

5868 County Road 68

Proposed Residential Development

Zoning By-law Amendment

Draft Plan of Subdivision



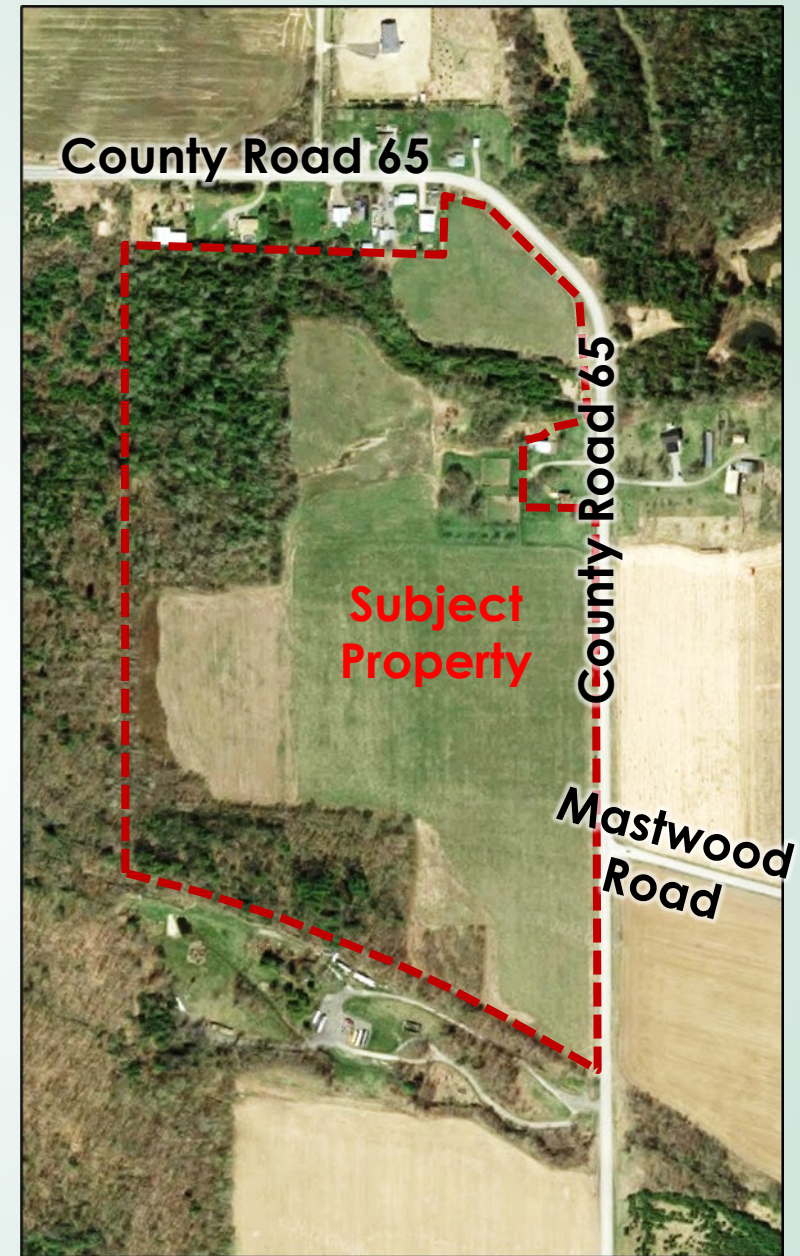
D.G. Biddle & Associates Limited

consulting engineers and planners

5868 County Road 68

Site and Neighbourhood context

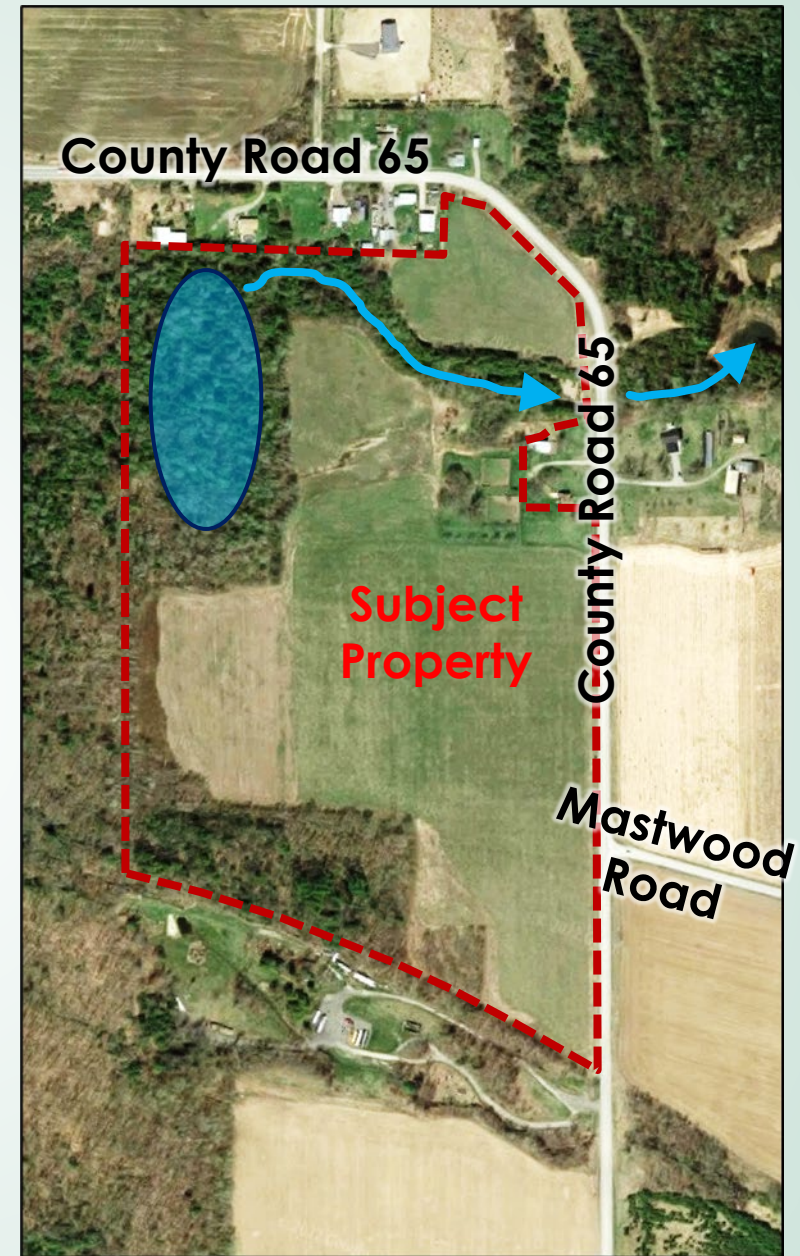
- Subject property is located on the west side of County Road 65 in the Hamlet of Osaca, approximately 1.2km north of the 5th Line
- Lot frontage: 833m,
- Lot depth: 399m
- Lot area: 24.6ha (60.79 acres)



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Site and Neighbourhood context

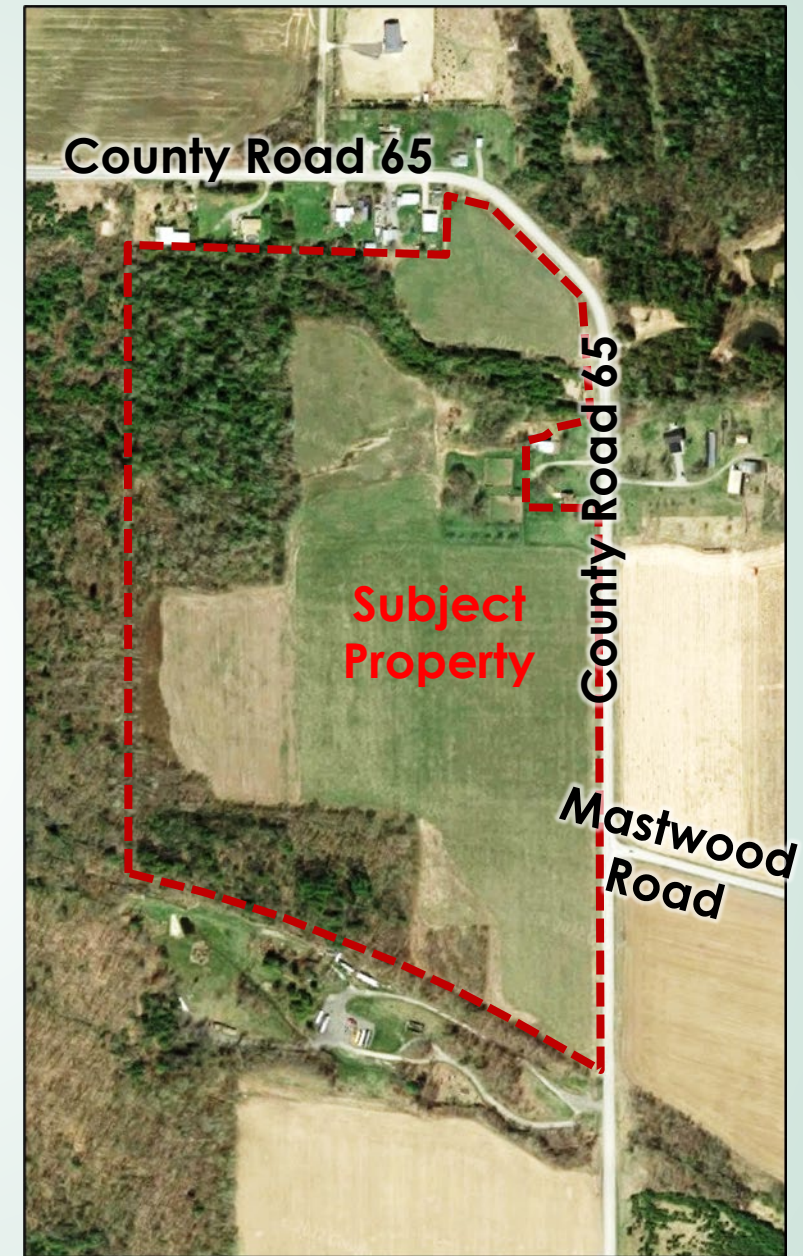
- Property is very flat, i.e. less than 0.5% fall
- Wetland complex located at the northwest corner
- Small stream traverses property from west to east
- Property includes existing detached dwelling which is intended to be severed



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Site and Neighbourhood context

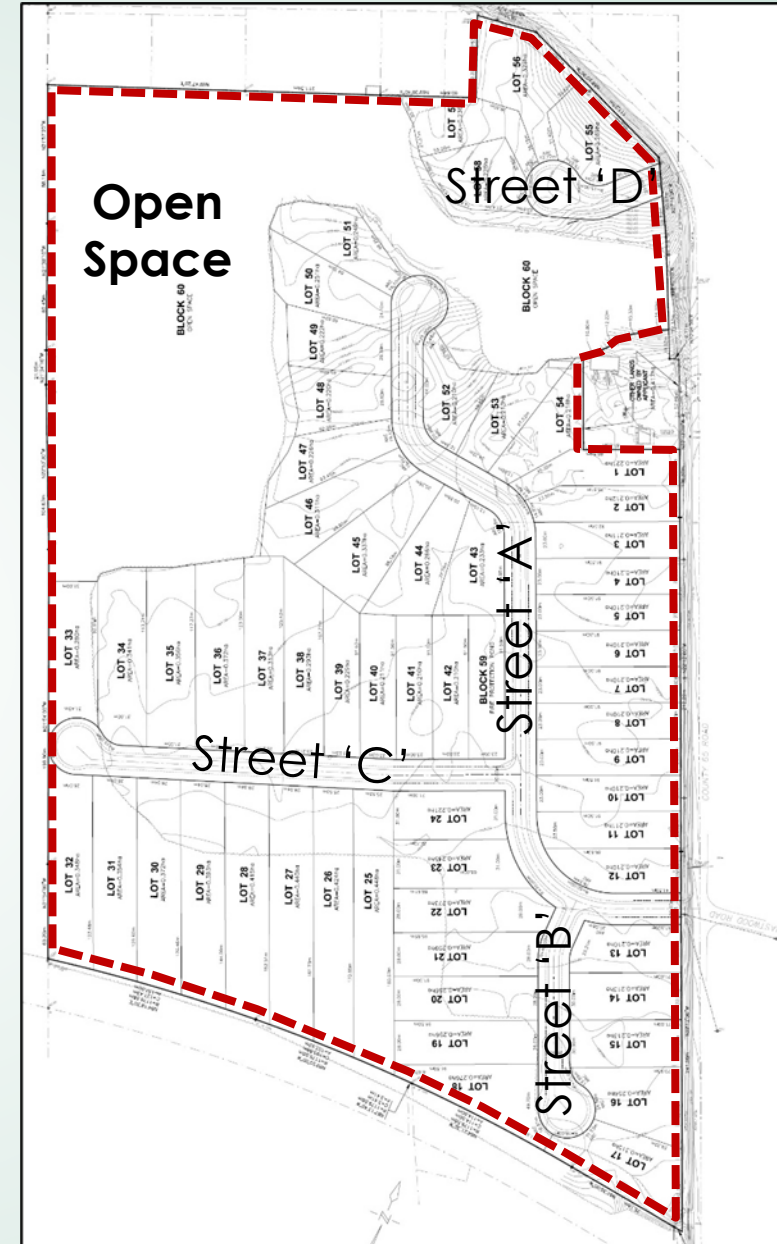
- The Hamlet of Osaca is located in an agricultural area.
- On the north side of the subject property are rural residential lots
- To the west and northeast of the property are wooded areas
- To the east are agricultural fields
- To the south is an abandoned railway right-of-way and a rural residential property, and beyond that is a residential subdivision under construction



5868 County Road 65

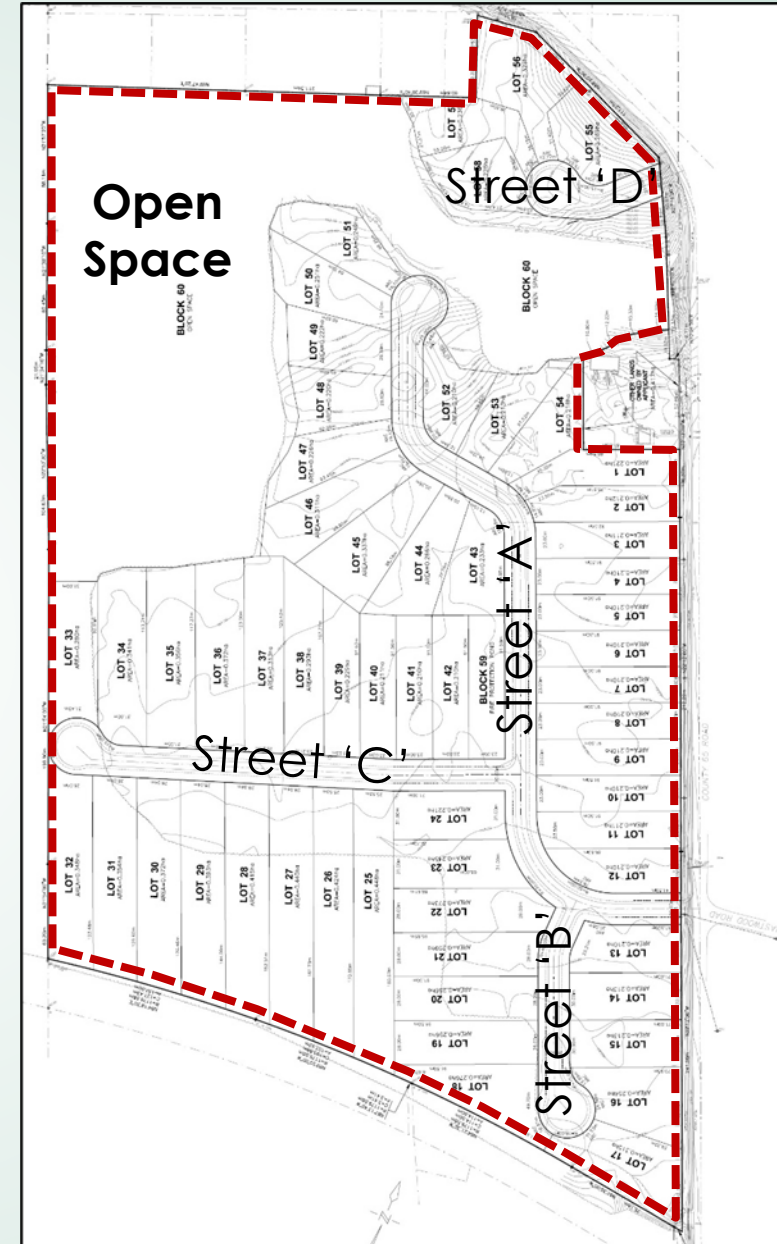
Proposed Development

- Fifty-eight detached dwelling lots will front onto four new local streets
- Lands within the wetland complex are intended to be conveyed to the Municipality as open space
- Create a fire-fighting reservoir block



5868 County Road 65 Proposed Development

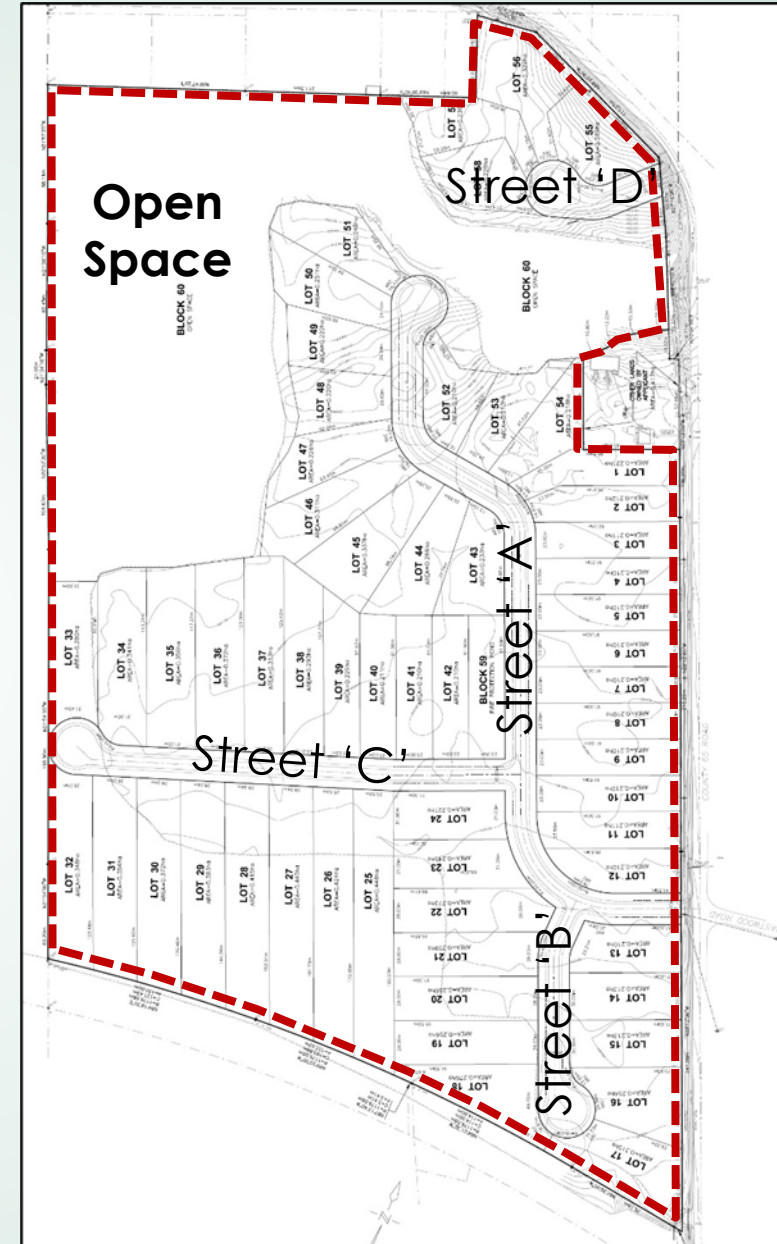
- Existing detached dwelling will remain
- Detached dwelling lands to be rezoned to RESV1 but will remain outside of plan of subdivision (i.e. remnant parcel)



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Application Submission

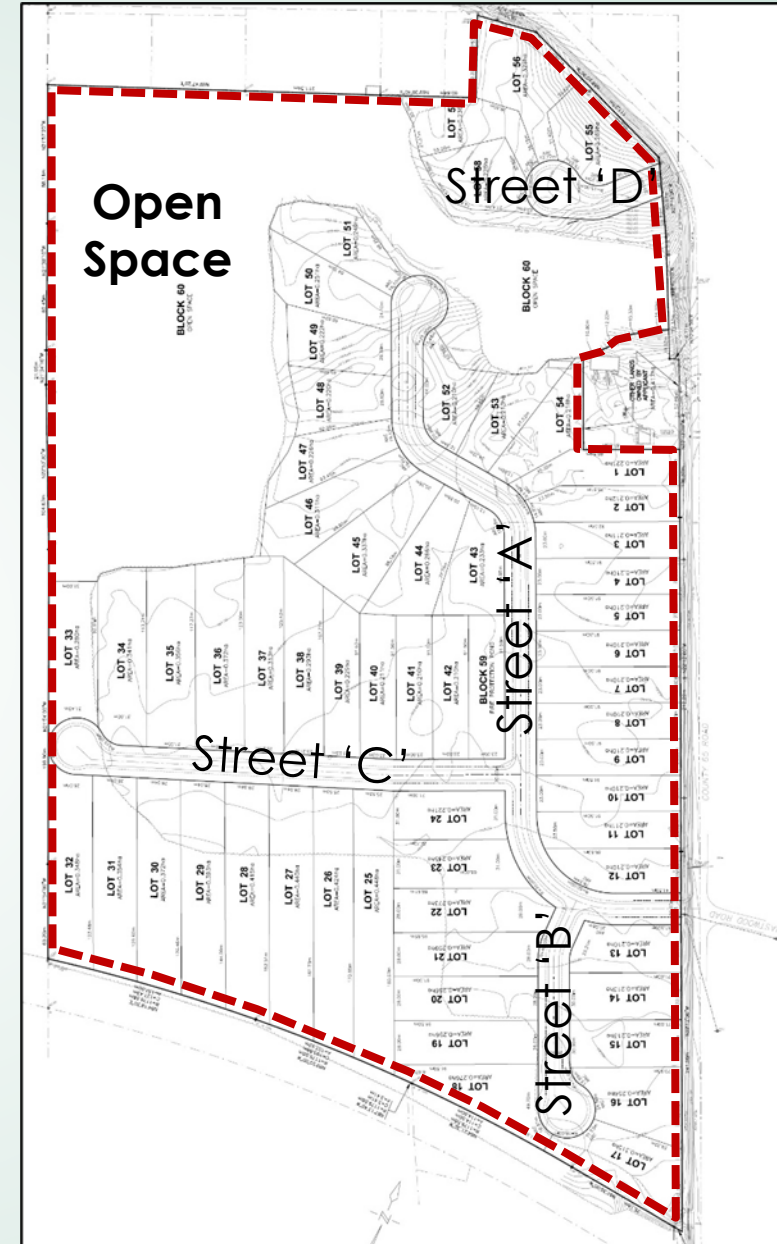
- Zoning By-law Amendment
- Draft Plan of Subdivision



5868 County Road 65

Application Submission

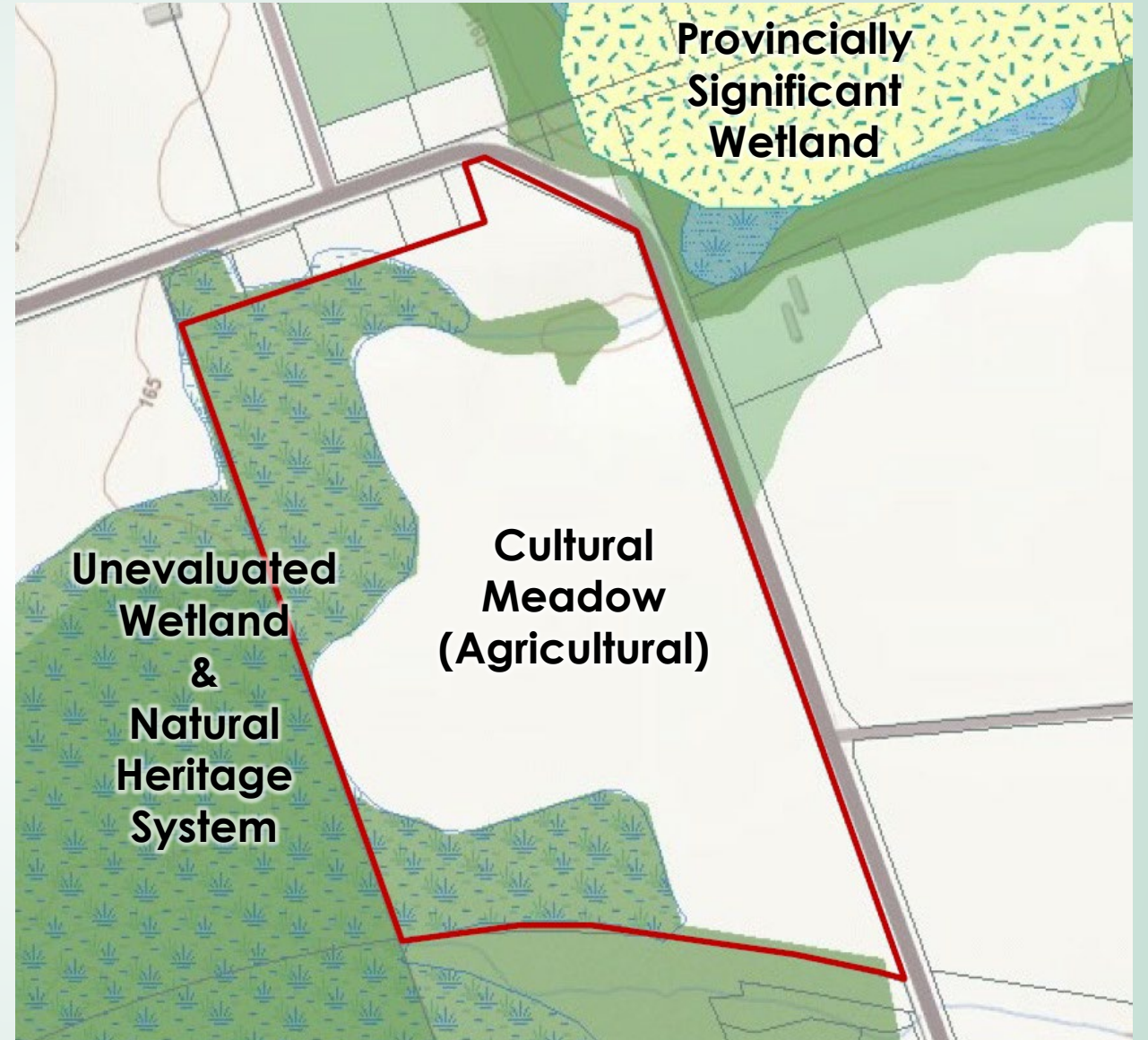
- **Submission materials**
- Environmental Impact Study
- Tree Inventory and Preservation Plan
- Soil studies
 - Phase I & II ESA
 - Geotechnical
 - Hydrogeologic
- Traffic Impact Study
- Planning Justification Report
- Stage 1 and 2 Archeological Assessment
- Functional Servicing and SWM Report



5868 County Road 65

Application Submission

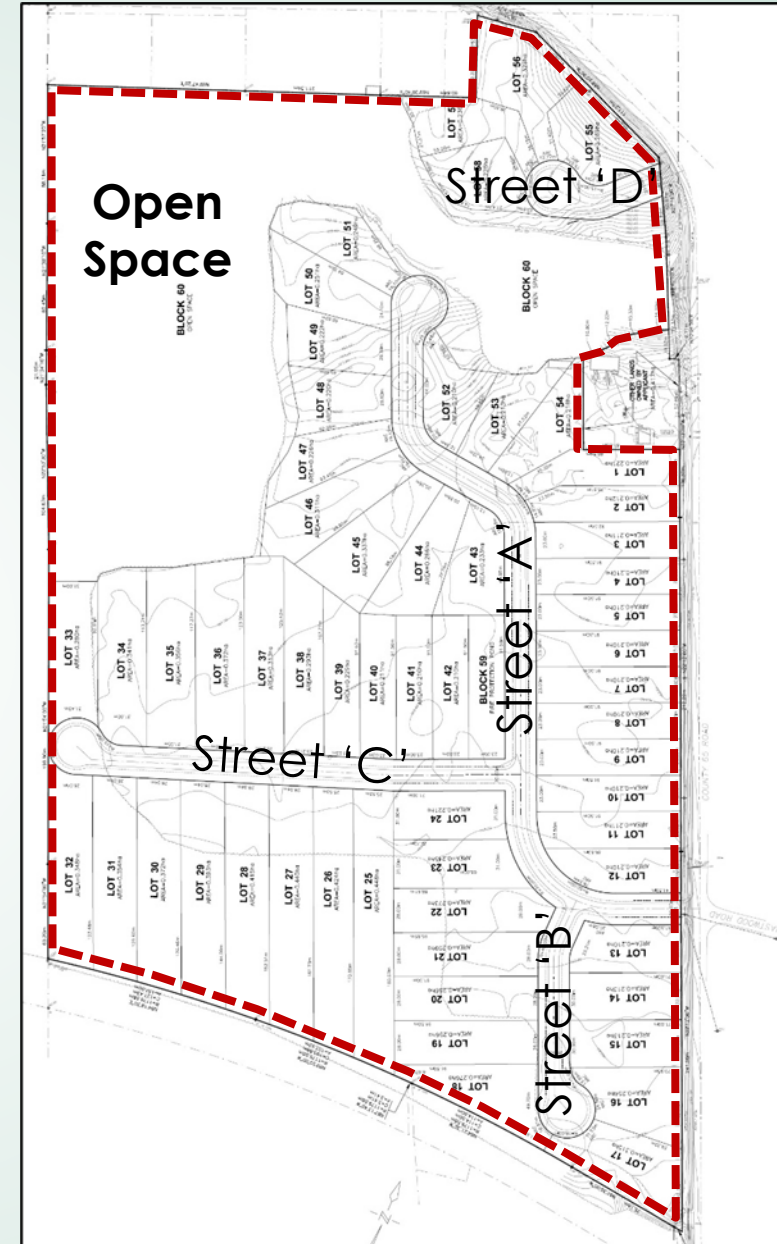
- **Submission materials**
- Environmental Impact Study
 - Wetlands found in the northwest corner of property
 - No wetlands found in the southwest area of the property
 - Appropriate buffers applied to wetland NHS at northwest corner



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Application Submission

- **Submission materials**
- Traffic Impact Study
 - Concludes that there are no safety concerns regarding the intersection of Streets 'A' and 'D' with County Road 65

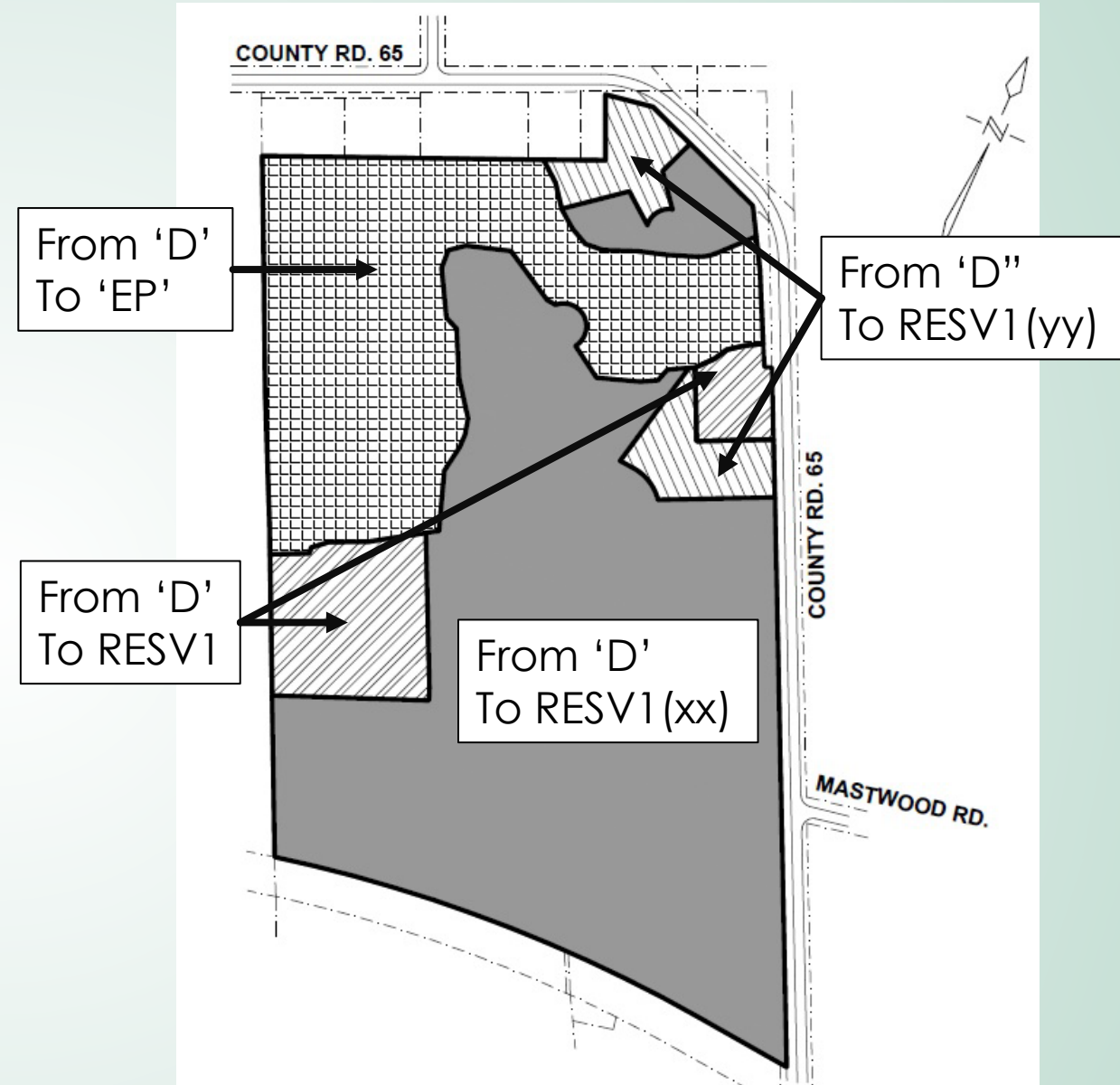


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Required Approvals

- **Zoning By-law Amendment**

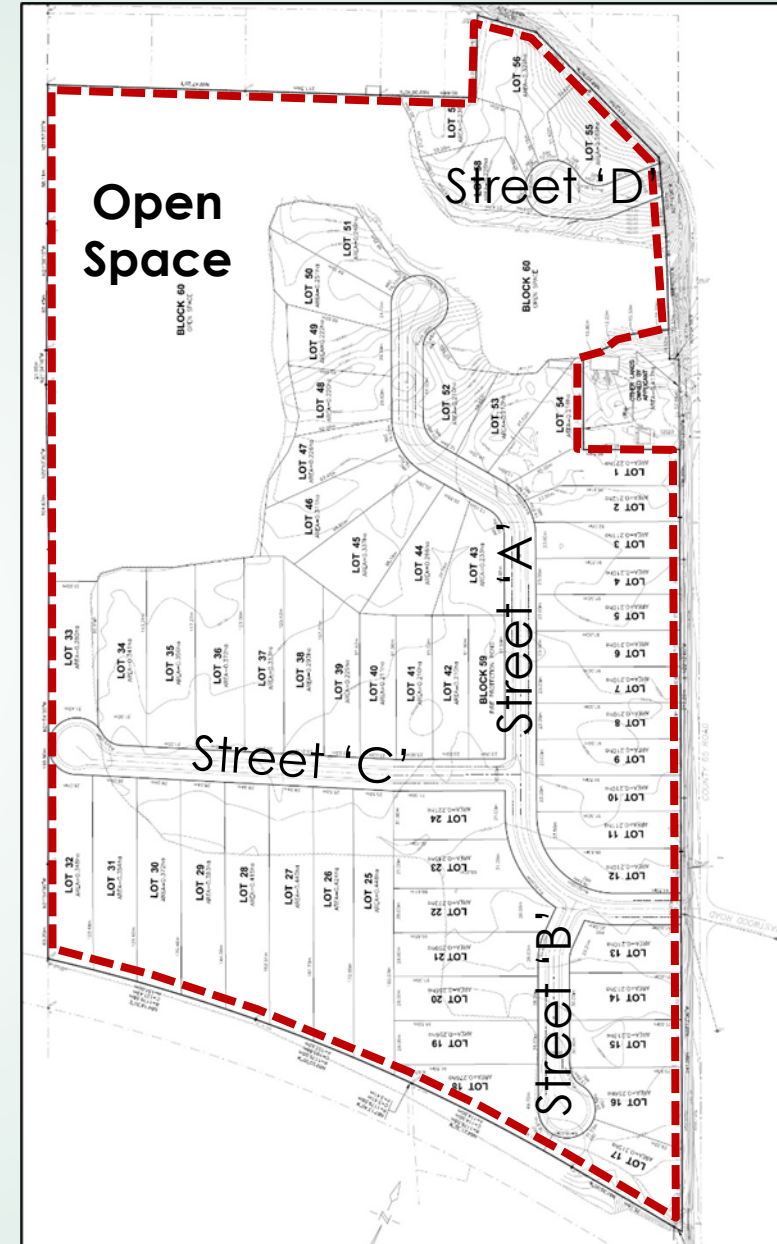
- ✓ to rezone the residential lots to RESV1, RESV1(xx) and RESV1(yy)
- ✓ To rezone Block 60 to EP



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Required Approvals

- **Draft Plan of Subdivision:**
 - to create the lots
 - to create the open space block
 - to create the new public streets
 - to allow for the construction of fifty-eight detached dwellings



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Planning Context

Provincial Policy

Proposal will satisfy following policies of Growth Plan and PPS:

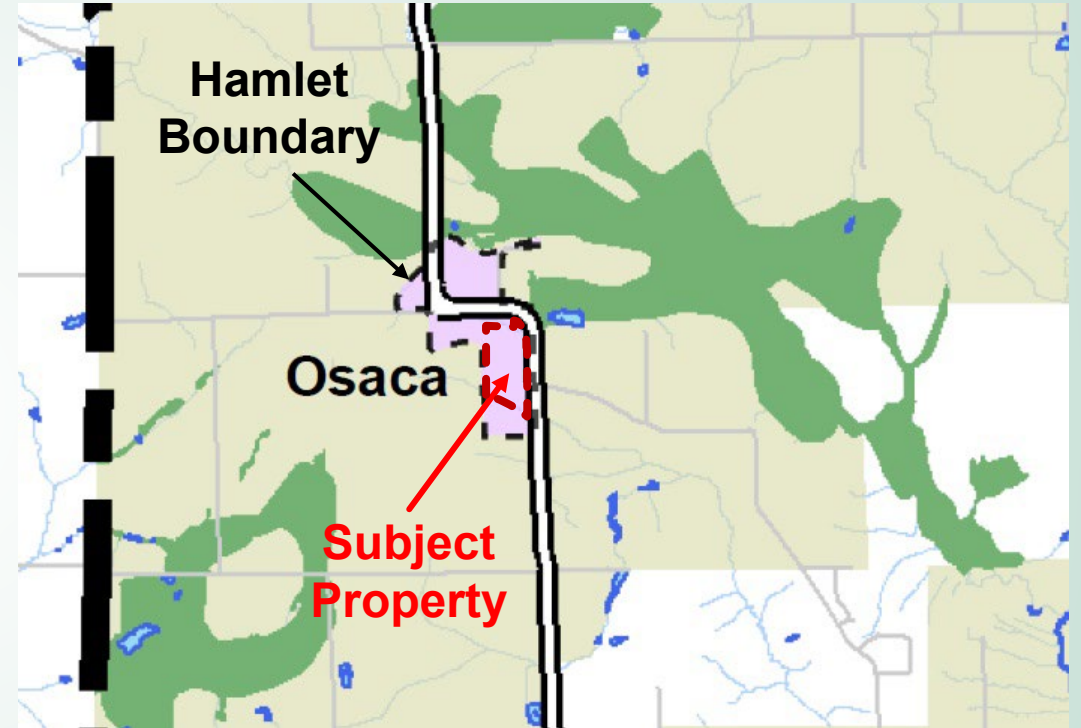
- Implementing efficient land use patterns through greenfield development within the Hamlet Boundary
- promotes utilization of the existing infrastructure

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Planning Context

Northumberland Official Plan

- The subject site is designated “Rural Settlement”
- Rural Settlement permits residential uses on unserviced or partially serviced lots

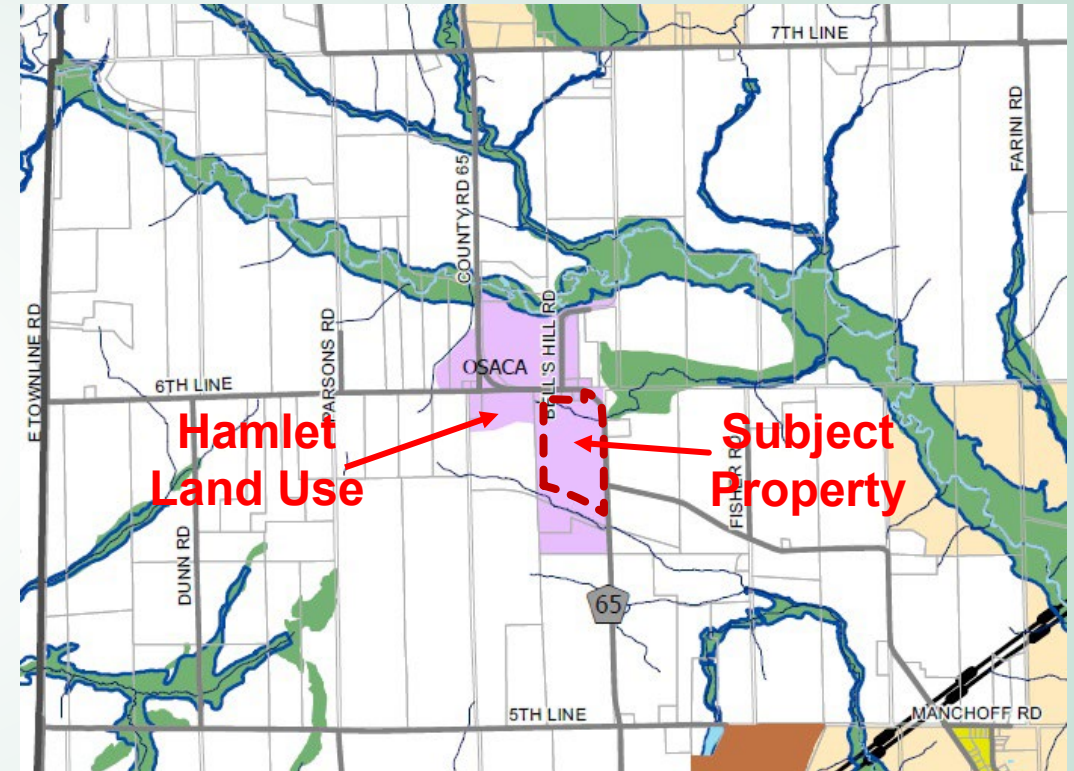


5868 County Road 65

Planning Context

Port Hope Official Plan

- Property is designated “**Hamlet**” which permits predominantly rural residential uses
- It also permits commercial and institutional uses to service the needs of the Hamlet



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Planning Context

Port Hope Zoning By-law

- An amendment to the Zoning By-law to rezone the property from Development (D) to Hamlet Residential One (RESV1)
- A change to the zoning by-law performance standards is required to allow for the reduced lot frontage permissions
 - Proposed two new RESV1 exception zones to allow for lot frontages of 18.2m and 12.7m
- Requested amendment also proposes to change the open space lands to Environmental Protection (EP)

	Existing zone	Proposed zone	
	D	RESV1(xx)	RESV1(yy)
Minimum lot frontage (m)	n/a	18.2m	12.7
Minimum lot area (m ²)	n/a	2,100	2,100