



**THE CORPORATION OF THE  
MUNICIPALITY OF KINCARDINE  
REPORT**

**Subject:** Holding Removal Bylaw – Bradstones Developments Inc.  
**Director:** Infrastructure & Development  
**Manager:** Development Services  
**Report Number:** [Report Number]  
**Meeting Date:** Monday, July 10, 2023

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**Recommendation:**

That the Council of the Municipality of Kincardine pass a by-law for the removal of the Holding “H” provision from PART LOT 18, CONCESSION A, KINCARDINE, PART 1, PLAN 3R-10519; TOGETHER WITH AN EASEMENT OVER PART LOT 18, CONCESSION A, KINCARDINE, PART 2, PLAN 3R-10519 AS IN BR164551; MUNICIPALITY OF KINCARDINE

**Date to be considered by Council:** Monday, July 10, 2023

**Report Summary:**

A request for removal of a Holding provision from Part Lot 18, Concession A, Kincardine has been received from the owner, Bradstones Developments Inc (c/o Chad Freeman). The subject property is currently zoned R3-y-H under bylaw 2020-142. The proposed development is to permit a 10 Block , 36 unit condominium (townhouse) development which will consist of 2 storey units with attached garages.

**Origin:**

Kincardine Comprehensive Zoning Bylaw 2003-025

**Existing Policy:**

Zoning Bylaw Amendmemnt 2020-142

## **Background/Analysis:**

Through the Site Plan Control process, the subject lands were reviewed in accordance with the provisions of bylaw 2020-142. These conditions to permit the removal of the Holding provision have now been satisfied and a Site Plan Agreement has been entered into with the developer.

Special Zone: R3-y-H

Exception to Zone Provisions:

1. A maximum of 36 townhouses shall be permitted.
2. Notwithstanding the provisions of Section 14.2.3, on lands described as 'R3-y-H' the following provisions shall apply:
  - a) The end of a unit shall be a minimum of 5.2 M from the edge of a road;
  - b) The rear of a unit shall be a minimum of 6 m from the property line;
  - c) The end of a unit shall be a minimum of 3.3 m from the property line
3. The development shall be under site plan control.
4. The Holding (H) symbol may be removed after the granting of site plan control approval.

## **Integrated Strategy 2020 - 2025**

### **Financial Implications:**

All related fees as per the 2023 Rates and Fees Bylaw

### **Attachments:**

Holding Removal Bylaw

Schedule "A" Subject lands to be rezoned R3-y

**Prepared by:** Dwayne McNab – Development Services Manager/ CBO

**Submitted by:** Dwayne McNab – Development Services Manager/ CBO