



Public Meeting concerning a Proposed Zoning By-law Amendment affecting the Town of Goderich

Take Notice that Council of the Corporation of the Town of Goderich will hold a public meeting on June 17th, 2024 at 4:00 pm. in the Goderich Town Council Chambers to consider a proposed Zoning By-law Amendment under Section 34 of the Planning Act.

File: GOD Z01-24
Applicant: Polocorp Inc. (Gursimran Saini)
Owner: 1695538 Ontario Inc. (Rob Wood)
Location of Property: 34736 Dechert Road, legally described as Plan 22M27 Block 73, 74, and Lot 68; Plan 538 Part of Lots 1, 6, 7, 22 to 26, Part of Old Railway, Registered Plan 22R6615 Part of Part 1 in the Town of Goderich; as shown in the attached schedules

Purpose and Effect

The proposed Zoning By-law Amendment would apply to the portion of the above noted subject property, as illustrated in the attached schedules. The subject lands are designated Residential, and zoned Low, Medium, and High Density Residential – Special Provisions (R1-4, R1-5, R1-8, R2-28, R2-29, R2-30, R3-15).

The applicant's proposal is to modify the existing special zones to allow for 1.4 metre front facing attached garage door projections for single detached dwellings, acknowledge the deficient frontage of Lot 68 Plan 22M-27, rezone Blocks 73 and 74 from R2-30 to R3-15 to allow blocks 72-74 to be developed as a single multiple residential block, define Street O - Seabreeze Drive as the front lot line for Block 43, and reinstate the single detached residential provisions for the medium density residential zones.

Location and Key Map(s) showing the location of the lands are attached as Schedule A and B.

Be Advised that the Council of the Corporation of the Town of Goderich considered this application to be complete on May 14th, 2024.

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.

Any Person may attend the public meeting and/or make written or verbal representation either in support or in opposition to the proposed zoning by-law amendment.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Goderich before the by-law is passed, the person or public body is not entitled to appeal the decision of the Town of Goderich to the Ontario Land Tribunal.

If a person or public body does not make an oral submission at a public meeting or make written submissions to the Town of Goderich before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Board, there are reasonable grounds to add the person or public body.

If you wish to be notified of the decision of the Town of Goderich on the proposed zoning by-law amendment, you must make a written request to Andrea Fisher, Clerk / Director of Legislative Services at the contact information below.

Additional Information relating to the proposed zoning by-law amendment is available for inspection during regular office hours at Town Hall; 57 West Street, Goderich ON, www.goderich.ca, 519-524-8344 and the County of Huron Planning and Development Department 519-524-8394 x3.

Council meetings are being held in person, with electronic attendance options. Persons wishing to participate in the planning process are strongly encouraged to send their comments, questions or concerns via email to Victor Kloeze, Senior Planner, at vkloeze@huroncounty.ca (519-524-8394 ext. 3). Please provide comments by June 10th to allow them to be incorporated into the staff report and the agenda.

If mailing comments, please address to:

Andrea Fisher,
Director of Legislative Services/Clerk,
Town of Goderich
57 West St. Goderich ON;
N7A 2K5
(519) 524-8344

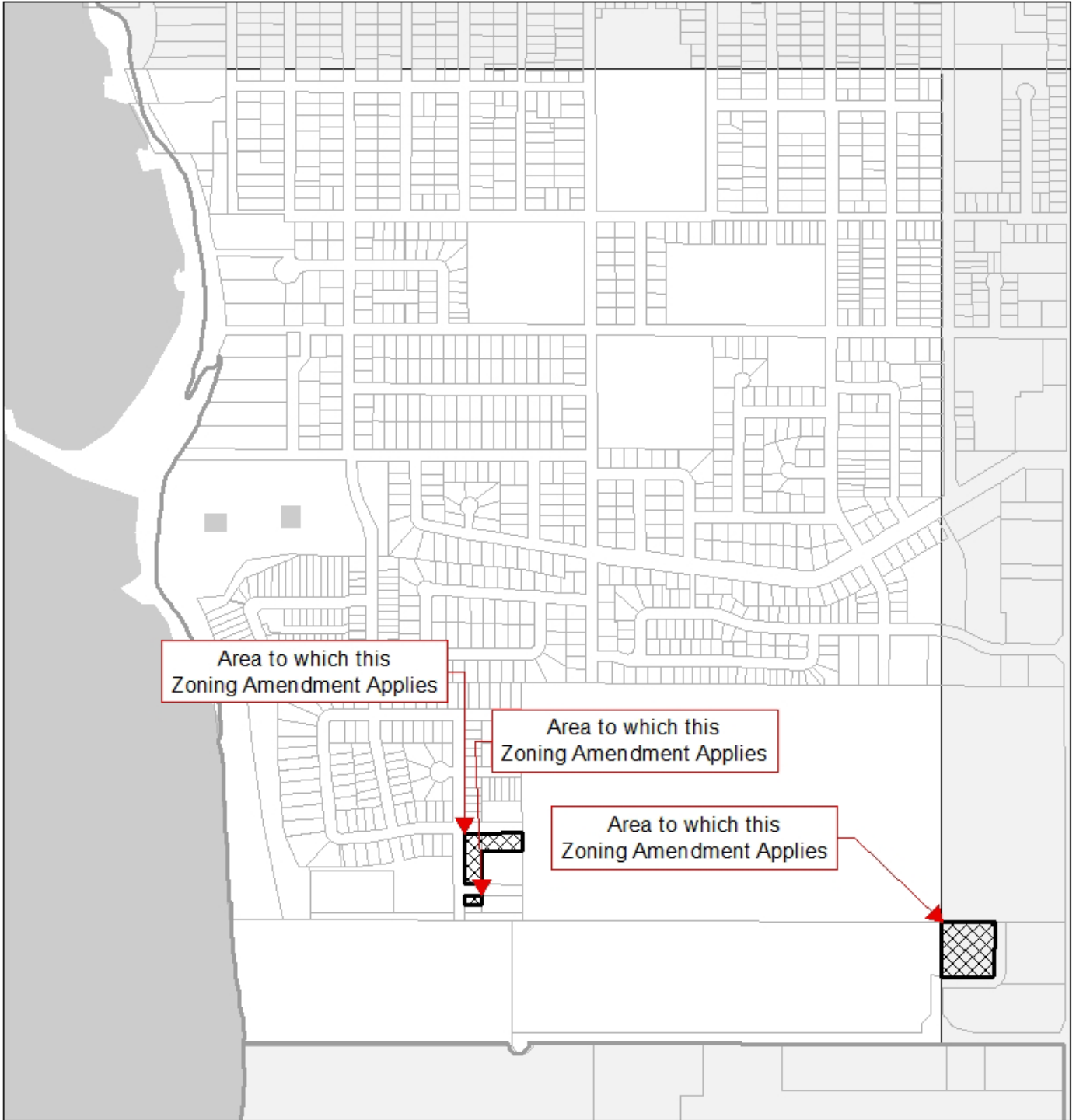
Please refer to the file number and applicant in all correspondence. Comments will become part of the public record on this file.

Dated at the Town of Goderich this 23rd day of May, 2024.

Schedule A

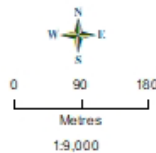
Town of Goderich
Location Map

Southwest



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Last Modified 5/14/2024



Schedule B

Town of Goderich Zoning By-Law 20

Amendments

- 1 Amended by By-law 119-2018
- 2 Amended by By-law 118-2017
- 3 Amended by By-law 21-2021
- 4 Amended by By-law 08-2022
- 5 Amended by By-law 52-2022

Revision Date: May 14, 2024

- 6 Amended by By-law 82-2023
- 7 Amended by By-law 128-2023



Municipality of
Central Huron

- Zone change from R2-30 (Residential Medium Density - Special Zones) to R2-35 (Residential Medium Density - Special Zones)
- Zone change from R3-15-h (Residential High Density - Special Zone - Holding) to R3-19-h (Residential High Density - Special Zone - Holding)
- Zone change from R2-30 (Residential Medium Density - Special Zones) to R3-15 (Residential High Density - Special Zones)

