

Statutory Public Meeting Official Plan Amendment

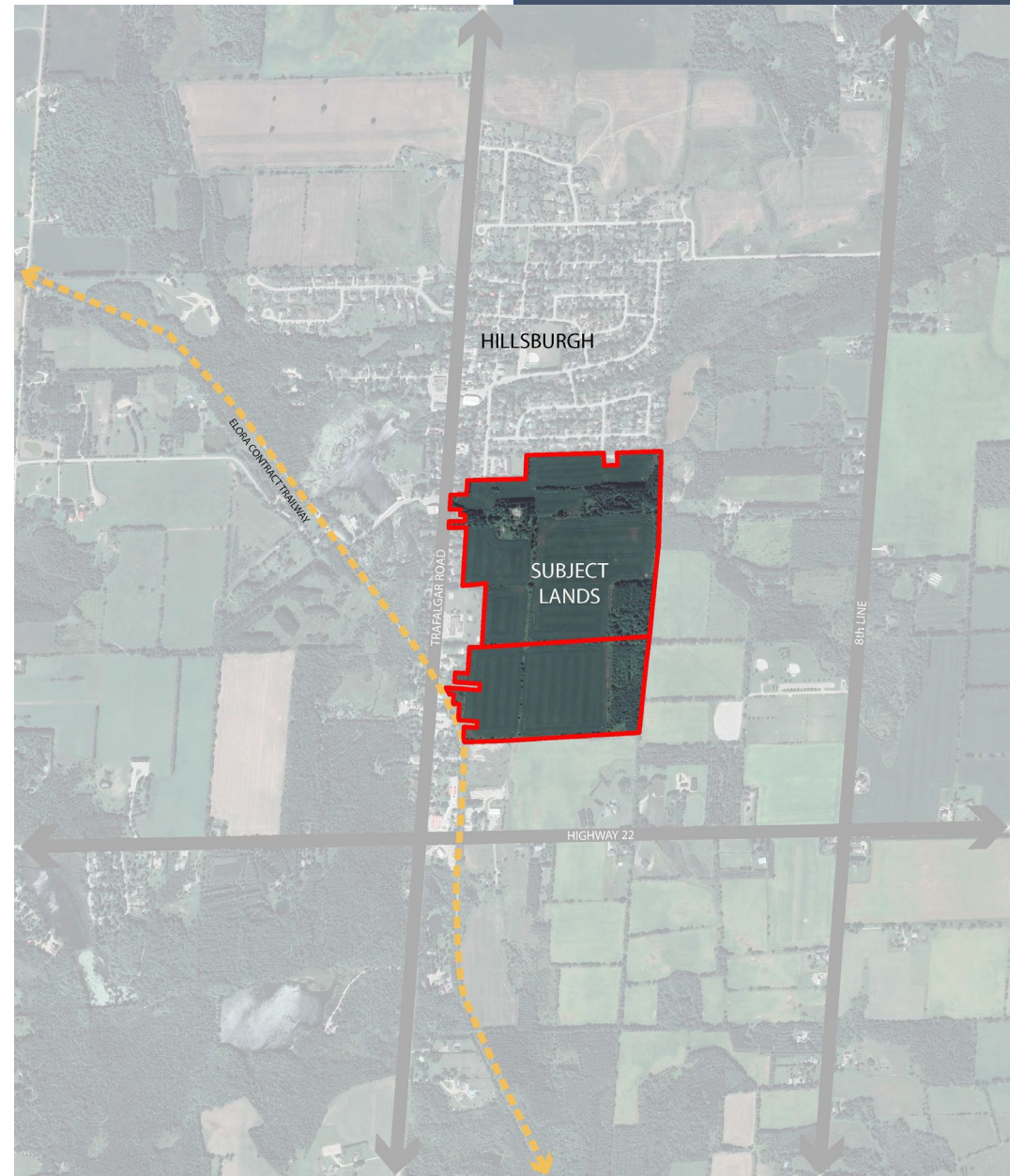
Town File No. OPA23-01

63/63A Trafalgar Road, Hillsburgh, Ontario

June 8, 2023

Introduction/ Timeline

- +/- 52 hectare (128 acre) site located in the Community of Hillsburgh;
- Brought into Settlement Urban Boundary in 1999 per the County of Wellington Official Plan;
- Purchased by Beachcroft Investments Inc. (Ballantry Homes) in November 2022; and,
- Application submitted March 2023, deemed complete May 3rd, 2023.



Proposed Master Plan

Unit Type	Frontage	Count
Singles	13.7 m	116
Singles	11.6 m	174
Singles	9.8 m	155
Street Towns	6.1 m	245
Back to Back Towns	6.1 m	108
Heritage House		1
<i>Total</i>		799

- 798 new residential units;
- 2.74 hectares of Parks and Open Space; and,
- Retention of 2 woodlots.



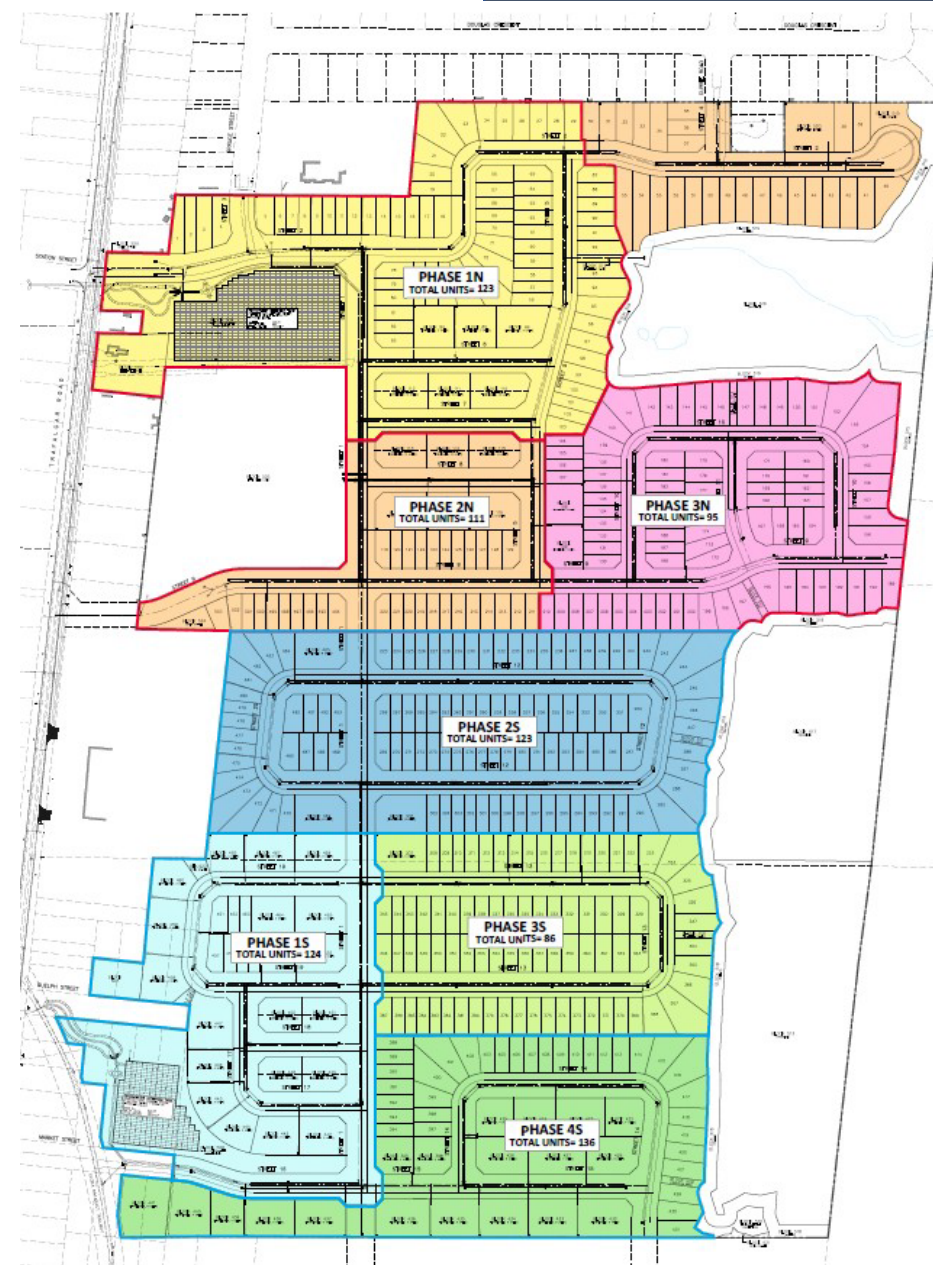
Community Connectivity

- A positive pedestrian experience;
- Two new community parks, at key “gateway” locations;
- Extensive walking trails;
- Enhanced access to Elora-Cataract Trailway;
- Seamless vehicular and pedestrian access from the existing community through to Barbour Field; and,
- Improved community access to Ross R. MacKay public school.



A Phased Approach

- The Community Plan will be 'phased';
- The phasing has been carefully planned to minimize any disruption, during construction; and,
- The immediate and surrounding homeowners will be kept informed and notified throughout.



Existing Policy Context

- ‘Designated Greenfield Area’ per the *Growth Plan*;
- ‘Urban Centre’ within the *Wellington County Official Plan*;
- ‘Residential’, ‘Greenlands’, and ‘Recreational’ in the *Town of Erin Official Plan*; and,
- ‘Future Development (FD) Zone’ and ‘Residential One (R1) Zone’ in *Zoning By-law 07-67*.



LEGEND

Subject Lands	Core Greenlands	Proposed Minor Collector
Residential	Greenlands	Final Alignment to be Determined
Central Business District	Recreational	Future Development
Highway Commercial	Community Improvement Area	Proposed New Firehall Location
Residential Transition Area	Regulatory Floodline	Built Boundary
Industrial		

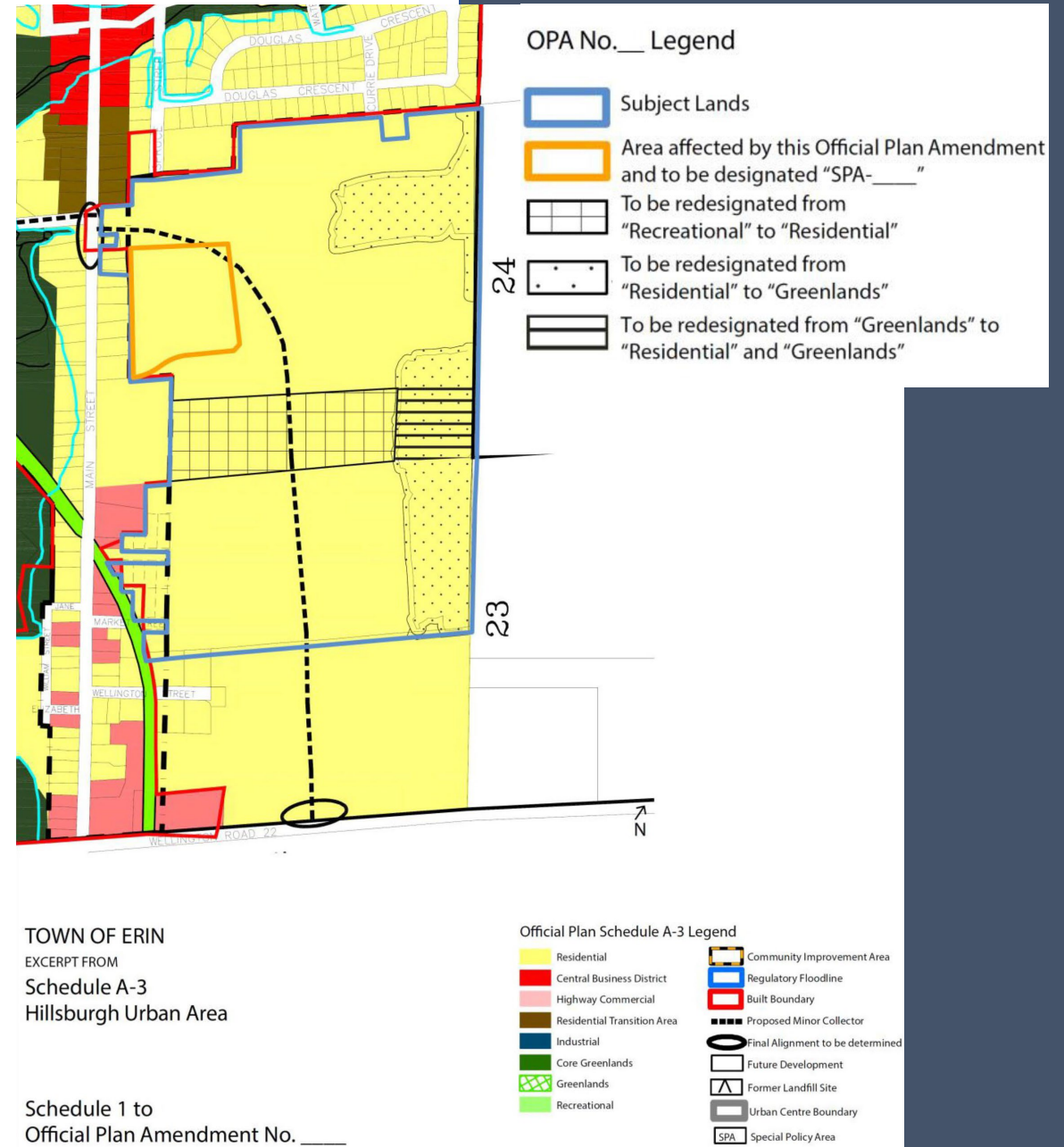
DATE: February 21, 2023

KLM
Klein & Associates Inc.
Professional Engineers & Geoscientists

Official Plan Amendment Application

The amendment proposes to:

- Refine the 'Greenlands' boundary to preserve the existing woodlots;
- Remove the 'Recreational' designation;
- Remove 'Proposed Firehall' symbol as the new firehall has been constructed west of Trafalgar Road; and,
- Introduce Special Policy Area to allow flexibility for Seniors housing and range of uses on Future Development Block.



The Process

We continue to engage with both the community and the commenting agencies

May 23, 2023

An informal
Community
Information Meeting
was hosted by
Ballantry Homes.

June 8, 2023

Statutory Public
Meeting regarding
Official Plan
Amendment
Application OP23-001

Ongoing

The project team
continues to
receive/respond to
comments from local
residents and will
respond to Agency
Comments

Next Steps

Comments received
(Residents, Town,
County, agency,
community etc.) will
be addressed in 2nd
submission



Questions?