

# SCHEDULE B: DEVELOPMENT HOLDING PROVISIONS

Where a zone symbol is followed by the letters 'H' and a number in superscript (example: H15), the superscript refers to a site specific holding provision that applies to the lands. The requirements to remove a Holding Symbol are as set out below. All other provisions of this **By-law**, unless specifically modified/amended by this Schedule, continue to apply to the lands subject to this Schedule.

For the purposes of this Schedule "B", "**development**" means the **use** of land, erection of a new **building** or **structure**, or expansion or replacement of an existing **building** or **structure**.

Where a Holding Symbol applies, no **development** is permitted, except in accordance with the provisions below, until the Holding Symbol is removed in accordance with Section 36 of the Planning Act.

## **H1: Development holding provision 1**

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The following provisions apply to lands zoned UL<sup>H1</sup>, as shown on Maps 5K, 5L, and 5M of Schedule "A":

- a) No **development** is permitted, except for expansions to existing **main buildings** or development of **accessory uses, buildings, or structures**.
- b) The Holding Symbol must not be removed until the following criteria are met:
  - i) Draft plan approval is issued and a subsequent agreement is executed, and
  - ii) **Municipal sewage service** and **municipal water service** are available.

## **H2: Development holding provision 2**

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The following provisions apply to lands zoned UM<sup>H2</sup> as shown on Maps 5K, 5L, and 5M of Schedule "A":

- a) No **development** is permitted, except for expansions to existing **main buildings** or development of **accessory uses, buildings, or structures**.
- b) The Holding Symbol must not be removed until the following criteria are met:
  - i) Draft plan approval is issued and a subsequent agreement is executed, and
  - ii) **Municipal sewage service** and **municipal water service** are available.

### **H3: Development holding provision 3**

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The following provisions apply to lands zoned RS1<sup>H3</sup> as shown on Maps 9E and 9F of Schedule "A":

- a) No **development** is permitted, except for expansions to existing **main buildings** or development of **accessory uses, buildings, or structures**.
- b) The Holding Symbol must not be removed until draft plan approval is issued and a subsequent agreement is executed.

### **H4: Development holding provision 4**

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The following provisions apply to lands zoned UL<sup>H4</sup>, UM<sup>H4</sup>, and UH<sup>H4</sup> as shown on Maps 8I, 8J, 9I, 9J, 9E, and 9F of Schedule "A":

- a) No **development** is permitted, except for expansions to existing **main buildings** or development of **accessory uses, buildings, or structures**.
- b) The Holding Symbol must not be removed until the following criteria are met:
  - i) Draft plan approval is issued and a subsequent agreement is executed, and
  - ii) **Municipal sewage service and municipal water service** are available.

### **H5: Development holding provision 5**

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The following provisions apply to lands zoned UM<sup>H5</sup> and UL<sup>H5</sup> as shown on Map 4Q:

- a) No **development** is permitted, except for expansions to existing **main buildings** or development of **accessory uses, buildings, or structures**.
- b) The Holding Symbol must not be removed until the following criteria are met:
  - i) Draft plan approval is issued and a subsequent agreement is executed, and
  - ii) **Municipal sewage service and municipal water service** are available.

### **H6: Development holding provision 6**

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The following provisions apply to lands zoned UM<sup>SP26 H6</sup> as shown on Map 6N of Schedule "A":

- a) No **development** is permitted, except for expansions to existing **main buildings** or development of **accessory uses, buildings, or structures**.
- b) The Holding Symbol must not be removed until a Record of Site Condition (RSC) has been filed in the Environmental Site Registry that indicates that the lands are suitable for the **development** of sensitive land **uses**, to the satisfaction of the Planning Services Division.

### **H7: Development holding provision 7**

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The following provisions apply to lands zoned UM<sup>H7</sup> and UL<sup>H7</sup> as shown on Maps 4N, 5M, and 5N:

- a) No **development** is permitted, except for expansions to existing **main buildings** or development of **accessory uses, buildings, or structures**.
- b) The Holding Symbol must not be removed until the following criteria are met:
  - i) Draft plan approval is issued and a subsequent agreement is executed, and
  - ii) **Municipal sewage service and municipal water service** are available.

### **H8: Development holding provision 8**

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The following provisions apply to lands zoned UM<sup>H8</sup> and UL<sup>H8</sup> as shown on Maps 4M and 5M of Schedule "A":

- a) No **development** is permitted, except for expansions to existing **main buildings** or development of **accessory uses, buildings, or structures**.
- b) The Holding Symbol must not be removed until the following criteria are met:
  - i) Draft plan approval is issued and a subsequent agreement is executed, and
  - ii) **Municipal sewage service and municipal water service** are available.

### **H9: Development holding provision 9**

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The following provisions apply to lands zoned UL<sup>H9</sup> as shown on Maps 8G and 9G of Schedule "A":

- a) No **development** is permitted, except for expansions to existing **main buildings** or development of **accessory uses, buildings, or structures**.
- b) The Holding Symbol must not be removed until the following criteria are met:
  - i) Draft plan approval is issued and a subsequent agreement is executed, and
  - ii) **Municipal sewage service and municipal water service** are available.

### **H10: Development holding provision 10**

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The following provisions apply to lands zoned RU<sup>H10</sup> as shown on Maps 11F of Schedule "A":

- a) No **development** is permitted, except for expansions to existing **main buildings** or development of **accessory uses, buildings, or structures**.

- b) The Holding Symbol must not be removed until the following criteria are met:
- i) The submission and approval of a geotechnical study to determine stable top of bank to the satisfaction of the Planning Services Division, the Engineering Division and the Lakehead Region Conservation Authority,
  - ii) The submission and approval of a study to assess the impacts of the proposed residential development on Fort William Historical Park and to recommend reasonable controls to mitigate impacts to the satisfaction of the Planning Services Division,
  - iii) The submission and approval of a drainage/stormwater management plan to the satisfaction of the Engineering Division, and
  - iv) That the applicant has entered into a Development Agreement with the City of **Thunder Bay** for the road and service extension.

### **H11: Development holding provision 11**

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The following provisions apply to lands zoned RU<sup>H11</sup> as shown on Maps 6J, 6K, and 7J of Schedule "A":

- a) No **development** is permitted, except for expansions to existing **main buildings** or development of **accessory uses, buildings, or structures**.
- b) The Holding Symbol must not be removed until the following criteria are met:
- i) The Planning Services Division has received a Record of Site Condition in accordance with the Ministry of Environment and Energy Guidelines for Contaminated Sites in Ontario,
  - ii) The applicant has received preliminary approval from the Thunder Bay District Health Unit for the required on-site septic system for the proposed **use**, and
  - iii) The applicant has completed and returned to the satisfaction of the Building Services Division the municipality's Well Water Quantity Testing forms required for the proposed **use**.

### **H12: Development holding provision 12**

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The following provisions apply to lands zoned UM<sup>SP56 H12</sup> and UL<sup>H12</sup> as shown on Maps 4M, 4N, 5M, and 5N of Schedule "A":

- a) No **development** is permitted, except for expansions to existing **main buildings** or development of **accessory uses, buildings, or structures**.
- b) The Holding Symbol must not be removed until the following criteria are met:
- i) Draft plan approval is issued and a subsequent agreement is executed, and

- ii) **Municipal sewage service** and **municipal water service** are available.

### **H13: Development holding provision 13**

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The following provisions apply to lands zoned UL<sup>H13</sup> as shown on Map 80 of Schedule "A":

- a) No **development** is permitted, except for expansions to existing **main buildings** or development of **accessory uses, buildings, or structures**.
- b) The Holding Symbol must not be removed until a Record of Site Condition (RSC) has been filed in the Environmental Site Registry that indicates that the lands are suitable for residential **development**, to the satisfaction of the Planning Services Division.

### **H14: Development holding provision 14**

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The following provisions apply to lands zoned with the superscript of (H14) of Schedule "A":

- a) No **development** is permitted, except for expansions to existing **main buildings** or development of **accessory uses, buildings, or structures**.
- b) The Holding Symbol must not be removed until receipt of a noise analysis in accordance with Transport Canada guidelines to the determination and satisfaction of the Planning Services and Building Services Division.

### **H15: Development holding provision 15**

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The following provisions apply to lands zoned with the superscript of (H15) of Schedule "A":

- a) No **development** is permitted, except for expansions to existing **main buildings** or **development of accessory uses, buildings, or structures** with a permit from the Lakehead Region Conservation Authority.
- b) For all other development, the Holding Symbol must not be removed until the Planning Services Division has received and approved an Environmental Impact Study (EIS), conducted by a qualified professional with recognized expertise in the appropriate disciplines that demonstrates that the lands can support **development** that will have no negative impacts on the natural heritage features or their hydrologic and ecological functions.

### **H16: Development holding provision 16**

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The following provisions apply to lands zoned UL<sup>SP4 H16</sup> as shown on Map 80 of Schedule "A":

- a) No **development** is permitted.
- b) The Holding Symbol must not be removed until **municipal sewage service** and **municipal water service** are available.

### **H17: Development holding provision 17**

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The following provisions apply to lands zoned UX<sup>SP82 H17</sup> as shown on Map 4S of Schedule "A":

- a) No **development** is permitted, except for expansions to existing **main buildings** or development of **accessory uses, buildings, or structures**.
- b) The Holding Symbol must not be removed until a Record of Site Condition (RSC) has been filed in the Environmental Site Registry that indicates that the lands are suitable for the **development** of sensitive land **uses**, to the satisfaction of the Planning Services Division.

### **H18: Development holding provision 18**

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The following provisions apply to lands zoned BU<sup>SP104 H18</sup> as shown on Maps 7K and 7L of Schedule "A":

- a) No **sensitive uses** are permitted, except for expansions to existing **main buildings** or development of **accessory uses, buildings, or structures**.
- b) The Holding Symbol must not be removed until the following criteria are met:
  - i) A Land Use Compatibility Study that indicates that the lands are suitable for the **development** of **sensitive uses** in accordance with Ministry of Environment, Conservation, and Parks Guidelines, to the satisfaction of Planning Services.
  - ii) An Archaeological Assessment that indicates that the lands are suitable for **development** in accordance with the requirements established by the Ministry of Tourism, Culture and Gaming, to the satisfaction of Planning Services.
  - iii) **Municipal sewage service** and **municipal water service** are available.
  - iv) A pedestrian right-of-way that connects to the public active transportation network abuts the property or can be extended from an abutting property to the satisfaction of Planning Services.