



**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)

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- 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**

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CHAIR, Tony Decoo

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SECRETARY, Jason Dykstra