

**THE CORPORATION OF THE  
TOWN OF GODERICH  
BY-LAW 24 OF 2025**

WHEREAS the Municipal Council of the Corporation of the Town of Goderich considers it advisable to amend Zoning By-law 124-2013, as amended, of the Corporation of the Town of Goderich;

NOW, THEREFORE, the Council of the Corporation of the Town of Goderich ENACTS as follows:

1. By-law 124-2013, Section 9 is hereby amended by deleting Section 9.3.6 R3-6 and replacing it with the following:

9.3.6 R3-6 (Key Map 17)

The provisions of Section 9.2.1 (Multiple Unit Dwelling) shall apply with the following exceptions:

9.3.6.1 Height of Building Maximum: 24 metres or 6 storeys

9.3.6.2 Landscaped Open Space: A maximum of 440 square metres of the required landscaped open space may be provided on a rooftop.

All other applicable provisions of the By-law, as amended, shall apply. (Previously R5-6) (Amended by By-law 6-2022 & By-law 62-2023)

2. The attached Schedule 1, detailing the purpose and effect of the zoning amendment, is declared to be part of this By-law.
3. This by-law shall come into force pursuant to Section 34(21) of the Planning Act, RSO 1990.

READ A FIRST TIME THIS 24<sup>TH</sup> DAY OF FEBRUARY 2025.

READ A SECOND TIME THIS 24<sup>TH</sup> DAY OF FEBRUARY 2025.

READ A THIRD TIME AND PASSED THIS 24<sup>TH</sup> DAY OF FEBRUARY 2025.

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Trevor Bazinet, Mayor

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Andrea Fisher, Clerk

## **SCHEDULE 1**

### **THE CORPORATION OF THE TOWN OF GODERICH BY-LAW 24 OF 2025**

#### **Purpose and Effect:**

1. The applicant's proposal is to develop the subject property as a six storey residential building with 63 dwelling units. To accommodate additional on-site parking for their anticipated tenant's needs, 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.
2. The purpose of the proposed Zoning By-law amendment is to permit an increased maximum building height of 6 stories or 24 metres. The current concept plan shows a six storey tall, 19.5 metre tall building; the additional height is included in the special zone in the event of a need for modifications based on detailed design. The amendment would also permit a maximum of 440 square metres of the required landscaped open space to be provided on a rooftop. A total of 1298 square metres of landscaped open space would be required.
3. The subject lands are designated Residential and are proposed to keep their current High Density Residential – Special Provisions (R3-6) zoning. No mapping changes are proposed.
4. This amendment modifies the text of By-law 124-2013, as amended.