

August 15, 2021

File No.: 2021-08

Victor Kloeze, MCIP, RPP  
Planner  
Huron County Planning & Development Department  
57 Napier Street  
Goderich, ON  
N7A 1W2

**RE: Official Plan and Zoning By-law Amendment Applications  
295-299 Bayfield Road, Town of Goderich  
10064825 Manitoba Ltd. and Nizar Mawani**

On behalf of 10064825 Manitoba Ltd. ("Owner"), we are pleased to submit an Official Plan Amendment Application and a Zoning By-law Amendment Application for land known municipally as 295 – 299 Bayfield Road, Goderich and legally known as Part of Lot 12, Concession "C", Town of Goderich, County of Huron ("Site"). The Site is 11,221.7 square metres in area with frontage on Bayfield Drive and Bennett Street East.

The Owner is proposing a comprehensive redevelopment of the Site for the purposes of a residential development, comprising of two (2) 5-storey apartment buildings with a total of 116 dwelling units. The proposed redevelopment represents an opportunity for infilling and intensification within the built-boundary to improve a vacant brownfield property. The proposed redevelopment will require an Official Plan Amendment and a Zoning By-law Amendment with site-specific policies and provisions to implement the design vision for the Site.

In support of the Amendment Applications, please find enclosed:

- One (1) completed copy of the Official Plan and Zoning By-law Amendment Application form;
- The Official Plan and Zoning By-law Amendment Application Fee in the amount of \$4,857.00;
- Two (2) copies of the Planning Justification Report, prepared by Baker Planning Group, and dated August 2021;
- Two (2) copies of the Functional Servicing Report, prepared by MTE Consultants Inc. and dated August 2021;
- Two (2) copies of the the Traffic Brief, prepared by J.D. Engineering, dated July 20, 2021;
- Two (2) copies of the Phase One and Phase Two Environmental Site Assessment, prepared by DS Consultants Ltd. and dated June 2, 2021; and,
- Two (2) copies of the Environmental Noise Assessment, prepared by SLR Consulting and dated July 2021.

The hard copies will be dropped off at the Town of Goderich municipal offices. A digital copy of the entire submission will be provided electronically to both the County and the Town.

We trust the submission can accepted can be circulated for review. Should you have any questions or comments, please let us know and we would be happy to discuss further.

Kind regards,



Caroline Baker, MCIP, RPP  
Principal

c.c Nizar Mawani, 10064825 Manitoba Ltd.