



**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: Gowing WLG (Julia Sjaarda)

OWNER: Richard Peever

FILE: GOD MV04 / 20

LOCATION OF PROPERTY: 199 Anglesea Street, Goderich, which is legally described as:

Firstly, PIN 41449-0225 being LTS 533, 534 & 535 PL 457 TOWN OF GODERICH; PT LTS 531 & 532 PL 457 TOWN OF GODERICH BEING PT 6, 22R5619; Secondly, PIN 41449-0223 being PT PK LT 3 PL 468 LT 5 PL 468; PT ALBERT STREET PL 457 (CLOSED BY R28566) BEING PT 4, 22R5619; TOWN OF GODERICH; Thirdly, PIN 41449-0118 being PT ANGLESEA ST PL 457 TOWN OF GODERICH CLOSED BY R73654, AS IN R172986; S/T RIGHTS IN R73655; Fourthly, PIN 41449-0119 being PT PKLT 4 PL 468 TOWN OF GODERICH PT 1, 22R818; Fifthly, PIN 41449-0227 being PT LT 608 PL 457 TOWN OF GODERICH BEING PT 7, 22R5619; Sixthly, PIN 41449-0228 being PT LT 530 PL 457 TOWN OF GODERICH BEING PT 9, 22R5619;

The purpose of this application is to bring the subject lands into compliance with Zoning By-law 124-2013 of the Town of Goderich. This minor variance application was previously circulated for a hearing scheduled for June 25th, 2020. At the request of the applicants, it was removed from the agenda to allow them to have consultants complete and submit an odour study regarding their proposal. That odour study has now been received by the Town, and peer-reviewed.

The subject property is designated Industrial in the Town of Goderich Official Plan and zoned Light Industrial (M1) in the Town of Goderich Zoning By-law.

EXISTING ZONING BY-LAW PROVISIONS: The subject property is zoned Light Industrial (M1) in the Town of Goderich Zoning By-law, which does not permit a licensed medical marijuana facility. Licensed medical marijuana facilities are a permitted use in the General Industrial (M2) zone.

PROPOSED MINOR VARIANCE: The application requests that a licensed medical marijuana facility be permitted for the subject lands.

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 jdijkstra@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.

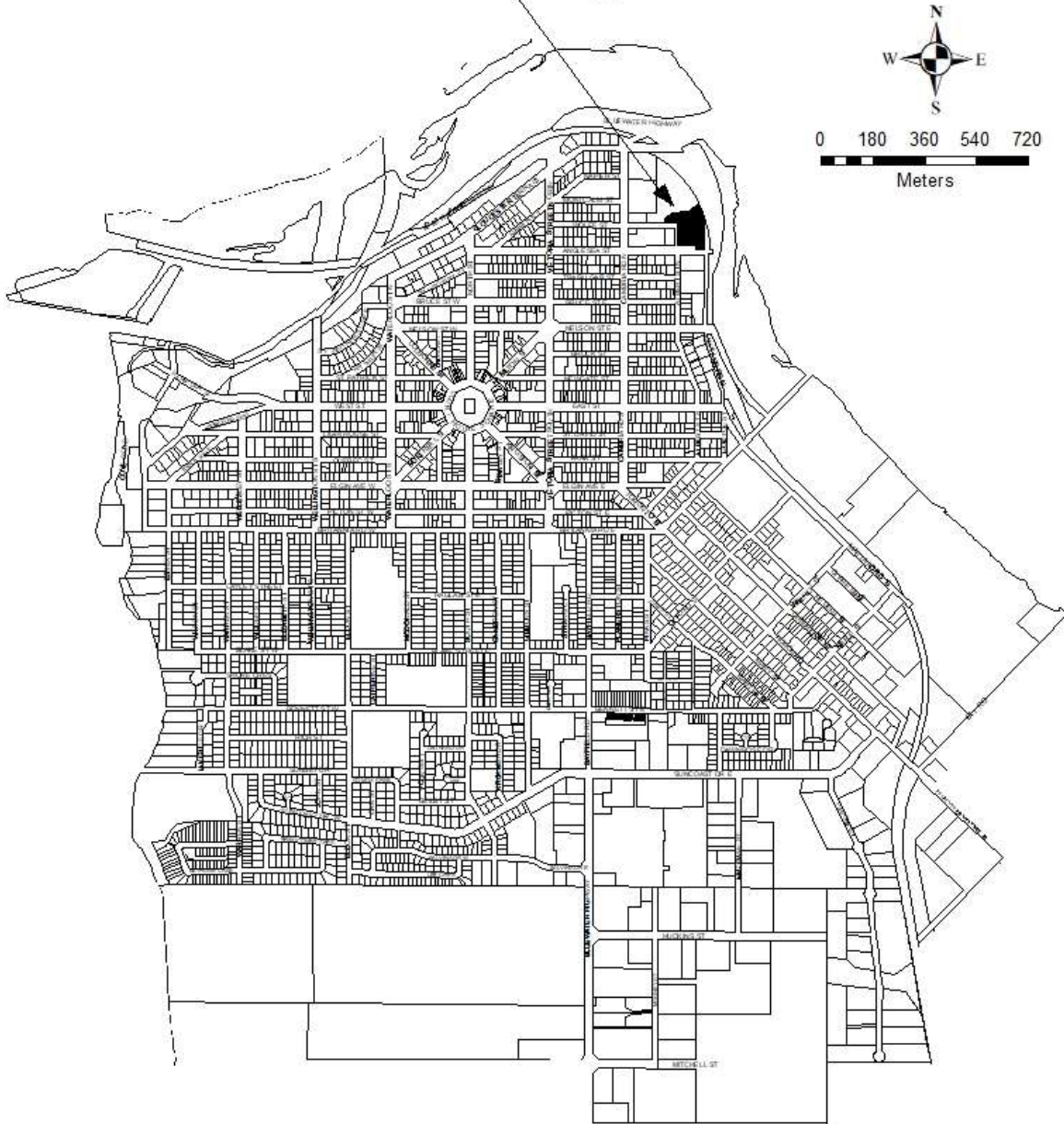
ADDITIONAL INFORMATION relating to the proposed consent application is available by contacting the Planner and on the Town's website here: <https://www.goderich.ca/en/town-hall-and-services/applications-received.aspx>.

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

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
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MVA, ASCA and MNAAM.
This map is illustrative only. Do not rely on it as a precise
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