

November 18, 2021

Town of Erin
Planning Department
5684 Trafalgar Road
Hillsburgh, Ontario
N0B 1Z0

County of Wellington
Planning and Development Department
74 woolwich Street
Guelph, Ontario
N1H 3T9

ATTN: Ms. Tanjot Bal
Senior Planner

Megan Ferris
Manager of Planning and Environment

**Re: Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision
Hillsburgh Heights Inc.
5916 Trafalgar Road North
Candevcon File No. W21081**

Dear Tanjot and Megan,

On behalf of Hillsburgh Heights Inc., we are submitting the enclosed materials in support of an Official Plan amendment, Zoning By-law amendment and Draft Plan of Subdivision application.

The applications propose a development on the current vacant property for two-hundred eighty-four (284) single-detached lots and two (2) townhouse blocks containing approximately forty-eight (48) units. The proposal includes blocks for a school, a park, two stormwater management ponds and new streets that will provide access to Trafalgar Road North. The 284 single-detached lots include lot sizes varying from 15m to 21m distributed throughout the subdivision. The townhouse blocks are clustered in a location situated close to Trafalgar Road North to minimize traffic impacts. The two stormwater management ponds are at the southern corners of the site while the park and school blocks are situated in a central location near the roundabout at the entrance of the subdivision.

The Official Plan and Zoning By-law amendment and Draft Plan of Subdivision applications with supporting documents were prepared in response to the Town, County and Agency comments from the July 2, 2021 Pre-Consultation meeting.

We enclose the following documents pursuant to the subject Application:

- 1) One (1) digital copy of the Official Plan amendment application form;
- 2) One (1) digital copy of a cheque in the amount of \$3,170.00 representing the fee for the Official Plan application;
- 3) One (1) digital copy of the Zoning By-law amendment application form;



- 4) One (1) digital copy of a cheque in the amount of \$101,400.00 representing the fee for the Zoning By-law application;
- 5) One (1) digital copy of the Draft Plan of Subdivision application form;
- 6) One (1) digital copy of a cheque in the amount of \$40,520.00 representing the fee for the Subdivision application;
- 7) One (1) digital copy of the Application Submission Checklist;
- 8) One (1) digital copy of the Comment Response Matrix, dated November 8, 2021;
- 9) One(1) digital copy of the Public Consultation Strategy, dated November 1, 2021;
- 10) One (1) digital copy of the Survey, prepared by J.R. Finnie Surveying Ltd., dated November 23, 2003;
- 11) One (1) digital copy of the Parcel Abstract, dated November 17, 2021;
- 12) One (1) digital copy of Registered easements;
- 13) One (1) digital copy of the Planning Justification Report, prepared by Candevecon, dated, November 18, 2021;
- 14) One (1) digital copy of the draft Official Plan Amendment;
- 15) One (1) digital copy of the draft Zoning By-law Amendment;
- 16) One (1) digital copy of the Draft Plan of Subdivision (PL-1), prepared by Candevecon Limited, dated November 12, 2021;
- 17) One (1) digital copy of the Urban Design Brief, prepared by NAK Design Strategies, dated November 2021;
- 18) One (1) digital copy of the Functional Servicing Report (includes Stormwater Management, Site Servicing Plan, Grading Plans, Drainage Plans), prepared by Candevecon, dated November 16, 2021;
- 19) One (1) digital copy of the Traffic Impact Study, prepared by Candevecon, dated November 18, 2021;
- 20) One (1) digital copy of the Tree Inventory, Preservation and Removal Plan, prepared by The Urban Arborist, dated October 25, 2021;
- 21) One (1) digital copy of the Geotechnical Investigation, prepared by Soil Engineers Ltd., dated October 2020;
- 22) One (1) digital copy of the Phase I Environmental Site Assessment, prepared by Soil Engineers Ltd., dated September 30, 2020;
- 23) One (1) digital copy of the Phase II Environmental Site Assessment, prepared by HLV2K Engineering Limited, dated October 28, 2021;
- 24) One (1) digital copy of the Hydrogeological Investigation, prepared by HLV2K Engineering Limited, date November 17, 2021;
- 25) One (1) digital copy of the Stage 1-2 Archaeological Assessment Report and Supplemental Documentation, prepared by Archaeological Services Inc., dated October 19, 2021;
- 26) One (1) digital copy of the Heritage Impact Assessment, prepared by Golder, dated November 17, 2021;
- 27) One (1) CD with digital versions of the above-mentioned documents.

The cheques for the official plan, zoning by-law and draft plan of subdivision will be couriered directly to the Town with a copy of this letter. We will provide, under separate cover, eight (8) hard copies of the Draft Plan and application for County approval, and a two (2) copies of all the supporting studies.



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We trust the above is self-explanatory, and request that the application be circulated to the appropriate Staff. Should you have any questions please contact the undersigned at your convenience.

Sincerely,
CANDEVCON LIMITED



Maria Jones MCIP, RPP
Project Planner

cc. Angela Sciberras
Megan Ferris
Nick Colucci
Fausto Saponara
Diarmuid Horgan
Scott Lang
David Lee
Sebouh Kabajouzian
Steven Giankoulas

