

**Recommendation:**

That the Planning-2023-16 Report, dated May 2, 2023, regarding Application to Remove Holding Symbol – File: R-02-23 be received and that the Zoning By-law Amendment, By-law No. 2023-25, be approved as presented.

**Overview:** On behalf of the Owners of 1380, 1384, 1386, 1375, 1390, 1392 and 1394 Irwin Road, Dennis Irwin, Agent has applied for a Zoning By-law Amendment to remove the Holding Symbol (H) from the subject lands.

The Holding Symbol (H) was placed on the subject lands as a condition of Peterborough County Land Division Files B-37-17, B-38-17, B-39-17, B-40-17, B-41-17, B-42-17 and B-43-17 through By-law No. 2017-45 which was enacted by Council on September 5, 2017. A copy of By-law No. 2017-45 is attached to this Report.

By-law No. 2017-45 rezoned the subject lands to various Special District Zones to recognize existing buildings and structures and a number of special provisions including reduced lot areas and lot frontages. By-law No. 2017-45 also incorporated a Holding Symbol (H), which required that the holding provision could only be removed once the conditions of the Peterborough County Land Division Committee had been satisfied.

All of the conditions of Peterborough County Land Division were satisfied for each of the severance applications and the Planning Act Certificates were issued by the Land Division Secretary-Treasurer on December 5, 2017. Copies of the Certificates are attached to this Report.

With the removal of the Holding Symbol (H) any future development of the subject lands must be in accordance with the applicable Limited Service Residential Zone (LSR) and Rural Zone (RU) requirements as well as any special provisions noted within the various Special District 217 (S.D. 217) through Special District 223 (S.D. 223) Zones.

With the removal of the holding symbol (H), the subject lands will be rezoned as follows:

	Roll No.	Address	Severance	Zone
1	1522-020-005-42400	1380 Irwin Road	B-37-17	S.D. 217
2	1522-020-005-42500	1384 Irwin Road	B-38-17	S.D. 218
3	1522-020-005-42600	1386 Irwin Road	B-39-17	S.D. 219
4	1522-020-005-42700	1375 Irwin Road	Retained	S.D. 223
5	1522-020-005-42900	1390 Irwin Road	B-40-17	S.D. 220
6	1522-020-005-43090	1392 Irwin Road	B-41-17	S.D. 221
7	1522-020-005-43100	1394 Irwin Road	B-42-17	S.D. 222

A copy of By-law No. 2023-25 is attached to this Report.

In accordance with Section 36 (4) of the Planning Act, Notice of Council's Intention to Pass a By-law to Remove a Holding Symbol (H) was provided to the prescribed persons and public bodies on April 12, 2023. A copy of the Notice is attached to this Report.

**Conclusion:** The conditions of Peterborough County Land Division Files B-37-17, B-38-17, B-39-17, B-40-17, B-41-17, B-42-17 and B-43-17 have been satisfied. There are no other reasons required for the Holding Symbol (H) to remain on the subject lands. The requested zoning by-law amendment will allow for any future development of the subject properties to proceed in accordance with the applicable Special District Zones.

**Financial Impact:** All costs related to the rezoning are the responsibility of the applicant.

**Strategic Plan Applicability:** N/A

**Sustainability Plan Applicability:** N/A

**Report Approval Details**

Document Title:	R-02-23 (Irwin) Report.docx
Attachments:	<ul style="list-style-type: none"> <li>- R-02-23 Application_Redacted.pdf</li> <li>- By-law 2017-45.pdf</li> <li>- 37-17 Planning Act Certificate.pdf</li> <li>- 38-17 Planning Act Certificate.pdf</li> <li>- 39-17 Planning Act Certificate.pdf</li> <li>- 40-17 Planning Act Certificate.pdf</li> <li>- 41-17 Planning Act Certificate.pdf</li> <li>- 42-17 Planning Act Certificate.pdf</li> <li>- 43-17 Planning Act Certificate.pdf</li> <li>- R-02-23 - Notice of Intention to remove 'H'.pdf</li> <li>- R-02-23- By-law No. 2023-25 - Remove H.pdf</li> </ul>
Final Approval Date:	Apr 25, 2023

This report and all of its attachments were approved and signed as outlined below:

Martina Chait-Hartwig

Elana Arthurs