

August 5, 2022

County of Wellington
Planning and Development Department
Third Floor
74 Woolwich Street
Guelph, Ontario
N1H 3T9

ATTN: Megan Ferris
Manager of Planning and Environment

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

Dear Megan,

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

The applications has been revised to address the Town and County comments related to the proposed development. The revised proposal consists of for one hundred ninety-five (195) single-detached lots and six (6) townhouse blocks containing approximately one hundred seventy four (174) units. The revised proposal has reduced the developable area returning lands in the north portion of the site to future development. A hold provision has been placed on these lands to be brought back for development upon meeting certain development condition. The proposal also includes blocks for a school, a park, two stormwater management ponds and new streets that will provide access to Trafalgar Road North. The revised proposal includes additional lots with frontage of 13.7 metres increasing the variety in lot sizes from 13 metres to 21 metres distributed throughout the subdivision. The townhouse blocks are predominately within the central west location surrounding the park and stormwater management pond with a clustered in a location situated close to Trafalgar Road North. The two stormwater management ponds are at the southern corners of the site while the park and school blocks are situated in a central location near the roundabout at the entrance of the subdivision.

The second and final submission with supporting documents were prepared in response to the Town, County and Agency comments.

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

- 1) Two (2) hard copies of the Comment Response Matrix, dated August 8, 2022;



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- 2) Two (2) hard copies of the Planning Justification Report, prepared by Candevcon, dated, November 15, 2021, revised July 15, 2022;
 - 3) Two (2) hard copies of the draft Zoning By-law Amendment;
 - 4) Ten (10) hard copies of the Draft Plan of Subdivision (PL-1), prepared by Candevcon Limited, dated November 12, 2021, revised July 27, 2022;
 - 5) Two (2) hard copies of the Urban Design Brief, prepared by NAK Design Strategies, dated July 2022;
 - 6) Two (2) hard copies of the Pedestrian Circulation Plan, prepared by NAK Design Strategies, dated July 2022;
 - 7) Two (2) hard copies of the Road Cross Sections (Local Road, Collector Road-Green Road and 30m Entrance Road), prepared by NAK Design Strategies, dated July 2022;
 - 8) Two (2) hard copies of the Functional Servicing Report (includes Stormwater Management, Site Servicing Plan, Grading Plans, Drainage Plans), prepared by Candevcon, dated July 21, 2022;
 - 9) Two (2) hard copies of the Traffic Impact Study, prepared by Candevcon, dated July 28, 2022;
 - 10) Two (2) hard copies of the Traffic Response to Comment Letter, prepared by Candevcon, dated July 22, 2022;
 - 11) Two (2) hard copies of Environmental Impact Study – 1st Submission Comments Response, prepared by Birks Natural Heritage Consultants, dated 21, 2022;
 - 12) Two (2) hard copies of the Tree Inventory, Preservation and Removal Plan, prepared by The Urban Arborist, dated July 22, 2022;
 - 13) Two (2) hard copies of the Phase I Environmental Site Assessment, prepared by HLV2K Engineering Limited, dated April 25, 2022;
 - 14) Two (2) hard copies of the Phase II Environmental Site Assessment, prepared by HLV2K Engineering Limited, dated April 25, 2022;
 - 15) Two (2) hard copies of the Hydrogeological Investigation, prepared by HLV2K Engineering Limited, date August 3, 2022;
 - 16) Two (2) hard copies of the Heritage Impact Assessment, prepared by Golder, dated July 15, 2022;
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We trust the above is self-explanatory, and request that the application be circulated to the appropriate Staff. Should you have any questions please contact the undersigned at your convenience.

Sincerely,
CANDEVCON LIMITED
Maria Jones MCIP, RPP

cc. Angela Sciberras
Tanjot Bal
Nick Colucci
Fausto Saponara
Diarmuid Horgan
Steven Giankoulas
Scott Lang
David Lee

