



**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 **April 22nd, 2021 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 Davison Land Use Planning Consultant Inc.
OWNER: SG Real Estate Opportunities GP Inc. c/o Randy von Heyking
FILE: GOD MV02-21
LOCATION OF PROPERTY: 163 Elgin Avenue East, being Pt Lot 12, Plan 468 and Lots 236, 237, 282, and 283, Plan 437

PURPOSE AND EFFECT: The purpose of this application is to seek relief from the Town of Goderich Zoning By-law 124-2013. This application has been submitted with 7 related severance applications (GOD C02-21 to C08-21); the proposed minor variance would allow a reduced lot frontage for one of the proposed semi-detached lots.

EXISTING ZONING BY-LAW PROVISIONS: The subject property is zoned Residential Low Density (R2) in the Town's Zoning By-law, which establishes a minimum lot frontage requirement of 10.5 metres per semi-detached dwelling unit. The applicant is proposing to build a semi-detached dwelling on Lot 7 with a lot frontage of 10.26 metres per unit; a total frontage of 20.52 metres.

PROPOSED MINOR VARIANCE: The applicant is requesting relief to allow a reduced lot frontage of 10.26 metres per unit of the semi-detached dwelling proposed on Lot 7 in the severance sketch (Figure 1) below.

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 **April 14th, 2021** 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 Jason Dykstra, Secretary / Treasurer of the Committee of Adjustment for the Town of Goderich at jdykstra@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 electronic 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.

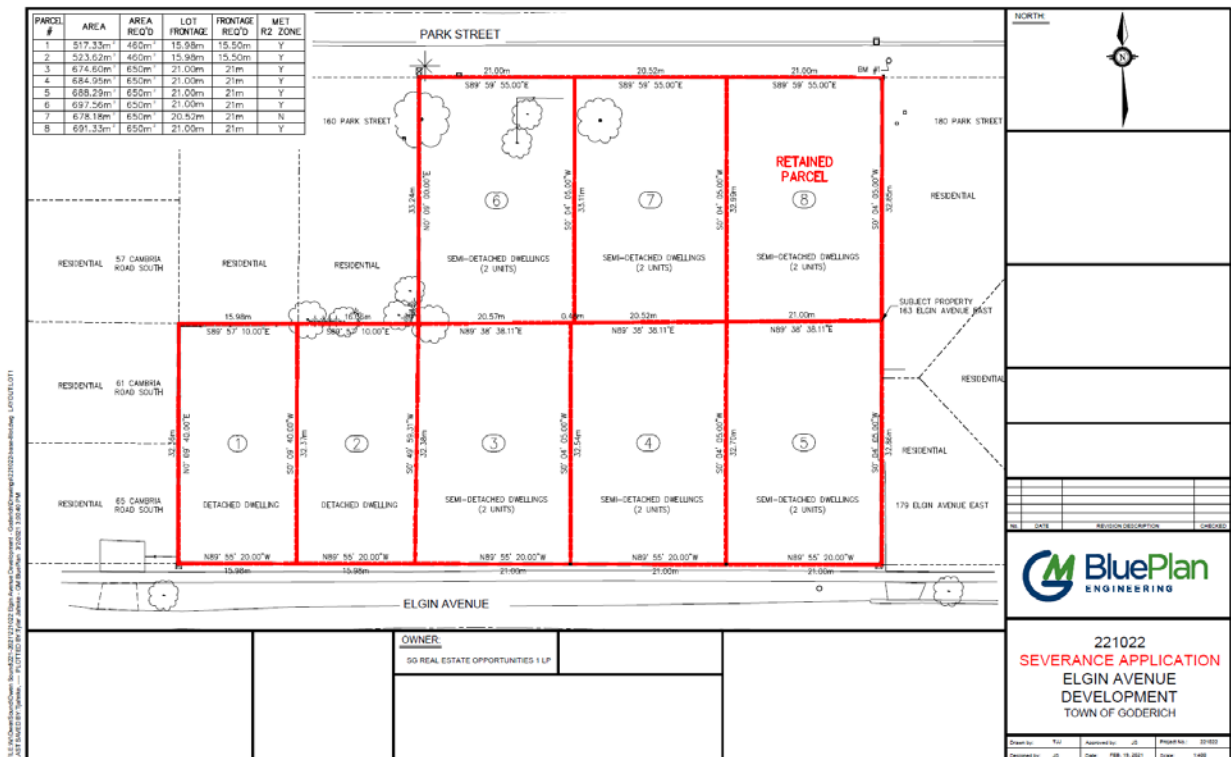
NOTICE OF DECISION - If you wish to be notified of the decision of the Committee of Adjustment in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Local Planning Appeal Tribunal hearing in the event the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

ADDITIONAL INFORMATION relating to the proposed consent application 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 **29th DAY of MARCH, 2021.**

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

Figure 1. Severance Sketch, provided by BluePlan Engineering

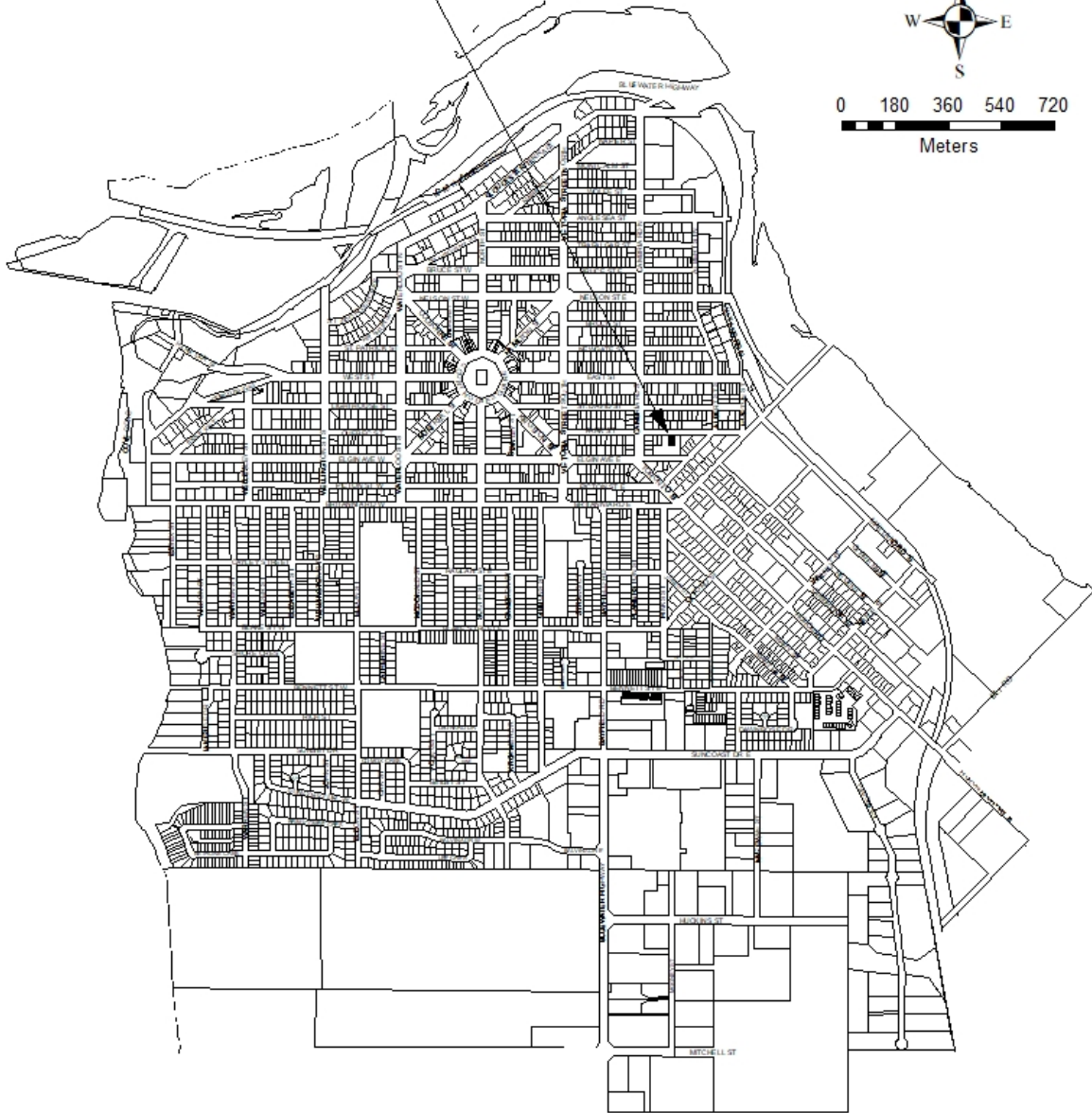


Schedule "A" Location Map Town of Goderich

Area to which this
Minor Variance applies



0 180 360 540 720
Meters



Produced by the County of Huron Planning and Development
Department GIS Services with data supplied under license
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M/VCA, 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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