



MUNICIPALITY OF ARRAN-ELDERSLIE

Committee of Adjustment

AGENDA

Tuesday, October 14, 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-2025-032 - Gallie 6
 - to seek relief from Section 5.5.4. and Section 5.5.5.2 of the Zoning By-Law which restricts accessory building height to 5m and accessory building lot coverage to 5%, respectively. If approved this application will facilitate the construction of an accessory building with a height of 5.72 m. The accessory building lot coverage will be approximately 6.4%.
6. Adjournment



MUNICIPALITY OF ARRAN-ELDERSLIE

Committee of Adjustment Meeting

MINUTES

Monday, September 8, 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: Emily Dance, CAO
 Devan Acton - Deputy Clerk

1. Call to Order

Chair Hammell called the meeting to order at 9:00 AM.

2. Adoption of Agenda

The Committee passed the following resolution:

04-14-2025

Moved by: Councillor Dudgeon

Seconded by: Councillor Nickason

Be It Resolved that the agenda for the Committee of Adjustment Meeting of September 8, 2025 be received and adopted as presented.

Carried

3. Disclosures of Pecuniary Interest and General Nature Thereof

Mayor Hammell declared a conflict due to a familial relationship to the applicants.

3.1 Mayor Hammell - Minor Variance Z-2025-026 - Scott

Mayor Hammell declared a conflict due to a familial relationship to the applicants.

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

The Committee passed the following resolution:

04-15-2025

Moved by: Councillor Steinacker

Seconded by: Deputy Mayor Shaw

Be It Resolved that the Committee adopts the minutes of the Committee of Adjustment meeting held August 11, 2025.

Carried

5. **New Business**

5.1 **Minor Variance Z-2025-026 - Scott**

Mayor Hammell declared a conflict on this item. (Mayor Hammell declared a conflict due to a familial relationship to the applicants.)

Mayor Hammell declared a conflict due to a familial relationship to the applicants.

Deputy Mayor Shaw assumed the Chair.

Chair Shaw advised that this was a Public Meeting under the Planning Act to consider Minor Variance Application A-2025-026 for Nicholas and Janette Scott for the lands located at 561 Concession 2 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 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%.

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 Works Department - no comment
- Public Comments:**

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

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

The applicant had no further comments.

Chair Shaw asked if there were any comments from the public either regarding the application.

Chair Shaw asked the Deputy-Clerk if any written comments had been received. The Deputy-Clerk noted that no public comments had been received.

Hearing no further comments from the public, Chair Shaw declared the public meeting closed at 9:10 AM.

The Committee passed the following resolution:

04-16-2025

Moved by: Councillor Dudgeon

Seconded by: Councillor Penner

Be it resolved that the application for Minor Variance A-2025-026 from Comprehensive Zoning By-law 36-09 for Nicholas and Janette Scott, 561 Concession 2 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 (5): Deputy Mayor Shaw, Councillor Nickason, Councillor Dudgeon , Councillor Penner, and Councillor Steinacker

Carried (5 to 0)

5.2 Minor Variance - Z-2025-030 - Gingrich

Mayor Hammell resumed the Chair.

Chair Hammell advised that this was a Public Meeting under the Planning Act to consider Minor Variance Application A-2025-030 for Stuart and Laura Gingrich for the lands located at 101 Bruce Road 11.

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 from 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.

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

Public Comments:

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

The applicant had nothing to add.

Chair Hammell asked if there were any comments from the public either regarding the application.

Chair Hammell asked the Deputy Clerk if any written comments had been received. The Deputy 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 9:19AM.

The Committee passed the following resolution:

04-17-2025

Moved by: Deputy Mayor Shaw

Seconded by: Councillor Dudgeon

Be it resolved that the application for Minor Variance A-2025-030 from Comprehensive Zoning By-law 36-09 for Stuart and Laura Gingrich, 101 Bruce Road 11, 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: Councillor Hampton

Seconded by: Councillor Nickason

That the Committee of Adjustment be adjourned at 9:21 AM.

Carried

Steve Hammell, Mayor

Devan Acton, Deputy Clerk



Planning Report

To: Committee of Adjustment, Arran-Elderslie

From: Megan Stansfield, Planner

Date: October 14, 2025

Re: Minor Variance - A-2025-032 (Gallie)

Recommendation:

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

That Committee approve Minor Variance A-2025-032 as attached subject to the conditions on the decision sheet.

Summary:

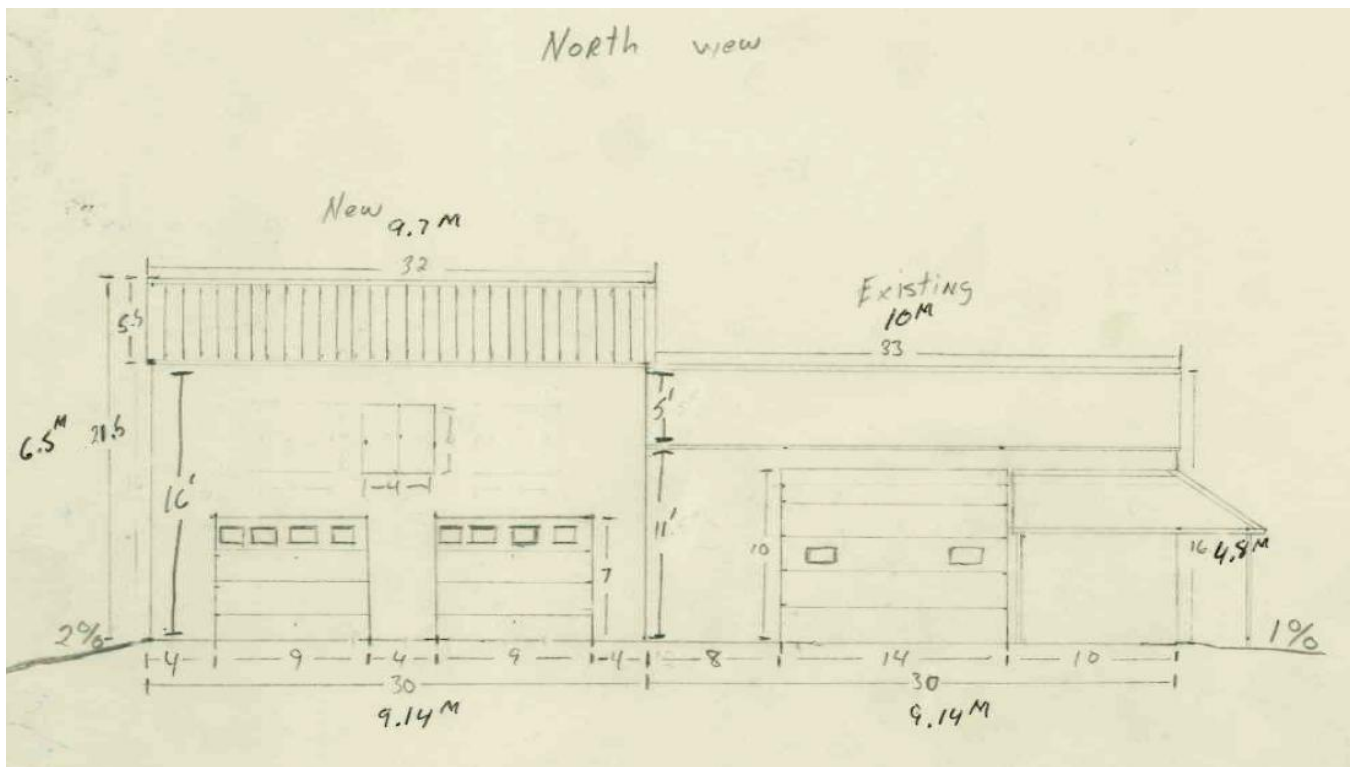
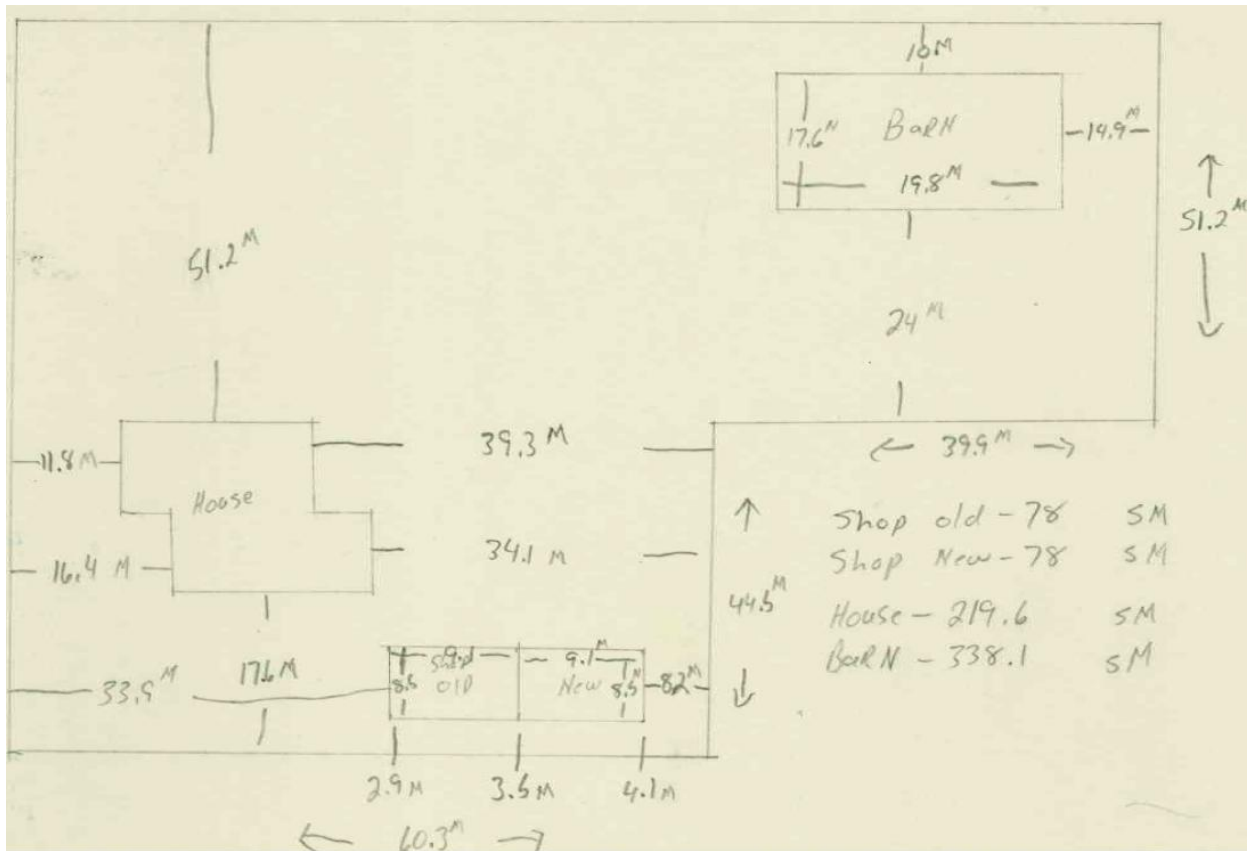
This application seeks relief from Section 5.5.4. and Section 5.5.5.2 of the Zoning By-Law which restricts accessory building height to 5m and accessory building lot coverage to 5%, respectively. If approved this application will facilitate the construction of an accessory building with a height of 5.72 m. The accessory building lot coverage will be approximately 6.4%.

Airphoto



5026 Bruce Road 3
ARRAN CON A PT LOT 20
RP;3R9666 PART 1
Municipality of Arran-Elderslie
Roll Number 410349000103120

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 Agricultural in the County Official Plan. This designation permits residential uses and associated accessory uses. The existing residential use is permitted, and the proposed addition to the 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 A1-60-2014 - General Agriculture Special in the Arran-Elderslie Zoning By-Law. This special zoning permits a reduced side yard setback of 3 metres for the existing detached accessory building. The proposed addition will not further encroach the 3 metre setback. The zoning by-law permits a maximum lot coverage of 5% for accessory buildings, and a total maximum of 15%. The applicant is proposing an accessory building lot coverage of 6.4%. The height of the accessory building is proposed to be 5.72 metres, where the zoning by-law permits a maximum of 5 metres.

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 proposing an addition to the existing accessory building on the property, and the total lot coverage will not exceed 15%. The increased accessory building lot coverage will be slightly over the maximum 5% at 6.4%. The increase is minimal and not expected to impact any drainage on this property or the surrounding property. The addition allows the applicant to expand his hobby shop.

The purpose of the maximum height of accessory buildings, is to ensure the accessory building height does not exceed the main building height. The proposed height of the accessory building addition is 5.72 metres, which is a minimal increase over the maximum height of 5 metres. The main residential dwelling will still be taller than the proposed accessory building. The additional height will allow the applicant to have storage space and additional space for his hobby shop.

The shop building is solely for personal use, not commercial use, and will not have a residential dwelling unit within it.

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?

There is an existing detached accessory building and the applicant is simply looking to double the size to provide additional shop and storage space. The proposed variances are minimal and do not significantly exceed the zoning by-law provisions.

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 Area)



Local Zoning Map (Zoned Residential One 'R1')



Agency Comments

County Transportation and Services: No comments

Arran-Elderslie: No concerns

Saugeen Valley Conservation Authority: No concerns, comments provided in full below.

Saugeen Ojibway Nation: Archaeological assessment was completed and sent to SON.

Public Comments

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

Designations and Zones	Existing
County Official Plan	Agricultural Areas
Local Official Plan	Outside of Local Official Plan
Zoning By-law	A1-60-2014 - General Agriculture
Designations and Zones	Proposed
County Official Plan	No change
Local Official Plan	No change
Zoning By-law	No change

File Number: A-2025-032

Agency: Bruce County Transportation Service

No Comment: X

Title: Eng Technician

Signature:



Comments:

**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

September 25, 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-2025-032
Gallie
5026 Bruce Road 3
Part Lot 20, Concession A, Part 1, RP 3R-9666 (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
 - No concerns.
- Fire Department
 - No concerns.
- Chief Building Official
 - 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



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



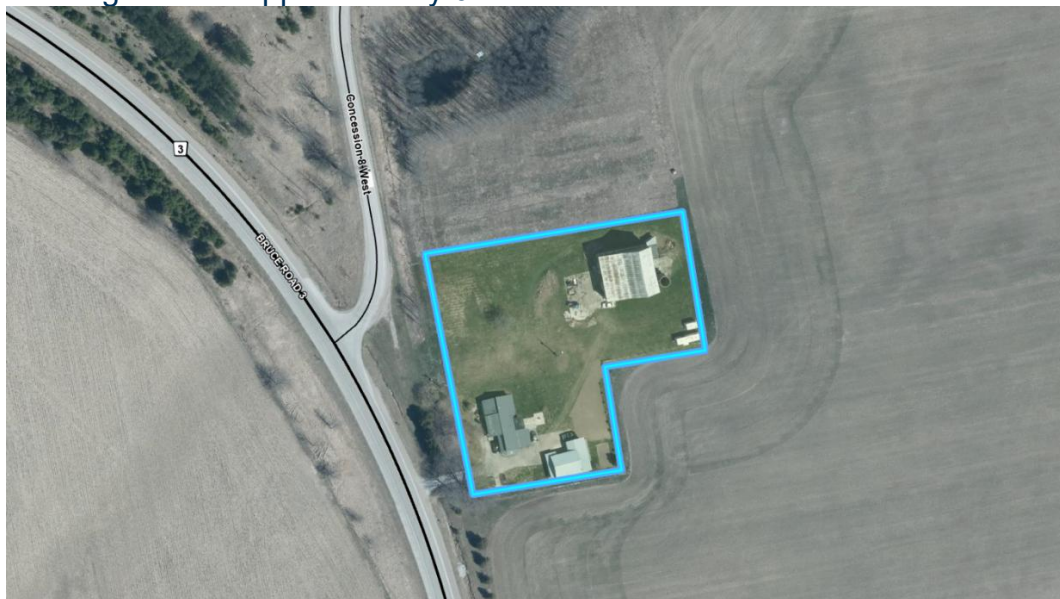
September 22, 2025

File Number: A-2025-032

Public Hearing Notice

**You're invited to participate in a Public Hearing
to consider Minor Variance File No. A-2025-032
October 14, 2025 at 9:00 am**

A change is proposed in your neighbourhood: This application seeks relief from Section 5.5.4. and Section 5.5.5.2 of the Zoning By-Law which restricts accessory building height to 5m and accessory building lot coverage to 5%, respectively. If approved this application will facilitate the construction of an accessory building with a height of 5.72 m. The accessory building lot coverage will be approximately 6.4%.



5026 Bruce Road 3, ARRAN CON A PT LOT 20 RP;3R9666 PART 1
Municipality of Arran-Elderslie, Roll Number 410349000103120

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 October 3, 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/>.

