



### Staff Report

**Report Title: Crimson Oak Subdivision (Bogdanovic) Holding Removal Request**

**Prepared By: Emily Dance, Clerk**

**Department: Clerks**

**Date: Apr. 12, 2021**

**Report Number: CLK-2021-04-24  
Oak (Bogdanovic) Subdivision**

**File Number: D15 Crimson**

**Attachments: By-Law No. 2019-48, Public Comment**

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#### **Recommendation:**

That the Township of Huron-Kinloss Council hereby approves Report Number CLK2021-04-24 prepared by Emily Dance, Clerk and authorizes removing the holding provisions from the property described as Part of Lot 57, Concession 'A' Huron, being Part 1, RP 3R-9981 AND further authorizes the appropriate by-law coming forward.

#### **Background:**

On April 15, 2019 The Township of Huron-Kinloss passed By-Law No. 2019-48 being the Bogdanovic Zoning Amendment By-Law to rezone the property from Residential One Holding to Residential One Special Provision with Holding to allow for the development of a 77 residential lot subdivision. The special provisions include:

2.1. Notwithstanding their 'R1' zoning, those lands delineated as 'R1-25.142-H' on Schedule 'A' to this By-law shall be used in compliance with the 'R1' zone provisions contained in this By-law, excepting however:

- i. 'Minimum Lot Area' shall be no less than 990 square metres;
- ii. 'Minimum Lot Frontage shall be no less than 23.5 metres; and
- iii. 'Minimum Interior Side Yard' shall be no less than 1.5 metres.

The 'H –Holding' provision may be removed once the following conditions have been met:

- i. Road facilities have been completed to ensure adequate and appropriate access;
- ii. The plan of subdivision has received draft plan approval; and
- iii. A satisfactory agreement has been entered into by the Township and the property owner.

**Discussion:**

The owners of the property wish to remove the holding on their property to move forward with the development of the subdivision. Township staff have reviewed the conditions to remove and are satisfied they meet the requirements.

As per Section 36 of the Planning Act, notice of the meeting was given to the surrounding property owners on March 22, 2021.

One e-mail from the public (Mahn) and one phone call from Art Baker was received requesting clarification on the process, no objections from the public were received.

**Financial Impacts:**

As per the Township of Huron-Kinloss Consolidated Fees By-Law a fee of \$150 applies.

**Strategic Alignment / Link:**

We are an accessible community by being open and transparent.

**Respectfully Submitted By:**

Emily Dance, Clerk

**Approved By:**

Mary Rose Walden, Chief Administrative Officer