

# 565 Balm Beach Road

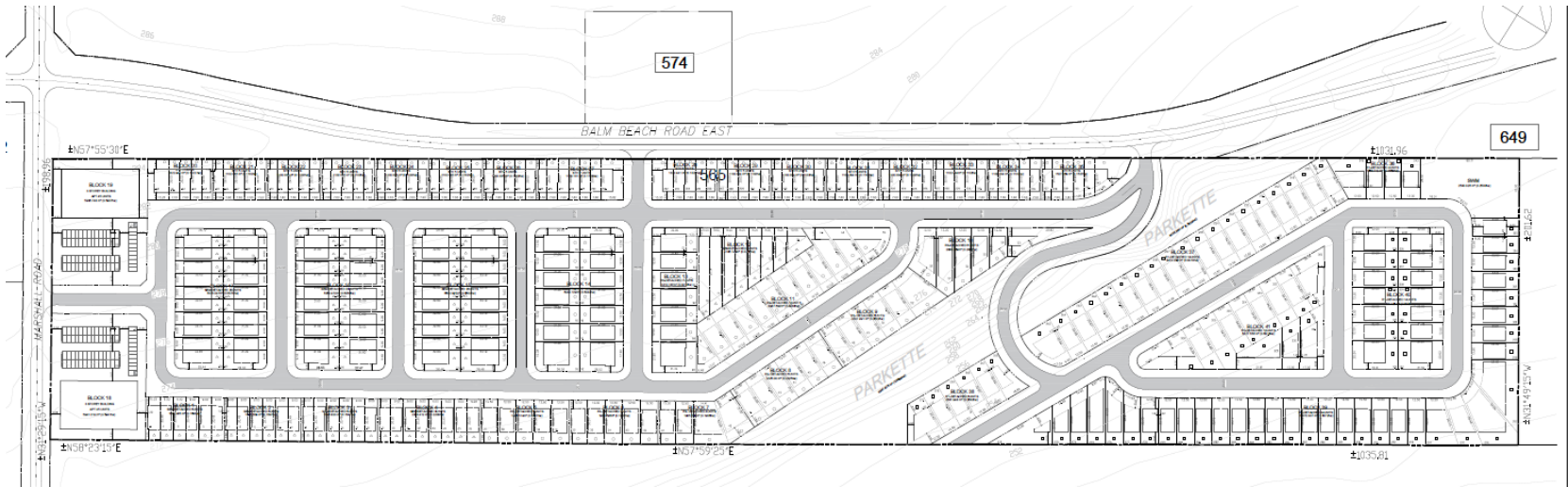
Deputation to Council

February 5, 2025

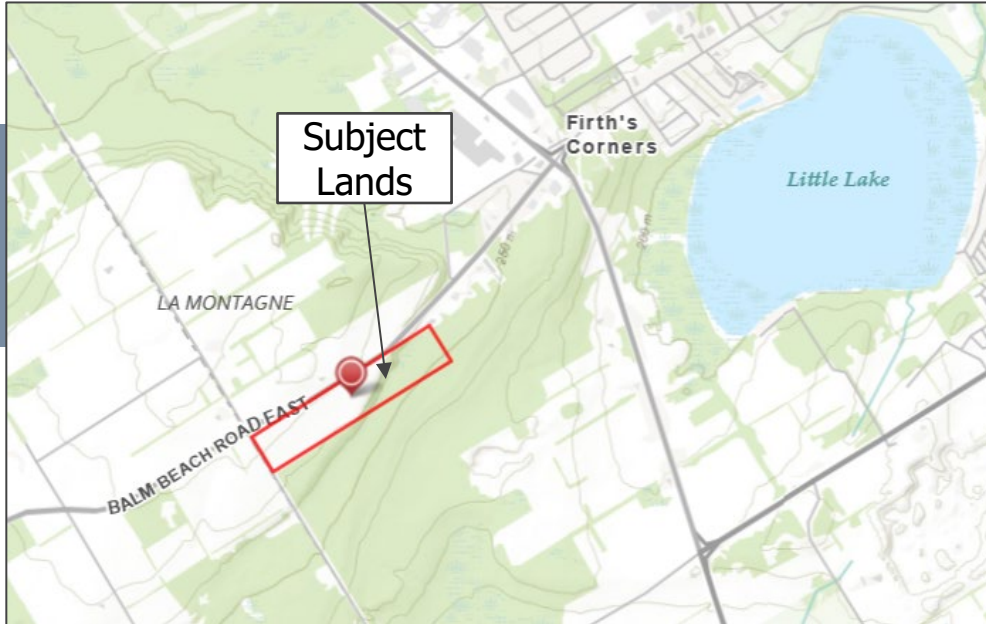


# The Request

- Request Council to, “direct staff to bring a report back to Council with a recommendation on whether Council should, or should not, support Delbrook’s request for an MZO for the lands located at 565 Balm Beach Road.”
- County OPA 7 is with the Province for review, with no timeline for a decision.
- Development of this property aligns with Province and Town’s growth/strategic.

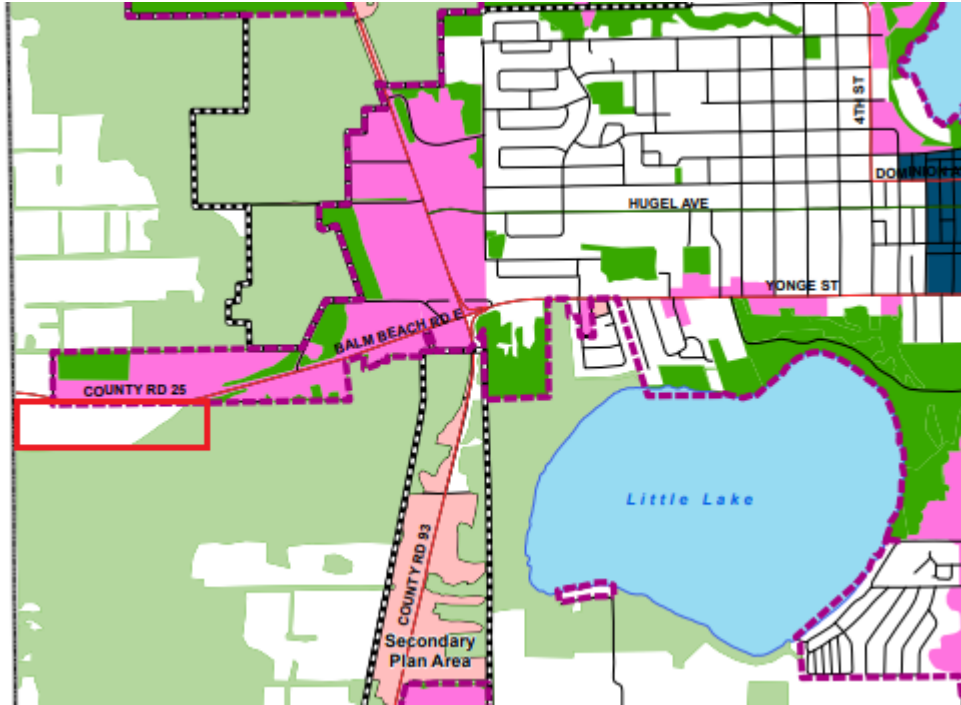


# Background



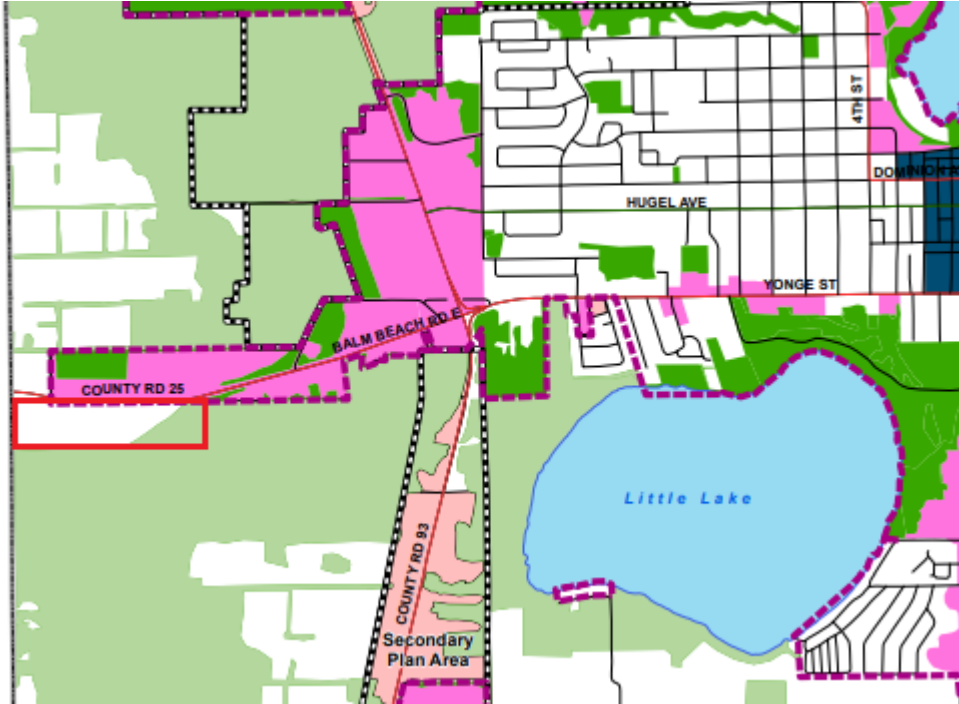
- Delbrook would like to construct a residential development consisting of a mix of built forms on the lot.
- Province reviewing County of Simcoe Official Plan Amendment (OPA) No. 7. Until approval, development is “frozen” on the property.
- Town sent a letter to the Province supporting our Client’s position, services expanded to eastern edge of property.

# Justification



- Located adjacent to the Delineated Built-Boundary and an identified Strategic Growth Area (Strategic Growth Area I) which is identified to be the focus for accommodating intensification and higher-density mixed uses in a more compact built form;
- Located adjacent to the identified Urban Service Area and as such, servicing infrastructure is available to adequately service the Subject Lands.

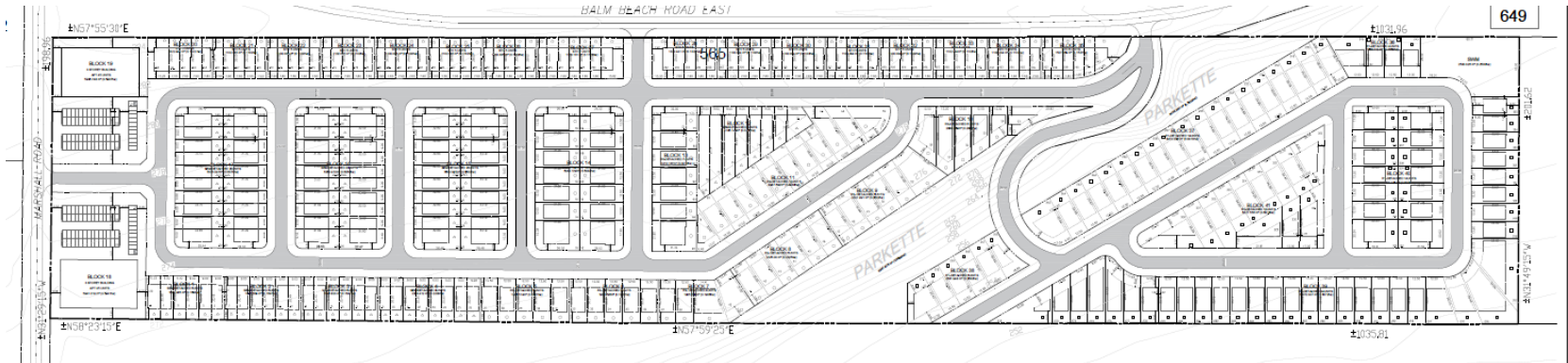
# Justification



- EIS completed
- Archaeological Study completed
- Servicing capacity study completed
- FSR is in progress, Traffic study in progress
- Lands dedicated to Habitat for Humanity for 4 semi-detached units and lands for an apartment rental program that could include more than 10 apartment units.

# SUMMARY

- Delbrook is ready and wants to build homes for Midland.
- Given uncertainty and timelines for approval of OPA No. 7, there is no timeline available if the standard planning process were followed.
- Development of this property aligns with Province and Town's growth/strategic priorities and infrastructure investments.
- Request Council to, "direct staff to bring a report back to Council with a recommendation on whether Council should, or should not, support Delbrook's request for an MZO for the lands located at 565 Balm Beach Road."



# Thank you!



## Any questions?

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PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE

