



PLANNING & DEVELOPMENT

57 Napier Street, Goderich, Ontario N7A 1W2 CANADA

Phone: 519.524.8394 Ext. 3 Fax: 519.524.5677 Toll Free: 1.888.524.8394 Ext. 3
www.huroncounty.ca

To: Mayor and Members of Council
Andrea Fisher, Director of Legislative Services / Clerk
From: Victor Kloeze, Senior Planner
Date: April 16th, 2024

Re: Part Lot Control Exemption extension request GOD PLC01-23

Block 76, Registered Plan 22M-27; being Parts 1 to 13, Reference Plan 22R-7267 in the Town of Goderich

Municipal Address: 135 to 149 Severn Drive

RECOMMENDATION

It is recommended that the request to extend the exemption from Part Lot Control until May 1st 2025 be approved, and the corresponding by-law be passed.

And further that the By-law be passed on to the County for approval after being signed.

PURPOSE

The subject lands are within the Coast Plan of Subdivision 40T13002. The subject lands are designated Residential in the Town of Goderich Official Plan and zoned Medium Density Residential - Special Provisions (R2-28). The previously approved Part Lot Control exemption (original report and By-law attached) had an expiry of on March 1st, 2024, approximately six months after the original approval. At the applicant's request and with staff support on February 26, 2024, Town Council approved an extension to May 1st, 2024. The applicants have requested a further extension, citing market conditions, to May 1st, 2025. This is consistent with the new standard two-year expiry periods for Part Lot Control exemptions.

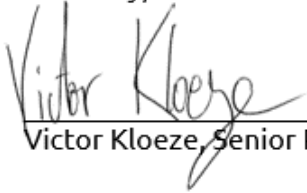
When the Part Lot Control exemption By-law (By-law 96-2023) expires, any lands within that area which are adjacent to each other and are still owned by the numbered company will merge back into a single parcel. This would prevent remaining rowhouse units being separately sold. As the applicants have not completed transferring parcels to prevent a merger occurring when the By-law expires, they have requested a second extension. The extension request was received April 15th, 2024.

As the original exemption was considered appropriate, the new standard expiry period for part lot control exemptions is two years, and as there is no negative impact from the proposed extension to May 1st, 2025, staff are supportive of the proposal and there is a proposed By-law included as an attachment to this memo.

Others Consulted:

- Andrea Fisher, Director of Legislative Services / Clerk
- Jason Dykstra, Chief Building Official

Sincerely,

A handwritten signature in black ink, appearing to read "Victor Kloeze", written over a horizontal line.

Victor Kloeze, Senior Planner, RPP MCIP