

August 3, 2022

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

ATTN: Ms. Tanjot Bal
Senior Planner

**Re: Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision
Hillsburgh Heights Inc.
5916 Trafalgar Road North
Town File Nos.: 23T-21002, OP21-01 and Z21-09
Candevcon File No. W21081**

Dear Tanjot,

On behalf of Hillsburgh Heights Inc., we are submitting the enclosed materials in support of a second and final submission for the Official Plan amendment, Zoning By-law amendment and Draft Plan of Subdivision application for the subject lands.

The applications has been revised to address the Town and County comments related to the proposed development. The revised plan consists of one hundred ninety-five (195) single-detached lots and six (6) townhouse blocks containing approximately one hundredes seventy four (174) units. The revised plan has reduced the developable area retaining lands in the north portion of the site for future development. A hold provision has been placed on these lands to be brought back for development upon meeting certain development conditions. The plan also includes blocks for a school, a park, and two stormwater management ponds. The revised plan includes additional lots with frontage of 13.7 metres increasing the variety of lot sizes from 13 metres to 21 metres distributed throughout the subdivision. The townhouse blocks are predominately within the central west location adjacent to the Collector Road with a cluster in a location situated close to Trafalgar Road North. 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 second and final submission with supporting documents were prepared in response to the Town, County and Agency comments.



We enclose the following documents pursuant to the re-submission:

- 1) One (1) digital copy of the Comment Response Matrix, dated August 3, 2022;
- 2) One (1) digital copy of the Planning Justification Report (included the Density and Parkland Calculations), prepared by Candevcon, dated November 15, 2021, revised August 2, 2022;
- 3) One (1) digital copy of the draft Zoning By-law Amendment;
- 4) One (1) digital copy of the Draft Plan of Subdivision (PL-1), prepared by Candevcon Limited, dated November 12, 2021, revised July 27, 2022;
- 5) One (1) digital copy of the revised Urban Design Brief, prepared by NAK Design Strategies, dated July 2022;
- 6) One (1) digital copy of the Pedestrian Circulation Plan, prepared by NAK Design Strategies, dated July 2022;
- 7) One (1) digital copy of the Road Cross Sections (Local Road, Collector Road-Green Road and 30m Entrance Road), prepared by NAK Design Strategies, dated July 2022;
- 8) One (1) digital copy of the Functional Servicing Report (includes Stormwater Management, Site Servicing Plan, Grading Plans, Drainage Plans), prepared by Candevcon, revised August 3, 2022;
- 9) One (1) digital copy of the Traffic Response to Comment Letter, prepared by Candevcon, dated July 22, 2022;
- 10) One (1) digital copy of the Traffic Impact Study, prepared by Candevcon, dated November 18, 2021, revised July 28, 2022;
- 11) One (1) digital copy of the Noise Feasibility Study, prepared by Candevcon, dated July 28, 2022;
- 12) One (1) digital copy of Environmental Impact Study – 1st Submission Comments Response, prepared by Birks Natural Heritage Consultants, dated 21, 2022;
- 13) One (1) digital copy of the Tree Inventory, Preservation and Removal Plan, prepared by The Urban Arborist, dated July 22, 2022;
- 14) One (1) digital copy of the Phase I Environmental Site Assessment, prepared by HLV2K Engineering Limited, dated April 25, 2022;
- 15) One (1) digital copy of the Phase II Environmental Site Assessment, prepared by HLV2K Engineering Limited, dated April 25, 2022;
- 16) One (1) digital copy of the Hydrogeological Investigation, prepared by HLV2K Engineering Limited, date August 3, 2022;
- 17) One (1) digital copy of the Heritage Impact Assessment, prepared by Golder, dated July 15, 2022;
- 18) One (1) CD with digital versions of the above-mentioned documents.

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

Sincerely,
CANDEVCON LIMITED

Maria Jones MCIP, RPP
Project Planner



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

