



16 McFadden Drive

Application for Consent to Sever

Hillsdale, Township of Springwater



Frontage:

Approx. 45.3m
(McFadden Drive)

Area:

Approx. 3,600 m² (0.36 ha).
Oversized lot relative to
other lots in the subdivision,
with a substantial west side
yard.

Topography:

Relatively flat on the
southern half of the
property but slopes up in
the rear yard.

Current Use:

Residential (one dwelling)



Note: Existing septic system
located in the front yard

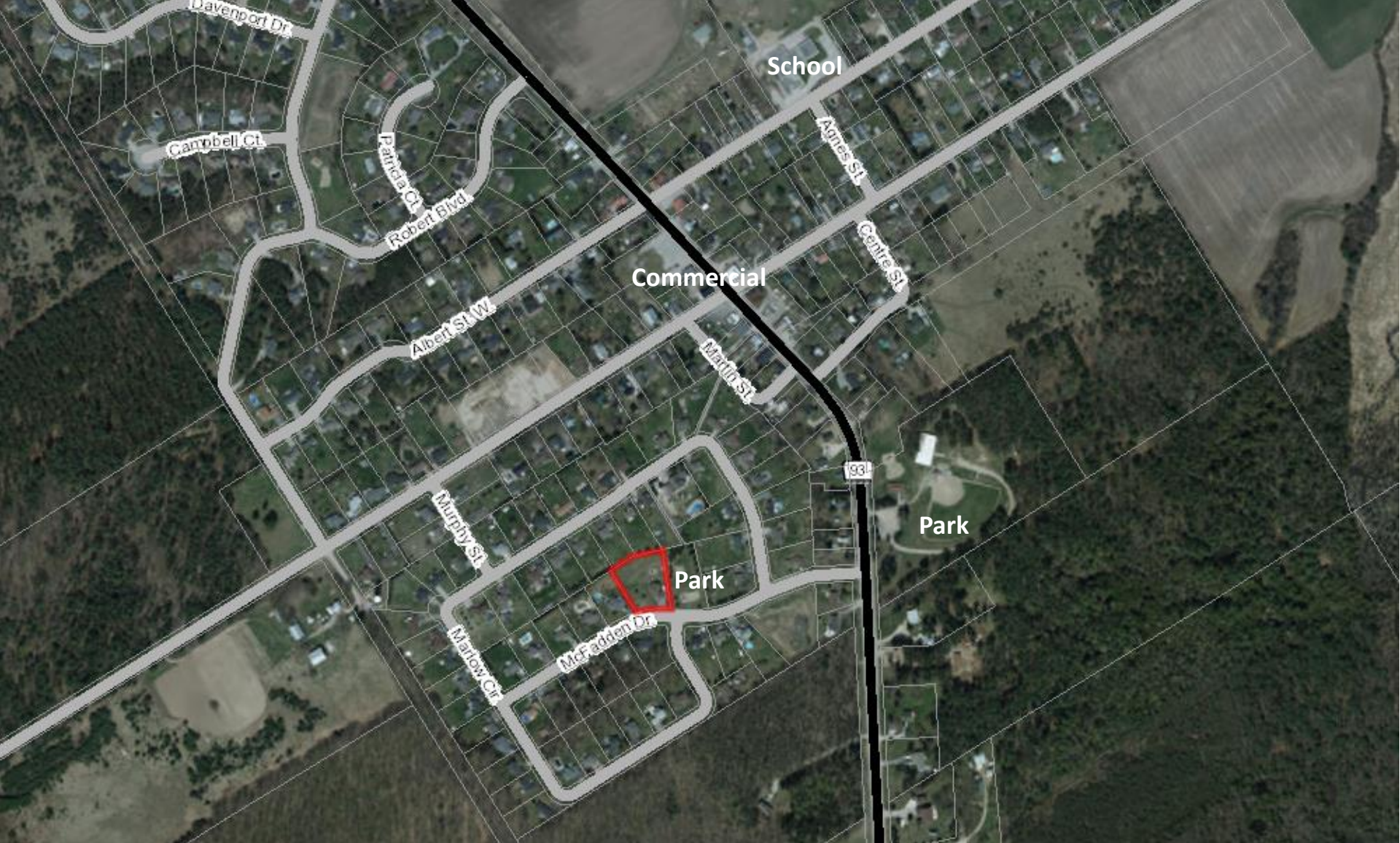


Existing Site Conditions

IPS
CONSULTING



Existing Site Conditions



Surrounding Uses



The Neighbourhood

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The Corporation of the Township of Springwater

By-law 5000-332



Lands Rezoned from
R1-21 to R1-72



Lands Retaining
R1-21 Zoning



Approved Zoning Amendment

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- 1 new lot (approx. 1,733 m²) with approx. 20m of frontage on McFadden Drive
- 1 new dwelling and septic tank on severed lot
- 1 retained lot (approx. 1,866 m²) with approx. 25.3m frontage on Cox Mill Road
- Existing dwelling to be retained with septic system shifted slightly to the east
- Municipal water, hydro, gas and telecommunications services available from McFadden Drive



Development Proposal

(Lot Served by Public Water System)

Provision	Required	Retained: Provided	Severed: Provided
Lot Area (min.) (4.4.21)	1,660.0m ²	1,866.9m ²	1,733.1m ²
Lot Frontage (min.) (4.4.21)	22.0m / 19.0m	25.3m	20.0m
Front Yard Depth (min.)	9.0m	14.9m	> 9.0m
Interior Side Yard Depth (min.)	3.0m	3.0m	> 3.0m
Rear Yard Depth (min.)	7.5m	34.3m	> 7.5m
Lot Coverage (max.)	20%	14% (279.4m ²)	< 20%
Dwelling Unit Area (min. GFA)	100.0m ²	> 100.0m ²	> 100.0m ²
Building Height (max.)	11.0m	< 11.0m	< 11.0m



Policies governing consents are provided in Section 28.1 of the Springwater Official Plan. They are intended to guide Committee of Adjustment decisions with the relevant criteria noted below.

- Consents must not result in traffic hazards due to limited sight lines.
- Direct access to new lots should be provided by local roads only.
- Consents should have regard for the Official Plan and land uses should remain compatible.
- Scattered development is discouraged.
- The size of the proposed parcels should conform to the Zoning By-law and be appropriate for the intended use and surrounding area.
- Consents will not be granted on hazard lands or where doing so would result in significant public works expenses to the Township.



Lot Creation



THANK YOU

