



**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 87 of 2021 on July 12, 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 that any person or agency may appeal to the Ontario Land Tribunal in respect to the notice of passing by filing with the Clerk of the Town of Goderich not later than **August 5, 2021**, a notice of appeal setting out in the objection and accompanied by payment of the fee prescribed under the Ontario Land Tribunal Act. Amount of fee payable on appeal is \$1,100.00 with a cheque made payable to the “Minister of Finance.”

AND TAKE NOTICE only individuals, corporations and public bodies may appeal a refusal to pass a Zoning By-Law to the Ontario Land 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 Ontario Land 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 16th day of July, 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 Low Density Residential (R2) to Medium-Low Density Residential – Special Provisions (R3-4). The R3-4 Special Zone would allow a lot frontage of 15 m, lot area of 603 square metres, a front yard setback of 4.5 metres, an exterior sideyard setback of 4.5 metres for the building with an additional 1.5 m encroachment for a covered porch, and to permit parking in the front, exterior side, and rear yards.

The purpose of the application is to allow the redevelopment of 33 Bennett Street E and 47 Bennett Street E as two triplex buildings, for a total of six units. The development was designed to accommodate the narrow dimension of the lots and to reflect the established character of the surrounding neighbourhood.

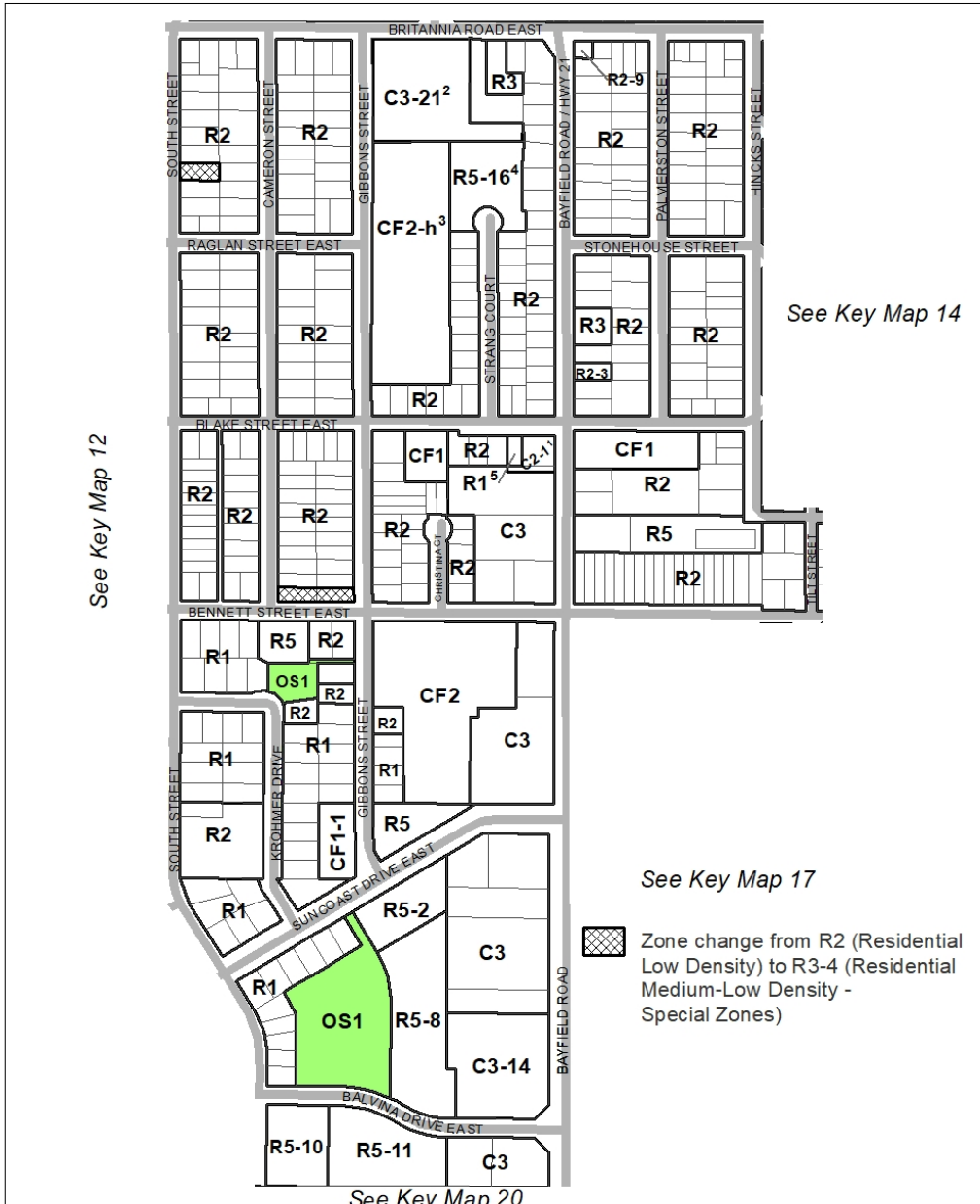
This by-law amends the Town of Goderich Zoning By-law 124-2013. Key Map(s) showing the location of the lands are the attached Schedule A.


Effect of Public and Agency Comments


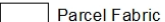

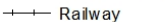

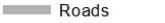

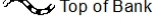

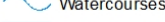

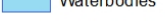
No comments were received therefore there was no effect on the decision.

Town of Goderich
Zoning By-Law
Key Map 13

Amendments		Revision Date: June 16, 2021
1 Amended by By-law 70-2016	5 Amended by By-law 147-2016	
2 Amended by By-law 143-2016		
3 Amended by By-law 118-2017		
4 Amended by By-law 63-2018		



 Zone change from R2 (Residential Low Density) to R3-4 (Residential Medium-Low Density - Special Zones)

 Zone	 Parcel Fabric
 Floodway (F)	 Railway
 Open Water (OW)	 Roads
 Natural Environment (NE)	 Top of Bank
 Open Space (OS1)	 Watercourses
 Conservation Authority Notification Areas	 Waterbodies

