

# Staff Report

Presented By: Candace Hamm, Development Services Officer

Meeting Date: January 13, 2025

Subject: Removal of Holding Provision – Woodlands Phase 3

Attachment(s): Draft M-Plan dated February 28, 2024 by J. Brent England, OLS  
Notice of Intention to Remove Holding – Woodlands Phase 3

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## **Recommendation**

That Council adopt By-law 09-2025, a By-law to remove the Holding “h” provision from the lands described as LTS 1 TO 15, BLKS 16 TO 19 AND ACTON DRIVE on DRAFT PLAN OF SUBDIVISION dated February 28, 2024 by Brent England, OLS, of PT LTS 46, 47 AND 48, LAKE RANGE, (Saugeen Township), Town of Saugeen Shores; being part to PIN 33268-1390(LT).

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## **Report Summary**

The holding provision can be removed from the subject lands, as Section 41 of the Planning Act no longer allows for developments that will be 10 residential units or less to be subject to Site Plan Control, and the servicing allocation for Phase 3 of the Woodlands Subdivision (S-2021-002) has been completed to the satisfaction of the Town. The By-law to remove the Holding “h” provision is included in the By-law section of the agenda.

## **Background/Analysis**

The developer, Snyder Development Corporation Inc., obtained final approval from the County of Bruce for Phase 3 of the Woodlands Subdivision (File No. S-2021-002) by way of a Decision issued December 19, 2024. The subject lands are zoned Residential First Density Special Holding (R1-48-h). The holding provision was applied to the land in 2021, and requires site plan control approval to be granted, and servicing allocation be completed, before the holding can be removed.

Changes to Section 41 of the Planning Act now exclude developments that contain 10 or less residential units on a lot from the Site Plan Control requirements. The Draft Plan of Subdivision, which is attached, has received final approval and as a result, fewer than 10 residential units will be permitted on the individual lots.

Tree retention, building envelopes and servicing allocation have been appropriately addressed through the Subdivision Agreement. Therefore, the Holding “h” provisions can now be removed from the Phase 3 lands.

## **Linkages**

- Strategic Plan Alignment: Pillar 1: Meeting the Needs of a Growing Community
- Business Plan Alignment: Development Services Business as Usual

## **Financial Impacts/Source of Funding**

No costs or revenue is associated with this report.

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Prepared By: Candace Hamm, Development Services Officer

Reviewed By: Mark Paoli, Director, Development Services

Approved By: Kara Van Myall, Chief Administrative Officer

## **Location Map**

