

Delphi Lane - Proposed Zoning By-law Amendment

Town File No. P3555 – Szekely
Public Meeting Date: March 10, 2026

David Finbow
Agent on behalf of the Owner

Delphi Lane Zoning By-law Amendment – Town File No. P3555

- Application submitted November 27, 2025
- Application deemed complete January 15, 2026
- Submission documents:
 - Completed application form and fees
 - Justification Report
 - Shoreline Hazard Study – Tatham Engineering
 - Flood Hazard Assessment (Outlet 26) – Crozier & Associates
 - Proposed Zoning By-law Amendment c/w Schedules (Zoning & Building Envelopes)
- Public Meeting March 10, 2026

Delphi Lane Zoning By-law Amendment – Town File No. P3555

- Purpose of Public Meeting
 - To receive comments and to respond to questions from the public, Town Council, Town Departments and Commenting Agencies.
 - Acknowledge that no decision will be made at this time and that Town staff will provide a recommendation report to the Town's Committee of the Whole in the future.

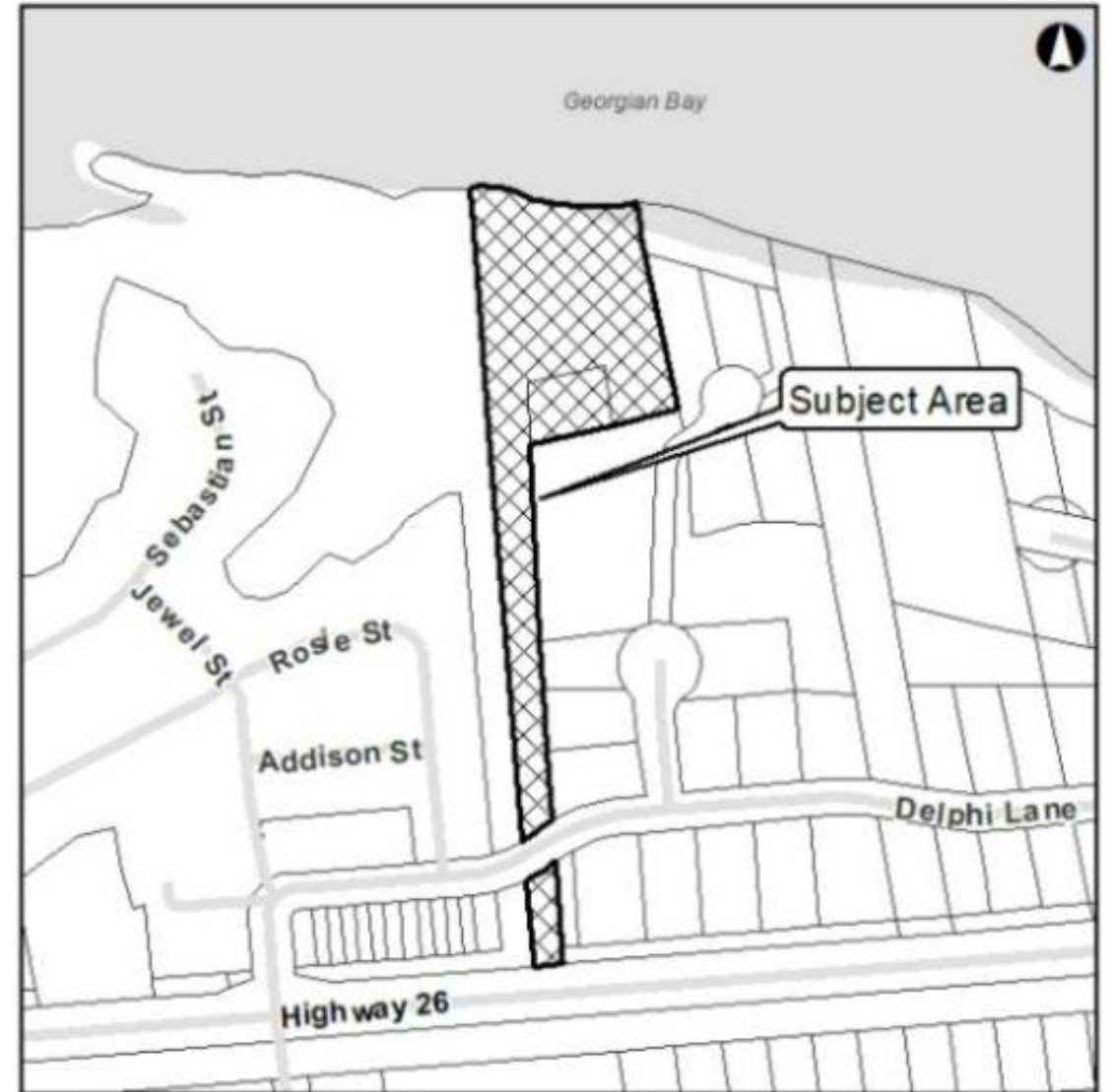
Delphi Lane Zoning By-law Amendment – Town File No. P3555



Delphi Lane Zoning By-law Amendment – Town File No. P3555

Site:

- 2 Existing Parcels
 - 2 Parcels created by Town's expropriation of land (now forming part of Delphi Lane)
- Parcel to the north of Delphi Lane
 - 4 existing detached dwellings
 - All dwellings provided with municipal sewer and water services (connected in 2025)
 - Single PIN
- Parcel to the south of Delphi Lane
 - Vacant
 - Single PIN



Delphi Lane Zoning By-law Amendment – Town File No. P3555



Parcel to North of Delphi Lane

Dwelling No. 1 - to be replaced

Dwelling No. 2 - to be maintained

Dwelling No. 3 – proposed altns & addns

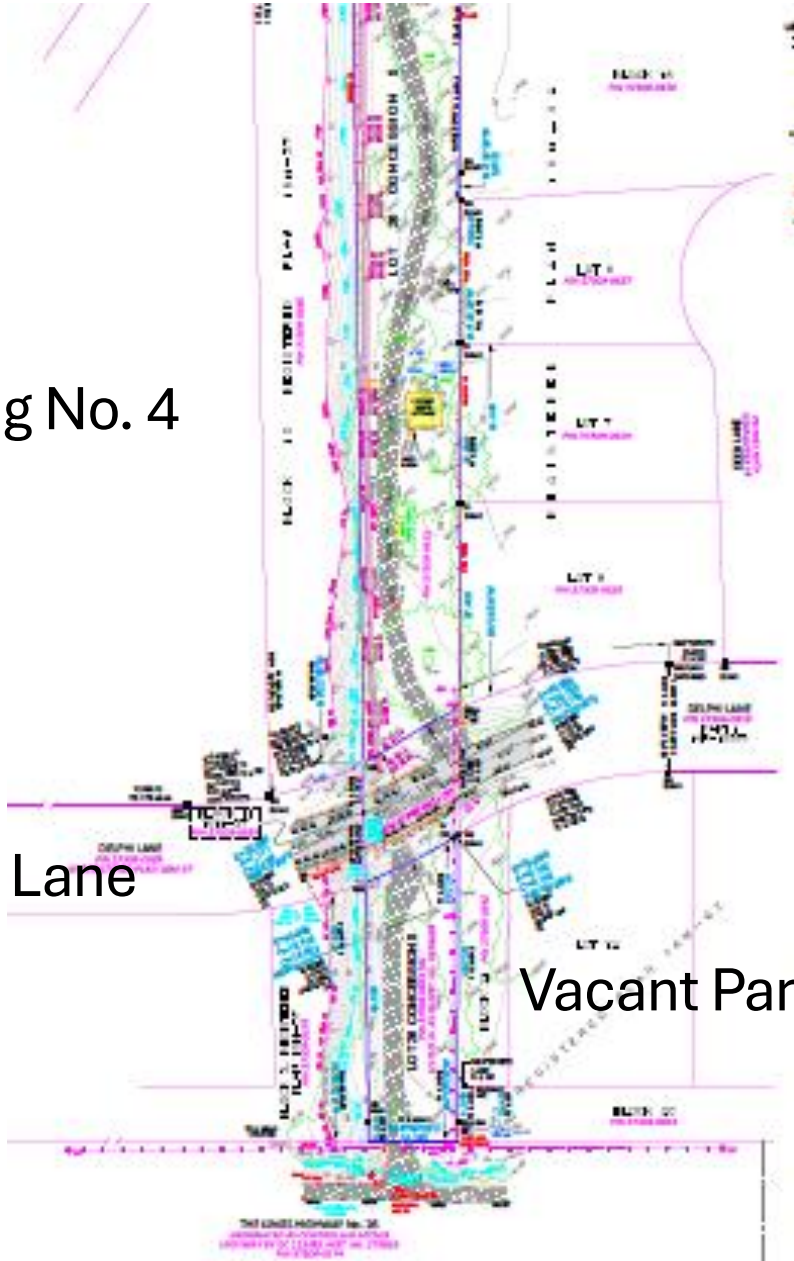
Delphi Lane Zoning By-law Amendment – Town File No. P3555

Dwelling No. 4

Dwelling No. 4 – proposed altns & addns

Delphi Lane

Vacant Parcel to South of Delphi Lane



Delphi Lane Zoning By-law Amendment – Town File No. P3555

- Proposal:
 - Rezone the lands from the Development 'D' and Hazard 'H' Zones to:
 - Parcel to the north of Delphi Lane - Open Space 'OS' Zone and Residential 'R1-1' Exception Zone
 - Parcel to the south of Delphi Lane - Residential 'R1-1' Zone
 - The rezoning would provide for:
 - Parcel to the north of Delphi Lane - A replacement (new) detached dwelling and alterations/additions to a 2nd detached dwelling, both within defined Building Envelopes, and to maintain the 2 other detached dwellings.
 - Parcel to the south of Delphi Lane – A new detached dwelling (no timeline).

Delphi Lane Zoning By-law Amendment – Town File No. P3555

- Proposal is consistent with Provincial Planning Statement, 2024, and in conformity with the Niagara Escarpment Plan, Grey County Official Plan and The Blue Mountains Official Plan (see Justification Report)
- The portion of the subject lands that form part of The Delphi Point ANSI are proposed to be rezoned to the Open Space ‘OS’ Zone which would preclude development
- No Natural Heritage concerns noted by Grey County
 - “It is staffs understanding that the proposed development will be located within and/or adjacent to the features on previously disturbed and developed lands. As such, It is staff’s opinion that the potential impact to natural heritage would be negligible and the requirement for an Environmental Impact Study (EIS) can be waived.”

Delphi Lane Zoning By-law Amendment – Town File No. P3555

- 2 Key Reports:

- Shoreline Hazard Study

Concludes that the proposal is viable and notes that :

1. “The proposed development should not extend lakeward of the existing house...”
2. “A minimum 6 m clear maintenance access allowance should be provided behind the existing shoreline revetment structure...”
3. “The minimum finished floor and minimum opening elevation should be at or above 178.9.”

- Flood Hazard Assessment

Concludes that the proposal is viable and notes that:

1. “The hydraulic modeling indicates that the Outlet 26 watercourse is generally contained within the right bank of the existing channel through the Subject Property, with overtopping observed along the left bank during the modeled flood events”
2. “...minimum elevations of 179.30 m and 178.65 m for all entrances must be met...”
3. “The flood hazard limits encroach the Subject Lands and thus require permits from Grey Sauble Conservation Authority...”

Delphi Lane Zoning By-law Amendment – Town File No. P3555

- Comments received as of March 4, 2026:
 - Ministry of Transportation
 - “MTO have no objection to the zoning by-law amendment...”
 - “MTO Permits are required before any demolition, grading, construction or alteration to the site commences.”
 - MTO requires that access and entrance to the subject lands be from the local internal service road Delphi Lane. The access entrance onto Highway 26 is to be removed and the highway right-of-way shall be restored to the satisfaction of the MTO.”
 - “MTO requires all buildings, structures, and features integral to the site to be located a minimum of 14 metres from the highway property limit (along Highway 26), inclusive of access lanes, and parking, etc.

Delphi Lane Zoning By-law Amendment – Town File No. P3555

- Summary:
 - Shoreline Hazard Study and Flood Hazard Assessment conclude that the proposed rezoning is supportable
 - Ministry of Transportation has no objection to the zoning by-law amendment...”
 - MTO and GSCA Permits will be required before any site alterations or construction commences.
 - Proposed rezoning is consistent with the Provincial Planning Statement, 2024, and in conformity with the Niagara Escarpment Plan, Grey County Official Plan and The Blue Mountains Official Plan
- Thank you