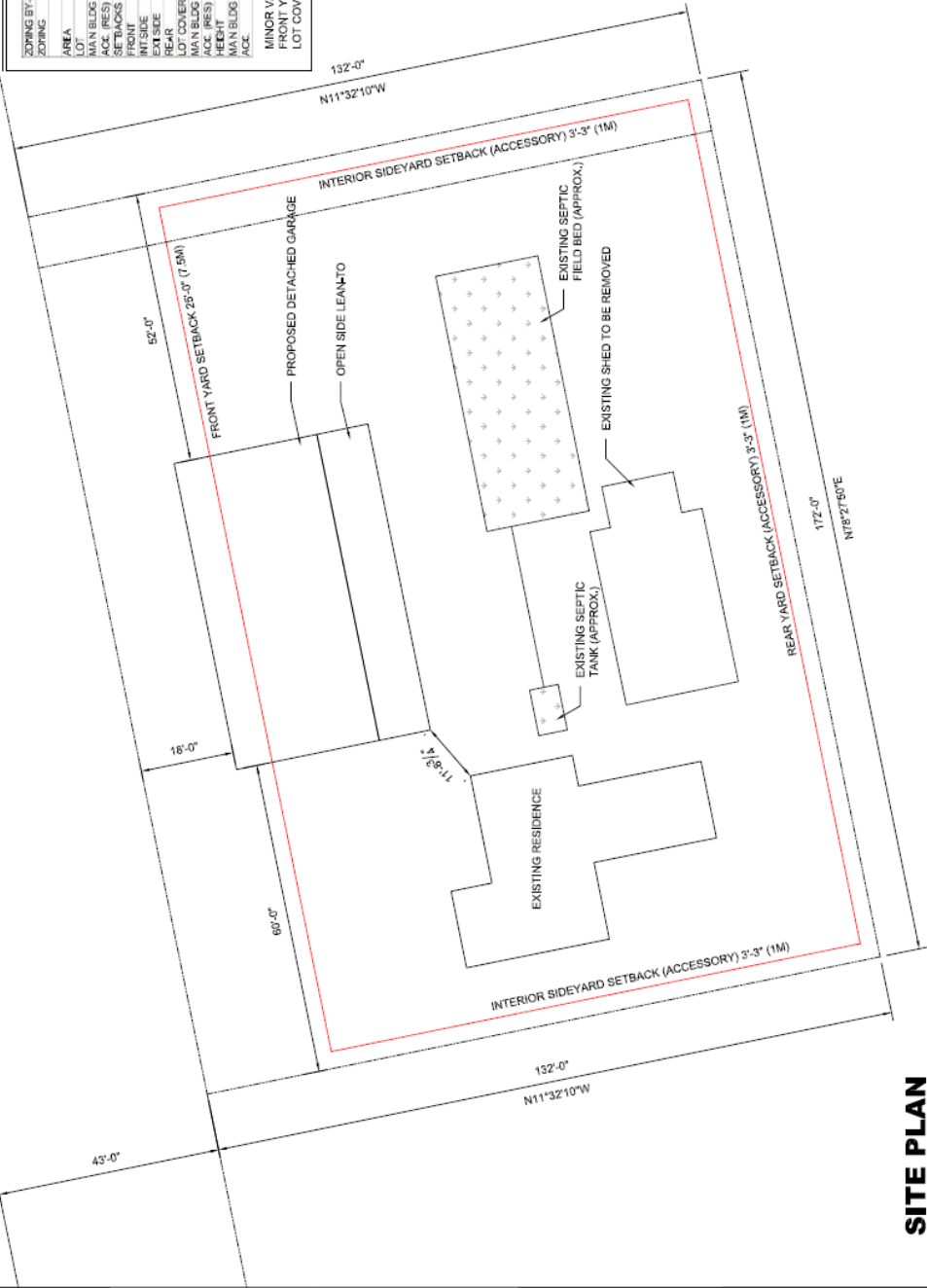
AERIAL GIS of  
CONCESSION 2 Pt LOT 23  
(RP 3R-1793; PART 1)  
#561 Concession 2 Arran  
Arran-Eldersville  
County of BRUCE

ZONING STATS

Arran-Eldersville 36-09 (eff. Jan. 2011)						
A1						
ZONING	BY LAW	EXISTING	PROPOSED		Change	Total
			sq ft			
AREA			214.0	0	214.0	
MAN BLDG		ms [0.22]	111.5	0	111.5	
ACCL (RES)			80	132	52	212
SETBACKS			M			
FRONT		"5	7.5	7.5 (5.0acc)		
INT SIDE		391.5 (1.0c)	3	391.5 (1acc)		
REAR		10 (1.6c)	N/A	10 (1.6c)		
LOT COVERAGE		15 (0.4c)	0 (1.6c)	10 (1.6c)		
MAN BLDG		%	15	5.30	0	5.30
ACCL (RES)		5 (of 10)	3.80	6.27	10.08	
REAR		10 (1.6c) or 50% of 10	2.50	1.00	1.50	25
MAN BLDG		2.50	1.55			
ACCL		4.8	4.8			4.8

MINOR VARIANCE:  
FRONT YARD SETBACK  
LOT COVERAGE

MINOR VARIANCE:  
FRONT YARD SETBACK AND ACCESSORY BUILDING  
LOT COVERAGE



SITE PLAN

SCALE: 1" = 20'-0"





## Planning Report

**To:** Committee of Adjustment, Arran-Elderslie

**From:** Megan Stansfield, Planner

**Date:** September 8, 2025

**Re:** Minor Variance - A-2025-030 (Gingrich)

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### Recommendation:

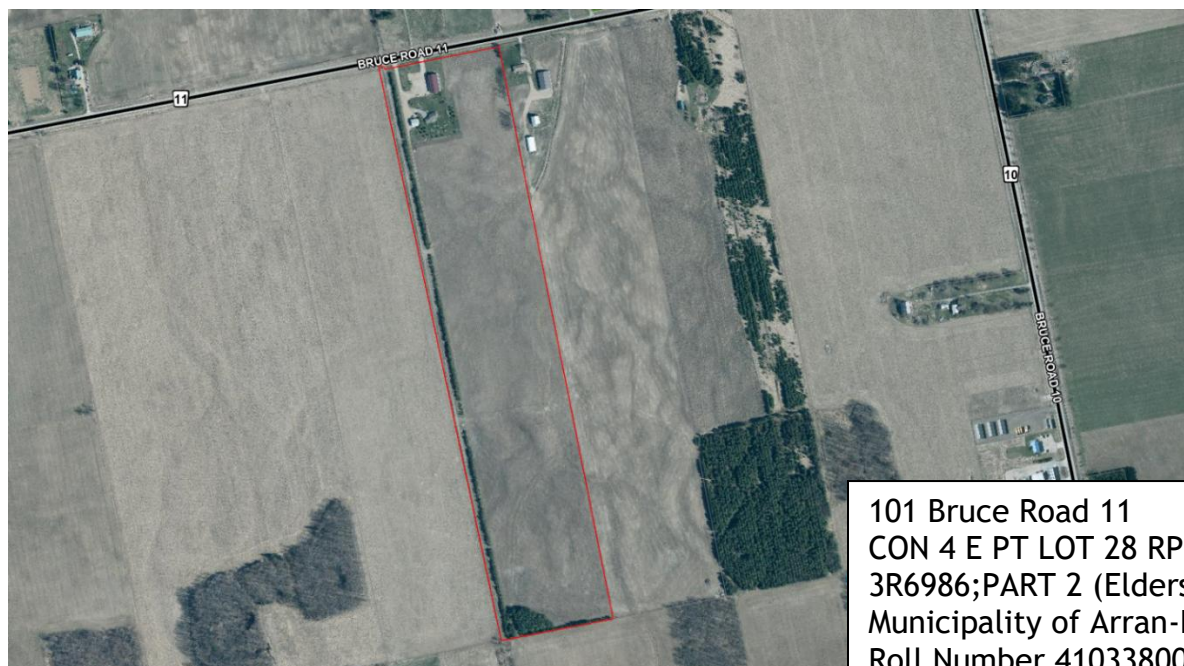
Subject to a review of submissions arising from the public meeting:

That Committee approve Minor Variance A-2025-030 as attached subject to the conditions on the decision sheet.

### Summary:

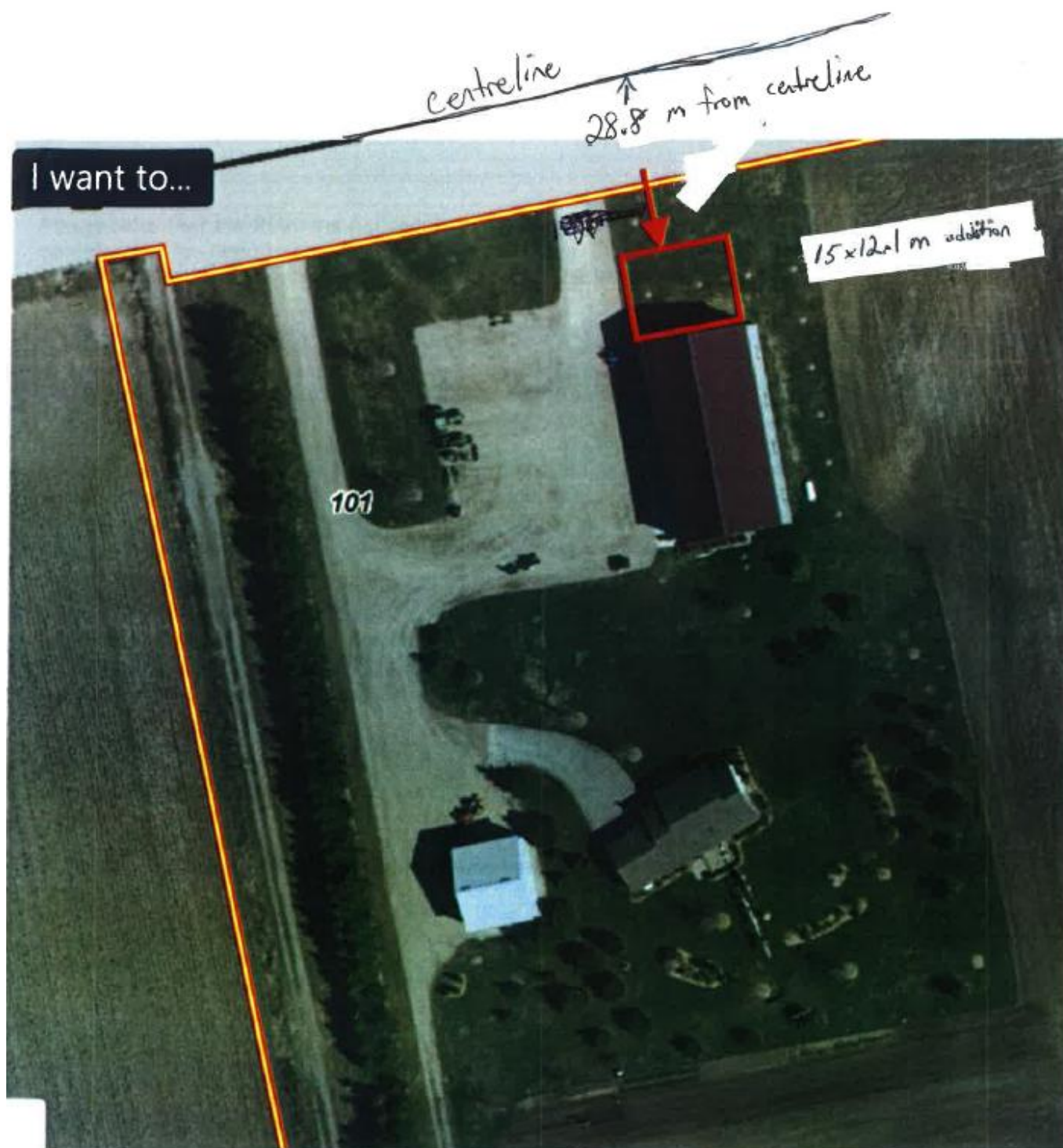
This application seeks relief from Section 3.23 and Section 18.3 of the Zoning By-Law, which requires a 33 m setback from the centre line of the road, and a front yard setback of 15 m, respectively. The applicant is proposing a setback of 28.8 m from the centre line and a front yard setback of 13.8 m. If approved, this application will facilitate the construction of a 181.5 sqm addition to the commercial shop building.

### Airphoto



101 Bruce Road 11  
CON 4 E PT LOT 28 RP  
3R6986;PART 2 (Elderslie)  
Municipality of Arran-Elderslie  
Roll Number 410338000303300

## Site Plan



## 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 Agriculture in the County Official Plan. The Agriculture designation permits Agriculture Related Commercial and Industrial Uses provided they are directly related to, compatible with and supportive of, agricultural operations. The property uses permitted are farm implement repair, machine shop and welding shop. Through the rezoning in 2017, the permitted uses were evaluated on their compatibility with the Official Plan, and it was determined they were compatible. This variance seeks only to reduce the front yard setback to permit an addition to the existing detached accessory building, which will allow the applicant to continue with the permitted uses.

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 M1-28-2017 - Agriculture Commercial Industrial Special, the permitted uses include farm implement repair, machine shop and welding shop. The maximum building size for these uses is 650 square metres, as specified in the site specific by-law.

The applicant is proposing an addition to the existing shop building where the permitted uses occur. The proposed addition will not exceed the maximum 650 square metres, but will impede the front yard setback. The zoning by-law requires a front yard setback of 15 metres, and requires a 33 metre setback from the centre line of the road, because it is a County Road. The purpose of the front yard setback and the County’s setback from their road, is to ensure there is sufficient space for road maintenance and safety for both the land owner and road users. The County Transportation Department has reviewed the proposed development and they approve the reduction in 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 wishes to expand the existing building to accommodate his business. The applicant has little space elsewhere to expand the shop as he does not want to remove land

from agricultural production, he cannot move closer to the house due to the septic system, and he doesn't want to reduce his parking/yard area. The slight intrusion into the front yard is a reasonable solution, that supports the expansion of the business.

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 Agricultural Areas)



## Local Zoning Map (Zoned A1 - General Agriculture, A1-H1 - General Agriculture Holding, M1-28-2017 - Agriculture Commercial Industrial Special)



### Agency Comments

Saugeen Ojibway Nation: Archaeological Assessment not required as the property was previously evaluated and Holding was put in place. Applicant is not proposing development within the existing Holding area.

Historic Saugeen Metis: No objections

Saugeen Valley Conservation Authority: Application is acceptable. There are no natural hazards on the property, and no regulated area. A permit is not required.

Arran-Elderslie Staff: No concerns

Bruce County Transportation: Supports the 4.2 metre encroachment into the County Road setback

### 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](http://www.saugeenconservation.ca)  
[publicinfo@svca.on.ca](mailto:publicinfo@svca.on.ca)

SENT ELECTRONICALLY [bcplpe@brucecounty.on.ca](mailto:bcplpe@brucecounty.on.ca)

August 15, 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-2025-030  
 101 Bruce Road 11  
 PT LOT 28 CON 4 E RP 3R6986;PART 2  
 Roll No.: 410338000303300  
 Geographic Township of Elderslie  
 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 the application is to propose a setback of 28.8 m from the centre line and a front yard setback of 13.8 m. If approved, this application will facilitate the construction of a 181.5 sqm addition to the commercial shop building. Section 3.23 and Section 18.3 of the Zoning By-Law, requires a 33 m setback from the centre line of the road, and a front yard setback of 15 m, respectively.

**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](mailto:rmo@greysauble.on.ca)

**Summary**

SVCA staff find the application acceptable. The subject property does not contain any floodplains, watercourses, shorelines, wetlands, valley slopes or other natural hazard features of interest to SVCA or environmental features or as per our MOA with the County of Bruce. As such, it is the opinion of SVCA staff that the application is consistent with the Natural Hazard policies of the Provincial Policy Statement (PPS, 2024) and the County and local Official Plan. Additionally, the property is not in a SVCA regulated area, and therefore, a permit from the SVCA is not required for development activities related to this application.

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.

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

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](http://www.saugeenconservation.ca/access), email

Stuart and Laura Gingrich A-2025-030

August 15, 2025

Page **3** of **3**

[accessibility@svca.on.ca](mailto: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.





# 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

August 14, 2025

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

Via Email: [mstansfield@brucecounty.on.ca](mailto:mstansfield@brucecounty.on.ca)

**Re: Minor Variance Application A-2025-030  
Gingrich  
101 Bruce Road 11  
East Part Lot 28, Concession 4, Part 2, RP 3R-6986 (Former Township  
of Elderslie)**

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

- CAO/Clerks Department
  - No concerns.
- Works Department
  - No concerns as it the subject lands are located on a County Road.
- Fire Department
  - No concerns.

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](mailto:cfraser@arran-elderslie.ca)

**From:** [Gary Keeling](#)  
**To:** [Megan Stansfield](#)  
**Cc:** [Bruce County Planning - Peninsula Hub](#); [Ryan Errington](#)  
**Subject:** Re: County Road Setback Question | 101 Bruce Road 11  
**Date:** Wednesday, July 23, 2025 9:18:19 AM

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Hi Megan, TES would support the 4.2m encroachment into the 33m County Road setback.

Gary

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**From:** Megan Stansfield <MStansfield@brucecounty.on.ca>  
**Sent:** Tuesday, July 22, 2025 4:04 PM  
**To:** Gary Keeling <gkeeling@brucecounty.on.ca>  
**Cc:** Bruce County Planning - Peninsula Hub <bcplwi@brucecounty.on.ca>; Ryan Errington <RErrington@brucecounty.on.ca>  
**Subject:** RE: County Road Setback Question | 101 Bruce Road 11

Hi Gary,

I spoke with Stuart Gingrich today about his shop extension at his property at 101 Bruce Road 11 (I think he reached out to you too). He is revisiting the extension idea and would like to know if TES would support a 4.2 metre encroachment into the 33 m County Road setback?

Thanks,  
Megan

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**From:** Megan Stansfield  
**Sent:** Friday, April 11, 2025 11:55 AM  
**To:** Gary Keeling <gkeeling@brucecounty.on.ca>  
**Cc:** Bruce County Planning - Peninsula Hub <bcplwi@brucecounty.on.ca>; Ryan Errington <RErrington@brucecounty.on.ca>  
**Subject:** RE: County Road Setback Question | 101 Bruce Road 11

Thanks Gary – I really appreciate your help with this!

Megan

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**From:** Gary Keeling <[gkeeling@brucecounty.on.ca](mailto:gkeeling@brucecounty.on.ca)>  
**Sent:** Friday, April 11, 2025 9:55 AM  
**To:** Megan Stansfield <[MStansfield@brucecounty.on.ca](mailto:MStansfield@brucecounty.on.ca)>  
**Cc:** Bruce County Planning - Peninsula Hub <[bcplwi@brucecounty.on.ca](mailto:bcplwi@brucecounty.on.ca)>; Ryan Errington <[RErrington@brucecounty.on.ca](mailto:RErrington@brucecounty.on.ca)>  
**Subject:** Re: County Road Setback Question | 101 Bruce Road 11



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



August 25, 2025

File Number: A-2025-030

## Public Hearing Notice

**You're invited to participate in a Public Hearing  
 to consider Minor Variance File No. A-2025-030  
 September 8, 2025 at 9:00 am**

A change is proposed in your neighbourhood: This application seeks relief from Section 3.23 and Section 18.3 of the Zoning By-Law, which requires a 33 m setback from the centre line of the road, and a front yard setback of 15 m, respectively. The applicant is proposing a setback of 28.8 m from the centre line and a front yard setback of 13.8 m. If approved, this application will facilitate the construction of a 181.5 sqm addition to the commercial shop building.



101 Bruce Road 11, CON 4 E PT LOT 28 RP 3R6986;PART 2 (Elderslie)  
 Municipality of Arran-Elderslie, Roll Number 410338000303300

## 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 September 1, 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](mailto: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](mailto: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/>.

## Site plan

