

SECTION 26

HOLDING ZONE (-H)

26.1 Permitted Uses, Buildings, and Structures

Uses, buildings and structures lawfully existing on the date of passing of the By-law which applies the Holding Symbol “(-H)”;

26.2 Zone Requirements

No new development and no enlargement of existing uses, buildings, and structures shall be permitted in a “(-H)” zone unless Council has passed a Zoning By-law to remove the holding symbol “(-H)”.

26.3 Site Specific Holding Provisions

26.3.1 -H1 (added by By-law No. 201-2000)

- (a) Location: Part of Lot 20, Concession 10, Ellice Ward
- (b) The land in the “HVR-H1” zone as shown on Key Map 20A of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 201-2000) shall not be used for any of the permitted “HVR” zone uses until such time that the current auto storage/wrecking yard use on the subject land is removed and an environmental report from a qualified environmental consultant indicating that the subject land is suitable for the permitted “HVR” zone uses is obtained and submitted to the Township. Should the report indicate that specific actions must be undertaken prior to the subject land being used for any of the permitted “HVR” zone uses, such actions must take place before the residential use of the subject land is established.
- (c) Prior to the establishment of any of the permitted “HVR” zone uses on the subject land, the “(-H1)” holding symbol must be removed through a further By-law amendment passed in accordance with the provisions of Section 36 of the Planning Act, R.S.O. 1999. A By-law amendment to remove the “(-H1)” holding symbol shall not be considered by the Township of Perth East Council until the provisions of Clause (b) above have been satisfied.
- (d) All other provisions of By-law No. 30-1999, as amended, shall apply.

26.3.2 -H3(a) (added by By-law No. 211-2004, amended by By-law No. 209-2009)

- (a) Location: Part of Lot 22, Concession 1, South Easthope Ward
- (b) Prior to the removal of the “-H2” provisions as established by this By-law, the owner of the land within the “ACM-22-H3(a)” zone shall:
 - (i) Enter into a conditional building permit agreement with the Township of Perth East to address matters related to obtaining a certificate of approval prior to occupancy of the proposed building. The conditional building permit agreement shall be registered on title to these lands.
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

26.3.3 -H3 (added by By-law No. 204-2014)

- (a) Location: Lot 17, Plan 333, South Easthope Ward
- (b) Prior to the removal of the “-H3” provisions as established by this By-law, the owner of the land within the “R2-8-H3” zone shall:
 - (i) enter into a Site Plan Agreement with the Township of Perth East for the conversion of the existing building to a multi-unit residential building.
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

26.3.4 -H4 (added by By-law No. 201-2015)

- (a) Location: Part of Lot 73, Registrar’s Compiled Plan No. 363, Milverton Ward
- (b) Prior to the removal of the “-H4” provisions as established by this By-law, the owner of the land within the “R1-H4” zone shall:
 - (i) provide the Township of Perth East the required financial securities and parkland fees in accordance with the Subdivision Agreement authorized by the Township of Perth East January 6th, 2015.
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.