



Planning Report

To: Council for the Municipality of Arran-Elderslie

From: Megan Stansfield, Planner

Date: July 14, 2025

Re: Zoning By-law Amendment - Z-2025-030 (Weber)

Recommendation:

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

That Committee approve Zoning By-law Amendment Z-2025-030 by Weber and the necessary by-law be forwarded to Council for adoption.

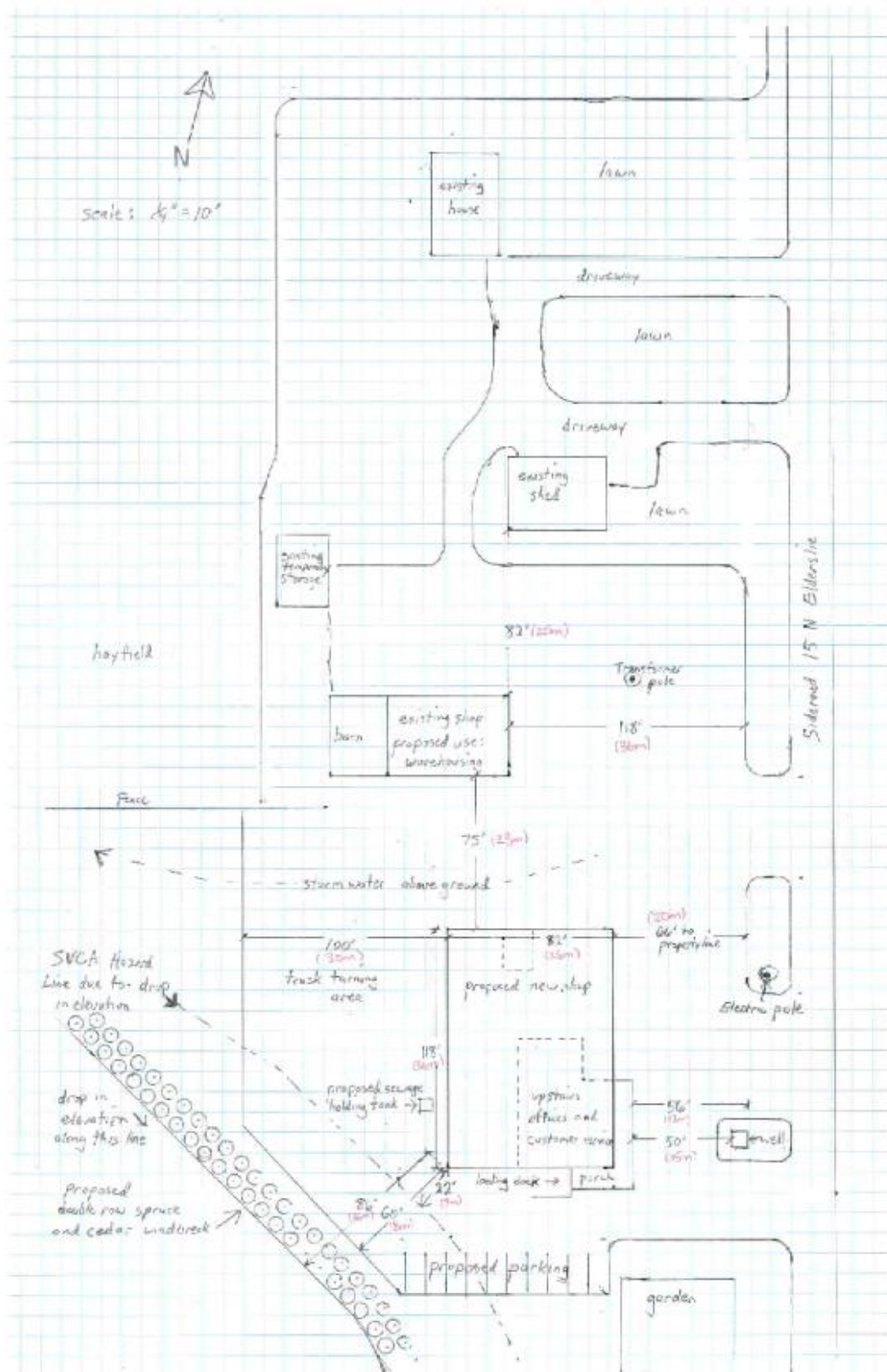
Summary:

This application proposes to rezone the property from Agriculture Special to Rural Commercial Industrial. The applicants are proposing to expand their existing business and construct a new 900 sq m building for agricultural manufacturing and repairs.

Airphoto



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.

Proposal

The property owner has an existing home-based business located on the site which comprises of agricultural equipment repair and agricultural manufacturing. The applicant manufactures a line of poultry shelters. There will be a small retail component, however the applicant largely distributes to dealers. The expansion will provide the necessary space to continue the operation and the existing building used for the manufacturing, will be converted to a warehouse.

Conformity with the County Official Plan

The property is designated Rural in the County Official Plan. The Rural designation permits Rural Industrial Uses in accordance with Section 5.6.6 of the COP. Permitted uses include those that serve the immediate agricultural community, such as machine repair, welding, lumber mills and yards, small-scale rural home industries and other such similar industrial uses that require a rural location and cannot be located within a settlement area. The County prefers that industrial uses be located within settlement areas, however the settlement areas of Arran-Elderslie have limited industrial space and the proposed uses for this property directly serves the agricultural community. It's therefore reasonable for this operation to be located outside a settlement area, within the Rural designation. The COP requires that Industrial Uses meet the Locational Criteria detailed in Section 5.6.6.2, which are:

- 1) Adequate on-site parking and loading are provided
- 2) Conformity with MDS formula
- 3) Be sensitive to the surrounding natural environment by minimizing impacts to said environment
- 4) Shall not require large volumes of water or generate large volumes of effluent

The proposal meets the above noted criteria. The site plan shows adequate parking and a loading area. The MDS Guidelines do not require MDS 1 setbacks to be met in cases where a property is already zoned for a 'non-agricultural use' and the use is not becoming more sensitive, ie. there are currently industrial uses on the property and there will continue to be industrial uses on the property, and therefore an MDS setback is not required. The uses also serve the agricultural community. The proposed building will be outside the hazard area, and a permit will be required from the SVCA which will ensure no impacts to the watercourse. The proposed Industrial Use does not require large volumes of water.

The proposed amendment is consistent with the County Official Plan.

Zoning

The property is currently zoned A1-44-2014, which permits standard agricultural uses, in addition to a Home Industry, with special provisions that restrict the home industry use to a maximum size of 223 sq m and the use being a Farm Equipment Repair and Equipment Rentals business only. The business has expanded, and the applicant would like to construct a new building on their property to continue the use on the site. The proposed use has outgrown the “Home Industry” definition, and therefore, the proposal is to amend a portion of the property to be zoned M3 - Rural Commercial Industrial.

The M3 zone notes that it should only be used on lands designated Rural in the County Official Plan. The M3 Zone permits both residential and non-residential uses. The only residential uses permitted are Accessory Apartments or Accessory Detached Dwellings in accordance with Section 3.8.1 and 3.8.2 respectively. The applicant has a detached dwelling on the property which would meet the provisions detailed in Section 3.8.2.

The non-residential uses permitted in the M3 zone, include all of the non-residential uses in the M1 zone (Agriculture Commercial Industrial), as well as a few additional uses. The M1 Zone permits Farm Implement Repair and Bulk Sales Establishment - Agricultural. The M3 Zone permits Dry Industrial uses limited to welding shops, blacksmith shops and wood fabricating. The proposed zone change to M3 Special which would permit the uses proposed by the applicant and support the expansion of their business. The by-law restricts the uses permitted on the property, and the following will uses not be permitted on this property:

- a. ‘Abattoir’
- b. ‘Salvage Yard’
- c. ‘Septic Tank Service’
- d. ‘Portable Asphalt Plant’
- e. ‘Portable Concrete Plant’
- f. ‘Wayside Pit or Wayside Quarry’

These uses are more intense and would require further review and potentially supporting studies, and therefore should require further planning applications/permissions.

The surrounding lands are mainly agricultural, however directly south of the subject property is a parcel zoned M1-3-2011 which permits warehousing and office uses associated with a wholesale operation.

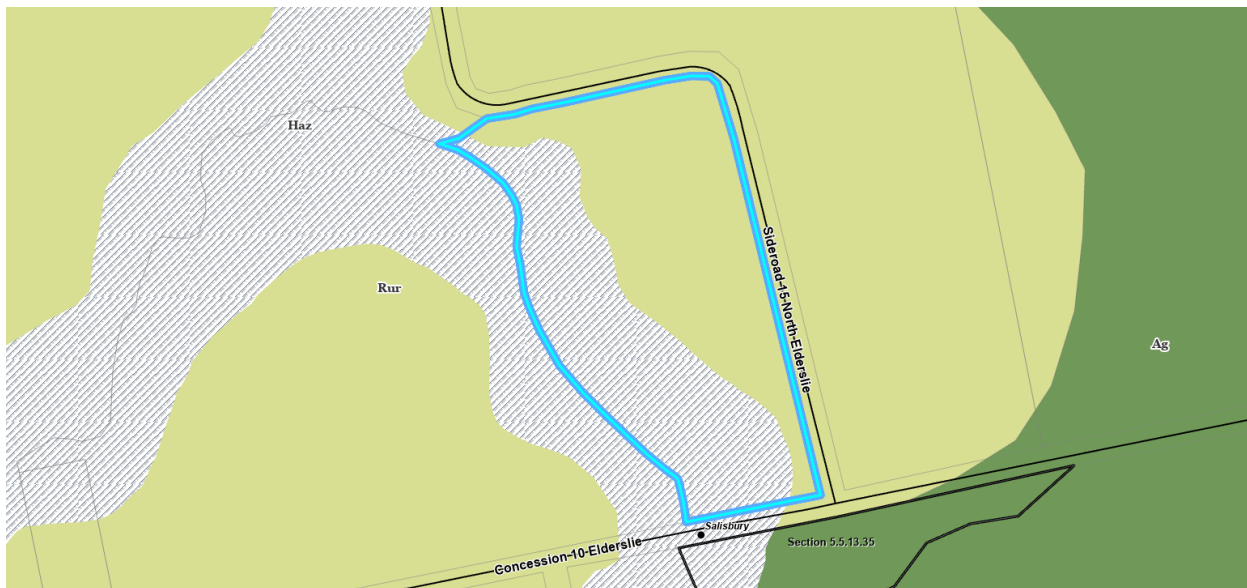
Archaeological Resources

The property is completely within an area of high archaeological potential due to the proximity to a watercourse. Saugeen Ojibway Nation was consulted on this application, and noting the history and disturbance on the property, it was determined an archaeological assessment was not required.

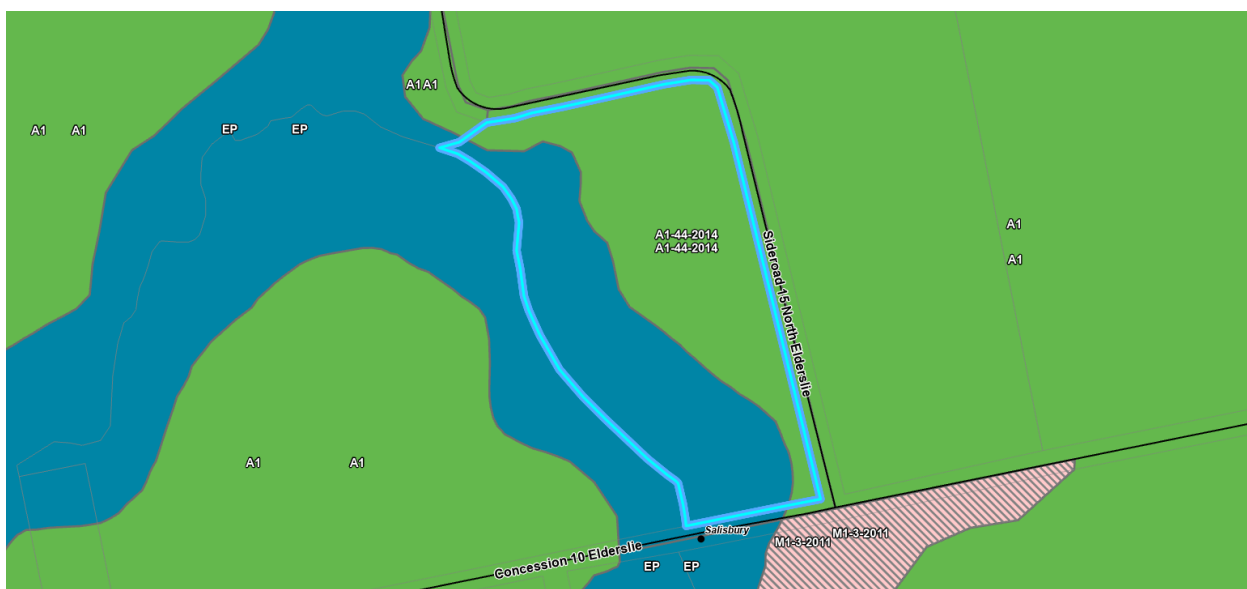
Appendices

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

County Official Plan Map (Designated Rural Areas, Hazard Areas)



Local Zoning Map (Zoned A1-44-2014 - General Agriculture, EP - Environmental Protection)



Agency Comments

Historic Saugeen Metis: No objections

Municipality of Arran-Elderslie: No comments

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

July 4, 2025

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

Via Email: mstansfield@brucecounty.on.ca

**Re: Zoning By-law Amendment Application Z-2025-030
Weber
23 Sideroad 15 North**

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

Works Manager

- No concerns.

CAO/Clerks

- No concerns.

Fire Chief

- No 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, appearing to read "CE Fraser-McDonald".

Christine Fraser-McDonald
Clerk
cfraser@arran-elderslie.ca



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



June 11, 2025

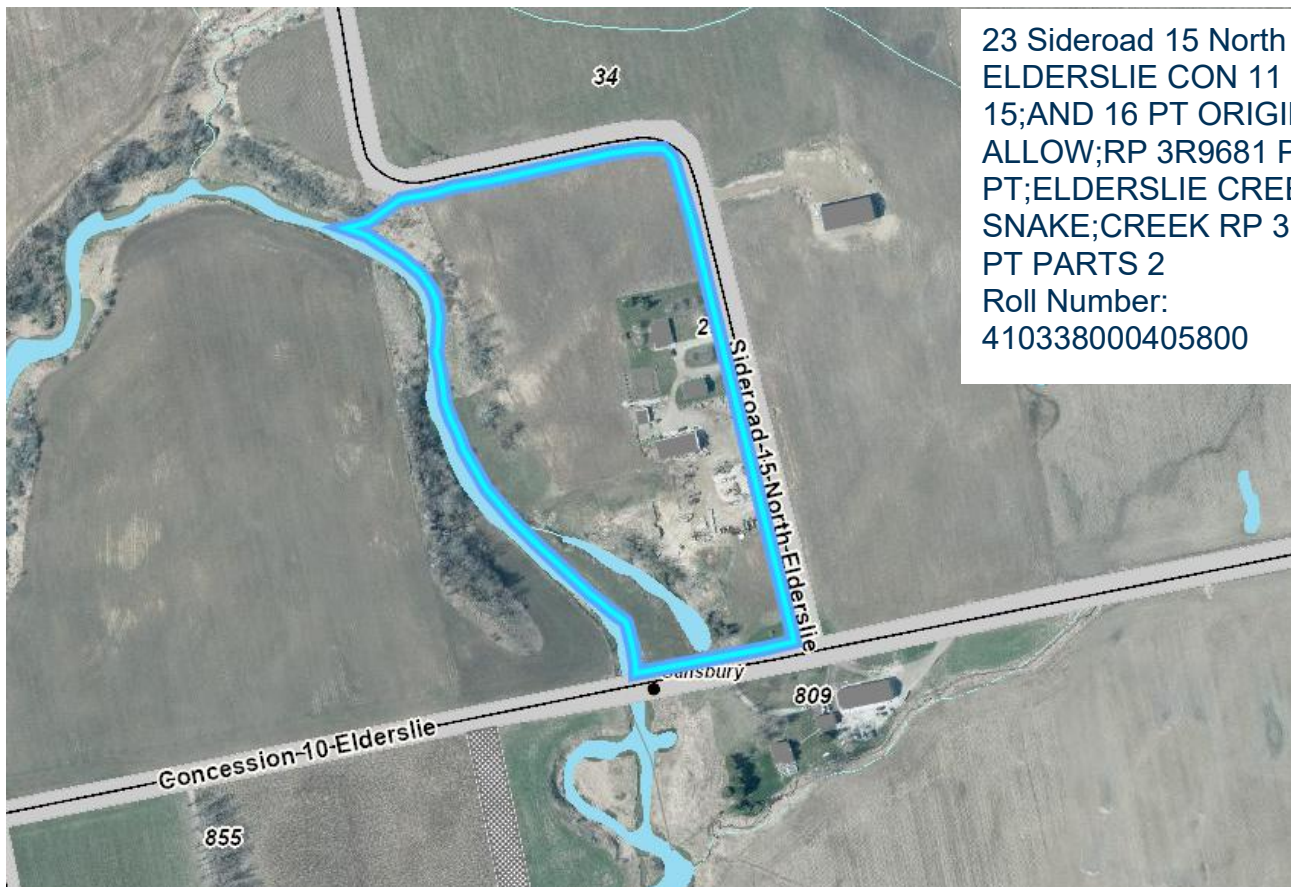
File Number(s): Z-2025-030

Public Meeting Notice

**You're invited to participate in a Public Meeting
to consider Zoning By-Law Amendment File No. Z-2025-030
July 14, 2025 at 9:00 a.m.**

In the Municipality Council Chambers located at 1925 Bruce Road 10, Chesley ON N0G 1L0

A change is proposed in your neighbourhood: This application proposes to rezone the property from Agriculture Special to Rural Commercial Industrial. The applicants are proposing to expand their existing business and construct a new 900 sq m building for agricultural manufacturing and repairs.



23 Sideroad 15 North Elderslie
ELDERSLIE CON 11 PT LOTS
15;AND 16 PT ORIGINAL RD
ALLOW;RP 3R9681 PART 2
PT;ELDERSLIE CREEK PT
SNAKE;CREEK RP 3R6823
PT PARTS 2
Roll Number:
410338000405800

Learn more

Additional information about the application is available online at <https://www.brucecounty.on.ca/active-planning-applications>. Information can also be viewed in person at the County of Bruce Planning Office noted above, between 8:30 a.m. and 4:30 p.m. (Monday to Friday).

The Planner on the file is: Megan Stansfield

Have your say

Comments and opinions submitted on these matters, including the originator's name and address, become part of the public record, may be viewed by the general public and may be published in a Planning Report and Council Agenda. Comments received after July 7, 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.

Before the meeting: You can submit comments by email bcplwi@brucecounty.on.ca, mail, or phone (226-909-5515) if you have any questions, concerns or objections about the application. Comments will be provided to the Council for its consideration.

On the day of and during the Public Meeting you can attend the Public Meeting in person at the Council Chambers and speak directly to council.

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 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 approval authority on the proposed application(s), you must make a written request to the Bruce County Planning Department.

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

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-Elderslie 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.

Please note that third parties (anyone who is not a specified person or public body) do not have the right to appeal a decision to the Ontario Land Tribunal.

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

Site plan

