

# GOD C04-20

October 27, 2020



RESTAURANT

MILITARY

art  
gallery

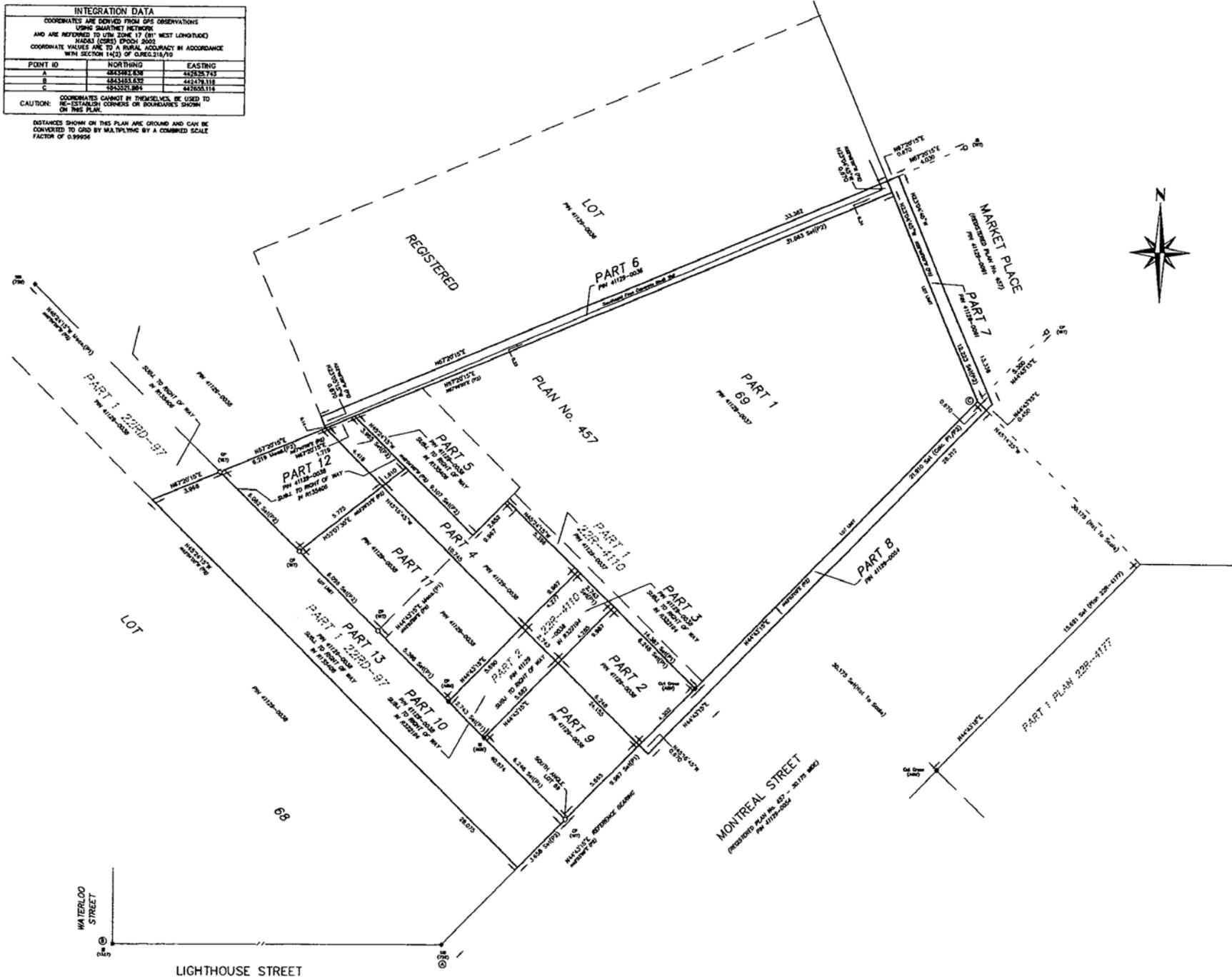
POLICE



| INTEGRATION DATA  |             |            |
|---|-------------|------------|
| COORDINATES ARE DERIVED FROM GPS OBSERVATIONS USING SMARTNET NETWORK AND ARE REFERRED TO UTM ZONE 17 681 WEST LONGITUDE |             |            |
| HADA3 (CSRS) EPOCH 2002   |             |            |
| COORDINATE VALUES ARE TO A RURAL ACCURACY BY ACCORDANCE WITH SECTION 14(2) OF OREG.216/10                               |             |            |
| POINT ID  | NORTHING    | EASTING    |
| A   | 4843428.836 | 442835.743 |
| B   | 4843433.632 | 442478.118 |
| C   | 4843331.884 | 442505.114 |

CAUTION: COORDINATES CANNOT IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

DISTANCES SHOWN ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.99996



54 Courthouse Square, Goderich, being Part of Lot 69, Plan 457

Designated Downtown Core Commercial in the Town of Goderich Official Plan and is zoned Core Area Commercial (C4) on Key Map 7 of Zoning By-law 124-2013

In considering consents, applications must be consistent with the Provincial Policy Statement and conform to the Huron County Official Plan, Town of Goderich Official Plan, and Town of Goderich Zoning By-law.

## Public and Agency comments:

- No public or agency comments have been received at the time of writing this report
- Questions were received from Maureen McCauley and Eric Nichols, the owners of 43 West Street, regarding the application. After their questions were answered they indicated they had no further interest in the matter.
- Additional items may be raised before or during the public hearing.

## **RECOMMENDATION GOD C04-20**

It is recommended that this application for consent be **approved** subject to the following conditions:

- (1) A survey be submitted to the Town showing the lot lines of the severed parcel, easements or right-of-ways, and the location of any buildings or structures thereon. Where a violation of any municipal zoning by-law is evident, the appropriate minor variance or rezoning shall be obtained before the deed is stamped;
- (2) All other municipal requirements be met to the satisfaction of the Town including property maintenance, compliance with zoning by-law provisions for structures, and any related requirements, financial or otherwise;
- (3) Conditions imposed must be met within one year 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 one year, the application shall be deemed to be refused. Provided the conditions are fulfilled within one year, the application is valid for two years from the date of decision.