



## The Corporation of the Township of Huron-Kinloss

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### Staff Report

**Report Title: Holding Removal- 412 Winnebago Rd**

**Date: Feb. 3, 2025**

**Report Number: BLD-2025-03**

**Department: Building and Planning**

**File Number: C11 BLD25**

**Prepared By: Michele Barr, Deputy CBO**

**Attachments: Location Map**

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#### **Recommendation:**

THAT the Township of Huron-Kinloss Committee of the Whole hereby approves Report BLD-2025-03 prepared by Michele Barr, Deputy CBO;

AND FURTHER authorizes a by-law be brought forward on the February 3, 2025 Council agenda to remove the holding zone from the property described as HURON CON A PT LOT 7 RP 3R10132 PART 2.

#### **Background:**

The Township has received a request to remove the Holding Zone on the property described as 412 Winnebago Rd., Huron Con A Pt Lot 7, RP 3R 10132 Pt 2, currently zoned Residential One with a Holding Zone (R1-H)

#### **Discussion/Analysis/Overview:**

The Township's Comprehensive Zoning By-law 2018-98 as amended, includes a provision which places a Holding Zone on a property pursuant to Section 36 of the *Planning Act*. The Holding symbol may be removed at such time in the future when plans to develop the lands have been submitted and approved by the Corporation or other such conditions have been met. When the Holding Symbol has been removed the lands shall be developed according to the requirements of the zone used in conjunction with the Holding Symbol.

Development has occurred on the subject lands as there is currently a single detached dwelling located on the property. A request has been received to remove the Holding Zone on the property to facilitate the construction of an accessory structure. An accessory structure is a permitted use in the residential zone.

The request to remove the holding was reviewed by staff and no concerns were noted.

By removing the holding symbol it would ensure that the development is consistent with all applicable laws and regulations.

#### **Financial Impacts:**

As per the Township of Huron-Kinloss Consolidated Fees By-law.

**Performance Measurement:**

**Strategic Area:**

- Embrace a thriving rural lifestyle
- Enhance Municipal Service Delivery
- Prepare for Inclusive Growth
- Ensure Financial Stability

**Strategic Goal: Build Community Capacity**

**Respectfully Submitted By:**

Michele Barr, Deputy CBO

**Report Approved By:**

Jodi MacArthur, Chief Administrative Officer