

# 4646 County Road 2

## Zoning By-law Amendment and Draft Plan of Subdivision Applications

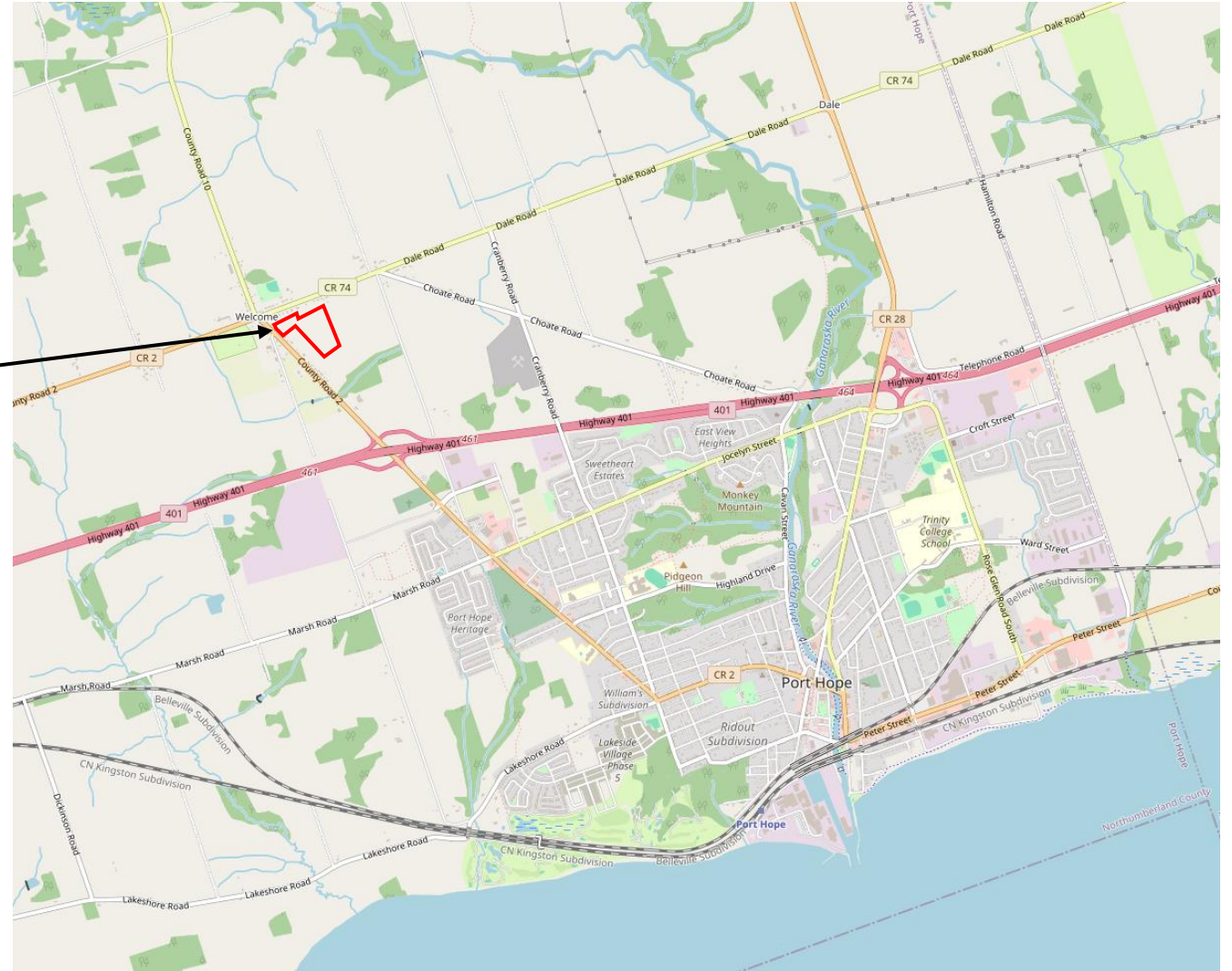
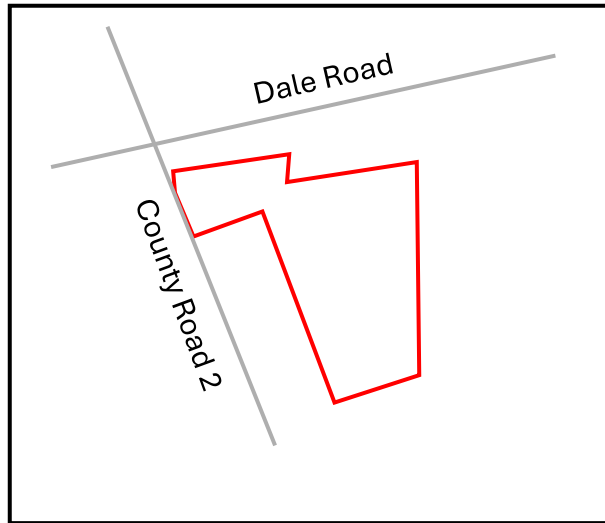
Application by:

CANDEVCON GROUP INC. on behalf of 13750701 CANADA INC.

# Location of Subject Property

Site located in the Hamlet of Welcome

Approximately 1.3km north of Highway 401 and the municipality's main settlement area



# Location of Subject Property and Area Context



**North:** Directly north are a row of rural residential houses situated along Dale Road and a local park and baseball diamond

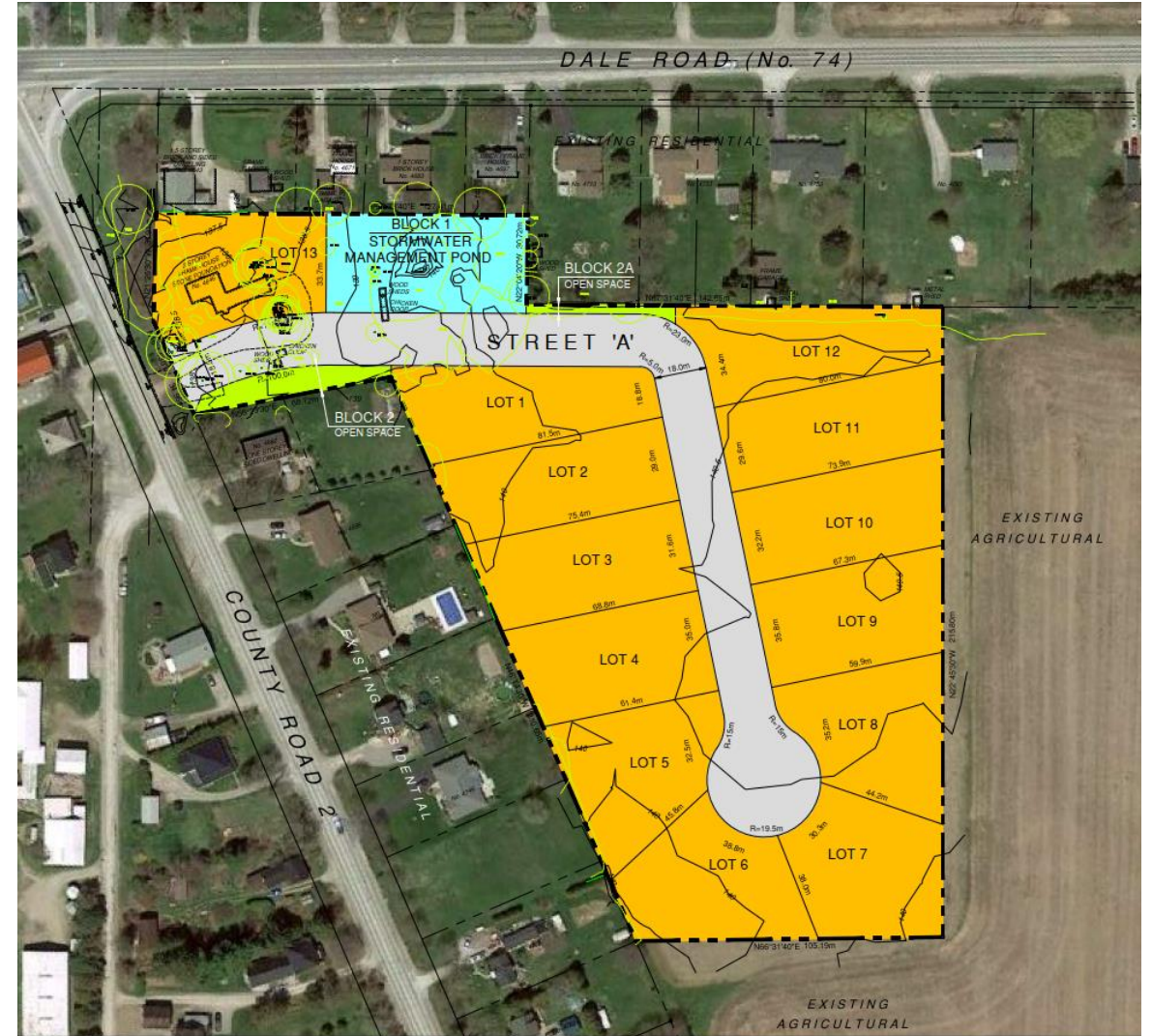
**South:** A row of rural residential houses and agricultural lands. Further south is Highway 401 and Port Hope's main settlement area

**East:** Agricultural land part of Port Hope's rural area

**West:** Across County Road 2 are several rural residential lots, a church, a local park, a gas station, and convenience store part of Welcome Hamlet

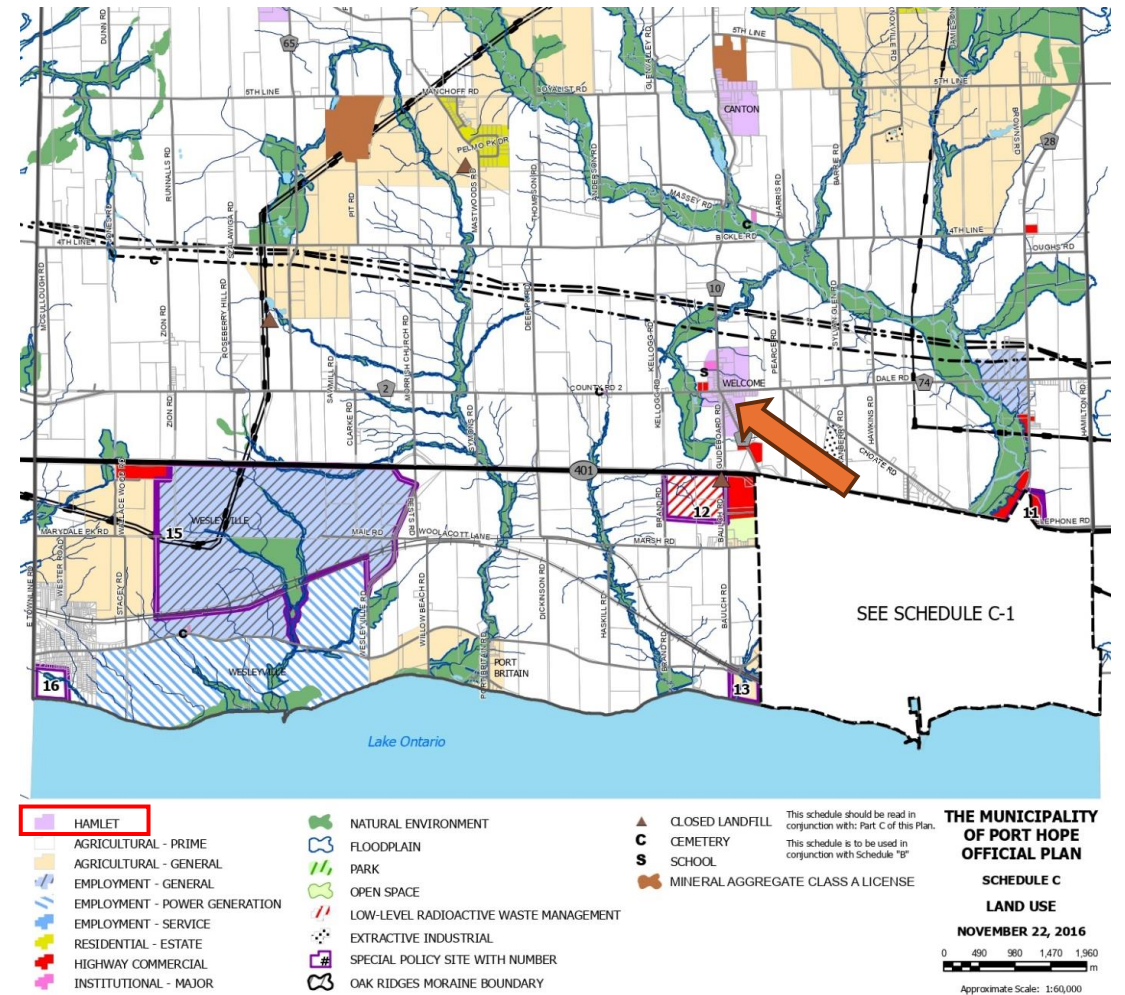
# Development Proposal

- To facilitate a Draft Plan of Subdivision on 3.93 ha
- 13 single detached dwellings (12 new, 1 retained)
- Each lot is 0.228 hectares in size
- Frontage ranges from 18.8m to 61.4m
- Lot depth ranges from 35m to 81.5m
- A new street with a cul-de-sac is proposed with access from County Road 2
- A stormwater management facility is proposed on the subdivision to accommodate stormwater run-off with an underground tank

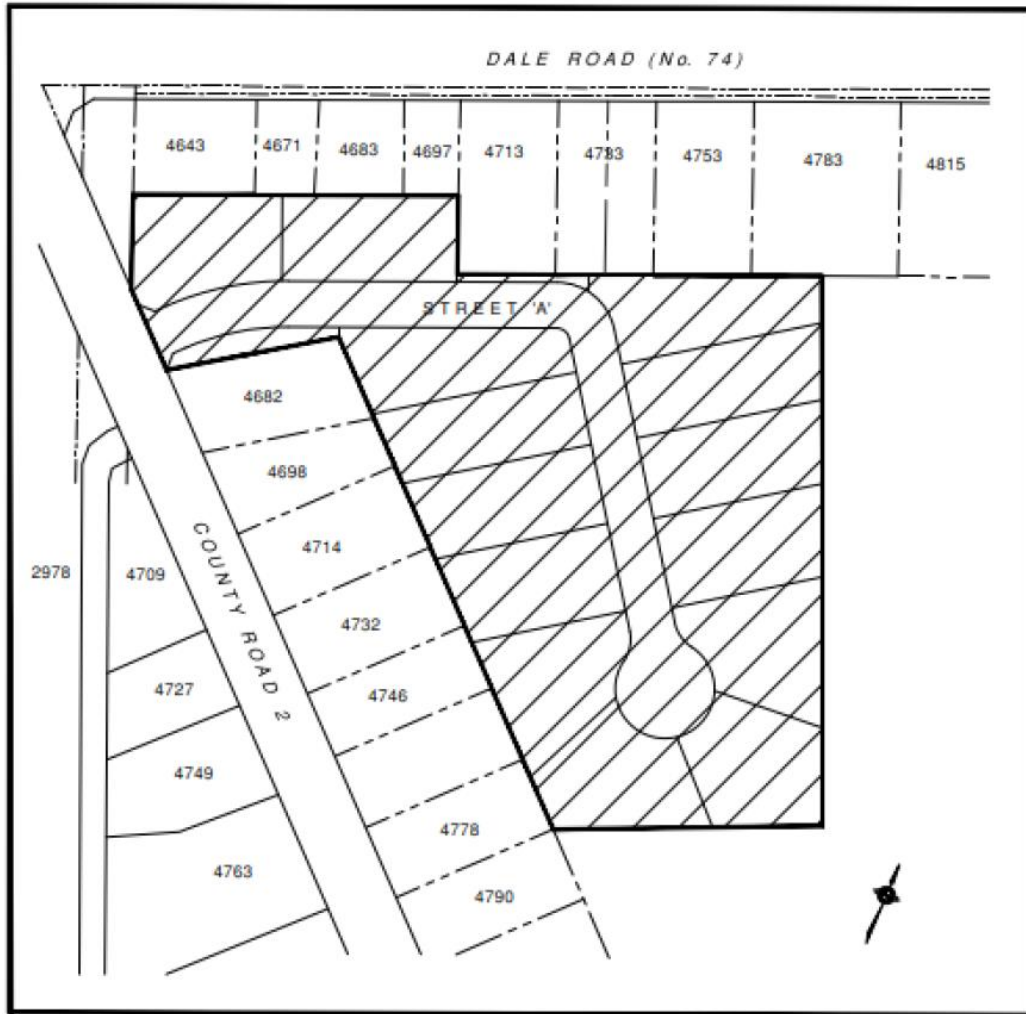


# Current Planning Context: Official Plan

- Port Hope Official Plan Schedule C: Land Use
- “Hamlet” Designation
- The community contains a mixture of residential, commercial, institutional and recreational uses
- Single detached dwellings are a permitted use
  - A maximum of two additional residential dwellings shall be permitted, subject to Zoning By-law
- The proposed development conforms to the policies in place and does not require an Official Plan Amendment



# Proposed Planning Context: Zoning By-law Amendment



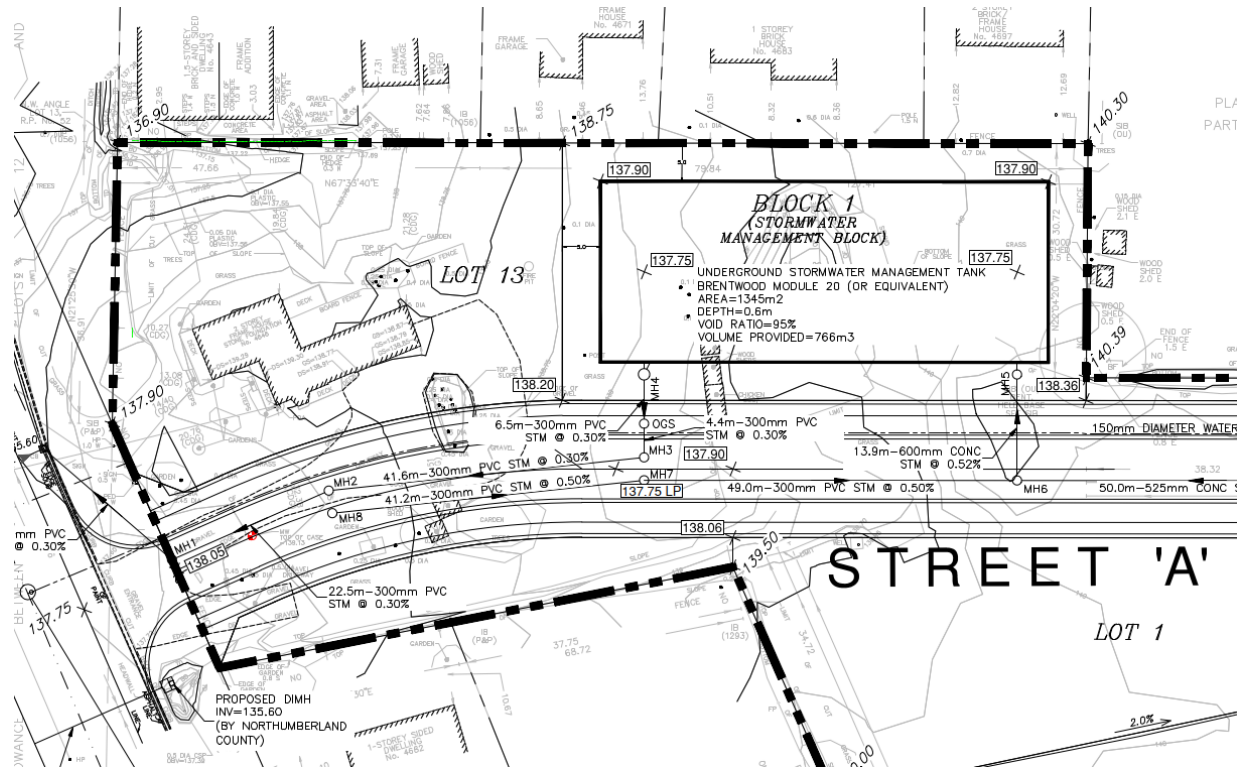
- Property is currently zoned “Future Development”
- Proposed Amendment to change the Zoning to a “Hamlet Residential One Type X” zone (RESV1-X)
- Will permit all single detached dwellings on the property with specific lot provisions and the stormwater management facility

# Zoning By-law Provisions

- Amendments to the Minimum Lot Area, Maximum Height for all lots, and Minimum Lot Frontage and Minimum Exterior Yard Setback for certain lots
- All lots will adhere to a lot area of 2200m<sup>2</sup>
- Lot 1 has a Lot Frontage of 18.0m and Exterior Yard of 6.0m due to irregular shape
- Lots 2 and 11 have Minimum Lot Frontages of 29.0m
- Lot 13 contains the existing house and will be reconfigured with the front lot line as the new street. As a result, the front yard setback is 4.5m

Provision	RESV1-X
<b>Minimum Lot Area</b>	2200m <sup>2</sup>
<b>Minimum Lot Width</b>	Lot 1: 18.0m Lots 2 & 11: 29.0m All other lots: 30.0m
<b>Minimum Lot Depth</b>	N/A
<b>Minimum Front Yard Setback</b>	Lot 13: 4.5m All other lots: 10.0m
<b>Minimum Rear Yard Setback</b>	10.0m
<b>Minimum Interior Yard Setback</b>	3.0m
<b>Minimum Exterior Yard Setback</b>	Lot 1: 6.0m All other lots: 10.0m
<b>Maximum Building Height</b>	13.0m

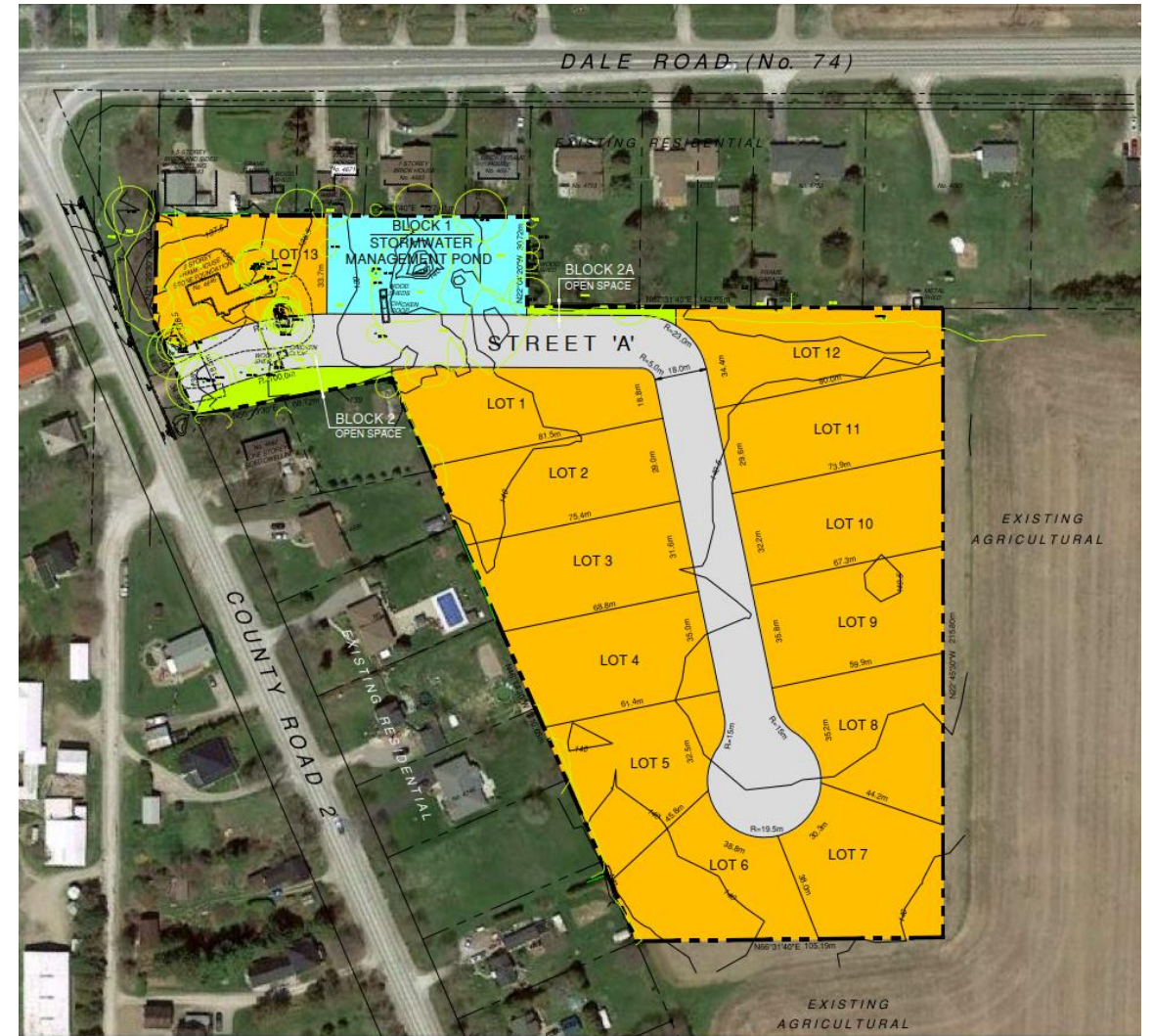
# Servicing and Stormwater Management



- An existing 150mm diameter watermain is located along County Road 2
- Following a hydraulic analysis, it has been determined there is sufficient capacity to connect the proposed units to the water supply
- A 50mm diameter watermain is proposed on the cul-de-sac
- Storm drainage will be accommodated within the proposed stormwater management block which will likely contain an underground tank and not a pond

# Key Considerations

- 13 single detached dwellings are proposed
- The proposal optimizes the use of land by taking advantage of existing water infrastructure and contributing to the supply of residential units in the municipality
- Existing house will be retained and re-configured as a lot
- Limited Commercial, institutional, and recreational uses are located within walking distance
- County is reconstructing the Welcome Hamlet intersection to improve connectivity and pedestrian safety



# Thank you!

Contact Information:

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