



The Corporation of the Township of Huron-Kinloss

Staff Report

Report Title: Holding Removal – 31 Huron Street

Date: Jun. 11, 2025

Report Number: BLD-2025-12

Department: Building and Planning

File Number: C11 BLD 25

Prepared By: Brett Pollock, Manager of Building and Planning/CBO

Attachments: Map of 31 Huron Street

Recommendation:

THAT the Township of Huron-Kinloss Council hereby approves Report BLD-2025-12 prepared by Brett Pollock, Manager of Building and Planning/CBO;

AND FURTHER that a by-law be brought forward as a matters arising to remove the holding zone from the property described as HURON CON 7 PT LOT 16 PLAN 256 E PT LOT 247 RO 3R6906 PT 1

Background:

The Township received a request to remove the Holding Zone on the property described as 31 Huron Street, Huron Con 7 Pt Lot 16, RP 3R6906 PT 1, currently zoned Residential One with a Holding Zone (R1-H) to allow for the construction of a new accessory building on the property.

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 had previously occurred on the subject lands where the Holding Zone is proposed to be removed. There is currently a single detached dwelling and barn. 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. It is proposed to demolish the existing barn to allow for the construction of the new accessory structure. Further, the applicant will obtain the proper permits, and apply for any further planning applications deemed necessary prior to beginning construction.

The Holding Zone is only proposed to be removed from half of the property where the existing structures are located. The remaining portion of the property will have the Holding Zone remain until such time an acceptable plan for the development the remaining lands has been submitted and accepted by the Township.

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:

None

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:

Brett Pollock, Manager of Building and Planning/CBO

Report Approved By:

Jodi MacArthur, Chief Administrative Officer