



Municipality of North Grenville Notice of Intent to Remove "H" Holding Symbol

Take notice that the Council of the Corporation of the Municipality of North Grenville intends to consider passing a by-law to remove the 'h' Holding symbol from the zoning on the lands described below at a Council meeting on **Wednesday, June 19, 2024, at 6:30 p.m.** This Public Meeting will be held online only and can be accessed through the Municipality's website at www.northgrenville.ca.

The subject lands are described as PLAN 11 BLK 14 PT LOT 5 and PT Lot 6, the former Town of Kemptville, now the Municipality of North Grenville, known locally as 311 and 315 Rideau Street (County Road 44).

The lands are zoned Residential Fourth Density – Special Exception - holding (R4-19-h). The "h" holding symbol was placed on the property to ensure that an agreement related to the provision of an affordable unit to the satisfaction of the municipality was executed. The applicant is seeking to lift the holding provision without meeting the provision of the holding symbol based on the other benefits the project brings to the community, including the provision of missing middle housing, anticipated rents that are below the average market rents, and the demand for purpose built rentals. The effect of removing the holding symbol will allow the lands to be developed subject to North Grenville's Comprehensive Zoning By-law and all other applicable law.

Please note that, under Section 36(3) of the *Planning Act*, R.S.O. 1990, c. P.13, only an applicant may appeal a refusal of Council to remove the holding symbol to the Local Planning Appeal Tribunal.

Additional information relating to this item will be made available to members of the public when requested. For more information about this matter, contact the Planner in one of the following manners:

By mail	By e-mail	By telephone
Municipality of North Grenville 285 County Road 44 PO Box 130 Kemptville, ON K0G 1J0	planning@northgrenville.on.ca	613-258-9569 x 116

A key map showing the subject land is attached.

Dated at the Municipality of North Grenville this 13th day of June 2024.

Signed: Original Signed
Amy Martin, Director of
Planning and Development

Zoning By-Law Amendment
File #: **ZBA-10-24**



Subject Lands:



311 and 315 Rideau Steet (County Road 44), PLAN 11 BLK 14 PT LOT 6 and PT LOT 5
PT LOT 6, geographic Town of Kemptville, now the Municipality of North Grenville