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KLM File: P-3304

January 18, 2024

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

Attention: Michelle Baya BES, MCIP, RPP, Senior Planner

**Re: Second 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. Baya,

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**"). On behalf of the Owner, we are pleased to make the second submission for Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision.

The first submission was submitted to the Town of Erin on March 14th, 2023, deemed complete by Town staff on May 3rd, 2023 and assigned files numbers 23T-23003, OP23-0, and Z23-02. The submission materials have been revised based on the comments received from Town Staff and commenting agencies.

In support of this second submission please find enclosed the following materials:

1. A Cover Letter prepared by KLM Planning Partners Inc., dated January 17, 2024;
2. First Submission Comment Response Matrix prepared by All Consultants dated January 2024;
3. Draft Plan of Subdivision prepared by KLM Planning Partners Inc., dated November 14, 2023;
4. Draft Plan of Subdivision with No Topography prepared by KLM Planning Partners Inc., dated November 14, 2023;
5. Lotting Concept prepared by KLM Planning Partners Inc., dated November 1, 2023;
6. Draft Official Plan Amendment prepared by KLM Planning Partners Inc., dated December 2023;
7. Draft Zoning By-law Amendment prepared by KLM Planning Partners Inc., dated December 2023;
8. Urban Design Brief Addendum Letter prepared by MHBC, dated December 21, 2023;
9. Review and Entry into the Ontario Public Register of Archaeological Reports dated May 23, 2023;
10. Functional Servicing and Stormwater Management Report prepared by Urbanworks Engineering Corporation, dated January 2024;
11. Engineering Plans (including site servicing, grading and erosion and sediment control), prepared by Urbanworks Engineering Corporation dated January 17, 2024;
12. Visual OTTHYMO files for the storm drainage model;
13. Geotechnical Investigation prepared by Soil Engineers Ltd. dated January 2024;

14. Transportation Study prepared by CGE Consulting, dated January 9, 2024;
15. Arborist Report and Tree Preservation Plan prepared by Palmer Environmental, dated December 22, 2023;
16. Addendum to Environmental Impact Study prepared by Palmer Environmental, dated December 22, 2023; and,
17. Heritage Impact Assessment prepared by LHC Heritage Planning & Archaeology Inc., dated November 28, 2023.

Please note that the updated Hydro G and required Source Water Threat Assessment Report will be provided under separate cover in the near future.

Further, the Urban Design Brief has been updated and an addendum letter is included with the submission materials. Once the plans are deemed acceptable, a Landscape Plan will be provided through the detailed design process.

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 truly,

KLM PLANNING PARTNERS INC.



Keith MacKinnon, BA, MCIP, RPP
Partner



Lauren Dynes, BURPI
Intermediate Planner

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