

Consent

Files GOD C05-24

September 12th, 2024

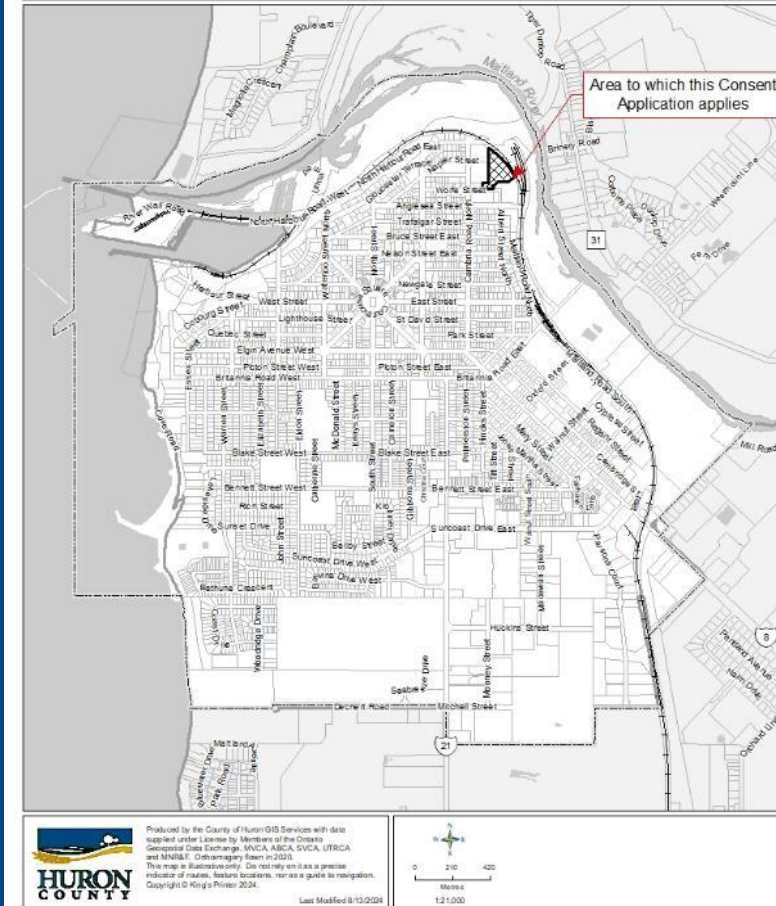
Victor Kloeze, Senior Planner



Subject Property

No Municipal Address, fronting on Wolfe Street, legally known as Part of Park Lots 2 and 3, Registered Plan No. 468; and part of Napier Street (closed), Montcalm Street (closed), Albert Street (closed) and part of lots 519, 520, 528 to 531, 599 to 605 and 608; and all of lots 606, 607 and 645 Registered Plan No. 457, in the Town of Goderich

Town of Goderich
Location Map



Subject Property

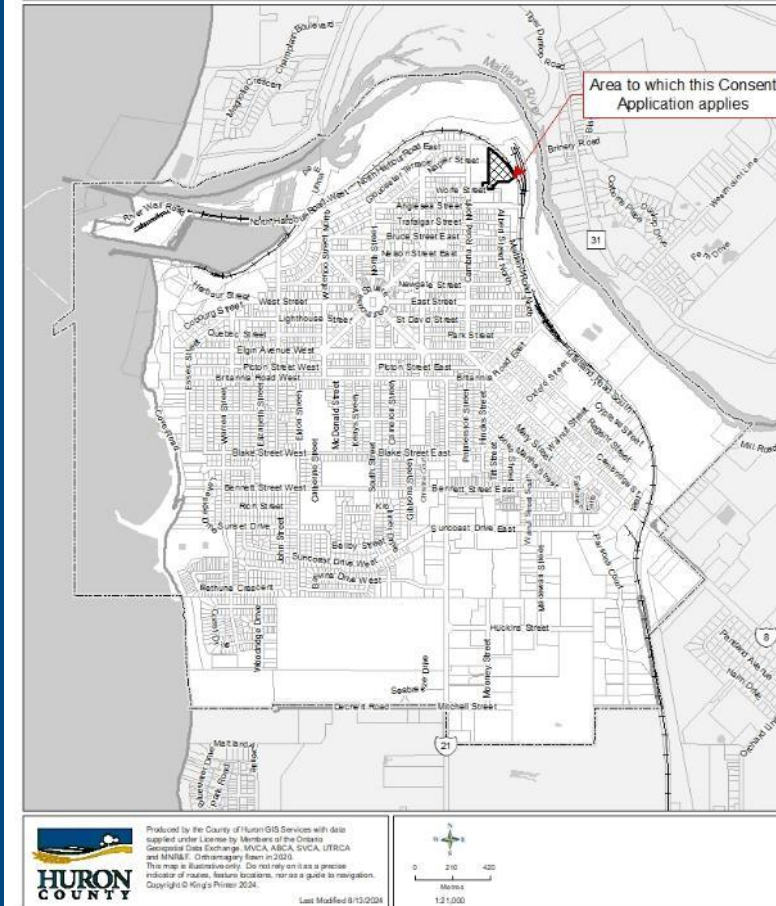
Owner: 2563779 Ontario Inc. (Ali Farahani)

Applicant: Zelinka Priamo Ltd. (Brook Burlock)

Designated Residential

Zoned High Density Residential – Special Provisions – Holding (R3-12-h)

Town of Goderich
Location Map



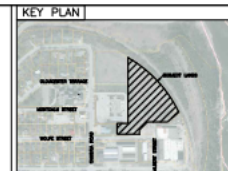
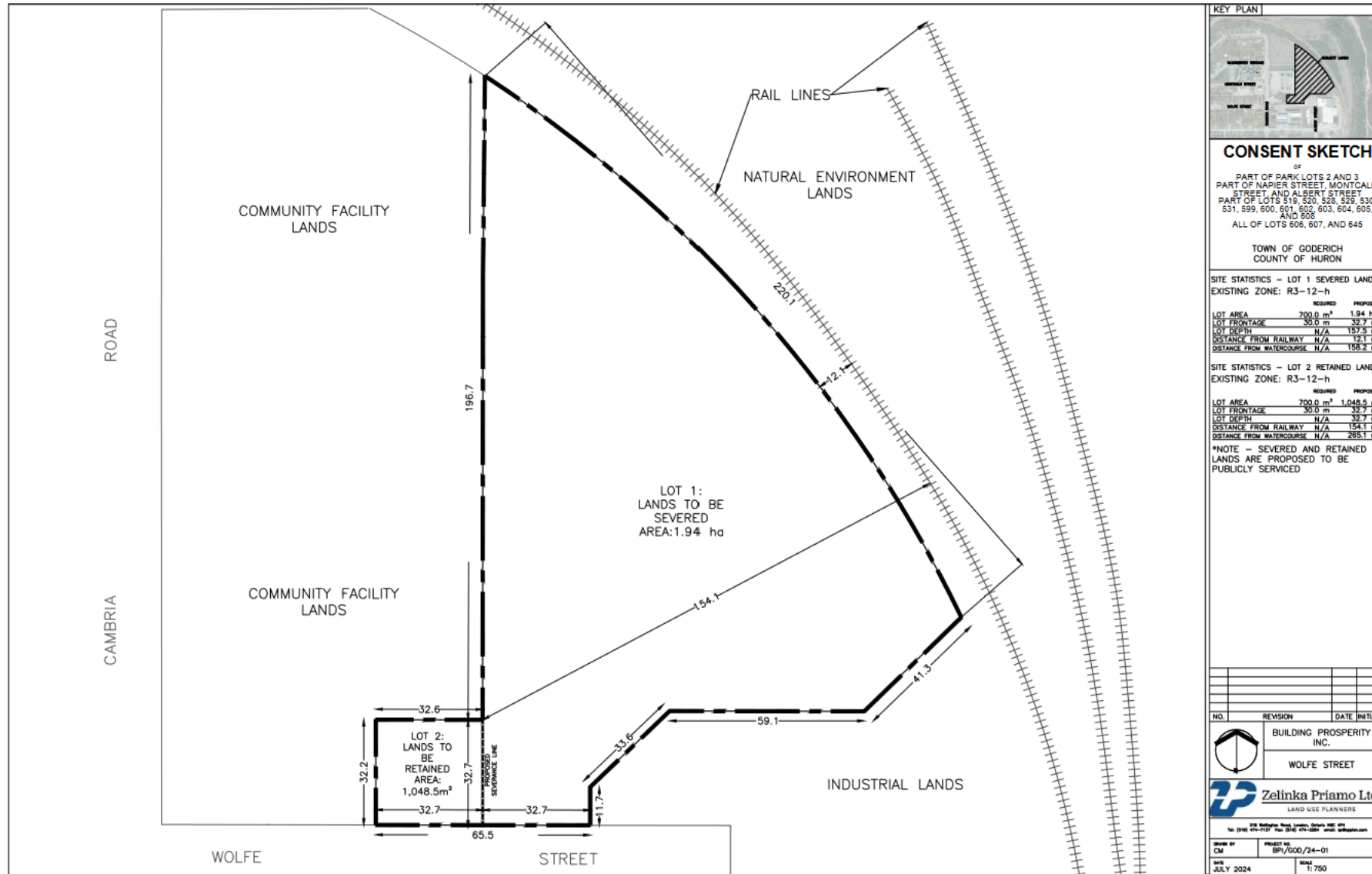
Purpose

- The subject property is vacant and approximately 2 hectares (5 acres) in area, designated Residential in the Town's Official Plan, and zoned R3-12-h (High Density Residential – Special Provisions – Holding) in the Town's Zoning By-Law.
- The applicant proposes to divide the vacant subject property into two separately conveyable parcels, both fronting onto Wolfe Street.
 - The larger, severed parcel would be approximately 1.94 ha in area with 32.7 metres of frontage; and
 - The retained lands would be approximately 1,048.5 sq.m in area with 32.7 metres of frontage.

Aerial Photo of Subject Lands



Severance Sketch



CONSENT SKETCH
 OF
 PART OF PARK LOTS 2 AND 3
 PART OF NAPIER STREET, MONTCALM
 STREET, AND ALBERT STREET
 PART OF LOTS 519, 520, 526, 529, 530,
 531, 599, 600, 601, 602, 603, 604, 605,
 AND 606
 AND 605
 ALL OF LOTS 606, 607, AND 645
 TOWN OF GODERICH
 COUNTY OF HURON

SITE STATISTICS - LOT 1 SEVERED LANDS
 EXISTING ZONE: R3-12-h

	REQUIRED	PROPOSED
LOT AREA	700.0 m ²	1.94 ha
LOT FRONTAGE	30.0 m	32.7 m
LOT DEPTH	N/A	157.5 m
DISTANCE FROM RAILWAY	N/A	12.1 m
DISTANCE FROM WATERCOURSE	N/A	156.2 m

SITE STATISTICS - LOT 2 RETAINED LANDS
 EXISTING ZONE: R3-12-h

	REQUIRED	PROPOSED
LOT AREA	700.0 m ²	1,048.5 m ²
LOT FRONTAGE	30.0 m	32.7 m
LOT DEPTH	N/A	32.7 m
DISTANCE FROM RAILWAY	N/A	154.1 m
DISTANCE FROM WATERCOURSE	N/A	205.1 m

NOTE - SEVERED AND RETAINED LANDS ARE PROPOSED TO BE PUBLICLY SERVICED

NO.	REVISION	DATE	INITIAL

BUILDING PROSPERITY INC.
 WOLFE STREET

Zelinka Priamo Ltd.
 LAND USE PLANNERS

228 Wellington Road, London, Ontario, N6C 4H4
 Tel: (519) 474-1117 Fax: (519) 474-2259 www.zelinkapriamo.com

DRAWN BY: CM PROJECT NO: BPI/000/24-01
 DATE: JULY 2024 SCALE: 1:750

Policies

- The severance of the property into two lots represents an efficient use of land, while maintaining compatibility with the surrounding land uses.
- The proposed lots (as a result of the consent) will have access to municipal servicing and have frontage along an existing public road, Wolfe Street.
- The consent will not result in the extension of the built-up area, and will not result in any traffic hazards.
- While the severance consent would separate a portion of the frontage, based on the site configuration there is no resulting restriction on the larger interior block of land.
- The proposed lots conform to the provisions of the Zoning By-law.

Environmental Site Assessment & Holding

- Preliminary environmental materials regarding soil condition were provided with the application and address staff concerns regarding the viability of future development of the severed and retained parcels, although it is noted that the retained parcel may require additional improvement or to be rezoned and designated to permit a non-residential use.
- The site specific holding provisions will need to be addressed prior to the holding being lifted and any development taking place on the subject property, and include a requirement for an environmental site assessment which may result in a record of site condition.

Planning Tests

- The application for consent meets the requirements of the Planning Act, is consistent with the PPS, conforms to the County and Town Official Plans, and complies with the Town Zoning By-Law.

Public and Agency Comments

- No concerns or objections were received.
- Additional items may be raised before or during the public hearing.

Recommendation for Consent File

It is recommended that the application for consent be approved subject to the following conditions:

- (1) All municipal requirements be met to the satisfaction of the Town of Goderich including servicing connections if required, cash-in-lieu of park dedication if required, property maintenance, compliance with zoning by-law provisions for structures, compliance with Section 65 of the Drainage Act, and any other requirements, financial or otherwise.
- (2) Provide to the satisfaction of the Town of Goderich:
 - a. a survey showing the lot lines of the severed parcel and the location of any buildings thereon, and
 - b. a reference plan based on the approved survey;
- (3) Where a violation of any municipal zoning by-law is evident, the appropriate minor variance or rezoning be obtained to the satisfaction of the Town of Goderich.
- (5) Conditions imposed must be met within two years of the date of notice of decision, as required by Section 53(41) of the Planning Act, RSO 1990, as amended. If conditions are not fulfilled as prescribed within two years, the application shall be deemed to be refused. Provided the conditions are fulfilled within two years, the application is valid for three years from the date of the notice of decision.

Effect of Public and Agency Comments

	A. Effect of Public Comments on Decision of Council	B. Effect of Agency Comments on Decision of Council (e.g. Planning, Public Works, Health Unit)
1. Council agrees with effects of input as contained in the planning report	Council concurs with the planning report regarding the effect of public and agency comments on the decision.	
2. No comments received	No public comments were received on this application so there was no effect on the decision.	No agency comments were received on this application so there was no effect on the decision.
3. Supportive comments received	Public comments were received in support of the application, the effect of which resulted in a decision to approve the application.	Agency comments were received in support of the application, the effect of which resulted in a decision to approve the application.
4. Concerns raised were addressed through conditions to approval or changes to mapping or text amendment	Public comments were received on the issue(s) of _____. The comments were addressed through (conditions to approval/changes to the mapping or text of the amendment).	Comments were received from agencies on the issues of _____. The comments were addressed through (conditions to approval/changes to the mapping or text of the amendment).
5. Concerns raised did not influence the decision	Public comments were received on the issue(s) of _____. Comments were thoroughly considered but the effect did not influence the decision of Council to (approve/deny) the application.	Comments were received from agencies identifying the issue(s) of _____. Comments were thoroughly considered but the effect did not influence the decision of Council to (approve/deny) the application.
6. Concerns raised did influence the decision	Public comments were received on the issue(s) of _____, the effect of which influenced the decision of Council to (approve/deny) the application.	Agency comments were received on the issue(s) of _____, the effect of which influenced the decision of Council to (approve/deny) the application.
7. Comments received in support and opposition to the application	Options from above 1A/3A/4A/5A/6A	Options from above 1B/3B/4B/5B/6B
8. Other	Additional wording deemed appropriate by Council	Additional wording deemed appropriate by Council