



REPORT N° AMÉ-19-72-R

Date	15/08/2019
Submitted by	Nicolas Denis
Subject	Zoning amendment – Removal of the holding symbol – Martin Lemieux agent for Hanz Kosh
File N°	D-14-526

1) **NATURE/GOAL :**

The purpose of this application is to remove the Holding Zone Symbol (-h) on part of the property described as 2310 Du Lac Road. The subject land is currently zoned "*Village Residential First Density – Holding (RV1-h) Zone*". Removing the holding symbol will complete a condition for the severance B-CR-010-2019.

2) **DIRECTIVE/PREVIOUS POLICY :**

N/A

3) **DEPARTMENT'S RECOMMENDATION :**

THAT the Committee of the Whole recommends to Council to approve by-law 2019-81 amending the Zoning By-law No. 2016-10, in order to remove the Holding Zone (h) symbol and change the zoning category for part of the property described as 2310 Du Lac Road, from "Village Residential First Density – Holding (RV1-h) Zone" to "Village Residential First Density (RV1) Zone".

QUE le comité plénier recommande au conseil municipal d'approuver le règlement 2019-81 modifiant le Règlement de zonage 2016-10 afin d'enlever le symbole d'aménagement différé (h) et changer le zonage pour une partie de la propriété décrite comme le 2310 chemin Du Lac, de «Zone résidentielle de village densité 1 – aménagement différé (RV1-h)» à «Zone résidentielle de village de densité 1 (RV1)».

4) **BACKGROUND :**

On May 28th, 2019 the Committee of Adjustment approved a lot enlargement for the property described as 2310 Du Lac Road. The applicant requested consent in order to sever a parcel of land of 0.35 acre of the subject property in order to enlarge along the north property line of his property located at 2751 St-Pascal Street. The property will be enlarged from 0.17 acre to approximately 0.52 acre.

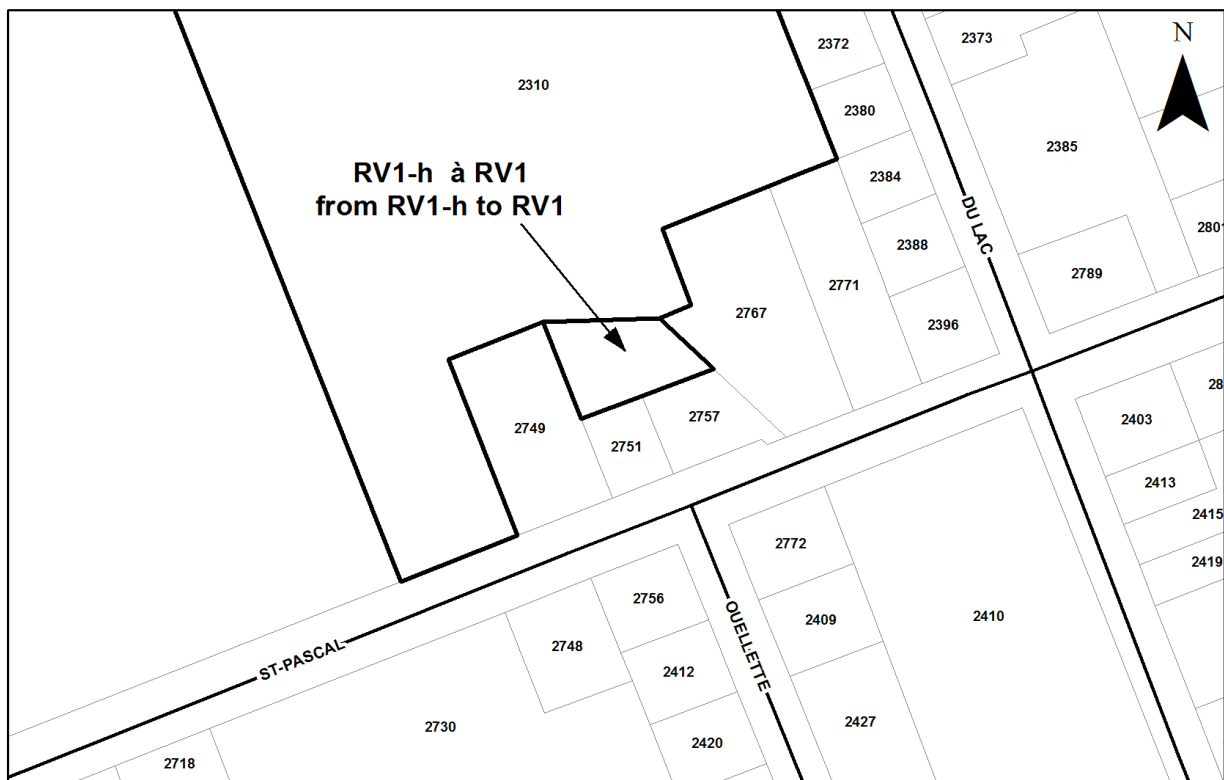
Condition 5 of the severance required that the applicant obtain a Zoning By-law amendment in order to remove the holding symbol on the severed property.

5) **DISCUSSION :**

The severed parcel is included under the "*Community Policy Area*" according to Schedule "A" of the Official Plan of the United Counties of Prescott and Russell. Under this policy, residential uses are permitted.

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 be removed from the severed parcel which will be added on to the property 2757 St-Pascal Road. Municipal services are available along Du Lac Road and studies are not required since the residential uses are established.



6) **CONSULTATION:**

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

- 7) **RECOMMENDATIONS 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) **SUPPORTING DOCUMENTS:**
By-Law 2019-81