



## The Corporation of the Township of Huron-Kinloss

---

### Staff Report

**Report Title: Holding Removal- 876 Victoria Rd**

**Date: Mar. 2, 2026**

**Report Number: BLD-2026-09**

**Department: Building and Planning**

**File Number: C11 BLD 26**

**Prepared By: Brett Pollock, Manager of Building and Planning**

**Attachments: Location Map**

---

#### **Recommendation:**

THAT the Township of Huron-Kinloss Committee of the Whole hereby approves Report BLD-2026-09 prepared by Brett Pollock, Manager Building and Planning;

AND FURTHER authorizes a by-law be brought forward on the March 16, 2026 Council agenda to remove the holding zone from the property described as PT LOT 16 CON A, RP 3R6884- PART 1.

#### **Background:**

The Township has received a request to remove the Holding Zone from the property located at 876 Victoria Road, described as Part Lot 16, Concession A, RP 3R-6884, Part 1. The property is currently zoned Residential One with a Holding provision (R1+H). While the Zoning By-law does not specify the original rationale for applying the Holding Zone, it is understood that it was implemented due to drainage concerns in the area.

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

The Township's Comprehensive Zoning By-law 20218-98 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.

A request has been received to remove the Holding Zone on the property to facilitate the demolition of an existing cottage and construction of a single detached dwelling. A single detached dwelling is a permitted use in the residential zone.

As previously noted, the original rationale for applying the holding provision was not formally documented. However, it is understood that the provision was likely implemented due to drainage-related concerns in the area. This understanding is based on the fact that the property is located within the Point Clark Stormwater

Servicing Master Plan study area, where drainage infrastructure upgrades have been recommended but have not yet been constructed.

Given the drainage-related concerns in the area, and considering that the property is already developed, it has been determined that it is appropriate to allow the reconstruction of the existing structure, provided that no increase in total lot coverage is proposed.

A site plan was submitted proposing no increase in the total lot coverage by demolishing an existing accessory structure and cottage. The plan was circulated, reviewed by staff and BM Ross, all concerns related to lifting the holding have been addressed.

A more detailed lot grading and drainage plan will be required at time of Building Permit to confirm the proposed grading will not adversely affect the adjacent properties.

By removing the holding symbol it will 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:**

- |  |   |
|--|---|
| <input type="checkbox"/> Embrace a thriving rural lifestyle      | <input type="checkbox"/> Enhance Municipal Service Delivery |
| <input checked="" type="checkbox"/> Prepare for Inclusive Growth | <input type="checkbox"/> Ensure Financial Stability         |

**Strategic Goal: Build Community Capacity**

**Respectfully Submitted By:**

Brett Pollock, Manager of Building and Planning

**Report Approved By:**

Jodi MacArthur, Chief Administrative Officer