



DEVELOPMENT SERVICES

Staff Report

REPORT NO: DS 2022-022

TO: Council

SUBMITTED BY: Harold O'Krafka, MCIP RPP
Director of Development Services

PREPARED BY: Andrew Martin, MCIP RPP
Manager of Planning and Economic Development

REVIEWED BY: Sharon Chambers, CAO

DATE: September 12, 2022

SUBJECT: Removal of Holding Symbol, LAV Developments Inc., Brubacher Street, Baden

RECOMMENDATION:

THAT Council approve the request to remove a holding symbol made by LAV Developments Inc. affecting Part 1, Plan 58R-19065.

SUMMARY:

Township of Wilmot Council approved Zone Change Application 01/21 in February 2022 allowing development of a 22-unit townhome development. A holding symbol was placed on the property to ensure adequate sanitary sewer infrastructure capacity prior to construction. Capacity has now been confirmed and removal of the holding symbol will allow the approved development to proceed.

BACKGROUND:

Notice of intention to pass a by-law to remove the holding symbol was given to property owners within 120 metres of the subject lands on August 17, 2022.

REPORT:

The subject property is presently vacant and located at the north end of Brubacher Street in Baden. Council approved Zone Change Application 01/21 in February 2022 allowing development of a 22-unit townhome development.

At the time of initial approval, a holding symbol was placed on the property to remain in place until such time as the adequacy of the existing sanitary sewer infrastructure capacity was confirmed.

GM BluePlan Engineering was retained to assess the impacts of the proposed new development on the Township's existing wastewater system. The assessment confirmed the adequate capacity exists within the existing infrastructure.

Removal of the holding symbol will allow the approved development to proceed through the site plan approval process to construction.

ALIGNMENT WITH THE TOWNSHIP OF WILMOT STRATEGIC PLAN:

Zoning by-laws and holding zones are used to ensure logical and orderly development of the community, to protect our natural environment and enjoyment of quality of life.

ACTIONS TOWARDS UNITED NATIONS SUSTAINABLE DEVELOPMENT GOALS:

Goal 9: Industry, Innovation and Infrastructure – intensification within existing urban boundaries maximum use of existing municipal infrastructure.

Goal 11: Sustainable Cities and Communities – providing a range of housing options enhances the sustainability of the community.

FINANCIAL CONSIDERATIONS:

The application fees, established by the Township of Wilmot Fees and Charges By-law, were collected at the time of application.

ATTACHMENTS:

Attachment A Property location sketch