

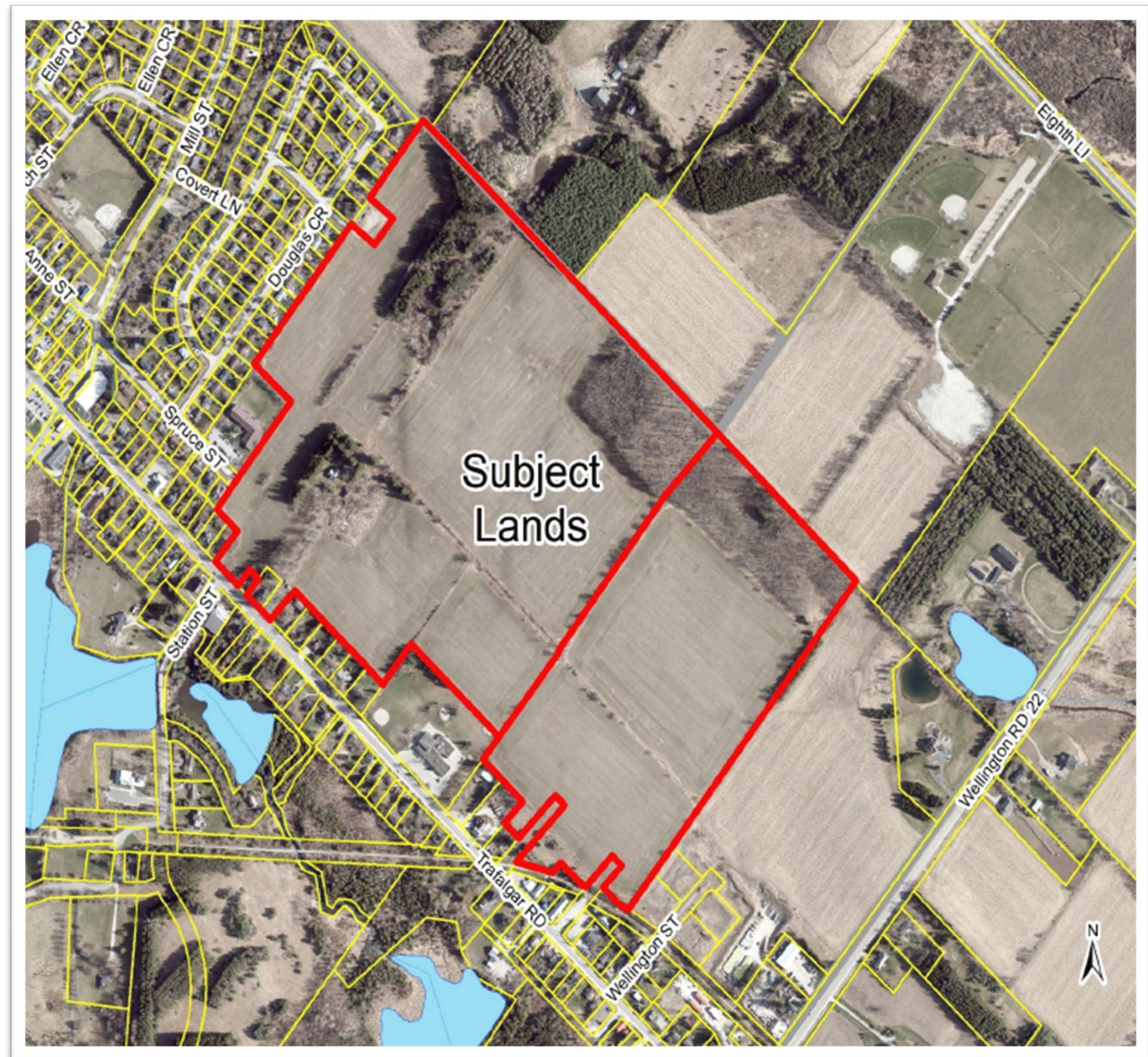
Zoning By-law Amendment (Z23-02)

**Blackthorn Development Corporation on behalf of
Beachcroft Investments Inc.**

63 and 63A Trafalgar Road

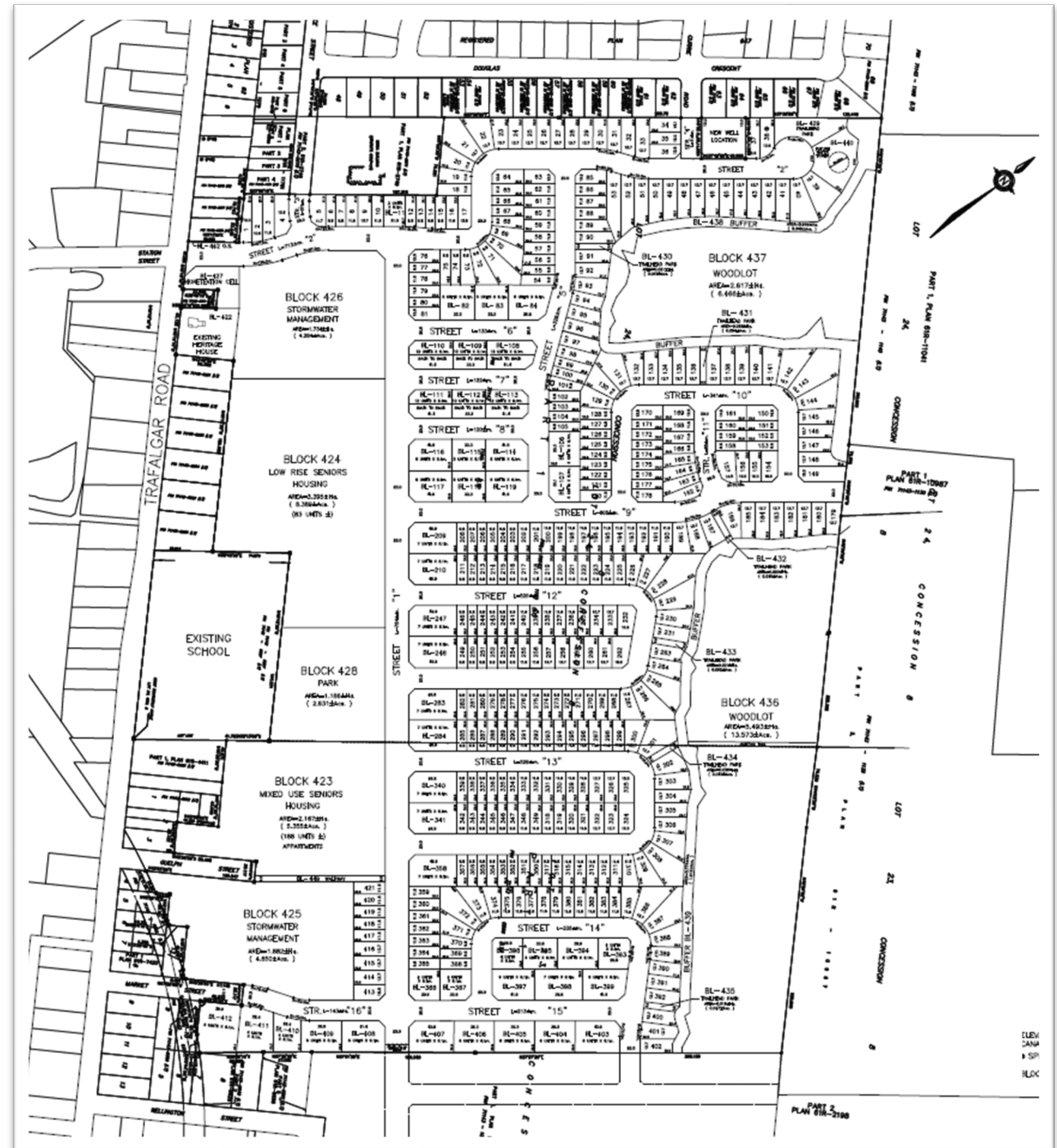
February 13, 2025

Location Map



Proposed Development

- 375 Single detached dwellings
- 227 Street townhouse dwellings
- 68 Back-to-back townhouse dwellings
- Existing heritage dwelling
- Low-rise seniors housing block
- Park block
- Mixed-use seniors housing block
- Future elevated water tower block
- Stormwater management blocks
- Environmentally protected lands



Zoning By-law

UR1-103

- Single detached, street towns and back-to-back towns, as well as a low-rise seniors housing block
- Trailhead / walkway connections

UR1-104(H1)

- Future elevated water tower
- Residential

R1-117

- Existing heritage dwelling
- Antique Shop - B & B - Business or Professional Office - Convenience Store - Craft Shop - Day Nursery - Medical Clinic - Personal Service Shop - Restaurant or Tavern - Retail Store - Specialty Food Store – Studio

EP1

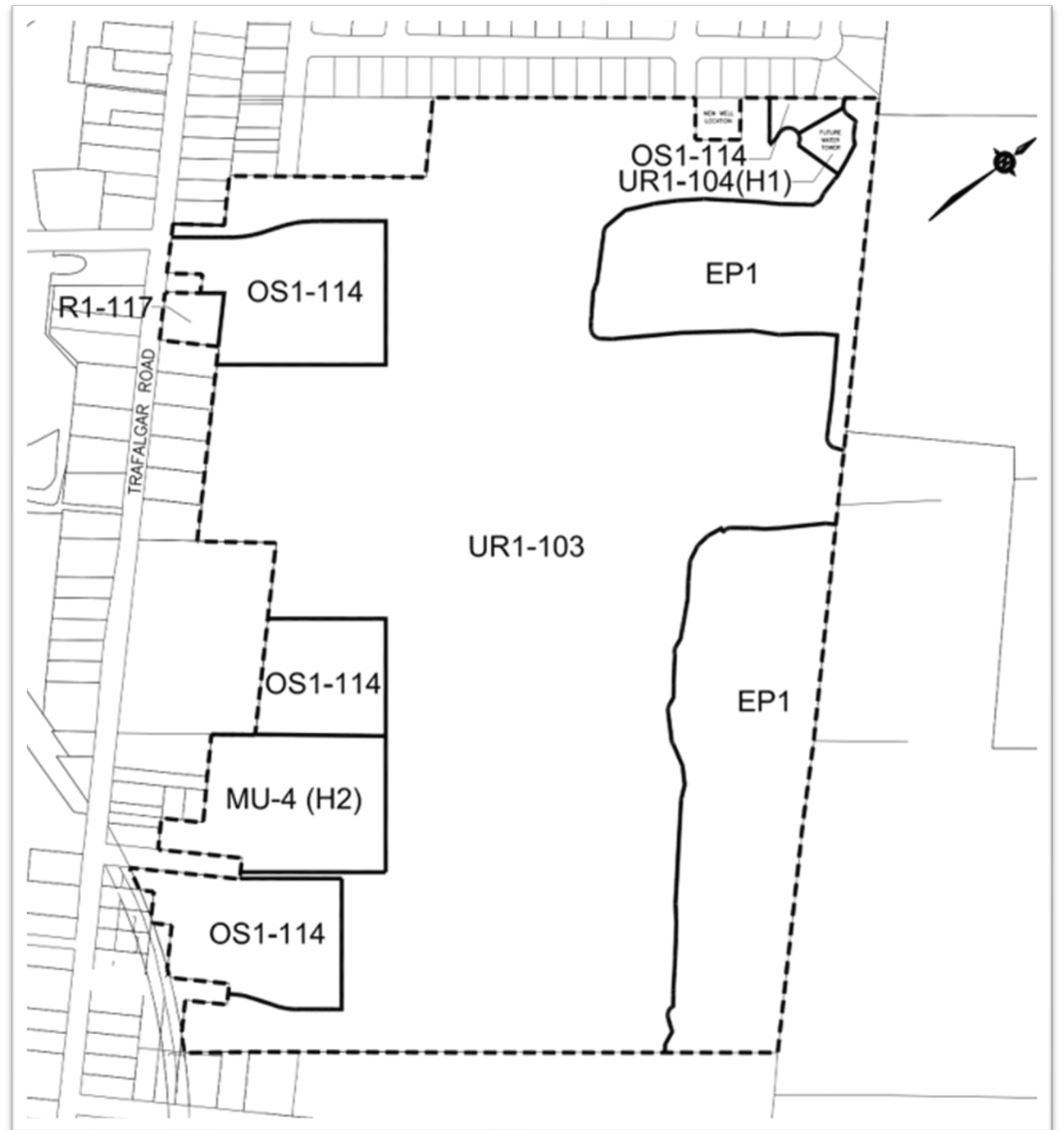
- Existing natural features (woodlots) to be retained
- A buffer, including a trail system which will provide access to Barbour Field

OS1-114

- Park block adjacent to the existing elementary school
- Two stormwater management blocks

MU4(H2)

- Seniors Home or Nursing Home
- Convenience Store - Restaurant such as a café - Retail Store - Specialty Food Store



Single Detached Dwellings



Street Townhouse Dwellings



Back-to-Back Townhouse Dwellings



Policy Documents

- The proposed ZBA is consistent with the Provincial Planning Statement, Greenbelt Plan, County of Wellington and Town of Erin Official Plans.
- The proposal is consistent with the principles set out in the Town's Urban Design Guidelines and will be reviewed against the Town's Green Development Standards once finalized.
- Prior to issuance of a building permit, each dwelling will be subject to architectural control, as a condition of draft plan approval.

Conclusion

- The proposal represents appropriate greenfield development and will contribute to the mix of uses, provide an additional form of housing and affordability to the Town's current housing stock, presents a built form that is compatible with the surrounding neighbourhood, and works toward the creation of a complete community.
- Staff recommend that Council approves Zoning By-law Amendment (Z23- 02) and adopts By-law 25-14.