



1430 & 1500 Prestonvale Road, Courtice

Zoning By-law Amendment & Draft Plan of Subdivision

Statutory Public Meeting – December 9, 2024

BIGLIERI
GROUP 

00 Agenda

- | | | | |
|----|---------------------------|----|---------------------------------|
| 01 | Site Location | 07 | On-Street Parking Plan |
| 02 | Site Context | 08 | Durham Region Official Plan |
| 03 | Nearby Community Services | 09 | Clarington Official Plan |
| 04 | Proposed Development | 10 | Bayview (Southwest Courtice) OP |
| 05 | Single-Detached Dwellings | 11 | Clarington Zoning By-law |
| 06 | Street Townhouses | 12 | Planning Applications |

01 Site Location

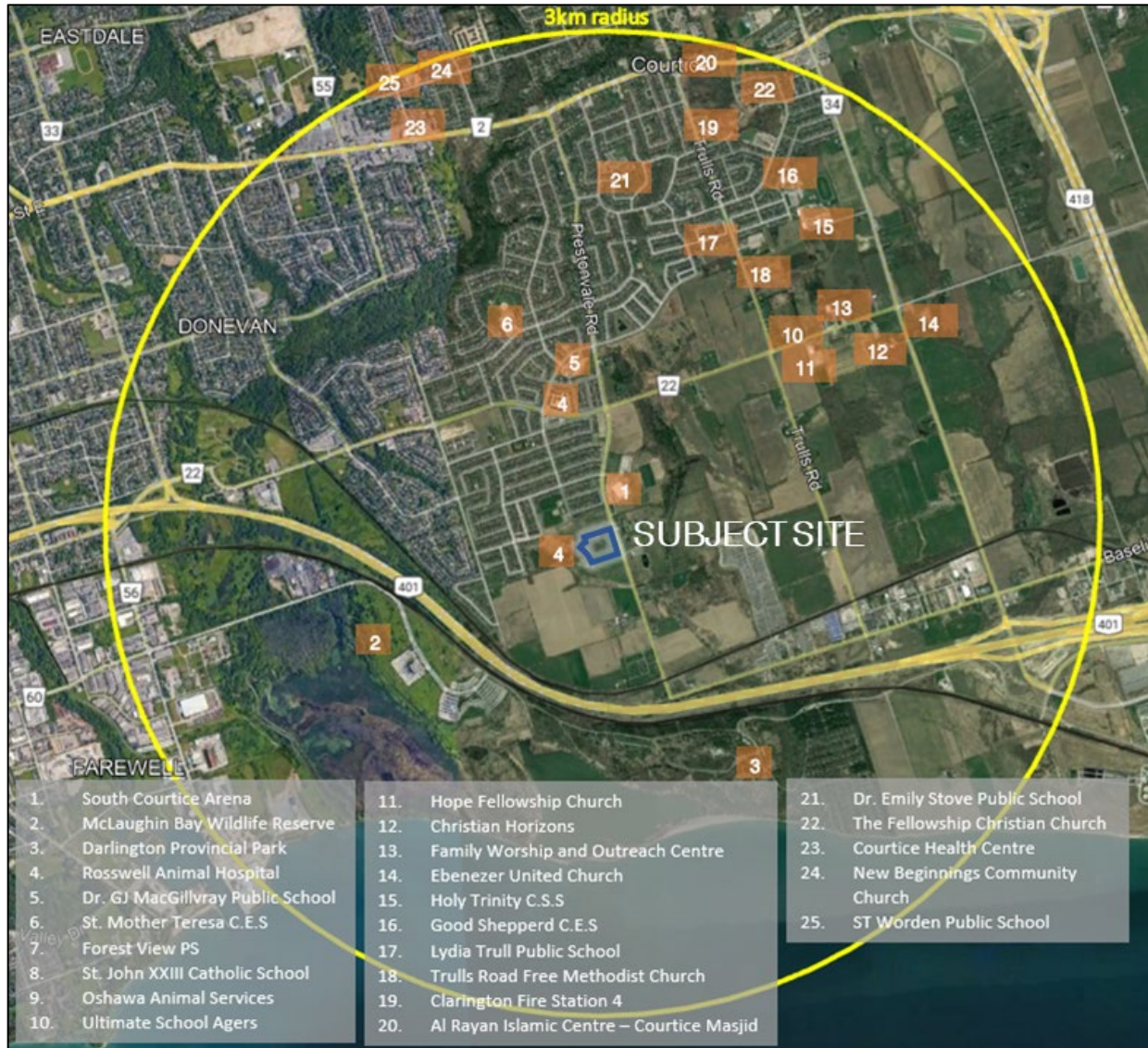


Image for discussion purposes only

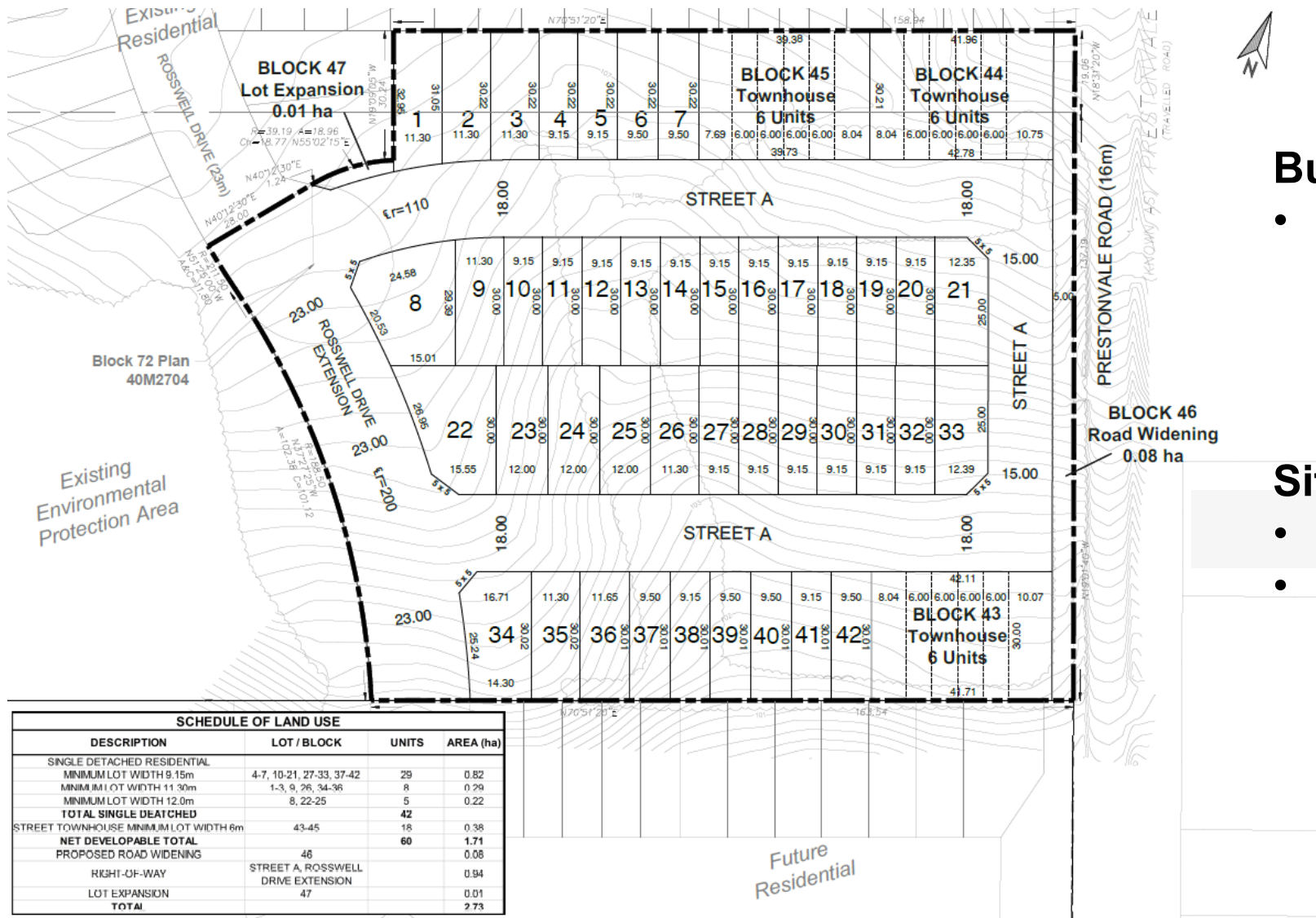
02 Site Context



03 Nearby Community Services



04 Proposed Development



Building Details

- 60 units
 - 42 Single-detached dwellings
 - 18 Street Townhouses

Site Access

- Accessed via Rosswell Drive
- Pedestrian connections provided to Prestonvale Road and future multi-use path

05 Single-Detached Dwellings



12.0 metre frontage



11.3 metre frontage

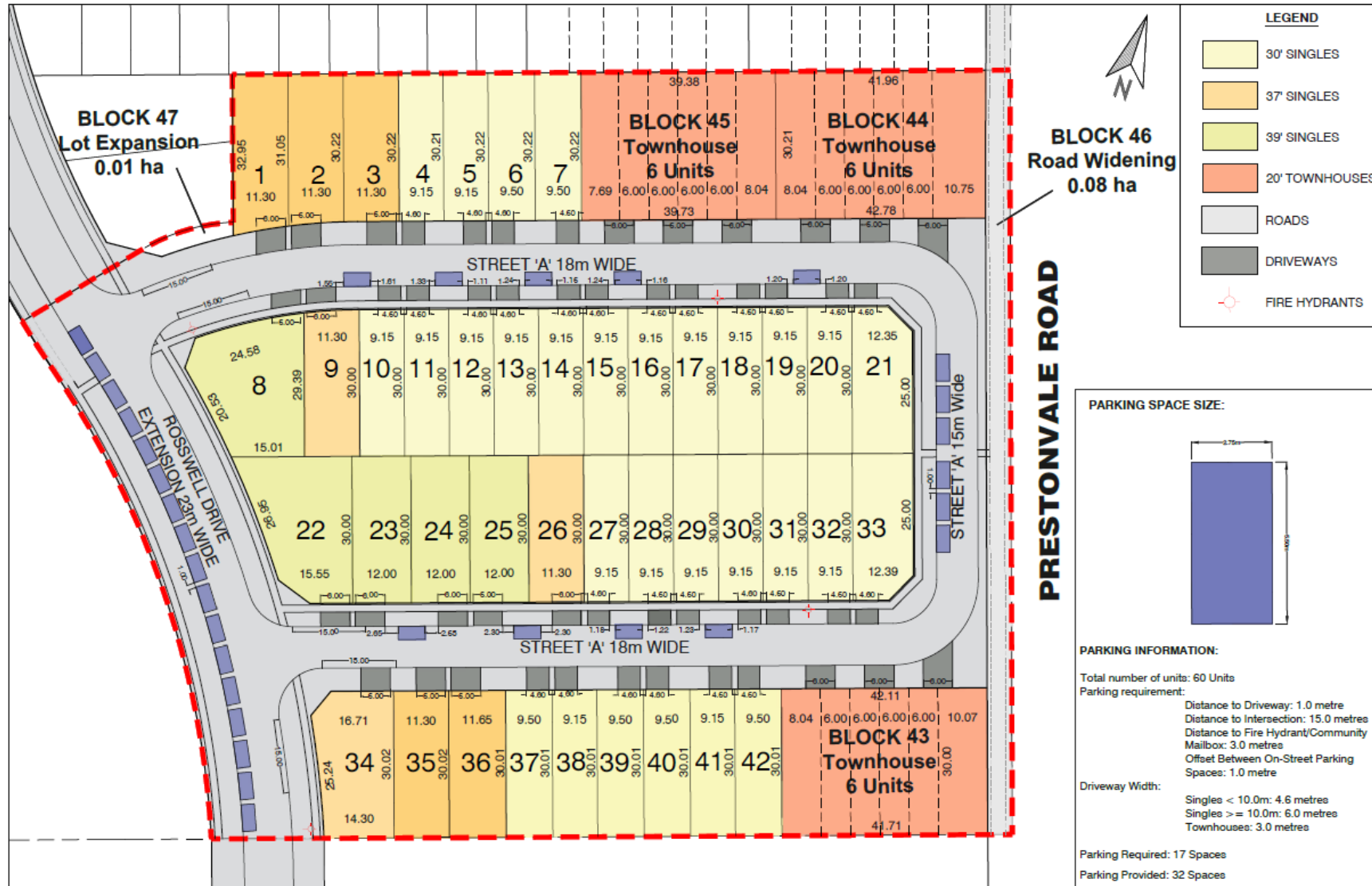


9.15 metre frontage

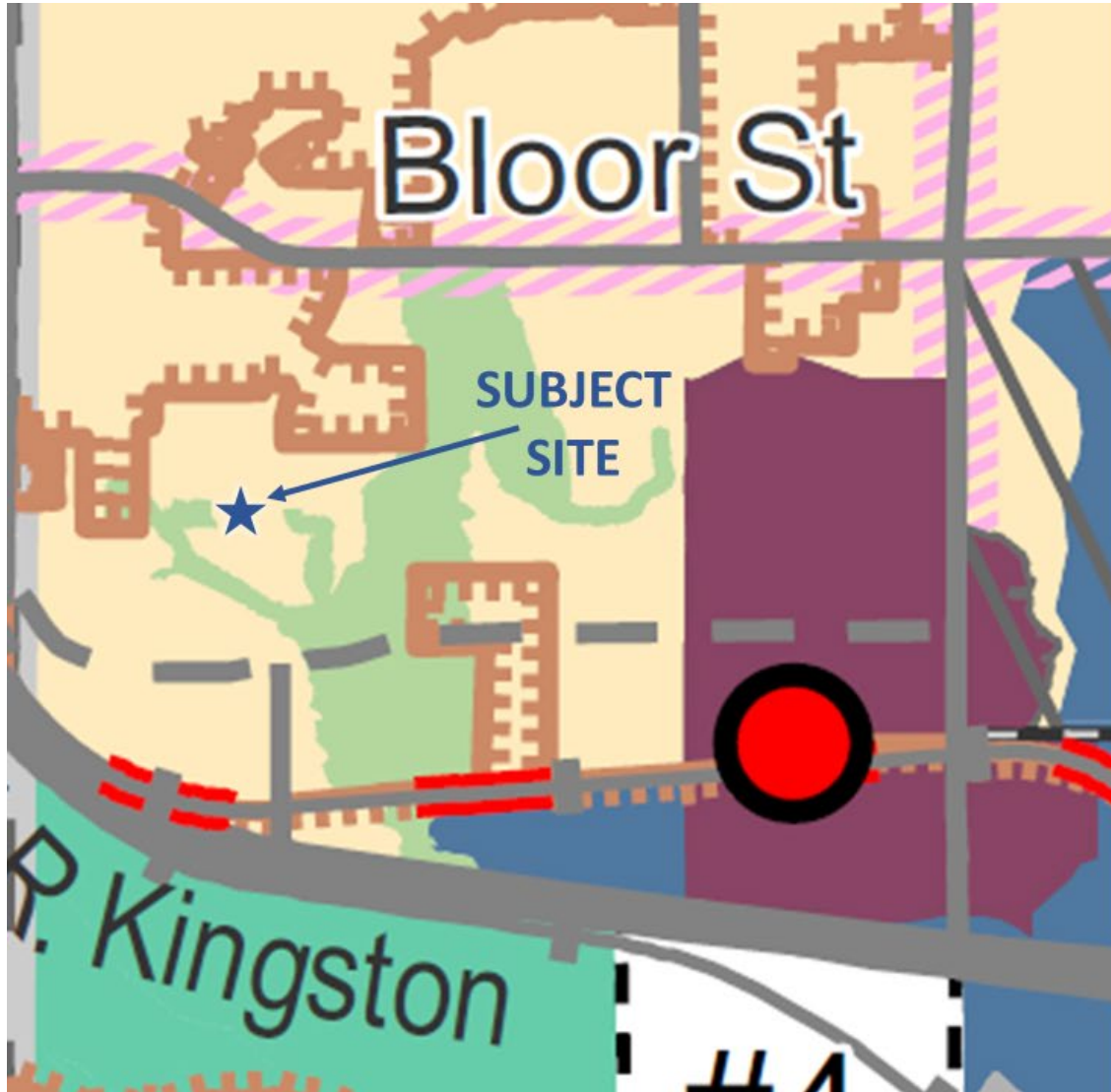
06 Street Townhouses



07 On-Street Parking Plan



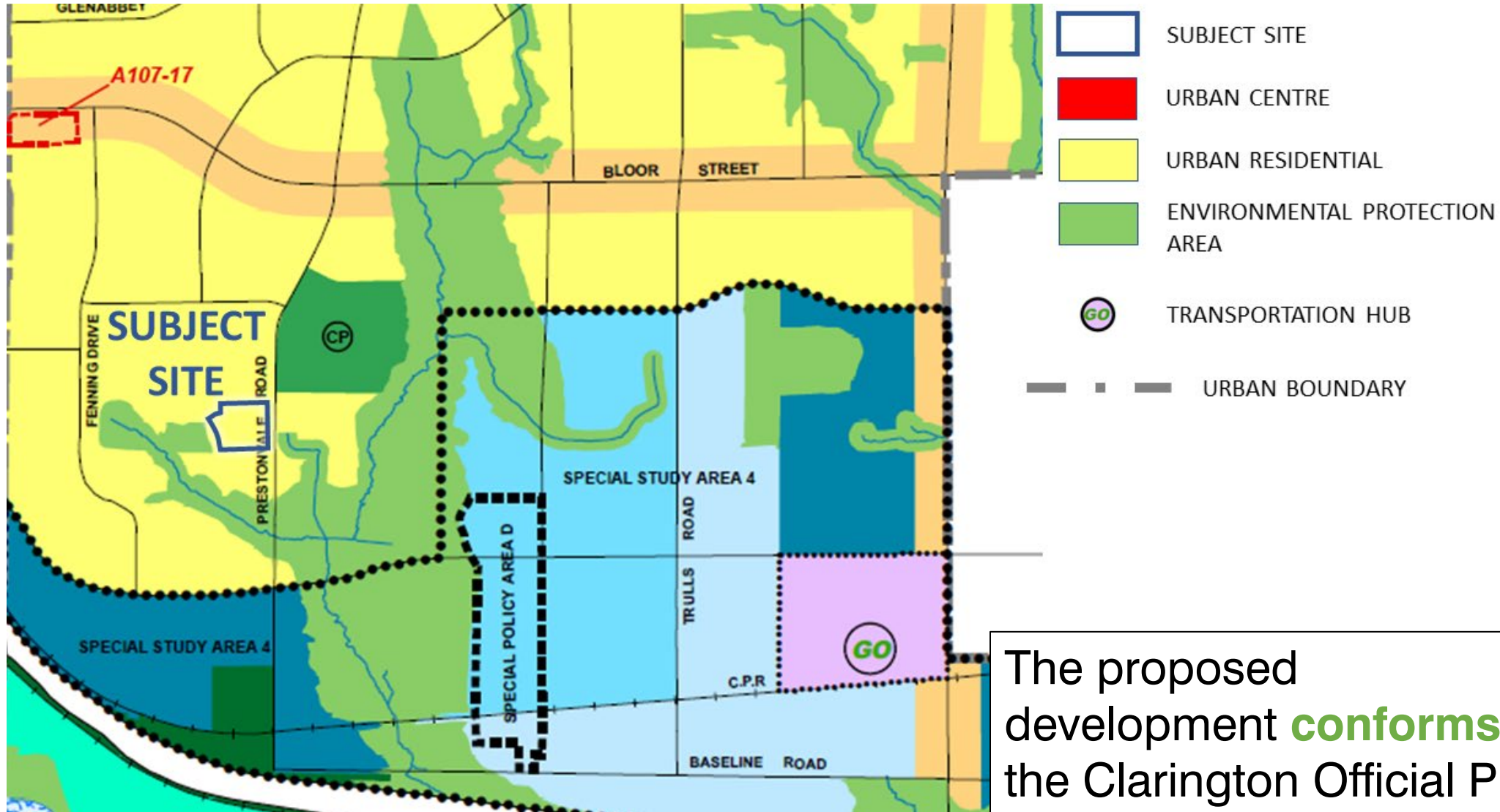
08 Durham Region Official Plan



- ★ SUBJECT SITE
- COMMUNITY AREAS
- EMPLOYMENT AREAS
- WATERFRONT AREAS
- MAJOR OPEN SPACE AREAS
- PROTECTED MAJOR TRANSIT STATION AREA
- REGIONAL CORRIDOR
- BUILT BOUNDARY
- FUTURE GO RAIL
- FUTURE GO STATION

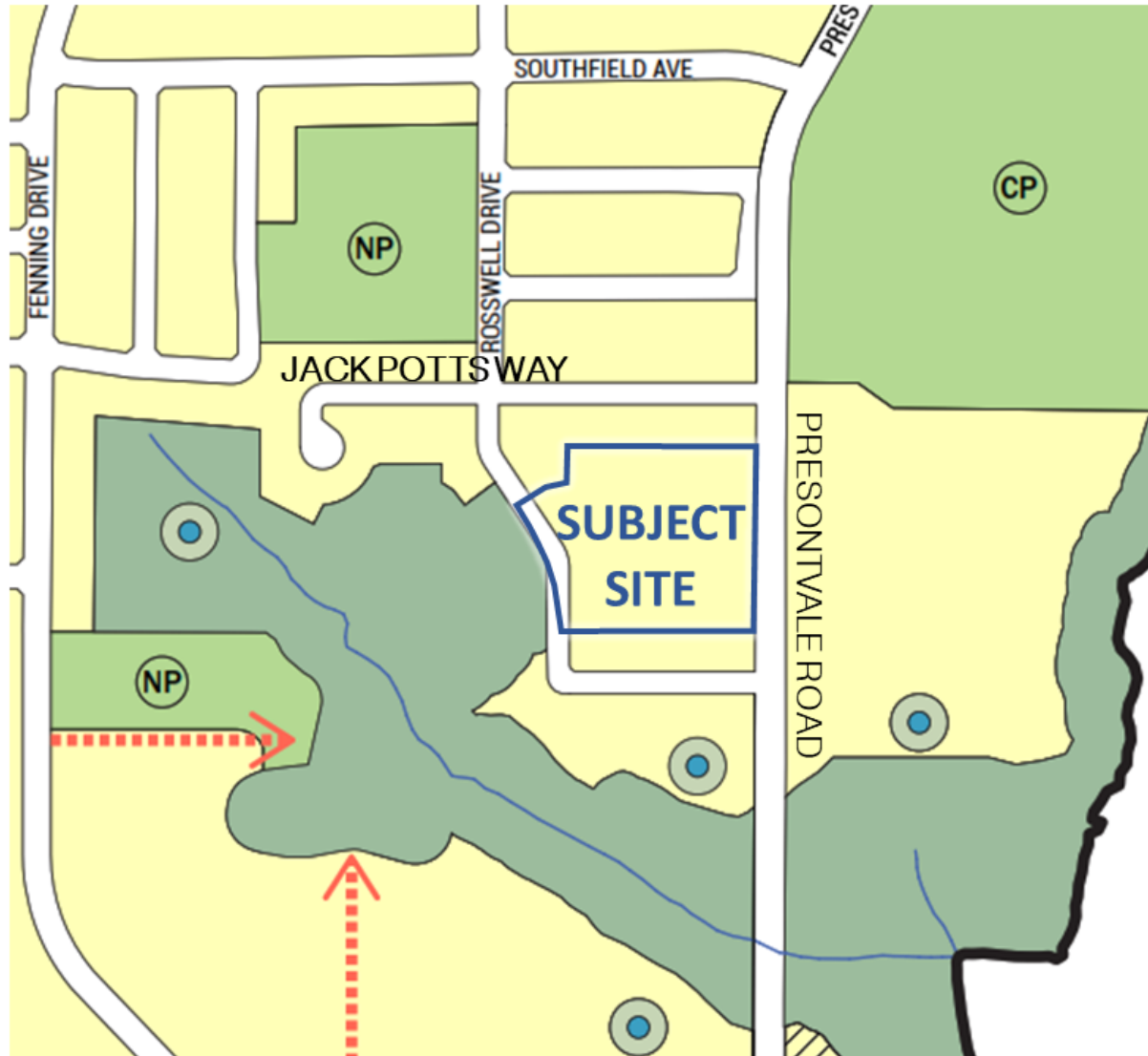
The proposed development **conforms to** the Durham Region Official Plan










09 Clarington Official Plan



The proposed development **conforms to** the Clarington Official Plan

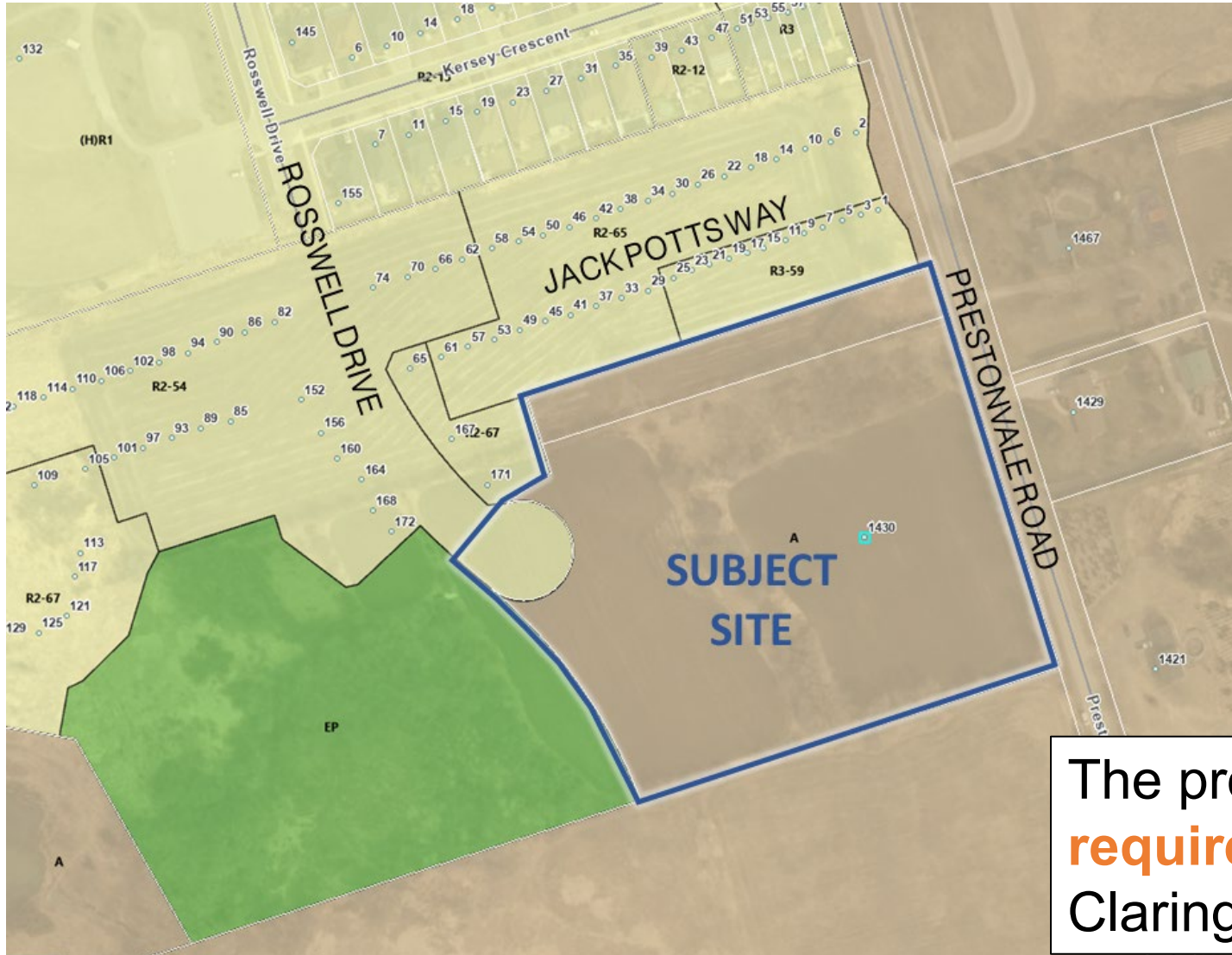
10 Bayview (Southwest Courtice) Secondary Plan



-  SUBJECT SITE
-  LOW DENSITY RESIDENTIAL
-  MEDIUM DENSITY RESIDENTIAL
-  ENVIRONMENTAL PROTECTION AREA
-  NEIGHBOURHOOD PARK
-  COMMUNITY PARK
-  STORMWATER MANAGEMENT FACILITY
-  KEY VIEW CORRIDOR
-  SPECIAL STUDY AREA

The proposed development **conforms to** the Bayview (Southwest Courtice) Secondary Plan

11 Clarington Zoning By-law



 Property is zoned *Agricultural*

The proposed development **requires amendment to** the Clarington Zoning By-law

12 Planning Applications

Zoning By-law Amendment

- Site is zoned ***Agricultural*** which does not permit for residential land uses
- A Zoning By-law Amendment is required to rezone the site from ***Agricultural*** to:
 - “R2” Urban Residential Type Two Zones for single-detached lots, and
 - “R3” Urban Residential Type Three Zones for street townhouse blocks

Draft Plan of Subdivision

- A Draft Plan of Subdivision is required to establish lots, blocks and public roads



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