

***PLANNING RATIONALE AND JUSTIFICATION REPORT
FOR***

**HILLSBURGH HEIGHTS INC.
PROPOSED DRAFT PLAN OF SUBDIVISION, OFFICIAL PLAN
AMENDMENT & ZONING BY-LAW AMENDMENT**

**5916 TRAFALGAR ROAD NORTH
PART 1 OF PLAN 61 R-9590
LOT 26, CONCESSION 7
HILLSBURGH URBAN AREA
TOWN OF ERIN
COUNTY OF WELLINGTON**

November 15, 2021

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1. INTRODUCTION

Candevcon Limited has been retained by Hillsburgh Heights Inc. to prepare this Planning Rationale and Justification Report in support of the subject development of their property at 5916 Trafalgar Road North in the Hillsburgh Urban Area, Town of Erin, County of Wellington. The proposal is to facilitate 284 single detached lots, 48 townhouse units, a school, a park, and two stormwater management ponds. New streets are proposed that will connect vehicles and pedestrians to two access points to Trafalgar Road.

Applications are being submitted to the Town of Erin for an Official Plan Amendment and Zoning By-law Amendment and the County of Wellington for an Application for Plan of Subdivision. These applications are supported by plans and reports as outlined in the Pre-Consultation Meeting, held on July 2, 2021, with planning staff, constituting a complete application as described in Section 34 (10) and 51 (7) of the Planning Act.

The purpose of this report is to outline the nature of the proposed development and to evaluate the proposal in the context of the applicable planning policy framework. A review of the Provincial Policy Statement, Growth Plan for the Greater Golden Horseshoe, County of Wellington Official Plan and Town of Erin Official Plan have been conducted. This report provides an analysis of and justification for the proposed development in accordance with good planning principles and as a basis for the advancement of the planning applications through the planning process.

2. SITE DESCRIPTION

2.1 General Location

The site is located on the west side of Trafalgar Road North, north of Upper Canada Drive, specifically at 5916 Trafalgar Road North as illustrated in **Figure 1 – Aerial Photo**. The subject lands have a total site area of 40.40 hectares (99.83 acres) and is legally described as Part 1 of Plan 61R-9590, Part of Lot 26, Concession 7 in the Hillsburgh Urban Area. The site currently contains a single detached dwelling, two barns and a driveshed. The single detached dwelling will be retained while the remaining structures will be demolished to allow for the development of the land.

Surrounding Land Uses

The lands are in an area which is surrounded mainly by agricultural uses as identified below (Figure 1 – Aerial Photo):

<i>North</i>	Agricultural land outside of the Hillsburgh Urban Area
<i>East</i>	Across Trafalgar Road, a residential subdivision consisting of single detached dwellings
<i>South</i>	A residential subdivision consisting of single detached dwellings
<i>West</i>	Other lands owned by the applicant and agricultural land outside the Urban Area



Figure 1: Aerial Photo

3. PROPOSED DEVELOPMENT

3.1 Development Proposal Summary

The proposed development contemplates the development of the subject lands for 284 single detached dwellings, 48 townhouse units, a school, a park and two stormwater management ponds. Several new streets will be added to provide access and connectivity for vehicles and pedestrians throughout the subdivision.

Residential Uses

The proposed residential uses consist of single detached dwellings on lot sizes that range from 15.2m to 21.3m frontages. The subdivision is designed to have the smallest lot sizes closest to the main arterial road and the largest lot sizes towards the rear of the subdivision. Specifically, there will be 51 lots that are 15.2m in length, 137 lots that are 18.3m in length, and 96 lots that will be 21.3m in length. Each of the three lot types will have a depth of approximately 35m. Secondary units or accessory units will be allocated to 5% of the single detached residential units. This will allow for potentially 17 additional residential units. Two townhouse blocks are proposed near Trafalgar Rd with a total of 48 units. The townhouses are proposed with a 7.5m dwelling width and will be the densest blocks in the subdivision.

as a low to medium density development type. The proposed townhouse blocks have been designed with a concept rendering consisting of four conventional townhouse buildings per block ranging from 5-7 units.

Proposed Population Density

Based on the person per household calculation used in the County's most recent Development Charge Study (2018), it is estimated that the total population generated within this subdivision, upon completion could be approximately 1082 people. As a result, the population density is calculated to be 46 persons per hectare which achieves the Growth Plan's minimum density of 40 persons per hectare for new development in Wellington County. The development pattern offers a mixed housing stock and establishes a density that will contribute to creating a sustainable community. In addition to the density level offered, the development protects and will not cause negative impacts to the natural heritage system or adjacent agricultural uses.

Dwelling Type	# of Units	# of people per unit ¹	Total population generated	Total Subdivision Area (ha ²)	POPULATION DENSITY (# of people per hectare)
Single Detached	284	3.19	905	21.82	41
Townhouse	48	2.52	120	1.34	89
Accessory Unit	17	3.19	54	21.82 ²	3
Subtotal	349		1079	23.16	46

¹ Number of people per unit (by type) and total work from home jobs generated are as outlined by the County of Wellington Development Charges Study Update (Aug. 24, 2018)

² used only to calculated number of people per hectare which represents the net residential area for single detached dwellings

Residential Density

The Hillsburgh Heights subdivision plans for 349 residential units, developed on approximately 23.16 hectares of residential land which equals to a density of 15 units per hectare across the site. The residential types and subsequent densities conform to the policies for single detached and townhouse as described in the Official Plan.

Non-Residential Uses

A school block has been allocated within the proposed subdivision. The school site will have frontage along one collector road (Steet A) and one internal road (Street B). The location of the site at this major intersection, close to the entrance of the subdivision, allows the site to be visible and accessible to the community. The school block ensures a majority of residents/students are within walking distance promoting a healthy community. Adjacent to the west side of the school block is a neighbourhood park. The neighbourhood park and the schools block are surrounding by homes, ensuring access to the park and the school are within walking distance for all residents within the neighbourhood promoting a

healthy community. Two stormwater management ponds that are proposed in the Hillsburgh Height subdivision, located near the south of the site. Trail systems are proposed within the stormwater management facilities and public park further contributing towards a livable community promoting activities fostering a healthy quality of life and well-being.

Road Network

A detailed road network is proposed containing local and collector roads that will direct vehicles and pedestrian traffic within the subdivision with two access points off the arterial road (Trafalgar Road North). The roads have been designed to 17m and 20m widths providing safe, pedestrian-scaled surroundings which encourages active lifestyles. Trafalgar Road North is an important county road that provides the main access to the community of Hillsburgh. Street 'A' is a collector street that provides the main access to Trafalgar Road North and features a central boulevard near the entrance providing a gateway to the community. A roundabout is designed at the intersection with the school block to provide traffic calming and promote a continuous flow of traffic. Street 'E' also provides access to Trafalgar Road North providing a secondary entrance into the subdivision. Future right-of-ways are proposed on the west side of the subdivision to access a potential future development on the lands also owned by the applicant.

3.2 Description of Planning Applications

An Official Plan Amendment and Zoning By-law Amendment to the Town of Erin, and a Draft Plan of Subdivision application to the County of Wellington are required and being submitted concurrently to facilitate the subdivision approval. The Official Plan amendment is required to change the land use of the subject lands from 'Future Development' to 'Residential'. A site-specific zoning by-law is required and an amendment would facilitate the changes necessary to implement 284 single detached dwellings, 48 townhouse units, a school, park and stormwater management ponds. Zoning will establish the specific land use zones specifying the zone provisions and regulations to facilitate the proposed development.

4. PLANNING POLICY CONTEXT AND ANALYSIS

The following sections include detailed information regarding the applicable planning regime, which includes the Provincial Policy Statement, Growth Plan for the Greater Golden Horseshoe, County of Wellington Official Plan, and Town of Erin Official Plan.

4.1 Planning Act

The Planning Act sets out the legislative framework and defines the powers of municipalities and authorities for land use planning in Ontario. Section 2 of the Planning Act requires decision of Council of a municipality have regard to matters of provincial interest. It is our opinion the applications for draft plan of subdivision and amendments to the official plan and zoning by-law are consistent with Section 2 as follows:

- 2 (f) *the adequate provision and efficient use of communication transportation, sewage and water services and waste management systems*

The proposal provides for the efficient use of communication, transportation, sewage and water services and waste management systems for the development.

- (h) *the orderly development of safe and healthy communities*

The proposal represents orderly development as it will make efficient use of land and provide future residents with safe connections for pedestrians and vehicles.

- (h.1) *the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies*

The proposal provides facilities such as the school that is accessible for persons with disabilities.

- (i) *The adequate provision and distribution of educational, health, social, cultural and recreational facilities*

The proposal provides for education, health, cultural and recreation opportunities to benefit residents.

- (j) *the adequate provision of a full range of housing, including affordable housing*

The proposal will permit development of 332 single detached and townhouse units with the potential of an additional 17 accessory units which will add variety to the area.

(p) the appropriate location of growth and development

The proposal is within an appropriate location for growth and development as it will make efficient use of land anticipated for development.

(q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians; and

The proposal will provide future residents with a sustainable development that is walkable to services and facilities in Hillsburgh.

(r) the promotion of built-form that is well designed encourages a sense of place and promotes for high quantity of public spaces

The proposal will contain well designed built form that encourages a sense of place.

Section 3(5) of the Planning Act requires a decision of council of a municipality in respect to the exercise of any authority that affects a planning matter shall be consistent with provincial policy and shall conform with and not conflict with provincial plans. It is our planning opinion that the applications for draft plan of subdivision and amendments to the official plan and zoning by-law are consistent with the Provincial Policy Statement and conform to policies outlined in Section 4.2 of this report.

Section 22 of the Planning Act enables a municipality to adopt amendments to the official plan to ensure new development and growth over a broad range of interests and outlooks and land use planning decisions to reflect local values. The proposed development meets a variety of housing options, and provides institutional and recreation uses in the subdivision as well.

Section 34 of the Planning Act enables municipalities to pass zoning by-laws permitting and prohibiting uses of land, buildings, structures and regulating the requirements of lots. The proposed development is an appropriate arrangement in respect with the types of uses and densities proposed.

Section 51 (24) of the Planning Act sets out the criteria that approval authorities must have regard to, in considering the approval of draft plan of subdivision. We have reviewed all of the criteria and it is our planning opinion that the aforementioned applications meet and satisfy all criteria in the Planning Act.

4.2 Provincial Policy Statement 2020 (PPS-2020)

The Provincial Policy Statement provides policy direction on land use planning and development matters of provincial interest while ensuring the protection of provincial resources, public health and safety, and the quality of the natural and built environments. All planning decisions in Ontario must be consistent with the policies of the PPS.

On May 1, 2020 the PPS-2020 came into full force and effect. The PPS updated policies to support the provisions of a greater mix of housing options and to support residential development while responding

to the current and future growth targets of communities. The focus of the Provincial Policy Statement update is to aid in increasing housing supply, support jobs while reduce barriers and other costs in the land use planning system.

Managing and Directing Land Use to Achieve efficient and Resilient Development and Land Use Patterns

Section 1.0 of the PPS provides policy direction related to the development of strong, healthy communities encouraging efficient development patterns and provides an emphasis on redevelopment and intensification. Section 1.1.1 of the PPS states that “healthy, livable and safe communities are sustainable by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*
- b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;*
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;*
- d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;*
- e) promoting the integration of land uses planning, growth management, transit supportive development, intensification and infrastructure planning to achieve cost -effective development patterns, optimization of transit investments and standards to minimize land consumption and servicing costs;*
- f) improving accessibility for person with disabilities and the elderly by addressing land use barriers which restrict their full participation on society;*
- g) ensuring that necessary infrastructure and pubic service facilities are or will be available to meet current and projected needs;*
- h) promoting development and land use patterns that conserve biodiversity; and*
- i) preparing for the regional and local impacts of a changing climate*

These policies encourage the establishment of sustainable communities by recognizing that the Province’s long-term success is dependent upon the use of planning changes being managed wisely. The proposed subdivision promotes efficient development and land use patterns that are encouraged by the Town. Majority of the proposal consists of single detached dwellings with lot sizes comparable to the surrounding subdivisions in Hillsburgh with accessory units proposed for 5% of the single detached dwelling. The inclusion of accessory units together with townhouse units provides a mix of residential types appropriate for a growing community. In addition, the housing types provided provide future residents with larger lot sizes associated with and desired in rural communities. This development represents a carefully planned intensification of the area through new municipal water and wastewater connections in the community and enables convenient access to serve the daily needs of residents. A

new watermain will need to be constructed along Trafalgar Road North to the subdivision's Street 'A'. In addition, stormwater management ponds are featured to accommodate stormwater run-off and create environmental features on the site.

The focus of growth and development in settlement areas is stated in Section 1.1.3:

1.1.3.1 Settlement areas shall be the focus of growth and development.

1.1.3.2 Land use patterns settlement areas shall be based on densities and mix of land uses which:

- a) efficiently use land and resources;*
- b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;*
- e) support active transportation;*

Land use patterns within settlement areas shall also be based on a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.

1.1.3.6 New Development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact built form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities

The proposed development is within a Settlement Area and is a logical continuation of the existing Built-Up area to the south and east of the site. The location of the subdivision expands the developed lands in Hillsburgh and will be the northern boundary of the settlement area on the west side of Trafalgar Road. The subject site was planned to accommodate future development and resources have been allocated for the anticipated residential expansion. The proposed development has been designed to allow for the efficient use of land, infrastructure and public services facilities within the Hillsburgh community and surrounding neighbourhoods. Land use patterns are similar to adjacent subdivisions and introduces institutional and park uses within walking distance of the proposed development. The land uses have been designed to connect to and promote the existing and proposed active transportation routes and transit services.

Housing

Section 1.4.1 and 1.4.3 in the PPS encourages the provision of a range in residential types and densities and states:

- 1.4.1 To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:*

- a) *maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and*
- b) *maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.*

1.4.3 *Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet project requirements of current and future residents of the regional market area by:*

- b) *Permitting and facilitating:*
 - 1. *all forms of housing required to meet the social, health and well-being requirement of current and future residents, including special needs requirement and needs arising from demographic changes and employment opportunities;*
- c) *directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and project needs;*
- d) *promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in area where it exists or is to be developed;*

The development adds a range of housing types to an area that is pre-dominantly single detached dwellings on large lots. The proposal incorporates individual lot sizes with frontages ranging from 15.2m to 21.3m with potential for inclusion of accessory units and two blocks of townhouses offering a compact mix of housing type that provide more affordable housing options than those traditionally found in the community. Nevertheless, both housing types are appropriate for the growing community as they meet the social, economic, health, and well-being requirements of current and future residents. The range of housing proposed in the Hillsburgh Heights subdivision promotes a residential density that is appropriate for the area, an efficient use of land which will accommodate and enhance the Town's infrastructure capacity and resources.

Public Spaces, Recreation, Parks, Trails and Open Space

1.5.1 *Healthy, active communities should be promoted by:*

- a) *planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity;*

- b) *planning and providing for a full range and equitable distribution of publicly accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;*

The proposed subdivision promotes safe and active communities by designing streets with traffic calming strategies that include shortened block lengths and a roundabout to help reduce the speed of vehicles. One park is proposed on the site providing a source of open space and recreation for residents of the subdivision. The park is over two hectares in size and is located on the north side of Street 'A', adjacent to the school site. The park situates near the centre of the subdivision and is accessible to all residents via walking and cycling on sidewalks fostering active transportation and community connectivity. In addition, dwellings in the subdivision to the south will have access to the park and school site with the implementation of a walkway that connects with the cul-de-sac on Upper Canada Drive.

Sewage, Water and Stormwater

The PPS in Section 1.6.6 provides for the planning of municipal sewage and water services and stormwater management by stating:

- 1.6.6.1 *a) accommodate forecasted growth in a manner that promotes the efficient use and optimization of existing:*

- 1. *municipal sewage services and municipal water services*

- 1.6.6.2 *Municipal Sewage services and municipal water services are the preferred form of serving for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of services.*

- 1.6.6.7 *Planning for stormwater management shall:*

- a) *be integrated with planning for sewage and water services and ensure that systems are optimized, feasible and financially viable over the long term;*
 - b) *minimize, or where possible, prevent increases in contaminant loads;*
 - c) *minimize erosion and changes in water balance and prepare for the impacts of changing climate through the effective management of stormwater;*
 - d) *mitigate risks to human health, safety, property and the environment;*
 - e) *maximize the extent and function of vegetative and pervious surfaces; and*
 - f) *promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development*

The proposed development has been designed to connect to existing water and wastewater services in the Town with new pipes that extend on Trafalgar Road to the subject site. A new water tower will be implemented for future development within Hillsburgh and surrounding municipalities due to limited

residual water capacity. Two stormwater management ponds are located in the subdivision lands to accommodate stormwater run-off and the future needs of the community. Best practices will be used to avoid negative impact on the environment.

Based on the analysis provided above, the proposed development is consistent with the policies of the PPS by providing a range of housing types and mix of land uses for the future subdivision.

4.3 Growth Plan for the Greater Golden Horseshoe (GPGGH 2020)

The Growth Plan for the Greater Golden Horseshoe (Growth Plan) is a policy document prepared and approved under the Places to Grow Act (2005) and took effect on May 16, 2020. The Growth Plan directs the efficient use and management of land and resources within the Greater Golden Horseshoe (GGH) to support economic opportunity, protect the environment and help communities achieve a high quality of life.

Section 2, “Where and How to Grow” provides direction on how to manage growth within built up areas, including urban growth centres as well as direction on housing, employment and new development in Designated Greenfield Areas. The following sections and policies are applicable for this proposed development:

1.2.1 Guiding Principles

- *support the achievement of complete communities that are designed to support healthy and active living and meet people’s needs for daily living through an entire lifetime*
- *prioritize intensification and higher densities in strategic growth areas to make efficient use of land and infrastructure and support transit viability*
- *support a range of mix of housing options, including second units and affordable housing, to serve all sizes, incomes and age of households,*
- *Improve the integration of land use planning with planning and investment infrastructure and public service facilities, including integrated service delivery through community hubs, by all levels of government*
- *Protect and enhance natural heritage hydrologic and landform systems, features and functions*

2.2.6 Housing

1. *Upper- and single-tier municipalities, in consultation with lower-tier municipalities, the Province, and other appropriate stakeholders, will:*
 - a) *support housing choice through the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan by:*
 - i. *identifying a diverse range and mix of housing options and densities, including additional residential units and affordable housing to meet projected needs of current and future residents;*
2. *Notwithstanding policy 1.4.1 of the PPS, 2020, in implementing policy 2.2.6.1, municipalities will support the achievement of complete communities by:*
 - a) *planning to accommodate forecasted growth to the horizon of this Plan;*

- b) *planning to achieve the minimum intensification and density targets in this Plan;*
- c) *considering the range and mix of housing options and densities of the existing housing stock;*
- 3. *To support the achievement of complete communities, municipalities will consider the use of available tools to require multi-unit residential development incorporate a mix of unit sizes to accommodate a diverse range of household sizes and incomes*

The proposed subdivision meets the intensification and density targets encouraged by the Growth Plan for the County of Wellington by providing efficient residential uses to support the community. Hillsburgh is a growing community in the Town of Erin providing local essential services such as a grocery store, bank, convenience store, library and arena. Keeping in mind the nearest settlements are only accessible by personal vehicle and the community is surrounded by agriculture uses, these commercial uses represent the few local services accessible to all residents for the proposed Hillsburgh Height community. The subdivision location is supported by upgraded road infrastructure and water treatment plant construction. Residential growth will enhance the area by providing more opportunity for active transportation, commercial development and allocation of transit routes. The development promotes a complete community by providing an essential educational use that will benefit new residents along with the entire settlement area.

2.2.7 Designated Greenfield Areas

- 1. *New development taking place in designated greenfield areas will be planned, designated, zoned and designed in a manner that:*
 - a) *supports the achievement of complete communities;*
 - b) *supports active transportation; and*
 - c) *encourages the integration and sustained viability of transit services.*
- 2. *The minimum density target applicable to the designated greenfield area of each upper- and single-tier municipality is as follows:*
 - b) *The City of Kawartha Lakes and the Counties of Brant, Dufferin, Haldimand, Northumberland, Peterborough, Simcoe and Wellington will plan to achieve within the horizon of this Plan a minimum density target that is not less than 40 residents and jobs combined per hectare.*

The Hillsburgh Heights Subdivision is located in a Designated Greenfield Area in the County of Wellington and has a minimum density target of 40 residents per hectare. The subdivision is within the Hillsburgh Urban Area, in an underutilized area designated for future development. The development promotes residential growth in an underutilized area supporting growth targets and future population projections for the municipality. The proposal directs growth to a settlement area providing access to public services, facilities, parks, commercial and community uses. As calculated in Table 1 of this report, the proposed developed achieves the intensification and density target with approximately 46 people

per hectare projected which exceeds the minimum prescribed by the Growth Plan for the County of Wellington.

Based on the analysis above, the proposed development conforms to the Policies of the Growth Plan. The proposed applications contribute in the creation of complete communities and are a practical use of land through the intensification of a site within a settlement area.

4.4 County of Wellington Official Plan

The County of Wellington Official Plan is a document meant to provide policy direction and objectives that manage physical development to the County, its municipalities and the long term protection of resources. The Plan outlines a 20 year framework for more detailed planning in protecting the environment, managing resources and directing growth while setting the basis for County services in an efficient and effective way.

The subject site has been identified by the County as an Urban Centre as shown in **Figure 3: Erin Land Uses** and is located in the Community of Hillsburgh in the Town of Erin. The property sits outside of the Greenlands and Agricultural Systems and is therefore appropriate for development. An amendment to this document is not required. There are a number of policies within the Official Plan that pertain to this development proposal.

3.5 Allocating Growth

3.5.1 Special Policy: Hillsburgh and Erin Urban Centres

- *Table 7 provides the forecasted growth for the Town of Erin. The 2036 and 2041 Population and Household growth forecasts for Hillsburgh and Erin Urban Centres combined are provided as ranges to recognize that the Town of Erin is in the process of determining its future potential to accommodate growth on municipal water and wastewater services in these two Urban Centres.*
- *New development within the Hillsburgh and Erin Urban Centres shall be serviced in a manner that conforms to the requirements of the Growth Plan and is consistent with the PPS 2014, including Section 1.6.6.*
- *The Town is currently conducting Class Environmental Assessments for municipal water and wastewater servicing and is undertaking associated public consultation. Upon completion of these Class EA processes, Town Council will take the necessary steps to determine the appropriate amount of growth within the ranges set out in Table 7 for each of Hillsburgh and Erin to 2036 and 2041. The official plan for the Town of Erin will require amendment to confirm the future growth forecasts for Hillsburgh and Erin to 2036 and 2041; however, so long as those growth forecasts are within the ranges in Table 7, no further amendment to this Plan will be required. If the population and household growth for 2036 and/or 2041 as confirmed in the Town of Erin Official Plan is less than the upper range set out in Table 7, the County may reallocate any surplus forecasts in Table 7 among the area municipalities of the County, as appropriate, by an amendment to this Plan.*

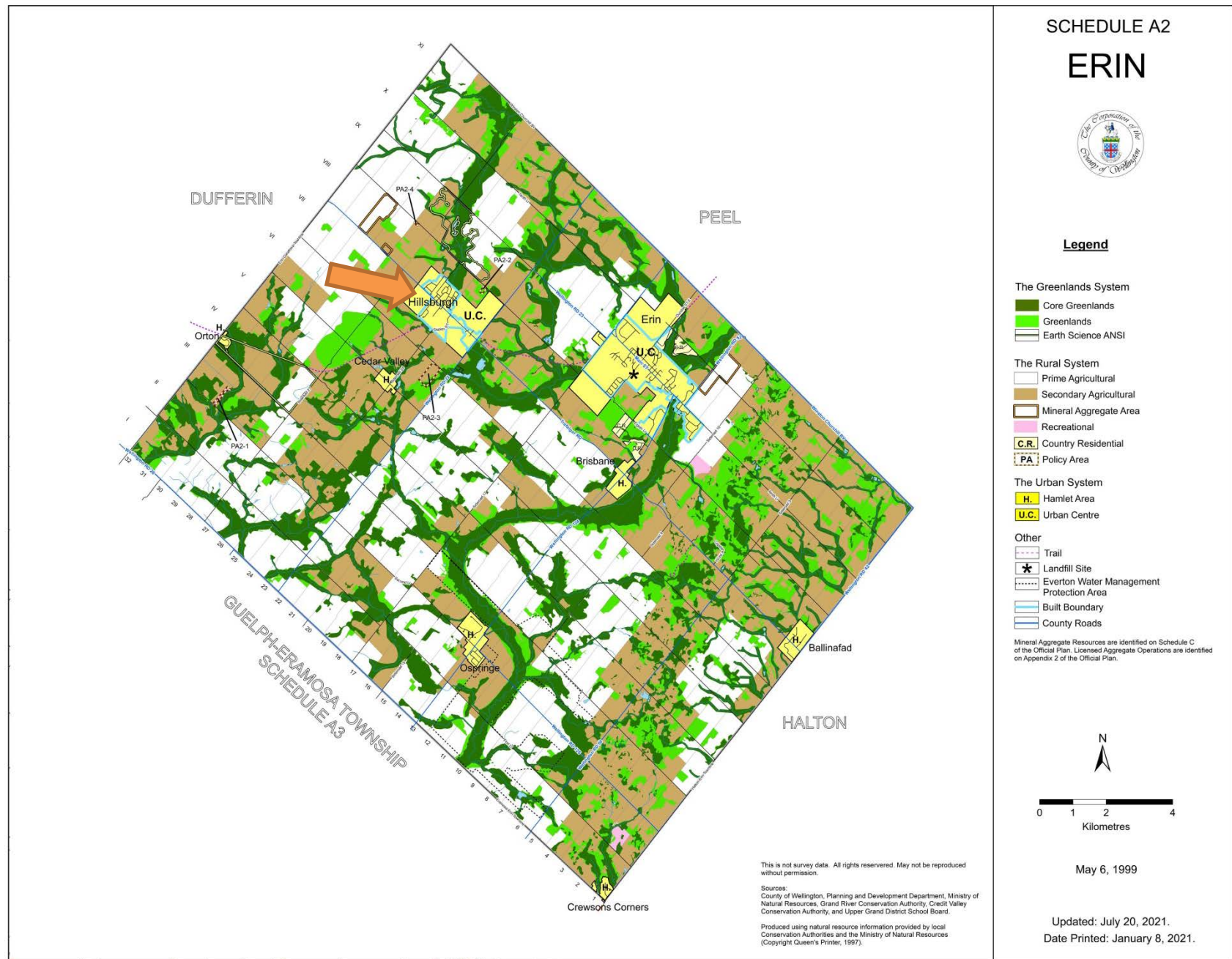


Figure 3: Town of Erin Land Uses

Table 2: Table 7- Town of Erin Projected Growth in Wellington County to 2041

	2016	2036	2041
Total Population	12,365	15,360 to 16,250	15,865 to 18,905
Households	4,115	5,185 to 5,480	5,385 to 6,340
Total Employment	3,770	5,220	5,240
Hillsburgh and Erin Village			
Total Population	4,415	6,500 to 7,390	7,000 to 10,040
Households	1,530	2,235 to 2,530	2,420 to 3,375

The Table above indicates the forecasted growth for Erin and Hillsburgh with the ranges affected by the undertaking of municipal water and wastewater servicing. The development is expected to add approximately 1082 new residents to the Town as calculated in Table 1. This amount is an estimate and is considered given the projected populations are for urban areas with anticipated future residential projects. An Official Plan Amendment to Town of Erin is being submitted concurrently with the purpose of changing the land use designation of the entire subject site to 'Residential'.

4.4 Housing

4.4.1 Supply The County will ensure that residential growth can be accommodated for a minimum of 10 years through residential intensification, redevelopment and if necessary, lands which are designated and available for new residential development

4.4.2 Variety The County will provide for a variety of housing types to satisfy the present and future social, health and well-being requirements of residents of the regional market area. New residential developments will be promoted at densities which efficiently use available servicing and are appropriate to site conditions and existing patterns of development.

The proposed development is an appropriate use of the subject lands that will provide a new residential subdivision to the community being sustained beyond the minimum of ten years. It creates a healthy community that offers a compact form of residential land uses allowing residents the opportunity to live as they age. The subdivision is designed at a density that is appropriate for site conditions and is compact to allow an efficient number of new units in the community.

4.4.4 Greenfield Housing

In greenfield areas, the County will encourage increased densities and a broader mix of housing and will:

- a) encourage approved but undeveloped plans of subdivision to consider revisions which add additional housing units in appropriate locations;*
- b) require new developments to achieve densities which promote the overall greenfield density target of 40 persons and jobs per hectare and specifically:*
 - a. strive to attain at least 16 units per gross hectare (6.5 units per gross acre) in newly developing subdivisions*

The subject lands are located outside of the built boundary in the community of Hillsburgh. As indicated in section 4.4.4, new developments are required to achieve densities of 40 persons and jobs per hectare and strive to attain at least 16 units per hectare. Growth Management objectives are indicated in this Plan and the Growth Plan are met in the subject application as underutilized lands are resourced to develop a vibrant and compact community of mainly residential uses. The proposed density of 46 people per hectare exceeds the density target of 40 person and jobs per hectare as stipulated in the section above.

4.6.2 Planning Impact Assessment

Planning impact assessments may be required to evaluate:

- *the appropriateness of the proposed site for the use proposed taking into consideration the size and shape of the land and its ability to accommodate the intensity of use proposed;*
- *the compatibility of the proposed use with consideration given to the height, location, proximity and spacing of buildings; the separation between various land uses; impacts from noise, odour, dust or other emissions from the proposed use and from adjacent land uses; loss of privacy, shadowing or impact on cultural heritage resources and landscapes;*

The design of the subdivision is compatible with the existing site conditions and housing pattern has been proposed strategically in regards to density. Townhouse blocks are clustered in two blocks with close access to the arterial road while the largest single detached lot type situated furthest from the arterial road. Accessible units will be available in 5% of the single detached dwelling lots further providing additional diversity for housing options. Dwellings are appropriately spaced from Trafalgar Road North to mitigate noise and emissions from trucks and vehicles. The school and park are adjacent to each other and fronted by two streets allowing for safety, visibility and accessibility to the residents.

4.6.3 Environmental Impact Assessment

An environmental impact assessment may include some or all of the following:

- a) a description of the proposal, including a statement of purpose;*
- b) a description of the existing land use on the subject lands and adjacent lands, as well as the relevant land use regulations;*
- c) an identification of proposed land uses and activities and potential environmental impacts;*
- d) a delineation of any environmental constraint area on a site plan;*

4.11 Public Spaces, Parks and Open Space

The County will promote healthy, active communities by:

- a) planning public roads, streets and facilities to be safe, meet the needs of pedestrians, and facilitate pedestrian and non-motorized movement, including but not limited to, walking and cycling;*
- b) providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, open space areas, trails, and, where practical and appropriate, water-based resources;*

A Neighbourhood Park is proposed within the Hillsburgh Heights subdivision approximately 2ha in size. The park provides recreational opportunities, that are safe, and easily accessible for pedestrians and cyclists on internal roads encouraging active transportation. The road network has implemented traffic calming strategies in its design to ensure reduced speed facility safe pedestrian and non-motorize

movement. Such measure include a roundabout on the collector road and road pattern maintaining short block lengths and perimeters.

Based on the analysis above, the proposed development conforms to the policies and objectives of the County of Wellington Official Plan through contributing to a built form that is compact, complementary to the area, and will support the County by achieving density targets.

4.5 Town of Erin Official Plan

The Town of Erin Official Plan (October 2021 Office Consolidation) was adopted and approved by Wellington County Council on December 14, 2004. The purpose of this Official Plan is to set out goals, objectives and policies guiding how lands should be used and where development should occur in Erin leading up to 2031.

The Town of Erin Official Plan identifies the subject site as a Greenfield Area as it falls outside of the Hillsburgh's urban boundary. Land use designation of the site is 'Residential' and 'Future Development' as identified in **Figure 4: Schedule A-3 Hillsburgh Urban Area**. An amendment to this document is required as the proposed development does not conform with the designations. The amendment is proposed to change the 'Future Residential' use to 'Residential' on Schedule A-3 to allow the specific uses in the future proposed subdivision. There are a number of policies within the City's Official Plan that pertain to this development proposal outlined below:

3.5 Housing Policies

3.5.1 Variety of Housing *The Town encourages the production of a wide range of housing types to meet the Town's future housing need, while recognizing the limitations imposed by the predominantly rural character of Erin and the lack of municipal sewage treatment. While it is anticipated that single detached homes will continue to be the predominant housing type a variety of housing types including semi-detached, duplex, townhouse and apartment units will be encouraged.*

3.5.6 Greenfield Housing

In Greenfield areas, subject to appropriate levels of servicing, the Town will encourage increased densities and a broader mix of housing, and will:

- a) encourage approved but undeveloped plans of subdivision to consider revisions which add additional housing units in appropriate locations;*
- b) require new development to achieve densities which promote the overall greenfield density target of 40 person and jobs per hectare and specifically;*
 - i. strive to attain at least 16 units per gross hectare in newly developing subdivisions.*
 - ii. somewhat lower densities may be considered in newly developing subdivisions where physical and environmental constraints such as larger than normal storm water management requirements and parcel dimensions that do not yield efficient*

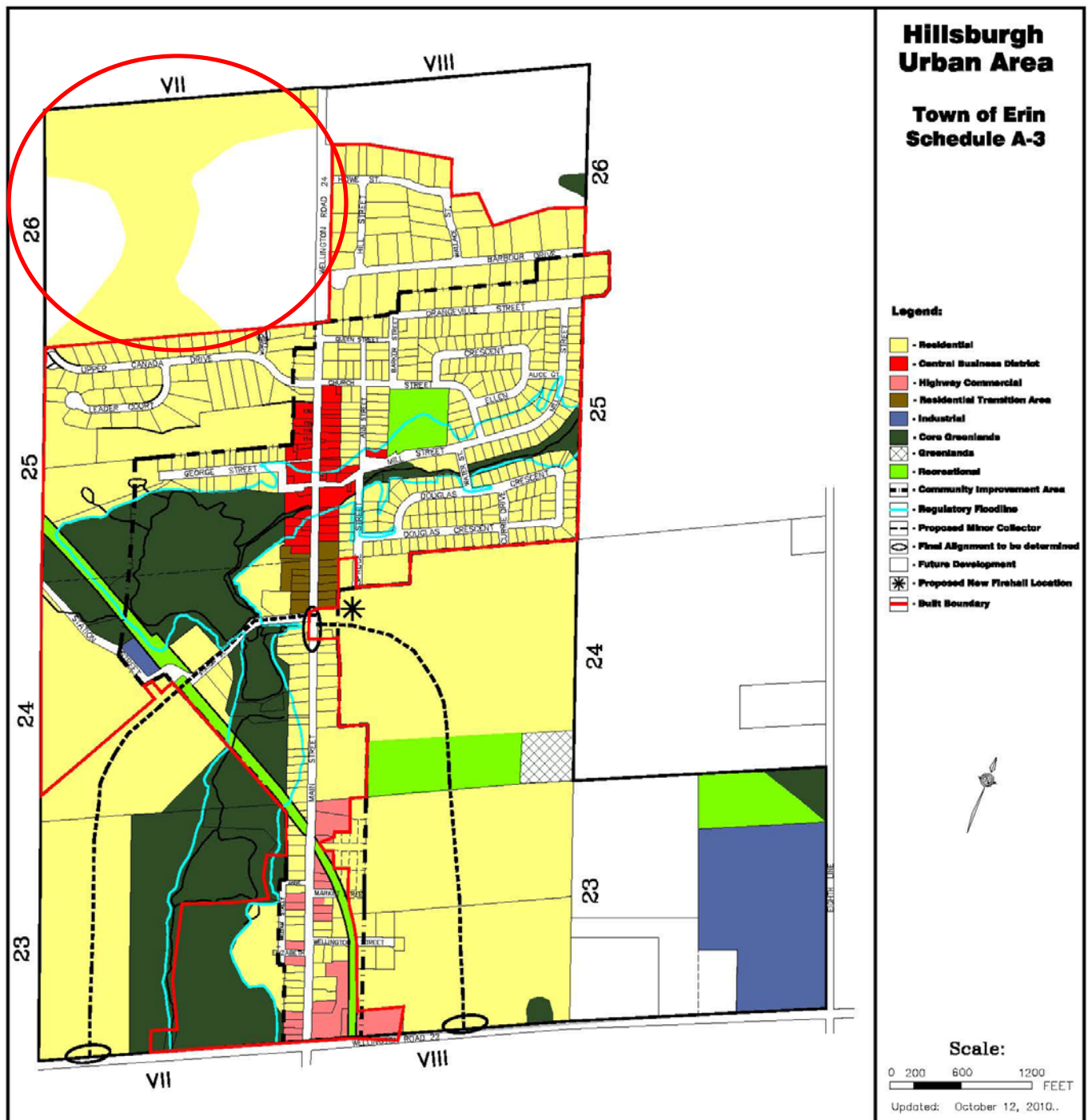


Figure 4: Hillsburgh Land Use Designations, Erin Official Plan

- i. lotting patterns and the need for transition areas from adjacent land uses, or on small parcels of under 2 hectares*

The proposed development promotes a vibrant, sustainable, and accessible mix of uses that is well designed to meet the County's planning and growth target of 40 residents per hectare illustrated in Table 2: Projected Population Density. There are 332 residential units proposed on 23.16ha of residential land with an additional 5% of accessible units proposed for single detached dwellings to equal a density of 15 units per hectare. Although the density does not achieve the 16 units per hectare target for the site, it allows for a mix of options in housing types comparable to, associated with and desired in a rural setting suitable to a variety of household sizes and lifestyles. The residential mix of lot sizes and design creates a strong sense of place and unique community character. This development represents a carefully planned intensification of the area through new municipal water and wastewater connections in the community and enables convenient access to serve the daily needs of residents. The inclusion of a school and neighbourhood park provides recreational opportunities, that are safe, and easily accessible for pedestrians and cyclists on internal roads encouraging active transportation.

3.6 Municipal Services

It shall be the policy of the Town of Erin that:

- a) All new development and redevelopment shall be provided with services to the standards required by the Town, including:
 - i) sewage disposal, subject to the policies of subsection 3.6.5;*
 - ii) water supply;*
 - iii) storm water management;*
 - iv) hydro (underground wherever practical);*
 - v) roads and sidewalks;**
- b) New development shall occur as logical and orderly extensions of existing built-up areas;*
- c) Infrastructure such as roads water and utilities will be provided to all new developments wherever feasible and appropriate;*
- d) The Municipality may require and enter into agreements with the proponent to provide for the staging of development in order to allow the efficient and orderly provision of services; and*
- e) The Municipality may pass by-laws and enter into agreements, including financial arrangements with proponents, for the installation of services.*

The proposed development will be a significant addition to the Town of Erin by promoting townhouse blocks, an elementary school and a large park that will benefit the surrounding urban settlement. Municipal services including water and wastewater systems will be made available to the location of the site as the servicing capacity for Hillsburgh will be improved to sustain more residents. An extension of services from the Town of Erin is necessary.

3.6.7 Storm Water Management

The Town of Erin encourages the effective management of storm water drainage and run-off through the implementation of best management practices and storm water management techniques in accordance with applicable provincial policies and guidelines.

- a) No development shall occur without appropriate regard for storm run-off, on-site collection and channeling of storm water to an adequate outlet.*
- b) Detention/retention ponds may be used as part of the storm drainage system to maintain post development flows to pre-development levels.*
- c) Floodplains of natural streams shall be preserved and protected*
- d) Design of development proposals shall incorporate on-site control techniques to control quantities of suspended materials washed from the sites*

Two stormwater management ponds are featured in the draft plan that will collect stormwater run-off from mainly residential uses. Although the site is located outside the Greenlands area, it has regard to the nearby natural heritage and Core Greenlands which contains a floodplain south of the property.

3.8.2 Transportation Objectives

The Town of Erin has set the following objectives with respect to transportation:

- a) To meet the immediate and long term requirements of residents, institutions and businesses with respect to the safe and efficient movement of vehicles and pedestrians within & through the Town.*
- b) To minimize adverse effects of the transportation system on the natural environment, existing residential neighbourhoods and the aesthetic character of the Town;*
- c) To encourage the development of safe and efficient pathways and trails in the Town which promote walking/biking, reduce dependency on motor vehicles and minimize the conflict between pedestrian and vehicular traffic;*

The draft plan establishes a network of roads that conveniently provides access and mobility through local and collector typologies throughout the developable land in the subdivision. The layout is designed to ensure that aesthetic and functional elements are incorporated on streetscapes to create a safe environment for vehicles and pedestrians. Traffic calming strategies are managed such as providing a roundabout and shorter block perimeters and lengths to help reduce vehicle speeds. These measures aim to ensure the safety of pedestrians and cyclists as they travel on sidewalks and crosswalks to points of interest such as the park and school.

Following the fulsome review of the aforementioned policies, the proposed development conforms to the objectives of the Official Plan. The proposed development will introduce an underutilized parcel of land for suitable living spaces. Given the extensive size of the site, the variety of proposed uses represents the most appropriate arrangement of streets and buildings. The uses proposed will accommodate single detached dwellings, townhouses, a school, a park and stormwater management

ponds while maintaining a small community character. With a range of residential types and lot sizes, the opportunity to provide affordable housing is enhanced and would be a positive integration within the community. A compact urban form throughout the developable area achieves density targets that are significant for establishing a complete community in a Greenfield Area. Overall, the proposal provides an opportunity for healthy growth that will support services and residents in Hillsburgh.

4.6 Community Design Guidelines

The Town of Erin has an established set of Community Design Guidelines for the Villages of Erin and Hillsburgh (April 2021) to set a standard in the planning and design of the public realm while articulating built form. The guidelines apply to Hillsburgh as it is a growing community with anticipated new development. A high quality urban design to a new subdivision will help establish quality character and uniqueness at the human scale. The existing property is not located in a 'New Neighbourhood' area since it lies outside of the urban boundary line for Hillsburgh however it is zoned for future development and will follow associated urban design guidelines.

Section 5.0 'New Neighbourhoods' outlines the many guidelines that new residential developments shall follow in order to enhance the character of the community. Regarding neighbourhood structure, public realm, and built form, the following guidelines are significant for the new development:

- 1) Create views and vistas to natural features, parks and open spaces through the location, arrangement and configuration of streets and blocks;*
- 2) Create a connected, pedestrian-oriented and highly permeable street and block pattern, with connections to adjacent communities and to community amenities/destinations;*
- 3) Locate higher density forms of development at prominent locations such as around parks, and at priority lots locations; and, encourage built form that is a minimum of three storeys in height;*
- 4) Generally locate neighbourhood parks within a 400m radius (5 minute walk) of most residents; locate parkettes within a 200m radius (2-3 minute walk) of most residents;*
- 5) Enhance the functional hierarchy of the street network with streetscape design; a variety of different streetscape designs/ character types should be provided within new neighbourhoods;*
- 6) Incorporate traffic calming measures such as on-street parking, reduced lane widths, public laneways, raised intersections, and/ or traffic circles to reduce vehicular traffic speeds and to ensure safe walking and cycling environments;*
- 7) Promote a variety of lots and building forms and provide a transition in lot sizes, setbacks, massing, and grading that complements the adjacent context;*
- 8) Provide at least 3 different lot sizes along a block;*
- 9) Limit townhouse blocks to 8 units/modules or 52 meters, whichever is less, and encourage shorter block lengths in existing neighbourhood;*

The proposed development conforms to the guidelines and recommendations above by:

- 1) Adding two stormwater management ponds that provide open space blocks situated on streets;
- 2) Creating a connected streetscape for pedestrians to access nearby amenities safely;
- 3) Allowing higher density blocks to locate in a prominent location near the school, park and access to Trafalgar Rd;
- 4) Planning for the neighbourhood park to be walkable within a 400m radius of most residents in the subdivision;
- 5) Enhancing the road network with collector and local roads that create an inter-connected street system supported by active transportation;
- 6) Ensuring traffic calming measures to reduce the speeds of vehicles including a roundabout and shorter block lengths where possible.

5. PROPOSED APPLICATIONS

5.1 Official Plan Amendment

An amendment to Schedule A-3 Hillsburgh Urban Area of the Town of Erin Official Plan is required to replace the lands designated as 'Future Residential' with 'Residential' in order to accommodate the future proposed subdivision. A 'Residential' land use will permit the proposed uses including residential, a school, a park and stormwater management ponds.

5.2 Zoning By-Law Amendment

To accommodate the proposed uses, an amendment to change the existing zoning of the property from 'Future Development' to site specific zones in Zoning By-Law No. 07-67 is required. The site specific zoning proposed will include the zones 'Residential One (R1)' Zone. Specific provisions will be given for residential lot sizes, including area, width and depth.

5.3 Plan of Subdivision

A Draft Plan of Subdivision application is being submitted to Wellington County to facilitate the subdivision into the property. The development is comprised of:

- 284 single detached dwellings, of which:
 - o 51 have a frontage of 15.2m;
 - o 137 have a frontage of 18.3m;
 - o 96 have a frontage of 21.3m;
- 48 townhouse units;
- 1 elementary school;
- 1 park;
- 2 stormwater management ponds;
- 12 new streets.

6. SUPPORTING TECHNICAL STUDIES

Hillsburgh Heights Inc. has retained specialized consultants to complete the necessary technical studies. The following is a brief overview of the supporting technical studies that have been undertaken.

Functional Servicing Report (Candevcon Limited)

A Functional Servicing Report was prepared by Candevcon Limited that describes the existing conditions and the sanitary, storm and water infrastructure in the vicinity of the subject site. The report includes preliminary grading information, describes the stormwater management infrastructure and outlines erosion and sediment control measures. Several Town and County technical studies were reviewed with the main takeaway being the proposed sanitary and watermain systems in Hillsburgh. The sanitary sewer is proposed to outlet to the proposed sewer constructed on McMurchy Lane. The proposed watermain system comprises of a 150mm watermain throughout the subdivision and the extension of the existing watermain on existing adjacent roads. Storm drainage from the subdivision will drain to the two stormwater management ponds on the site and the site is within the Credit River watershed.

Traffic Impact Study (Candevcon Limited)

Candevcon Limited has prepared a Traffic Impact Study which purpose is to determine the traffic impacts the proposed subdivision has on the surrounding road network. The report outlines the existing and future road network as the number of new residential dwellings will increase the number of vehicles driving in the Village of Hillsburgh on a daily basis. Consideration to Trafalgar Road North is most significant as it is the Regional road that traverses through the urban area. Recommendations include adding right turning lanes at Trafalgar Road North and Wellington Road 22, as well as modifying signal timing at the same intersection. As a result of more vehicles added to the area, miniscule delays are expected on certain streets during Peak Hours. Based on the study, all key intersections will operate at acceptable levels of services during Peak Hours under the 2016 and 2031 horizon years.

Urban Design Brief (NAK)

NAK Design Strategies was retained to prepare an Urban Design Brief that outlines and describes the fundamental elements in establishing the subject subdivision. The Urban Design Brief identifies opportunities and constraints respecting the land uses, street network, block layout and adjacent uses. For instance the design of local streets should reflect the small town charm of Hillsburgh and create safe connections for vehicles and people. A high quality traditional design should be incorporated towards the single detached dwellings and townhouse buildings since Hillsburgh is predominantly low density. Design on the subject land should be compatible with the adjacent subdivision to the south and the adjacent Greenlands system in order to prevent negative impacts on natural heritage and agriculture.

Heritage Impact Assessment (Golder Associates Ltd)

Golder Associates Ltd was retained to conduct a Heritage Impact Assessment that addresses cultural heritage criteria existing on the property. The site contains a farmhouse, large barn, small barn, driveshed and grain silo that were all previously used for agricultural purposes with a residence. As a

result of historical research, field investigations and architectural analysis, it is determined that the property meets four of the nine criteria of Ontario Regulation 9/06 and therefore has cultural heritage value. Specifically, the farmhouse and barns contain design, physical, historical and contextual value relating to their design of craftsmanship. Hillsburgh Heights Inc. intends to rehabilitate the farmhouse, retain it in the future subdivision and remove the accessory structures currently existing on the property.

Phase Two Environmental Site Assessment (HLV2K Engineering Ltd)

A Phase Two Environmental Site Assessment was conducted by HLV2K Engineering Ltd based on the recommendations given from the first phase report. The purpose of this investigation was to determine the condition of soil and groundwater on the property. Parameters across five monitoring wells and two hand sampling locations were carried out for the study, and the soil samples concluded that the MECP Table 2 RPI Standards have been met. Further investigation including soil excavation may be required to address the exceedance for PHCs in the soil at one location to ensure that no contamination is present.

Stage 1 and 2 Archaeological Assessment (ASI)

ASI was retained to prepare a Stage 1 and 2 Archaeological Assessment to address the historical and archaeological context for the property. Stage 1 consisted of background research considering the potential regarding the environmental setting and historical settlement trends. Stage 2 involved a pedestrian and test pit survey via five-metre intervals in areas with potential archeological potential. As a result, one Indigenous findspot was encountered in the agricultural field and does not meet the criteria for cultural heritage. No further assessment on the property is required.

Tree Inventory, Protection & Removal Plan (The Urban Arborist)

The Urban Arborist Inc was retained to prepare an Arborist Report and Tree Inventory for the subject lands. The report concluded that 27 trees are suitable for preservation while the remaining trees will be removed to facilitate the development of the subdivision. A number of replacement trees are required for the subdivision and will be determined with a Landscape Plan after discussions with the Town of Erin.

Hydrologic Study (HLV2K Engineering Ltd)

A Hydrologic Study was prepared by HLV2K Engineering Ltd to study the impacts on hydrology of the downstream Hillsburgh wetland. A model investigation was conducted to study the processes of flow rate downstream and upstream of the wetland. The scenario of stormwater management ponds and Low Impact Development produced the best results to mitigate the impacts of the future development.

Hydrogeological Investigation (HLV2K Engineering Ltd)

HL2K Engineering Ltd was also retained to prepare a Hydrogeological Investigation to evaluate potential impacts to local groundwater in regards to future development. The study involved drilling boreholes and installing monitor wells to collect samples for analysis. The analysis concluded that groundwater

depth is expected to be below basement floor, the impact on surface water is unlikely, and the temporary dewatering rate is not expected. A separate report will be provided to consider water balance in light of the development.

Geotechnical Investigation (Soil Engineers Ltd)

A Preliminary Geotechnical Investigation was prepared by Soil Engineers Ltd to examine surface conditions and engineering properties of the disclosed soils for the design and construction of a draft plan of subdivision. Through the placement of boreholes at various locations on the subject site, soil, groundwater and topsoil conditions were confirmed. The reports confirmed the soil types and conditions as well as the groundwater table.

7. CONCLUSION

The proposed Plan of Subdivision represents an appropriate 'Greenfield' area and constitutes a new development within the growing village of Hillsburgh in the Town of Erin. The development conforms to and promotes the policies and objectives of the Provincial Policy Statement, Growth Plan, County of Wellington Official Plan, Town of Erin Official Plan and Community Design Guidelines.

The proposed is consistent with the PPS by optimizing the use of land and taking advantage of existing and planned infrastructure services while contributing to the supply of residential units. The property is an appropriate use of an agricultural property that is located in very close proximity to Hillsburgh.

The proposal conforms to the Growth Plan policies with respect to its allocation of growth in regards to achieving growth and density targets. A minimum population density of 40 people and jobs per hectare is achieved with an estimated 46 people proposed per hectare. It provides a suitable addition to a growing community while contributing a mixture of lot types, townhouses, a school and a park. Through its design the development meets people's needs for daily living through an entire lifetime by having close access to local services.

The proposal is within an Urban Area designation of the Wellington County Official Plan and conforms to related policies with respect to healthy communities, efficient use of resources, and adding new residents into a growing municipality.

The proposal is consistent with the Town of Erin Official Plan as it meets the general intent of the Plan regarding type of development proposed. The Official Plan Amendment is proposed to replace to re-designate the 'Future Development' lands to 'Residential'. Residential lands will permit single detached dwellings, townhouses and the school.

The zoning by-law amendment is supportable as it permits the subdivision to be developed with specific requirements and provisions. The zoning ensures development is compatible with specific requirements for lot size, setbacks, and other characteristics. It also ensures the development is integrated with the proposed character of new neighbourhoods introduced.

In conclusion, the Plan of Subdivision corresponds with the intent of the policies and objectives of the Provincial Policy Statement, Growth Plan, County of Wellington Official Plan, Town of Erin Official Plan and Community Design Guidelines for the Village of Hillsburgh. Each of the policies and plans encourages healthy residential growth in areas suitable for development in the form of compact urban neighbourhoods. The proposed uses satisfy density targets and benefit future residents by providing a new community to the growing sector of Erin. It is our planning opinion that approval of the Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment represent good planning and can be supported from a land use planning perspective.

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