



March 10, 2026

Planning & Building Services

Public Meeting

Application for:
Zoning By-law Amendment

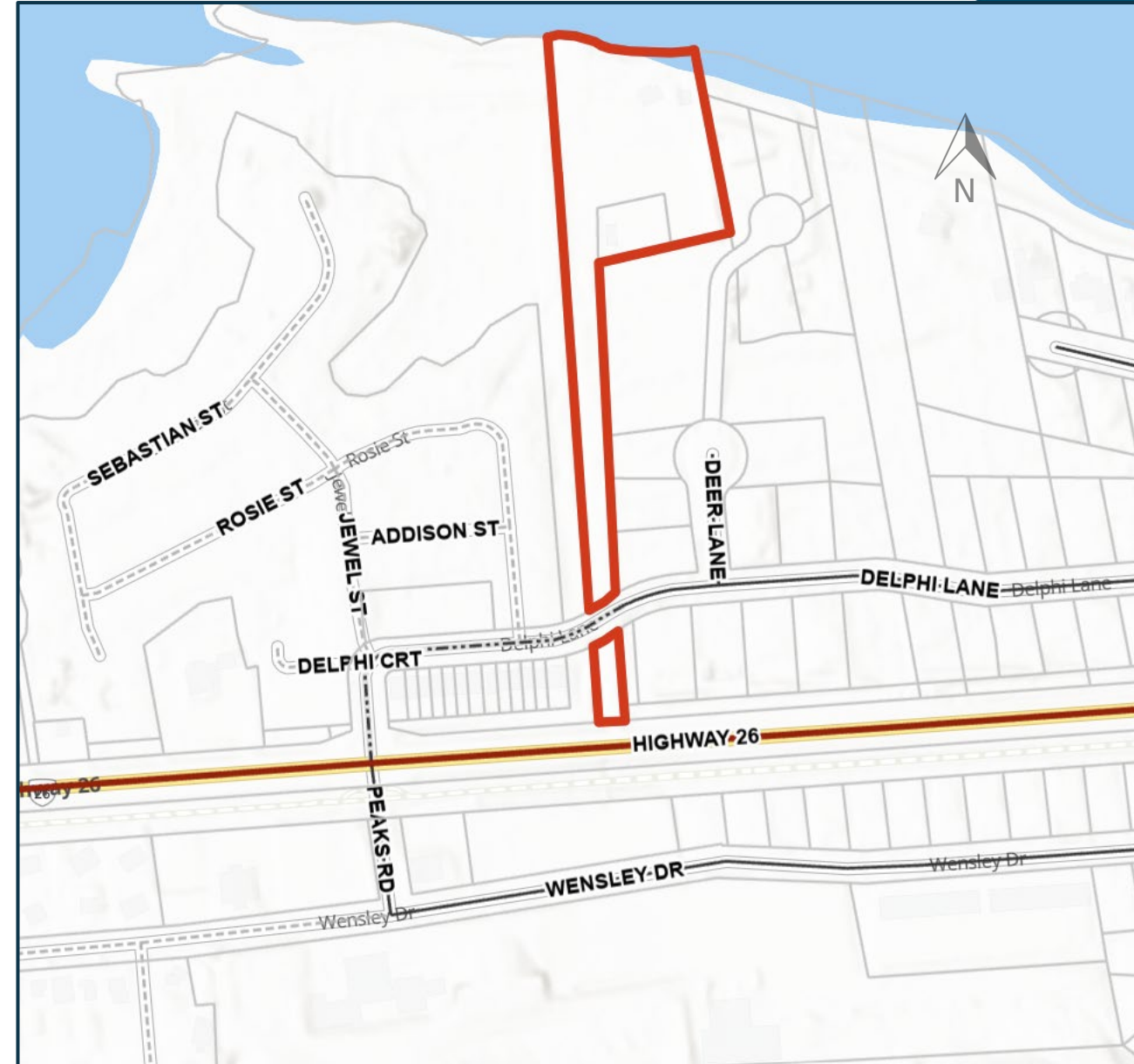
129 and 125 Delphi Lane (Szekely)
Town File No.: P3555

Planning Process

- Application Received
- Applications Deemed Complete
- Notice of Public Meeting Circulated, Public Meeting Held (We are Here)
- Staff Review of Application and Public Comments
- Staff Recommendation to Committee of the Whole
- Council Decision
- Appeal Period

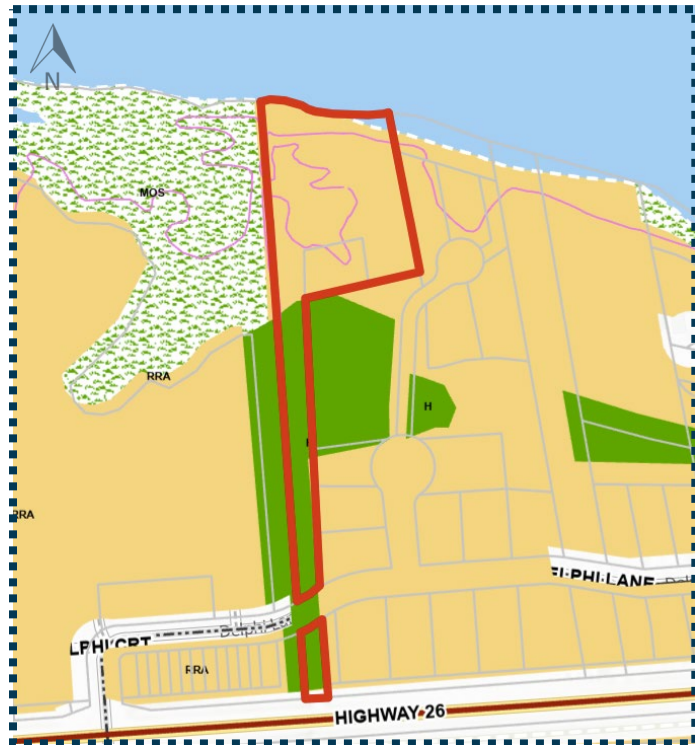
Applications and Site Location

Owner	Kenneth Szekely
Applicant	David Finbow
Location	125 Delphi Lane (South of Delphi Lane) 129 Delphi Lane (North of Delphi Lane)
Application	Zoning By-law Amendment
Lot Area	125 Delphi lane: 0.0845 ha 129 Delphi Lane: approx. 1.572 ha



Existing Land Use and Zoning

Official Plan



Land Use Designation

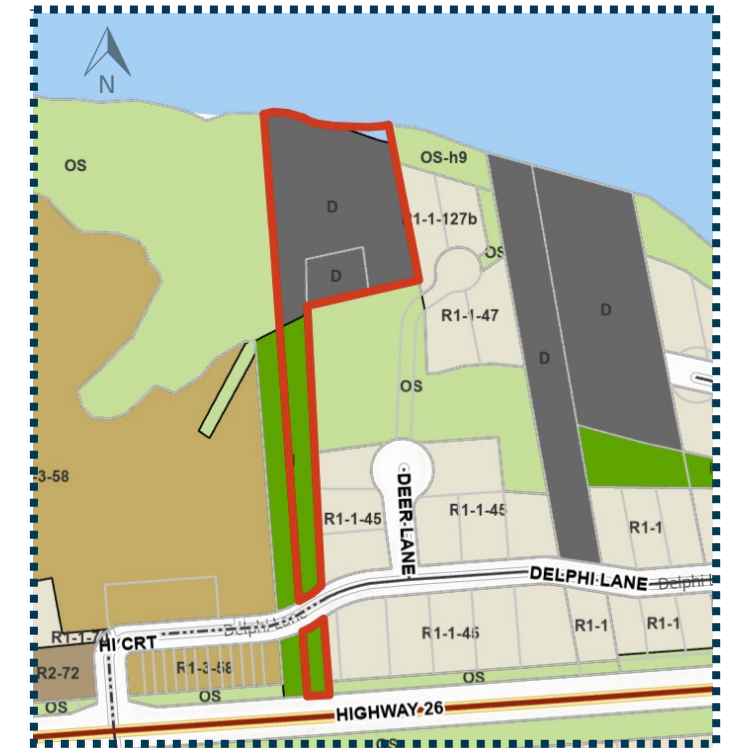
- Residential Recreational Area (RRA)
- Hazard (H)



Constraint Mapping Appendix 1

- ANSI

Zoning By-law

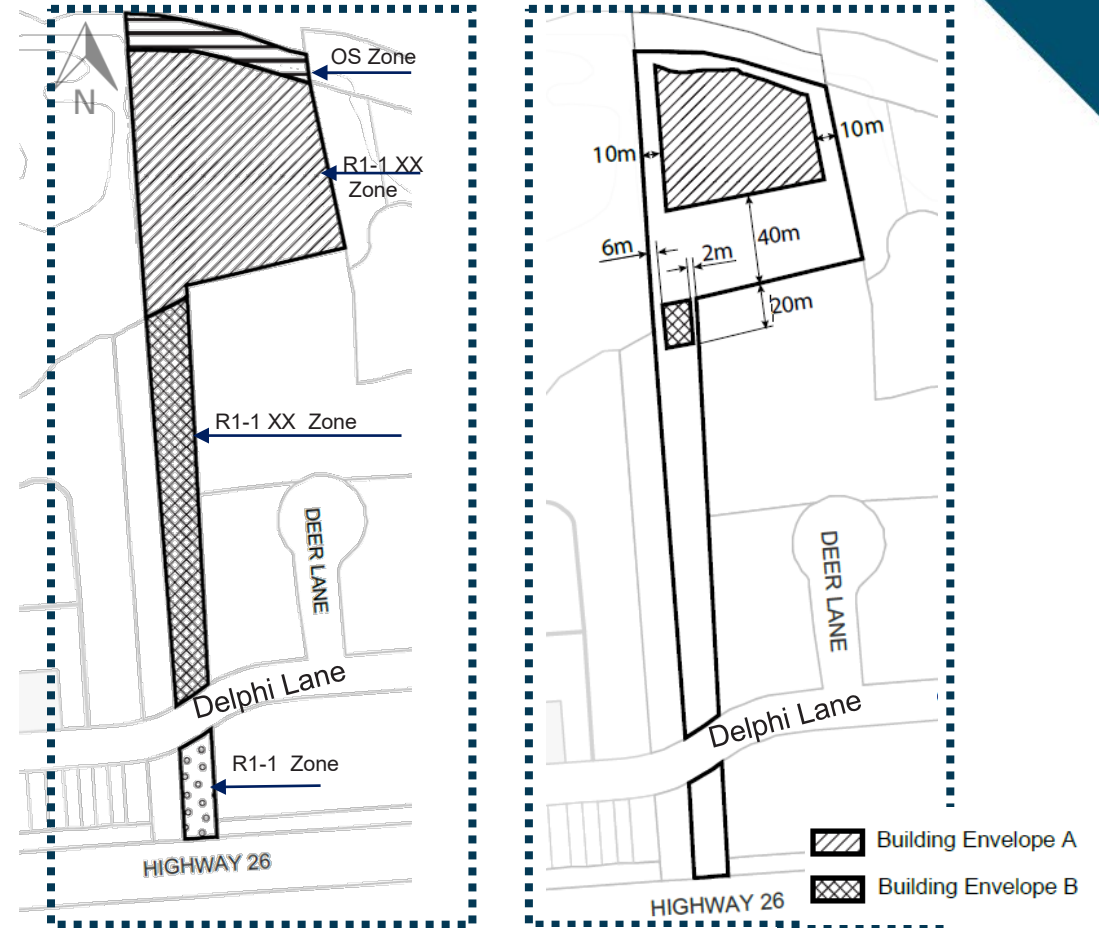






- Development (D)
- Hazard(H)

Proposal Overview

- The property north of Delphi Lane is currently zoned Development and Hazard. It is proposed to be rezoned to Open Space Zone and R1-1 Exception Zone to facilitate the construction of a new dwelling (a replacement dwelling) as well as an addition to an existing dwelling.
- The property south of Delphi Lane is currently zoned Hazard and is proposed to be rezoned to R1-1 to allow for the future construction of a dwelling.

Proposed Zoning



-  from the Development D Zone to the Open Space OS Zone
-  from the Development D Zone to the R1-1 Exception Zone
-  from the Hazard H Zone to the R1-1 Exception Zone
-  from the Hazard H Zone to the R1-1 Zone

Overview of Application

Document	Effect	Existing	Proposed
Official Plan, 2016	No change proposed by the applicant	Residential Recreational Area (RRA) and Hazard (H)	Residential Recreational Area (RRA) and Hazard (H)
Zoning By-law 2018-65	Amendment	Development (D) and Hazard (H)	Opens Space (OS) Zone and Residential One (R1-1-X) Exception Zone <ul style="list-style-type: none">To permit the construction of a replacement dwellingTo permit and addition to an existing dwellingTo permit a future dwelling


Key Consideration

- The property is within the Grey Sauble Conservation Authority's regulated boundary. Comments from GSCA regarding the proposed development have not yet been received.
- The application is still under review, and an Official Plan amendment may be required for the property south of Delphi Lane.

Project information

www.thebluemountains.ca

- Application Materials
- Upcoming Meetings and Decisions
- Subscribe Link



Delphi Lane ZBA

Project Update: Public Meeting Scheduled

A Public Meeting regarding this project has been scheduled for **Tuesday, March 10, 2026, at 9:30 a.m. in a hybrid format (in-person AND virtual/online).**

[View the Notice of Public Meeting](#)

Project Information

Application Type(s): ZBA	Date of Complete Application: January 15, 2026
Town file #: P3555	Project location: Clarksburg
Address: 125 & 129 Delphi Lane	

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Thank you for your time

Project Website:

[www.thebluemountains.ca/Delphi Lane](http://www.thebluemountains.ca/Delphi_Lane)

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