

HILLSBURGH HEIGHTS INC.
PROPOSED RESIDENTIAL SUBDIVISION
5916 TRAFALGAR ROAD
TOWN OF ERIN
FILE NOS. 233T-21002, OP21-01, Z21-09

RESPONSE TO THIRD SUBMISSION COMMENTS

Item	Comments	Response	
TOWN OF ERIN - Comments from Tanjot Bal and Jack Krubnik			
Town Planning - Jack Krubnik & Tanjot Bal		Firm	
Density and Affordable Housing			
1	The Town acknowledges the applicants need to relocate SDE's from north of Block 4 to the north end of Street C, in order to increase the size of the storm water management facility (Block 4). Town staff accept the proposed density.	Candevcon	Acknowledged
2	Provide confirmation that County Planning Department has accepted the proposed density.	Candevcon	County confirmed acceptance of current density in an email, dated May 18, 2023 and included as part of this submission
3	Request that the engineer complete a calculation to confirm that the maximum number of secondary dwelling units proposed within the subdivision can be accommodated within the existing allocation.	Candevcon	The calculation respecting the secondary units is deferred to the Detailed Engineering Design stage at which time the uptake of the Secondary Dwelling units will be determined and appropriate adjustments are made to the Final Plan to be registered.
Sustainability			
4	As a condition of Draft Plan Approval, staff will require that the applicant implement the proposed sustainability features outlined within the Hillsburgh Heights Urban Design Brief.	NAK/ Candevcon	Acknowledged
Open Space and Trails			
5	Figure 3.15 of the UDB doesn't include all required fencing. Please revise to include all proposed fencing	NAK	As per discussions with the Town a separate drawing showing all required fencing has been completed and included as part of this submission. The Urban Design Brief will be not revised.

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Engineering - Nick Colucci & Joe Mullan (Ainley)			
6	While the lots in question have been oriented to front on Street "G", Lot 7 (formerly lot 8) still has a restricted access to the lot frontage due to the splitter island on Street "G" approaching the roundabout. In addition because of the reconfiguration and the narrow frontage on Street "G" the owner will not be able to access their lot when entering the subdivision via Street "A" without circulating the block first. Additionally, the current configuration of the lot restricts the driveway to a maximum of 5.7m wide, because of the large daylight triangle. Consideration should be given to further reconfiguration of the lot layout.	Candevcon	Draft Plan revised to increase the width of lots 7 and 73 to accommodate driveways beyond the splitter island
7	With the groundwater levels between 6.5 to 9.8 m below the ground surface (mgs), infiltration opportunities for mitigating the impacts on water balance are available. The infiltration opportunities should be addressed during detail design stage and can include infiltration in Town owned lands and rights-of-way, School Board owned lands, and private residential lots. The CVCA should review and comment on the water balance mitigation measures, too.	Candevcon	To be addressed at Detailed Design Stage
8	A copy of the RSC should be provided to the Town as it becomes available	Candevcon	Noted;
9	The area shown on the sanitary drainage plan in the FSR does not match the area shown on the design sheets in the FSR. There are also discrepancies in equivalent population and pipe size. Discrepancies such as these can be resolved at the detailed design stage.	Candevcon	To be addressed at Detailed Design Stage
10	Table 3 and Figure GR-DR-1, Pre-Development Drainage Area show minor drainage area discrepancies (e.g. Table 3 has 30.14 ha for Areas 1, 2 and 3 including external area from north, and the areas on GR-DR-1 sum to 25.86 ha). The Values for Area 4 are also not equivalent. These discrepancies can be addressed during the Detail Design Stage.	Candevcon	To be addressed at Detailed Design Stage

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11	The stormwater management plan should include all runoff affecting the subject site. An explanation of how the external drainage is being diverted from the subject site should be included in the FSR. A Block, sized large enough to contain the diversion channel, should be included in the draft plan.	Candevcon	Block 15 added to Draft Plan; calculation included in Addendum to FSR
12	The sanitary main should be shown on the applicable storm pond cross sections to see its relationship to the stormwater pond and its outlet. This can be addressed during the Detail Design Stage.	Candevcon	To be addressed at Detailed Design Stage
13	During the Jan. 9th, 2023 meeting, we requested that a list of elements that do not comply with the Town's Engineering Design Standards be submitted for our review and consideration. One such item was the absence of sediment drying areas in the SWM blocks. Upon further evaluation, the Town requires that each facility must have a sediment drying area. It should be noted that the Town has consistently enforced this requirement and is presently requiring other developments in Erin to incorporate sediment drying areas. As such the SWM blocks must be expanded to include sediment drying areas.	Candevcon	Notwithstanding, that sediment drying areas are not used, the SWM drawings have been revised to show sediment drying areas
Tree Inventory Protection & Removal Plan & EIS Peer Review (GWS Ecological & Forestry Services Inc.)			
14	Birks has indicated that they will search the site in 2023 for the locations where tall blue lettuce and clammy ground cherry are established. I look forward to receiving the results of their fieldwork later this year.	Birks	Noted;
15	With respect to my concerns with the Tree Inventory Protection and Removal Plan, I understand that my concerns will be addressed after the Grading Plan is finalized during the Detailed Design Stage. This is acceptable and I look forward to receiving this information from the Urban Arborist along with details on proposed replanting.	Urban Arborist	To be addressed at Detailed Design Stage

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Source Water Protection Wellington County - Sanielle Walker			
16	The submitted water balance assessment report discusses that without mitigation measures, an infiltration deficit of 40,805m ³ /year will result. It is recommended that the Town's Hydrogeologist review and provide comment on this report to ensure that the measures proposed (infiltration/soakaway trenches) are satisfactory in accounting for this deficit.	Candevcon	Acknowledged
17	Comment 3 in our memorandum dated May 4, 2022, speaks to the discussion of the CTC Source Protection Policies related to salt and chemical handling that apply to areas with low/moderate vulnerability. This comment has been noted by HLV2K/ Candevcon and is provided here solely as a reminder. It is recommended that we, along with the Town, review this information once provided during the detailed design stage.	Candevcon	Acknowledged; to be addressed at Detailed Design Stage
Credit Valley Conservation Comments - Elizabeth Paudel			
18	Delegated Responsibilities – providing comments representing the provincial interest regarding natural hazards (except forest fires) as identified in Section 3.1 of the Provincial Policy Statement (2020);	Candevcon	Acknowledged
19	Regulatory Responsibilities – providing comments to ensure the coordination of requirements under the Conservation Authorities Act Section 28 regulation, to eliminate unnecessary delay or duplication in process;	Candevcon	Acknowledged
20	Source Protection Agency – providing advisory comments to assist with the implementation of the CTC Source Protection Plan under the Clean Water Act, as applicable.	Candevcon	Acknowledged

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21	On January 1, 2023, a new Minister’s regulation (Ontario Regulation 596/22: Prescribed Acts – Subsections 21.1.1 (1.1) and 21.1.2 (1.1) of the Conservation Authorities Act) came into effect with provides that conservation authorities (CAs) may not provide a municipal (Category 2) or other (Category 3) program or service related to reviewing and commenting on proposals, applications, or other matters under a prescribed Act, including the Planning Act. As a result, technical review services (e.g., technical reviews related to natural heritage and select aspects of stormwater management) that CVC formerly provided under the Memorandums of understanding (MOUs) with the County of Wellington and Town of Erin will no longer be provided for applications received after January 1, 2023.	Candevcon	Acknowledged
22	Further to the above, in order to comply with the new CA Act Section 21 provisions and the associated regulation (O. Reg. 596/22), our comments for this application are focused on CVC regulated features and regulatory responsibilities. All previous CVC comments provided prior on the non-regulated natural heritage features for the subject proposal have been omitted from this letter to comply with the legislative changes. Any items to be addressed related to natural heritage features outside of the CVC regulated features are deferred to the municipality.	Candevcon	Acknowledged
23	CVC staff have had the opportunity to undertake review of the 3rd OPA/OZ submission, including the following documents: - Second Submission Comment Matrix, Candevcon Limited, February 10, 2023 - Draft Plan of Subdivision, Candevcon Limited, February 3, 2023 - Functional Servicing Report, Candevcon Limited, February 15, 2023 - Water Balance Assessment, HLV2K Engineering Limited, January 30, 2023 - Hydrogeological Investigation, HLV2K Engineering Limited, August 3, 2022	Candevcon	Acknowledged

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24	General 1. Please provide a comment response letter identifying how comments have been addressed and referencing specific plans/reports and page/dwg numbers as applicable.	Candevcon	All comments are addressed in this response matrix and associated reports.
25	Engineering 2. New plans for the pre-development drainage area have been provided within the updated FSR. The updated drawings and FSR indicate a change in the drainage area to the SWM pond (west). Please provide a post-development drainage area plan to confirm that the revised drainage area plan will not impact the total pre-development drainage area draining towards the wetland.	Candevcon	Please refer to Addendum to SWM report
Upper Grand District School Board Comments - Ruchika Angrish			
26	Planning staff at the Upper Grand District School Board have received and reviewed the third submission of the above noted application for a Plan of Subdivision proposing a total 369 residential units.	Candevcon	Acknowledged
27	Board staff previously provided comments to the Town of Erin in response to the second submission of these applications in October 2022. Please be advised that these comments and the conditions provided remain applicable.	Candevcon	Acknowledged
28	Attached to this letter are comments from the Board's engineering consultant with respect to the third submission.	Candevcon	Acknowledged
Walterfeddy Comments			

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29	<p><u>2.0 The School Block Characteristics</u></p> <ul style="list-style-type: none"> •The proposed area of the School Block has been increased marginally from 2.19 ha (5.41 acres) to 2.27 ha (5.61 acres). • Street L has been included along the east boundary of the School Block on the current Draft Plan. Street L will terminate at a temporary turning circle until such time that future development on the north side of the property proceeds. <p>New Comments on Comment Response Package</p> <p>1. No new comments.</p>	Candevcon	Acknowledged

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30	<p><u>3.0 Grading</u> Comments 1 and 2 from Second Submission are not addressed or insufficient detail is provided to confirm. Grading design around the perimeter of the school block is not provided. Clearly demonstrate preliminary grading for the school block as a whole and how the adjacent lands identified for future development will be graded on an interim basis. Insufficient grading design information is provided to identify whether the school block grading meets the required criteria. Response: See the attached revised Preliminary Grading Plan GR-1 showing grades for the School Block no greater than 2% and a cut-off swale to the north of the site. (Comment Response Letter, Candevcon, April 05, 2023). <u>Post-Third Submission Revisions:</u> A revised preliminary grading plan (Drawing No. GR-1) was provided as part of the comment response to the third submission comments. The grading plan was revised to include some additional grading details indicating the proposed school block will be graded with a 2% slope across the site from the northwest corner. The plan also included a proposed interceptor swale running parallel to the northern property line on the single-detached residential lots, conveying flows to Street 'L'. New Comments on Post-Third Submission Package 1. Details on the Preliminary Grading Plan indicate the school block is to be graded as per the Board's guidelines. Final grading shall be coordinated with the School Board as the detailed design progresses to ensure all criteria are met. 2. The detailed design shall include capacity calculations and inlet details to confirm the swale and inlet can convey the minor and major flows to Street 'L' without impacting the School Block.</p>	Candevcon	To be addressed at Detailed Design Stage
31	<p><u>4.0 Sanitary Servicing</u> The location of the proposed sanitary service is to be coordinated with the School Board at the time of detailed design.</p>	Candevcon	Acknowledged

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32	<p>With respect to sanitary flow generated by the School Block, the current Town of Erin standards provide guidance with respect to school sites. Specifying a population density of 60 ppha and a per capita flow rate of 95 l/student/day. For the proposed School Block having an area of 2.27 ha, this results in a population of 137 students and an average daily flow of 13,015 l/day based on Town Standards.</p> <p>If the population of the school is estimated at 450 students based on the UGDSB's School Site Selection Guideline, then average daily sanitary flow is approximately 42,750 l/day (450 students x 95 l/student/day). The MECP Sewage Works Guidelines recommends a design flow of 70-140 L/d per student for schools, which would result in a average day flow ranging from 31,500 to 63,000 l/day. Therefore the calculated sanitary flow based on Town criteria within that range.</p> <p>In the current design, the School Block is located in sanitary Catchment 46 (area = 2.63 ha) which includes the School Block, a section of Street A right-of-way and three (3) single family residential lots. Catchment 46 has a total population of 149 people – 9 people on the three residential lots and 140 people on the school. On the Sanitary Sewer Design Sheet a School Block area of 2.33 ha was used with an average per capita flow of 290 l/c/day (the typical per capita flow rate and not the 95 l/student/day), resulting in an average daily sanitary flow of 40,600 l/day. On this basis, the sanitary flow generated by the school block is comparable to the calculations outlined above that used a population of 450 students and the anticipated sanitary flows from the School Block have been accounted for in the design.</p> <p>New Comments on Comment Response Package 1. No new comments.</p>	Candevcon	Acknowledged

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33	<p><u>Storm Servicing</u></p> <p>1. Storm sewer obvert elevations shown on Drawing ST-1 on Street A between Street G and Street I (south side of School Block) are higher than the proposed centreline of road elevations. Based on adjacent areas, the future storm sewer appears to be sufficiently deep to service the School Block. Confirm that whether a typo or if the design needs to be updated.</p> <p>2. Insufficient grading of the school block as well as the road centerline grades provided on Street L (east side of school Block) to confirm whether sufficient depth is provided to service the school site. Provide sufficient grading detail for review.</p> <p>3. It is recommended that interim storm drainage be identified on the future development lands to demonstrate that there will not be negative impacts on the school block.</p> <p>Response: See revised Storm Drainage Plan ST-1 with corrected storm obverts. (Typo has been corrected.) A swale has been proposed along the north boundary to direct drainage away from the school block.</p> <p>Post-Third Submission Revisions</p> <p>A revised Storm Drainage Area Plan was provided (Drawing No. ST-1) was provided as part of the comment response to the third submission comments. The drainage area plan was revised to include correct the typos on the elevations provided for storm sewer obverts. The drainage areas have been revised to reflect the changes to the grading and interceptor swale.</p> <p>New Comments on Comment Response Package</p> <p>1. Details on the Preliminary Grading Plan indicate the school block is to be graded as per the Board's guidelines. Final grading shall be coordinated with the School Board as the detailed design progresses to ensure all criteria are met.</p>	Candevcon	To be addressed at Detailed Design Stage

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34	<p><u>6.0 Stormwater Management</u> The Urban Design Brief by NAK Design Strategies (February 2023) identifies an open space trail through the SWM facility block to connect to McMurchy Lane. Comment response above notes that the trail through the SWM pond will not be lit and may not be maintained in the winter. Based on review of design information available, the proposed trail is not AODA compliant and will be considerably steeper. Provide additional grading details specifically as it relates to the trails to demonstrate compliance with required criteria. It is understood that the trail through the SWM pond is intended as a pedestrian linkage from the existing community to the south and east.</p> <p>Response: The Town will be responsible for the maintenance and upkeep of the trail along the SWM pond. We have been advised by Town staff that the Town does not wish lighting along the trail as there will be a sidewalk on Trafalgar Road. Trails are being designed to the Town of Erin's standards. Details will be provided at the Detailed Design Stage.</p> <p>New Comments on Comment Response Package 1. No new comments.</p>	Candevcon	Acknowledged

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35	<p><u>7.0 Water Balance</u> Section 5.4 of the revised FSR discusses the implementation of lot level infiltration galleries to provide supplementary infiltration to satisfy the post-to-pre water balance. The text in the FSR directs the reader to Drawing IT-1 for infiltration gallery locations. We believe the drawing number indicated is a typo and should be "ST-1" which shows the infiltration gallery locations. Based on the information provided, it appears that all supplementary infiltration measures will be constructed within the residential lots and no infiltration galleries/features will be required within the school block. Please confirm that our understanding is correct. If an infiltration gallery is expected for the school block, it needs to be clearly identified.</p> <p><i>Response: Infiltration galleries will not be required for the school site</i></p> <p>New Comments on Comment Response Package</p> <p>1. No new comments.</p>	Candevcon	Acknowledged
36	<p><u>8.0 Water Distribution</u> No new comments.</p>	Candevcon	Acknowledged

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37	<p><u>9.0 Pedestrian Activity</u> This comment remains outstanding. The letter prepared by Candevcon dated February 10, 2023 entitled “Response to 2nd Submission Comments – Traffic Impact Study Updated July 28, 2022” did not provide any additional information. From the responses provided in Section 6.0, the primary pedestrian access points from the existing development to the south will be from the west end of Upper Canada Drive and Trafalgar Road. Pedestrian access between McMurchy Lane and Street H via the SWM facility is shown on the drawings but it is not AODA compliant and may not be maintained during the winter.</p> <p>Response: The Town will be responsible for the maintenance of the trail along the SWM pond. We have been advised by Town staff that the Town does not wish lighting along the trail as a sidewalk will be provided on Trafalgar Road. Trails are being designed to the Town of Erin’s standards. Details will be provided at the Detailed Design Stage.</p> <p>New Comments on Comment Response Package 1. Detailed design to be reviewed to ensure the above-noted sidewalk on Trafalgar Road is provided.</p>	Candevcon	To be addressed at Detailed Design Stage
38	<p><u>10.0 Tree Inventory and Protection</u> Comment 2 above remains outstanding. Proposed grades at the corners of the school block to demonstrate grading of the block is required at this time.</p> <p>Response: This tree is being removed as per the Arborist report. Proposed grading is shown on Drawing GR-1.</p> <p>New Comments on Comment Response Package 1. Please provide the latest Arborist Report for our records.</p>	Urban Arborist	Revised Arborist Report and TIPP provided to School Board; School Board confirmed acceptance in emailed dated May 26, 2023 included as part of this submission
39	<p><u>11.0 Environmental Site Assessment</u> No New Comments</p>	Candevcon	Acknowledged

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40	<u>12.0 Environmental Noise Assessment</u> No new comments	Candevcon	Acknowledged
41	<u>13.0 Phasing of the Development</u> Further information regarding the anticipated timing of the development of the future lands is requested. <i>Response: The development of the future lands is dependent on the wastewater allocation which is in the Town's jurisdiction.</i> New Comments on Comment Response Package 1. No new comments	Candevcon	Acknowledged
COUNTY OF WELLINGTON COMMENTS from APRIL 27, 2023			
Planning & Development Comments - Meagan Ferris			
42	<u>Revised Draft Plan and Density</u> In our comment later dated November 8th, 2022, Planning staff acknowledged acceptance of reduced density calculation of 12.25 units/ha based on a redesign of the site and unique circumstances. Since this time, it appears the draft plan has further been revised to identify a further reduced density target of approximately 11.64 units/ha.	Candevcon	Acknowledged
43	Planning staff supports the original 12.25 units/ha proposed; however, through discussions with Town staff it is understood that the applicant's plans were required to be amended to address Town specific comments related to items such as the storm water management pond design and capacity and the extension of Street L. It is also noted that some of the future development lands have been identified as part of this application, however, it is noted that this inclusion does provide an improved layout along Street B and C.	Candevcon	Acknowledged

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44	It is further noted that the Draft Plan identifies a layout for the future development area, which has been reduced in area from the previously identified 8.08 ha as shown on the 2nd submission draft plan. This area, as previously mentioned, will require a separate Draft Plan of Subdivision application once additional servicing allocation becomes available.	Candevcon	Acknowledged
45	The final Draft Plan will need to be provided to the County once all Town comments are addressed and will need to ensure that (i) the proposed layout in the 'Future Development' area is removed and (ii) is signed by the surveyor and owner. A digital copy and 8 hard copies will be required.	Candevcon	Draft Plan revised (Revision 8) to include the conceptual development required in the Future Development area
46	<u>Land Use Compatibility (Noise)</u> Peer review comments from RJ Burnside (dated February 27, 2023) were provided by this office to the applicant on February 22, 2023. The findings of the noise study have been accepted by the consultant and the proposed mitigation measures will need to be incorporated as future draft approval conditions.	Candevcon	Acknowledged
47	<u>Additional Comments – Circulation of 3rd Submission Draft Plan</u> The County had circulated the 3rd submission to commenting agencies with comments expected by April 28th, 2023. At this time, only comments from the Town and the Upper Grand District School Board were received by the County and have since been provided to the applicant.	Candevcon	Acknowledged
48	<u>Associated Policies - OPA #13 and County OPA #120</u> At this time, there is no update from the Ministry regarding OPA 120	Candevcon	Acknowledged
Engineering Comments - Pasquale Costanzo			
49	<u>Traffic Review</u> The County's Roads Division is reviewing the submitted, update Traffic Impact Study (TIS). These comments are pending and will be provided under separate cover.	Candevcon	Acknowledged
50	The Wellington Roads have reviewed of the provided supporting reports for the above noted application and have the following requirements and comments.	Candevcon	Acknowledged

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51	<u>Storm Water Management</u> * There are no further comments to provide.	Candevcon	Acknowledged
52	<u>Land requirements along Trafalgar Road (Wellington Road 24)</u> * A conveyance of a one-foot reserve along Trafalgar Road from the lands to be subdivided and to be placed in favour of the County of Wellington.	Candevcon	To be addressed at Detailed Design Stage
53	*A conveyance of 50' x 50' daylight corners at Streets 'A' & 'E' intersections accessing Trafalgar Road and to be placed in favour of the County of Wellington.	Candevcon	To be addressed at Detailed Design Stage
54	<u>Traffic Impact Study</u> *The updating of the TIS will be required as more information of proposed background developments are brought forward and to be completed before final plan approval.	Candevcon	Acknowledged
55	*Required road improvement on Trafalgar Road with the installation of northbound left-turn lanes for proposed Street 'A' and 'E' intersections including an opposing southbound left-turn lane at Howe Street intersection. The installation of southbound right-turn deceleration lanes with tapers at Street 'A' and 'E' intersections to minimize impacts of through traffic movement on Trafalgar Road.	Candevcon	To be addressed at Detailed Design Stage
56	* The proponent will be required to complete a detailed design to be approved by County staff including an agreement in place with the County of Wellington for the installation, of the required road improvements.	Candevcon	Acknowledged; to be addressed at Detailed Design Stage