



Report n° PE2025-058

Date: 08 octobre 2025

Submitted by: Sarra Dai

Subject: Removal of Holding Symbol –Mainville
Subdivision

Nature/Goal

The purpose of this goal is to present a proposed by-law to modify the zoning category of the property located on Voie Ferrée Street, west of Drouin Road in Rockland, in order to remove the holding ("-h") symbol. The application for this amendment was submitted by the property owner, Mr. Mainville.

Directive/Previous policy

N/A

Department's recommendation

BE IT RESOLVED THAT By-law 2025-90, being a by-law to amend zoning category for the property described as Part of Lot 20, Concession 10, Part 1 on Reference Plan 50R-7706 and Part 1 on Reference Plan 50R-8158 from "Village Residential First Density - holding (RV1-h) Zone" to "Village Residential First Density (RV1) Zone", be adopted.

QU'IL SOIT RÉSOLU QUE le Règlement 2025-90, visant à modifier la catégorie de zonage du terrain visé, soit la partie du Lot 20, Concession 10, partie 1 du Plan 50R-7706 et partie 1 du Plan 50R-8158 de « Zone Résidentielle du village de première densité - aménagement différé (RV1-h) » à « Zone résidentielle du village de première densité (RV1) », soit adopté.

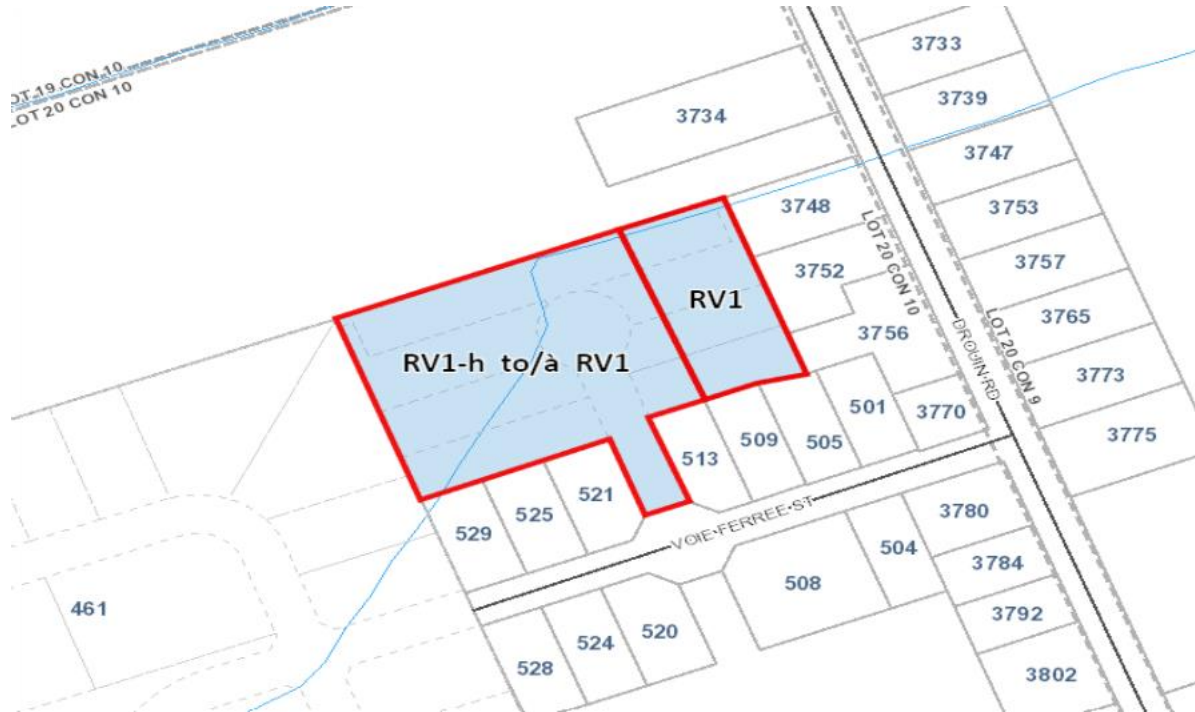
Background

A draft plan of subdivision for the subject property was approved by the director on January 10, 2024. The removal of the holding symbol is a condition of the draft approval.

Discussion

The City of Clarence-Rockland's Zoning By-law 2016-10 states that "any parcel of land in any zone may be further classified as a holding zone with the addition of the suffix – h. The intent is to signify Council's approval in principle to future development of the land for the purposes indicated by the symbol. The holding classification added to a given zone shall restrict development of the land until such time as the requirements of the City of Clarence-Rockland relating to the provision of municipal services and/or specific studies are complied with."

The keymap below indicates the location of the affected properties. The proposed plan of subdivision is included in attachment to this report.



Keymap – Removal of holding symbol

Consultation

No public consultation is required by the Planning Act for the removal of a holding symbol. A public notice was sent to the owners of all adjacent properties to inform them of the intent to remove the holding symbol.

Recommendations or comments from committee/ other departments

N/A

Financial impact (expenses/material/etc.)

N/A

Legal implications

N/A

Risk management

N/A

Strategic implications

N/A

Supporting documents

By-law 2025-90

M-plan