

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

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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



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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