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Condominiums, and Site Plans be located on lands approved of the said development.

The land affected by this application is described as Block 4, Plan 16M-37; and Part of Lot 26, Concession 5; Parts 8 to 10, RP 16R-9532 (Delphi Lane).

Secretary/Treasurer stated that the Public Hearing Notice was circulated in accordance with the *Planning Act*. The Notice was provided to the Owners Agent and was posted on the subject property.

Comments were received from the following:

Grey County Planning and Development Dept. – redline revision has been submitted to 42-CDM-2007-15 which includes removing the “future road” block from the draft plan; application has also been made for a vacant land plan of condominium known as Delphi Court (42-CDM-2013-03); provided the Delphi Court plan is approved then all of the subject lands would be located within the Delphi Court plan of condominium, however, to-date the County has not given draft approval to the proposed redline revision nor has it given draft approval to 42-CDM-2013-03; provided positive comments are received from the Ministry of Transportation the County would have no objections;

Ministry of Transportation, London – no concerns however identified permits that would be required and setbacks to be adhered to;

Grey Sauble Conservation Authority – no objection;

Gene and Dorothy Kinoshita – neighbours to the West; object to the unsightly debris, garbage, long grass & obnoxious weeds that have been there for the past 3-4 years; would like some assurance that the site will be cleaned up;

TOTBM Engineering Dept. – no comment;

TOTBM Planning Dept. – recommends approval.

Committee members were quite concerned with the state of the subject property.

They enquired as to why such an unsightly sales trailer had to be used and not one of the existing houses. As well, why is the sales trailer allowed to be located on the subject lands for a three year period. Bryan Pearce, Planner, stated that the applicant, Losani Homes, pertains to only Lots 5 and 6 and that they currently have a conditional building permit to allow for foundations. The minor variance applied for is to allow the applicant to use one sales office (trailer) to market both parcels, i.e. Neighbourhoods @ Delphi being a subdivision and Delphi Court. These are two separate properties having one sales office to market both. Had the applicant placed the sales trailer further to the East, being solely on the Neighbourhoods @ Delphi property, then they could not use the sales trailer to market both. Further, the Municipal Zoning By-law allows a sales office/trailer for a period of three years and it is not uncommon for a sales office/trailer to be used for marketing purposes for this length of time. It was further noted that there is on-going construction with regard to intersection improvements, traffic controls and turning lanes.

Bryan further noted that there is currently a Site Plan Control application before the Town which will address parking, landscaping and general aesthetics of the property.

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It was then questioned as to why the sales office could not be operated out of one of the townhouses once they are constructed, with Bryan Pearce replying that Delphi Court only applies to three parcels of land and not the plan of subdivision to the East and therefore would not be able to market the condo lands under the provisions of the municipal zoning by-law.

It was further re-iterated that the Towns' Site Plan Control process is a tool that can be used to address the debris and unsightly appearance of the property. Also, the Town has Property Standards in place that could also come into effect if necessary.

Justin Mamone, Project Co-ordinator for Losani Homes was in attendance.

Mr. Mamone clarified that they are not the landowners of the subject site but rather own only the two blocks to the East of the sales trailer. They currently have permission from the developer of The Neighbourhood of Delphi Point subdivision to have the sales trailer there. As to the debris around the sales office, a lot of it has to do with the current construction on the subject lands. Mr. Mamone concurred that the site plan process would identify parking spaces and landscaping. Also, although the actual sales trailer is not a "permanent" sales centre they would be willing to provide some landscaping around the trailer.

Committee members felt that three years is a lot longer than "temporary" with Mr. Mamone replying that should they have moved the sales trailer 15 metres to the East then a minor variance wouldn't have been necessary.

No other members of the public were in attendance to speak either in favour of or in opposition to the application. Chairman Morgan then closed the Hearing portion of the Public Meeting.

Committee members then stated that they were prepared to grant the minor variance as before them if the three year period could be changed to a one year period and that it be renewed thereafter to the satisfaction of the Towns' planning staff.

Mr. Pearce stated that a site plan application has been submitted to the Town and through that review process the property could be appropriately cleaned up and landscaped. He further stated that under Section 45 of the Planning Act that the Committee's decision must be justifiable and that aesthetics is done through the site plan application process.

Moved by: Bill Remus

Seconded by: David Morgan

DECISION:

"THAT the Committee of Adjustment **GRANT** Minor Variance Application No. A11-2013 in order to permit the existing temporary sales office on the subject lands, which is partially on the Neighbourhoods At Delphi Plan of Subdivision and fully within the Delphi Court Vacant Land Draft Plan of Condominium currently going through the planning approvals process, to market the said residential developments on the subject property.

CONDITION(S):

1. That the temporary sales office be recognized substantially in accordance with the drawings submitted to the Town on August 21, 2013 with Minor Variance Application No. A11-2013 as further attached to Planning Staff Report PL.13.107.

REASON FOR DECISION:

The Committee is satisfied that the application meets the four tests for minor variance, as noted in the Planning Staff Report PL.13.107". Carried.

C.2	Application No:	A14-2013
	Owner/Applicant:	Bill Bannerman
	Agent:	Andrew Pascuzzo, D.C. Slade Consultants
	Location:	Lot 168 and Part of Lot 161, Plan 529
	Civic Address:	136 Lakeshore Road East

Chairman Morgan called the meeting to Order. He read aloud the applications' purpose and effect of the variance which is to consider a request by the applicant to construct a model home within one of the draft vacant lots, for the proposed subdivision prior to the removal of the holding "-h" symbol in order to commence the marketing of the residential development. It is noted that this development proposal would be subject to site plan control under Section 41 of the Planning Act; and will require a future site plan review application to be submitted to the Town, to address the site location details.

The effect of this variance is to permit the construction of one model home on a draft vacant lot within the Draft Plan of Subdivision, County of Grey File No. 42T-2008-07 prior to the removal of the holding "-h" symbol. It should be noted that the lands of the draft plan of subdivision are zoned Residential Third Density Holding (R3-h), Hazard (H), Public Open Space (OS1) and Institutional Holding (I-h) in the former Township of Collingwood Zoning By-law No. 83-40; and that the associated draft residential lots are zoned Residential Third Density Holding (R3-h) with no provisions for model homes for the draft plan of subdivision.

The land affected by this application is described as Lot 168 and Part of Lot 161, Plan 529 (136 Lakeshore Road East).

Secretary/Treasurer stated that the Public Hearing Notice was circulated in accordance with the *Planning Act*. The Notice was provided to the Owner/Applicants Agent and was posted on the subject property.

Comments were received from the following:

Grey County Planning and Development Dept - the development proposal would be subject to site plan control under Section 41 of the Planning Act; under their Official Plan the lands are designated "Recreational Resort Area" consisting of recreational amenities and serviced with full municipal services; the subject lands contain "Significant Woodlands" as well as having a stream that runs adjacent to the subject property; as Environmental Constraints were identified in the plan of subdivision

application stage and working with the Grey Sauble Conservation Authority (GSCA) to address these issues the GSCA, a letter dated June 30, 2009 indicated that they were satisfied that the natural heritage issues had been addressed to their satisfaction and therefore the County would have no further concerns with the Significant Woodlands or the stream; the County therefore have no concerns to the application subject to an appropriate site plan agreement;

Grey Sauble Conservation Authority – any natural heritage issues were addressed through the plan of subdivision and the GSCA generally have no objection to the minor variance; approximately 3 metres of Option B or Lot 9 is within a regulated area so if this Option is chosen and any site grading is required then a permit would be required from their office;

Grey County Transportation Services – no objection;

TOTBM Engineering and Public Works – no comment;

TOTBM Planning Department – recommends approval.

Andrew Pascuzzo, Planner, D.C. Slade Consultants was in attendance.

Elizabeth Bauer, a neighbour to the subject property enquired as to which lot the model home would be situated on. Mr. Pascuzzo stated that the lot would be identified through the draft plan and detailed review process. After a closer review of the plan of subdivision's diagram provided, which identified either Option A or Option B for the model home, it was thought that due to setback restrictions, i.e. fire hydrants, etc., that Option B would in all likelihood be the preferred site for the model home.

It was further noted that the existing school house property is owned by the Municipality.

No other members of the public were in attendance to speak either in favour of or in opposition to the application. Chairman Morgan then closed the Hearing portion of the Public Meeting.

Moved by: Bill Remus

Seconded by: David Morgan

DECISION:

"THAT the Committee of Adjustment **GRANT** Minor Variance Application No. A14-2013 in order to permit the construction of one model home on a draft vacant lot within the Draft Plan of Subdivision, County of Grey File No. 42T-2008-07 prior to the removal of the holding "-h" symbol on the subject property.

CONDITION(S):

1. That the model home remain uninhabitable until the registration of the subdivision and removal of the Holding '-h' symbol.

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REASON FOR DECISION:

The Committee is satisfied that the application meets the four tests for minor variance, as noted in the Planning Staff Report PL.13.108". Carried.

D. Correspondence: none

E. New and Unfinished Business: none

F. Next Meeting Date: October 17, 2013

G. Adjournment

Moved by: Bill Remus Seconded by: David Morgan

THAT this Committee of Adjustment meeting now be adjourned. Carried.