

SECTION 39

HOLDING ZONES (H)

39.1 General Purpose of (H) Zone

Notwithstanding any other provisions of this By-law, where a zoning symbol shown on any Zoning Map has the suffix (H), as provided for pursuant to Section 35 of the Planning Act, as the same may be amended from time to time, no land thereby affected shall be used and no building or structure shall be erected, located or used thereon until such time as the suffix (H) has been removed by By-law.

39.2 Holding Zones

39.2.1 Holding Zone - Suburban Residential 1 (SR1) Zone and Suburban Residential 1-7 (SR1-7) Zone

Where the Suburban Residential 1 (SR1) or the Suburban Residential 1-7 Zone (SR1-7) zoning symbols are shown on **Zoning Map Part 8** with the suffix (H), no building or structure shall be permitted until such time as the suffix (H) is removed by By-law. The removal of the (H) shall only occur when the following conditions are fulfilled to the satisfaction of the City of Sarnia:

- (a) That the concerns of the St. Clair Region Conservation Authority with respect to floodline determination and floodproofing and erosion control are satisfied; and
- (b) A detailed soil study is prepared by the owner which satisfies the Part 8 Director under the Environmental Protection Act with respect to septic tank approval for all lots.

39.2.2 Holding Zone - Urban Residential 4-15 (UR4-15) Zone and Open Space 1 (OS1) Zone

Where the Urban Residential 4-15 (UR4-15) Zone or the Open Space 1 (OS1) Zone is shown on **Zoning Map Part 24** with the suffix (H), no building or structure or use shall be permitted until such time as the suffix (H) is removed by By-law. As the site was formerly a landfill, the removal of the (H) symbol shall only occur when the following conditions are fulfilled to the satisfaction of the City of Sarnia:

- (a) No development is permitted until the year **2019**; unless approved by the Ministry of the Environment; and

- (b) Prior to any development being permitted in the year **2019** the Ministry of the Environment, or their successor, must advise the City that they are satisfied that the lands are appropriate for development.

39.2.3 Holding Zone CC1-1 - Zone North of Quinn Drive

Where the Commercial Centre 1-1 (CC1-1) zoning symbol is shown on **Zoning Map Part 32** with the suffix (H), no building or structure shall be permitted until such time as the suffix (H) is removed by By-law. The removal of the (H) shall only occur when the following condition has been fulfilled to the satisfaction of the City:

- (a) That the owner(s) satisfy the City with respect to the provision of a stormwater management facility for the lands.

39.2.4 Holding Zone LI1 - Zone South of Confederation Line

Where the Light Industrial 1 (LI1) zoning symbol is shown on **Zoning Map Part 72** with the suffix (H), no building or structure shall be permitted until such time as the suffix (H) is removed by By-law. The removal of the (H) shall only occur when the following condition has been fulfilled to the satisfaction of the City:

- (a) That the owner(s) satisfy the City with respect to the provision of a stormwater management facility for the lands.

39.2.5 Holding LI1-7 - Zone South of Confederation Line

Where the Light Industrial 1-7 (LI1-7) zoning symbol is shown on **Zoning Map Part 72** with the suffix (H), no building or structure shall be permitted until such time as the suffix (H) is removed by By-law. The removal of the (H) shall only occur when the following condition has been fulfilled to the satisfaction of the City:

- (a) That the owner(s) satisfy the City with respect to the provision of a stormwater management facility for the lands.

39.2.6 Holding Zone LI2 - Zone South of Confederation Line

Where the Light Industrial 2 (LI2) zoning symbol is shown on **Zoning Map Part 72** with the suffix (H), no building or structure shall be permitted until such time as the suffix (H) is removed by By-law. The removal of the (H) shall only occur when the following condition has been fulfilled to the satisfaction of the City:

- (a) That the owner(s) satisfy the City with respect to the provision of a stormwater management facility for the lands.

39.2.7 Holding Zone HI1 - Zone East of Highway No. 40

Where the Heavy Industrial 1 (HI1) zoning symbol is shown on **Zoning Map Part 77** with the suffix (H), no building or structure shall be permitted until such time as the suffix (H) is removed by By-law. The removal of the (H) shall only occur when the following condition has been fulfilled to the satisfaction of the City:

- (a) That the owner(s) satisfy the City with respect to the provision of a stormwater management facility for the lands.

39.2.8 Holding Zone BP1-1 - Zone East of Airport Road

(131/2002)

Where the Business Park 1-1 (BP1-1) zoning symbol is shown on **Zoning Map Part 34** with the suffix (H), no building or structure shall be permitted until such time as the suffix (H) is removed by By-law. The removal of the (H) shall only occur when the following condition has been fulfilled to the satisfaction of the City:

- (a) That full municipal services, including an internal access road off of Airport Road are available or are approved and under construction, to service the lands.

39.2.9 Holding Zone UR4-15 – Zone North of Confederation Line

(143/2004)

Where the Urban Residential 4-15 (UR4-15) zoning symbol is shown on **Zoning Map Part 63** with the suffix (H), no development, building or structure shall be permitted until such time as the suffix (H) is removed by By-law. The removal of the (H) shall only occur when the following condition has been fulfilled to the satisfaction of the City:

- (a) That sanitary sewer capacity to fully service the subject lands is either confirmed through an analysis of the City's existing sanitary sewer system, or can be made available by the City.

39.2.12 Holding Zone GC1-11 – 220 Mitton Street North and 327 George Street

(60/2018)

Where the General Commercial 1-11 (GC1-11) zoning symbol is shown on Zoning Map Parts 43 and 54 with the suffix (H), no apartment dwellings, crisis care facilities, long term care facilities, multiple use apartment dwellings, nursing homes, residential care facilities, residential conversion of an existing commercial building or retirement homes shall be permitted until such time as the suffix (H) is removed by By-law. The removal of the (H) shall only occur when the following conditions have been fulfilled:

- (a) That an Environmental Site Assessment is completed to the satisfaction of the Director of Planning and Building.
- (b) That a site servicing report is completed to the satisfaction of the Director of

Engineering, that demonstrates the City water and sewer infrastructure is available to service the proposed residential intensification of the site.

39.2.13 Holding Zone UR1-1 and UR1-52 – South Side of Essex Street

(60/2018)

Where the Urban Residential 1-1 (UR1-1) and Urban Residential 1-52 (UR1-52) zoning symbols are shown on Zoning Map Part 43 with the suffix (H), no development, building, or structure shall be permitted until such time as the suffix (H) is removed by Bylaw. The removal of the (H) shall only occur when the following conditions have been fulfilled:

- (a) That an Environmental Site assessment is completed to the satisfaction of the Director of Planning and Building.
- (b) That a storm sewer be provided to service the proposed residential lots on the south side of Essex Street, to the satisfaction of the Director of Engineering.

