



PLANNING & DEVELOPMENT

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To: Mayor and Members of Council
Andrea Fisher, Director of Legislative Services / Clerk
From: Victor Kloeze, Senior Planner; Hanna Holman, Planner
Date: April 28, 2025

Re: Zoning By-law Amendment (GOD Z02-25)

Multiple properties fronting on Bethune Crescent and Warren Street, legally described as Plans 619 and 620 in the Town of Goderich, County of Huron; as shown in Figure 2.

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

Applicant: Mark Sully

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.

PURPOSE

This zoning amendment proposes a change to the existing site specific zoning on the subject lands as part of two residential plans of subdivision. The subdivision is partially developed, with some existing residences and some undeveloped and vacant lots.

The applicant has requested relief from the Town's Zoning By-law provisions for attached garage design to allow for a projection. 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 or covered front porch.

The purpose of the application is to allow residences to have garage projections of up to four (4) metres from the front wall of the main dwelling it is attached to, or the front edge of a covered porch or entrance. This change would apply to both undeveloped parcels owned by the applicant and parcels which have already been developed and sold. The existing residences built on the subject lands have existing garage projections and this proposal would continue to permit a similar garage projection for new buildings.

The subject lands are designated Residential and are proposed to keep their current Residential Low Density – Special Provisions (R1-1) or Residential Low Density – Special Provisions – Holding Provision (R1-1-H) zoning; with the amendment modifying the text of the R1-1 special provisions to add the following provision specifying a maximum projection of 4 metres:

Attached Garage Design: No garage with garage doors facing the front lot line is permitted to project further than 4 metres towards the street line from the front wall of the main dwelling that it is attached to. Where there is a covered porch or entrance a garage may project forward 4 metres towards the street line from the front edge of the covered porch or entrance. Where the garage doors do not face the front lot line, projections are permitted.

Figure 1. 2020 aerial photo, subject lands outlined in yellow (existing R1-1 or R1-1-h zoned lands)



Figure 2. Location of subject lands



Figure 3. Site visit photo of subject lands



Figure 3.1 Site visit photo of subject lands along Bethune Crescent looking southwest from amenity building



Figure 3.2: Site visit photo of subject lands looking west from Bethune Crescent



Figure 3.3: Site visit photo of Bethune Crescent looking east towards Warren Street



Figure 4.4: Site visit photo of Bethune Crescent looking west from Warren Street intersection



Figure 4.5 Site visit photo of Warren Street looking north from Bethune Crescent intersection

REVIEW

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 for continuing intensification. The Goderich Official Plan provides goals for residential development including facilitating residential intensification and the efficient use of land.

The Town's Zoning By-law was updated during the recent 5 year review to prohibit garage projections in 2023. This applies to all new residential builds going forward, which includes vacant lots in existing subdivisions such as the subject lands.

Cases like the garage projection requirements do not fall into a black and white policy test, as there aren't explicit Provincial, County, or Town policies dealing with the matter. There are provisions that discourage incompatible infill development; in this case, the existing subject lands have existing residences and vacant lots. The Official Plan also has provisions to encourage walkability and a well-designed build form, including reference to the Residential Intensification Guidelines which generally discourages garage projections.

The requested projection allows for a continuation of an existing urban design pattern within the subdivision and similar home models to the existing residences. In visiting the subject lands, the existing residences with garage projections do allow for a relationship between the living spaces in the homes and the public sidewalk, aided by the relationship between the width of the garage and the rest of the front of the units, and the use of front porches in many dwellings. It is not anticipated that this provision would greatly erode the urban form of this neighbourhood.

The requested garage projection is appropriate and reasonable considering the size of the existing lots which limit design flexibility. The subject lands include lots that are generally narrower with a smaller frontage (including at the narrowest 6.5 metres for pie shaped lots, and approximately 12 metres for interior lots). Further some of the lots in the northeast portion of the subject lands include Open Space zoning in the rear and have a reduced rear yard provision.

On a larger lot with a wide frontage, there is generally less impact from not allowing a projection, as a garage may span the whole depth of a new home without restricting the interior footprint. On smaller lots with narrower frontages and reduced rear yards, it can be difficult to fit usable living space on the first storey due to the shallow depth of the space behind the garage. The narrow frontage also further restricts the available space to the side of the attached garage. This restriction is especially true for residences of a single storey; noting that most of the existing residences on the subject lands are single storey. This leads to the solution of a projecting garage, as it lets a full room be located to the rear of the garage, more easily accommodating main floor garage, living space, kitchen and dining, and a main suite and washroom.

The existing smaller frontage of the existing lots also restricts the possible width of a future attached garage. Generally narrow and single car width garages reduce the visual impact of the garage projection as viewed from the street and sidewalk. Most of the existing residences on the subject land have a narrow attached garages intended for a single car width, as shown in the site visit photos from Figure 3. For builds with a narrow or single width garage there may be increased need for the garage to be deeper to maintain a desired amount of interior garage storage space; a garage projection allows for this.

CONCLUSION

The proposed application represents an appropriate use of the land and is consistent with the Provincial Planning Statement and conforms to the County and Town Official Plan.

Comments Received

No public comments have been received at the time of writing this report. There are no outstanding staff or agency concerns with the proposed zoning amendment. Additional comments may be received before or during the public meeting.

OTHERS CONSULTED

- Town of Goderich Development Review Group (Legislative Services, Operations, Engineering, Fire, Hydro, Building) – no concerns

Sincerely,

[Original Signed By]

Victor Kloeze, Senior Planner, RPP MCIP

Hanna Holman, Planner