

Report PDR-PCD-02-15

To: Chair and Members of the Planning and Community Development Committee

From: Randy Scherzer, Director of Planning

Meeting Date: December 16, 2014

Subject: **Habitat for Humanity Grey Bruce – Condominium Exemption Application**

Status: Recommendation #1 adopted by Committee as presented per Resolution PCD05-15; Recommendation #2 was adopted by Committee by requiring the fees be “applied” per Resolution PCD06-15; Recommendations 1 and 2 adopted by County Council January 6, 2015 per Resolution CC23-15;

Recommendation(s)

WHEREAS the County has received a Condominium Exemption Application 42-CDM-2014-05 from Habitat for Humanity Grey Bruce for eight (8) units that have been constructed in the Town of Hanover;

AND WHEREAS the Town of Hanover and Habitat for Humanity Grey Bruce have entered into a Site Plan Agreement and the Town of Hanover has no objections to the Plan of Condominium being approved for registration;

AND WHEREAS County Council passed By-law 4421-07 which allows the Director of Planning and Development to process and approve condominium exemptions in accordance with the terms and conditions set out in the Condominium Application form and Guidelines, as approved by the Planning and Community Development Committee, as permitted legislatively by Section 9(7) of the Condominium Act, R.S.O. 1998, as amended;

AND WHEREAS the above noted development proposal does not fully meet the terms and conditions set out in the Condominium Application Form Guidelines;

NOW THEREFORE BE IT RESOLVED that Planning Report PDR-PCD-02-15 is received;

AND THAT support be given for processing this development as a condominium exemption application.

WHEREAS the County has received a request from Habitat for Humanity Grey Bruce to waive the fees associated with the condominium exemption application (\$1,080) and the final approval of the plans (\$1,080);

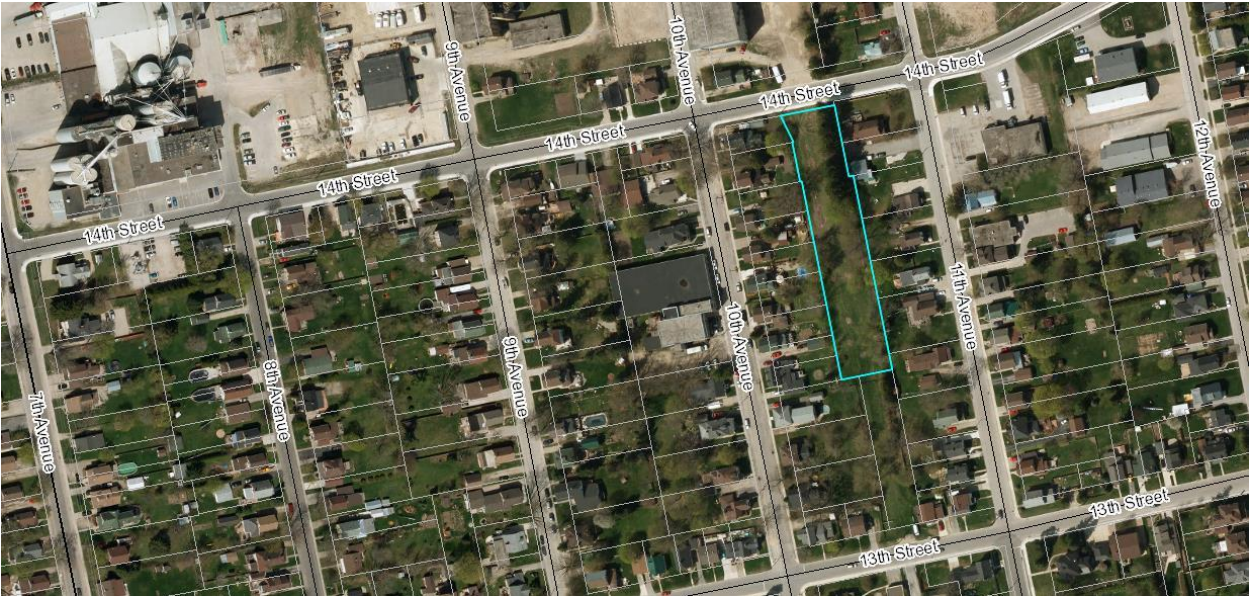
AND WHEREAS the units will be sold at an amount that is below the provincially set Homeownership Program Housing Price Limit and is also below the affordable housing amount as defined in the County Housing Study;

NOW THEREFORE BE IT RESOLVED that the fees associated with the condominium exemption application and final approval of the plans be waived/reduced/applied.

Background

The County is in receipt of a condominium exemption application (42-CDM-2014-05) submitted by Habitat for Humanity Grey Bruce (Habitat for Humanity). The condominium exemption application pertains to an 8 unit development in the Town of Hanover at Part Lots 5 to 11, Registered Plan 750 and Part Lots 53 to 62, Registered Plan 730 (see Map below). The units have been constructed and have been occupied by the intended owners. A site plan agreement has been entered into between the Town of Hanover and the Habitat for Humanity which has been registered on title.

Map: Location of the Subject Lands



A letter accompanying the condominium exemption application indicates that there has been some delays with submitting the application due to work associated with the surveying and conveyance of easements to the utility companies.

By-law 4421-07 was passed by County Council on July 3, 2007 which allows the Director of Planning and Development to process and approve condominium exemptions in accordance with the terms and conditions set out in the Condominium Application Form and Guidelines as approved by the Planning and Community Development Committee. The proposed condominium development meets all the terms and conditions outlined in the Condominium Application Form and Guidelines save and except for the criteria regarding the proposal being subject to Planning Act approval within the last three years. The last *Planning Act* application for this particular development, which went through a public process, was in April 2011 as part of a related Zoning By-law Amendment.

The proposed plan of condominium has been circulated to the Town of Hanover for their review and the Town has indicated that they have no concerns or objections to this Plan of Condominium being approved for registration.

Given the fact that the development was recently constructed, that there is a registered site plan agreement, and that the Town of Hanover has no objections, it is recommended that the application proceed through the condominium exemption process.

Financial / Staffing / Legal / Information Technology

Considerations

At this point there are no financial, staffing, legal or IT considerations. Should Committee support this development being processed as a condominium exemption process, fees would be collected for the condominium exemption application (\$1,080) as well as the final approval fee (\$1,080) in accordance with the County's Fees and Services By-law. The Applicant has submitted a letter requesting that the fees be waived.

One of the recommendations in the Housing Study was to consider reducing or waiving fees for dwellings that meet the definition of affordable housing. This will be explored as part of a comprehensive review of the planning application fees scheduled to be conducted in 2015. In the interim, it is up to Council to consider waiving the application fees on an individual basis when a request is made by an Applicant. Historically Council has not approved the waiving of application fees. It should be noted that the units are intended to be sold for \$122,500 plus HST which is well below the provincially set Homeownership Program Housing Price Limit and also below the affordable housing amount for the Town of Hanover as defined in the County Housing Study. The options available to Council are to waive the fees, reduce them, or apply them.

Link to Strategic Goals / Priorities

Action 2.10, under Goal 2 of the County's Strategic Plan requires the continued management of growth and the application of sound land planning principles. Processing this development as a condominium exemption application represents sound land use planning.

Respectfully submitted by,

Randy Scherzer
Director of Planning and Development