



## Planning Report

**To:** Municipality of Arran-Elderslie Council

**From:** Rebecca Elphick, Consultant Planner

**Date:** September 25, 2023

**Re:** Zoning By-law Amendment Application Z-2023-052 (Grant)

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### Recommendation:

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

That Council approve Zoning By-law Amendment Z-2023-052 as attached and the necessary by-law be forwarded to Council for adoption.

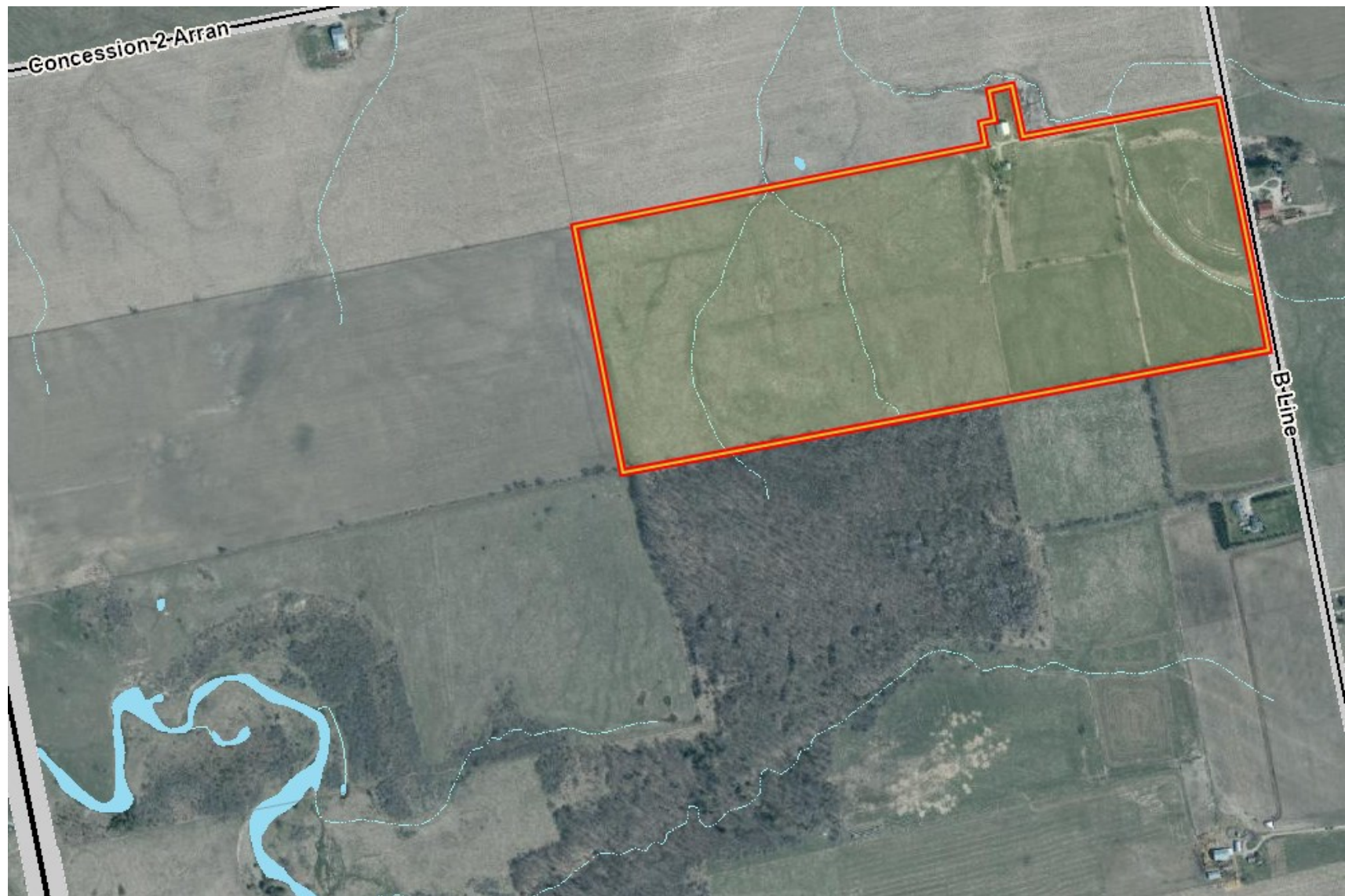
### Summary:

The subject land is located at 771 B Line in the Township of Arran. The application for a Zoning By-law Amendment includes a proposed severed surplus farm dwelling and a retained parcel proposed by Application B-2023-050. The parcel to be severed has an area of +/- 1.4 hectares with a frontage of +/- 12.2 metres along B Line. This parcel contains a detached dwelling, garage, shed, and bank barn. The retained parcel will have an area of +/- 40.5 hectares with frontage of +/- 394.7 metres along B Line and will continue to be used for agricultural purposes. This Zoning By-law Amendment is required to re-zone the retained parcel to prohibit future residential buildings/structures and to re-zone the severed parcel to recognize reduced minimum lot frontage and reduced minimum required yards. The draft Zoning By-law amendment will also add a holding provision in areas of high archaeological potential.

The subject property is located south of the intersection of B Line and Concession 2 Arran. Surrounding land uses include agricultural uses in all directions, as well as low-density residential uses to the north, east, and south of the subject property. The subject property abuts a large, wooded area along its southern boundary, which extends further south and west towards Bruce Road 3.

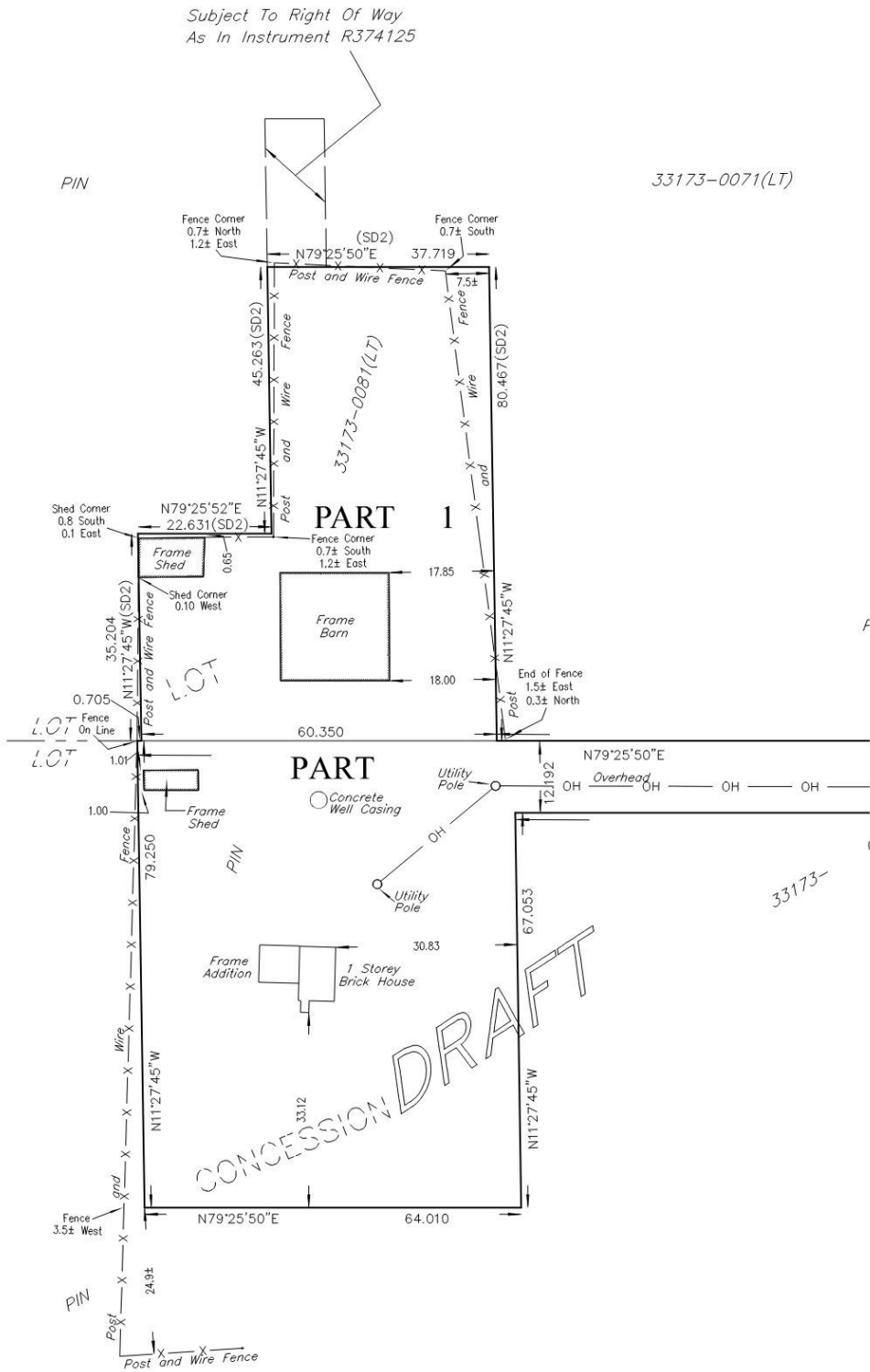
No new buildings or structures are proposed as part of this application. Existing agricultural and residential uses on the subject property will continue and are compatible with surrounding land uses. The severed and retained parcels are adequately sized for the residential and agricultural uses, respectively, including for existing private, individual on-site water and sewer services on the severed lands.

Airphoto





# Site Plan (Existing Buildings/Structures on the Severed Parcel)



## 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), public comments (attached) and planning policy sections.

### Surplus Farm Dwelling Severance

The only type of residential severance permitted on agricultural lands in the Provincial Policy Statement (PPS) is for a residence surplus to a farming operation as a result of farm consolidation.

The Bruce County Official Plan (BCOP) includes the following criteria for assessing surplus farm dwelling severances:

1. The owner of the lands to be severed is a 'bona fide farmer' and must:
2. own and farm the lands on which the surplus dwelling is proposed to be severed from;
3. own and farm other lands; and,
4. own a residence elsewhere, or reside as a tenant elsewhere, therefore rendering the residence on the subject farm surplus to their needs;
5. The lot proposed for the surplus residence must be limited in area (i.e., of sufficient size to accommodate the surplus residence and any accessory buildings);
6. The remnant agricultural lands shall be rezoned to prohibit the future residential development of any type on the agricultural lands;
7. Minimum Distance Separation (MDS I) formula requirements are to be met for the proposed severed lot if livestock facilities or anaerobic digesters exist on the retained farmlands. (Note: MDS I does not apply to existing barns on separately titled lots); and,
8. The existing surplus dwelling/residence is habitable at the time of application.

The owner is a bona fide farmer who owns and farms the subject land as well as over 150 hectares of farmland in the County. The dwelling on the subject lands is surplus to his needs. The lands are designated Agricultural Area and Hazard Land Area in the BCOP and are mostly within a prime agricultural area.

The new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services. The applicant is proposing an irregularly shaped lot configuration which will reduce the amount of land removed from agricultural production to the minimum appropriate size for the existing residential use. The existing private, individual on-site water and septic services are within the proposed boundaries of the lands to be severed.

Zoning By-law Amendment Application Z-2023-052 proposes to prohibit future residential buildings/structures on the retained farmland. The draft zoning by-law also proposes to recognize reduced minimum yard requirements for accessory structures on the proposed severed lands and to recognize the reduced minimum lot frontage of the proposed severed lands with respect to the requirements of the A1 Zone.

Furthermore, Minimum Distance Separation (MDS) I calculations are not required given that the proposed severed parcel contains both the existing dwelling and a livestock facility. A site-specific exception to the A1 Zone is proposed for the severed parcel to prohibit the housing of livestock within the existing barn in order to reduce land use conflict with the existing residential use of the severed parcel.

This application meets the PPS and BCOP requirements for a surplus farm dwelling severance.

### Natural Heritage

The natural heritage features affecting the property include intermittent streams which traverse the subject lands. Impacts to natural heritage features will be negligible given that no new construction or site alteration is proposed, and therefore an Environmental Impact Study (EIS) is not recommended.

Areas of the property are within the Saugeen Valley Conservation Authority (SVCA) Approximate Screening Area association with Ontario Regulation 169/06 (Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses). The applicant is advised that future development and/or site alteration within the SVCA Approximate Screening Area may require permission from SVCA prior to carrying out any work on the subject lands. However, at this time, given that no new development or site alteration is proposed, a permit from SVCA is not required.

The proposed applications are consistent with the natural heritage policies of the PPS and conform to the natural heritage policies of the BCOP.

### Natural Hazards

Natural hazard features affecting the property include potential flooding hazards from the unnamed tributary of Burgoyne Creek which headwaters on the property, as per the boundaries of the 'Environmental Protection (EP)' Zone and 'Hazard Lands' designation of the BCOP on the subject property.

The PPS directs development to areas outside of hazardous lands, including hazardous lands adjacent to rivers and streams which are impacted by flooding and/or erosion hazards. The BCOP restricts the use of lands designated 'Hazard Lands' to conservation, forestry, wildlife areas, and passive recreation uses and generally does not permit the siting of buildings or structures on lands designated 'Hazard Lands.'

The proposed applications are consistent with the natural hazard policies of the PPS and conform to those of the BCOP, as no new development is proposed and existing development is sited away from hazardous lands.

### Cultural Heritage

The area around the intermittent stream has high archaeological potential. The policies within the PPS and the BCOP prohibit development and site alteration on lands containing

archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved. The BCOP encourages consultation with First Nation communities, including the Saugeen Ojibway Nation, on areas of concern related to new development proposals that include the proper identification of archaeological resources.

As this proposal does not involve the construction of new buildings/structures or site alteration, an archaeological assessment is not recommended at this time. The proposed Zoning By-law amendment will also add a holding provision in areas of high archaeological potential.

### Water and Sewer Services

The proposed severed parcel is presently serviced with a private septic system and well. As the proposal does not contemplate any new buildings or structures on the retained parcel, no water nor wastewater servicing is proposed. The proposed application is consistent with the servicing policies of the PPS and conform to those of the County Official Plan.

### Efficient use of Lands and Resources

The proposed severed lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services. The applicant is proposing an irregularly shaped lot configuration which will reduce the amount of land removed from agricultural production to the minimum appropriate size for the existing residential use. The retained parcel will continue to be used for agricultural purposes.

### Zoning By-law

The subject lands are zoned 'General Agriculture (A1)' and 'Environmental Protection (EP)' in the Zoning By-law for the Municipality of Arran-Elderslie. An amendment is requested to recognize a reduced minimum lot frontage of 12.2 metres for the proposed severed lands, where 40.0 metres is required by the A1 Zone for non-farm lots. The proposed retained lands meet both the minimum lot frontage and lot area requirements for an agricultural lot in the A1 Zone (i.e., minimum lot area of 39 hectares and minimum lot frontage of 100 metres).

The existing dwelling and accessory structures are permitted uses in the A1 Zone where they are sited. The existing dwelling meets all requirements of the A1 Zone for principal uses. The existing accessory structures (e.g., one barn and two frame sheds) meet most requirements for accessory buildings and structures on a non-farm lot in the A1 Zone. An amendment is requested to permit a reduced minimum side yard and rear setback of 0.0 metres, where 1.0 metre is required by the Section 5.5.3 of the Zoning By-law.

Provision	Requirement (Non-Farm Lot)	Existing Detached Dwelling	Requirement (Accessory Structures)	Existing Accessory Structures	Compliance
Minimum Front Yard	10 metres (33 ft.)	30.8 m	N/A	N/A	Yes
Minimum Side Yard	10 metres (33 ft.)	33.1 m	1 metre (3.3 ft.)	0 m	Amendment Requested
Minimum Rear Yard	10 metres (33 ft.)	20.3 m	1 metre (3.3 ft.)	0 m	Amendment Requested
Minimum Separation Distance	N/A	N/A	3 metres (9.8 ft.)	> 3 m	Yes
Maximum Height	N/A	N/A	5 metres (16 ft.)	< 5 m	Yes
Minimum Ground Floor Area (Detached Dwelling)	70 m <sup>2</sup> (753 ft <sup>2</sup> ) [ > than 1 storey]	~ 105 m <sup>2</sup>	N/A	N/A	Yes
Maximum Lot Coverage	15% (all bldgs.)	~ 4.5% (all bldgs.)	5%	~ 3.7%	Yes
Maximum # Accessory Bldgs.	N/A	N/A	3	3	Yes

The applicant proposes no new buildings or structures as part of the application and no changes to the boundaries of the EP Zone.

The proposed applications are generally compliant with the zone provisions of the A1 and EP Zones. The proposed retained parcel will be re-zoned to a special provision of the A1 Zone to prohibit future residential development. The proposed severed parcel will be re-zoned to a special provision of the A1 Zone to recognize the reduced minimum lot frontage and reduced minimum side and rear yard requirements for accessory structures. A site-specific exception to the A1 Zone is proposed for the severed parcel to prohibit the housing of livestock within the existing barn in order to reduce land use conflict with the existing residential use of the severed parcel.

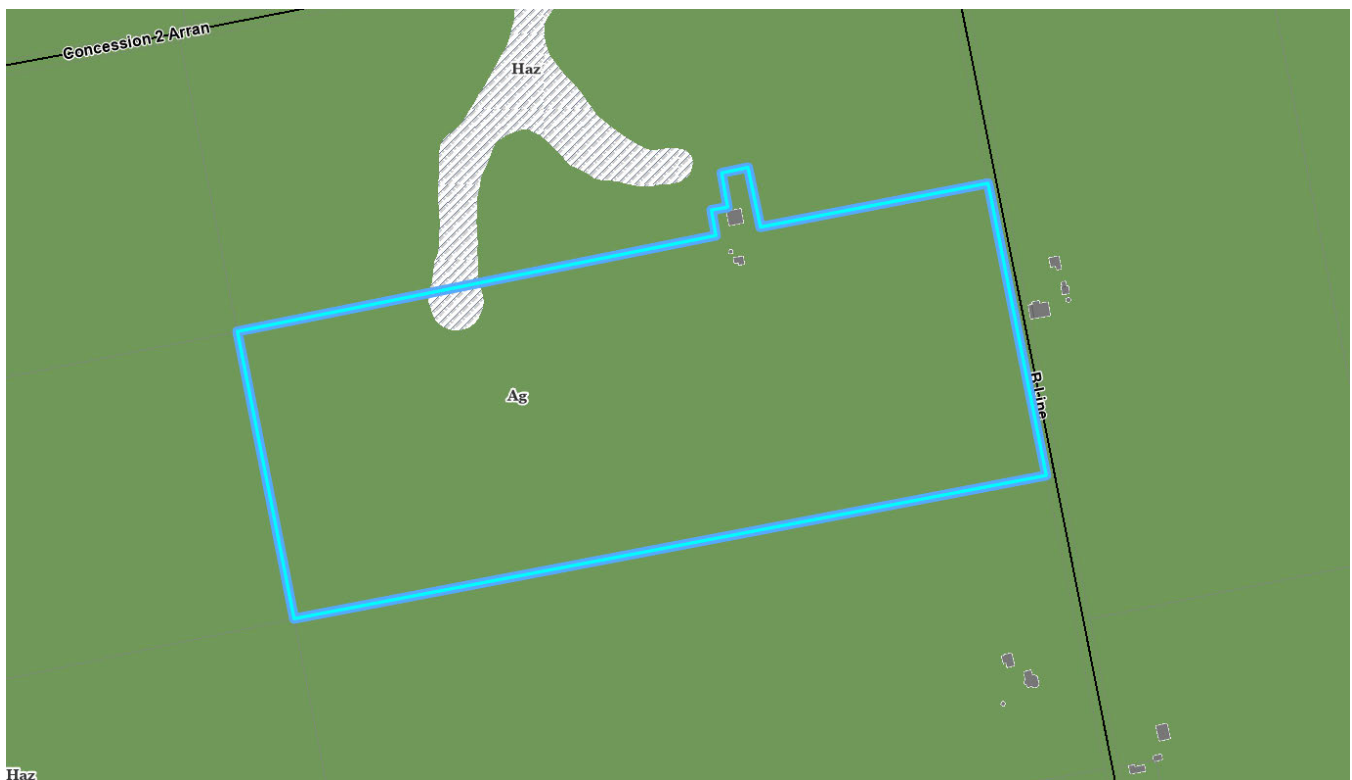


A holding provision is proposed on areas of high archaeological potential on the subject property which would require the completion of an archaeological assessment to the Municipality's satisfaction prior to any development or site alteration.

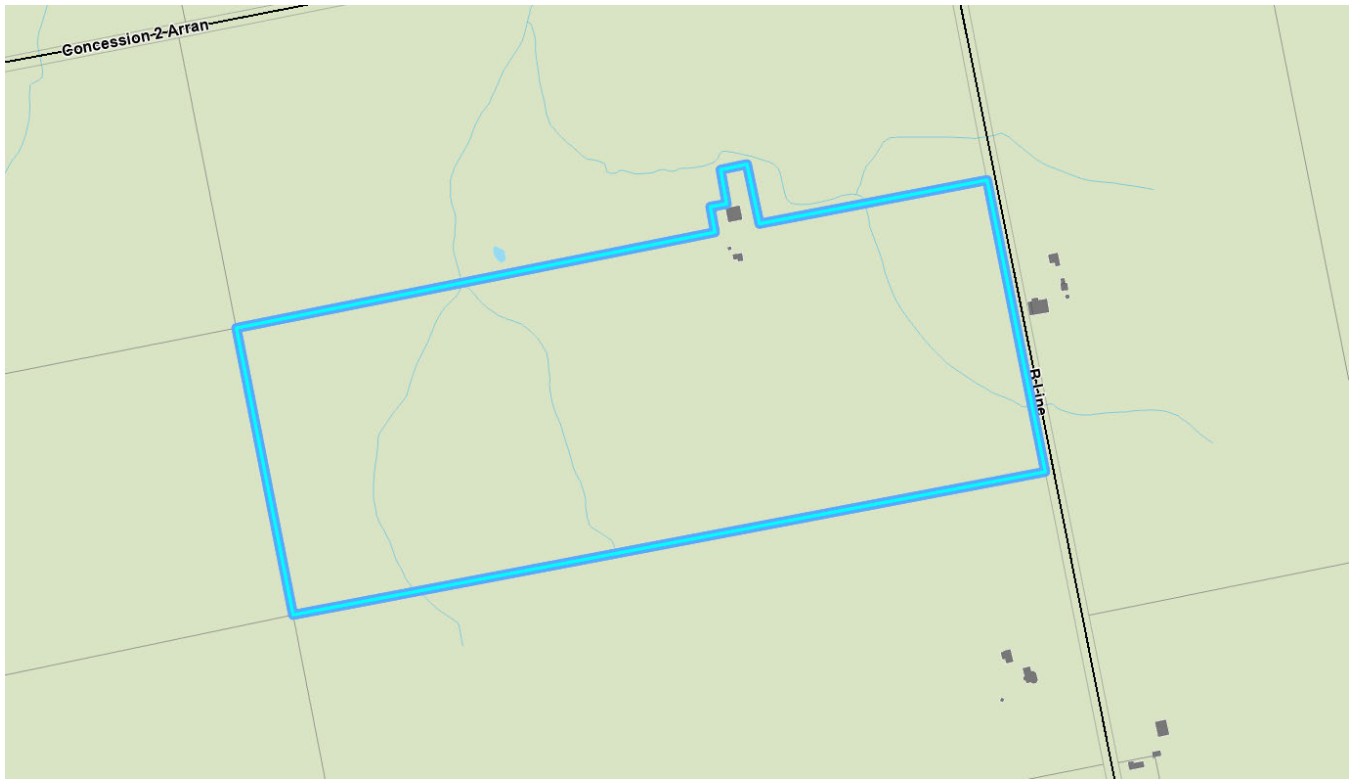
### Appendices

- County Official Plan Map
- Local Official Plan Map
- Local Zoning Map
- Conservation Authority Jurisdiction
- Archaeological Potential
- Agency Comments
- Public Notice

### County Official Plan Map (Designated Agricultural Areas, Hazard Lands Areas)



### Local Official Plan Map (Outside of Local Official Plan Area)



### Local Zoning Map [Zoned General Agriculture (A1) & Environmental Protection (EP)]



## Conservation Authority Jurisdiction (SVCA)



## Archaeological Potential



## Agency Comments

A Request for Agency Comments was circulated to the relevant public agencies on August 18, 2023. The following comments were received by the report submission deadline:

**Saugeen Valley Conservation Authority (SVCA):** In correspondence dated September 5, 2023, SVCA staff note that they find the application to be acceptable and request notification of any decisions made by the Municipality or County with regard to the application. SVCA further request a copy of the decisions and notice of any appeals filed.

**Public Works (Municipality of Arran Elderslie):** In correspondence dated August 22, 2023, Public Works staff noted no comments related to the subject applications.

**Building Department (Municipality of Arran Elderslie):** In correspondence dated August 22, 2023, Building Department staff noted no concerns related to the subject applications.

**Historic Saugeen Metis (HSM) Lands, Resources and Consultation Department:** In correspondence dated August 21, 2023, HSM staff noted no objection or opposition to the proposed Consent and Zoning By-law Amendment as presented.

**Hydro One:** In correspondence dated August 24, 2023, Hydro One staff noted no comments or concerns related to the subject applications.

SENT ELECTRONICALLY ONLY: [relphick@brucecounty.on.ca](mailto:relphick@brucecounty.on.ca), [bcplwi@brucecounty.on.ca](mailto:bcplwi@brucecounty.on.ca)

September 5, 2023

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

Attention: Rebecca Elphick, Planner

Dear Ms. Elphick,

RE: Z-2023-052 and B-2023-050 (Grant)  
771 B Line  
Lot 4 Part Lot 5 Concession B  
Roll No.: 410349000103700  
Geographic Township of Arran  
Municipality of Arran-Elderslie

Saugeen Valley Conservation Authority (SVCA) staff has reviewed the above-noted applications as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 169/06 (SVCA's Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation). Staff has also provided comments as per our Memorandum of Agreement (MOA) representing natural hazards. The applications have also been reviewed through our role as a public body under the Planning Act as per our Conservation Authority (CA) Member approved Environmental Planning and Regulations Policies Manual, amended October 16, 2018. Finally, we have screened the applications to determine the applicability of the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan, prepared under the Clean Water Act, 2006.

### **Purpose**

The application proposes to sever +/- 1.2 ha, with a frontage of +/-12 m along B Line. The retained parcel will have an area of +/- 40.5 ha, with a frontage of +/- 1,032 m on B Line. The severed parcel is a surplus farm residence that will continue to be used as such. No new buildings or uses are proposed. The retained parcel will continue to be used as farmland (crops) with no structures. A Zoning By-law Amendment is required to prohibit future residential uses on the proposed retained parcel.

## **Recommendation**

SVCA staff find the applications to be acceptable. We elaborate in the following paragraphs.

### **Delegated Responsibility and Advisory Comments - Natural Hazards**

A very small area of the property may be affected by potential flooding from the unnamed tributary of Burgoyne Creek which headwaters on the property. It is the opinion of SVCA staff that the Municipality of Arran-Elderslie Zoning By-Law Environmental Protection (EP) zone and Bruce County OP Hazard Land designation generally represents the natural features.

The following is a summary of Provincial, County and Municipal natural hazard policies that affect the subject property.

#### **Provincial Policy Statement – Section 3.1**

Section 3.1.1 of the PPS, 2020 states, in general, that development shall be directed to areas outside of hazardous lands. It is the opinion of SVCA staff that the applications are consistent with the PPS.

#### **Bruce County Official Plan Policies**

Section 5.8.1 of the Bruce County Official Plan states in part that buildings and structures are generally not permitted within Hazard Lands. It is the opinion of SVCA staff that the applications are consistent with the Bruce County OP.

### **Drinking Water Source Protection / Water resources**

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.

### **Statutory Comments**

SVCA staff has reviewed the applications as per our responsibilities as a regulatory authority under Ontario Regulation 169/06 (SVCA's Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation). This regulation, made under Section 28 of the *Conservation Authorities Act (CA Act)*, enables SVCA to regulate development in or adjacent to river or stream valleys, Great Lakes and inland lake shorelines, watercourses, hazardous lands, and wetlands. Subject to the CA Act, development taking place on or adjacent to these lands may require permission from SVCA to confirm that the control of flooding, erosion, dynamic beaches, pollution, or the conservation of land are not affected. SVCA also regulates the alteration to or interference in any way with a watercourse or wetland.

Small areas of the property are within the SVCA Approximate Screening Area associated with Ontario Regulation 169/06. For the property the SVCA Approximate Screening Area is representing the natural hazards features of watercourse and any floodplain of the watercourse. As such, development and/or site alteration within this area may require the permission from SVCA, prior to carrying out the work.

*“Development” as defined under the Conservation Authorities Act means:*

*a) the construction, reconstruction, erection or placing of a building or structure of any kind;*

- b) any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure, or increasing the number of dwelling units in the building or structure;*
- c) site grading; or,*
- d) the temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere.*

And;

“Alteration” as per Section 5 of Ontario Regulation 169/06 includes the straightening, diverting or interference in any way with a river, creek, stream, or watercourse, or the changing or interfering in any way with a wetland.

### **SVCA Permission for Development or Alteration**

Based on the plan submitted with the applications, an SVCA permit is not required.

### **Summary**

SVCA staff have reviewed the applications in accordance with our MOA and as per our mandated responsibilities for natural hazard management, including our regulatory role under the *Conservation Authorities Act*. SVCA staff find the application to be acceptable.

Given the above comments, it is the opinion of the SVCA staff that:

- 1) Consistency with Section 3.1, Natural Hazard policies of the PPS has been demonstrated.
- 2) Consistency with local planning policies for natural hazards has been demonstrated.

Please inform this office of any decisions made by the Municipality/County with regard to the applications. We respectfully request a copy of the decisions and notice of any appeals filed. Should you have any questions, please contact the undersigned at [m.oberle@svca.on.ca](mailto:m.oberle@svca.on.ca).

Sincerely,

Michael Oberle  
Environmental Planning Technician,  
Environmental Planning and Regulations Department  
Saugeen Valley Conservation Authority  
MO/

cc: clerk, Municipality of Arran-Elderslie (via email)  
Moiken Penner, SVCA Authority Member representing Arran-Elderslie (via email)

## Rebecca Elphick

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**From:** Christine Fraser-McDonald [REDACTED]  
**Sent:** August 23, 2023 10:11 AM  
**To:** Lori Mansfield  
**Subject:** FW: Request for Agency Comments B-2023-050 Z-2023-052 Grant

**\*\* [CAUTION]:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Christine Fraser-McDonald  
Clerk  
Municipality of Arran-Elderslie  
1925 Bruce Road 10  
P.O. Box 70  
Chesley, ON N0G 1L0



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**From:** Scott McLeod [REDACTED]  
**Sent:** August 22, 2023 11:21 AM  
**To:** Christine Fraser-McDonald [REDACTED] Pat Johnston [REDACTED]  
**Cc:** Sylvia Kirkwood [REDACTED]  
**Subject:** RE: Request for Agency Comments B-2023-050 Z-2023-052 Grant

No comment at this time.  
Thanks,

*Scott McLeod*  
Municipality of Arran-Elderslie  
Manager of Public Works  
1925 Bruce Road #10  
Chesley, Ontario  
N0G 1L0





## Rebecca Elphick

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**From:** Christine Fraser-McDonald [REDACTED]  
**Sent:** August 23, 2023 10:11 AM  
**To:** Lori Mansfield  
**Subject:** FW: FW: Request for Agency Comments B-2023-050 Z-2023-052 Grant

**\*\* [CAUTION]:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Christine Fraser-McDonald  
Clerk  
Municipality of Arran-Elderslie  
1925 Bruce Road 10  
P.O. Box 70  
Chesley, ON NOG 1L0  
[REDACTED]



---

**From:** Pat Johnston [REDACTED]  
**Sent:** August 22, 2023 11:22 AM  
**To:** Christine Fraser-McDonald [REDACTED] Pat Johnston [REDACTED] Scott McLeod [REDACTED]  
**Cc:** Sylvia Kirkwood [REDACTED]  
**Subject:** Re: FW: Request for Agency Comments B-2023-050 Z-2023-052 Grant

I have no concerns at this time.  
pj

**Patrick Johnston**  
Chief Building Official  
Municipality of Arran-Elderslie  
1925 Bruce Road 10 PO Box 70  
Chesley, ON  
NOG 1L0  
[REDACTED]

On 8/22/2023 10:15 AM, Christine Fraser-McDonald wrote:

**From:** [Coordinator LRC HSM](#)  
**To:** [Bruce County Planning - Peninsula Hub](#)  
**Subject:** Request for Comments - Arran-Elderslie (Grant) - proposed Zoning By-law Amendment & Consent  
**Date:** Monday, August 21, 2023 11:35:49 AM  
**Attachments:** [PastedGraphic-5.png](#)

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Arran-Elderslie Municipality

**RE: B-2023-050 / Z-2023-052**

The Historic Saugeen Métis (HSM) Lands, Resources and Consultation Department has reviewed the relevant documents and have no objection or opposition to the proposed Zoning By-law Amendment and Consent as presented.

Thank you for the opportunity to review this matter.

Regards,

Chris Hachey

Coordinator, Lands, Resources & Consultation  
Historic Saugeen Métis  
204 High Street  
Southampton, ON  
[saugeenmetis.com](http://saugeenmetis.com)



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From: [ARABIA Gabriel](#)  
To: [Bruce County Planning - Peninsula Hub](#)  
Subject: Bruce County - 771 B Line - B-2023-050  
Date: Thursday, August 24, 2023 9:10:32 AM  
Attachments: [image001.png](#)

You don't often get email from [gabriel.arabia@hydroone.com](mailto:gabriel.arabia@hydroone.com). [Learn why this is important](#)

**\*\* [CAUTION]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe**

Hello,

We are in receipt of your Application for Consent, B-2023-050 dated August 18<sup>th</sup>, 2023. We have reviewed the documents concerning the noted Application and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One's High Voltage Facilities and Corridor Lands' only.**

For proposals affecting 'Low Voltage Distribution Facilities' please consult your local area Distribution Supplier

To confirm if Hydro One is your local distributor please follow the following link:

[HydroOne Map](#)

Please select "Search" and locate address in question by entering the address or by zooming in and out of the map

hydro one

MENU ? SEARCH

Customers Affected: >5000 501-5000 51-500 21-50 <=20 Multiple Crew Service Area

Map data ©2019 Google 50 km

If Hydro One is your local area Distribution Supplier, please contact Customer Service at 1-888-664-9376 or e-mail [CustomerCommunications@HydroOne.com](mailto:CustomerCommunications@HydroOne.com) to be connected to your Local Operations Centre

Please let me know if you have any questions or concerns

Thank you,

**Dennis De Rango**

Specialized Services Team Lead, Real Estate Department

Hydro One Networks Inc

Tel: [REDACTED]

Email: [REDACTED]

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



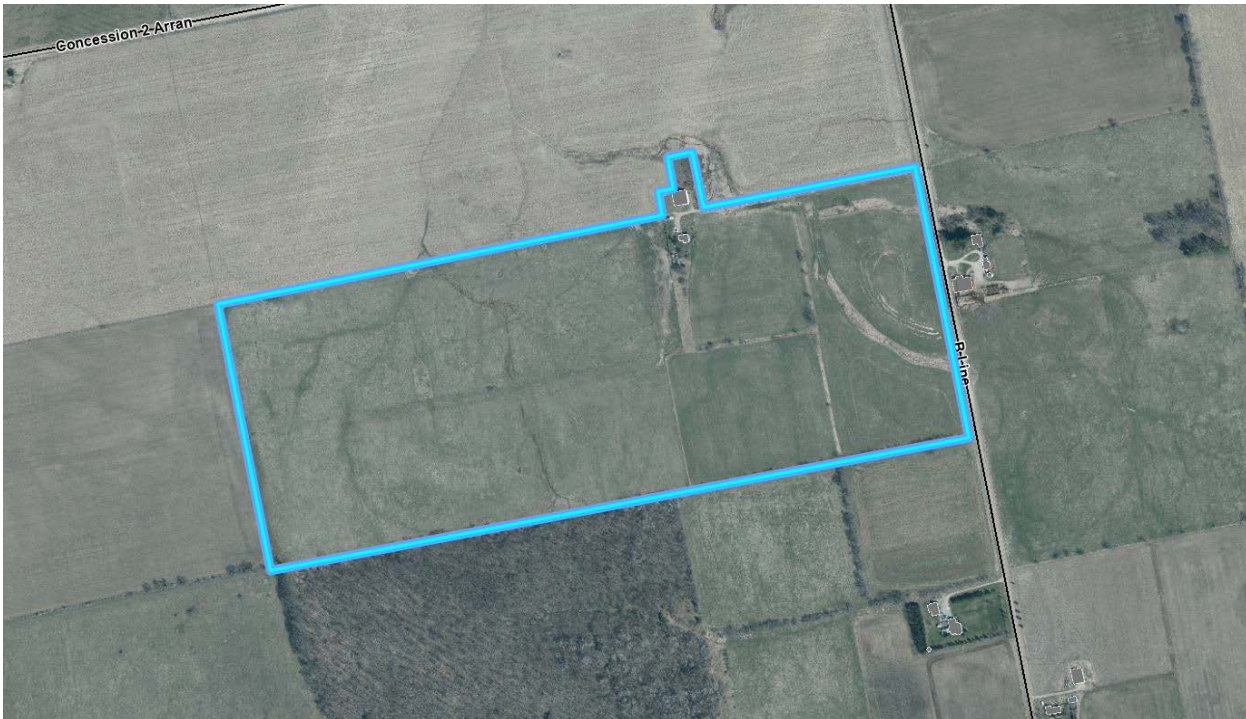
August 29, 2023

File Number: Z-2023-052

## Public Meeting Notice

**You're invited to participate in a Public Meeting  
to consider Zoning By-Law Amendment File No. Z-2023-052  
September 25, 2023 at 9:00 am**

A change is proposed in your neighbourhood: This application proposes to sever +/- 1.2 ha, with a frontage of +/- 12 m along B Line. The retained parcel will have an area of +/- 40.5 ha, with a frontage of +/- 1,032 m on B Line. The severed parcel is a surplus farm residence that will continue to be used as such. No new buildings or uses are proposed. The retained parcel will continue to be used as farmland (crops) with no structures. A Zoning By-law Amendment is required to prohibit future residential uses on the proposed retained parcel. The related Consent file is B-2023-050.



771 B Line, CON B LOT 4 PT LOT 5 (Arran)  
Municipality of Arran-Elderslie, Roll Number 410349000103700

## Learn more

Additional information about the application is available at <https://brucecounty.on.ca/living/land-use>. 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: Rebecca Elphick

## 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 8, 2023 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 at [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 meeting

The public meeting 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 meeting.

## Stay in the loop

If you'd like to be notified of the decision of the approval authority on the proposed application(s), you must make a written request to the Bruce County Planning Department.

## Know your rights

Section 34(11) of the [Planning Act](#) outlines rights of appeal for Zoning By-law Amendment applications.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Municipality of Arran-Elderslie to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Arran-Elderslie before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Municipality of Arran-Eldersli before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

For more information please visit the Ontario Land Tribunal website at <https://olt.gov.on.ca/appeals-process/>.

