



PLANNING & DEVELOPMENT

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To: Mayor and Members of Council
Andrea Fisher, Director of Legislative Services / Clerk
From: Victor Kloeze, Planner
Date: July 31st, 2024

Re: Lifting of Holding Symbol (GOD Z04-24)

Lots 5, 6, 8, 9, 11, 26, 27, 28, 29, 30, and 68, Plan 619; and Lots 6, 7 and 14, Plan 620, in the Town of Goderich, County of Huron.

Owner: Southcove Developments Inc. (Mark Sully)

Applicant: Mark Sully

RECOMMENDATION

It is recommended that Town of Goderich Council approve the application and pass the necessary by-law to lift the holding symbol from the subject lands in the Southcove Plan of Subdivision.

PURPOSE

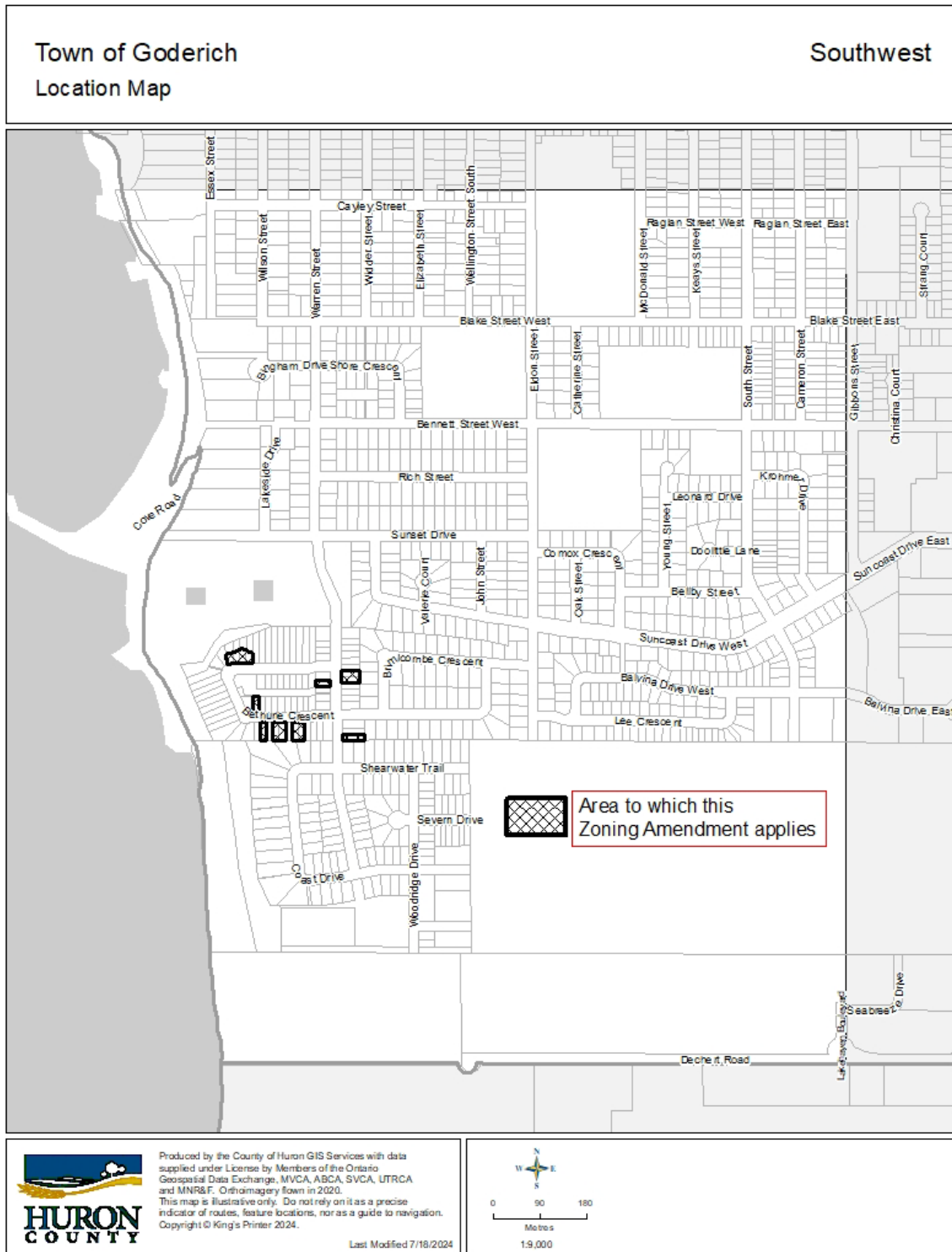
The applicants intend to prepare the lots for development. The application to lift the holding zones was complete on July 17, 2024.

REVIEW

The zoning for many of the lots in the Southcove plan of subdivision was made subject to holding (-H) provisions, to prevent future development until the holding provision is lifted. For the subject lands, the requirements have been met (infrastructure is in place), as it has been for some time. Lifting the holding provision will allow for additional housing units to be developed.

After this application, no further holding provisions can be lifted and units built before Warren Street is established, as required by the development agreement.

Figure 1. Location of subject properties



Staff have no concerns regarding the proposal to lift the holding zone for the subject lands.

Consistency with PPS and Conformity with Official Plans

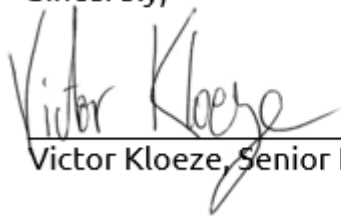
The application is consistent with the Provincial Policy Statement, and conforms to the Huron County and Town of Goderich Official Plans.

As such, and as staff are supportive and there are no outstanding issues or requirements preventing the development of the subject lands, I am recommending approval of the application.

OTHERS CONSULTED

- Janice Hallahan, CAO
- Sean Thomas, Director of Operations
- Andrea Fisher, Clerk / Planning Coordinator
- Jason Dykstra, Chief Building Official

Sincerely,

A handwritten signature in black ink that reads "Victor Kloeze". The signature is written in a cursive style with a horizontal line underneath the name.

Victor Kloeze, Senior Planner, RPP MCIP