

# Zoning By-law Amendment

## File GOD Z01-25

February 24, 2025

Sarah Kurtz, Student Planner

Victor Kloeze, Senior Planner



# Subject Property

Part 1 RP 22R-7390 being part of Locust and Spruce Streets and all of Lots 1423 and 1436 and Part of Lots 1422, 1424, 1435 and 1437, Plan 467, in the Town of Goderich.

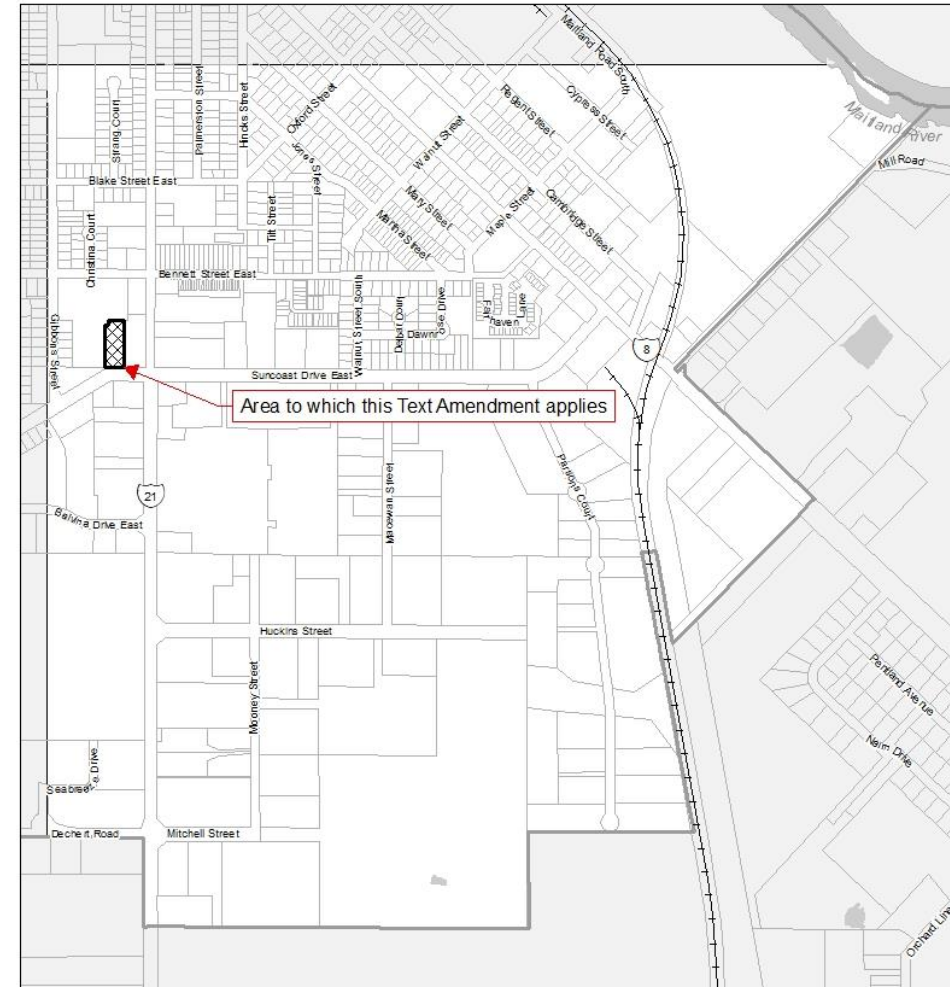
350 Bayfield Road

Owner: 13249514 Canada Inc.

Applicant: Baker Planning Group (Lexx Developments Corporation)

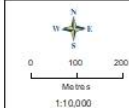
Town of Goderich  
Location Map

Southeast



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Last Modified 1/21/2025



# Purpose

- The applicant's proposal is to develop the subject property as a six storey residential building with 63 dwelling units.
- They are proposing a change to the previously approved special zone that would allow a taller building with a smaller footprint, with more surface parking. There would be an increase in parking from 1 parking space per unit to 1.14, and an increase of 1 unit to 63.
- The subject lands are designated Residential and are proposed to keep their current Residential High Density – Special Provisions (R3-6) zoning.

# Special Provisions

- The proposed special provisions are recommended to replace the existing special provisions of the R3-6 Zone.
- The proposed R3-6 Zone special provisions would permit an apartment building with a maximum building height of 24 metres or 6 storeys, and a maximum of 440 square metres of the required landscaped open space may be provided on a rooftop.

# Aerial Photo





# Concept Design

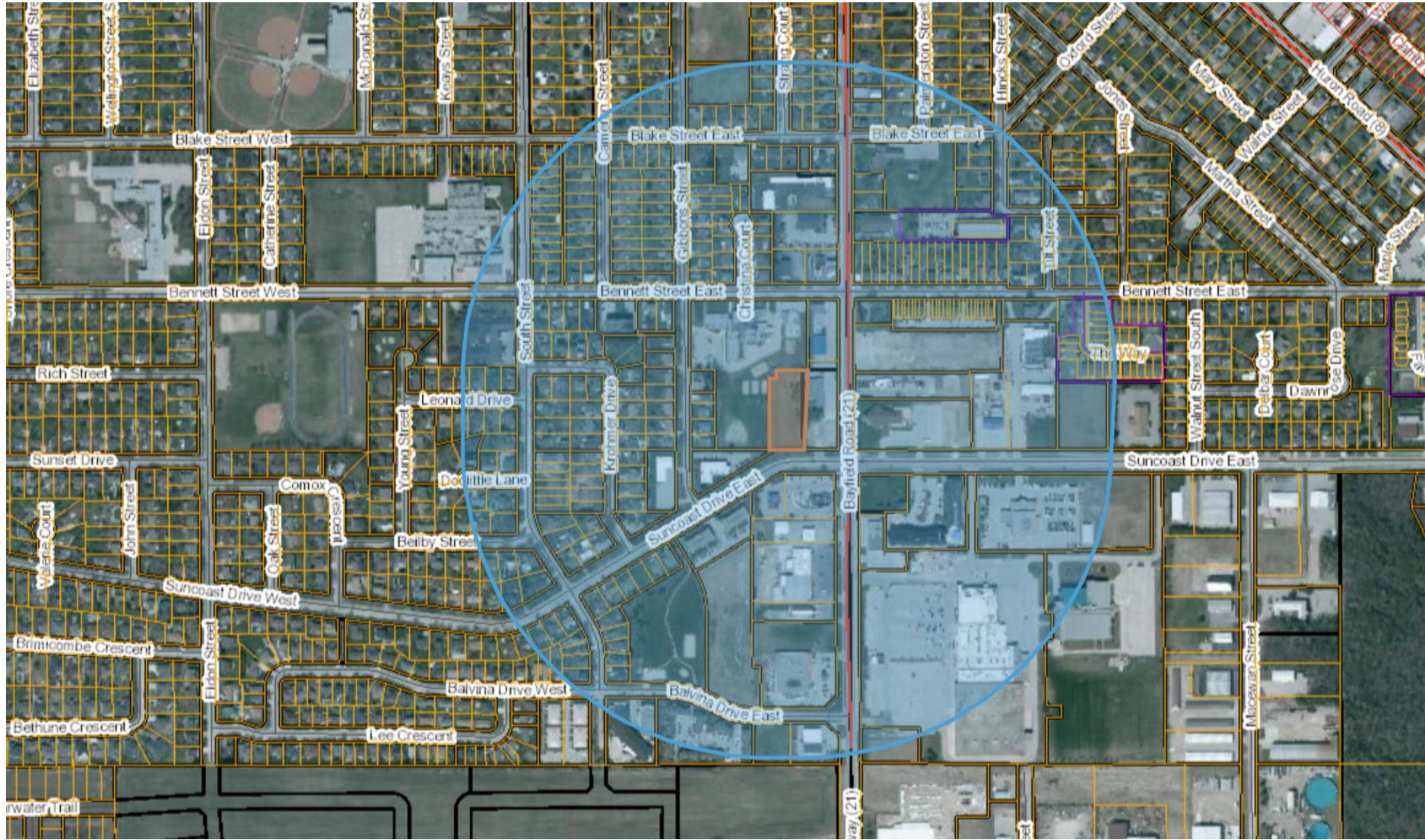


# Concept Design





# Walkability



# Policy Framework

- The Provincial Planning Statement, Huron County Official Plan, and Town of Goderich Official Plan support intensification and infill development, and a wide range of housing types and tenures.
- The subject property is walkable to a range of amenities (Maitland Recreation Centre, St. Mary's, GDCl, commercial, etc)
- The proposal demonstrates that the guidance from the Town's Official Plan has been followed, although further refinement of the design may continue through the site plan process.

# Public and Agency Comments

- No public concerns have been submitted, so there has been no impact on the planning recommendation.
- There are no outstanding staff or agency concerns with the proposed zoning amendment. Comments have been received from AMDSB regarding the enrollment of the local intermediate / secondary school. Detailed design will be addressed through site plan control.
- Additional comments may be received before or during the public meeting.

# Recommendation

The proposed Zoning By-law amendment is consistent with the Provincial Planning Statement, and conforms to the Huron County Official Plan and the Town of Goderich Official Plan.

It is recommended that Town of Goderich Council:

1. Approve the proposed Zoning By-law amendment, and
2. If there are no further public comments, pass a motion stating that they concur with the planning report regarding the effect of public and agency comments on the decision.