CANDEVCON GROUP INC.
CONSULTING ENGINEERS & PLANNERS

GTA WEST OFFICE
9358 GOREWAY DRIVE
BRAMPTON, ONTARIO L6P 0M7
T: (905) 794-0600 F: (905) 794-0611

PROVIDING CONSULTING SERVICES IN:
MUNICIPAL ENGINEERING
TRANSPORTATION PLANNING
TRAFFIC & PARKING STUDIES
ROADS & BRIDGES
STRUCTURAL ENGINEERING
DEVELOPMENT ENGINEERING SERVICES
WATER RESOURCES
ENVIRONMENTAL NOISE STUDIES
LAND USE & ENVIRONMENTAL PLANNING

Re Hillsburg Subdivision Relotting
Servicing memo
Our file number W23081

September 25, 2026

1. Introduction

This letter report is in support of the proposed relotting of the above noted subdivision. Figure 1 shows the original approved draft plan. Figure 2 shows the proposed relotting in red. This letter report will review the impact that the proposed changes may have on the site servicing for the subdivision

2. Sanitary servicing

The Hillsburg subdivision was allocated 320 single family equivalent lots for sanitary capacity. The original draft plan provided 299.4 single equivalent lots per table 1. The proposed draft plan revision proposes 301.8 single family equivalents which is under the allocated 320 single family units.

Table 1 Calculation of sewage single equivalent lots approved draft plan

Lot type	Number of lots	Single equivalent factor	Single equivalent
single	195	1	195
townhouse	174	0.60	104.4
total			299.4

Table 2 Calculation of sewage single equivalent lots revised draft plan

Lot type	Number of lots	Single equivalent factor	Single equivalent
single	198	1	198
townhouse	173	0.60	103.8
total			301.8

3. Water supply

As noted above the site was allocated 320 equivalent single family units and the proposed revision proposes 301.8 single family equivalent units. Therefore, the revised plan is within the allocated number of units

4. Storm water Management

The proposed relotting drains to the proposed Storm water management pond located in block 4 (Pond 1 east). The proposed relotting will not result in a reduction or an increase to the area draining to the pond nor will it result in a significant change to the impervious area draining to the pond

5. Conclusion

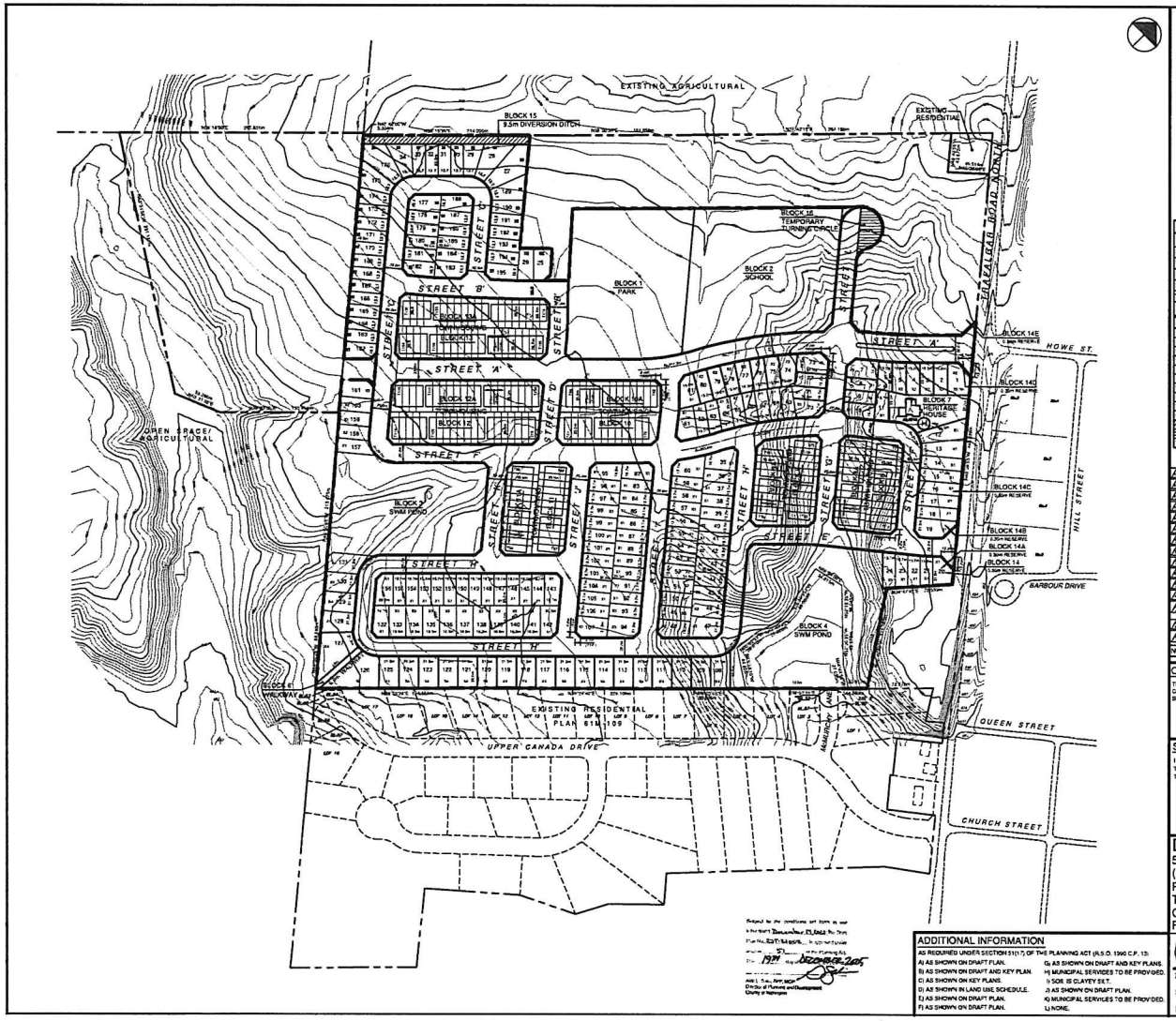
Based on the proposed relotting the subject water demand, sewage flows and storm drainage are within the previously allowed values for the site.

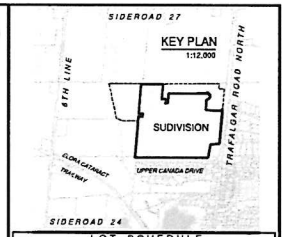
We trust the above is satisfactory.

Yours truly

Candevcon Group Inc

Scott Lang P. Eng





LOT SCHEDULE

DESCRIPTION	TYPE	MINIMUM FRONTAGE	MINIMUM DEPTH	NUMBER OF LOTS	NUMBER OF UNITS
SINGLE DETACHED	R1	13.7m (45.0')	35.0m (114.8')	126	126
SINGLE DETACHED	R2	15.2m (50.0')	35.0m (114.8')	22	22
SINGLE DETACHED	R3	18.3m (60.0')	35.0m (114.8')	13	13
SINGLE DETACHED	R4	21.3m (73.0')	35.0m (114.8')	24	24
TOWNHOUSE	T	7.5m (24.6')	35.0m (114.8')	-	174
TOTAL				195	359

LAND USE	BLOCK / LOT	AREA
RESIDENTIAL	LOTS 1-195	11.57 ha. (28.59 Ac.)
PARK	BLOCK 1	2.14 ha. (5.28 Ac.)
SCHOOL	BLOCK 2	2.27 ha. (5.61 Ac.)
SWM POND	BLOCKS 3+4	4.09 ha. (10.11 Ac.)
ROADS	STREETS A-L	8.74 ha. (21.60 Ac.)
WALKWAY	BLOCK 6	0.04 ha. (0.10 Ac.)
HERITAGE HOUSE	BLOCK 7	0.29 ha. (0.72 Ac.)
TOWNHOUSING	BLOCKS 8-13A (174 UNITS)	5.13 ha. (12.68 Ac.)
0.3m RESERVE	BLOCKS 14-14E	0.01 ha. (0.02 Ac.)
TOTAL (CURRENT DRAFT PLAN)		34.45 ha. (85.13Ac.)

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	REVISED AS PER TOWN OF ERIN COMMENTS (NEW ENTR. ST. TRAFFIC SIGNAL NORTH INTERSECTIONS REVISED TO 15.2m)	14.08.2025	M.J.
2	REVISED AS PER TOWN OF ERIN COMMENTS	14.02.2025	M.J.
3	REVISED TOWN OF ERIN COMMENTS, FUTURE DEVELOPMENT BLOCKS 17-19 TEXT ADDED TO PLAN	12.12.2024	M.J.
4	AS PER TOWN OF ERIN COMMENTS, FUTURE DEVELOPMENT LAYOUT ADDED	25.11.2024	M.J.
5	BLOCK 1 PARK ENLARGED & FUTURE DEVELOPMENT REVISED (BIG CORTE ST. TRAFFIC SIGNAL NORTH & STREETS A & E RELOCATED)	18.11.2024	M.J.
6	COMMENTS AS PER AINLEY 1st ENGINEERING SUBMISSION.	17.07.2024	M.J.
7	BLOCK 15 DIVERSION DITCH WIDENED	10.10.2023	M.J.
8	BLOCK 17 PASSED FUTURE DEVELOPMENT LAYOUT DELETED WIDTH OF LOTS 71 & 72 71 AND 73 REVISED	26.09.2023	D.K.H.
9	LOTS 25 TO 34 RELOCATED TO NORTH OF STREETS 'B' AND 'C'	03.08.2023	D.K.H.
10	STREET 'A' REALIGNED AT TRAFFIC SIGNAL NORTH OF STREET 'L' BLOCK LOTS REVISED AND LAND USE AREAS UPDATED	04.11.2022	D.K.H.
11	FUTURE DEVELOPMENT AREA DELETED FROM LIMIT OF SUBDIVISION	23.08.2022	D.K.H.
12	REVISIONS AS PER TOWN AND COUNTY COMMENTS	27.07.2022	D.K.H.
13	LIMIT OF PHASE 1 (39R) AT N.W. FUTURE DEVELOPMENT BLOCKS 5-9A, 10 & 11 REVISED, BLOCK 12 REVISED TO 13 TOWNHOUSE UNITS, 17.5' R.O.W. INCREASED AND RAILWAY BLOCK 7 WIDTH INCREASED	17.06.2022	D.K.H.
14	DIMENSIONS ADDED TO STREETS AND BLOCKS	04.02.2022	D.K.H.
15	BEARINGS AND DISTANCES ADDED AS PER BSR&D LAND SURVEYORS PLAN REF. No. 21-144-18 DATED JAN. 7th 2022	07.01.2022	D.K.H.

OWNER'S AUTHORIZATION:

THE UNDERSIGNED, BEING THE OWNER OF THE SUBJECT LANDS HEREBY AUTHORIZE CANDEVCON LIMITED TO ACT ON OUR BEHALF AS AGENTS AND TO PREPARE AND SUBMIT A DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

11/19/2021
DATE

HILLSBURGH HEIGHTS INC.
(BRIARWOOD DEVELOPMENTS GROUP)

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJOINING PROPERTIES ARE CORRECTLY SHOWN ON THIS PLAN

Jun 19, 2022
DATE

RAYMOND J. BISTHORP
ONTARIO LAND SURVEYOR
BLADE, BISTHORP, HUDSPETH & DOUMA SURVEYING LTD.
407 WOODLAWN ROAD WEST, UNIT 1A1, GUELPH, ONTARIO
TEL: (519)822-1230 www.bsurveying.com

DRAFT PLAN OF SUBDIVISION

5916 TRAFALGAR ROAD NORTH
(PLAN 61R-9590)
PART OF LOT 26, CONCESSION 7
TOWN OF ERIN
COUNTY OF WELLINGTON
FILE No: 23T-21002, Z21-09

ADDITIONAL INFORMATION

AS REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT (R.S.O. 1990 C.P. 13)

A) AS SHOWN ON DRAFT PLAN.
B) AS SHOWN ON DRAFT AND KEY PLAN.
C) AS SHOWN ON KEY PLANE.
D) AS SHOWN IN LAND USE SCHEDULE.
E) AS SHOWN ON DRAFT PLAN.
F) AS SHOWN ON DRAFT PLAN.
G) AS SHOWN ON DRAFT AND KEY PLANS.
H) MUNICIPAL SERVICES TO BE PROVIDED.
I) SOIL IS CLAYEY SILT.
J) AS SHOWN ON DRAFT PLAN.
K) MUNICIPAL SERVICES TO BE PROVIDED.
L) NONE.

Related to the conditions set forth in and to the Notice dated December 21, 2015 for Draft Plan No. 23T-15001, as last revised on _____.
Dated: 19th day of December, 2015
Jane L. Tuer, MCIP, RPP
Director of Planning and Development
County of Wellington

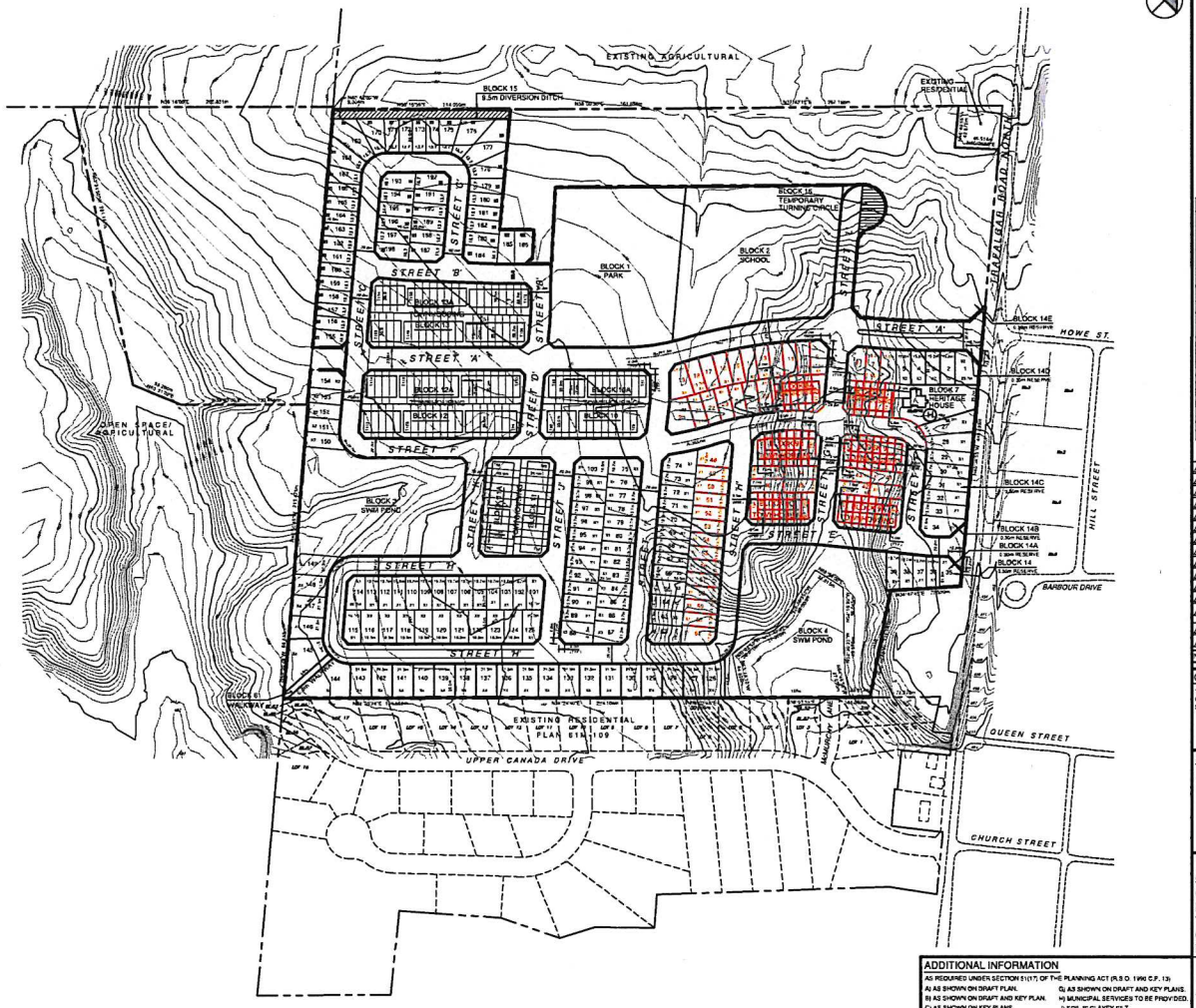
CANDEVCON LIMITED
CONSULTING ENGINEERS AND PLANNERS
TEL. (905) 794-0600 FAX (905) 794-0611

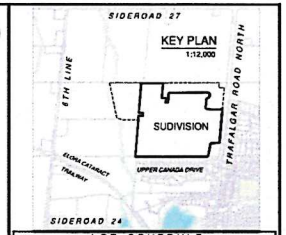
SCALE: 1:1500 DWG. No. PL-1
DATE: NOV., 12th 2021 PROJECT No. W21081

APPROVED DRAFT PLAN

CANDEVCON GROUP INC.
CONSULTING ENGINEERS AND PLANNERS
TEL. (905) 794-0600 FAX (905) 794-0611

DATE	SEPT., 11th 2026	JOB No	W23081
DRAWN	S.G.K.	FIGURE No.	FIGURE 1
SCALE	1:5000		





LOT SCHEDULE

DESCRIPTION	TYPE	MINIMUM FRONTAGE	MIN SALIENT DEPTH	NUMBER OF LOTS	NUMBER OF UNITS
SINGLE DETACHED	X1	13.7m (45 0')	35.0m (114.8')	143	143
SINGLE DETACHED	X2	15.2m (50 0')	35.0m (114.8')	20	20
SINGLE DETACHED	X3	16.3m (53 5')	35.0m (114.8')	11	11
SINGLE DETACHED	X4	21.3m (70 0')	35.0m (114.8')	24	24
TOWNHOUSE	T	7.5m (24 6')	35.0m (114.8')	-	173
TOTAL				198	371

LAND USE	BLOCK / LOT	AREA
RESIDENTIAL	LOTS 1 - 198	11.55 Ha (28.54 Ac)
PARK	BLOCK 1	2.14 Ha (5.29 Ac)
SCHOOL	BLOCK 2	2.71 Ha (6.71 Ac)
SWM POND	BLOCKS 3+4	4.09 Ha. (10.11 Ac)
ROADS	STREETS A-L	8.87 Ha. (21.92 Ac)
WALKWAY	BLOCK 6	0.04 Ha. (0.10 Ac)
*HERITAGE HOUSE	BLOCK 7	0.30 Ha. (0.74 Ac)
TOWNHOUSING	BLOCKS 8-13A (173 UNITS)	4.56 Ha. (11.27 Ac)
0.3m RESERVE	BLOCKS 14-14E	0.01 Ha. (0.02 Ac)
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
TOTAL (CURRENT DRAFT PLAN)		34.35 Ha. (84.84Ac.)

NO.	DESCRIPTION	DATE	BY
1	REVISED AS PER TOWN OF ERIN COMMENTS; [illegible]	14.09.2025	M.J.
2	REVISED AS PER TOWN OF ERIN COMMENTS.	14.02.2025	M.J.
3	REVISIONS TO ERIN COMMENTS, FUTURE DEVELOPMENT BLOCKS 17-19 ADDED TO PLAN	12.12.2024	M.J.
4	AS PER TOWN OF ERIN COMMENTS, FUTURE DEVELOPMENT LAYOUT ADDED	25.11.2024	M.J.
5	BLOCK 1 PARK ENLARGED & FUTURE DEVELOPMENT REDUCED; [illegible]	18.11.2024	M.J.
6	COMMENTS AS PER AINLEY 1st ENGINEERING SUBMISSION.	17.07.2024	M.J.
7	BLOCK 15 DIVERSION DITCH WIDENED	10.10.2023	M.J.
8	BLOCK 17 EXCESS FUTURE DEVELOPMENT LAYOUT DELETED; [illegible]	09.05.2023	D.K.H.
9	LOTS 26 TO 34 RELOCATED TO NORTH OF STREETS 'B' AND 'D'	02.02.2023	D.K.H.
10	STREET 'A' REALIGNED AT TRAFALGAR ROAD NORTH; STREET 'L' ADDED; LOTS 35-37 AND 44-46 ADDED; [illegible]	04.11.2022	D.K.H.
11	FUTURE DEVELOPMENT AREA DELETED FROM LIMIT OF SUBDIVISION	23.04.2022	D.K.H.
12	REVISIONS AS PER TOWN AND COUNTY COMMENTS	27.07.2021	D.K.H.
13	LIMIT OF PHASE 1 ADDED WITH FUTURE DEVELOPMENT BLOCKS 9-9A, TOWNHOUSE BLOCKS 11-14B ADDED AND LOT NUMBERS REVISED; ST. 'A' R.O.W. INCREASED AND WALKWAY BLOCK 7 WIDTH INCREASED	17.06.2021	D.K.H.
14	DIMENSIONS ADDED TO STREETS AND BLOCKS	04.02.2021	D.K.H.
15	BEARINGS AND DISTANCES ADDED AS PER SURVEY BY SURVEYORS PLAN REF. No. 21-114-R7-00, DATED JAN. 7th 2021	07.01.2021	D.K.H.

REVISIONS

OWNER'S AUTHORIZATION:

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11/15/2021
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Jan 28, 22
DATE

RAYMOND J. SETHOFF
ONTARIO LAND SURVEYOR
B.A.Sc. (FORESTRY), FLEMISH & SCHAUBLE LTD.
107 MAIDSTONE ROAD WEST, UNIT 1A, ELORA, ONTARIO
TEL: (519)846-1234 www.flemishschauble.com

DRAFT PLAN OF SUBDIVISION

5916 TRAFALGAR ROAD NORTH
(PLAN 61R-9590)
PART OF LOT 26, CONCESSION 7
TOWN OF ERIN
COUNTY OF WELLINGTON
FILE No: 23T-21002, Z21-09

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I) SOIL IS CLAYEY SILT.
J) AS SHOWN ON DRAFT PLAN.
K) MUNICIPAL SERVICES TO BE PROVIDED.
L) NONE.

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SCALE: 1:1500 DWG. No. PL-1
DATE: NOV., 12th 2021 PROJECT No. W21081

CANDEVCON GROUP INC.
CONSULTING ENGINEERS AND PLANNERS
TEL. (905) 794-0600 FAX (905) 794-0611

DATE	SEPT., 11th 2026	JOB No	W23081
DRAWN	S.G.K.	FIGURE No.	
SCALE	1:5000		FIGURE 2