Subject: Holding Removal – Part lot 70 lake Range, being Part 4 on 3R-8851, Municipality of Kincardine, (geographic Township of Bruce) Richardson Road

Report Number: Planning-2020-06

Meeting Date: Monday, July 6, 2020

Recommendation: THAT the Council of the Municipality of Kincardine grant approval for the holding removal By-law as per Planning Report-2020-06

Date to be considered by Council: Monday, July 6, 2020

Report Summary:

The applicant is proposing to construct a single detached dwelling and septic system on the above noted lands. The lands are subject to a holding provision which may be removed upon meeting conditions. A Subdivider’s Agreement has been entered into and Saugeen Valley Conservation Authority (SVCA) and the Chief Building Official are satisfied with the proposal; therefore, it is recommended that the holding provision be removed to allow the development to proceed.

Origin: Comprehensive Zoning By-law No. 2005-023

Existing Policy: Zoning By-law amendment 2006-030

Background/Analysis: The applicant is proposing to construct a single detached dwelling and septic system on Part Lot 70 lake Range, being Part 4 on 3R-8851, Municipality of Kincardine, geographic Township of Bruce known as 25 Richardson Road.

The Lands are zoned ‘R1-ac-h’ “Residential One Special Holding”

The Lands are subject to a Holding provision which may be removed subject to:

a) final building location for each dwelling have been approved by SVCA;
b) septic system approvals have been obtained from the Chief Building Official;
c) septic system is to maintain a minimum distance of 30 m from any surface water source that is the wetland, the northern road allowance watercourse and Lake Huron Shoreline;

d) A Subdivider’s agreement between the Owner and the Municipality has been registered on title.

Notice was circulated to surrounding properties as required by the Planning Act. At the time of writing the report no comments were received.

**Community Plan and Integrated Community Sustainability Plan (ICSP) Considerations:** Direct future growth and development to be consistent with the principles of sustainable neighbourhood design (eg. Affordable, accessible, protective of the environment and culturally sensitive)

**Financial Implications:** All related fees as per the 2020 Rates and Fees By-law

**Attachments:** By-Law

Schedule to By-law