



COMMITTEE OF ADJUSTMENT AGENDA

Monday, April 13, 2026
10:00 AM

	Pages
1. CALL TO ORDER	
2. DISCLOSURE OF PECUNIARY INTEREST	
3. CONFIRMATION OF AGENDA AND ADOPTION OF MINUTES	
3.1 Approval of the Agenda	
That the Town of Goderich Committee of Adjustment hereby accepts the April 13, 2026, Agenda, as presented.	
3.2 Adoption of the Minutes	5
That the Town of Goderich Committee of Adjustment hereby adopts the February 17, 2026, Minutes, as printed.	
4. PUBLIC MEETING(S)	
5. DELEGATIONS AND PRESENTATIONS	
6. PUBLIC COMMENTS RELATING TO AGENDA ITEMS	
7. STAFF REPORTS	

Applicant: Baker Planning Group (Caroline Baker)

Owner: Lexx Development Corporation (Jon Baker)

Request: The purpose of this consent application is for a lot addition. The applicants propose to sever a portion of the lands at 151 Bruce Street East to join with the adjacent property to the east at 175 Bruce Street East as a lot enlargement. The consent is to facilitate the future construction of a four-storey apartment building with 24 dwelling units and 24 parking spaces on the proposed enlarged lot as shown in the conceptual site plan Figure 3.2. The existing single detached dwelling at 175 Bruce Street East will be demolished.

The lands at 151 Bruce Street East are currently designated Residential in the Town's Official Plan and zoned High Density Residential (R3) in the Town's Zoning By-law. The lands at 175 Bruce Street East are currently designated Residential in the Town's Official Plan and zoned Medium Density Residential (R2) in the Town's Zoning By-law. Upon the enlargement of the lands through the consent application, the current High Density Residential (R3) zoning applicable on the 151 Bruce Street East will be applicable on the 175 Bruce Street East lands as enabled by the Zoning By-law provisions for lot additions. The proposed new apartment building and parking are permitted by the High Density Residential (R3) zoning and as the zoning provisions are met, there are no variances are being requested for the new development.

The retained lands are the western portion of 151 Bruce Street East and include an existing 19-unit apartment building and 14 parking spaces. Section 6.13 of the Zoning By-law requires a minimum of one (1) parking space per dwelling unit. This minor variance application requested a reduced parking rate of 0.73 parking spaces per dwelling unit, with a resulting 14 parking spaces for the existing 19-unit apartment building.

That the Committee of Adjustment approve/deny/defer the Consent Application C02-2026, and if approved, that the application be subject to the following conditions:

1. All municipal requirements be met to the satisfaction of the Town of Goderich including servicing connections if required, cash-in-lieu of park dedication if required, property maintenance, compliance with zoning by-law provisions for structures, compliance with Section 65 of the Drainage Act, and any other requirements, financial or otherwise.
2. Provide to the satisfaction of the Town of Goderich:
 - a. a survey showing the lot lines of the severed parcel and the location of any buildings thereon, and
 - b. a reference plan based on the approved survey;
3. Where a violation of any municipal zoning by-law is evident, the appropriate minor variance or rezoning be obtained to the satisfaction of the Town of Goderich.
4. The severed land merge on title with the abutting property to the east upon issuance of the certificate under Section 53(42) of the Planning Act, RSO 1990, as amended.
5. A firm undertaking is to be provided from the solicitor acting for the parties indicating that the severed land and the abutting property to the east will be consolidated into one PIN under the Land Titles System. **Note:** In the case where a title search has been completed and it has been determined that the severed/retained lands are registered in two different systems (e.g. the Registry or Land Titles system) and a consolidation is not possible then notice will be required to be registered in both systems indicating that the parcels have merged with one another and is considered to be one parcel with respect to Section 50 (3) or (5) of the Planning Act, RSO 1990, CP 13 as amended.
6. Section 50(3) or (5) (whichever applies) of the Planning Act, RSO 1990, as amended, applies to any subsequent conveyance or transaction of the severed land.
7. Conditions imposed must be met within two years of the date of notice of decision, as required by Section 53(41) of the Planning Act, RSO 1990, as amended. If conditions are not fulfilled as prescribed within two years, the application shall be deemed to be refused. Provided the conditions are fulfilled within two years, the application is valid for three years from the date of the notice of decision

That the Committee of Adjustment approve/deny/defer the Minor Variance Application MV05-2026, and if approved, be subject to the following conditions:

1. That the parking spaces on the proposed retained lands (as per consent application C02-2026) be constructed consistently with the site plan submitted as part of the application to the satisfaction of the Town.
2. The approval is valid for a period of 24 months from the Committee's decision.

8. NEW BUSINESS

9. UNFINISHED BUSINESS

10. ADJOURNMENT

That the Town of Goderich Committee of Adjustment does now adjourn at AM.



Committee of Adjustment

**Tuesday, February 17, 2026
11:00 AM**

- Present Tony Decoo, Chair
 Matthew Hoy, Member
 Donny Rivers, Member (online participation)
- Staff Present Jason Dykstra, Building Services Manager/Chief Building Official
 Hanna Holman, Planner
 Jess Stoecker, Administrative Assistant to the Director of
 Legislative Services/Clerk
- Others Present Duane Sole
 Bernice Brouwer
 Dave Brouwer
 Sheila Hackett
 Jason Jasmine
 Tammy Patterson (online)
 Dubravka Bright (online)
 Dave Bright (online)
 Ruth Melady (online)
 Rudy Ziegler (online)
 Ashlyn Baer (online)

-
- 1. CALL TO ORDER**
 - 2. DISCLOSURE OF PECUNIARY INTEREST**
 - 3. CONFIRMATION OF AGENDA AND ADOPTION OF MINUTES**

3.1 Approval of the Agenda

Moved By: Member Rivers
Seconded By: Member Hoy

That the Town of Goderich Committee of Adjustment hereby accepts the February 17, 2026, Agenda, as presented.

CARRIED

3.2 Adoption of the Minutes

Moved By: Member Hoy
Seconded By: Member Rivers

That the Town of Goderich Committee of Adjustment hereby adopts the December 9, 2025, Minutes, as printed.

CARRIED

4. PUBLIC MEETING(S)

5. DELEGATIONS AND PRESENTATIONS

6. PUBLIC COMMENTS RELATING TO AGENDA ITEMS

7. STAFF REPORTS

7.1 Hanna Holman, Planner re: Consent Application GOD C03-2025 and Minor Variance Application GOD MV01-2026 - 109 Napier Street - 109 Napier Street

Applicant: Bernice Brouwer

Owner: Bauhaus Group Ltd (c/o Marius Roland)

Request: The purpose of this consent application is to create a new lot. The proposed severed lot is vacant and has a proposed approximate lot area of 573 square metres and frontage of 14.4 metres. The proposed retained lot contains an existing dwelling and has a proposed approximate lot area of 506 square metres and frontage of 12.8 metres. A corresponding minor variance (File No. MV01-26) has been filed requested reduced lot frontages.

The subject lands are designated Residential in the Town's Official Plan and are zoned Medium Density Residential – Special Provisions (R2-2) in the Town's Zoning By-law.

The purpose of this minor variance is to seek relief from Zoning By-law 124-2013 of the Town of Goderich to facilitate the creation of a new lot as per the corresponding severance application (File No. C03-2025). A severance sketch showing the proposed lot frontages as provided by the applicant are attached to this notice.

This minor variance application requests a reduced lot frontage of 14.4 metres of the proposed vacant severed lot and 12.8 metres from the proposed retained lot with an existing dwelling. The subject lands are zoned Medium Density Residential – Special Provisions (R2-2) in the Town's Zoning By-law. Section 7.2.1.1 requires a minimum lot frontage of 15 metres.

Sheila Hackett, 117 Napier St., comments that the hospital is expecting to be developing as well which may be a future concern and that traffic concerns have been there for a while. Hackett also mentions that she did not own the property in 2022 but would have objected it then as well. Variance could create noncompliance. The tests done measured if the lots could function, not hold the established zoning standard. This variance will create two undersized lots. It is not in the immediate section of Napier St.

Glen O'Carter, 103 Napier St., asks the question if there are there any limitations on what is allowed to build? Jason Dykstra, Building Services Manager/Chief Building Official, answers that it is under the R2 zoning that is in effect where you can build a maximum of 3 stories in height and the amount of units would be based on the number of parking spots.

The applicant does not disclose any plans at this time.

Moved By: Member Hoy
Seconded By: Member Rivers

That the Committee of Adjustment approve the Consent Application C03-2025, subject to the following conditions:

1. All municipal requirements be met to the satisfaction of the Town of Goderich including servicing connections if required, cash-in-lieu of park dedication if required, property maintenance, compliance with zoning by-law provisions for structures, compliance with Section 65 of the Drainage Act, and any other requirements, financial or otherwise.
2. That the severed lot be serviced to the satisfaction of the Town of Goderich.
3. That payment of cash-in-lieu of parkland be provided to the satisfaction of the Town of Goderich.
4. Provide to the satisfaction of the Town of Goderich: a. a survey showing the lot lines of the severed parcel and the location of any buildings thereon, and b. a reference plan based on the approved survey.
5. Where a violation of any municipal zoning by-law is evident, the appropriate minor variance or rezoning be obtained to the satisfaction of the Town of Goderich.
6. Conditions imposed must be met within two years of the date of notice of decision, as required by Section 53(41) of the Planning Act, RSO 1990, as amended. If conditions are not fulfilled as prescribed within two years, the application shall be deemed to be refused. Provided the conditions are fulfilled within two years, the application is valid for three years from the date of the notice of decision.

CARRIED

Moved By: Member Hoy
Seconded By: Member Rivers

That the Committee of Adjustment approves the Minor Variance Application MV01-2026, subject to the following conditions:

1. The approval is valid for a period of 24 months from the Committee's decision.

CARRIED

- 7.2 Hanna Holman, Planner re: Consent Application GOD C01-2026 - 155 Quebec Street

Applicant/Owner: Tammy Patterson

Request: The purpose of this consent application is for the creation of a new lot. The applicants propose to divide the subject residential parcel at 155 Quebec Street into two separately conveyable parcels. The proposed severed lot is currently vacant and has a proposed approximate lot area of 504.4 square metres and 15.2 metres on frontage on Quebec Street. The proposed retained lot contains the existing dwelling and detached garage

and has a proposed approximate lot area of 548.9 square metres and 16.6 metres on frontage on Quebec Street. The subject lands are designated Residential in the Town's Official Plan and are zoned Medium Density Residential (R2) in the Town's Zoning By-law.

Moved By: Member Hoy

Seconded By: Member Rivers

That the Committee of Adjustment approves the Consent Application C01-2026, subject to the following conditions:

1. All municipal requirements be met to the satisfaction of the Town of Goderich including servicing connections if required, cash-in-lieu of park dedication if required, property maintenance, compliance with zoning by-law provisions for structures, compliance with Section 65 of the Drainage Act, and any other requirements, financial or otherwise.
2. That payment of cash-in-lieu of parkland be provided to the satisfaction of the Town of Goderich.
3. Provide to the satisfaction of the Town of Goderich: a. a survey showing the lot lines of the severed parcel and the location of any buildings thereon, and b. a reference plan based on the approved survey.
4. Where a violation of any municipal zoning by-law is evident, the appropriate minor variance or rezoning be obtained to the satisfaction of the Town of Goderich.
5. Conditions imposed must be met within two years of the date of notice of decision, as required by Section 53(41) of the Planning Act, RSO 1990, as amended. If conditions are not fulfilled as prescribed within two years, the application shall be deemed to be refused. Provided the conditions are fulfilled within two years, the application is valid for three years from the date of the notice of decision.

CARRIED

7.3 Hanna Holman, Planner re: Minor Variance Application GOD MV02-2026 - 21 Victoria Street

Applicant/Owner: Dubravka and Dave Bright

Request: The purpose of this application is to seek relief from Zoning By-law 124-2013 of the Town of Goderich to facilitate a retail bookstore in a portion of the existing dwelling as a home occupation. The subject lands are zoned Medium Density Residential (R2) in the Town's Zoning By-law.

The current R2 zone permits a home occupation, which is a secondary business to the primary residential use operated by the occupants. General retail uses are not permitted as of right for home occupations, this minor variance application requests that a book store retail use be permitted. The minor variance application also requests that one on-site parking space be provided for the home occupation, when two spaces is required for other retail uses of this size.

Jason Jasmine, 87 St. David St., questions if there will be signage for the parking spots reserved for the bookstore customers.

The applicants nod their head 'yes' to confirm they will be putting up signage to their parking spots.

Moved By: Member Hoy

Seconded By: Member Rivers

That that Committee of Adjustment approves the Minor Variance Application MV02-2026.

CARRIED

7.4 Hanna Holman, Planner re: Minor Variance Application GOD MV03-2026 - 144 Stonehouse Street

Applicant/Applicant: Duane Sole

Request: The purpose of this application is to seek relief from Zoning By-law 124-2013 of the Town of Goderich to facilitate a reduced rear yard for portions of a new dwelling, including a covered deck. The proposed site plan and building elevations are provided in Figure 1 and 2. The subject lands are zoned Medium Density Residential (R2) in the Town's Zoning By-law.

The current R2 zone permits a single-detached dwelling with a minimum required rear yard of 8 metres. This minor variance application requests a reduced rear yard of 5.6 metres.

Moved By: Member Rivers

Seconded By: Member Hoy

That the Committee of Adjustment approves the Minor Variance Application MV03-2026, subject to the following conditions:

1. The proposed building be constructed consistently with the site plan and elevation drawings submitted as part of the application to the satisfaction of the Town's Chief Building Official.
2. The approval is valid for a period of 24 months from the Committee's decision.

CARRIED

7.5 Hanna Holman, Planner re: Minor Variance Application GOD MV04-2026 - 136 St. Patrick Street

Applicant/Owner: Ruth Melady, Rudy Ziegler

Request: The purpose of this application is to seek relief from Zoning By-law 124-2013 of the Town of Goderich to the construction of a detached accessory structure which may contain an additional residential unit. The proposed site plan and building elevations are provided in Figures 1, 2 and 3. The subject lands are zoned Medium Density Residential (R2) in the Town's Zoning By-law.

The current zoning permits a detached accessory building for use as an additional residential unit to a maximum building height of 6 metres (as measured from the mean height between the eaves and the ridge). This minor variance application requests an increased building height of 6.7 metres.

Moved By: Member Rivers
Seconded By: Member Hoy

That the Committee of Adjustment approves the Minor Variance Application MV04-2026, subject to the following conditions:

- 1. The proposed accessory building be constructed consistently with the site plan and elevation drawings submitted as part of the application to the satisfaction of the Town’s Chief Building Official.
- 2. The approval is valid for a period of 24 months from the Committee’s decision.

CARRIED

- 8. **NEW BUSINESS**
- 9. **UNFINISHED BUSINESS**
- 10. **ADJOURNMENT**

Moved By: Member Rivers
Seconded By: Member Hoy

That the Town of Goderich Committee of Adjustment does now adjourn at 11:39 AM.

CARRIED

CHAIR, Tony Decoo

SECRETARY, Jason Dykstra



PLANNING & DEVELOPMENT

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To: Town of Goderich, Members of Goderich Committee of Adjustment
Jason Dykstra, Secretary of the Committee of Adjustment
Andrea Fisher, Director of Legislative Services / Clerk

From: Hanna Holman, Planner

Date: April 7, 2026

Re: Consent File GOD C02-2026; Minor Variance File GOD MV05-2026

Owner: Lexx Development Corporation (c/o Jon Baker)

Applicant: Baker Planning Group (c/o Caroline Baker)

Location of Subject lands:

Parcel containing the severed and retained lands:

151 Bruce Street East; (legally described as Lot 792, Part Lot 771, Registered Plan 457; Part Park Lot 7, Registered Plan 468; in the Town of Goderich).

Adjacent parcel to be enlarged:

175 Bruce Street East (legally described as Part Lot 794, Registered Plan 457, Part Park Lot 7, Registered Plan 468 in the Town of Goderich)

This report is submitted to the Committee of Adjustment public hearing on April 13, 2026.

Recommendation for Consent GOD C02-2026: It is recommended that the application for consent be **approved** subject to the following conditions:

- (1) All municipal requirements be met to the satisfaction of the Town of Goderich including servicing connections if required, cash-in-lieu of park dedication if required, property maintenance, compliance with zoning by-law provisions for structures, compliance with Section 65 of the Drainage Act, and any other requirements, financial or otherwise.
- (2) Provide to the satisfaction of the Town of Goderich:
 - a. a survey showing the lot lines of the severed parcel and the location of any buildings thereon, and
 - b. a reference plan based on the approved survey;
- (3) Where a violation of any municipal zoning by-law is evident, the appropriate minor variance or rezoning be obtained to the satisfaction of the Town of Goderich.
- (4) The severed land merge on title with the abutting property to the east upon issuance of the certificate under Section 53(42) of the Planning Act, RSO 1990, as amended.
- (5) A firm undertaking is to be provided from the solicitor acting for the parties indicating that the severed land and the abutting property to the east will be consolidated into one PIN under the Land Titles System. **Note:** In the case where a title search has been completed and it has been determined that the severed/retained lands are registered in two different systems (e.g. the Registry or Land Titles system) and a consolidation is not possible then notice will be required to be registered in both systems indicating that the

parcels have merged with one another and is considered to be one parcel with respect to Section 50 (3) or (5) of the Planning Act, RSO 1990, CP 13 as amended.

(6) Section 50(3) or (5) (whichever applies) of the Planning Act, RSO 1990, as amended, applies to any subsequent conveyance or transaction of the severed land.

(7) Conditions imposed must be met within two years of the date of notice of decision, as required by Section 53(41) of the Planning Act, RSO 1990, as amended. If conditions are not fulfilled as prescribed within two years, the application shall be deemed to be refused. Provided the conditions are fulfilled within two years, the application is valid for three years from the date of the notice of decision.

Recommendation for Minor Variance GOD MV05-2026: It is recommended that the application for minor variance be **approved** subject to the following conditions:

- (1) That the parking spaces on the proposed retained lands (as per consent application C02-2026) be constructed consistently with the site plan submitted as part of the application to the satisfaction of the Town.
- (2) The approval is valid for a period of 24 months from the Committee's decision.

PURPOSE AND BACKGROUND

Lot addition severance summary:

- **Retained:** 1,364.7 square metres in area; existing 19-unit two-storey apartment building with 14 parking spaces subject to reduce parking rate variance
- **Severed:** 1392.9 square metres in area; mostly vacant land with existing accessory buildings and parking area
- **Existing abutting lot to be enlarged:** 545.4 square metres in area; existing single-detached dwelling to be demolished
- **Resulting enlarged lot:** 1,983.3 square metres in area; proposed 24-unit four-storey apartment building with 24 parking spaces

Minor Variance request summary: Reduce the parking rate from 1 space to 0.73 spaces per dwelling unit for the existing apartment building only.

The purpose of this consent application is for a lot addition. The applicants propose to sever a portion of the lands at 151 Bruce Street East to join with the adjacent property to the east at 175 Bruce Street East as a lot enlargement. The consent is to facilitate the future construction of a four-storey apartment building with 24 dwelling units and 24 parking spaces on the proposed enlarged lot as shown in the conceptual site plan Figure 3.2. The existing single-detached dwelling at 175 Bruce Street East will be demolished.

The lands at 151 Bruce Street East are currently designated Residential in the Town's Official Plan and zoned High Density Residential (R3) in the Town's Zoning By-law. The lands at 175 Bruce Street East are currently designated Residential in the Town's Official Plan and zoned Medium Density Residential (R2) in the Town's Zoning By-law. Upon the enlargement of the lands through the consent application, the current High Density Residential (R3) zoning applicable on the 151 Bruce Street East will be applicable on the 175 Bruce Street East lands

as enabled by the Zoning By-law provisions for lot additions. The proposed new apartment building and parking are permitted by the High Density Residential (R3) zoning and as the zoning provisions are met, there are no variances are being requested for the new development.

The retained lands are the western portion of 151 Bruce Street East and include an existing 19-unit apartment building and 14 parking spaces. Section 6.13 of the Zoning By-law requires a minimum of one (1) parking space per dwelling unit. This minor variance application requested a reduced parking rate of 0.73 parking spaces per dwelling unit, with a resulting 14 parking spaces for the existing 19-unit apartment building.

Figure 1: 2020 Dated Aerial Image of Subject Lands (Blue=retained, orange=severed, yellow=adjacent lands to be enlarged)



Figure 2: Aerial View of Subject Lands and Surrounding Neighbourhood from Google Maps

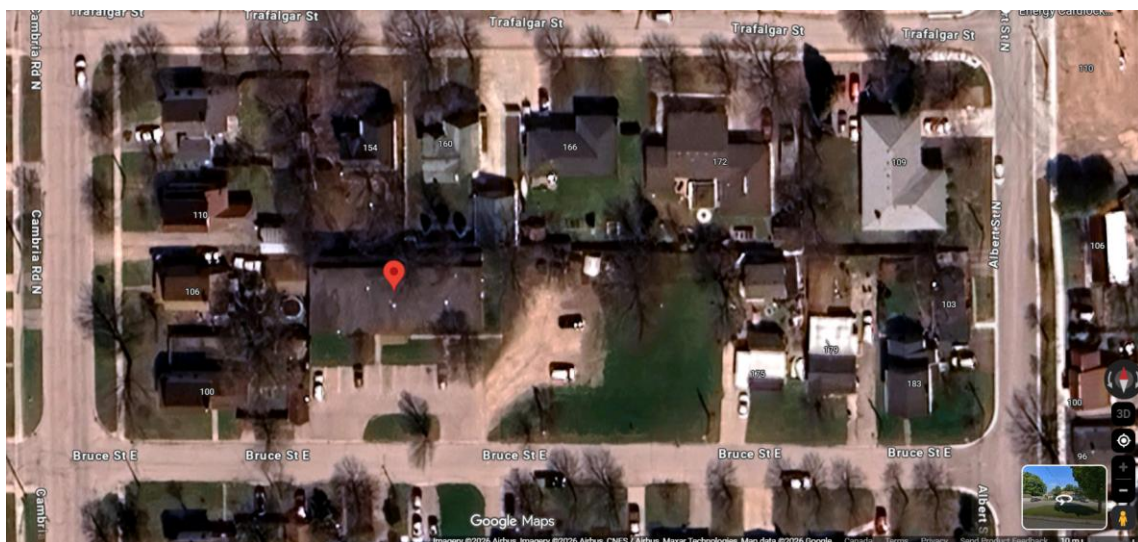


Figure 4. Site Visit Photo (looking north from Bruce Street)



Figure 4.1 Site visit photo of existing apartment and adjacent side yard



Figure 4.2 Site visit photo of existing apartment on proposed retained lands subject to parking reduction variance



Figure 4.3 Site visit photo of proposed severed lands and adjacent single-detached dwelling (to be demolished) on the lot to be enlarged at 175 Bruce Steet East

REVIEW OF CONSENT

Both the Provincial Planning Statement (PPS) and County Official Plan direct settlement areas, such as the Town of Goderich, to be the focus of growth and development, and encourage efficient development patterns for residential intensification.

The Town's Official Plan, Section 10, provides consent policies that require the following for the division of land into smaller parcels through the consent process:

- i. No undue extension of any major service is required;
- ii. All proposed parcels abut an existing, public road of construction acceptable to the Town;
- iii. The Consent does not result in extending built-up areas unduly, but permits infilling of existing built-up areas;
- iv. The parcel size is appropriate for the proposed use and conforms with the provisions of the Zoning By-Law, unless the by-law is duly amended or a variance granted. Where required, the amendment or variance will be in force prior to the finalization of the severance;
- v. Development shall not result in traffic hazards from limited site lines or curves, grades, or nearness to intersections;
- vi. Consents will not hinder or restrict the interior development of a block of land.

The above policy is met. The proposed lots (as a result of the consent) will have access to municipal servicing and have frontage along existing public roads. The consent will not result in the extension of the built-up area and is considered an infill development. No traffic related concerns have been raised from staff's review. The lot enlargement represents an efficient use of land and provides flexibility for future development as an infill development. The proposed enlarged lot and resulting retained lot both meet the minimum lot area and frontage requirements of the Zoning By-law. The severance also provides for the lot enlargement to have a sufficient depth to meet the rear yard setbacks to the building.

The severed and retained lands at 151 Bruce are currently zoned R3 (Residential High Density). The lands with the single-detached dwelling at 175 Bruce Street East is currently zoned R2 (Residential Medium Density) Upon the severance merging of the lands, the area to be enlarged at 175 Bruce Street East will automatically be incorporated into the R3 zoning as permitted by minor lot enlargements under Section 6.41 of the Goderich Zoning By-law.

The applicants have provided a conceptual site plan showing the development potential of the proposed enlarged lot which meets the Zoning By-law requirements of the R3 zone. The retained lands meet the Zoning By-law provisions except for a resulting parking deficiency in which a variance has been requested for a reduced parking rate.

REVIEW OF VARIANCE

In considering an application for minor variance, Section 45(1) of the Planning Act gives authority of granting minor relief from the provision of the Zoning By-law to the Committee of Adjustment. Such relief can only be granted if the application is minor in nature, is an

appropriate use of the land, and that the development maintains the intent of the Official Plan and Zoning By-law.

The following analysis is for the proposed variance to reduce the parking rate for the existing 19-unit apartment building to 0.73 spaces per unit. The rest of the proposed development and severance meets the Zoning By-law provisions and is not subject to a variance and is therefore not evaluated under the four tests of the minor variance.

Does the variance maintain the intent and purpose of the Zoning By-Law and is the variance minor?

14 parking spaces are proposed for 19 dwelling units which is considered minor in the context of the site and existing building. The existing building footprint and unit sizes (500-650 square feet) are relatively smaller reflecting the common building style of this era. These factors limit the potential for increased occupancy of the units over the long term.

Other provisions in the Zoning By-law recognize that a reduced parking rate is appropriate in some cases, such when used in combination with bicycle parking in C4 and C5 commercial and mixed use zones. The subject lands are located within walking distance from the downtown core and is located one to two blocks away from other C4 and C5 zoned properties on the edge of downtown and along Victoria. There are existing bicycle parking facilities at the apartment building on the subject lands that are utilized, as observed in the site visit.

Further, the Zoning By-law provides for reduced parking on affordable publicly owned units. The smaller building footprint and unit sizes such as on the subject lands generally lend itself to a more attainable form of rental housing which generally has less parking demand. The purpose of the parking minimum is to provide sufficient parking for a proposed use, whilst also not over subscribing the amount of parking spaces resulting in an inefficient use of land. The variance maintains the intent and purpose of the Zoning By-law

Does the variance maintain the intent of the Official Plan and is the application desirable for the appropriate development of the land, building or structure?

The Town's Official Plan supports proposals for infilling and the efficient use of serviced land. The variance has the impact of facilitating the separation of the existing apartment building onto a separate parcel. This also facilitates the enlargement of the side yard and increased potential for an infill proposal for new housing units, which is desirable and meets the intent of the Official Plan. As there is existing front yard parking on-site the extension of the front parking area is considered appropriate.

COMMENTS RECEIVED

No concerns or objections were raised by staff or agencies. No notices are need for source water protection. Canada Post provided details on their requirements for new mailboxes. EARTH has no objections provided details on their specifications.

At the time of report submission (April 7, 2026), three written public comments in objection were received from neighbours abutting the subject lands. Additional items may be raised

before or during the public hearing. Their concerns are summarized below, however the original comments should be referenced.

- Insufficient parking; concern about spill over parking on-streets, lack of visitor spaces
- Development will hinder future road upgrades such as adding sidewalks; concern about lack of existing sideways and pedestrian safety
- Concern with building height at 4 storeys near low density residences; preference for a lower building height which would reduce the number of units and provide more parking
- Concern about light pollution, loss of privacy and overlooking adjacent properties, shadow impacts on adjacent properties, request for a sun/shadow study
- Concern about noise and light from parking lot at adjacent property to the east
- Concerns about traffic hazards, including challenges with garbage/recycling pick-up
- Concern about infrastructure and utility capacity including water pressure and sewer capacity; request for a functional servicing report
- Concerns about environmental impact, including loss of mature trees

The following staff comments are provided for context/background to the issues raised:

The proposed development will not encroach on the existing municipal road allowance and the required front yard is being met, as it is not anticipated that this development will hinder potential future upgrades to the road allowance.

Details on water/wastewater servicing, stormwater management, site lighting and buffering are addressed through the technical site plan control application process prior to building permits. The Zoning By-law requires site buffering through either a fence or planting strip.

The effect of the subject applications are limited with the variance only being applicable to the reduced parking on the retained lands, and the proposed new development meeting the R3 zoning provisions. However, the severance will have the effect of increasing the lot size and area that is zoned R3 which will increase the potential number of units and scale of development that may be facilitated.

Public inquiries asked about the history of the zoning on the lands at 151 Bruce Street, which is summarized as follows. Three previous Town of Goderich Zoning By-laws were reviewed, each of which went through multiple consolidations and amendments.

- 1972 Zoning By-law – 151 Bruce Street lands zoned R3 which permits an apartment to a maximum height of 45 feet (approx. 13.7 metres)
- 1985 replaced Zoning By-law – 151 Bruce Street lands zoned R3 which permits an apartment dwelling to a maximum height of 13.7 metres or 4 storeys when abutting R1 or R2 zoned lands.
- 2013 replaced Zoning By-law – 151 Bruce Street lands zoned R5, which permits an apartment dwelling to a maximum height of 13.7 metres or 4 storeys when abutting R1 or R2 zoned lands.
- 2023 review of Zoning By-law – 151 Bruce Street lands zoned R3, which permits an apartment to a maximum height of 13.5 metres or 4 storeys

CONCLUSION

It is recommended that consent application GOD C03-2025 be **approved** subject to fulfilling conditions, as it meets the requirements of the Planning Act, is consistent with the PPS, conforms to the County and Town Official Plans, and complies with the Town Zoning By-law except parking on the retained lands which is to be addressed by the related minor variance application.

It is also recommended that minor variance application GOD MV05-2026 be **approved** for the reduced parking rate for the existing apartment building, as the proposed variances are minor, appropriate, and maintain the intent of the Official Plan and Zoning By-law. It is recommended that this application for minor variance be approved, subject to the recommended condition that the variance be valid for a 24-month period and that the proposed parking be constructed with the site plan.

EFFECT OF PUBLIC AND AGENCY COMMENTS

Public comments were received with concerns about Insufficient parking, hinderance on future road upgrades, building height/incompatibility, light pollution, loss of privacy, shadow impacts, noise, traffic hazards, infrastructure capacity, loss of trees. The public comment was thoroughly considered but did not impact the staff recommendation to approve the variance and consent applications. Supportive agency comments were received.

If the Committee concurs with the planning report regarding the effect of public and agency comments, it is recommended that they pass a motion to that effect. Aforementioned, new comments may be raised before or during the hearing on the file.

Sincerely,



Hanna Holman, Planner, RPP MCIP

Consent & Minor Variance Application: Files GOD C02-2026 and MV05-2026

April 13, 2026

Public Hearing

Town of Goderich, Committee of Adjustment

Hanna Holman, Planner

(Submitted April 7, 2026)



Subject Property

Owner: Lexx Development Corporation (c/o Jon Baker)

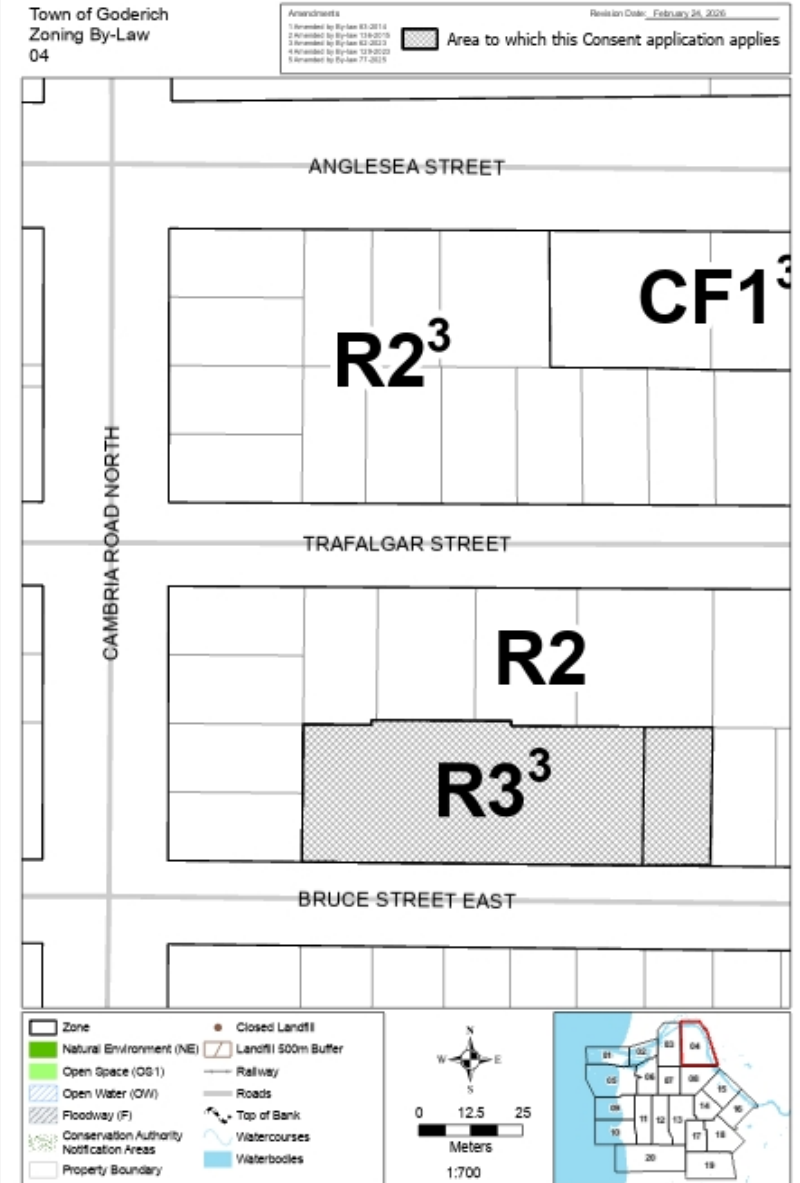
Applicant: Baker Planning Group (c/o Caroline Baker)

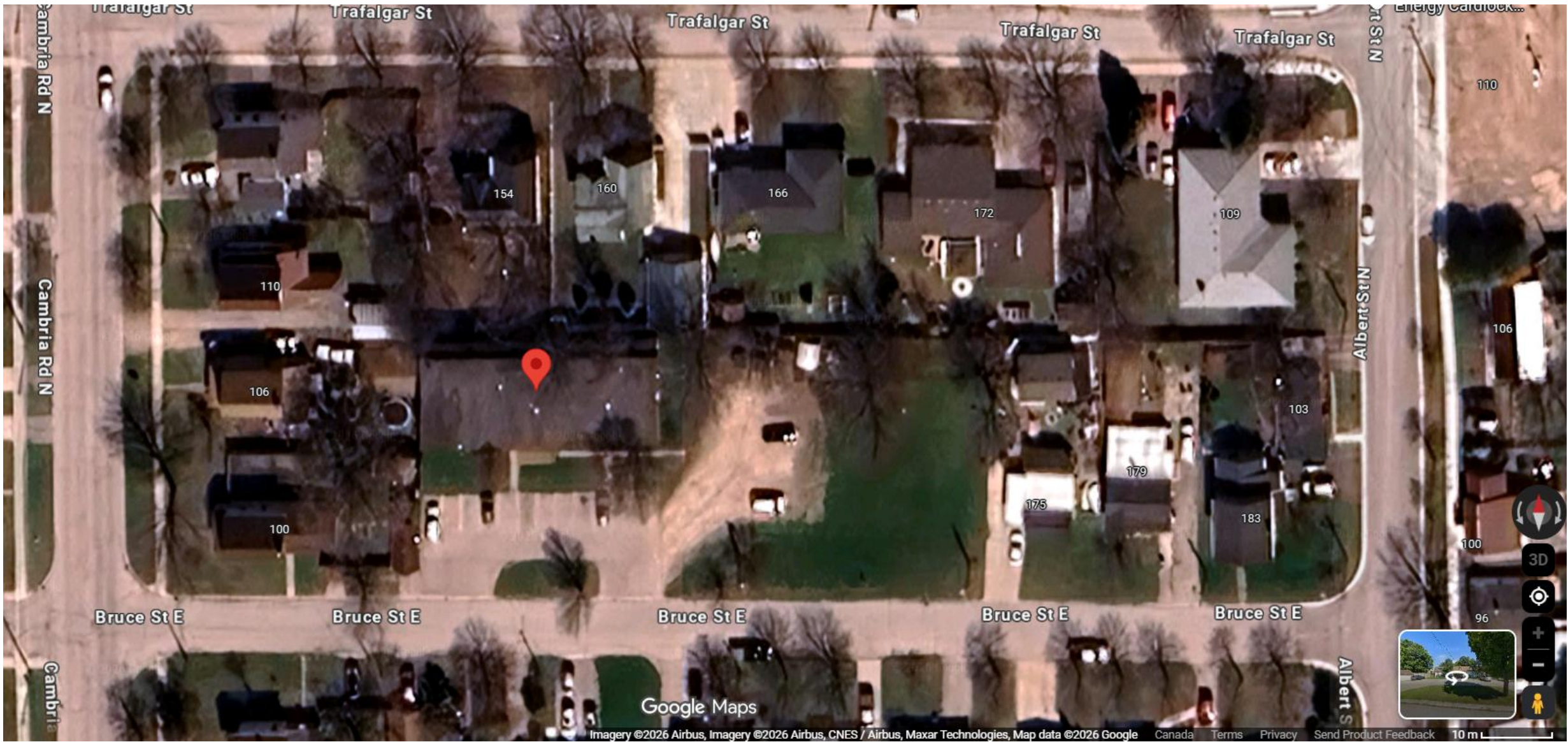
Parcel containing the severed and retained lands: **151 Bruce Street East**; (legally described as Lot 792, Part Lot 771, Registered Plan 457; Part Park Lot 7, Registered Plan 468; in the Town of Goderich).

Adjacent parcel to be enlarged: **175 Bruce Street East** (legally described as Part Lot 794, Registered Plan 457, Part Park Lot 7, Registered Plan 468 in the Town of Goderich)

Designated Residential

Zoned High Density Residential (R3) at 151 Bruce; Zoned Medium Density (R2) at 175 Bruce



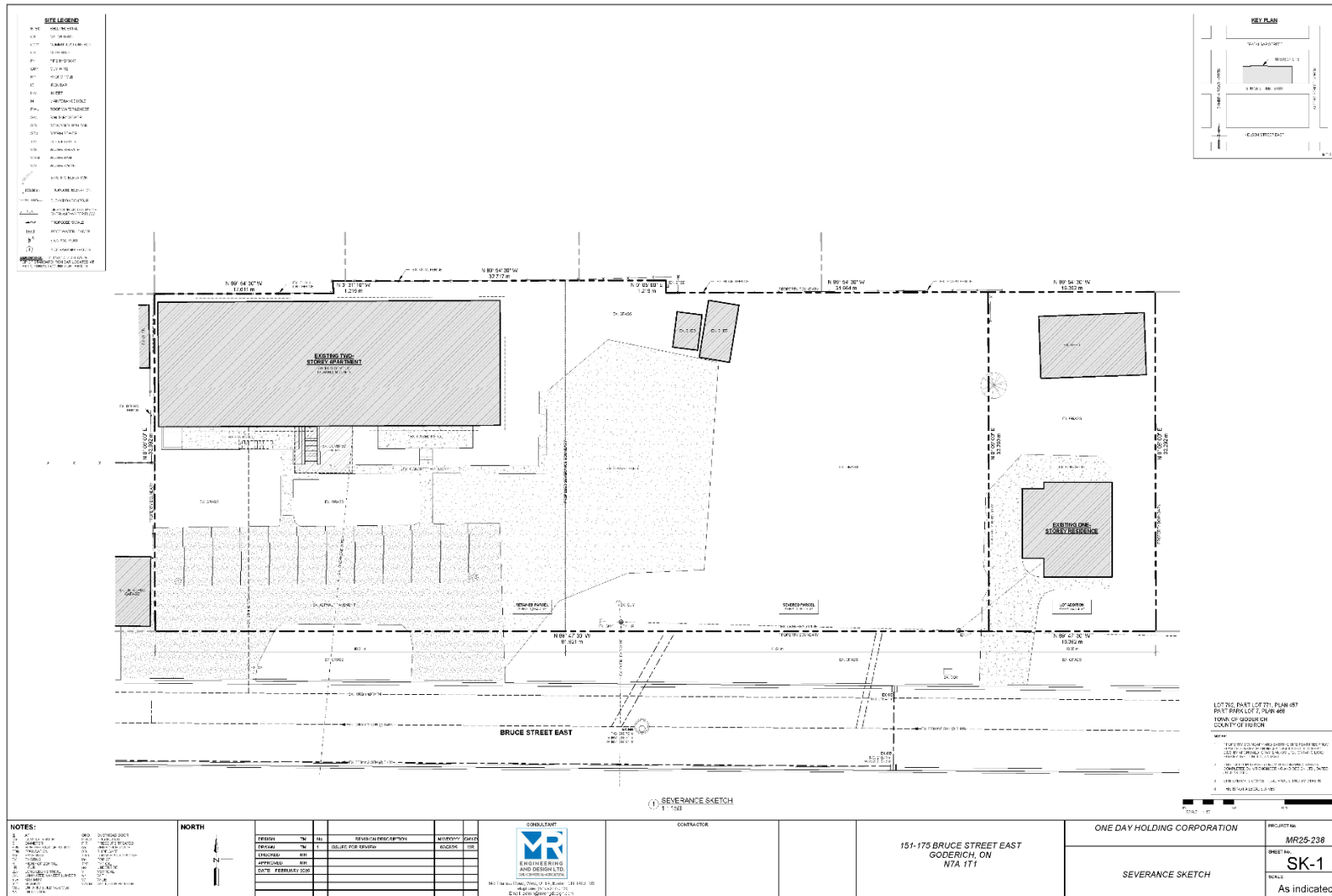


Purpose

- Consent for lot enlargement with adjacent single-detached dwelling lot (to be demolished), with existing apartment building on retained lands
- Variance for reduced parking rate of 0.73 spaces per unit for existing 19-unit apartment



Severance Sketch (of existing conditions) as provided by applicant



- **Retained:** 19-unit two-storey apartment building with 14 parking spaces; variance for reduced parking rate
- **Severed:** mostly vacant side yard land with existing accessory buildings and parking area
- **Existing abutting lot to be enlarged:** existing single-detached dwelling to be demolished at 175 Bruce Street
- **Resulting enlarged lot:** proposed 24-unit four-storey apartment building with 24 parking spaces

Site Visit Photos



Consent Review

- Aligns with planning policy for efficient development, infilling and intensification, creation of new housing units
- No traffic related concerns identified; utilizes existing services
- Lot frontages and area meet the Zoning By-law requirements; enlarged lot is sufficiently sized to provide flexibility for future development while meeting R3 zone provisions including yard setbacks
- Resulting deficiency to parking for existing apartment is addressed in accompanying variance application

Variance Review

In considering an application of minor variance, Section 45(1) of the Planning Act gives authority of granting minor relief from the provision of the Zoning By-law to the Committee of Adjustment. Such relief can only be granted if the application is minor in nature; is desirable for the appropriate development of the land, building or structure; and that the development maintains the intent of the Official Plan and Zoning By-law.

Variance is for the reduced parking rate of 0.73 spaces per dwelling unit for the existing 19 unit apartment building.

Variance Review

- Considered minor in the context of the existing building with smaller unit sizes (500-650 sq ft); more attainable units with reduced potential for increased occupancy
- Location in walking distance to downtown/commercial areas, use of on-site bicycle parking facilities and attainable units provide for reduced parking rates elsewhere in Zoning by-law, maintaining the intent
- Proposal facilitates a lot enlargement for new housing units and infilling meeting Official Plan intent and is desirable

Public and Agency Comments

- Additional items may be raised before or during the public hearing.
- At the time of report submission (April 7, 2026), three written public comments of objection from abutting neighbours have been received
- Staff and agency (ERTH, Canada Post, Sourcewater) comments are supportive

Summary of Public Comments

- Insufficient parking; concern about spill over parking on-streets, lack of visitor spaces
- Development will hinder future road upgrades such as adding sidewalks; concern about lack of existing sidewalks and pedestrian safety
- Concern with building height at 4 storeys near low density residences; preference for a lower building height which would reduce the number of units and provide more parking
- Concern about light pollution, loss of privacy and overlooking adjacent properties, shadow impacts on adjacent properties, request for a sun/shadow study
- Concern about noise and light from parking lot at adjacent property to the east
- Concerns about traffic hazards, including challenges with garbage/recycling pick-up
- Concern about infrastructure and utility capacity including water pressure and sewer capacity; request for a functional servicing report
- Concerns about environmental impact, including loss of mature trees

Further Staff Context to Comments

- Development not proposed to encroach on road allowance
- Water/wastewater servicing, stormwater management, site lighting and buffering – addressed by site plan control
- Zoning at 151 Bruce Street including the side yard has been zoned as high density with 4 storey heights historically
- Variance limited to parking reduction for existing apartment; severance and acquisition of adjacent lands increases potential for units/scale

Effect of Public and Agency Comments

Public comments were received with concerns about Insufficient parking, hinderance on future road upgrades, building height/incompatibility, light pollution, loss of privacy, shadow impacts, noise, traffic hazards, infrastructure capacity, loss of trees. The public comment was thoroughly considered but did not impact the staff recommendation to approve the variance and consent applications. Supportive agency comments were received.

Recommendation (Consent C02-2026)

It is recommended that the application for consent be **approved** subject to the following conditions:

- (1) All municipal requirements be met to the satisfaction of the Town of Goderich including servicing connections if required, cash-in-lieu of park dedication if required, property maintenance, compliance with zoning by-law provisions for structures, compliance with Section 65 of the Drainage Act, and any other requirements, financial or otherwise.
- (2) Provide to the satisfaction of the Town of Goderich:
 - a. a survey showing the lot lines of the severed parcel and the location of any buildings thereon, and
 - b. a reference plan based on the approved survey;
- (3) Where a violation of any municipal zoning by-law is evident, the appropriate minor variance or rezoning be obtained to the satisfaction of the Town of Goderich.
- (4) The severed land merge on title with the abutting property to the east upon issuance of the certificate under Section 53(42) of the Planning Act, RSO 1990, as amended.
- (5) A firm undertaking is to be provided from the solicitor acting for the parties indicating that the severed land and the abutting property to the east will be consolidated into one PIN under the Land Titles System. **Note:** In the case where a title search has been completed and it has been determined that the severed/retained lands are registered in two different systems (e.g. the Registry or Land Titles system) and a consolidation is not possible then notice will be required to be registered in both systems indicating that the parcels have merged with one another and is considered to be one parcel with respect to Section 50 (3) or (5) of the Planning Act, RSO 1990, CP 13 as amended.
- (6) Section 50(3) or (5) (whichever applies) of the Planning Act, RSO 1990, as amended, applies to any subsequent conveyance or transaction of the severed land.
- (7) Conditions imposed must be met within two years of the date of notice of decision, as required by Section 53(41) of the Planning Act, RSO 1990, as amended. If conditions are not fulfilled as prescribed within two years, the application shall be deemed to be refused. Provided the conditions are fulfilled within two years, the application is valid for three years from the date of the notice of decision.

Recommendation (Variance MV05-2026)

It is recommended that the application for variance be **approved** subject to the following conditions:

(1) That the parking spaces on the proposed retained lands (as per consent application C02-2026) be constructed consistently with the site plan submitted as part of the application to the satisfaction of the Town.

(2) The approval is valid for a period of 24 months from the Committee's decision

February 10th, 2026

File No.: 2025-42

Ms. Andrea Fisher - Director of Legislative Services/Clerk
Town of Goderich
57 West Street
Goderich, Ontario N7A 2K5

- and -

Ms. Hanna Holman
Planner, Planning & Development Department
County of Huron
1 Courthouse Square
Goderich, Ontario N7A 1M2

**RE: Consent Application (Lot Addition) and Minor Variance Application
151 Bruce Street East and 175 Bruce Street East, Goderich, Huron County
One Day Holdings Corporation**

On behalf of One Day Holdings Corporation ("Owners"), we are pleased to submit a Town of Goderich Consent Application (Lot Addition) and a Minor Variance Application ("Applications") to facilitate the redevelopment of land known municipally as 151 Bruce Street East and 175 Bruce Street East, Goderich, Huron County.

The land subject to the Applications is legally described as Lot 792, Registered Plan 468, Town of Goderich, County of Huron.

The subject land is located on the north side of Bruce Street, between Cambria Road North and Albert Street North. There is an existing municipal sidewalk along the municipal frontage. There is an existing apartment building at 151 Bruce Street East, with a total of 19 dwelling units. The dwelling units generally range in size between 500 and 650 square feet and are considered affordable units¹. Based on aerial photography, the apartment building was constructed before 1978 and has had various parking configurations and availability. Off-street parking has generally been on gravel surfaces and not defined by painted lines. In this regard, it is unclear how many formal parking spaces are available for the tenants. The land associated with 175 Bruce Street contains an existing single detached dwelling with a driveway to Bruce Street.

The Site is designated as "Residential" in the Town of Goderich Official Plan and zoned as "Residential Medium Density (R2)" and "Residential High Density (R3)" in the Town of Goderich Zoning By-law.

The Owner proposes to sever 1,392.9 square metres of land from 151 Bruce Street East and add the land to 175 Bruce Street East by way of a lot addition. No new lots are proposed through the Consent Application.

¹ Town of Goderich Official Plan (Section B, Definitions)

For the purposes of this submission, 175 Bruce Street East is referred to as the “lot to be enlarged”. The Consent Application has the effect of creating the following:

- 1 Retained Parcel, with a land area of 1,364.7 square metres, and includes the existing 19-unit apartment building and 15 off-street parking spaces; and,
- 2 Lot to be Enlarged, with a land area of 1,938.3 square metres, is intended to include a new multi-unit building.

The Severed Parcel and Retained Parcel will function as separate developments, with individual vehicular access to Bruce Street East and separate municipal servicing.

To facilitate the Consent Application, a Minor Variance Application is required for the Retained Parcel. The purpose of the Minor Variance is to permit a reduction in the required off-street parking from 1 parking space per dwelling unit to 0.73 parking spaces per dwelling unit (14 off-street parking spaces). The existing dwelling units are small in scale and have a rental average of approximately \$1,000, with rents starting at \$600 per month.

It is noted that the Retained Parcel is considered legal non-conforming for the existing western side yard setback and the rear yard setback. In our opinion, a Minor Variance is not required for these setbacks as they are existing conditions. Based on aerial photography, the Retained Parcel has had fewer than 14 off-street parking spaces for the 19 dwelling units since the time of construction; however, parking was added and removed in the intervening years to 2025.

Planning Policy Framework

The following section provides an overview of the land use planning policies applicable to the Applications.

Provincial Planning Statement

The Provincial Planning Statement (“PPS”), 2024, is a province-wide policy document that sets the foundation for regulating development and land use. The PPS is issued under Section 3 of the Planning Act. The PPS “sets the policy foundation for regulating the development and use of land province-wide, helping achieve the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life for all Ontarians.” The document is to be read in its entirety, and all relevant policies must be considered. Municipal official plans are the most important vehicle for implementing the PPS and achieving comprehensive, integrated, and long-term planning.

The PPS, in Section 2.1.6 a) states that planning authorities should support the achievement of complete communities by accommodating an appropriate range and mix of land uses and housing options. Section 2.3.3 of the PPS supports general intensification and redevelopment, including planning for a range and mix of housing options.

Section 2.2 of the PPS speaks explicitly to considerations for housing, including intensification, redevelopment and the provision of an appropriate range and mix of housing types and densities. Section 1.4.3 states that planning authorities shall provide for a mix of housing types and densities by, amongst others:

- b) 2. Permitting....all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;*
- c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and*
- d) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.*

Planning Analysis

It is our professional opinion that the Applications are consistent with the PPS, maintain the existing affordable housing units, and will complement the area with the new proposed housing units. In combination, the development plans will contribute to the range of unit types and sizes in the community. Full municipal services and supporting municipal infrastructure are available.

Huron County Official Plan, 2021

The purpose and implementation of the Huron County Official Plan, 2021 ("County OP"), is outlined in Section 1.2, stating that:

The County Official Plan is a statement of the community and is presented in the words of the community. It is a record and guide. Not only does it provide direction for the activities of individuals and community organizations, the County Official Plan provides guidance to local municipalities for the development of local official plans. The policies and actions are general policies and are provided as guidance.

The County OP includes five (5) resource maps, provided as reference, not land use designations. Detailed mapping and land use designations are to be provided in the local official plans. The Site is identified as "Primary Settlement Area" on the Settlement Areas Map. Primary Settlement Areas are the largest urban centres in the County and have full municipal services. As stated in Section 7.3 of the County OP, these areas are intended to be the primary location for growth and development in the County with the full range of services, amenities and employment opportunities. The County OP states that 65% of growth will be allocated to the Primary and Secondary Settlement Areas.

Section 7.2.2 Housing and Intensification states that:

1) Market pressures and changing demographics are altering the form of housing types and the density of residential development. To accommodate these changes, and to address issues related to accessibility, mental health, housing attainability and low income, communities will:

- a) Encourage mixed use development.
- b) Contain an increase in overall density.
- c) Provide adaptable forms of housing.
- d) Promote infill development at a higher density than the surrounding neighbourhood.
- e) Require new development in fully serviced greenfield areas to be at a higher density than the existing residential neighbourhoods of the settlement area,
 - For example, including higher density uses, designing buildings for additional dwelling units, or establishing reduced lot area, frontage, and setback requirements than those in established neighbourhoods;
- f) Promote all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including additional needs housing.

Section 2.2.2.8 states that a range of housing options shall be permitted, as detailed in local official plans, and includes multiplexes.

Planning Analysis

It is our opinion that the Applications are in keeping with the directives of the County OP by providing an intensification opportunity within the built-up area with a greater range of housing types and affordability. The Consent Application facilitates the opportunity for infilling, by providing a larger land area to accommodate required setbacks, landscaping and off-street parking.

Town of Goderich Official Plan, 2009

The Town of Goderich Official Plan ("OP"), adopted in 2009 and consolidated in 2023, is a planning policy document to provide clear, updated, comprehensive, community-based direction for the Town. Schedule B to the OP designates the Site as "Residential".

Residential policies are provided in Section 2A of the OP and state that in order to ensure a "healthy community, an adequate supply and range of housing types, densities and affordability is required to meet the various needs of Goderich's current and future residents" and that changing demographics in Goderich, including an aging population and smaller household sizes have "created an opportunity for redevelopment, and new development of additional and alternative forms of housing."

A full range of low, medium and high-density residential uses is permitted within the Residential designation, subject to the policies and criteria set out in the OP. High-density uses are defined in Policy 2B as including "apartments, and other multiple unit residential buildings greater than three storeys in height." Section 2B defines residential intensification to mean "changes to a property, site or area which results in a

net increase in residential units or accommodation and includes” the development of vacant or underutilized lots within previously developed areas.

Goals for the Residential designation (Policy 2C) include:

1. To provide a broad range of housing alternatives, to rent, own or lease, and that is provided in sufficient supply and variety in type and cost to meet the varying housing needs of the community,
2. To maintain stable, attractive, and healthy residential neighbourhoods,
3. To introduce and integrate medium density and high density housing into areas of the Downtown Core to create healthy, mixed use neighbourhoods,
4. To permit and facilitate residential intensification and direct this development to locations where land, infrastructure and service facilities are efficiently used, and the use of alternative transportation modes is supported,
5. To establish and implement an affordability target for the Town, to ensure an adequate amount of Goderich’s housing stock is affordable for low to moderate income households, and
6. To encourage the integration of new residential development into established neighbourhoods through consideration of, and sensitivity to, the character, context, and design of the surrounding area.

Section 2D.22 states that the Town shall encourage the development of affordable housing by employing measures such as the waiving of fees, permits, development charges, other levies, density and parking requirements, or any other incentives as deemed appropriate.

It is noted that the Huron County Residential Intensification Guidelines (2020) apply to the proposed new development on the Site. The Applications do not propose any new development, but rather increase the current parking supply and create a new enlarged lot for future development. The potential future development on the lot to be enlarged has been designed to have regard for the Guidelines, including building placement, setbacks and off-street parking.

Planning Analysis

In my professional opinion, the Applications conform to the OP, and are appropriate for the development of the Site and the needs of the residential community in Goderich.

The Consent Application provides for an enlarged parcel to accommodate an infill residential opportunity that complies with all of the requirements in the Town of Goderich Zoning By-law.

The Site has accommodated the existing multi-unit residential building for several decades, and its long-standing presence demonstrates that the built form, unit mix, and associated parking supply have functioned in a compatible manner within the neighbourhood context over time. The Town has advised that it has not received any parking complaints regarding the off-street parking available on the Site, which is

currently limited to 12 spaces. The existing low utilization of on-site parking—both historically and at present—confirms that the residents of this building do not rely heavily on private vehicles.

The building provides affordable rental housing in the form of smaller dwelling units. To maintain affordable rents, not all units are provided with a parking spot. Recognizing the reduced parking supply supports the long-term viability of this affordable rental building and facilitates the ability to provide for infill development on the remaining portion of the land.

Town of Goderich Zoning By-law, 2013

The Town of Goderich Zoning By-law (“By-law”), adopted in 2013, zoned as “Residential Medium Density (R2)” and “Residential High Density (R3)”. The By-law permits multi-unit residential uses within both the R2 and R3 zones. As illustrated on the attached Site Plan, both the Retained Parcel and the Severed Parcel comply with the provisions of the Zoning By-law. The one exception is the required off-street parking for the Retained Parcel.

The Owner is requesting a reduction in the required parking for the Retained Parcel to reflect the historical parking usage for the existing dwelling units.

It is further noted that the existing building on the Retained Parcel is considered legal non-conforming related to the required western interior side yard setback and the rear yard setback.

Four (4) Tests for Minor Variance

Per Section 45(1) of the Planning Act, R.S.O. 1990, c. P.13 there are four (4) tests to be evaluated when considering a Minor Variance Application. The following section outlines the four (4) tests and provides an analysis in relation to the variance sought by the Owner.

Is the application minor?

In my professional opinion, the requested variance is minor in nature. The proposed off-street parking rate for the Retained Parcel exceeds historical usage by the tenants for off-street parking. The Owner is adding two (2) additional parking spaces to the existing parking supply for the existing tenants. Further:

- There is no evidence of parking overflow or neighbourhood disruption, despite the reduced parking condition existing for decades.
- The variance does not alter the built form, height, or massing of the existing building.

Is the application desirable for the appropriate development of the lands in question?

In my professional opinion, the variance will facilitate the continued supply of affordable dwelling units in the Town of Goderich, where higher-density development is directed. The requested variance is desirable as it:

- Supports the continued viability of existing housing in Goderich.
- Avoids imposing unnecessary costs to expand off-street parking that does not have the proven demand.
- Reflects the established operation of the building over many years.
- Ensures the development remains compatible with surrounding land uses, as no negative impacts are anticipated.

Requiring additional parking where it is not needed would not improve the land and could undermine affordability.

Does the application conform to the general intent of the Zoning Bylaw?

In my professional opinion, the variance conforms to the general intent of the By-law. Off-street parking rates are established to ensure that there is sufficient on-site parking to meet the needs of a particular land use, while minimizing spillover parking. The historical usage of parking on the property, combined with the existing form of housing, demonstrates that the existing parking supply meets the actual needs of the residents and fulfills the intent of the Zoning By-law—to provide adequate parking without creating neighbourhood impacts.

Does the application conform to the general intent of the Official Plan?

The Town of Goderich Official Plan supports the full range of housing types, including affordable and rental housing, within the built-up area. Policies encourage efficient use of land, support housing affordability, and promote development that is compatible with surrounding uses. Recognizing the reduced parking requirement through the Applications, maintains the intent of these policies by:

- Supporting the continued provision of long-standing affordable rental housing.
- Avoiding unnecessary land consumption for parking that is not required based on actual demand.
- Ensuring the site continues to function compatibly within the established neighbourhood.

Summary

We trust that the submission will be accepted and circulated for review. If you have any questions, please do not hesitate to contact our team.

Kind regards,



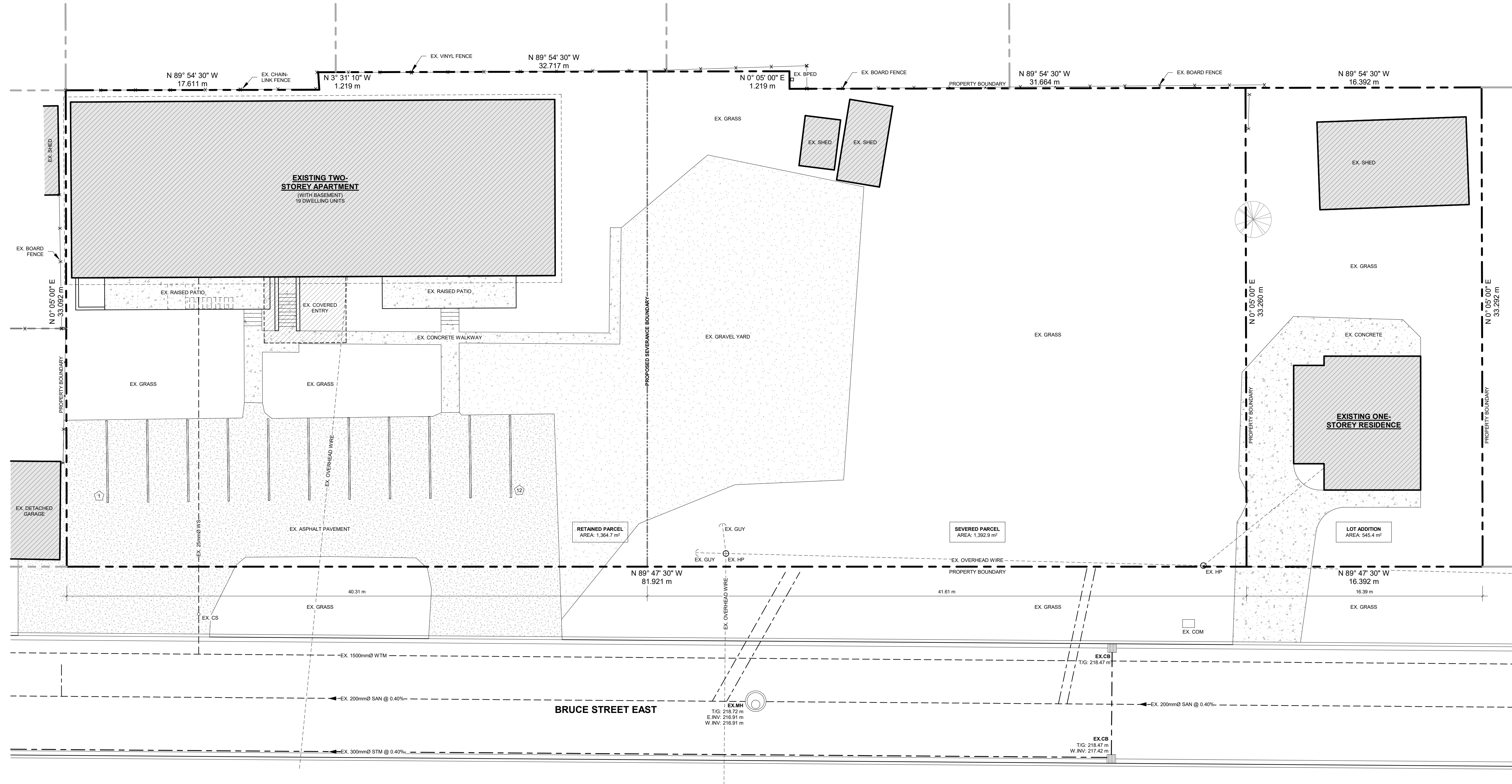
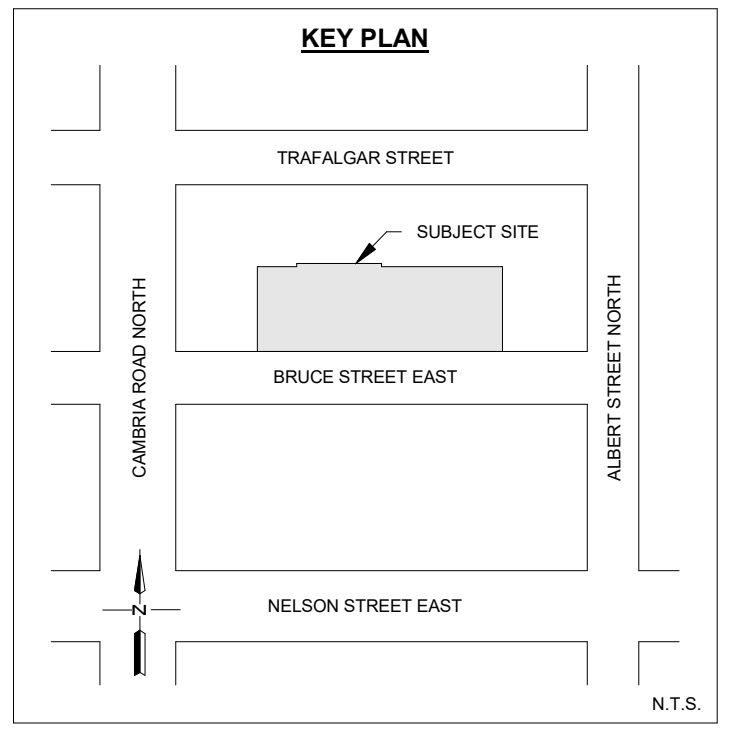
Caroline Baker, MCIP, RPP
Principal

c.c. Owner

SITE LEGEND

BPED	BELL PEDESTAL
CB	CATCH BASIN
COM	COMMUNICATIONS BOX
CS	CURB STOP
FH	FIRE HYDRANT
GUY	GUY WIRE
HP	HYDRO POLE
IB	IRON BAR
INV	INVERT
MH	MAINTENANCE HOLE
RWL	ROOF WATER LEADER
SAN	SANITARY SEWER
SIB	STANDARD IRON BAR
STM	STORM SEWER
TIG	TOP OF GRATE
WS	WATER SERVICE
WTM	WATERMAIN
WV	WATER VALVE
EXISTING ELEVATION	
PROPOSED ELEVATION	
ELEVATION CONTOUR	
DIRECTION AND SLOPE OF OVERLAND WATER FLOW	
PROPOSED SWALE	
ROOF WATER LEADER	
SIGN AND POST	
# OF PARKING SPACES	

BENCHMARK ELEVATION: 218.674 m
TOP OF STANDARD IRON BAR LOCATED AT THE NORTHEAST CORNER OF THE SITE



1 SEVERANCE SKETCH
1 : 150

LOT 792, PART LOT 771, PLAN 457
PART PARK LOT 7, PLAN 468
TOWN OF GODERICH
COUNTY OF HURON

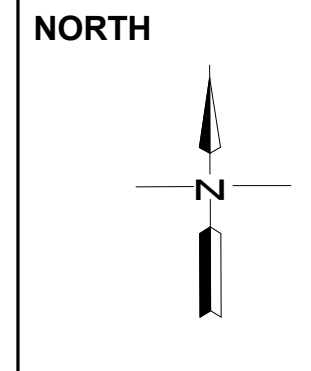
NOTES:

- PROPERTY BOUNDARY AND EXISTING SITE FEATURES FROM PLAN OF SURVEY, PLAN No. 4-A-5684, DATED OCTOBER 1, 2025, BY ARCHIBALD, GRAY & McKAY LTD., ONTARIO LAND SURVEYORS, LONDON, ONTARIO.
- EXISTING TOPOGRAPHY FROM TOPOGRAPHIC SURVEY COMPLETED BY MR ENGINEERING AND DESIGN LTD., DATED JUNE 19, 2025.
- SITE SKETCH IS CONCEPTUAL. FINAL SITING BY OTHERS.
- THIS IS NOT A LEGAL SURVEY.

SCALE 1:150

NOTES:

@	AT	CHD	OVERHEAD DOOR
Ø	COMPLETE WITH DIAMETER	PROJ.	PROJECTION
FRR	FIRE-RESISTANCE RATING	P.T.	PRESSURE TREATED
FDN	FOUNDATION	RF	REINFORCED WITH
EW	EACH WAY	SG	SLIDE GATE
EX	EXISTING	T&G	TONGUE AND GROOVE
H	HORIZONTAL	100	TOP OF
HR	HIGH RISE	TYP.	TYPICAL
HR	HOUR	US	UNDERSIDE
LLV	LONG LEG VERTICAL	V	VERTICAL
LVL	LAMINATED VANEER LUMBER	W	WITH
max	MAXIMUM	W	WIDE
min	MINIMUM	WWM	WELDED WIRE MESH
ONC	ONTARIO BUILDING CODE		
OC	ON CENTER		



DESIGN	TM	No.	REVISION DESCRIPTION	MM/DD/YY	CHKD
CHECKED	MR	1.	ISSUED FOR REVIEW	02/06/26	MR
APPROVED	MR				
DATE	FEBRUARY 2026				

CONSULTANT

ENGINEERING AND DESIGN LTD.
CIVIL-COMMERCIAL-AGRICULTURAL

145 Thames Road, West, Unit 4, Exeter, ON, N0M 1S3
Telephone: (519)-317-0126
Email: admin@mrngdesign.com

CONTRACTOR

151-175 BRUCE STREET EAST
GODERICH, ON
N7A 1T1

ONE DAY HOLDING CORPORATION

PROJECT No.
MR25-238

SHEET No.
SK-1

SCALE
As indicated

SITE LEGEND

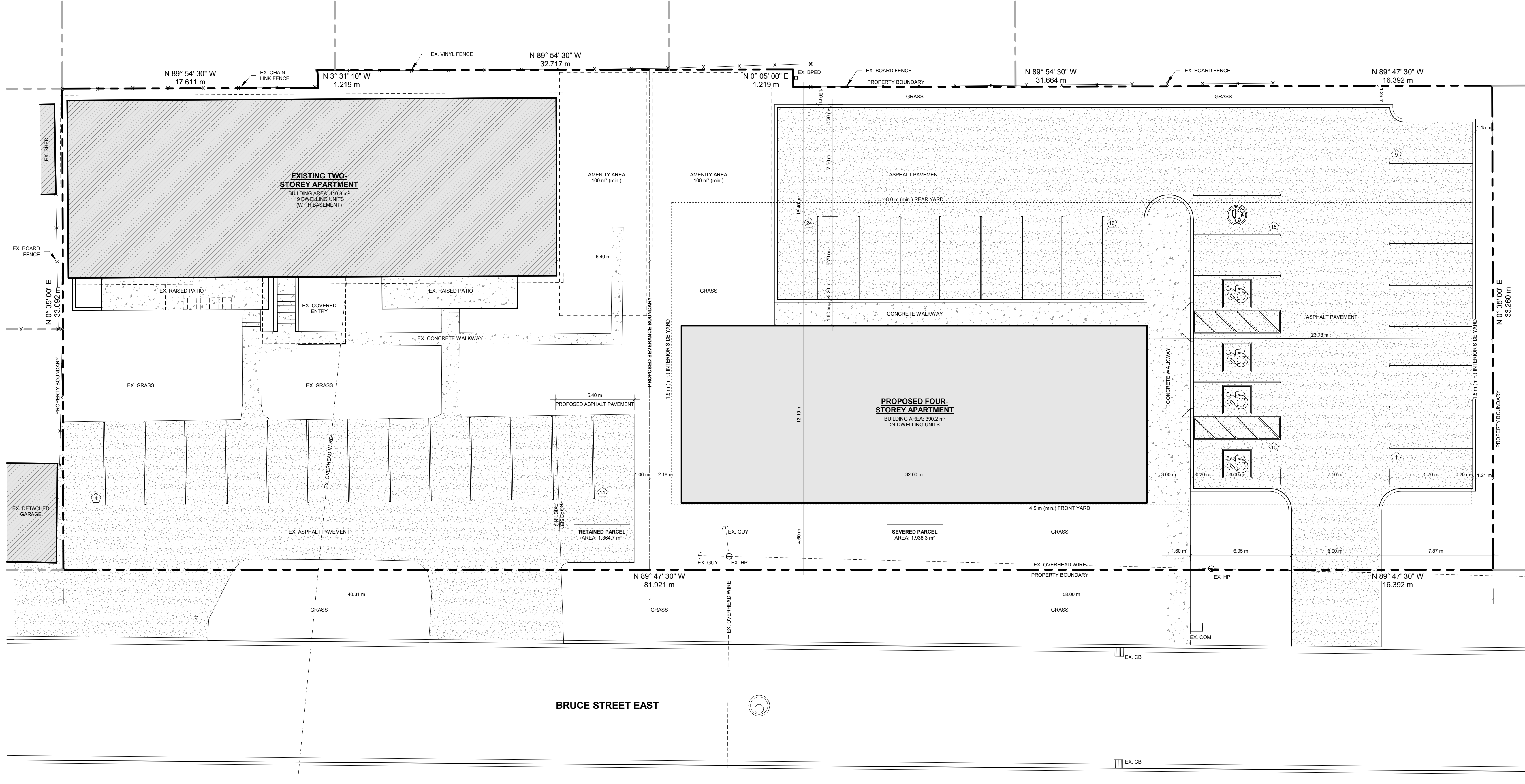
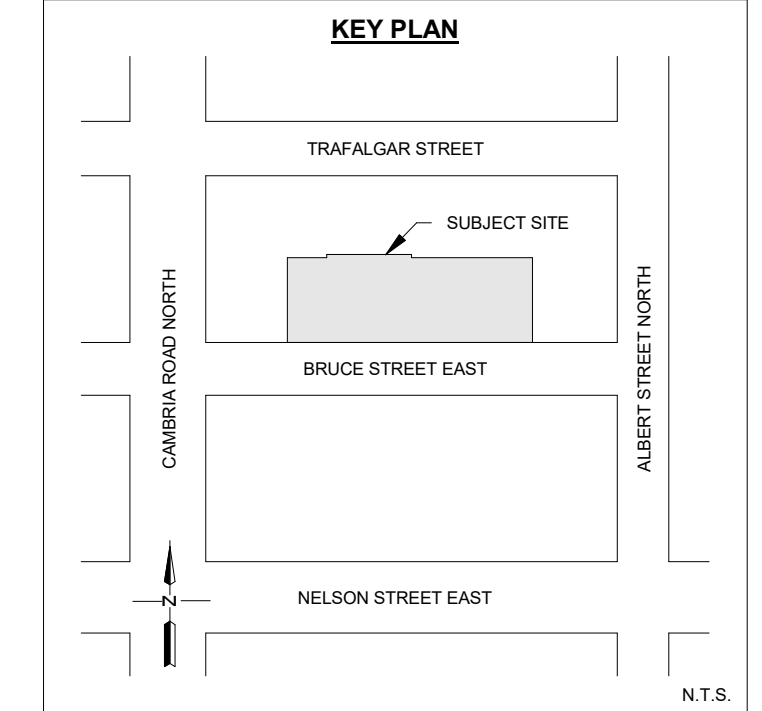
BPED	BELL PEDESTAL
CB	CATCH BASIN
COM	COMMUNICATIONS BOX
CS	CURB STOP
FH	FIRE HYDRANT
GUY	GUY WIRE
HP	HYDRO POLE
IB	IRON BAR
INV	INVERT
MH	MAINTENANCE HOLE
RWL	ROOF WATER LEADER
SAN	SANITARY SEWER
SIB	STANDARD IRON BAR
STM	STORM SEWER
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EXISTING ELEVATION	
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ELEVATION CONTOUR	
DIRECTION AND SLOPE OF OVERLAND WATER FLOW	
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ROOF WATER LEADER	
SIGN AND POST	
# OF PARKING SPACES	

BENCHMARK ELEVATION: 218.674 m
TOP OF STANDARD IRON BAR LOCATED AT THE NORTHEAST CORNER OF THE SITE

TOWN OF GODERICH
ZONING BY-LAW 124-2013
RESIDENTIAL HIGH DENSITY (R3) ZONE (KEY MAP 04)
PERMITTED USE: "MULTIPLE UNIT DWELLING"

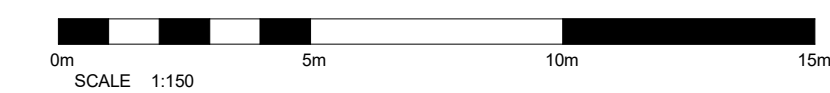
DETAIL	REQUIRED	RETAINED	SEVERED	COMMENTS
LOT AREA	450 m ² (min.)	1,488.2 m ²	1,938.3 m ²	---
LOT FRONTAGE	15 m (min.)	40.31 m	58.00 m	---
FRONT YARD	4.5 m (min.)	20.06 m	4.60 m	---
INTERIOR SIDE YARD	1.5 m (min.)	0.34 m	2.18 m	---
REAR YARD	8.0 m (min.)	0.75 m	16.40 m	---
LOT COVERAGE	50% (max.)	32.0%	20.1%	---
LANDSCAPED OPEN SPACE	30% (min.)	38.7%	34.1%	---
BUILDING HEIGHT	13.5 m (max.)	8.0 m	8 m	---
PARKING SPACES - TOTAL	1 SPACE PER UNIT	14 SPACES	24 SPACES	*** MINOR VARIANCE REQUIRED - RETAINED PARCEL ***

- NOTE:
- UNCOVERED SURFACE PARKING AREAS ARE PERMITTED IN THE INTERIOR SIDE AND REAR YARDS; 1.0m (min.) FROM A PROPERTY LINE.
 - UNENCLOSED PORCHES, BALCONIES, STEPS AND PATIO MAY PROJECT INTO ANY REQUIRED YARD A MAXIMUM OF DISTANCE OF 2.5 METRES; EXCEPT THAT THESE STRUCTURES ARE NOT CLOSER THAN 1.5 METRES FROM ANY LOT LINE.



LOT 792, PART LOT 771, PLAN 457
PART PARK LOT 7, PLAN 468
TOWN OF GODERICH
COUNTY OF HURON

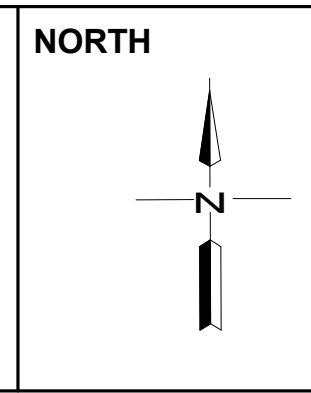
- NOTES:**
- PROPERTY BOUNDARY AND EXISTING SITE FEATURES FROM PLAN OF SURVEY: PLAN No. 4-A-5684, DATED OCTOBER 1, 2025, BY ARCHIBALD, GRAY & McKAY LTD., ONTARIO LAND SURVEYORS, LONDON, ONTARIO.
 - EXISTING TOPOGRAPHY FROM TOPOGRAPHIC SURVEY COMPLETED BY MR ENGINEERING AND DESIGN LTD., DATED JUNE 19, 2025.
 - SITE SKETCH IS CONCEPTUAL. FINAL SITING BY OTHERS.
 - THIS IS NOT A LEGAL SURVEY.



1 ZONING SKETCH
1 : 150

NOTES:

@	AT	CHD	OVERHEAD DOOR
Ø	COMPLETE WITH DIAMETER	PROJ.	PROJECTION
FR	FIRE-RESISTANCE RATING	P.T	PRESSURE TREATED
FN	FOUNDATION	RF	REINFORCED WITH SLIDE GATE
EW	EACH WAY	T&G	TONGUE AND GROOVE
EX	EXISTING	TOP	TOP OF
H	HORIZONTAL	TYP.	TYPICAL
HR	HOUR	US	UNDERSIDE
LLV	LONG LEG VERTICAL	V	VERTICAL
LVL	LAMINATED VANEER LUMBER	W	WITH
max	MAXIMUM	W	WIDE
min	MINIMUM	WWM	WELDED WIRE MESH
OC	ONTARIO BUILDING CODE		
OC	ON CENTER		



DESIGN	TM	No.	REVISION DESCRIPTION	MM/DD/YY	CHKD
DRAWN	MR	1.	ISSUED FOR REVIEW	02/06/26	MR
CHECKED	MR				
APPROVED	MR				
DATE	FEBRUARY 2026				

CONSULTANT

ENGINEERING AND DESIGN LTD.
CIVIL-COMMERCIAL-AGRICULTURAL

145 Thames Road, West, Unit 4, Exeter, ON, N0M 1S3
Telephone: (519)-317-0126
Email: admin@mrngdesign.com

CONTRACTOR

151-175 BRUCE STREET EAST
GODERICH, ON
N7A 1T1

ONE DAY HOLDING CORPORATION		PROJECT No.
ZONING SKETCH		MR25-238
		SHEET No.
		SK-2
		SCALE
		As indicated

From: [Michael Smith](#)
To: [Hanna Holman](#)
Cc: [Danielle Smith](#)
Subject: Bruce St Public Hearing GOD C02-2026/MV05-2026
Date: April 4, 2026 8:31:34 AM

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

Attn: Committee of Adjustment Town of Goderich 57 West Street Goderich, ON N7A 2K5

RE: Objection to Requested Variances/Zoning Amendment – Proposed Four Story 24-Unit Development on Bruce St.

To the Members of the Committee of Adjustment,

We are writing as the homeowners of 166 Trafalgar St. to formally express our opposition to the requested variances and/or zoning amendments for the proposed four-story apartment building on Bruce St., which is situated directly behind our property.

While we are not against the construction of new homes or the development of Goderich, we contend that the proposal is not minor, and is not desirable for the appropriate development of this specific land, and fails to maintain of this residential area.

Our technical concerns are as follows:

- **Incompatible Scale:** The jump to a four-story height in a neighborhood of smaller detached homes is a significant departure from the built form of Bruce and surrounding streets. This is not a "minor" request; the build creates an intrusive "overlook" and destroys the privacy of neighbouring private outdoor spaces. We urge the Committee to deny any height variance to allow for higher-density living.
- **Loss of Solar Access:** A four-story structure may cast substantial shadows over our property as it will be directly south of our backyard. We are concerned that the loss of natural light will negatively affect our property value and affect the health of green space. We request that a comprehensive Sun/Shadow Study be mandated as a condition of any further review.
- **Infrastructure & Utility Capacity:** The addition of high-density units into an existing system designed for detached homes raises serious concerns regarding water pressure and sewer capacity. We request that a functional servicing report be

made public to prove that this development will not compromise essential services for existing local residents.

- **Pedestrian Safety (Bruce Street):** Bruce St. currently has no sidewalks. Increasing density to 24 units without adding pedestrian infrastructure creates a significant safety risk, as more residents will be forced to walk in the roadway alongside increased vehicle traffic.
- **Parking & Traffic Flow:** Any reduction in required on-site parking will result in overflow onto surrounding streets. This congestion is not desirable for the neighborhood and may impede the response time of emergency vehicles.
- **Environmental Impact:** Our neighborhood is defined by the presence of mature trees that provide privacy, shade, and essential ecological benefits. The current footprint of the proposed building threatens these established trees.

We believe this proposal represents over-development of a sensitive residential site. We ask that the Committee deny these requests in their current form and require the developer to submit a plan that respects the scale and infrastructure of our community.

Please notify us of the Committee's decision and any further public meetings regarding this application.

Sincerely,

Mike and Danielle Smith

From: [John Andic](#)
To: [Hanna Holman](#)
Subject: registered plan 457
Date: April 2, 2026 6:44:07 AM

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I live at 179 Bruce St E. I am the only person who is going to be affected by this. You are planning on putting a parking lot right next to my bedroom. Just so you know. I am not gonna be happy with any of this. I really think it would be in your best interest to buy my property also if you are going to go through with this. I don't want peoples cars shining their headlights on my property at night. I don't want to deal with the noise of a parking lot and being next to a parking lot.

From: [REDACTED]
To: [Hanna Holman](#)
Subject: Re: Committee of Adjustment Meeting April 13, 2026 (Bruce St., Goderich)
Date: March 30, 2026 5:39:30 PM

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

Attention: Committee of Adjustment:

We are writing to share our concerns regarding the proposed lot line change and easement to permit a larger lot for a 4-story build on the lot.

We have forwarded a request to speak at the above noted meeting regarding these matters.

Our concerns:

1. The revised lots will be too small to accommodate the 1.5 parking spaces required per dwelling space. The plan to reduce the parking spaces from 19 - 14 for the original building will create problems. This will leave 5 residents with no available parking and also there is no room for visitor parking, resulting in residents and visitors parking on the street.

2. The proposed 4 story new build with 24 units shows only 24 parking spaces which is still under the 1.5 spaces required. They also show no visitor parking spaces. Goderich is a rural town with no public transit, as a result most working people require a vehicle to travel to work and back. Assuming 2 people per apartment, even if half the residents have 2 vehicles, this would result in 12 vehicles parking on the street at all times. (Think winter snow removal).

3. We are sure you must be aware that currently Bruce St., does not have sidewalks which would certainly be needed if adding more residential units on that street. Taking into account the amount of land required to install sidewalks the amount of space left for the street will be reduced. The lack of parking spaces they plan to have will result in numerous vehicles constantly parking on both sides of the street. This will create a hazard for local residents as they enter and exit their driveways. This also creates a hazard for children/adults biking on the street. Garbage and Re-cycling pickup would also be impacted by this.

4. We have serious concerns about having a 4-story building constructed in a low-density neighbourhood. The current lot with the 2 1/2 story apartment building with a low slope roof conforms to the neighbourhood.

The scale of the proposed build would negatively affect the neighbouring property owners for the following reasons:

-The 4-story would be towering over the existing homes creating a large shadow effect, limiting sunlight on the north side of the build.

(gardening, etc.)

-The backyards would be like living in a "fish-bowl" with absolutely no privacy, as the tenants in the apartment building would be overlooking the yards. All property owners are entitled to reasonable enjoyment of their property. The loss of privacy clearly takes that away.

-Light pollution would be a big factor in the neighbourhood. The additional lights from all the apartments, plus parking lot lights, exit door lights and front door and lobby lights would be excessive.

-A 4-story building would tower over the existing homes and this will cause a reduction in property values for the existing homeowners. Everyone values privacy in their yards.

We are not opposed to development. We realize that more affordable housing is needed in Goderich but proper planning must take precedence. We have ample land available in Goderich that could accommodate 4-story apartment buildings without impacting on an existing low-density neighbourhood. Some examples of available lots: the former car-dealership property just off the square, the empty lot just off Cambria (last years fire), as well as the town property on the old Victoria school site.

The new build's on Mill Road; Park St. all the way through to the next street and the new 2-story housing just off the square on Elgin St. are examples of housing developments that fit in with the current neighbourhoods.

We feel that the new build should be a lower height to fit in with the surrounding homes. A lower number of units would also eliminate the parking problem.

Sincerely:

Jack and Gertie Gerrits

172 Trafalgar St.

Goderich, ON.

Gertie Gerrits 519-

From: [Jess Stoecker](#)
To: [Andrea Fisher](#); [Amanda Banting](#); [Hanna Holman](#); [Jason Dykstra](#)
Subject: FW: Notice of Public Hearing GOD C02-2026 - 151 Bruce Street
Date: March 18, 2026 3:05:05 PM
Attachments: [image003.png](#)

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FYI



Jess Stoecker
Administrative Assistant to the Director of Legislative Services/Clerk
Town of Goderich
P: 519-524-8344 Ext. 204
jstoecker@goderich.ca
www.goderich.ca

From: Ellen Westelaken <[REDACTED]@abca.ca>
Sent: March 18, 2026 2:47 PM
To: Jess Stoecker <[REDACTED]@goderich.ca>
Cc: Donna Clarkson <[REDACTED]@abca.ca>
Subject: RE: Notice of Public Hearing GOD C02-2026 - 151 Bruce Street

Hello,

Thank you for circulating these notices. **A Section 59 Notice is not required for the proposed.**

A portion of the property 151 Bruce Street, Goderich is located in zone E of the wellhead protection area (WHPA-E), as identified in the Maitland Source Protection Plan. Due to the low vulnerability score for the WHPA-E, activities in this zone would not pose a 'significant' threat per the Clean Water Act, and a section 59 Notice is not required.

If you have any question, please don't hesitate to ask.

Thank you,

Ellen Westelaken
Drinking Water Source Protection Specialist/ Risk Management Official

Ausable Bayfield Maitland Valley Source Protection Region
71108 Morrison Line, RR 3 Exeter, Ontario, N0M 1S5

April 2, 2026

Planning Division – Building Services – Town of Goderich

57 West Street, Goderich ON, N7A 2K5
519-524-8344 ext. 204

GOD-CO2 -2026 – 151 Bruce Street. Goderich - Request for Comments

Canada Post has reviewed the proposal for the above noted Development Application and has determined that the project adheres to the multi-unit policy and will be serviced by developer/owner installed Lock Box Assembly.

*Multi-unit buildings and complexes (residential and commercial) with a common lobby, common indoor or sheltered space, require a centralized lock box assembly which is to be provided by, installed by, and maintained by the developer/owner at the owner's expense. **Buildings with 100 units or more MUST have a rear loading Lock Box Assembly with dedicated secure mail room.***

Should the description of the project change, please provide an updated plan in order for us to assess the impact of the change on mail service.

Canada Post appreciates the opportunity to comment on the above noted application and looks forward to working with you in the future.

The complete guide to Canada Post's Delivery Standards can be found at:
https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual_en.pdf

you require any further information or have any questions or concerns, please contact the undersigned.

Regards,

Frances Aparicio

Frances Aparicio
Delivery Planning Officer
955 Highbury Ave
London ON N5Y 1A3
226-921-0578
Frances.aparicio@canadapost.ca