



SHAPING GREAT COMMUNITIES

August 6, 2021

File No. 19289

Community Planning Department
County of Huron
1 Courthouse Square
Goderich, ON N7A 1M2

Attn: Victor Kloeze, MCIP, RPP
Planner

**Re: Official Plan & Zoning By-Law Amendment Applications
Proposed Residential Development - 191 Suncoast Drive East, Goderich
2399108 Ontario Inc.**

Dear Victor,

On behalf of 2399108 Ontario Inc., GSP Group is pleased to submit Official Plan and Zoning By-Law Amendments for the lands municipally known as 191 Suncoast Drive East, within the Town of Goderich, to facilitate the development of a 6-storey, 81-unit purpose-built rental apartment building.

The purpose of the Official Plan Amendment ("OPA") is to re-designate the property from 'Highway Commercial' to 'Residential' to permit the proposed residential uses. The purpose of the Zoning By-Law Amendment ("ZBA") is to rezone the property from a site-specific special 'Highway Commercial (C3-23)' zone to a special 'Residential High Density Zone (R5-X)' with site-specific zoning provisions to establish the requirements for privacy yards, landscaped area, building height, parking rate, and common amenity area.

In support of the noted applications, the following documents have been provided:

- Official Plan Amendment & Zoning By-Law Amendment Application Form;
- Fee in the amount of \$4,857.00;
- Architectural Design Set, Mataj Architects (March 9, 2021);
- Planning Justification Report, GSP Group (August 2021);
- Existing Conditions Plan, MTE (March 8, 2021);
- Functional Grading and Servicing Plan, MTE (March 12, 2021);
- Functional Servicing and Stormwater Management Report, MTE (June 16, 2021);
- Fire Flow Analysis Report, MTE (June 16, 2021);
- Environmental Noise Feasibility Study, Valcoustics (July 26, 2021); and,
- Shadow Study, Mataj Architects (March 19, 2021).

PLANNING | URBAN DESIGN | LANDSCAPE ARCHITECTURE

72 Victoria St. S., Suite 201, Kitchener, ON, N2G 4Y9
162 Locke St. S., Suite 200, Hamilton, ON, L8P 4A9
gspgroup.ca

We look forward to working with you on this project. If you have any questions, please do not hesitate to contact us.

Yours Truly,
GSP Group Inc.

A handwritten signature in blue ink that reads "Hugh Handy". The signature is fluid and cursive, with a period at the end.

Hugh Handy, MCIP, RPP
Senior Associate

A handwritten signature in black ink that reads "Amanda Stelling". The signature is cursive and includes a period at the end.

Amanda Stelling, MPlan
Planner

cc: Arif Ismail, 2399108 Ontario Inc.
Chester Lew, 2399108 Ontario Inc.
Bakrat Ismail, 2399108 Ontario Inc.
Shujaat Ali Ismail, 2399108 Ontario Inc.