

The Town will consider all applications to amend the Zoning By-law and will provide notice of such application in accordance with the provisions of the *Planning Act*.

### ***8.3.2.1 Holding Zones***

Holding zones may be incorporated into the Town's Zoning By-law in order to achieve orderly development and ensure that policies established in this Plan have been met. The Town may place a holding symbol on the zone that prevents development from occurring until the Town is satisfied that certain conditions have been met, allowing the Town to indicate support for the development in principle, while identifying the need for additional actions prior to development proceeding. Specific actions or requirements for the lifting of the holding provision will be set out in the Town's Zoning By-law or the amendment thereto. Once the required conditions are met, a by-law removing the holding symbol will be passed.

These actions or requirements include, but are not necessarily limited to, the following:

- a) The timing of the provision of municipal services;
- b) The phasing and logical progression of development;
- c) The provision of adequate service or road infrastructure and works;
- d) The completion and confirmation that environmental contamination remediation has occurred on site, or that satisfactory verification of suitable environmental site condition is received by the Town;
- e) The completion of the appropriate supporting study(ies) to the satisfaction of the Town, in consultation with other agencies, as required;
- f) Confirmation that the requisite permits and approvals from external authorities have been received;
- g) The completion of a development or the subdivision of land, including the negotiation of a development or subdivision agreement;
- h) That site plan approval has been granted by the Town, and a site plan agreement has been entered into, pursuant to the provisions of the *Planning Act*;
- i) That the specific policies of this Plan have been complied with; and/or
- j) Additional actions or requirements may be identified in the Official Plan through a site-specific or general amendment, at the discretion of the Town.

### ***8.3.2.2 Temporary Use By-laws***

The Town may pass a temporary use by-law to allow the temporary use of land, buildings or structures for a purpose otherwise not permitted by the Zoning By-law for a specific period of

time not to exceed three years. A temporary use by-law will define the land to which it applies, and will prescribe the period of time during which it is in effect. The Town may authorize a temporary use on a one-time basis or for a short period of time on a periodic basis, where it is considered inappropriate by Council to permit the proposed use on a permanent or continuing basis, and where alternatives such as relocation are not practical. Council may pass subsequent by-laws granting extensions of up to three years. Council may extend this period by passing further by-laws, subject to the specific policies of this Plan.

In enacting a temporary use by-law, the Town will consider the following:

- a) the proposed use will be of a temporary nature, and will not entail major construction or investment on the part of the owner so that the owner will not experience undue hardship in reverting to the original uses upon the termination of temporary use provisions;
- b) the compatibility of the proposed use with the surrounding land uses and character of the surrounding area;
- c) the proposed use will be properly serviced and not require the extension or expansion of existing municipal services;
- d) the proposed use will not create any traffic problems within the surrounding area, or adversely affect the volume and/or type of traffic commonly found on the areas roads;
- e) parking facilities will be provided entirely on-site;
- f) the proposed use will generally be beneficial to the surrounding community; and
- g) the conformity of the proposed temporary use with the policies of this Plan. Where the proposed temporary use may not conform in its entirety with the Official Plan, the Town will consider what is in the best interests of the public.

### ***8.3.2.3 Interim Control By-laws***

The Town may establish interim control by-laws in accordance with the relevant sections of the *Planning Act*, in order to control the use of land, buildings or structures within specifically identified areas for a specified period of time not exceeding one year, plus a permissible one year extension in length.

### ***8.3.2.4 Bonus/Density Increases***

In accordance with the *Planning Act*, the Town may pass, at its sole discretion, a site-specific Zoning By-law amendment to authorize increases in the height and density of development above what is permitted in the Zoning By-law, in return for the following:

- a) The provision of affordable or rental housing;