

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)

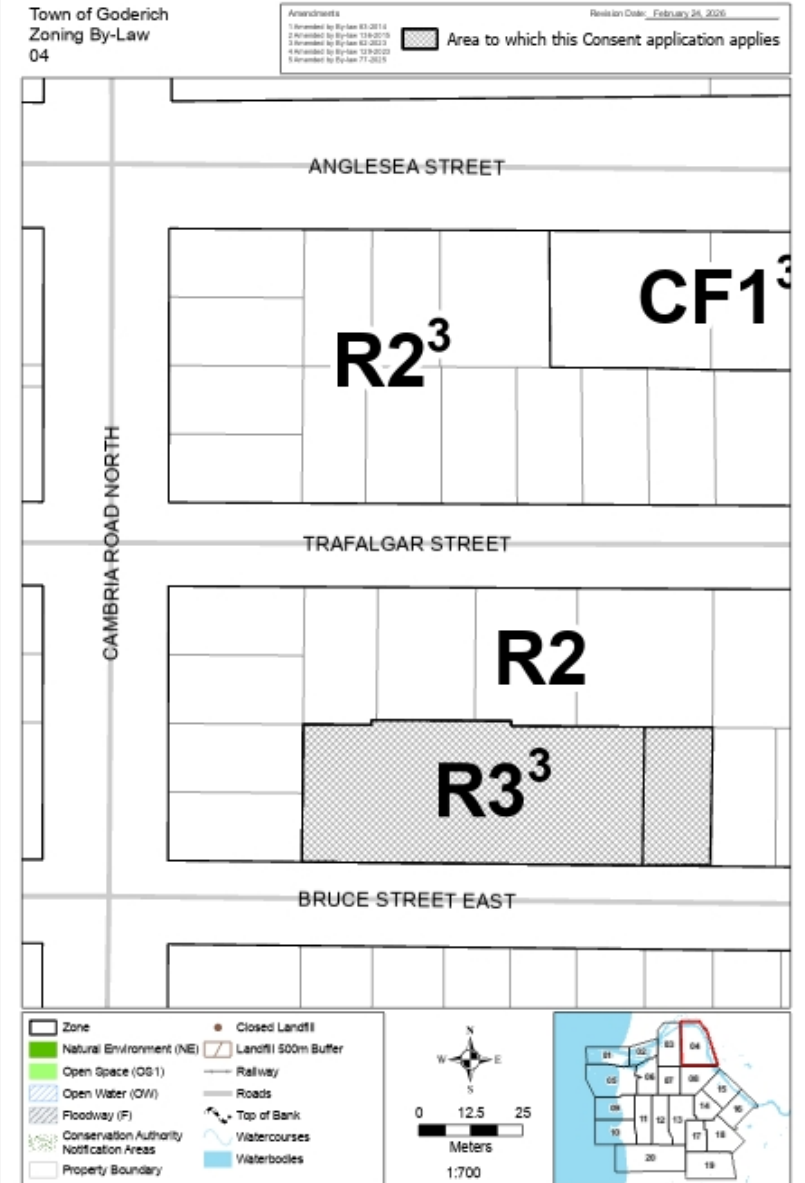
Applicant: Baker Planning Group (c/o Caroline Baker)

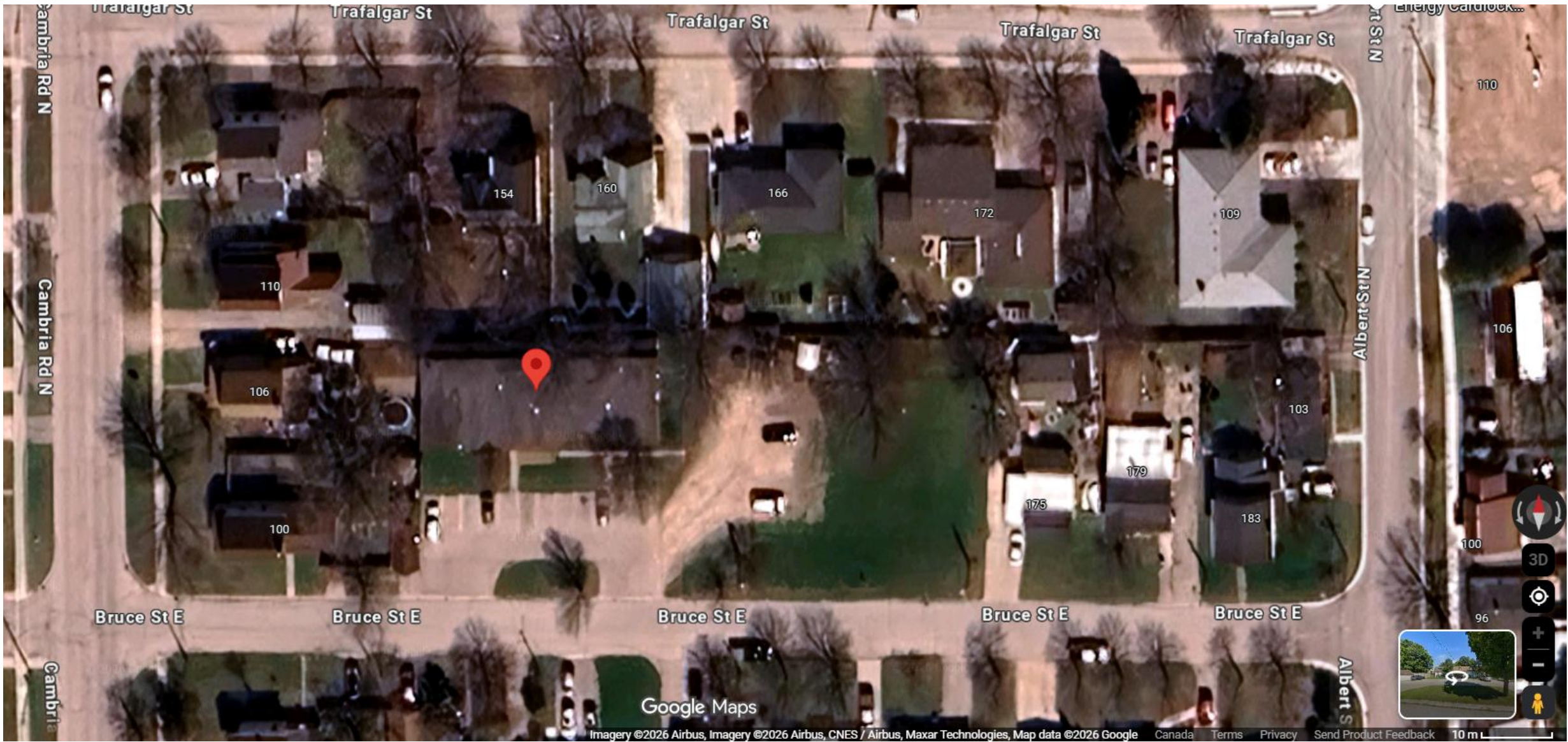
Parcel containing the severed and retained lands: **151 Bruce Street East**; (legally described as Lot 792, Part Lot 771, Registered Plan 457; Part Park Lot 7, Registered Plan 468; in the Town of Goderich).

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



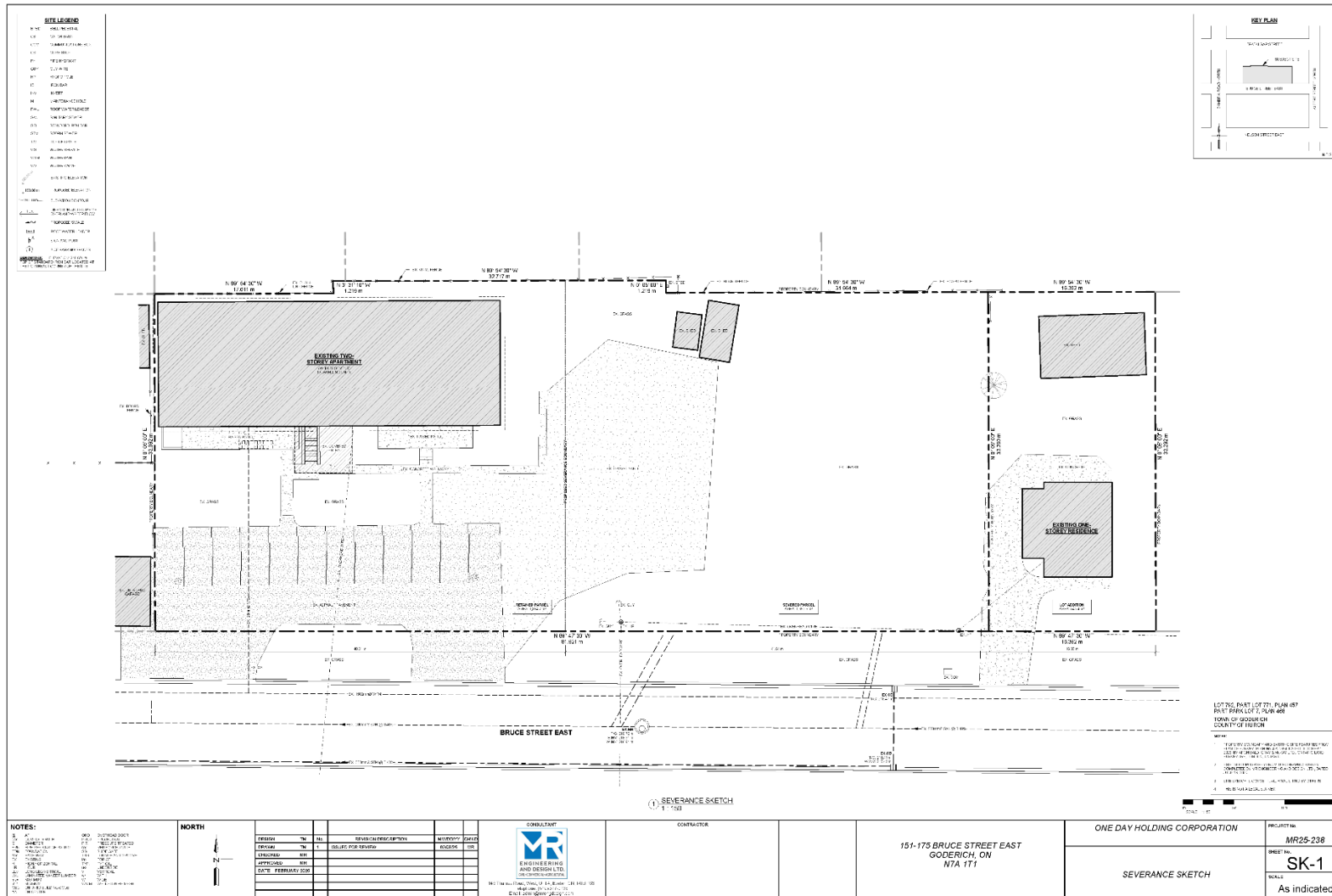


Purpose

- 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

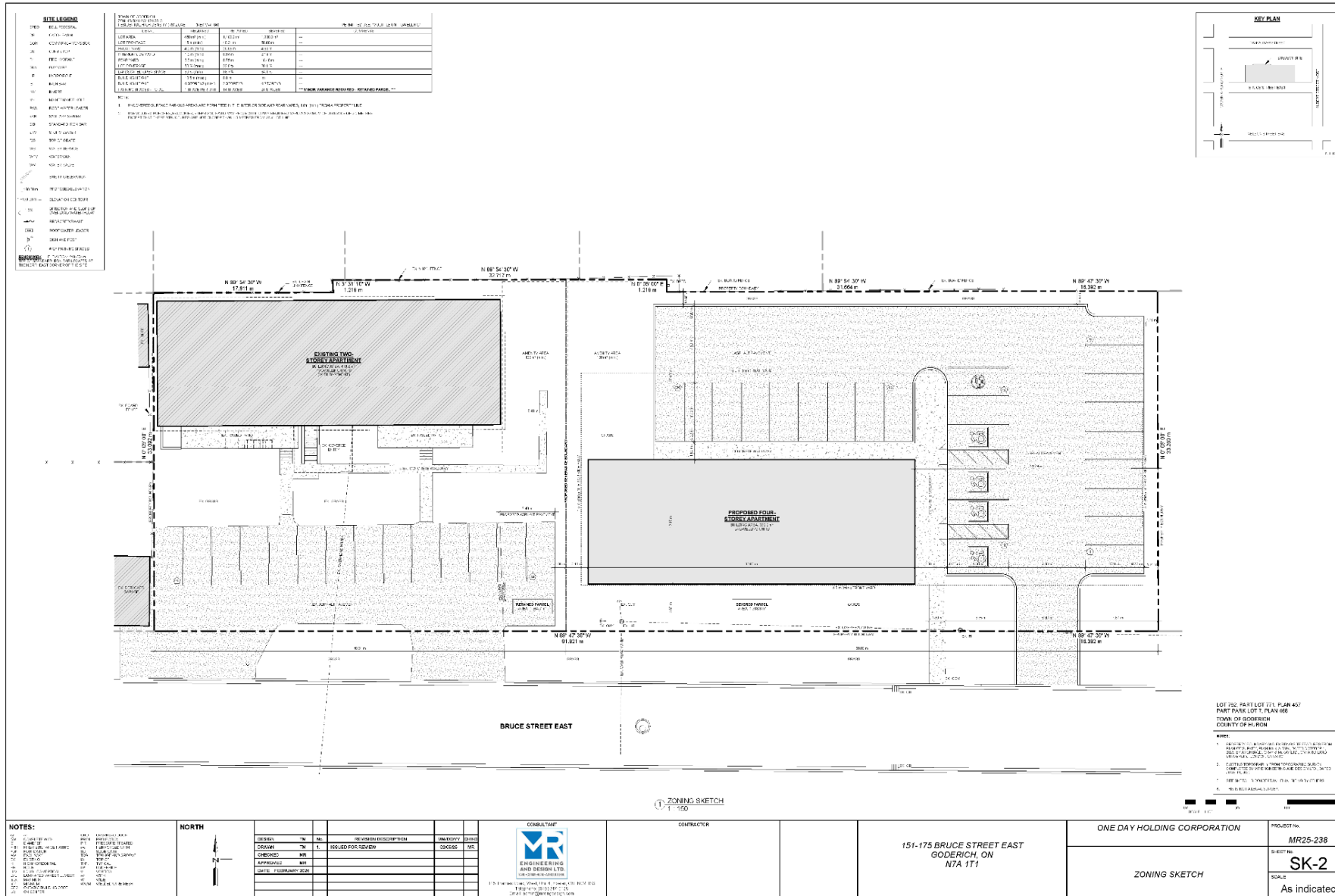


Severance Sketch (of existing conditions) as provided by applicant



- **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

Conceptual Site Plan as provided by applicant



151 Bruce Street currently zoned R3

175 Bruce currently zoned R2

Upon merging of the lands, the area to be enlarged at 175 Bruce Street East will automatically part of R3 zoning

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