

## Staff Report

Council Meeting Date: August 11, 2025

Subject: PLAN-2025-04 Holding Removal Kellendonk

Report from: Emily Dance, Chief Administrative Officer

Attachments: Map of Property

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### **Recommendation**

Be It Resolved that Council hereby approves Report PLAN-2025-04

AND approves removing the holding provisions from the property described as  
PLAN 204 PT LOTS 14 AND 16;RP 3R10726 PART 4 (Hamlet Lot, Arkwright)

AND FURTHER authorizes the appropriate by-law coming forward on today's  
agenda to allow the building permit process to proceed in a timely manner.

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### **Background**

On May 24, 2022 Council passed By-law No. 34-2022 to facilitate related consent applications to create one new residential lot being PLAN 204 PT LOTS 14 AND 16;RP 3R10726 PART 4 (Arkwright no civic address assigned).

The amendment also applied site specific provisions related to setbacks and lot area for the residential lot in Arkwright.

A holding provision was applied to the residential lot to require an archaeological assessment for development in areas of high archaeological potential.

The 'H1' Holding may be lifted for areas identified as having archaeological potential when:

- a. An Archaeology Assessment by an archaeologist licensed in the province of Ontario has been completed and confirmed by the appropriate Ministry to have been accepted into the Ontario Public Register of Archaeological Reports; and

b. That the recommendations of the archaeological assessment (if any) have been implemented.

Removal of the Holding symbol from the subject property will permit the full range of "Residential Hamlet Special Provisions" purposes in compliance with the HR-34-2022.

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## **Analysis**

The applicant proposed to construct a new dwelling on the Arkwright hamlet lot which requires the removal of the holding provisions to proceed. In addition, as part of the planning application, Grey Sauble Conservation Authority recommended that an Engineered Lot grading and drainage plan be submitted at the building permit stage.

Staff have reviewed the conditions to remove the holding provisions for the subject parcel and are satisfied they meet the requirements.

As per Section 36 of the Planning Act, notice of the meeting was posted on the municipal website. There were no comments or concerns received at the time of writing the report.

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## **Link to Strategic/Master Plan**

6.3 Facilitating Community Growth

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## **Financial Impacts/Source of Funding/Link to Procurement Policy**

As per the Municipality of Arran-Elderslie Fees and Charges, a fee of \$750 applies to the holding provisions removal.

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Approved by: Emily Dance, Chief Administrative Officer