



DEVELOPMENT SERVICES *Staff Report*

REPORT NO: DS-2024-02

TO: Council

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

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

REVIEWED BY: Sharon Chambers, CAO

DATE: January 29, 2024

SUBJECT: Removal of Holding Symbol, 66 Hincks Street, New Hamburg

RECOMMENDATION:

THAT Council approve the request made by 66 Hincks GP Inc. to remove a holding symbol affecting Part Lot 38, Plan 1552 and Part of Lot 7, Plan 532A, municipally known as 66 Hincks Street, New Hamburg.

SUMMARY:

Township of Wilmot Council approved Zone Change Application 08/21 in March 2023 to permit redevelopment of the subject lands with 62 townhome units. 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 January 15, 2024.

REPORT:

The subject property is presently developed with a vacant mixed used industrial/commercial building and parking area, formerly the site of Magnussen Furniture. Council approved Zone Change Application 08/21 in March 2023 allowing redevelopment of the subject lands with 62 townhome units.

At the time of initial approval, a holding symbol was placed on the property to remain until such time as an RSC had been completed. The RSC was acknowledged and filed with the Environmental Site Registry on January 9, 2024.

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.

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