



## PLANNING & DEVELOPMENT

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To: Mayor and Members of Council  
Andrea Fisher, Director of Legislative Services / Clerk  
From: Victor Kloeze, Senior Planner  
Date: November 12<sup>th</sup>, 2024

**Re: Part Lot Control Exemption application GOD PLC03-24**

Block 71, Registered Plan 22M-27; being Parts 1 to 6, Reference Plan 22R-7345 in the Town of Goderich

Municipal Address: 133 to 153 Meadowlark Lane

Owner: 1695538 Ontario Inc. (c/o Rob Wood)

Applicant: Polocorp Inc. (c/o Matthew Warzecha & Gursimran Saini)

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### RECOMMENDATION

It is recommended that the request to exempt Block 71, Registered Plan 22M-27; being Parts 1 to 6, Reference Plan 22R-7345 in the Town of Goderich from Part Lot Control pursuant to Section 50(7) of the Planning Act be approved, and the corresponding by-law be passed with an expiry date of December 1<sup>st</sup>, 2026.

And further that the By-law be passed on to the County for approval after being signed.

### PURPOSE

The subject property is the site of several previously approved Site-Specific Zoning By-law amendment applications and is within the Coast Plan of Subdivision 40T13002. The subject lands are designated Residential in the Town of Goderich Official Plan. They are currently zoned Medium Density Residential - Special Provisions (R2-30).

The application for the proposed Part Lot Control exemption was complete on November 4<sup>th</sup>, 2024. The applicant has requested that these lands be exempted from Part Lot Control under the Planning Act to allow the six primary units in two rowhouse buildings to be separately sold, and to allow creation and registration of access easements for the future owners. Figure 1 below shows the registered plan of subdivision 22M-27; this By-law would apply to Block 71, which fronts on Meadowlark Lane. Figure 2 shows a photo of the subject lands – the three unit rowhouse nearing completion would become separately transferrable units as a result of this By-law. The under-construction foundation is proposed to shortly be subject to another application for Part Lot Control.

Figure 1. Registered Subdivision Plan 22M-27; Block 71 highlighted in orange



Figure 2. Photo of Subject Property



Figure 3, below, shows the plan that was registered for the Part Lot Control By-law. Part 4 is the proposed easement for rear yard access.

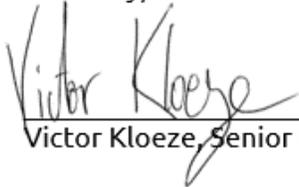
Construction of the key features (foundation and base of shared boundary walls) was complete prior to preparation of the R Plan.



**Others Consulted**

- A. Fisher, Director of Legislative Services / Clerk
- Town of Goderich Development Review Group (CBO, Director of Operations, Fire Chief, ERT Hydro, BMRoss)

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