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 MUNICIPAL COUNCIL OF THE CORPORATION OF THE TOWN OF GODERICH ENACTS AS FOLLOWS:

1. By-law 124-2013 is hereby amended by changing the zoning on the subject lands from Mixed Use Core Area Commercial (C5) to Mixed Use Core Area Commercial – Special Provisions - Holding (C5-4-H); the zone symbol of the lands so designated on the attached Schedule A.

2. By-law 124-2013 is hereby amended by the addition of the following to Section 15.3:

   15.3.4. C5-4-H: (Key Map 7)
   15.3.4.1 Notwithstanding the provisions of Section 15.2.1 and 14.2.1.7 to the contrary, for the lands zoned C5-4 the maximum front and exterior side yard setbacks shall be 1.5 metres.
   15.3.4.2 Notwithstanding the provisions of Section 15.2.2 to the contrary, for the lands zoned C5-4 the maximum height shall be 24 metres which shall include six storeys. A rooftop utility penthouse not used for human habitation may exceed this maximum height.
   15.3.4.3 There shall be a maximum of 70 residential units on the lands zoned C5-4.
   15.3.4.4 Notwithstanding the provisions of Section 6.13.1.1.1 to the contrary, for the lands zoned C5-4 residential units above 60 shall have no required automobile parking spaces but shall require one bicycle, mobility scooter, or motorcycle parking space per unit.
   15.3.4.5 Notwithstanding the provisions of Section 6.13.5.2, 6.13.5.3, 6.13.13.3.7, and 6.13.13.3.8 to the contrary, for the lands zoned C5-4 the minimum depth for a parking space shall be 5.2 metres.
   15.3.4.6 Notwithstanding the provisions of Section 6.13.13.1 to the contrary, for the lands zoned C5-4 the minimum perpendicular width of a two-way traffic aisle shall be 7.0 metres.
   15.3.4.7 HOLDING PROVISION: No development is permitted on lands zoned C5-4-H until certain criteria including a final exterior design approved by the Town’s Municipal and Marine Heritage Committee through a heritage permit, a demonstration of meeting the Environmental Site Assessment requirements, and a complete site plan control application package have been met to the satisfaction of the Town of Goderich.
   15.3.4.8 All other provisions of this By-law, as amended, shall apply.

3. Key Map 7 of By-law 124-2013 is hereby amended and replaced by the attached Schedule A, Key Map 7 which is declared to be part of this by-law.

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


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MAYOR, John C. Grace

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CLERK, Andrea Fisher
Purpose and Effect:

1. The proposed Zoning By-law Amendment would permit the development of a proposed apartment style building on the lands municipally known as 37 Hamilton Street in Goderich. The subject lands are approximately 3,294 square metres (approximately 0.81 acres) in area, and front on Hamilton and St Andrew Street.

2. The application proposes to amend the minimum zoning requirements for the proposed building, with an increased maximum front and exterior sideyard setback of 1.5 metres; and an increased height of 24 metres or six storeys plus a rooftop utility penthouse. There would be a maximum of 70 residential units on the subject lands. The amendment proposes to eliminate the automobile parking requirement for units above 60, proposing bicycle, mobility scooter, or motorcycle parking spaces for those units; to reduce the parking space depth requirement to 5.2 metres; and to reduce the parking access aisle width requirement to 7 metres.

3. Development of the subject lands would not be permitted until such time as certain criteria including a final design approved by the Town’s Municipal and Marine Heritage Committee through a heritage permit, a demonstration of meeting the Environmental Site Assessment requirements, and a complete site plan control application package have been met to the satisfaction of the Town of Goderich.

4. This by-law amends the Town of Goderich Zoning By-law 124-2013. Key Map(s) showing the location of the lands are the attached Schedule A.