Planning Report

To: Council for the Municipality of Arran-Elderslie

From: Megan Stansfield, Planner

Date: June 23, 2025

Re: Zoning By-Law Amendment – Z-2024-069 (Shantz)

Recommendation:

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

That Council approve Zoning By-law Amendment Z-2024-069 by Lorne Shantz and the necessary by-law be forwarded to Council for adoption, once the County receives confirmation of easement registration.

Summary:

This zoning by-law amendment proposes to rezone the property to Agricultural Special, to permit a reduced interior side yard and rear yard setback of 3m and an increased maximum lot coverage of 22%. If approved, the amendment will facilitate the construction of an approximately 1800 sq m barn.

Airphoto

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

DISCLAIMER

THIS IS NOT A LEGAL PLAN. LEGAL BOUNDARY IS APPROXIMATE. INFORMATION IS BASED REGISTERED PLAN 3R-8850, WHICH MAY NOT BE COMPLETE OR CURRENT. CONTRACTOR TO REFER TO ORIGINAL PLAN TO VERIFY ALL INFORMATION.

ALL BUILDINGS, STRUCTURES AND UNDERGROUND INSTALLATIONS (HYDRO, GAS, SEWAGE SYSTEM, ETC.) COMPONENTS ARE TO BE PINNED & VERIFIED BY AND ONTARIO LAND SURVEYOR (OLS) PRIOR TO CONSTRUCTION (IF REQUIRED) TO ENSURE ALL REQUIRED SETBACKS ARE MAINTAINED IN ACCORDANCE WITH MUNICIPAL STANDARDS, ZONING BY-LAWS AND THE ONTARIO BUILDING CODE (OBC 2012).

TOPOGRAPHIC SURVEY

THE TOPOGRAPHIC SURVEY INFORMATION CONTAINED HEREIN IS BASED ON THE GOVERNMENT OF ONTARIO OPENSOURCE LIDAR DATA. THE TOPOGRAPHIC DATA IS APPROXIMATE AND IS NOT TO BE USED FOR CONSTRUCTION. THE BUILDER/OWNER SHALL NOTIFY GEI CONSULTANTS CANADA LTD. WELL IN ADVANCE OF CONSTRUCTION TO VERIFY ALL TOPOGRAPHIC INFORMATION HEREIN.

ZONING REGULATION MATRIX: A1-28-2008

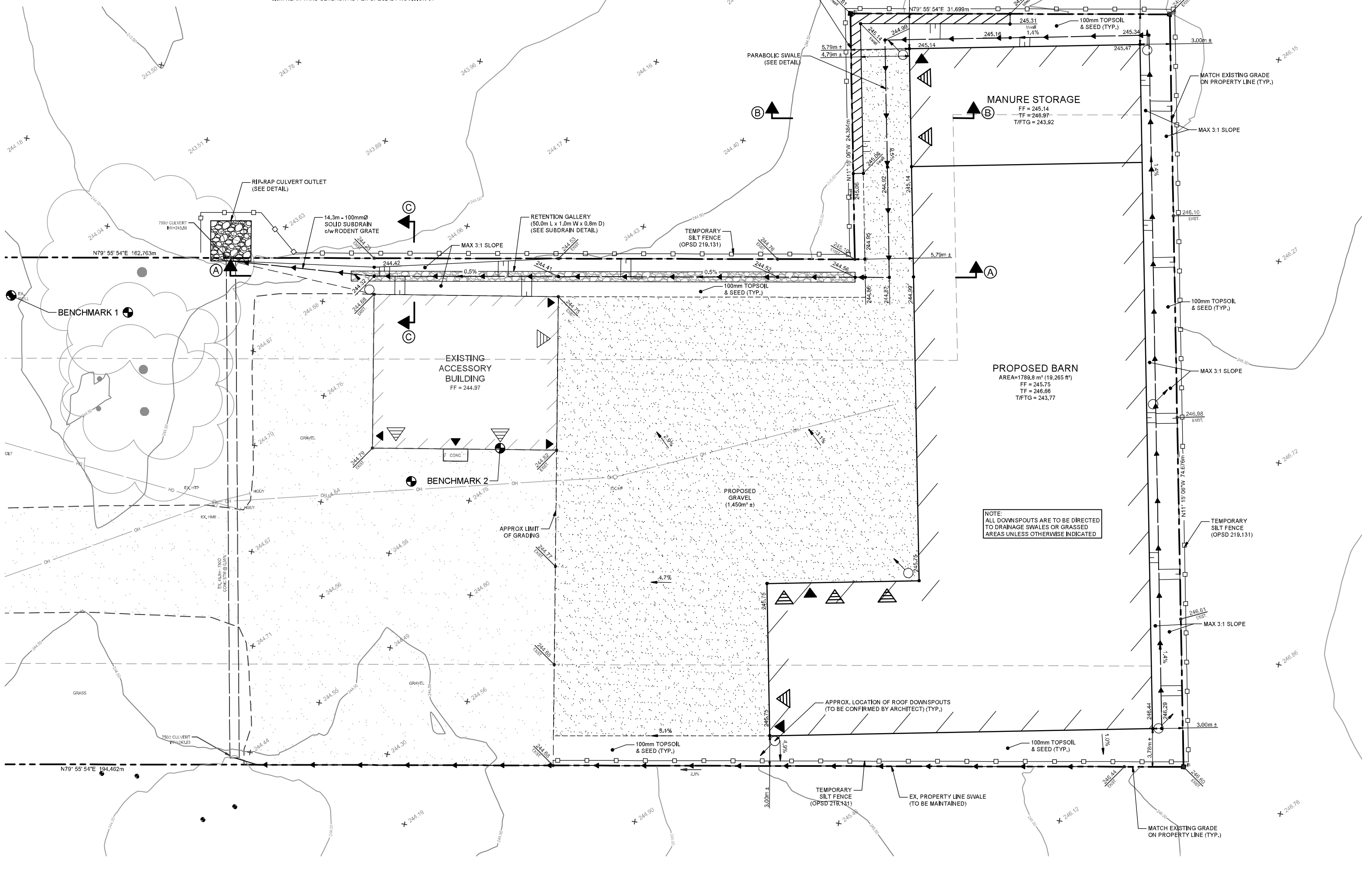
1	REGULATION	REQUIRED	PROPOSED	CONFORMS
2	ZONE	-	A1-28-2008	-
3	MIN. LOT AREA	5,000 m² (0.5 ha)	10,550.6 m²	Y
4	MIN. LOT FRONTAGE	40.0 m	50.29 m	Y
5	MIN. FRONT YARD	10.0 m	41.00 m	Y
6	MIN. INTERIOR SIDE YARD	10.0 m	3.00 m	N
7	MIN. EXTERIOR SIDE YARD	10.0 m	-	-
8	MIN. REAR YARD*	3.0 m	3.00 m	Y
9	TOTAL BUILDING AREA	-	2231.1 m²	-
10	LOT COVERAGE, MAX.	15 %	21.15%	N

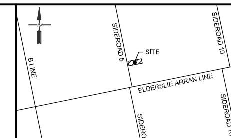
* - 3.0m REAR YARD SETBACK AS PER SPECIAL PROVISION 31

SURFACE TREATMENT AREAS

#	SURFACE TYPE	AREA	PERCENT
1	BUILDINGS	2231.1 m²	21.15%
2	CONCRETE	2.9 m²	0.03%
3	GRAVEL / UNIMPROVED	3292.6 m²	31.21%
4	GRASS	5024.0 m²	47.61%

TOTAL SITE AREA = 10,550.6m





MUNICIPALITY OF ARRAN-ELDERSLIE
KEY PLAN
NOT TO SCALE

CLIENT:	CONTRACTOR:
LORNE SHANTZ	N/A

THE ELEVATION AND LOCATION OF THE BUILDING TO BE ERECTED ON THE LOT AND THE GRADING OF THE LOT ARE IN GENERAL CONFORMITY WITH THE GRADING AND DRAINAGE PLAN PREPARED BY GEI CONSULTANTS CANADA LTD.

GEI CONSULTANTS CANADA LTD.

LEGEND:

- PROPERTY LINE
- EXISTING GRADE (335.75 EXIST)
- PROPOSED GRADE (335.75)
- EX. CONTOURS
- SWALE DRAINAGE
- SURFACE DRAINAGE
- PROPOSED BUILDING ACCESS
- DOWNSPOUT DIRECTION

BENCHMARK 1 ELEVATION. - 245.181m.

TOP OF WELL CASING NORTH EAST OF EXISTING DWELLING

BENCHMARK 2 ELEVATION. - 244.972m.

FLOOR OF EASTERN OVERHEAD DOOR TO EXISTING ACCESSORY BUILDING

THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED.

BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR ANY DAMAGE TO THEM.

NO.	DATE	REVISION DESCRIPTION	CH'K'D
1	05/07/2025	ISSUED FOR PERMIT	DDH
0	03/04/2025	PRELIMINARY	DDH

GEI Consultants
GEI CONSULTANTS CANADA LTD.
1260-2ND AVENUE EAST
OWEN SOUND, ONTARIO N4K 2J3
(519)376-1805

2408965
LOT GRADING PLAN
PART LOT 6, PLAN 3R-8850
MUNICIPALITY OF ARRAN-ELDERSLIE
52 SIDEROAD 5

DRAWN BY :	APPROVED BY :	PROJECT NO. :	DRAWING NO. :
CP	DDH	2500278	2
DESIGNED BY :	DATE :	SCALE :	
CP	MARCH 2025	1:200	

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.

Zoning

The property has a site specific zone of A1-28-08, which is the general agricultural zone with site specific provisions restricting the number of livestock units to 0.5 units per acre and permitting a reduced rear yard setback of 3 m, rather than the required 10 m, to accommodate the existing barn. The standard A1 provisions as detailed in the by-law are required. The zoning by-law requires a side yard setback of 10 metres and restricts the maximum lot coverage to 15%.

In order to support this application, planning staff required the applicant to submit a Nutrient Management plan approved by the ministry as well as a Lot Grading and Drainage Stormwater Management Review.

The property is approximately 1 ha in size and as such does not have the land area to support the disposal of manure for the proposed barn and animals. The Nutrient Management plan submitted has been approved by the ministry and details the proper disposal of manure using adjacent properties.

Because of the small property size, the proposed barn will exceed the maximum lot coverage by about 7%. Reducing the rear yard and side yard setbacks and increasing lot coverage are generally anticipated to impact surrounding properties and potentially the drainage onto adjacent municipal roads. This occurs because of the increased land coverage and the lack of space between neighbouring properties. As such the applicant completed a Lot Grading and Drainage Stormwater Management Review to support the increased lot coverage and the reduced yard setbacks. The concluding statement note the following:

While the building area is changing post-construction, many of the catchment parameters utilized in the Rational Method are varying slightly or not at all. Much of the post-construction catchment parameters have very similar runoff coefficients, resulting in composite runoff coefficient for the overall drainage catchments remaining the same. This results in a 'net zero' post-to-pre-development peak runoff flow rate matching for the site upon completion to the agricultural barn as designed.

The plan provides a small drainage channel which redirects water flow to an existing drainage outlet on the adjacent property. The applicant has been asked to apply for a drainage easement to ensure outletting to the adjacent property is maintained. The plan ensures that there will be no negative impact to the adjacent property and that the drainage will not outlet or impact the municipal roadside ditch.

The property is zoned agricultural which permits agricultural uses like the keeping of animals. While the property is small, the Nutrient Management Plan and Lot Grading and Drainage plan support this proposed development and show that the reduced setback and

increased lot coverage will not impact the neighbouring property, or the drainage along the municipal road.

County Official Plan

The Bruce County Official Plan (BCOP) designates the property as Agricultural. The proposed new building and use is agricultural and therefore the proposed amendment will meet the policies of the Official Plan. The BCOP encourages agriculture and seeks to preserve the agricultural designation by limiting non- agricultural uses, this use however fits within the proposed designation.

Similarly, the Provincial Planning Statement preserves prime agricultural lands for agricultural uses and restricts uses that do not align with agriculture. The proposed development meets the guidelines of the PPS.

Natural Hazard and Cultural Heritage

The Saugeen Ojibway Nation was contacted to determine whether and archaeological assessment was required to support this development. They have confirmed that an assessment is not required.

The Saugeen Valley Conservation Authority confirmed that the proposed development is outside their Regulated Area and as such a permit it not required for the development.

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 Notice

County Official Plan Map (Designated Agricultural Area)

Local Zoning Map (Zoned A1-28-2008 - General Agriculture)

List of Supporting Documents and Studies

The following documents can be viewed in full at Planning Arran-Elderslie | Bruce County

- Stormwater Management Plan
- Lot Development Plan
- Nutrient Management Plan

Agency Comments

Public Works: Recommends sign-off from neighbour for use of drainage outlet.

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

Public Comments

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

GEI Consultants Canada

May 9, 2025
Our File: 2500278

Mr. Lorne Shantz
52 Sideroad 5, Dobbinton
Municipality of Arran-Elderslie, ON N0H 1L0

Re: 52 Sideroad 5, Dobbinton - Lot Grading & Drainage – Stormwater Management Review

Dear Lorne,

GEI Consultants Canada Ltd. (GEI) has been retained by yourself to complete an updated site plan, lot grading & drainage plan and comment on the site drainage in support of constructing a 1,781 sq.m (19,200 sq.ft) agricultural barn on your property located at 52 Sideroad 5 in the Municipality of Arran-Elderslie (Dobbinton).

This letter has been prepared to address the Bruce County Planning comments submitted by Ms. Megan Stansfield dated January 16, 2025 in response to your 2024 pre-consultation submission.

We take this opportunity to summarize the lot grading, drainage and stormwater impacts relating to the proposed agricultural barn construction proposal.

1.0 SITE BACKGROUND INFORMATION AND LOCATIONS:

The property is 1.055 ha (2.61 acres) in land area and is legally described as Part 1 of Lot 6, Concession 1 in the Geographic Township of Arran, within the Municipality of Arran-Elderslie in the County of Bruce.

We have enclosed Figure 1 – Site Location for your reference.

2.0 EXISTING SITE DRAINAGE AND LOT GRADING:

Based on our background review, correspondence with Bruce County Planning and the Municipality, the site is not regulated by the Saugeen Valley Conservation Authority (SVCA). It should be noted, there is a possibility of the presence of a Class F Municipal Drain located in the roadside ditch fronting the property. However, according to the pre-consultation with Bruce County and Arran-Elderslie, there is no municipal drain within the subject property.

The overall property gradually drains inward from the easterly and westerly property limits towards the center of the lot. The existing slope of the land ranges from approximately 2% to 3% inwards, ultimately directing surface water to a seasonal surface drainage feature (land draw) northwest of the property.

Currently, there is a 750 mm diameter concrete culvert bisecting the property. This culvert conveys seasonal drainage from a natural land draw within the farm field south of the property, through the subject site to the natural draw north of the site. The downstream outlet of this culvert is located in the same location as the main drainage outlet for the existing site drainage. This location will not change as a result of the proposed barn construction.

2.1 Existing Site Peak Runoff Flow Rate Estimation:

To analysis the existing drainage and estimated peak surface water runoff for the site, we have utilized the Rational Method to estimate the peak runoff generated for the Mount Forest (AUT) Intensity-Duration-Frequency (IDF) rainfall data for the site with 43-years of established rainfall.

The Rational Method is one of the most popular methods to correlate rainfall with direct runoff, to estimate the instantaneous maximum peak runoff flow rates from small-to-moderately sized catchments with intensified impervious areas. The following Rational Method formula has been established for the site:

$$Q = \mathrm{CIA}/360$$

Q = Peak Runoff Flow Rate (m^3/s)
C = Composite Runoff Coefficient (Rc)
I = rainfall intensity (mm/hr)
A = Catchment Area in hectares (Ha)

To analyze the existing drainage patterns on-site, a detailed topographic survey has been completed in the Spring of 2025. The current site slopes on average 2.6% (+/-) internally towards the natural land draw north of the site.

The surficial features and impervious areas of the site were estimated based on the topographic survey and site inspections. These areas were assigned individual runoff coefficient values (Rc) relating to the degree of estimated imperviousness of the feature, to establish a composite runoff coefficient (Rc) for the existing drainage catchment in its entirety.

Table 1 below summarizes the existing drainage catchment parameters based on the on-site topographic survey and site inspections completed by our staff.

Table 1 – Existing Development Catchment Parameters

Existing Surface Areas:				
ID No.:	Surface Type:	Area (m^2):	Area (%):	Runoff Coefficient (Rc):
1	Buildings	1046.30	9.92	0.95
2	Concrete	446.10	4.23	0.95
3	Gravel/Unimproved Area	4194.60	39.75	0.85
4	Grass/Pasture	4863.60	46.10	0.40
Total		**10556.60**	**100%**	**0.657**

The composite runoff coefficient (Rc) established for the existing site is estimated to be 0.657.

Table 2 below summarizes the estimated instantaneous peak runoff flow rates for the 2-year through 100-year Design Storms utilizing the current Mount Forest (AUT) IDF Curve.

Table 2 – Existing Estimated Instantaneous Peak Runoff Flow (m^3/s)

Design Sorm	Peak Runoff Flow Rate (m^3/s)
2-Year	0.135
5-Year	0.161
10-Year	0.182
25-Year	0.230
50-Year	0.274
100-Year	0.310

Rational Method – Mount Forest IDF Curve

We have enclosed Drawing 4 – Existing Catchment Area Plan and a copy of the design calculations with this letter submission for reference.

3.0 POST-CONSTRUCTION LOT GRADING & DRAINAGE:

The overall property gradually drains inward from the easterly and westerly property limits towards the center of the lot. These drainage patterns are anticipated to remain the same post-construction. The proposed slope of the land ranges from approximately 0.5% to 5% inwards, ultimately directing surface water to a seasonal surface drainage feature (land draw) northwest of the property as it currently does.

Currently, there is a 750 mm diameter concrete culvert bisecting the property. This culvert conveys seasonal drainage from a natural land draw within the farm field south of the property, through the subject site to the

natural draw north of the site. The downstream outlet of this culvert is located in the same location as the main drainage outlet for the existing and post-construction site drainage. This location will not change as a result of the proposed barn construction.

The property is currently zoned A1-28-2008 and under post-construction, the overall lot coverage for structures based on the current post-construction concept increases from 9.92% to 21.15%. This exceeds the maximum lot coverage (15%) permissible under the current by-laws. Further to this, the minimum Interior Side Yard setback is being proposed as 3.0 m, where the current by-law permits 10 m separation. We understand this will be reflected in the proposed zoning by-law amendment being pursued as part of this submission. Please refer to the Zoning Regulation Matrix on Drawing 1 and Drawing 2 of this submission for further details.

As part of the post-construction lot grading & drainage design, it is proposed to provide additional runoff control measures for the concentrated runoff directed toward the existing outlet. A stone gallery is proposed to be constructed parallel to the northern property line behind the existing outbuilding. This gallery will help contain the runoff on-site, provide limited subsurface storage, limit the velocity & erosion effects of the concentrated drainage at the outlet and promote infiltration. While not required for stormwater management, the stone gallery has an estimated retention volume capacity of 16 m^3.

3.1 Post-Construction Site Peak Runoff Flow Rate Estimation:

To analysis the post-construction drainage and estimated peak surface water runoff for the site, we have utilized the Rational Method to estimate the peak runoff generated for the Mount Forest (AUT) Intensity-Duration-Frequency (IDF) rainfall data for the site with 43-years of established rainfall.

The Rational Method is one of the most popular methods to correlate rainfall with and direct runoff to estimate the instantaneous maximum peak runoff flow rates from small-to-moderately sized catchments with intensified impervious areas. The following Rational Method formula has been established for the site:

$$Q = \mathrm{CIA}/360$$

Q = Peak Runoff Flow Rate (m^3/s)
C = Composite Runoff Coefficient (Rc)
I = rainfall intensity (mm/hr)
A = Catchment Area in hectares (Ha)

To analyze the existing and future drainage patterns on-site a detailed topographic survey has been completed in the Spring of 2025. A site plan and lot grading plan has been developed based on the existing topographic survey and the proposed building plans provided by Image Design dates March 25, 2025. The proposed grading of the site slopes on average 2.1% (+/-) and continues to direct runoff internally towards the natural land draw north of the site. The drainage patterns proposed on-site after post-construction will mimic the existing drainage patterns today.

The surficial features and impervious areas of the site have been estimated based on the topographic survey, site inspections and the proposed land use post-construction. These areas were assigned individual runoff coefficient values (Rc) relating to the degree of estimated imperviousness of the feature to establish a composite runoff coefficient (Rc) for the drainage catchment in its entirety.

Table 3 below summarizes the post-construction drainage catchment parameters based on the on-site topographic survey and the proposed site plan and lot grading plan completed by our staff.

Table 3 – Post-Construction Development Catchment Parameters

Existing Surface Areas:				
ID No.:	Surface Type:	Area (m^2):	Area (%):	Runoff Coefficient (Rc):
1	Buildings	2231.10	21.15	0.95
2	Concrete	2.90	0.03	0.95
3	Gravel/Unimproved Area	3292.60	31.21	0.85
4	Grass/Pasture	5024.00	47.61	0.40
Total		**10556.60**	**100%**	**0.657**

The composite runoff coefficient (Rc) established for the existing site was estimated to be 0.657.

Table 4 below summarizes the post-construction estimated instantaneous peak runoff flow rates for the 2-year through 100-year Design Storms utilizing the current Mount Forest (AUT) IDF Curve.

Table 4 – Post-Construction Estimated Instantaneous Peak Runoff Flow (m^3/s)

Design Sorm	Peak Runoff Flow Rate (m^3/s)
2-Year	**0.135**
5-Year	**0.161**
10-Year	**0.182**
25-Year	**0.230**
50-Year	**0.274**
100-Year	**0.310**

Rational Method – Mount Forest IDF Curve

We have enclosed Drawing 5 – Post-Construction Catchment Area Plan and a copy of the design calculations with this letter submission for reference.

4.0 CONCLUSIONS AND RECOMMENDATIONS:

GEI Consultants Canada Ltd. (GEI) has been retained to a updated site plan, lot grading & drainage plan and comment on the site drainage in support of constructing a 1,781 sq.m (19,200 sq.ft) agricultural barn located at 52 Sideroad 5 in the Municipality of Arran-Elderslie (Dobbinton).

To analysis the existing drainage and estimated peak surface water runoff for the site, we have utilized the Rational Method to estimate the peak runoff generated for the Mount Forest (AUT) Intensity-Duration-Frequency (IDF) rainfall data for the site with 43-years of established rainfall. The Rational Method is one of the most popular methods to correlate rainfall with and direct runoff to estimate the instantaneous maximum peak runoff flow rates from small-to-moderately sized catchments with intensified impervious areas.

While the building area is changing post-construction, many of the catchment parameters utilized in the Rational Method are varying slightly or not at all. Much of the post-construction catchment parameters have very similar runoff coefficients, resulting in composite runoff coefficient for the overall drainage catchments remaining the same. This results in a 'net-zero' post-to-pre-development peak runoff flow rate matching for the site upon completion to the agricultural barn as designed.

The construction of the proposed agricultural barn provides significant benefits to the community by supporting local food production, enhancing agricultural operations, and contributing to the rural economy. While a zoning by-law amendment may be required to permit its construction, the proposed barn will not adversely affect local drainage or stormwater management within the local watershed. The design and placement of the structure will adhere to best practices in site grading and water runoff control, ensuring that the existing environmental conditions and surrounding properties remain unaffected.

We trust this is satisfactory for your needs. Should you have any questions or concerns, please do not hesitate to contact our office.

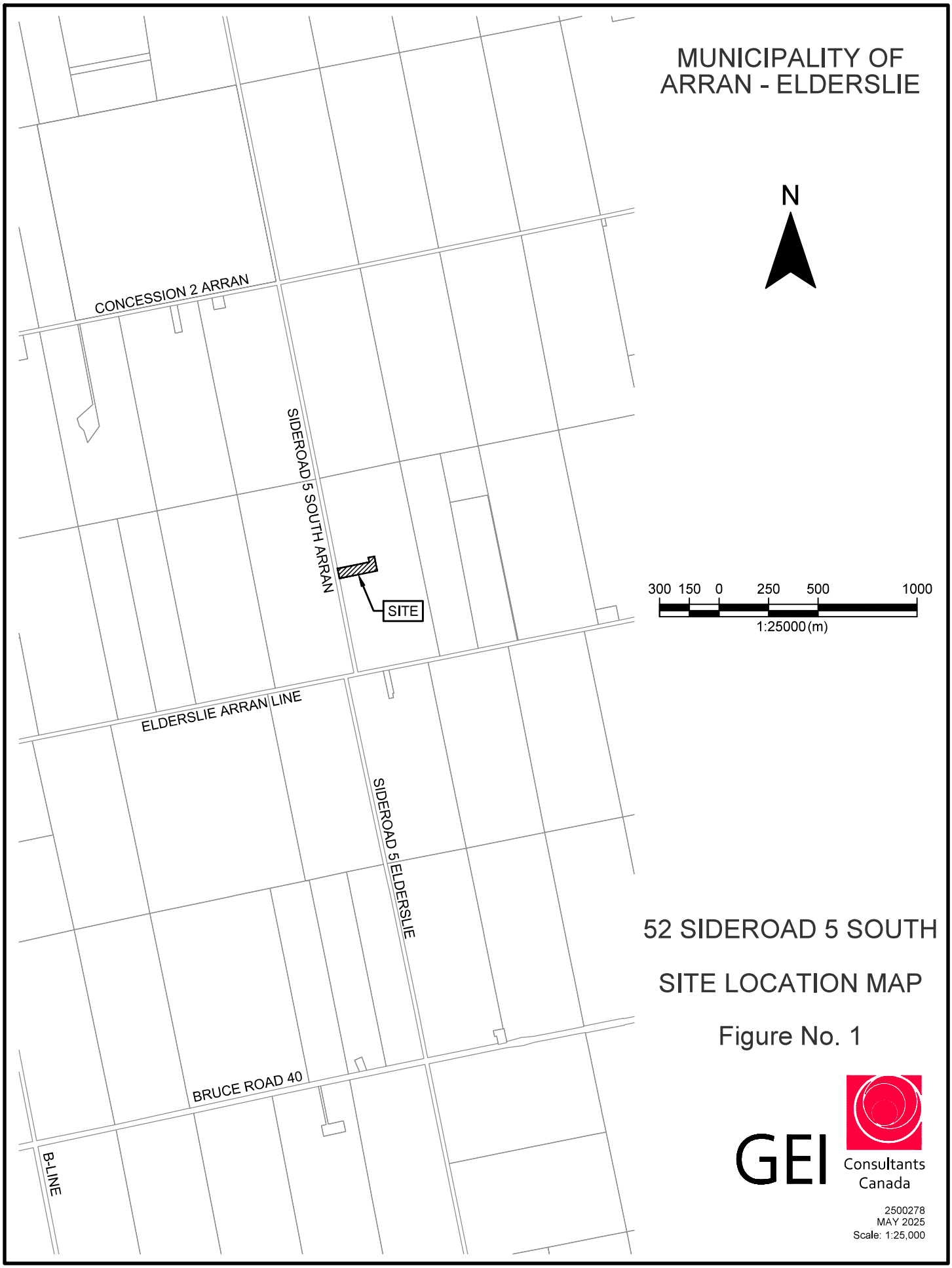
Yours truly,

GEI CONSULTANTS CANADA LTD.
Per:

Chris T. Polhamus,
Technical Specialist

LICENSED PROFESSIONAL ENGINEER
2025.05.09
D. D. HEWGILL
100185886
PROVINCE OF ONTARIO

Darren D. Hewgill, B.Eng., P.Eng.
Senior Project Manager



52 SIDEROAD 5 SOUTH

SITE LOCATION MAP

Figure No. 1

GEI Consultants Canada

2500278
MAY 2025
Scale: 1:25,000

Project Name: 52 Sideroad 5, Dobbinton
Project No.: 2500278
Designed By: DDH
Reviewed By: CP
Revison No.: 1
Date: May 6, 2025

Catchment ID: 100

Area Type:	Area (m^2)	RC Value
Pasture/Lawn	4863.6	0.4
Gravel/Unimproved	4194.6	0.85
Concrete	446.1	0.95
Building	1046.30	0.95

Total Area (m^2) 10550.6 1.0551 ha

Composite RC 0.657

Time of Concentration (Tc)

Formula: Bramsby-Williams Rc > 0.4

Catchment Info:

Length (m) 106.00
Avg. Slope (%) 2.45

Tc = 5.02 Minutes

Project Name: 52 Sideroad 5, Dobbinton
Project No.: 2500278
Designed By: DDH
Reviewed By: CP
Revison No.: 1
Date: 5/6/2025

Catchment ID **100**

Runoff Coefficient - (Mount Forest Rainfall IDF Curve)

2 Year	0.66	
5 Year	0.66	
10 Year	0.66	
25 Year	0.72	$=C_5*1.10$
50 Year	0.79	$=C_5*1.20$
100 Year	0.82	$=C_5*1.25$

Peak Rainfall Intensity Mount Forest Rainfall IDF Curve

Coeficient	2 YR	5 YR	10 YR	25 YR	50 YR	100 YR
A	22.9	28.4	32.7	38.0	41.9	45.9
B	-0.694	-0.671	-0.661	-0.652	-0.646	-0.642

Bramsby-Williams (Use T = 12 min. if Tc>12 min.)

2 Year	69.97 mm/hr	TC	=	12.00	min.
5 Year	83.62 mm/hr	TC	=	12.00	
10 Year	94.75 mm/hr	TC	=	12.00	
25 Year	108.52 mm/hr	TC	=	12.00	
50 Year	118.51 mm/hr	TC	=	12.00	
100 Year	128.99 mm/hr	TC	=	12.00	

Peak Runoff Rate - Rational Method Drainage Area 1.055 ha

2 Year	0.135 m^3/s
5 Year	0.161 m^3/s
10 Year	0.182 m^3/s
25 Year	0.230 m^3/s
50 Year	0.274 m^3/s
100 Year	0.310 m^3/s

Project Name: 52 Sideroad 5, Dobbinton
Project No.: 2500278
Designed By: DDH
Reviewed By: CP
Revison No.: 1
Date: May 6, 2025

GEI Consultants

Catchment ID: 200

Area Type:	Area (m^2)	RC Value
Pasture/Lawn	5024	0.4
Gravel/Unimproved	3292.6	0.85
Concrete	2.9	0.95
Building	2231.10	0.95

Total Area (m^2) 10550.6 1.0551 ha

Composite RC 0.657

Time of Concentration (Tc)

Formula: Bramsby-Williams Rc > 0.4

Catchment Info:

Length (m) 118.50
Avg. Slope (%) 2.08

Tc = 5.80 Minutes

Project Name: 52 Sideroad 5, Dobbinton
Project No.: 2500278
Designed By: DDH
Reviewed By: CP
Revison No.: 1
Date: 5/6/2025

Catchment ID **200**

Runoff Coefficient - (Mount Forest IDF Curve)

2 Year	0.66	
5 Year	0.66	
10 Year	0.66	
25 Year	0.72	$=C_5*1.10$
50 Year	0.79	$=C_5*1.20$
100 Year	0.82	$=C_5*1.25$

Peak Rainfall Intensity Mount Forest Rainfall IDF Curve

Coeficient	2 YR	5 YR	10 YR	25 YR	50 YR	100 YR
A	22.9	28.4	32.7	38.0	41.9	45.9
B	-0.694	-0.671	-0.661	-0.652	-0.646	-0.642

Bramsby-Williams (Use T = 12 min. if Tc>12 min.)

2 Year	69.97 mm/hr	TC	=	12.00	min.
5 Year	83.62 mm/hr	TC	=	12.00	
10 Year	94.75 mm/hr	TC	=	12.00	
25 Year	108.52 mm/hr	TC	=	12.00	
50 Year	118.51 mm/hr	TC	=	12.00	
100 Year	128.99 mm/hr	TC	=	12.00	

Peak Runoff Rate - Rational Method Drainage Area 1.055 ha

	CA200	CA100
2 Year	0.135 m^3/s	0.135 m^3/s
5 Year	0.161 m^3/s	0.161 m^3/s
10 Year	0.182 m^3/s	0.182 m^3/s
25 Year	0.230 m^3/s	0.230 m^3/s
50 Year	0.274 m^3/s	0.274 m^3/s
100 Year	0.310 m^3/s	0.310 m^3/s

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SURFACE TREATMENT AREAS

#	SURFACE TYPE	AREA	PERCENT
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2	CONCRETE	446.1 m²	4.23%
3	GRAVEL / UNIMPROVED AREA	4194.6 m²	39.75%
4	GRASS	4863.6 m²	46.10%

TOTAL SITE AREA = 10,550.6m

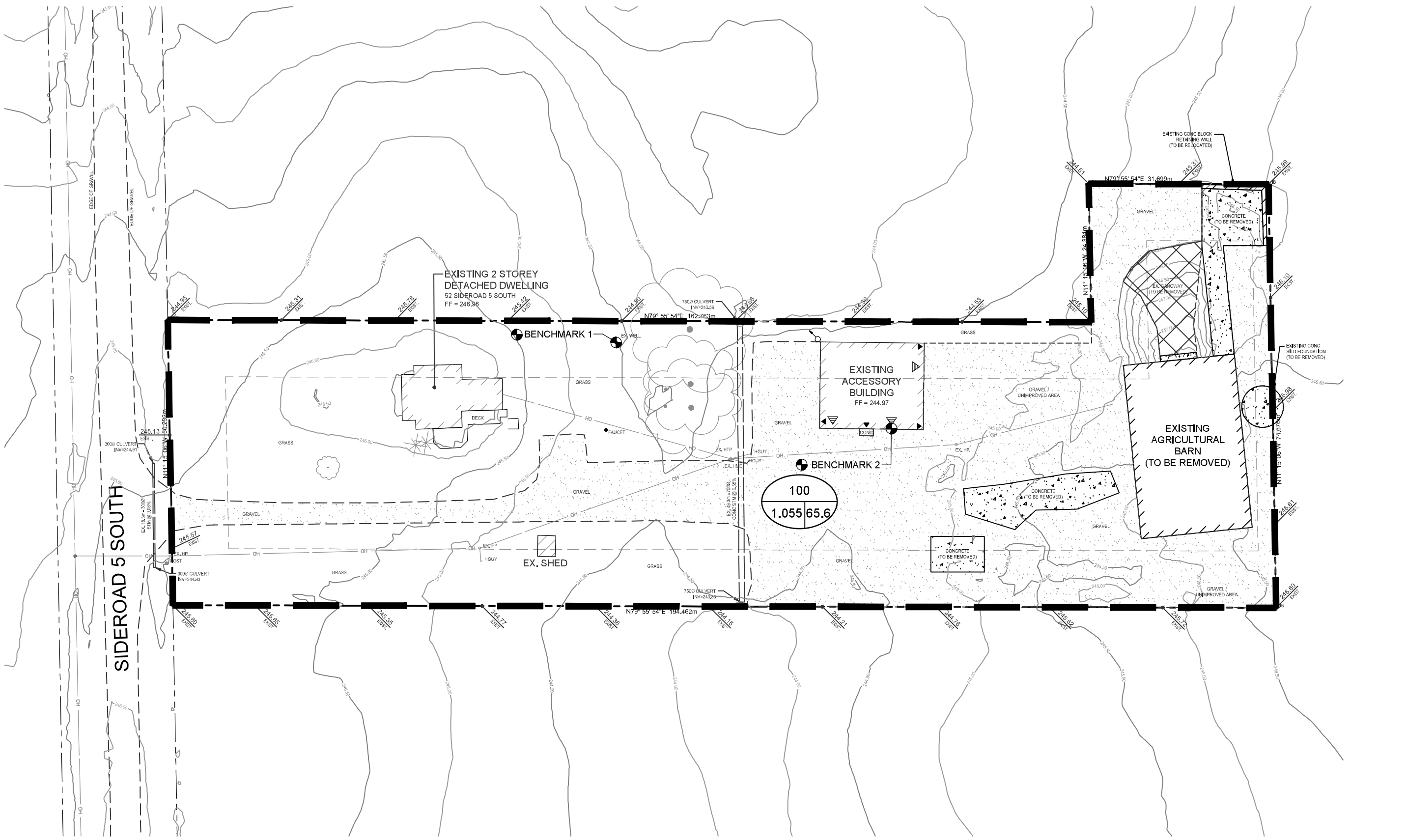
SWM CATCHMENT LEGEND

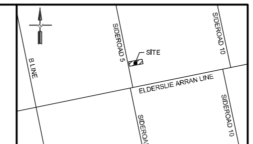
DRAINAGE AREA BOUNDARY

201 — CATCHMENT NUMBER

0.110 | 80 — COMPOSITE RUNOFF COEFFICIENT (Rc)

CATCHMENT AREA IN HECTARES





MUNICIPALITY OF ARRAN-ELDERSLIE
KEY PLAN
NOT TO SCALE

CLIENT: LORNE SHANTZ

CONTRACTOR: N/A

THE ELEVATION AND LOCATION OF THE BUILDING TO BE ERECTED ON THE LOT AND THE GRADING OF THE LOT ARE IN GENERAL CONFORMITY WITH THE GRADING AND DRAINAGE PLAN PREPARED BY GEI CONSULTANTS CANADA LTD.

GEI CONSULTANTS CANADA LTD.

LEGEND:

- PROPERTY LINE
- EXISTING GRADE (335.75 EXIST)
- PROPOSED GRADE (335.75)
- EX. CONTOURS
- SWALE DRAINAGE
- SURFACE DRAINAGE
- PROPOSED BUILDING ACCESS
- DOWNSPOUT DIRECTION

BENCHMARK 1 ELEVATION. - 245.181m.

TOP OF WELL CASING NORTH EAST OF EXISTING DWELLING

BENCHMARK 2 ELEVATION. - 244.972m.

FLOOR OF EASTERN OVERHEAD DOOR TO EXISTING ACCESSORY BUILDING

THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED.

BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR ANY DAMAGE TO THEM.

LICENSED PROFESSIONAL ENGINEER D. D. HEWELL 100103665 PROVINCE OF ONTARIO

NO.	DATE	REVISION DESCRIPTION	CH'KD
1	05/07/2025	ISSUED FOR PERMIT	DDH
0	03/04/2025	PRELIMINARY	DDH

GEI CONSULTANTS CANADA LTD.
1260-2ND AVENUE EAST
OWEN SOUND, ONTARIO N4K 2J3
(519)376-1805

2408965 PRE DEVELOPMENT SWM CATCHEMNT AREA PART LOT 6, PLAN 3R-8850

MUNICIPALITY OF ARRAN-ELDERSLIE
52 SIDEROAD 5

DRAWN BY :	APPROVED BY :	PROJECT NO. :	DRAWING NO. :
CP	DDH	2500278	4
DESIGNED BY : CP	DATE : MARCH 2025	SCALE : 1:400	

DISCLAIMER

THIS IS NOT A LEGAL PLAN. LEGAL BOUNDARY IS APPROXIMATE. INFORMATION IS BASED REGISTERED PLAN 3R-8850, WHICH MAY NOT BE COMPLETE OR CURRENT. CONTRACTOR TO REFER TO ORIGINAL PLAN TO VERIFY ALL INFORMATION.

ALL BUILDINGS, STRUCTURES AND UNDERGROUND INSTALLATIONS (HYDRO, GAS, SEWAGE SYSTEM, ETC.) COMPONENTS ARE TO BE PINNED & VERIFIED BY AND ONTARIO LAND SURVEYOR (OLS) PRIOR TO CONSTRUCTION (IF REQUIRED) TO ENSURE ALL REQUIRED SETBACKS ARE MAINTAINED IN ACCORDANCE WITH MUNICIPAL STANDARDS, ZONING BY-LAWS AND THE ONTARIO BUILDING CODE (OBC 2012).

TOPOGRAPHIC SURVEY

THE TOPOGRAPHIC SURVEY INFORMATION CONTAINED HEREIN IS BASED ON THE GOVERNMENT OF ONTARIO OPENSOURCE LIDAR DATA. THE TOPOGRAPHIC DATA IS APPROXIMATE AND IS NOT TO BE USED FOR CONSTRUCTION. THE BUILDER/OWNER SHALL NOTIFY GEI CONSULTANTS CANADA LTD. WELL IN ADVANCE OF CONSTRUCTION TO VERIFY ALL TOPOGRAPHIC INFORMATION HEREIN.

SURFACE TREATMENT AREAS

#	SURFACE TYPE	AREA	PERCENT
1	BUILDINGS	2231.1 m²	21.15%
2	CONCRETE	2.9 m²	0.03%
3	GRAVEL / UNIMPROVED	3292.6 m²	31.21%
4	GRASS	5024.0 m²	47.61%

TOTAL SITE AREA = 10,550.6m

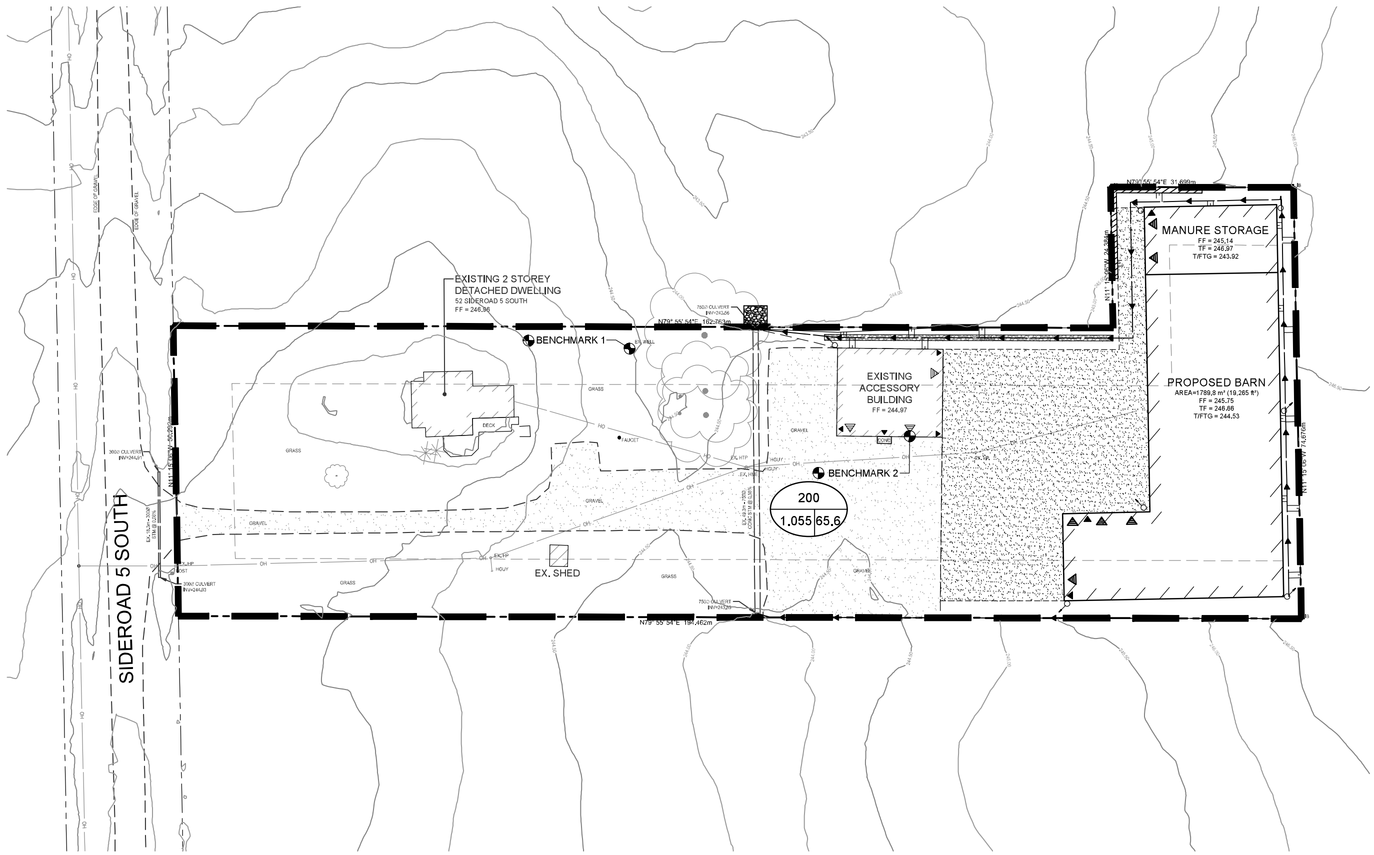
SWM CATCHMENT LEGEND

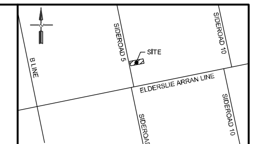
DRAINAGE AREA BOUNDARY

201 — CATCHMENT NUMBER

80 — COMPOSITE RUNOFF COEFFICIENT (Rc)

0.110 — CATCHMENT AREA IN HECTARES





MUNICIPALITY OF ARRAN-ELDERSLIE

KEY PLAN

NOT TO SCALE

CLIENT:	CONTRACTOR:
LORNE SHANTZ	N/A

THE ELEVATION AND LOCATION OF THE BUILDING TO BE ERECTED ON THE LOT AND THE GRADING OF THE LOT ARE IN GENERAL CONFORMITY WITH THE GRADING AND DRAINAGE PLAN PREPARED BY GEI CONSULTANTS CANADA LTD.

GEI CONSULTANTS CANADA LTD.

LEGEND:

- PROPERTY LINE
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BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR ANY DAMAGE TO THEM.

LICENSED PROFESSIONAL ENGINEER D. D. HEWELL 100103665 PROVINCE OF ONTARIO

NO.	DATE	REVISION DESCRIPTION	CH'KD
1	05/07/2025	ISSUED FOR PERMIT	DDH
0	03/04/2025	PRELIMINARY	DDH

GEI Consultants

GEI CONSULTANTS CANADA LTD.
1260-2ND AVENUE EAST
OWEN SOUND, ONTARIO N4K 2J3
(519)376-1805

2408965
POST DEVELOPMENT SWM CATCHEMNT AREA
PART LOT 6, PLAN 3R-8850

MUNICIPALITY OF ARRAN-ELDERSLIE
52 SIDEROAD 5

DRAWN BY :	APPROVED BY :	PROJECT NO. :	DRAWING NO. :
CP	DDH	2500278	5
DESIGNED BY :	DATE :	SCALE :	
CP	MARCH 2025	1:400	

Approval of Nutrient Management Strategy - 61850
Under Regulation 267/03, as amended

Nutrient Management Act, 2002

Please use your operation identifier 61850 whenever you contact the Ministry by telephone, e-mail, post or other means. It will assist the ministry to locate your Nutrient Management file as quickly as possible.

This Approval is issued to the Owner of the Approved Agricultural Operation because the Director is satisfied that there is nothing under the Regulation, or the Act, that prevents the issuance of this Approval.

This Approval is issued to:

Lorne Shantz, Dorothy Shantz
52 SIDERD 5 ELDERSLIE
DOBBINTON ON N0H 1L0
Canada

Definitions

1. For the purposes of this Approval, the following terms shall have the meaning described below:

   a) "Act" means the *Nutrient Management Act, 2002,* S.O. 2002, c.4.
   b) "Agricultural Operation" means agricultural operation as defined in the *Act.*
   c) "Agricultural Source Material" means agricultural source material as defined in the *Regulation*.
   d) "Approval" means this approval including Schedules A and B;
   e) "Approved Farm Unit" means the properties described in the application contained in Schedule B, as amended in accordance with this Approval and the Regulation.
   f) "Approved Agricultural Operation" means the Agricultural Operation described in the application contained in Schedule B as amended in accordance with this Approval and the Regulation.
   g) "Director" means a Director appointed under subsection 3 (1) of the Act for the purposes of section 28 of the Regulation;
   h) "Farm Unit" means farm unit as described in section 5 of the Regulation.
   i) "Ministry" means the Ministry of Agriculture, Food and Rural Affairs;
   j) "Nutrient" means nutrient as defined in the Act;
   k) "Owner/Operator" means the person to whom this approval is issued; and
   l) "Regulation" means Ontario Regulation 267/03 made under the Act.

Approval of Nutrient Management Strategy - 61850
Under Regulation 267/03, as amended

Nutrient Management Act, 2002

Pursuant to the Act and Regulation, the Director approves the nutrient management strategy identified by submission number 61850 that is Schedule B of this Approval subject to the conditions set out in Schedule A.

This Approval Applies to the Approved Agricultural Operation and Approved Farm Unit described in Schedule B as updated in accordance with the Regulation.

Interpretation

1. Where there is a conflict between a provision of the *Act* or the *Regulation* and any condition of this Approval, the provision of the *Act* or *Regulation* shall take precedence. Where there is a conflict between a provision of Schedule B of this Approval and any other provision of this Approval, the latter shall prevail. For greater certainty, a conflict only occurs where compliance with one provision would make compliance with the other provision impossible.

2. The conditions of this Approval are severable. If any condition of this Approval, or the application of any condition of this Approval to any circumstance, is held invalid or unenforceable, the application of such condition to other circumstances and the remainder of this Approval shall not be affected thereby.

3. The issuance of, and compliance with, this Approval does not relieve the Owner of any obligation to comply with any provision of any applicable statute, regulation or other legal requirement.

Schedules

This Approval incorporates Schedules A and B attached hereto.

Schedule	Description
A	Conditions and Reasons for Conditions
B	Nutrient Management Strategy Approvals Submission

Schedule A

Conditions

This Approval is subject to the following conditions:

General

1. The Owner shall provide written notice to the Ministry of the Environment, Conservation and Parks - Area District Office and the Director that the Approved Agricultural Operation will use land that is part of a Farm Unit subject to another nutrient management strategy at least 30 days before starting such use and such notice shall include a description of the land being added.

Approval of Nutrient Management Strategy - 61850
Under Regulation 267/03, as amended

Nutrient Management Act, 2002

IMPORTANT

In accordance with Section 9 of the *Nutrient Management Act, 2002*, you may by written notice, that you serve upon me and the Ontario Land Tribunal **within 15 days of receipt of this Notice**, require a hearing by the Tribunal. This section provides that the Notice requiring a hearing shall state:

(a) the portions of the approval in respect of which the hearing is required; and

(b) the grounds on which the applicant for the hearing intends to rely at the hearing.

Nutrient Management Act 2002, s. 9 (6).

In addition to these legal requirements, you should also include:

- your name and address
- the operation identifier
- the name of the Director who signed the approval.

This Notice requiring a hearing should be signed and dated by yourself, and must be served upon:

The Secretary
Ontario Land Tribunal
655 Bay Street, Suite 1500
Toronto, Ontario
M5G 1E5

and

The Director, Approvals
Environmental Management Branch
Ministry of Agriculture, Food
and Rural Affairs
1 Stone Road West
Guelph, Ontario
N1G 4Y2

Further information on the Ontario Land Tribunal's requirements for an appeal can be obtained directly from the Tribunal at: Email: OLT.General.Inquiry@ontario.ca or Tel: (416) 212-6349, Toll free 1-866-448-2248 or www.olt.gov.on.ca, or TTY 1-800-855-1155.

Dan J Carlow

Digitally signed by Dan J Carlow
Date: 2024.10.14 17:34:10 -04'00'

Director
Section 3, *Nutrient Management Act*, 2002

Reasons for Conditions

The reason for conditions 1 is to ensure that the Ministry of the Environment, Conservation and Parks Area District Office and the Director are aware that the Approved Agricultural Operation will be operating on land that is already part of a farm unit and can ensure that the appropriate nutrient management strategies are updated to avoid the over application of nutrients on that land.

Schedule B

Nutrient Management Strategy Approvals Submission

Ontario

AgriSuite

Nutrient management strategy (Lorne & Dorothy Shantz 24, Fall 2024 - Fall 2025)

General information

Please ensure you retain a copy of the completed NM Strategy (and NM Plan, if applicable) for your records. It is your responsibility to keep copies of the documents that comprise your approved NMS. You will be contacted by OMAFRA staff if you are required to provide additional information during the review process. You are required to update the NM Strategy and to keep it on file and available for inspection, if requested.

Reason for submission

This document has been prepared for approval .
Constructing or expanding a building or structure to house farm animals or store manure : Duck barn & solid manure storage.

Preparer information

Preparer
Cleon Martin
(AOSPDC20392)

Contact details
9481 Sally Street
Mount Forest , ON , Canada N0G 2L0
519-591-5342
nutrientplans@gmail.com

Agricultural operation information

Operator contact information
Lorne Shantz
52 SIDERD 5 ELDERSLIE
DOBBINTON, ON
N0H 1L0
519-353-7170

Owner is the same as the operator
Yes

Operation type
Partnership / joint submission

Partner names
Lorne Shantz, Dorothy Shantz

Federal business number
790600225

Nutrient management strategy summary

Total nutrient units (this farm unit)
25.5 NU

Total tillable area
0 ac

Non-NMA transfer area
90 ac

Previous NASM or NMS submission IDs
None (None)

Statements

- Municipal well(s) do not exist within 100 m of the farm unit
- A NMP hasn't been required for this farm unit in the past
- A NMP is not required for this farm but recommended as a BMP

Storage groups with less than 240 days of storage

- None (None)

New/expanding storages that require engineering

- Storage Group 1 (Storage 1)
- Storage Group 1 (Storage 2)

Storages that require runoff management

- None (None)

Farm unit summary

Farm A

This farm
- Generates ASM
- Receives ASM
- Receives commercial fertilizer

Status
Owned

Tillable area
0 ac

Farm location
County of Bruce , Municipality of Arran-Elderslie
- ARRAN, Concession: 1 , Lot: 6 (Generates ASM)

Roll numbers
- 4103490001078100000

911 address (if available)
52 SIDERD 5 ELDERSLIE
DOBBINTON ON N0H 1L0

Storage system summary

System A

Start/end date
Sep, 2024- Aug, 2025 (1 year)

Total nutrient units
25.5 NU

Source Material

Ducks (2680, Ducks, Peking, Breeders)

Average weight
6.5 lb

Total utilization
100 %

Nutrient units
25.5 NU

Estimated livestock barn area
13400 ft²

Solid
38341 ft³, 57% DM

Storages

Storage Group 1 (Solid , 2 Storages)

Input materials
Ducks (Solid)

Actual storage capacity
314 days (33008 ft³)

Storage 1 (Rectangular)

New/expanding storage
Yes

Earthen walls or floor
No

Covered
Yes

Dimensions
- Average Depth: 0.7 ft
- Wall Height (z): 9 ft
- Length (x): 70 ft
- Width (y): 191.5 ft

Days of storage
89 days

Total Capacity
9383 ft³

Material Capacity
9383 ft³

Rainfall Capacity
NA (Not available)

Storage 2 (Rectangular)

New/expanding storage
Yes

Earthen walls or floor
No

Covered
Yes

Dimensions
- Average Depth: 7 ft
- Wall Height (z): 6 ft
- Length (x): 75 ft
- Width (y): 45 ft

Days of storage
225 days

Total Capacity
23625 ft³

Material Capacity
23625 ft³

Rainfall Capacity
NA (Not available)

Nutrient content & utilization

Storage Group 1 (Solid)

Input materials
Storage Group 1 (Solid)

Material type
Ducks

Total amount (Solid, 1 years)
38340 ft³ (57 % DM)

Yearly amount
38446 ft³/year (511 ton/year)

Transferred out (1 years)
509 ton (100 %)

Land applied (1 years)
NA (Not available)

Dry Matter (DM)
49.576 %

Transfer contacts

Brian Dudgeon

Contact information
Brian Dudgeon
1128 BRUCE RD 40
DOBBINTON , ON
Canada N0H 1L0
519-270-2500

Outgoing transfers
Yes

Incoming transfers
No

Transfer type
Non-NMA
Strategy/Plan

Tillable area
90 ac

Livestock exists on this property
No

Transfer location information
County of Bruce , Municipality of Arran-Elderslie
- ARRAN, Concession: 1 , Lot: 5

Roll numbers
- 4103490001077000000

Outgoing transfer summary

Storage Group 1

Contact name
Brian Dudgeon

Date
Sep 1, 2024

Amount
509.5 ton (1 transfer)

Flag summary

Engineering Required (Storage 2)
Engineering is required for this storage.

Engineering Required (Storage 1)
Engineering is required for this storage.

Farm unit declaration form and NMS/P signoff form

The undersigned declares that the information contained in this Nutrient Management Plan and/or Nutrient Management Strategy:

1. identifies the Farm Unit on which the operations to which this strategy or plan applies is carried out;
2. provides an accurate description of the Agricultural Operation;
3. has been completed in accordance with the Regulation, the Nutrient Management Protocol and the Sampling and Analysis Protocol;
4. contains a contingency plan consistent with the Nutrient Management Protocol, part 12; and
5. is complete.

Signatures

Cleon Martin (AOSPDC20392) Plan preparer	Signer ID: HVU8GZMJ9C... Signature	2024.10.07 Date (mmm-dd-yyyy)
Lorne Shantz Operator of the agricultural operation	Lorne Shantz Signer ID: HVU8GZM99B... Signature	2024.10.07 Date (mmm-dd-yyyy)

Notice

Information collected for the NMS/P is about your farm business and is collected under the Nutrient Management Act, S.O. 2002, c.4, as amended and its regulations. It will be to identify the operation as subject to provisions under the Nutrient Management Act. The information may be shared with other ministries, municipalities and external experts for the purposes of approval, administration of the program, inspection and enforcement. Information from this form may be made available for program or policy evaluation and research related to nutrient management, environmental management or agricultural issues. Under the Nutrient Management Act this document may be made available in a public registry. All information may be subject to disclosure under the Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.F.31 and may be made available on request.

Questions about this collection should be directed to the Manager, Approvals, Certification and Licensing, Environmental Management Branch, Ministry of Agriculture, Food and Rural Affairs, 1 Stone Road West, Guelph ON N1G 4Y2, Email: NutrientManagement.ONeSourceForms@ontario.ca.

Appendix A (NMS Approvals Submission)

Please provide the following documents in the same order as listed:

1. Overview of the Operation
   As included below

2. Farmstead Sketch (attach sketch and label clearly)
   Farmstead Sketch (The farmstead sketch(s) may be an aerial photo, computer generated or hand drawn and must include/address the following items, either by including them on the sketch, or indicating on the sketch that they do not exist. Sketch should be readable and include north arrow)
   a. Location of generation facilities and storage(s):
      i. Permanent, temporary and proposed generating facilities
      ii. Permanent, temporary and proposed storage facilities and sites
      iii. Dimensions of all generating and storage facilities and sites
   b. Distance from sensitive features to the nearest permanent nutrient storage/generating facility, including:
      i. Known wells (includes gas, oil, test and water wells)
      ii. Municipal wells
      iii. Tile inlets
      iv. Surface water (as defined in Part I of O.Reg. 267/03)
   c. For nutrient storages within 50 m of surface water, show a Flow Path of at least 50 m to surface water or tile inlet.

Overview of operation

Question 1 - Reason for submission
Duck barn & solid storage.

Question 2 - Type and size of the operation
Duck operation.

Question 3 - Overview of livestock/poultry facilities and practices that impact nutrient management
-- Solid nutrients will be transferred into "2" with front end loader.
-- Pack areas are cleaned 4 times annually.

Question 4 - Prescribed material produced and received
No NASMs applied on the operation.

Question 5 - Overview of cropping and management practices
No tillable crop land is present within this operation.

Question 6 - Explain all flags shown in the NMS printout
All nutrients generated are transferred off site.

Lorne Shantz	
Sensitive Features	
	No municipal well within 100m of farm unit
	Drilled well >15m to any nutrient storage
	No other well within 30m of any nutrient storage
	No tile inlet within 50m of any new nutrient storage
	No surface water within 50m of any nutrient storage
Buildings	
	House
	Workshop
	Buildings to be removed
	75x225' new duck facility (13400 sq. ft. actual duck housing area)
	Access alley/ utility areas
Manure Storages	
	70x191.5' new pack area "storage 1"
	75x45' new solid manure "storage 2"
Setbacks	
	15m to drilled well

Ontario

Ministry of Agriculture, Food and Rural Affairs
Environmental Management Branch

Engineering Requirement Form

Section 1 – Project Information

Project Name
Lorne Shantz

Project Mailing Address

Unit No.	Street No.	Street Name	Rural Route	PO Box
	52	SIDERD 5 ELDERSLIE		

City/Town/Village	Province	Postal Code
DOBBINTON	Ontario	N0H 1L0

Section 2 – Applicant Declaration

Declaration
This is to certify that I, as the Applicant, understand that under *the Nutrient Management Act, 2002* and Ontario Regulation 267/03, as amended, I am required to retain professional engineering services for design and general review of certain projects and situations. I also understand that it is my responsibility to submit a completed **Engineer's Commitment Certificate** signed and dated by the Professional Engineer(s) who will provide design and general review of the project components identified on this form. The Engineer's Commitment Certificate will be submitted to the Chief Building Official at the local building authority as part of my building permit application for the related project.

Applicant Last Name	Applicant First Name
Shantz	Lorne

Applicant Signature	Date (yyyy/mm/dd)
Lorne Shantz Signer ID: HVU8GZMJ9C...	2024/10/07

Section 3 – Project Components Information

Project Components Requiring Engineering All in accordance with Ontario Regulation 267/03, as amended, and all applicable law.	Design/General Review Required	
A. Site Characterization performed by a Professional Engineer or Geoscientist* Sub-surface information, soil properties, water table and bedrock location. *Geoscientist retained to perform a Site Characterization evaluation must be a member of the Association of Professional Geoscientists of Ontario.	☐ Yes	☑ N/A
B. Synthetic or Compacted Soil Liner. Design details, including details of site review and testing where applicable.	☐ Yes	☑ N/A
C. Earthen Storage Facilities Siting, design and construction of a permanent nutrient storage facility made of earth, including details for any embankment penetrations to accept transfer system piping and to prevent leakage at those locations.	☐ Yes	☑ N/A
D. Liquid Storage Facilities Siting, design and construction of a permanent liquid nutrient storage facility. Includes wall openings where transfer piping penetrates permanent liquid nutrient storage, sump or holding pit, where nutrient leakage could occur. All such openings shall include provision for flexible watertight gasket or membrane to prevent leakage, and design details shall be included with the structural drawings. **Liner – Unless a designer has been identified in Part B, then the following applies.** If the site characterization report either specifies a liner or reveals a soil condition that requires a liner be used, the structural engineer designing the storage is responsible for incorporating a liner in the design drawings and specifications, and for site review of same.	☐ Yes	☑ N/A
E. Transfer Systems Design and construction to include all piping, connections and associated fittings/couplings to prevent leakage of liquid nutrients transferred to a permanent liquid storage. Flush systems are considered transfer systems. Coordinate with structural engineer regarding wall penetrations for transfer system piping and fittings that prevent leakage at the connection. **Commercial pump systems:** If the design of transfer system piping – type, size, operating pressure and gasketed connections – is clearly described in the pump manufacturer's installation guide and specification, then only site review of construction is required. **Note:** Design of wall openings in nutrient storages, sumps and holding pits to accept transfer system piping shall be designed by a qualified professional engineer.	☐ Yes	☑ N/A

F. Solid Storage Facilities Siting, design and construction of a permanent solid nutrient storage facility. Note: If a solid storage is to hold rainfall or any other liquid (excluding milkhouse washwater that meets the requirements of s.61.5 of the Regulation), it must be designed as a liquid storage (see Liquid Storage Facilities). Note: The structural engineer designing the storage must ensure a runoff management system is included as part of the storage design, and is in place.	☑ Yes	☐ N/A
G. Vegetative Filter Strip System (VFSS) Siting, design and construction. Reference OMAFRA publication 826 for design details.	☐ Yes	☑ N/A
H. Facilities for the Storage of Off-Farm Anaerobic Digestion Material Siting, design and construction for storage facilities.	☐ Yes	☑ N/A
I. Regulated Mixed Anaerobic Digestion System Siting, design and construction for digester construction and operation.	☐ Yes	☑ N/A
J. Further Treatment System for Off-Farm Anaerobic Digestion Materials Siting, design and construction of further treatment systems.	☐ Yes	☑ N/A
K. Design of Facility to Reduce Total Volatile Solids by at least 50 per cent If digester operation has less than 20 day average AD treatment time.	☐ Yes	☑ N/A
L. Design of Facility to Reduce Total Volatile Solids by at least 50 per cent If digester is operated at less than 35 degrees Celsius.	☐ Yes	☑ N/A
M. Minimization of Odour Emissions For facilities accepting off-farm materials from Schedule 2, or facilities storing OC1 or OC2 Non-Agricultural Source Materials.	☐ Yes	☑ N/A

Appendix B (Other Information)

Please include any other information that pertains to the Nutrient Management Strategy that is not part of the NMAN printout or Appendix A.

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

June 17, 2025

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

Via Email: mstansfiled@brucecounty.on.ca

Re: Zoning By-law Amendment Application Z-2025-069
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 provide the following comments:

Works Manager

- GEI has completed a Stormwater Management review; however, the Municipality is requesting a formal letter of permission or acknowledgment from the adjacent landowner where the stormwater outlet is situated.

CAO/Clerks –

- No comments.

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

Yours truly,
MUNICIPALITY OF ARRAN-ELDERSLIE
Per:
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 ONLY: bcplwi@brucecounty.on.ca

June 3, 2025

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

ATTENTION: Megan Stansfield, Planner

Dear Megan Stansfield,

RE: Application for Proposed Zoning By-law Amendment Z-2024-069
52 Sideroad 5 South Arran
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.

This zoning by-law amendment proposes to rezone the property to Agricultural Special, to permit a reduced interior side yard setback of 3m and an increased maximum lot coverage of 22%. If approved, the amendment will facilitate the construction of an approximately 1800 sq m barn.

Drinking Water Source Protection

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 Policy Statement (PPS, 2024) and the Count/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 be advised, SVCA mapping indicates a closed portion of the Wolfe Municipal Drain runs along the south property boundary. We recommend the applicant consult with the Municipal Drainage Superintendent to verify the drain location and setbacks for construction.

Please inform this office of any decision made by the planning approval authority 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 Jason Dodds at j.dodds@svca.on.ca.

Sincerely,

J Dodds

Jason Dodds
Environmental Planning Technician
Saugeen Valley Conservation Authority
JD/

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

May 27, 2025

File Number: Z-2024-069

Public Meeting Notice

You're invited to a Public Meeting to consider Zoning By-Law Amendment File No. Z-2024-069 June 23, 2025 at 9:00 am

A change is proposed in your neighbourhood: This zoning by-law amendment proposes to rezone the property to Agricultural Special, to permit a reduced interior side yard setback of 3m and an increased maximum lot coverage of 22%. If approved, the amendment will facilitate the construction of an approximately 1800 sq m 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 **June 13, 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 to 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 Council for its consideration.

On the day of and during the Public Meeting: You may attend the Public Meeting in person at the Town Hall 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 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.

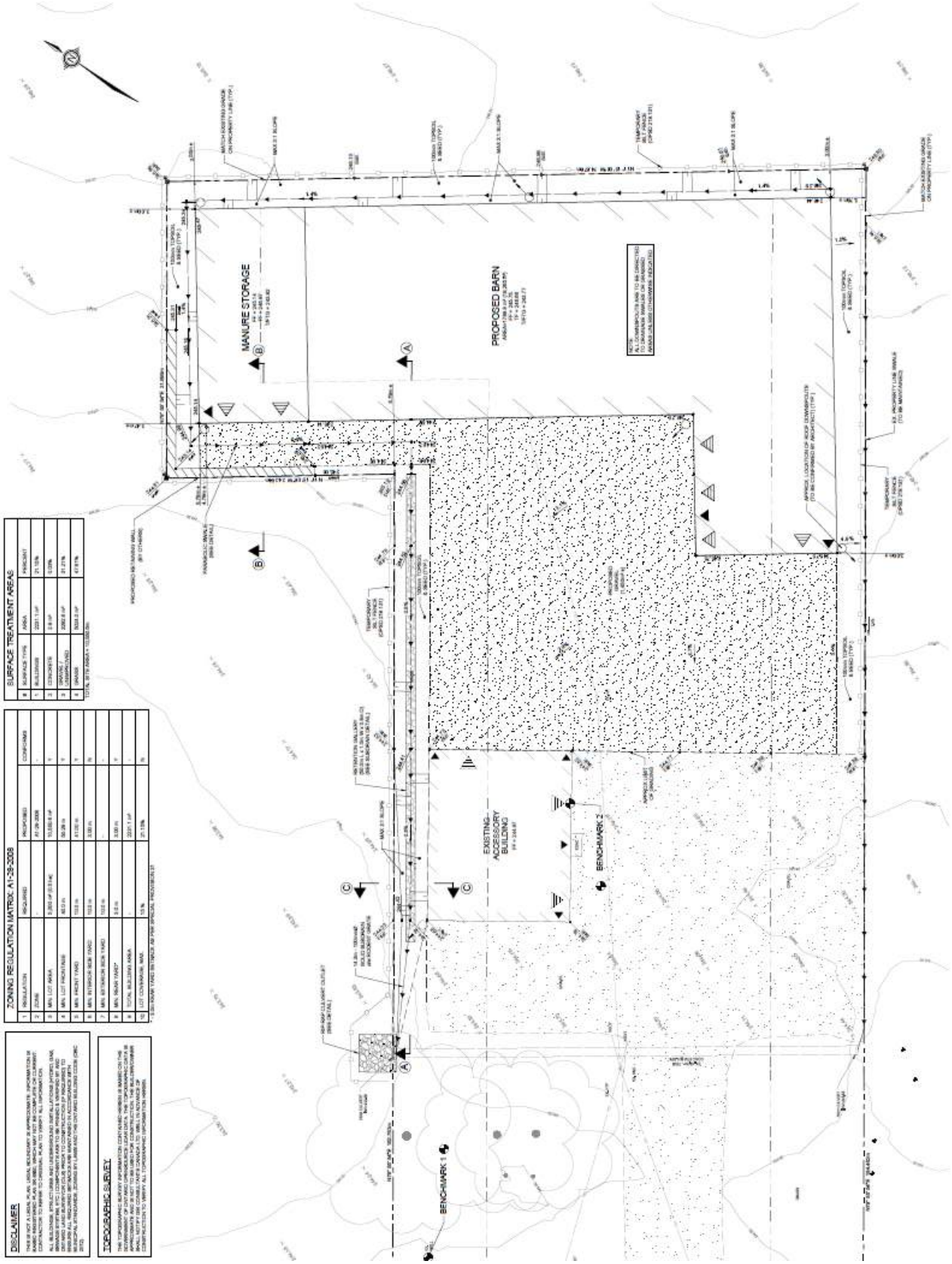
If a person or public body would otherwise have an ability to appeal the decision of the Council of the Municipality of Arran-Elderslie to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Arran-Elderslie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


MANURE STORAGE
PROPOSED BARN
EXISTING ACCESSORY BUILDING
BENCHMARK 1
BENCHMARK 2
DISCLAIMER
TOPOGRAPHIC SURVEY
ZONING REGULATION MATRIX: A1-29-2008
SURFACE TREATMENT AREAS