



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	
Moved by: _____	
Seconded by: _____	
That the Town of Goderich Committee of Adjustment hereby accepts the April 13, 2026, Agenda, as presented.	
3.2 Adoption of the Minutes	4
Moved by: _____	
Seconded by: _____	
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	

7.1 Hanna Holman, Planner, Huron County re: Consent Application GOD C02-2026; Minor Variance Application GOD MV05-2026 - 151 Bruce Street

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.

Moved by: _____

Seconded by: _____

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 o 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

Moved by: _____

Seconded by: _____

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

Moved by: _____

Seconded by: _____

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