



Planning Report

To: Brockton Committee of Adjustment

From: Benito Russo, Intermediate Planner

Date: August 26, 2025

Re: Minor Variance - A-2025-028 (Vance)

Recommendation:

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

That Committee approves Minor Variance A-2025-028 as attached subject to the conditions on the decision sheet.

Summary:

The purpose of this application is to permit an increased height and lot coverage for an accessory building. It is proposed an accessory building be permitted at a height of 7.2 m (where 6.0 m is permitted) and lot coverage of 7% (where 5% is permitted). If approved, the application will facilitate the construction of an accessory building measuring 18.3 m by 36.6 m with a height of 7.2 m to be used for personal storage.

To facilitate this proposal an archaeological assessment has been completed. The assessment concludes that the lands have been cleared for development and no further archaeological works are recommended at this time. The findings of the report have been accepted by the Saugeen Ojibway Nation (SON), and the report has been entered into the Ontario Public Register for archaeological reports.

The property is located southwest of the community of Paisley, between Sideroad 5 Greenock and Baseline North, and on the south side of Bruce Road. The subject lands have a civic address of 4146 Bruce Road 1 in the Municipality of Brockton. The property currently contains one (1) single detached dwelling, and one (1) barn utilized for personal storage.

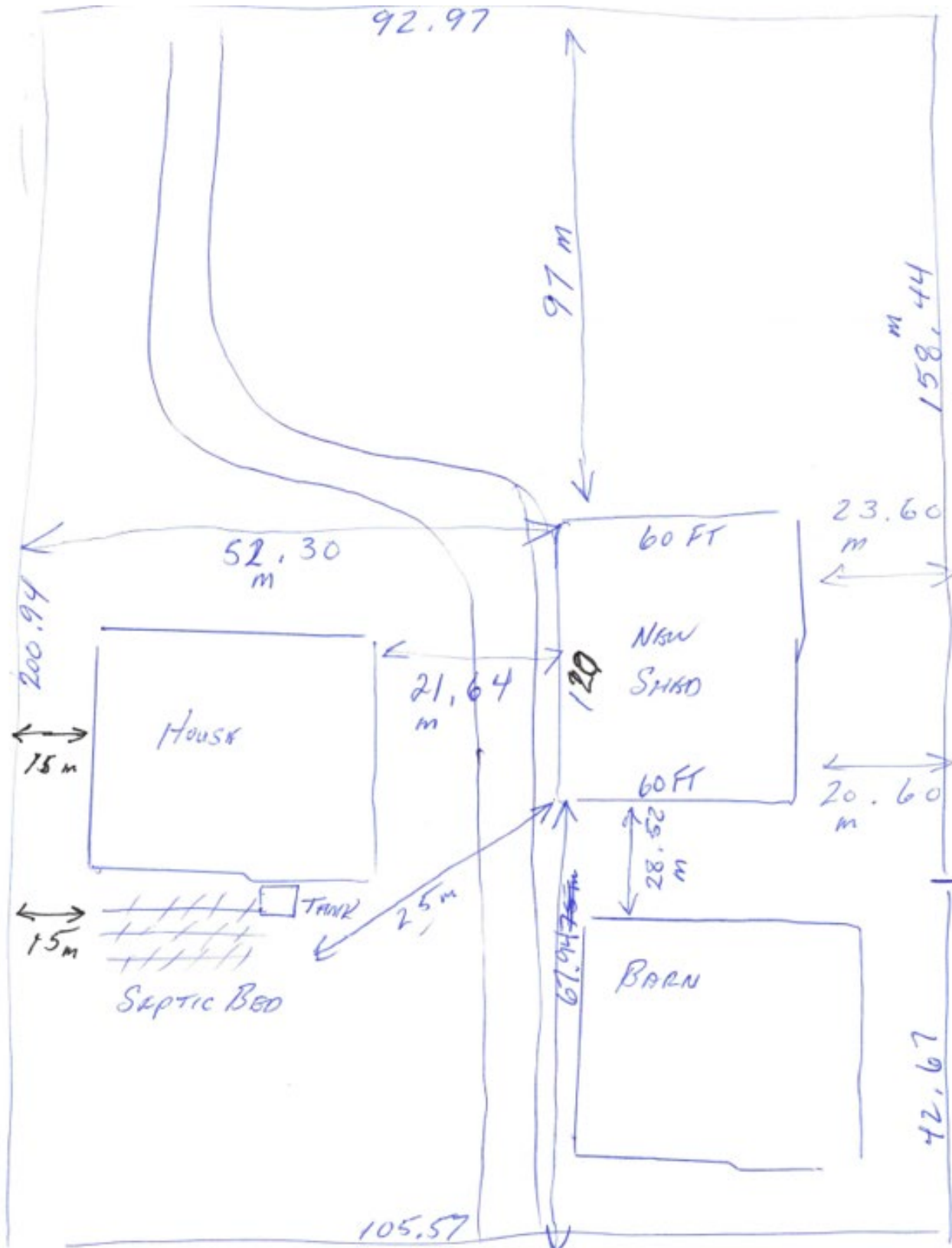
The applicant has stated their intention to establish a new accessory building that will be used for personal storage and is the subject of this Minor Variance application.

Airphoto



4146 BRUCE ROAD 1
CON 19 PT LOT 3 RP 3R6598;PART 1 (Greenock Township)
Municipality of Brockton
Roll Number: 410431000321110

Site Plan



Planning Analysis:

The following section provides an overview of the planning considerations that were factored into the staff recommendation for this application, including relevant agency comments (attached), and planning policy sections.

Four Tests of a Minor Variance

Section 45(1) of the Planning Act provides for the granting of minor relief from the provisions of the Zoning By-law to the Committee of Adjustment. Relief may only be granted if the Variance passes four tests (“Four Tests of a Minor Variance”). The Committee must be satisfied that the application has satisfied all four tests to approve the Minor Variance.

Does the variance maintain the intent and purpose of the Official Plan?

The property is designated Agricultural Areas in the Bruce County Official Plan. The goal of this designation is to preserve the quality of agricultural lands and practices. This designation permits limited non-agricultural development, such as accessory buildings, provided that surrounding agricultural uses are not impacted. The nearest livestock operation is a distance of +/-270m away from the proposed accessory building, and no new residential use is proposed to be located within the accessory building. As such, it is anticipated that the proposed accessory building will not impact abutting agricultural uses.

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

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

The property is zoned General Agriculture (A1) in the Municipality of Brockton Zoning By-Law. Buildings that are accessory to primary residential use are permitted under the A1 non-farm lot zoning.

The applicant is proposing to construct a new accessory building that is 1.2 meters above the maximum height permitted for accessory buildings. The intent of the Zoning By-law limiting height is to mitigate impacts to surrounding properties. As the closest neighboring dwelling is +/-160 meters away and is further visually buffered by an intersecting tree line, the accessory building will have a negligible impact on the surrounding properties.

The applicant is also proposing an increase of 2% above the maximum permitted lot coverage. The intent and purpose of the maximum lot coverage is to ensure adequate stormwater drainage and limit residential development in prime agricultural areas.

Given the absence of abutting building and structures, the minimal increase in permitted lot coverage, and proposed use of the accessory building, the development is anticipated to have a negligible impact on stormwater drainage and does not constitute substantial intensification.

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

Is the application desirable for the appropriate development of the land, building or structure?

It is common in agricultural landscapes that buildings and structures exceed 6 meters in height. As such, the application is generally consistent with the existing character of the area. The variance permits an accessory structure which appears to be visually consistent with the surrounding lots.

As the surrounding area is designated as prime agricultural areas, limited development of the surrounding lands is anticipated. As such, the proposed development will have a negligible impact on future development.

The variance represents an appropriate form of development for the use of the land.

Is the application minor in nature?

Whether a variance is minor is evaluated in terms of the impact the proposed development is expected to have on the surrounding neighborhood. It is not expected that permitting the variance will have any impact on the character of the area or impact the ability of adjacent property owners to use their property for permitted uses. The variance is minor.

Appendices

- County Official Plan Map
- Local Zoning Map
- List of Supporting Studies
- Agency Comments
- Public Comments
- Public Notice

County Official Plan Map (Designated Agricultural Areas, Hazard)



Local Zoning Map (Zoned General Agriculture (A1), and Environmental Protection (EP))



List of Supporting Studies

- Archaeological Assessment - Great lakes Archaeology - March 15, 2025

Agency Comments

The Corporation of the Municipality of Brockton: No comments.

Historic Saugeen Métis: No objection or opposition.

Saugeen Ojibway Nation: The SON Environment Office has reviewed and accepted the submitted archaeological assessment.

Saugeen Valley Conservation Authority: The application is acceptable to SVCA staff. Full comment attached below.

Transportation & Environmental Services: No comments.

Public Comments: No public comments have been received at this time.

SENT ELECTRONICALLY: brusso@brucecounty.on.ca and bcplwa@brucecounty.on.ca

August 18, 2025

County of Bruce Planning & Development Department
30 Park Street
Walkerton, Ontario N0G 2V0
ATTENTION: Benito Russo, Planner

Dear Benito Russo,

RE: Application for Minor Variance A-2025-028 (Vance)
4146 Bruce Road 1
Roll No. 410431000321110
Part Lot 3 Concession 19; Part 1 Plan 3R6598
Geographic Township of Greenock
Municipality of Brockton

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 (<https://www.saugeenconservation.ca/en/permits-and-planning/resources/Environmental-Regulations/January-2019-Consolidated-Manual-Interim.pdf>) 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 applications for conformity with the natural hazard policies of the County of Bruce Official Plan (OP).

Purpose

The purpose of this application is to permit an increased height and lot coverage for an accessory building. It is proposed an accessory building be permitted at a height of 7.2 m (where 6.0 m is permitted) and lot coverage of 7% (where 5% is permitted). If approved, the application will facilitate the construction of an accessory building measuring 18.3 m by 36.6 m with a height of 7.2 m to be used for personal storage.

Recommendation

The application is acceptable to SVCA staff.

Documents Reviewed by Staff

Staff have received and reviewed the following documents submitted with this application:

- 1) Request for Agency Comments, dated July 24, 2025; and
- 2) Application dated July 10, 2024.

Site Characteristics

SVCA mapping shows that the property features land within SVCA's Screening Area. Based on SVCA mapping, the natural hazard features affecting the property include a tributary of the Teeswater River that flows through lands adjacent to the property, and any floodplain of the tributary.

It is SVCA staff's opinion that there is a small area of the property within the Hazard Lands designation as shown on Schedule A to the Bruce County OP and zoned Environmental Protection (EP) as shown in the Municipality of Brockton Zoning By-law. This generally coincides with SVCA Hazard Lands as mapped by the SVCA for the property, which appears appropriate to represent the natural hazard features. It is the opinion of SVCA staff that the existing and proposed buildings are not in the EP zone.

Provincial Planning Statement (PPS, 2024)

In accordance with s. 7 of O. Regulation 686/21, SVCA shall act on behalf of the Province or as a public body under the *Planning Act* (PA) to ensure municipal decisions made under the PA are consistent with the natural hazards policies of the PPS, Chapter 5.

Chapter 5.1 of the PPS, 2024 states in part that development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk and not create new or aggravate existing hazards. Furthermore, Chapter 5.2 states in part that development shall generally be directed to areas outside of hazardous lands and hazardous sites.

It is the opinion of the SVCA that the proposal would be consistent with Chapter 5 of the PPS, 2024.

Bruce County Official Plan Policies

The following comments are made in accordance with the MOA with the County of Bruce.

Section 5.8 of the Bruce County OP states in part that development should not be located within the Hazard Lands designation. It is the opinion of SVCA staff that the application is consistent with section 5.8 of the Bruce County OP.

Conservation Authorities Act and O. Regulation 41/24

Within SVCA's regulated areas and in accordance with the CA Act and O. Regulation 41/24, a permit from the SVCA is required to change or interfere with watercourses or wetlands and for development activities in or adjacent to hazardous lands, wetlands, river or stream valleys, Great Lakes and inland lake shorelines. When reviewing an application, SVCA staff must assess the proposal for impacts to the control of flooding, erosion, dynamic beaches, or unstable soil or bedrock, and ensure the activity will not create conditions or circumstances that, in the event of a natural hazard, might jeopardize the health or safety of persons or result in the damage or destruction of property. Provided staff are satisfied the proposal is consistent with SVCA's policies, designed to mitigate these risks, a permit can be issued.

As mentioned above, small areas of the property are within the SVCA Approximate Screening Area associated with the SVCA's Prohibited Activities, Exemptions and Permits Regulation (Ontario Regulation 41/24).

For the property, the SVCA Approximate Screening Area includes the natural hazard features of watercourse and floodplain located on lands adjacent to the property and an offset distance from those features. As mentioned above, the natural hazard features affecting the property include the tributary of the Teeswater River.

It appears the proposed building may encroach slightly into the SVCA Approximate Screening Area. However, the proposed building will be more than 15 metres from any watercourse/tributary and its floodplain, and so a permit from the SVCA is not required.

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.

Summary

SVCA staff have reviewed the proposal for consistency with SVCA's 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 County of Bruce OP.

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

- 1) Consistency with the Natural Hazard policies of the PPS, Chapter 5 has been demonstrated.
- 2) Consistency with local planning policies for natural hazards has been demonstrated.

Please inform this office of any decision made by the County of Bruce regarding the applications. We respectfully request to receive a copy of the decisions and notice of any appeals filed.

Should you have any questions, or require this information in an accessible format, please contact the undersigned.

Sincerely,

Michael Oberle
Environmental Planning Technician
Saugeen Conservation
MO/

cc: Fiona Hamilton, Clerk, Municipality of Brockton (via email)
Gregory McLean, SVCA member representing the Municipality of South Bruce (via email)



County of Bruce
Planning & Development Department
30 Park Street, Box 848
Walkerton, ON N0G 2V0
brucecounty.on.ca
226-909-5515



July 24, 2025

File Number(s): A-2025-028

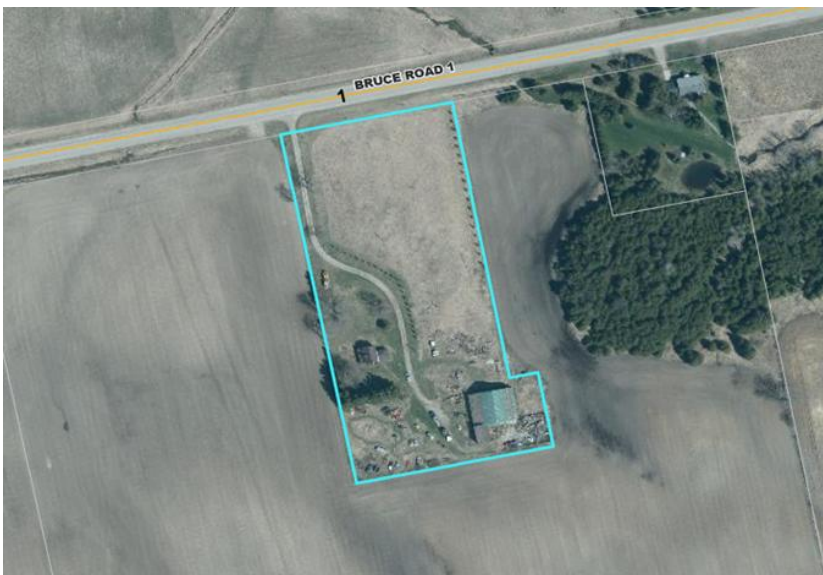
Public Hearing Notice

**You're invited to participate in a Public Hearing
to consider Minor Variance / file # A-2025-028
August 26, 2025, at 6:30 p.m.**

For information on how to participate in the public meeting, please visit the municipal website at www.brockton.ca under "Current Council Meeting Agenda".

Please contact the Municipality at fhamilton@brockton.ca or 519-881-2223 if you have any questions regarding how to participate in the meeting.

A change is proposed in your neighbourhood: The purpose of this application is to permit an increased height and lot coverage for an accessory building. It is proposed an accessory building be permitted at a height of 7.2 m (where 6.0 m is permitted) and lot coverage of 7% (where 5% is permitted). If approved, the application will facilitate the construction of an accessory building measuring 18.3 m by 36.6 m with a height of 7.2 m to be used for personal storage.



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CON 19 PT LOT 3 RP
3R6598;PART 1
(Greenock Township)
Municipality of Brockton
Roll Number:
410431000321110

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: Benito Russo

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 August 14, 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.

1. Please contact us by email bcplwa@brucecounty.on.ca, mail, or phone (226-909-5515) if you have any questions, concerns or objections about the application.
2. You can participate in the public hearing. For information on how to participate in the public meeting, please visit the municipal website at www.brockton.ca.

Stay in the loop

If you'd like to be notified of the decision of the Committee of Adjustment on the proposed application(s), you must make a written request to the Bruce County Planning Department on behalf of the Secretary-Treasurer for the Committee of Adjustment.

Notice to Landlords

If you are a landlord of lands containing seven (7) or more residential units, please post a copy of this notice in a location that is visible to all the residents.

Know your rights

Only the applicant, the Minister, a specified person (being a utility and transportation company) or public body that has an interest in the matter may within 20 days of the making of the decision appeal to the Tribunal against the decision of the Committee by filing with the Secretary-Treasurer of the Committee a notice of appeal setting out the objection to the decision and the reasons in support of the objection. Appeals must be accompanied by payment of the fee charged by the Tribunal as payable on an appeal from a Committee of Adjustment decision to the Tribunal. For more information, please visit the Ontario Land Tribunal website at <https://olt.gov.on.ca/appeals-process/>.

Site Plan

