

Zoning By-law Amendment

File GOD Z02-25

April 28th, 2025

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Subject Property

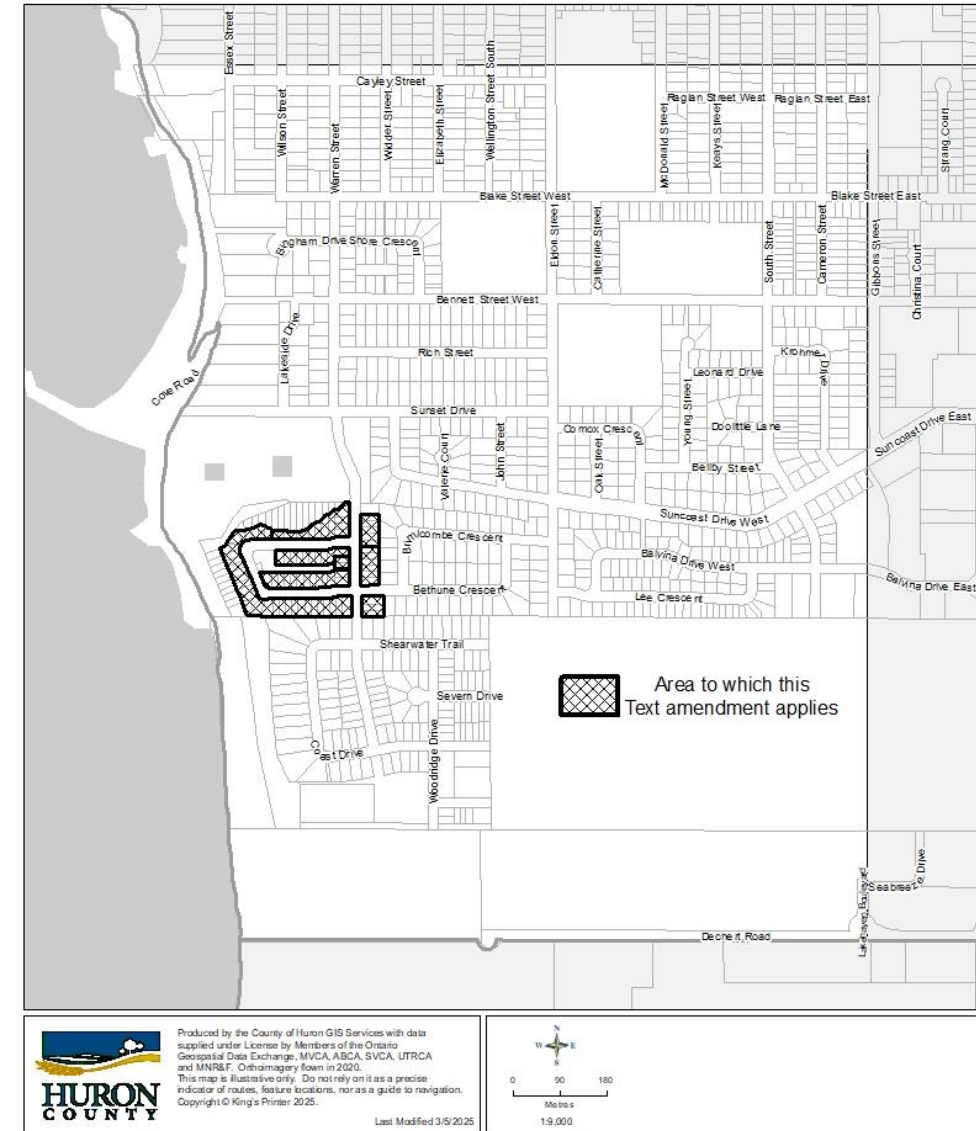
Multiple properties fronting on Bethune Crescent and Warren Street, legally described as Plans 619 and 620 in the Town of Goderich

Owner: Southcove Developments Inc. (c/o Mark Sully)

Applicant: Mark Sully

Town of Goderich
Location Map

Southwest



Purpose

- This zoning amendment proposes a text amendment to the existing site specific zoning (R1-1 or R1-1-h) at the Southcove subdivisions to:
 - Allow for a maximum garage projection of **4 metres**
- The Town's Zoning By-law was updated during the recent 5 year review to prohibit garage projections further than the front wall of the main dwelling.
- Subject lands include existing residences with existing garage projections and undeveloped vacant parcels

2020 Dated Aerial Photo of Subject Lands



Yellow = existing
R1-1 or R1-1-h
zoned lands

Site Visit Photos



Site Visit Photos



Site Visit Photos



Policy Framework

- Both the Provincial Policy Statement and County Official Plan direct serviced settlement areas, such as the Town of Goderich to be the focus of growth and development, and encourage efficient development patterns.
- The Goderich Official Plan provides goals for residential development including facilitating residential intensification and the efficient use of land, through compatible infill development; subject lands include undeveloped and developed lots.

Review

- Existing residences on subject lands have existing garage projections; provision allows for continuation of existing urban design pattern and flexibility within community.
- Proposed garage projection is appropriate and reasonable considering the size of the existing lots:
 - smaller frontages (including at the narrowest 6.5 metres for pie shaped lots, and approximately 12 metres for interior lots);
 - Open Space zoning on rear of lots in the northeast;
 - Smaller and narrower lots have less design flexibility for accommodating living space on the first storey than larger and wider lots;
 - Existing residences have narrower single wide attached garages which reduces visual impact from street.

Public and Agency Comments

- No public concerns have been submitted, so there has been no impact on my planning recommendation.
- There are no outstanding staff or agency concerns with the proposed zoning amendment.
- Additional comments may be received before or during the public meeting.
- Notices of decisions are required to include a statement about the effect of public and agency comments on their decision. I recommend that if Council agrees with my recommendation and review of the comments received, that Council should pass a motion stating that they concur with the planning report regarding the effect of public and agency comments on their decision.

Recommendation

The proposed Zoning By-law amendment is consistent with the Provincial Policy 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.