



## Staff Report

**Report Title: Rees – 353 Lake Range Drive, Holding Removal Request**

**Prepared By: Emily Dance, Clerk**

**Department: Clerk**

**Date: Aug. 9, 2021**

**Report Number: CLK-2021-08-97**

**File Number:**

**D14 REE-21**

**Attachments: Map, Survey with proposed dwelling location**

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### **Recommendation:**

That the Township of Huron-Kinloss Council hereby approves Report Number CLK2021-08-97 prepared by Emily Dance, Clerk and authorizes removing the holding provisions from the property described as Townplot of Alma; Lot 2 West of Helena Street AND further authorizes the appropriate by-law coming forward.

### **Background:**

The Township of Huron-Kinloss is in receipt of a request from Austin Rees for 353 Lake Range Dr known legally as Townplot of Alma; Lot 2 West of Helena Street to remove the holding provisions in order to construct a single detached dwelling.

The property is zoned Residential One with holding symbol 'R1-H' and, Environmental Protection 'EP'.

The Holding symbol may be removed once the conditions, as outlined in Zoning By-law No. 2018-98, have been met which include plans being submitted and approved by the Corporation in accordance with Section 6.6 of the Bruce County Official Plan and Section 5.5 of the Township of Huron-Kinloss Official Plan.

Removal of the Holding symbol from the said property will permit the full range of 'Residential One' purposes in compliance with the 'R1' zone.'

### **Discussion:**

The owner of the property has requested to remove the holding on their property to move forward with the construction of a residence.

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 July 23, 2021.

There were no comments or concerns received from the neighbouring property owners at the time of writing the report.

**Financial Impacts:**

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

**Strategic Alignment / Link:**

We are an environmentally conscious community that are good stewards of our natural environment

**Respectfully Submitted By:**

Emily Dance, Clerk

**Approved By:**

Mary Rose Walden, Chief Administrative Officer