



Planning Report

To: Brockton Committee of Adjustment

From: Benito Russo, Intermediate Planner

Date: March 24, 2026

Re: Minor Variance - A-2026-006 (Reich c/o Kieffer)

Recommendation:

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

That Committee approves Minor Variance A-2026-006 as attached subject to the conditions on the decision sheet.

Summary:

The application proposes a Minor Variance to permit an exterior side yard reduction of 5 metres where 9 metres is required. If approved, this will facilitate the construction of a new industrial storage building.

Wallace St, being the adjacent road to which the reduced exterior side yard setback applies, is a dead-end street with limited vehicle traffic. The required line of sight setbacks at the corner of McGivern and Wallace Street are maintained. The new building complies with the required setbacks between industrial facilities and sensitive land uses.

The proposed reduction to the exterior side yard setback has been evaluated in the context of the site's physical characteristics, surrounding road network, and applicable land use compatibility guidelines. Based on this assessment, the requested variance is minor and will not generate adverse impacts on the surrounding area.

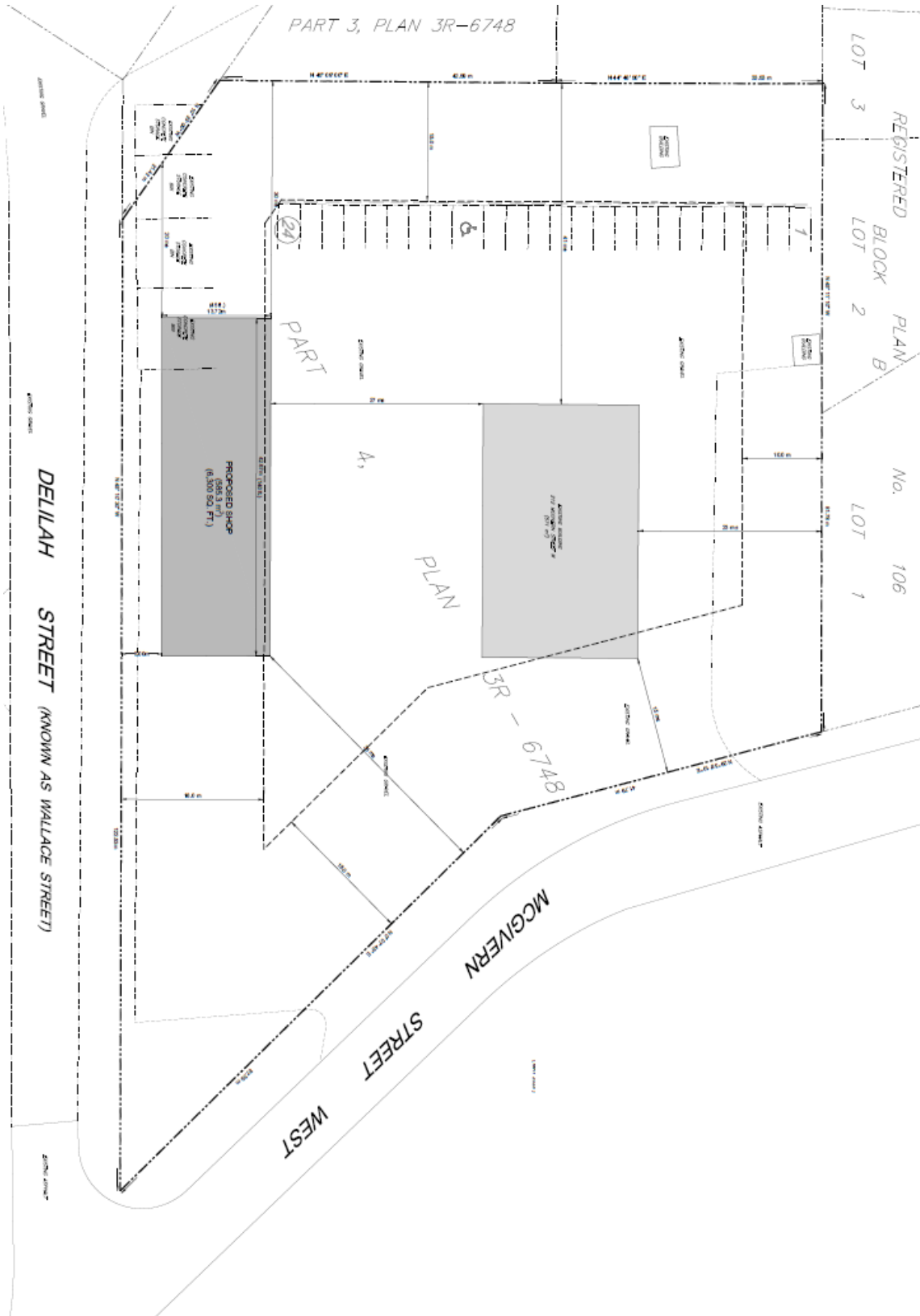
The property is located within Walkerton on the Northeast corner of McGivern St and Wallace St. The subject lands have a civic address of 212 McGivern St W, contain one (1) primary office and storage building and accessory material storage. The lands are used for a Backhoeing & Haulage business; no change of use is proposed through this application.

Airphoto



212 MCGIVERN ST W
CON 2 SDR PT LOT 22 RP;3R6748 PART 4 (Walkerton Town)
Municipality of Brockton
Roll Number: 410436000618220Site Plan

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 Business Park 2 in the Walkerton Community Official Plan. The goal of this designation is to accommodate the needs of commercial and industrial uses. This designation permits the development as proposed, provided appropriate setbacks and landscaping are provided per the Zoning By-law requirements.

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 Business Park 2 (BP2) in the Municipality of Brockton Zoning By-Law. The BP2 Zone permits a wide variety of industrial uses, including the proposed industrial storage building.

The applicant is proposing to construct a building that is 4 meters closer to an exterior side lot line than permitted. The intent of the Zoning By-law requiring an exterior side yard setback is to ensure adequate separation from public streets, maintain safety, and preserve the character of the streetscape.

Wallace Street, the roadway adjacent to the proposed reduced setback, is a dead-end street with minimal vehicle traffic. Its limited role within the local transportation network reduces the potential for conflicts between the proposed building and vehicular or pedestrian movement. Given the limited use of the street, the reduced setback will not create adverse impacts on traffic flow, safety, or streetscape character.

The building location will not encroach into the required sightline triangles or obstruct visibility for drivers, cyclists, or pedestrians. Maintaining these sightlines ensures that the variance does not compromise public safety or the functional integrity of the intersection.

The closest neighboring dwelling is +/-65 m from the location of the proposed development. No new uses are being introduced on the property, and the new building will be partially screened from the neighboring residential use by the existing administrative/shop building. The reduced setback provides additional separation between the neighboring residential use and industrial use. The proposal complies with the required setbacks between industrial facilities and residential uses.

Given the low-traffic nature of Wallace Street, the preserved sightlines, and the industrial character of the area, the proposed 5-metre setback continues to satisfy these objectives.

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?

The subject lands are designated and zoned to permit industrial and accessory uses. The proposed location of the new structure is appropriate given the established orientation of the building and parking area on the subject lands and will maximize maneuverability between the proposed and existing buildings.

The proposed building supports ongoing industrial activity and reinvestment in the area. Allowing the reduced setback enables efficient use of the site while maintaining compatibility with surrounding land uses and road network. The variance supports economic development without compromising planning objectives or public safety.

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

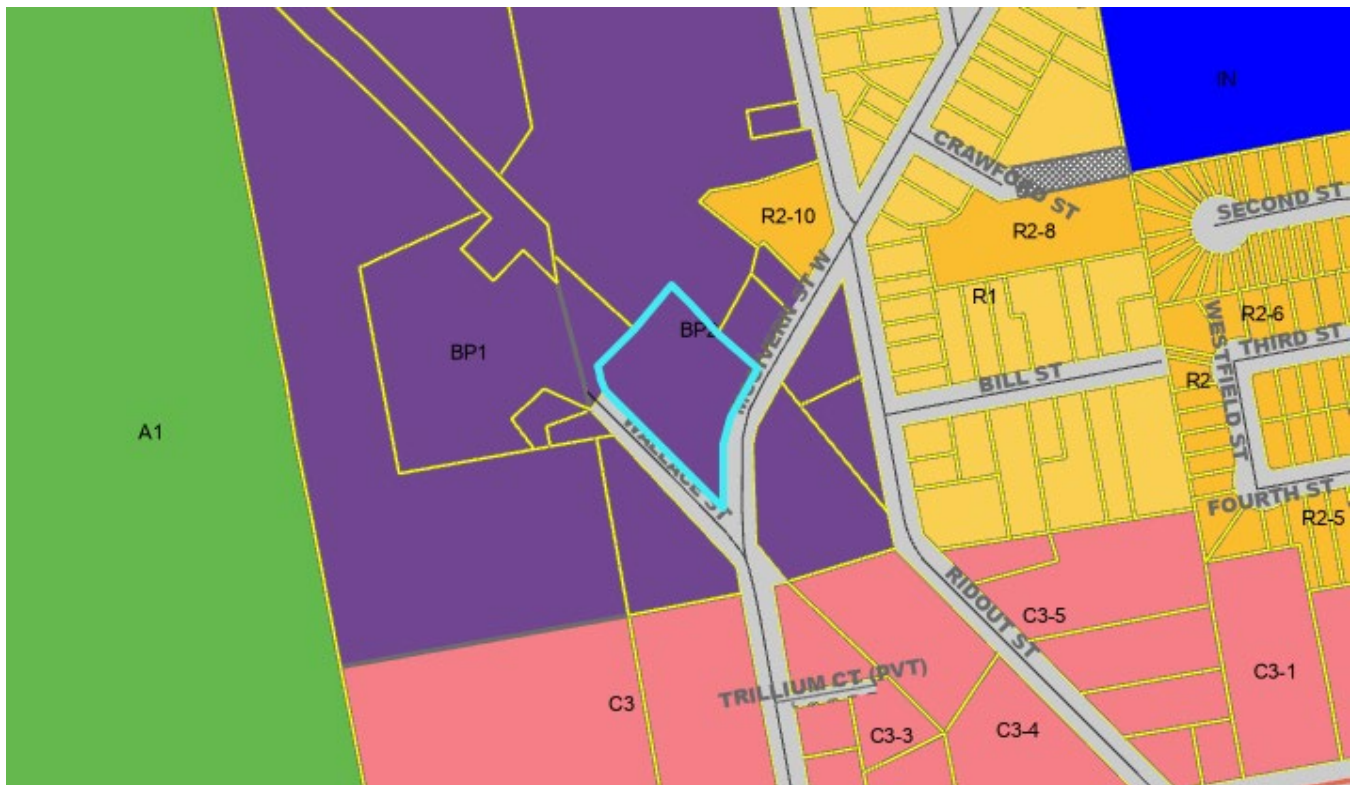
County Official Plan Map (Designated Primary Urban Areas)



Local Official Plan Map (Designated Business Park 2)



Local Zoning Map (Zoned Business Park 2 (BP2))



List of Supporting Studies

- Planning Brief - Dana Kieffer, Cobide Engineering - January 22, 2026.

Agency Comments

The Corporation of the Municipality of Brockton:

- No comments.

Avenir Energy:

- No comments.

Historic Saugeen Métis:

- No objection or opposition.

Saugeen Valley Conservation Authority:

- The application is acceptable to SVCA staff.

- The subject property does not contain any floodplains, watercourses, shorelines, wetlands, valley slopes, or other natural hazard features of interest to SVCA. 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). 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.
- Furthermore, 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.

Transportation & Environmental Services:

- No comments.

Ministry of Transportation:

- The subject property is located beyond MTO's permit control area, no requirements.

Public Comments

No public comments have been received at the time of writing this report.



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



February 26, 2026

File Number(s): A-2026-006

Public Hearing Notice

**You're invited to participate in a Public Hearing
to consider Minor Variance / file # A-2026-006
March 24, 2026, At 6:30 p.m.**

**County of Bruce Administration Centre, County Council
Chambers, 30 Park Street, Walkerton ON N0G 2V0**

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 application proposes is a Minor Variance to permit an exterior side yard reduction of 5 meters where 9 meters is required. If approved, this will facilitate the construction of a new industrial storage building.



212 MCGIVERN ST W
CON 2 SDR PT LOT 22
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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 March 19, 2026 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 under "Current Council Meeting Agenda".

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 (Detail)

