



**CORPORATION OF THE TOWN OF GODERICH
COMMITTEE OF ADJUSTMENT
ELECTRONIC PUBLIC HEARING NOTICE**
Planning Act (RSO 1990), s. 45(5)

TAKE NOTICE that the Town of Goderich Committee of Adjustment will hold an electronic public hearing at the Town of Goderich Municipal Offices (57 West Street, Goderich) on June 25th, 2020 at 10 am to consider a proposed minor variance under Section 45 of the Planning Act (RSO 1990), as described below and shown on the attached map.

APPLICANT: Ron Van Masehoven

OWNER: Retirement Life Communities Inc.

FILE: GOD MV03 / 20

LOCATION OF PROPERTY: 30 Balvina Drive East, Goderich, being Plan 603 Block 91

PURPOSE AND EFFECT: The purpose of this application is to seek relief from Zoning By-law 124-2013 of the Town of Goderich. The subject property is designated Residential in the Town of Goderich Official Plan and zoned High Density Residential – Special Provisions (R5-10) in the Town of Goderich Zoning By-law.

The applicant is proposing a 142 square meter (approximately 1,528 square foot) addition to improve interior amenity space for residents and as part of a rearrangement of the internal layout. No new units are being proposed as part of the addition.

EXISTING ZONING BY-LAW PROVISIONS: The subject property is zoned High Density Residential – Special Provisions (R5-10) in the Town of Goderich Zoning By-law, which permits a maximum lot coverage of 40%.

PROPOSED MINOR VARIANCE: The application requests relief from the maximum lot coverage, requesting that the maximum lot coverage be 45%.

Revised Procedure due to COVID-19 Pandemic

Committee meetings are being held electronically in response to the current situation. Persons wishing to participate in the planning process are strongly encouraged to send their comments, questions or concerns via email or telephone to Victor Kloeze, Planner, at vkloeze@huroncounty.ca (1-888-524-8394 ext. 3292). If possible, please send any comments no later than June 18th to allow them to be incorporated into the staff report and the agenda for the hearing.

If mailing comments, please address to:

Jason Dykstra, Secretary/Treasurer of the Committee of Adjustment,
Town of Goderich, 57 West St., Goderich, ON N7A 2K5

For those persons who wish to participate orally at the hearing, there is an option to join the electronic hearing; please contact Andrea Fisher, Clerk / Planning Coordinator for the Town of Goderich at afisher@goderich.ca.

PUBLIC HEARING - you are entitled to attend this electronic public hearing via telecommunications to express your views about this application or you may be represented by counsel for that purpose. If you are aware of any person interested in or affected by this application who has not received a copy of this notice, you are requested to inform that person of this hearing. If you wish to make written comments on this application, they may be forwarded to the secretary-treasurer of the committee at the address shown above and below. If you are an owner of any land containing seven or more residential units you are requested to post this notice in a location that is visible to all of the residents.

FAILURE TO ATTEND - If you do not attend at the hearing, it may proceed in your absence and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice in the proceedings.

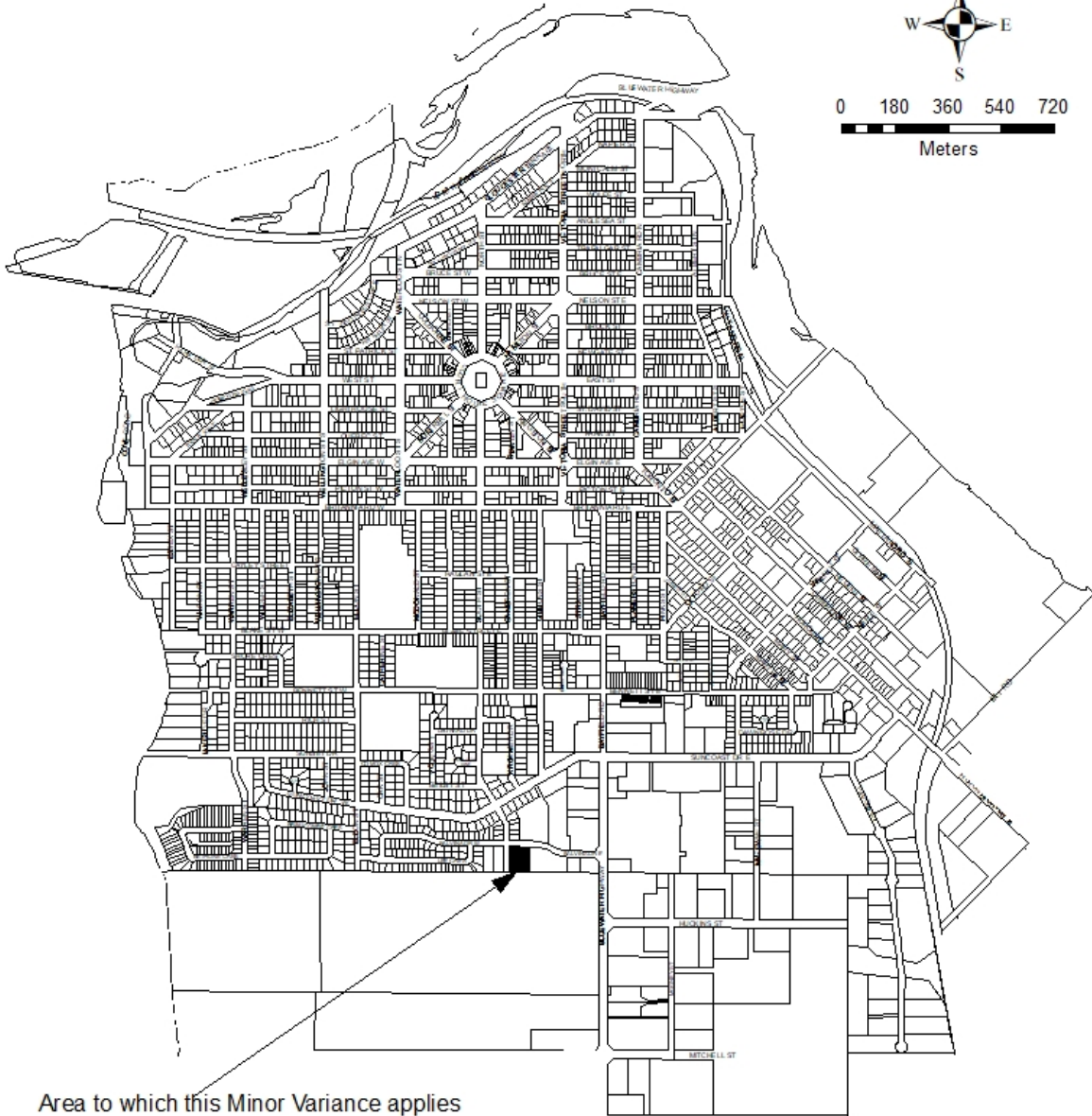
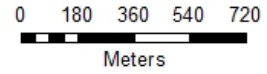
NOTICE OF DECISION - If you wish to be notified of the decision of the Committee of Adjustment in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Local Planning Appeal Tribunal hearing in the event the decision on this application is appealed.

ADDITIONAL INFORMATION relating to the proposed minor variance is available by contacting the Planner and on the Town's website here: <https://www.goderich.ca/en/town-hall-and-services/applications-received.aspx>.

DATED AT THE TOWN OF GODERICH THIS 4th DAY of June, 2020.

Jason Dykstra, Secretary/Treasurer of the Committee of Adjustment,
Town of Goderich, 57 West St., Goderich, ON N7A 2K5

Schedule "A" Location Map Town of Goderich



Area to which this Minor Variance applies



Produced by the County of Huron Planning and Development
Department GIS Services with data supplied under License
by Members of the Ontario Geospatial Data Exchange,
MVC, ASCA and MNAAM.
This map is illustrative only. Do not rely on it as a precise
indicator of routes, feature locations, nor as a guide to navigation.
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