

**CORPORATION OF THE
TOWN OF GODERICH
BY-LAW 65 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 7 is hereby amended by deleting Section 7.3.1 R1-1-h and replacing it with the following:

7.3.1 R1-1-H (Key Map 10 & 11)

Notwithstanding the provisions of section 7.2.1 to the contrary, the following provisions shall apply to the area zoned R1-1:

- Lot Frontage Minimum: In accordance with Registered Plans 619 and 620
- Lot Area Minimum: In accordance with Registered Plans 619 and 620
- Lot Coverage Maximum: 45%
- Front Yard Minimum: 4.5 metres
- Rear Yard Minimum: 8 metres
- Provided that lots that back onto an OS1 zone may have a minimum rear yard: 6 metres
- Provided that lots that back onto an OS2 zone may have a minimum rear yard: 3.5 metres
- Interior Side Yard Minimum: 1 metre (Certain restrictive standards may apply under the Ontario Building Code depending on the actual setback used).
- 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.

Not more than 54 dwelling units will be permitted by the removal of the Holding Symbol (-H) until Warren Street is opened through to Sunset Drive.

All other applicable provisions shall apply. (As amended by 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 28TH DAY OF APRIL 2025.

READ A SECOND TIME THIS 28TH DAY OF APRIL 2025.

READ A THIRD TIME AND PASSED THIS 28TH DAY OF APRIL 2025.

Trevor Bazinet, Mayor

Andrea Fisher, Clerk

SCHEDULE 1

CORPORATION OF THE TOWN OF GODERICH BY-LAW 65 OF 2025

Purpose and Effect:

1. The applicant has requested relief from the Town's Zoning By-law provisions that restrict attached garage design. The purpose of the application is to allow residences in these two plans of subdivision to continue to have garage projections of up to four 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.
2. 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. No mapping changes are proposed.
3. This amendment modifies the text of By-law 124-2013, as amended.