



**THE PLANNING ACT
NOTICE OF THE PASSING
OF A ZONING BY-LAW AMENDMENT
BY THE CORPORATION OF THE TOWN OF GODERICH**

TAKE NOTICE that the Council of the Town of Goderich passed By-Law 77 of 2021 on June 21, 2021 under Section 34 of the Planning Act, RSO 1990 as amended.

AND TAKE NOTICE that any person or agency may appeal to the Local Planning Appeal Tribunal in respect of the Zoning By-law by filing with the Clerk of the Town of Goderich, not later than **July 19, 2021**, a notice of appeal setting out the objection to the By-Law and the reasons in support of the objection and accompanied by payment of the fee prescribed under the Local Planning Appeal Tribunal Act. Amount of fee payable on appeal is \$300.00 with a cheque made payable to the "Minister of Finance."

AND TAKE NOTICE only individuals, corporations and public bodies may appeal a Zoning By-Law to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group however, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf. No person or public body shall be added as a party to the hearing of the appeal, unless, before the By-Law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council, or, in the opinion of the Local Planning Appeal Tribunal, there are reasonable grounds to add the person or public body as a party.

AN EXPLANATION of the purpose and effect of the By-Law and description of the lands to which the By-Law applies is provided below. A key map is also shown indicating the location of the lands to which this By-law applies. The complete By-Law is available for inspection at the municipal office during regular office hours.

Dated at the Town of Goderich
this 29th day of June, 2021.

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

PURPOSE AND EFFECT:

The proposed Zoning By-law Amendment would rezone the subject property from Highway Commercial Special Provisions (C3-1) to Highway Commercial, Special Provisions (C3-9). The C3-9 Special Zone would allow a fifth commercial unit and retail stores under 350 square metres; while setting a maximum combined gross floor area for all permitted commercial units or uses of 1,550 square metres, and a minimum lot area of 8,500 square metres.

The purpose of the application is to allow another unit within the building that currently contains Dominoes Pizza and Carquest. No additional buildings or changes to the site layout are proposed as part of the proposal. A supportive retail market study has been provided with the application.

This by-law amends the Town of Goderich Zoning By-law 124-2013. Key Map(s) showing the location of the lands are the attached Schedule A.

Effect of Public and Agency Comments

No comments were received therefore there was no effect on the decision.

Town of Goderich
Zoning By-Law
Key Map 18

Amendments

Revision Date: May 10, 2021



Zone change from C3-1 (Highway Commercial - Special Zone) to C3-9 (Highway Commercial - Special Zone)

