



REPORT N° AMÉ-19-65-R

Date	07/08/2019
Submitted by	Marie-Eve Bélanger
Subject	Removal of holding symbol – Bourgon/Lavigne, Part of Lot 21, Concession 10
File No.	D-14-524

1) **NATURE / GOAL :**

The purpose of this application is to remove the Holding Zone Symbol (-h) for the lot described as being Part of Lot 21, Concession 10 (Figure 1). The subject land is currently zoned "Village Residential First Density – Holding (RV1-h) Zone". Removing the holding symbol is necessary to complete a condition of the Draft Plan of Subdivision.

2) **DIRECTIVE/PREVIOUS POLICY :**

N/A

3) **DEPARTMENT'S RECOMMENDATION:**

THAT the Council approve by-law 2019-74 to amend the Zoning By-law No. 2016-10, in order to remove the Holding Zone (h) symbol and change the zoning category for the lot described as being Part of Lot 21, Concession 10, from "Village Residential First Density – Holding (RV1-h) Zone" **to** "Village Residential First Density (RV1) Zone".

QUE le conseil municipal approuve le règlement 2019-74 modifiant le Règlement de zonage 2016-10 afin d'enlever le symbole d'aménagement différé (h) et changer le zonage de la propriété décrite comme étant une Partie du lot 21, concession 10, de « Zone résidentielle de village de densité 1 – aménagement différé (RV1-h) » **à** « Zone résidentielle de village de densité 1 (RV1) ».

4) **BACKGROUND :**

On February 4th, 2019, Council approved the Draft Plan of Subdivision with a list of conditions. One of the conditions was for the removal of the holding symbol. The City received the complete application for this request on July 10th, 2019.

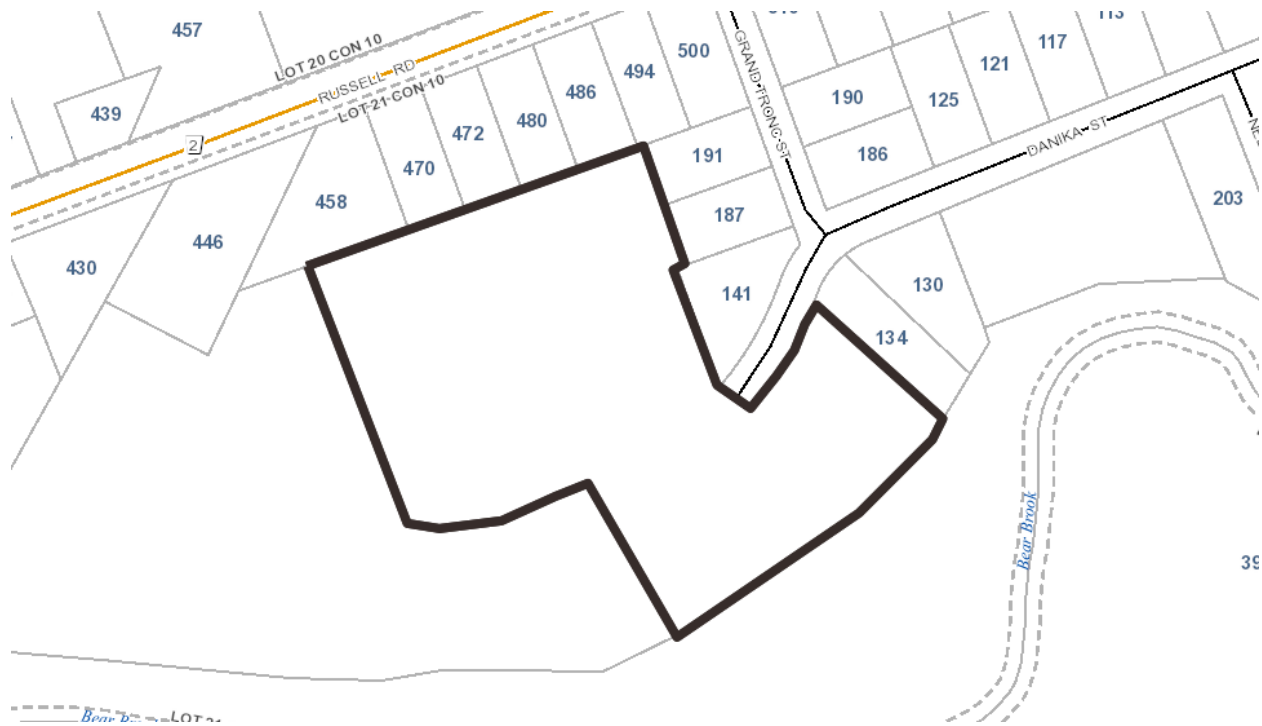


Figure 1

5) **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 holding symbol will only be removed from the first phase of the project as only this phase is going forward at this time.

6) **CONSULTATION :**

As per the Planning Act, no public meetings or notices of decisions are required for the removal of a holding symbol.

7) **RECOMMANDATION OR COMMENTS FROM COMMITTEE/OTHER DEPARTMENTS :**

N/A

8) **FINANCIAL IMPACT (expenses/material/etc.)**

N/A

9) **LEGAL IMPLICATIONS :**

N/A

10) **RISK MANAGEMENT:**
N/A

11) **STRATEGIC IMPLICATIONS :**
N/A

12) **SUPOPRTING DOCUMENTS**
By-law 2019-74