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KLM File: P-3304

March 14th, 2023

Town of Erin
5684 Trafalgar Rd.
Hillsburgh, ON
N0B 1Z0

ATTENTION: Tanjot Bal, MCIP, RPP, Senior Planner

Re: First Submission
Applications for Draft Plan of Subdivision and Amendments to the Official Plan &
Zoning By-law
63 & 63A Trafalgar Road
Town of Erin, County of Wellington

Dear Ms. Bal,

KLM Planning Partners Inc. is the land use planner on behalf of Beachcroft Investments Inc. (the "Owner"), with respect to the proposed development of their lands municipally known as 63 & 63A Trafalgar Road (the "Subject Lands") for residential use. We are pleased to submit the enclosed first submission materials to support the above noted applications for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision (the "Applications").

The Subject Lands are located east of Trafalgar Road (also known as Main Street) and north of Wellington Road 22 in the community of Hillsburgh, in the Town of Erin. The parcel is approximately 52 hectares (128 acres) in size and is currently vacant, save for an existing heritage dwelling, representing an underutilized site located within the "Urban Centre" which abuts a County Road. The Subject Lands are irregular in shape and have approximately +/- 87 metres of broken frontage along Trafalgar Road. The Subject Lands are legally described as Part of Lots 11 & 12 East of Market Street, Part of Lot 14, all of lots 15 & 16 West of Market Street, Part of Lots 4 and 17, all of Lots 18,19 and 20, east of Guelph Street, Part of Lots 21 & 22, all of Lots 23 & 24, west of Guelph Street, Registered Plan 95 (formerly village of Hillsburgh), Town of Erin, County of Wellington.

The application(s) are to facilitate the development of a mix of single detached dwellings and townhomes on the Subject Lands (the "Proposed Development"). There are a total of 446 single detached dwellings (including the existing heritage dwelling), 353 townhouses (consisting of 245 street townhouses and 108 back to back townhouses), for a total of 799 dwelling units. The Proposed Development also includes one (1) future development mixed use / seniors housing block, ten (10) park and trailhead park blocks which will also include underground stormwater management facilities, one (1) future water tower block and ten (10) environmental protection,

woodlot, buffer and open space blocks. The Proposed Development has an overall density of 19 units per gross hectares (excluding woodlot, buffer and environmental protection lands).

The Subject Lands are irregular in shape and have approximately +/- 87 metres of broken frontage along Trafalgar Road. Currently, access to the Subject Lands is provided via Trafalgar Road, however, the Proposed Development proposes a total of eight (8) accesses by maintaining the Trafalgar Road access and adding two (2) additional westerly access, providing two (2) connections to the local street network to the north via Currie Road and Spruce Street, one (1) connection to the future Barbour Park to the east and two (2) connections to the future development to the south. The Proposed Development will feature 5,854 metres of street network, the majority of which is 20.0 metre's wide, save for the proposed minor collector road which will provide future access from Trafalgar Road to Wellington Road 22 and have a right-of-way width of 23.0 metres.

A formal pre-application consultation meeting was held on February 22nd, 2022, which provided the list of required submission materials. Accordingly, as part of a complete application, please find enclosed the following:

1. A Cover Letter prepared by KLM Planning Partners Inc., dated March 14th, 2023;
2. Executed Application for Draft Plan of Subdivision;
3. Executed Application for Official Plan Amendment;
4. Executed Application for Zoning By-law Amendment;
5. PIN confirming ownership of Beachcroft Investments Inc.;
6. Plans of Survey prepared by J.D. Barnes Limited, dated December 15th, 2022;
7. Draft Plan of Subdivision prepared by KLM Planning Partners Inc., dated February 9th, 2023;
8. Coloured Concept Plan prepared by KLM Planning Partners Inc., dated February 7th, 2023;
9. Planning Justification Report prepared by KLM Planning Partners Inc., dated March, 2023;
10. Draft Official Plan Amendment prepared by KLM Planning Partners Inc., dated March, 2023;
11. Draft Zoning By-law Amendment prepared by KLM Planning Partners Inc., dated March, 2023;
12. Urban Design Brief, inclusive of elevations / renderings prepared by MHBC, dated February 2023;
13. Conceptual Landscape Plan prepared by MHBC;
14. Functional Servicing and Stormwater Management Report prepared by Urbanworks, dated March 2023;
15. Engineering Plans (including site servicing, grading and erosion and sediment control), dated March 2023;
16. Geotechnical Assessment prepared by Soil Engineers Ltd, dated November 30th, 2022;
17. Geotechnical Addendum prepared by Soil Engineers Ltd, dated February 13th, 2023;
18. Phase One Environmental Site Assessment prepared by Soil Engineers Ltd, dated November 8th, 2022;
19. Phase Two Environmental Site Assessment prepared by Soil Engineers Ltd, dated January 5th, 2023;

20. Transportation Study prepared by CGE Consulting, dated February 27th, 2023;
21. Noise Feasibility Study prepared by HGC Engineering, dated March 9th, 2023;
22. Arborist Report and Tree Preservation Plan prepared by Palmer Environmental, dated March 10th, 2023;
23. Environmental Impact Study prepared by Palmer Environmental, dated March 10th, 2023;
24. Stage 1 & 2 Archaeological Assessment prepared by Archeoworks Inc., dated November 20th, 2022;
25. Heritage Impact Assessment prepared by LHC Heritage Planning & Archaeology Inc., dated February 24th, 2023;
26. Hydrogeological Assessment prepared by Soil Engineers Ltd., dated February 2023;
27. Pre- and Post-Development Water Balance Assessment prepared by Soil Engineers Ltd., dated March 2nd, 2023;
28. Wetland Water Balance Assessment prepared by Soil Engineers Ltd., dated March 9th, 2023;
29. Source Water Protection Application Form; and,
30. Copy of the Pre-consultation Checklist demonstrating all submission materials have been included.

We understand that the Town of Erin will invoice for the application fee's following receipt of the submission, payment will be coordinated subsequently.

We look forward to working with Town and County staff during the submission review. We trust the foregoing is in order. Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Yours very truly,



Keith MacKinnon, BA, MCIP, RPP
Partner



Lucy Pronk, M.Sc., MCIP, RPP
Intermediate Planner

Cc: Uzo Rossouw, Ballantry Homes
Maurizio Rogato, Blackthorn Development Corp.