

April 25, 2025

Municipality of Port Hope  
Planning Division  
5 Mill Street South  
Port Hope, Ontario  
L1A 2S6

**RE: Draft Plan of Subdivision, Zoning By-law Amendment  
4646 Country Road 2  
Municipality of Port Hope  
Candevcon File No.: W23089**

**Owner: 13750701 Canada Inc.**

---

To whom it may concern,

On behalf of 13750701 Canada Inc., we are submitting the enclosed materials in support of an applications for Zoning By-law Amendment and Draft Plan of Subdivision.

#### Background

The subject parcel is located in the hamlet of Welcome and is identified as 4646 County Road 2 near the intersection of County Road 2 and Dale Road. There is a single detached dwelling on the lot and surrounding uses include rural residential and agricultural uses. In Schedule C1 of the Port Hope Official Plan, the parcel is designated as 'Hamlet' which permits a mix of suitable residential, commercial, community facilities and small scale industrial on private sewage and water systems. The zoning for the site is identified as D – Development which identifies lands for development in the Municipality by the Official Plan but have yet to be granted full development permissions.

A Pre-Consultation Meeting was held on October 30, 2023 with municipal and county representatives to discuss the proposal and comments were received that have been addressed as part of this submission.

#### Proposal

The application proposes a development on the subject lands to facilitate 13 single detached lots and a new public road. A single cul-de-sac is proposed with an 18.0m right-of-way that intersects with County Road 2. This will provide one access point to the subdivision and provide a convenient connection for new residents with low traffic volumes anticipated. The proposed residential uses consist of 12 new single detached dwellings while the existing house on the lot will be retained as a 13th lot. Each lot is proposed to be 2280m<sup>2</sup> in size and will range in frontage and depth depending on the location within the cul-de-sac. The size of the lots maintain a consistent built form and density with adjacent and surrounding residential lots in Welcome to contribute a sustainable housing stock to the community. A stormwater management facility block has been proposed in the subdivision to facilitate the stormwater run-off.



We are submitting the following items in support of the development application:

1. Digital copy of the Zoning By-law Amendment Application and Draft Plan of Subdivision Application;
2. Digital copy of the Draft Plan of Subdivision, prepared by Candevcon, dated February 25, 2025;
3. Digital copy of the Comment Response Table;
4. Digital copy of the Survey, prepared by J.D. Barnes, dated April 16, 2024;
5. Digital copy of the Planning Justification Report, prepared by Candevcon, dated March 7, 2025;
6. Digital copy of the Draft Zoning By-law Amendment;
7. Digital copy of the Functional Servicing Report, including the preliminary Servicing and Grading Plans, prepared by Candevcon, dated April 14, 2025;
8. Digital copy of the Traffic Impact Brief, prepared by Candevcon, dated April 25, 2025;
9. Digital copy of the Noise Impact Study prepared by Candevcon, dated April 25, 2025;
10. Digital copy of the Arborist Report and Tree Inventory and Preservations Plan, prepared by Kuntz Forestry, dated June 7, 2024;
11. Digital copy of the Stage 1 & 2 Archaeological Assessment and Supplementary Report, prepared by AS&G, dated August 15, 2024;
12. Digital copy of the Ministry of Citizenship and Multiculturalism Letter, dated November 19, 2024;
13. Digital copy of the Phase One Environmental Site Assessment, prepared by Soil Engineers, dated May 24, 2024;
14. Digital copy of the Hydrogeological Assessment, prepared by Soil Engineers, dated July 23, 2024;
15. Digital copy of the Geotechnical Investigation, prepared by Soil Engineers, dated July 2024;
16. Digital copy of the Nitrate Loading Impact Assessment, prepared by Soil Engineers, dated April 16, 2024;

We trust the above items are satisfactory for your initial review and request that these be circulated at your earliest availability.

Should you have any questions or require additional information please contact the undersigned at your convenience.

Kind Regards,

**CANDEVCON GROUP INC.**



Steven Giankoulas, RPP Candidate  
Project Planner

cc. Bhanu Mudunuru  
Prasad Ari  
Maria Jones  
Prasanth Kani Kicherla

