



DEVELOPMENT SERVICES

Staff Report

REPORT NO: DS 2022-021

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, Tri-County Mennonite Homes, Neville Street, New Hamburg

RECOMMENDATION:

THAT Council approve the request to remove a holding symbol made by Tri-County Mennonite Homes affecting part of Block 16, Plan 1706.

SUMMARY:

Township of Wilmot Council approved Zone Change Application 03/20 in August 2020 for the development of an apartment building of up to five storeys at the rear of the building (four storeys at the front). A holding symbol was placed on the property pending completion of a Record of Site Condition (RSC). The RSC has been completed 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 on the south side of Neville Street in New Hamburg. Council approved Zone Change Application 03/20 in August 2020 allowing development of an apartment building, contemplated at approximately 97 units.

At the time of initial approval, a holding symbol was placed on the property to remain in place until such time as an RSC had been completed to the satisfaction of the Region of Waterloo. The RSC was acknowledged and filed with the Environmental Site Registry and subsequently a clearance letter has been received from the Region of Waterloo.

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