

REPORT
PLANNING/BUILDING/ENVIRONMENTAL
COMMITTEE

DATE: September 14, 2020

REPORT NO: PD-123-2020

SUBJECT: Recommendation Report
Removal of Holding Provision from 2935 S. G. Rd 18

CONTACT: Alexa Cooper, Planner I
Brian Treble, Director of Planning

OVERVIEW:

- Planning Staff discovered during their review of a building permit that 2935 South Grimsby Road 18 has a holding provision on the property.
- Planning Staff uncovered a by-law from 2012 that had removed the holding provision from 2935 South Grimsby Road 18 as well as the neighbouring property 2945 South Grimsby Road 18.
- The holding provision was incorrectly placed back onto 2935 South Grimsby Road 18 when the new Zoning By-law 2017-70, as amended, was implemented in June of 2017.
- Planning Staff have put this report together to inform Council that the holding provision should be again removed from this property without issue.

RECOMMENDATION:

1. That, Report PD-123-2020, regarding “Recommendation Report, Removal of Holding Provision from 2935 S. G. Rd 18”, dated September 14th, 2020, be RECEIVED, and;
2. That, a by-law be passed to remove the holding provision as found at attachment 3 to this report.

ALIGNMENT TO STRATEGIC PLAN:

Theme #3

- Strategic, Responsible Growth

BACKGROUND:

In October of 2012, an application for the removal of holding from 2935 and 2945 South Grimsby Road 18 was approved by Council based on the regulations of the old Zoning By-law 1979-14, as amended. In June of 2017, the Township approved and implemented the current Zoning By-law, 2017-70, as amended. Unfortunately, the holding provision was incorrectly put back on 2935 South Grimsby Road 18 at that time. The purpose of this report is to have the holding removed from this property once again.

CURRENT SITUATION:

The owner of 2935 South Grimsby Road 18 recently submitted a building permit. When planning was reviewing the permit against the zoning regulations, it was discovered that a holding provision was somehow returned to the property.

Staff conducted an investigation that uncovered By-law 2012-74 which was intended to remove the Holding provision from both 2935 South Grimsby Road 18 and 2945 South Grimsby Road 18. However, when the new Zoning By-law was implemented in June of 2017, the holding was accidentally placed back on 2935 South Grimsby Road 18 unnecessarily.

This report was created to inform Council that the Holding can be removed from 2935 South Grimsby Road 18 as it was placed on the property in error.

FINANCIAL IMPLICATIONS:

Not applicable to this report.

INTER-DEPARTMENTAL COMMENTS:

No comments are required to remove the holding provision based on Staff report PD-107-12.

CONCLUSION:

This report is written to inform Committee and Council that the removal of the holding provision for 2935 South Grimsby Road 18 can be removed as it was originally intended to be removed in April of 2012.

ATTACHMENTS:

1. By-law 2012-74 – Removal of Holding provision
2. PD-107-12 – Tichiarelli Removal of Holding Symbol
3. Draft By-law

Prepared By:

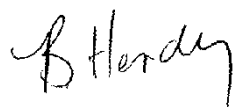


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Approved By:



Beverly Hendry
CAO