



64 JARDIN DRIVE, UNIT 1B
CONCORD, ONTARIO L4K 3P3

T 905.669.4055
KLMPLANNING.COM

KLM File: P-3304

March 27, 2024

Planning and Development Department
County of Wellington
74 Woolwich Street
Guelph ON N1H 3T9

Attention: Zach Prince, Senior Planner

**Re: Second Submission – Revisions to the Draft Plan of Subdivision
Town Files: 23T-23003, OP23-01, Z23-02
63 & 63A Trafalgar Road
Town of Erin, County of Wellington**

Dear Mr. Prince,

As requested, this letter outlines the revisions to the Draft Plan of Subdivision for the above noted file. The submission materials have been revised based on the comments received from Town Staff and commenting agencies.

The following revisions have been implemented to the latest Draft Plan that was included in the second submission materials to the Town and County:

- The Draft Plan has been updated to provide towns along the main right of way together with future seniors housing and mixed use blocks;
- The revised Draft Plan includes additional park space, including park block 428 located adjacent to the existing school;
- The revised park block is now centred between the Low Rise Seniors Housing Block and the Mixed Use Seniors Apartment Block, which provides an opportunity to frame the park with built form. The park has substantial frontage along Street "I", which is proposed to be a priority street in terms of streetscape design. Enhanced side elevations will be required for townhouse blocks along Street I with a requirement to provide for "eyes on the park";
- Midblock connections have been added to breakup the residential blocks;
- Trailhead parks have been incorporated into the Draft Plan;
- The revised Draft Plan no longer considers underground storage tanks;
- The Draft Plan has been re-designed with stand-alone stormwater management blocks;
- Block 521 (now Block 441 on the updated Draft Plan of Subdivision) is shown as an Open Space Block. When lands to the south proceed to develop, proper delineation and staking will be required and can include the noted lands. As such, no change is required to extend the NHS limits, to the south property line, as confirmation should first be obtained through future delineation associated with the adjacent lands to the south.
- The school is now labelled as Existing School on the Draft Plan;
- Street "9" is now shown on the updated Draft Plan as no longer extending to the school, reflecting a change in the layout.

We look forward to working with County staff during the submission review. Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Yours truly,

KLM PLANNING PARTNERS INC.

A handwritten signature in black ink, appearing to read 'L. Dynes', with a long horizontal flourish extending to the right.

Lauren Dynes, BURPI
Intermediate Planner

Cc: Uzo Rossouw, Ballantry Homes
Maurizio Rogato, Blackthorn Development Corp.
Keith MacKinnon, KLM Planning Partners Inc.