



MUNICIPALITY OF ARRAN-ELDERSLIE

Committee of Adjustment

AGENDA

Monday, October 27, 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-2025-035 - Shantz 5
 - to seek relief from the MDS II lot line setback requirements from 14 metres to 3 metres. A zoning by-law was previously passed to amend the sideyard setback to 3 metres. If approved, this variance will facilitate the construction of a duck barn.
6. Adjournment



MUNICIPALITY OF ARRAN-ELDERSLIE

Committee of Adjustment Meeting

MINUTES

Tuesday, October 14, 2025, 9:00 a.m.
Municipal Council Chambers
1925 Bruce Road 10, Chesley

Council Present: Mayor Steve Hammell
 Councillor Ryan Nickason
 Councillor Darryl Hampton
 Councillor Brian Dudgeon - absent
 Councillor Moiken Penner
 Councillor Peter Steinacker

Council Absent: Deputy Mayor Jennifer Shaw

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 9:00 AM.

2. Adoption of Agenda

The Committee passed the following resolution:

05-18-2025

Moved by: Councillor Nickason

Seconded by: Councillor Hampton

Be It Resolved that the agenda for the Committee of Adjustment Meeting of October 14, 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:

05-19-2025

Moved by: Councillor Nickason

Seconded by: Councillor Hampton

Be It Resolved that the Committee adopts the minutes of the Committee of Adjustment meeting held September 8, 2025.

Carried

5. New Business

5.1 Minor Variance A-2025-032 - Gallie

Chair Hammell advised that this was a Public Meeting under the Planning Act to consider Minor Variance Application A-2025-032 for Steve and Shannon Gallie for the lands located at 2026 Bruce Road 3.

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 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%.

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:

County Transportation and Services: No comments

Arran-Elderslie: No concerns

Saugeen Valley Conservation Authority: No concerns.

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.

Chair Hammell 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 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.

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

The Committee passed the following resolution:

05-19-2025

Moved by: Councillor Penner

Seconded by: Councillor Nickason

Be it resolved that the application for Minor Variance A-2025-032 from Comprehensive Zoning By-law 36-09 for Steve and Shannon Gallie, 5026 Bruce Road 3, 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.

Carried

6. Adjournment

The Committee passed the following resolution:

05-20-2025

Moved by: Councillor Hampton

Seconded by: Councillor Penner

That the Committee of Adjustment be adjourned at 9:12 AM.

Steve Hammell, Mayor

Christine Fraser-McDonald, Clerk



Planning Report

To: Committee of Adjustment, Arran-Elderslie

From: Megan Stansfield, Planner

Date: October 27, 2025

Re: Minor Variance - A-2025-035 (Shantz)

Recommendation:

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

That Committee approve Minor Variance A-2025-035 as attached subject to the conditions on the decision sheet.

Summary:

This application seeks relief from the MDS II lot line setback requirements from 14 metres to 3 metres. A zoning by-law was previously passed to amend the sideyard setback to 3 metres. If approved, this variance will facilitate the construction of a duck barn.

Airphoto



52 Sideroad 5 South,
ARRAN CON 1 PT LOT 6
RP;3R8850 PART 1
Municipality of Arran
Elderslie, Roll Number
410349000107810

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 uses like duck barns.

The application maintains the intent and purpose of the Official Plan.

Does the variance maintain the intent and purpose of the Zoning By-law?

A zoning by-law amendment was completed for the subject property which permitted reduced side yard and rear yard setbacks, as supported by a Lot Grading and Drainage Plan and drainage easement for the property.

The variance maintains the intent and purpose of the Zoning By-law.

Is the reduction in the MDS setback desirable and appropriate for the area?

The Minimum Distance Separation Guidelines give us few questions to consider when answering this test.

1. Is the MDS setback reduction really necessary or should another suitable alternative location (relocating the proposed lot/designation/building) be considered?

There is not another location on this property for the barn to be located. A Lot Grading and Drainage Plan was provided to support the reduced zoning setbacks to the lot line. The manure is dry and stored indoor, so there will be no leaching onto adjacent properties.

2. Is the reduced setback going to impact the type, size or intensity of agricultural uses in the surrounding area?

The reduced setback will not impact the agricultural uses of the surrounding area. The surrounding property is zoned to not permit any residential development. The other surrounding barns are a significant distance away. The MDS II setback for surrounding residential (Type A) land uses to the proposed new barn is 135 metres, while the proposed new barn is setback over 500 metres from those uses.

3. Is the reduced setback going to impact flexibility for existing or future agricultural operations, including their ability to expand if desired? If this reduced setback is allowed, will it set precedent for others in the local community?

This is a unique situation on a uniquely shaped lot, that is unlikely to be replicated elsewhere. The reduction in setbacks will not likely impact the flexibility for future residential operations to expand their facilities. There are no precedents in planning so this amendment is not expected to set a precedent in the local community.

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 ability of adjacent property owners to use their property for permitted uses.

The variance is minor.

Appendices

- County Official Plan Map
- Local Zoning Map
- List of Supporting Documents and Studies
 - Stormwater Management and Lot Grading Drainage Plan
 - Nutrient Management Plan
- Agency Comments
- Public Comments
- Public Notice

County Official Plan Map (Designated Agricultural Area)



Local Zoning Map (Zoned A1-69-2025 - General Agriculture Special)



List of Supporting Documents and Studies

The following documents can be viewed in full at [Planning Arran-Elderslie | Bruce County](#):

- Stormwater Management and Lot Grading Drainage Plan
- Nutrient Management Plan

Agency Comments

Arran-Elderslie: No comments or concerns.

Historic Saugeen Metis: No objections.

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

Public Comments

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



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

October 16, 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-2025-035
Shantz
52 Sideroad 5 South
Part Lot 6, Concession 1, Part 1, Plan 3R-8850, geographic Township
of Arran**

Arran-Elderslie staff have reviewed the above noted application and have no comments or concerns.

Should you require further information or documentation, please contact the undersigned.

Yours truly,
MUNICIPALITY OF ARRAN-ELDERSLIE
Per:

A handwritten signature in black ink, reading "CE Fraser-McDonald".

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)

October 21, 2025

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

ATTENTION: Megan Stansfield, Planner

Dear Megan Stansfield,

RE: Application for Minor Variance: A-2025-035
 52 Sideroad 5 S
 ARRAN CON 1 PT LOT 6 RP;3R8850 PART 1
 Roll No.: 410349000107810
 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 the application seeks relief from the MDS II lot line setback requirements from 14 metres to 3 metres. A zoning by-law was previously passed to amend the sideyard setback to 3 metres. If approved, this variance will facilitate the construction of a duck barn.

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 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 Planning 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.

Sincerely,



Jason Dodds
Environmental Planning Technician
Saugeen Valley Conservation Authority
JD/

cc: Christine Fraser-McDonald, Clerk, 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, Box 129
WARTON, ON N0H 2T0
brucecounty.on.ca
226-909-5515



October 15, 2025

File Number(s): A-2025-035

Public Hearing Notice

**You're invited to participate in a Public Hearing
to consider Minor Variance File No. A-2025-035
October 27, 2025 at 9:00 a.m.**

A change is proposed, and we're asking for your input. This application seeks relief from the MDS II lot line setback requirements from 14 metres to 3 metres. A zoning by-law was previously passed to amend the sideyard setback to 3 metres. If approved, this variance will facilitate the construction of a duck barn.



52 Sideroad 5 South,
ARRAN CON 1 PT LOT
6 RP;3R8850 PART 1
Municipality of Arran
Elderslie, Roll Number
410349000107810

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 22, 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/>.



