

COMMUNICATION 131119

Received From: Niki Dwyer, RPP MCIP, Director of Development Services
Addressed To: Committee of the Whole
Date: October 27, 2020
Topic: Public Meeting Summary Report – Holding Zones

BACKGROUND

During a recent review of Development Permit By-law 15-2015, staff noted that the by-law does not include enabling provisions to make use of Holding symbols in accordance with Section 36 of the Planning Act.

Holding provision by-law

36 (1) The council of a local municipality may, in a by-law passed under section 34, by the use of the holding symbol “H” (or “h”) in conjunction with any use designation, specify the use to which lands, buildings or structures may be put at such time in the future as the holding symbol is removed by amendment to the by-law. R.S.O. 1990, c. P.13, s. 36 (1).

While the Town of Carleton Place Official Plan references and sets terms for the use of Holding symbols, this policy has not been included in the General Provisions of the Town’s Development Permit By-law.

The purpose of this municipally lead amendment is twofold:

1. Amend Section 2 of Development Permit By-law 15-2015 to introduce the use of Holding symbols in accordance with the Official Plan and Planning Act;
2. To apply a Holding symbol and establish terms for the lifting of the symbol for the lands known municipally as 150 Mill Street (McArthur Island).

COMMENT

Holding symbols are a land use planning tool designed to help phase developments. They are used to establish an “approval in principal” for an intended development but recognise that insufficient information is available to provide final approval of a proposal.

When applying a Holding symbol, the municipality can establish a specific list of obligations that must be satisfied by the property owner/developer prior to the development occurring. Typically Holding provisions are used to:

1. Coordinate development with the provision of water/wastewater and other services;
2. Control phases of development which may necessitate special considerations;
3. Forestall development until specified criteria can be satisfied;

In this case, the purpose of applying the Holding symbol to the McArthur Island property is to establish a specific list of deliverables which must be provided before development of Phases 4 and 5 of the development can occur.

Council will note that the proposed development of McArthur Island (application DP3-04-2019) included the construction of two (2) new buildings on the north half of the island intended to

contain a mixed residential and long-term care development. While Council has approved the proposed re-development of the buildings on the southern portion of the property, staff have insufficient information at this time to conclude the development approval process of Phases 4 and 5.

Figure 1 – Approximate limits of proposed Holding symbol



Once enacted, the Holding symbol will exist into perpetuity until expressly removed by by-law.

STAFF RECOMMENDATION:

THAT Council receives the Public Meeting Summary Report for information and have regard for public comments received at the public meeting.