

Inquiry:
50 Detta Road

Consent to Sever
Official Plan Amendment
Zoning By-Law Amendment

Property
Description:

50 Delta Road, Balmertown

Zoned Townsite Residential Density 2
(R2)

Designated Townsite Residential (TR)

Total area of 4.08 ha

Developed with a hotel and three
apartment buildings



Subject Location

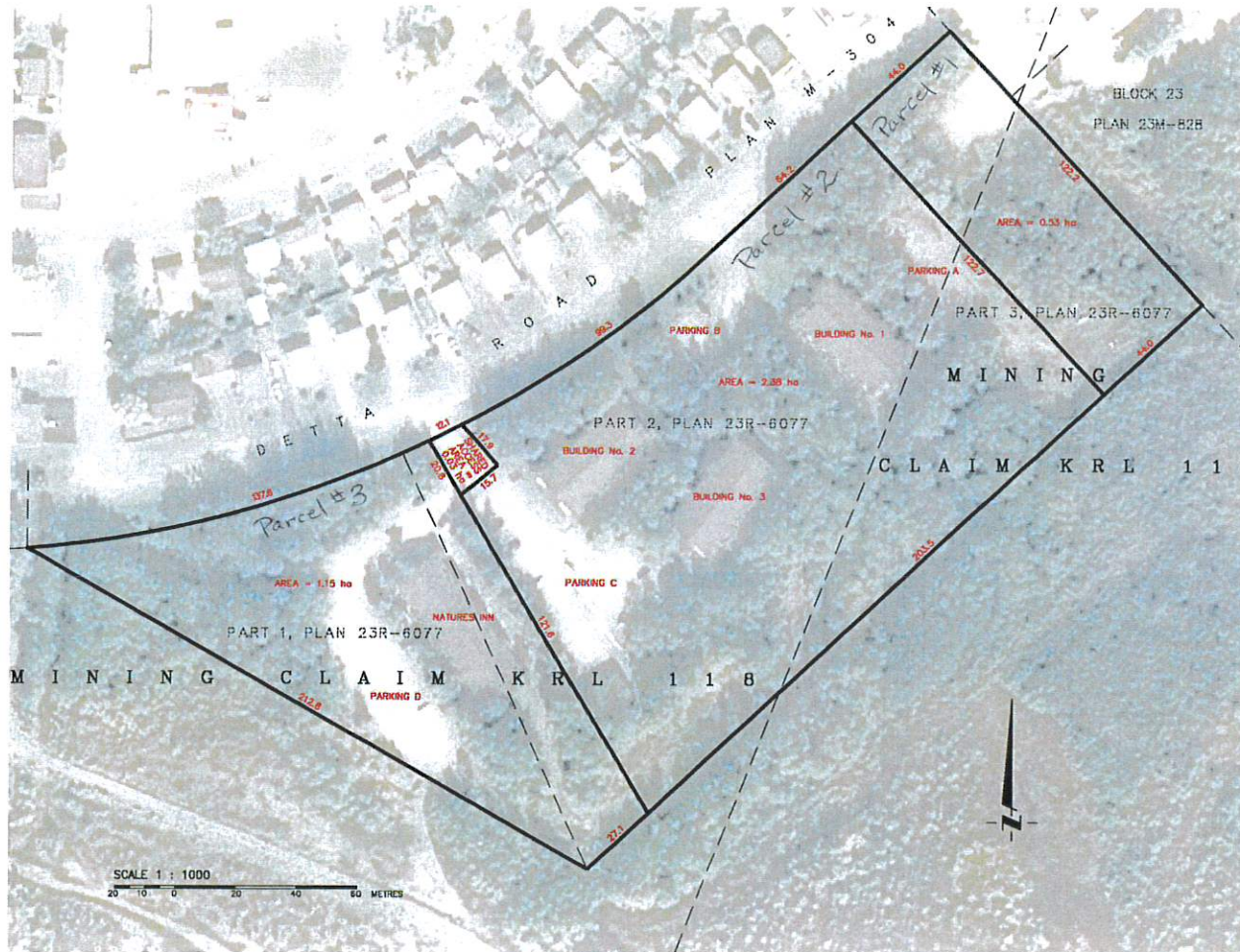
Proposed
Application:
Consent to
Sever

Creation of 3 lots.

New Lot #1 – 0.53 ha, 44 m
frontage, Vacant lot.

New Lot #2 – 2.38 ha, 163 m
frontage, Apartment Buildings.

New Lot #3 – 1.15 ha, 137.6 m
frontage, Natures Inn.



Proposed Severance

Lot Creation Criteria:

Application for land division is considered based on the underlying land use designation, the associated land use policies, and the policies in the Official Plan.

Plans created by plan of subdivision or consent shall comply with the Zoning By-Law.

Consent to Server Criteria:

- Granted only if a plan of subdivision or condominium would not be more appropriate.
- Limited to 2 lots plus 1 retained lot per original parcel of land.
- Reviewed based on the information obtained from the applicant and as a result of circulation to the public, appropriate agencies, and ministries.
- May be required to enter into an agreement with the Municipality.

Proposed Application: Official Plan Amendment

The proposed lot developed with the Natures' Inn will require a change in designation from Townsite Residential to Townsite Employment

The other two proposed lots would remain Townsite Residential.

Proposed Application: Zoning By- Law Amendment

The proposed lot developed with the Natures' Inn will require a change in zoning from Townsite Residential Density 2 (R2) to Townsite Commercial (C1).

The other two proposed lots will remain R2.

C1 zoning permits a hotel.

R2 zoning permits apartment buildings.