

Hillsburgh Trails Subdivision

Thomasfield Homes Ltd.

Zoning By-law Amendment Application Z24-01
Draft Plan of Subdivision Application 23T-24001

Public Meeting: Hillsburgh Trails Subdivision (Thomasfield Homes Ltd.)
Thursday, April 10, 2025

Overview

- Subject Property & Context
- Proposed Development
- Development Applications
- Planning Justification
- Conclusion
- Q & A



Subject Property

- Located at south end of Hillsburgh Settlement Area.
- On north side of Wellington Road 22 (no municipal address assigned).
- Approx. 14.14 hectares, currently used for field crops (no buildings or structures).



Image Source: Explore Wellington Interactive Map (Wellington County)

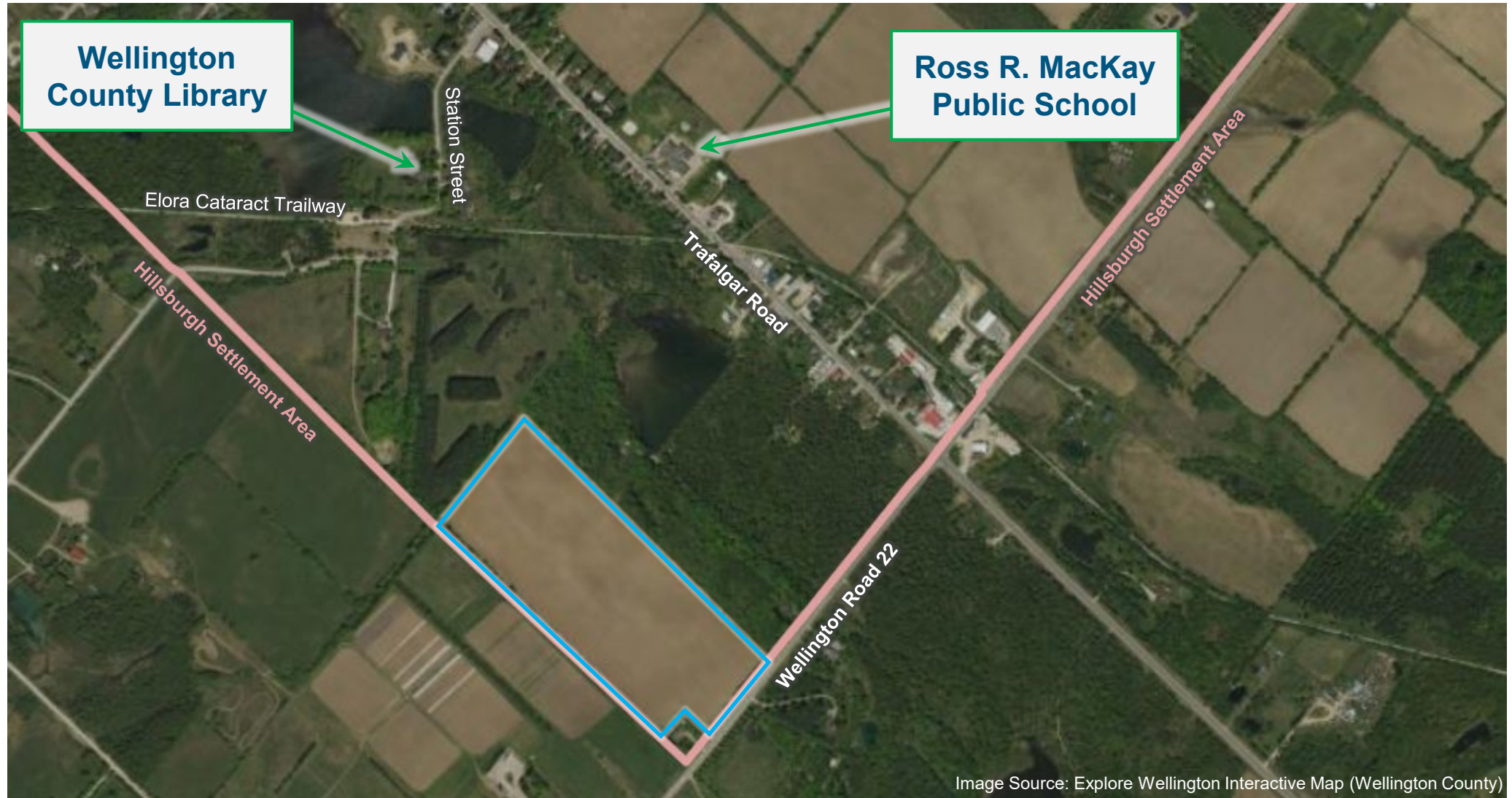


Image Source: Explore Wellington Interactive Map (Wellington County)

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Official Plan

- Designated “Residential” in Town of Erin Official Plan.
- Predominant land use “shall be residential development.”
- “A variety of housing types shall be allowed,” predominantly “low density housing forms” but townhouses “may also be allowed subject to the requirements of the Zoning By-law.”

Legend:

- Residential
- Central Business District
- Highway Commercial
- Residential Transition Area
- Industrial
- Core Greenlands
- Greenlands
- Recreational
- Proposed Minor Collector

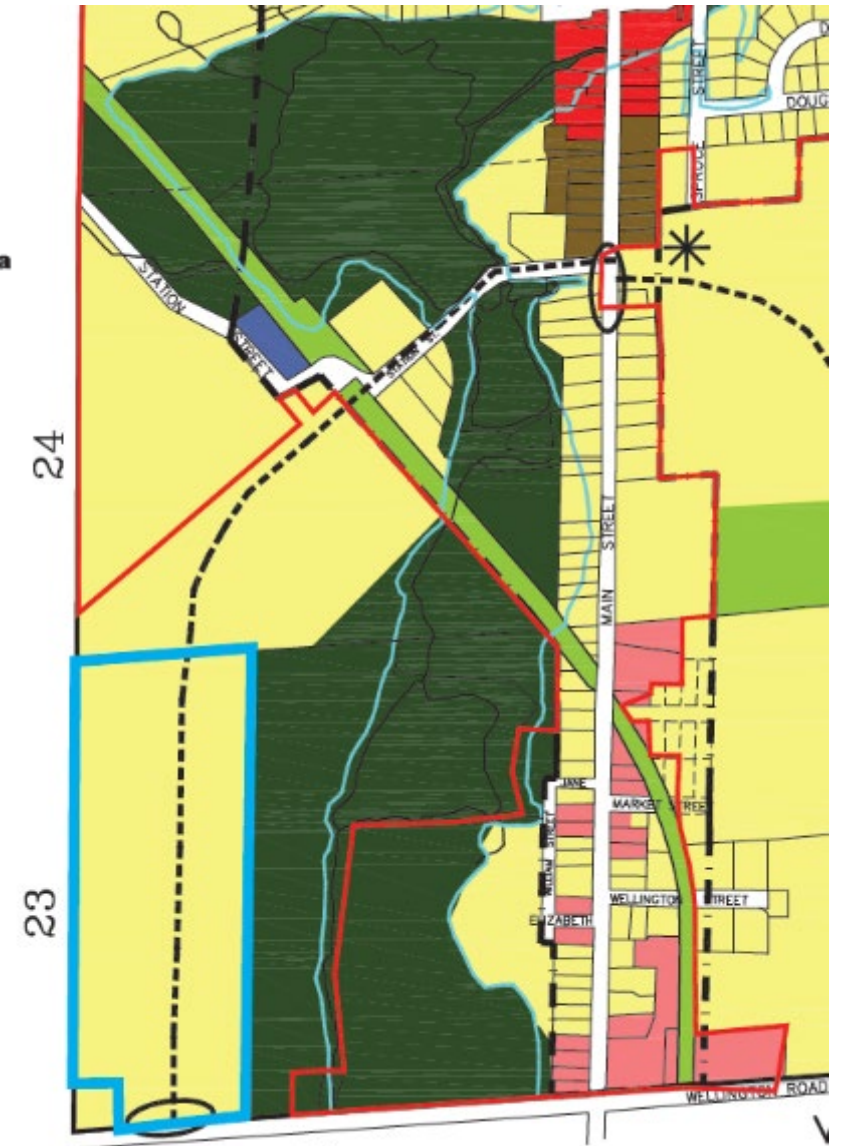
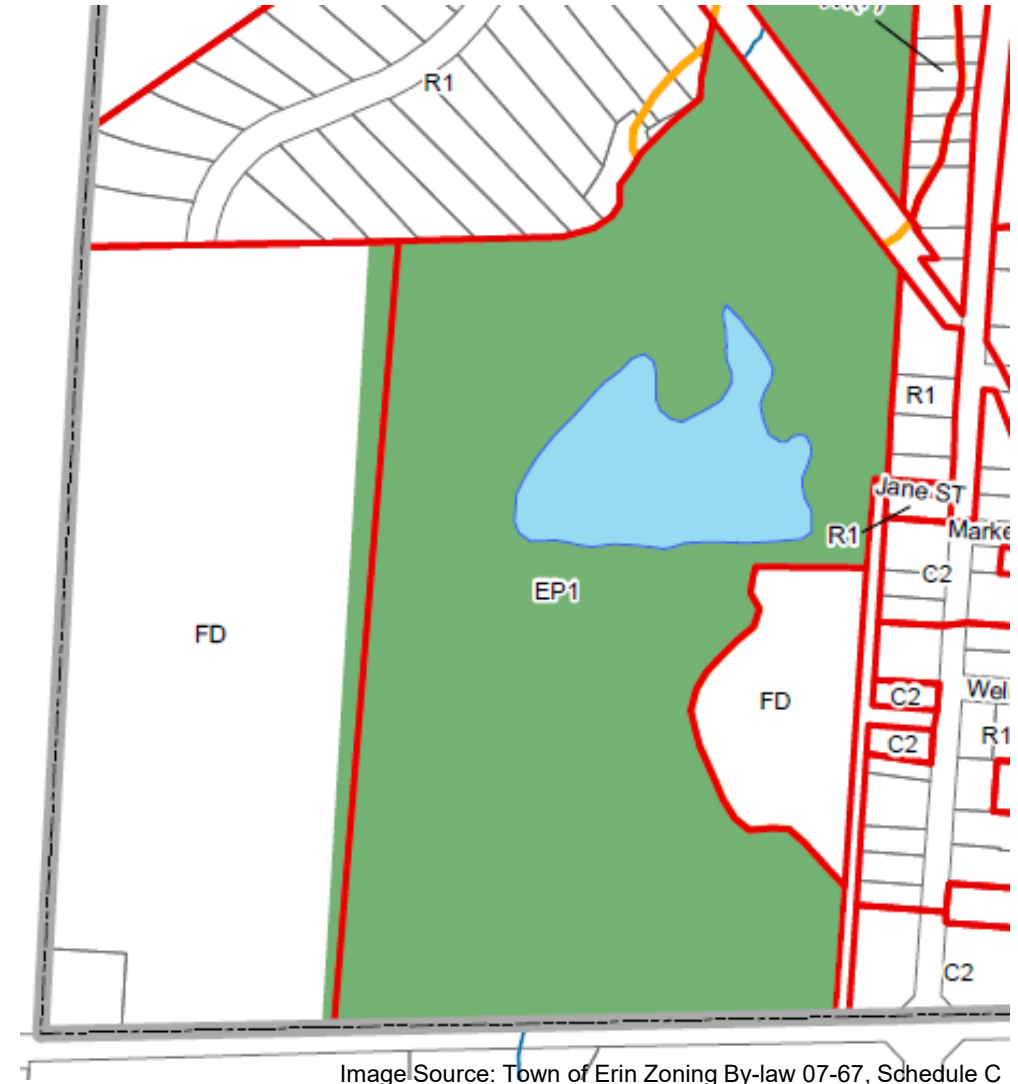


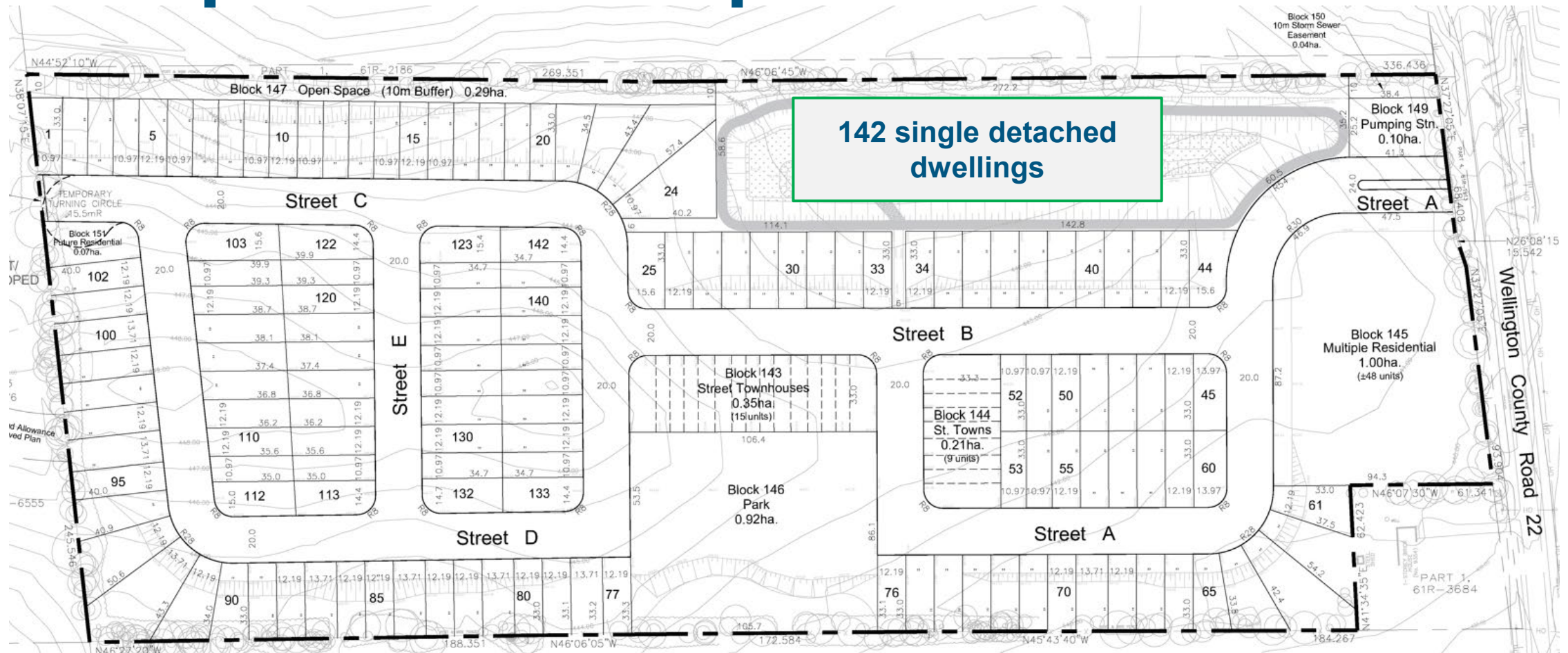
Image Source: Town of Erin Official Plan, Schedule A-3

Zoning By-law

- Currently zoned “Future Development” (“FD”).
- Permitted uses in FD zone limited to agriculture, single detached dwellings, additional residential units & existing uses.
- Proposed development requires Zoning By-law Amendment.



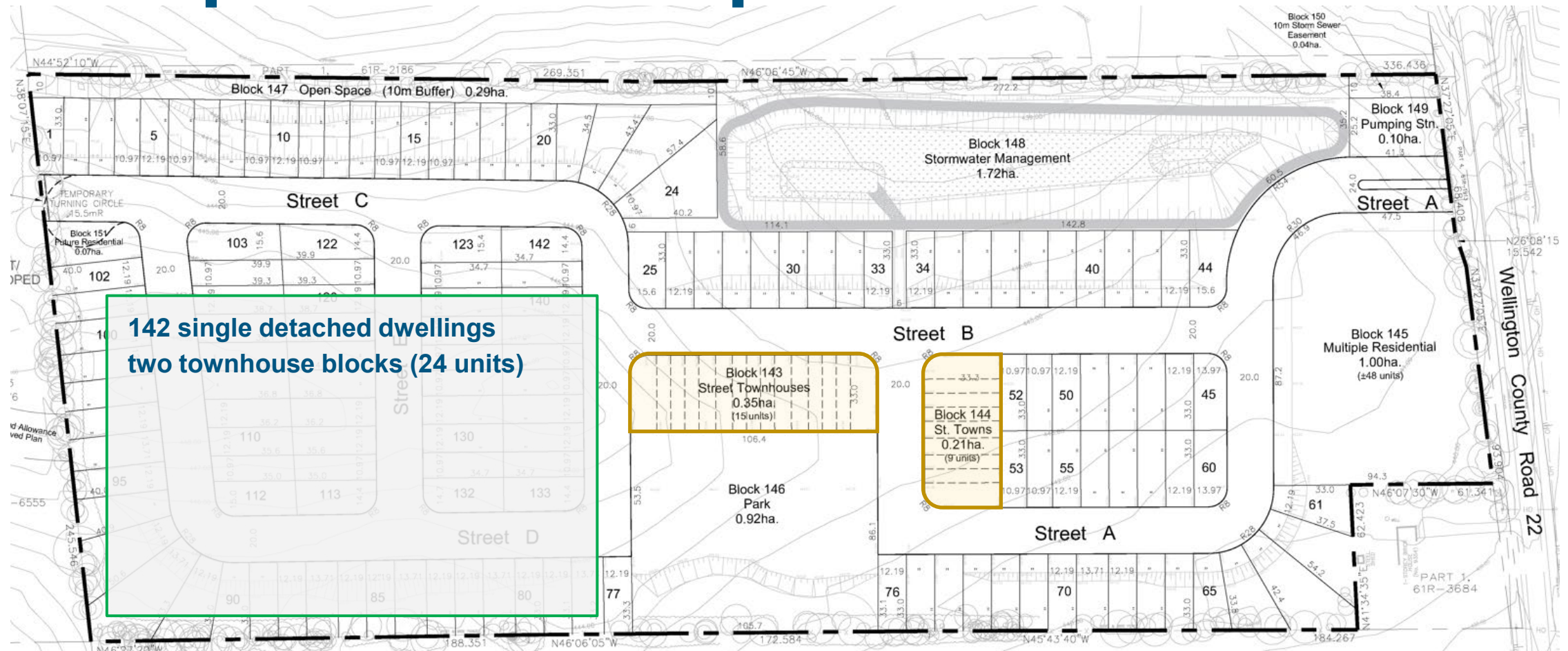
Proposed Development



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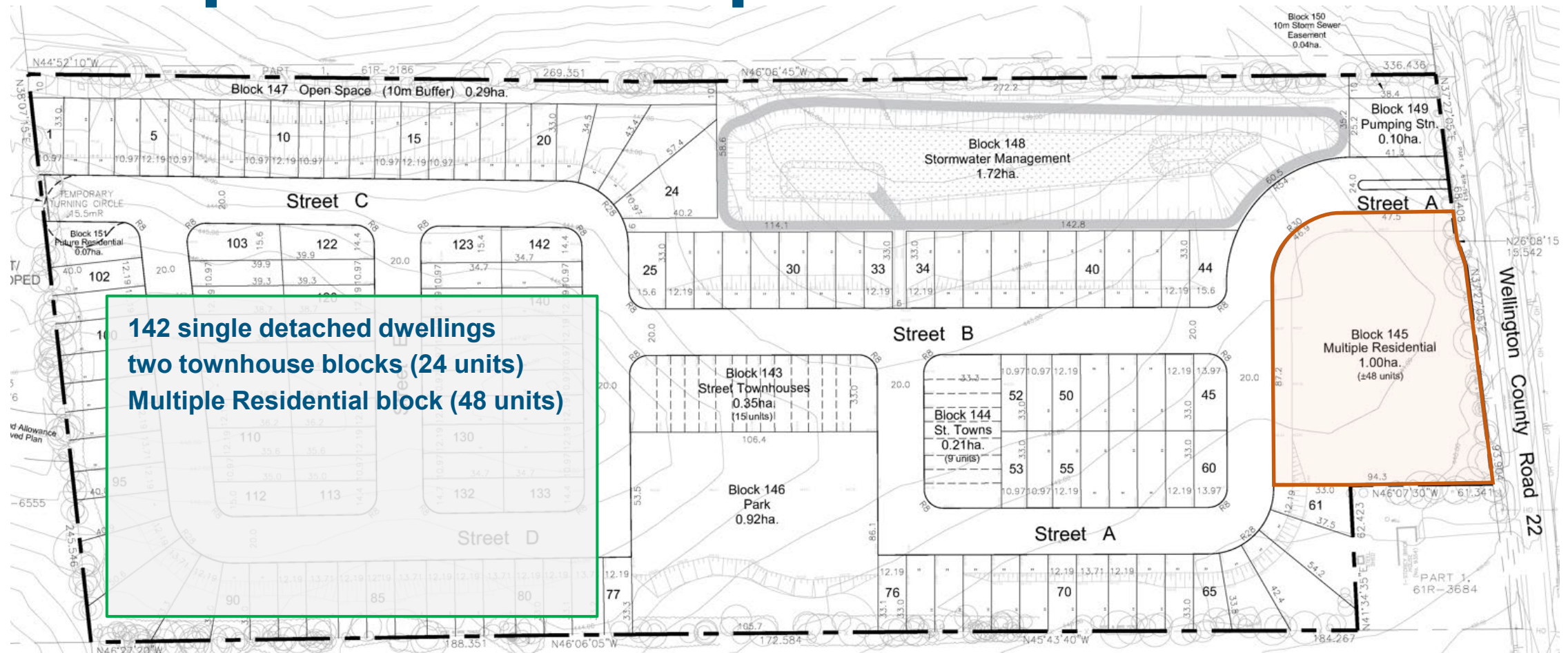
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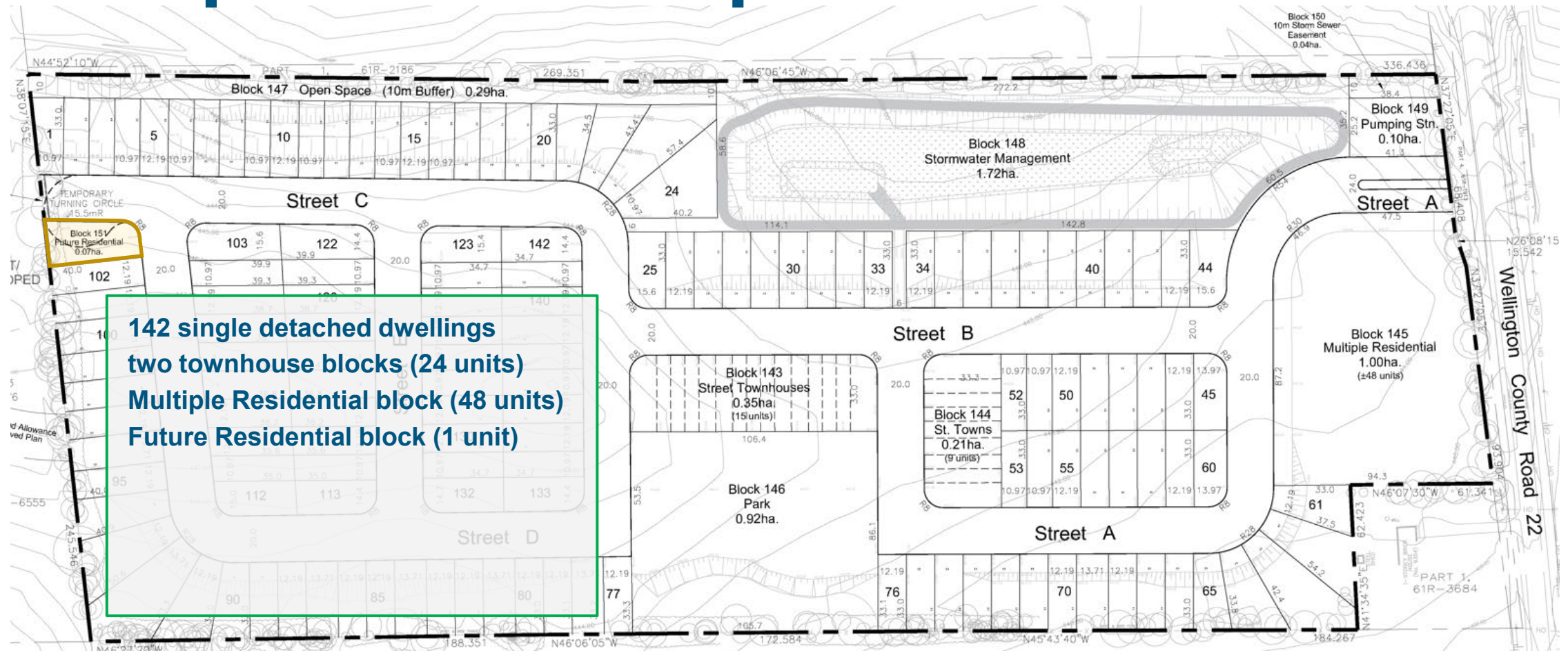
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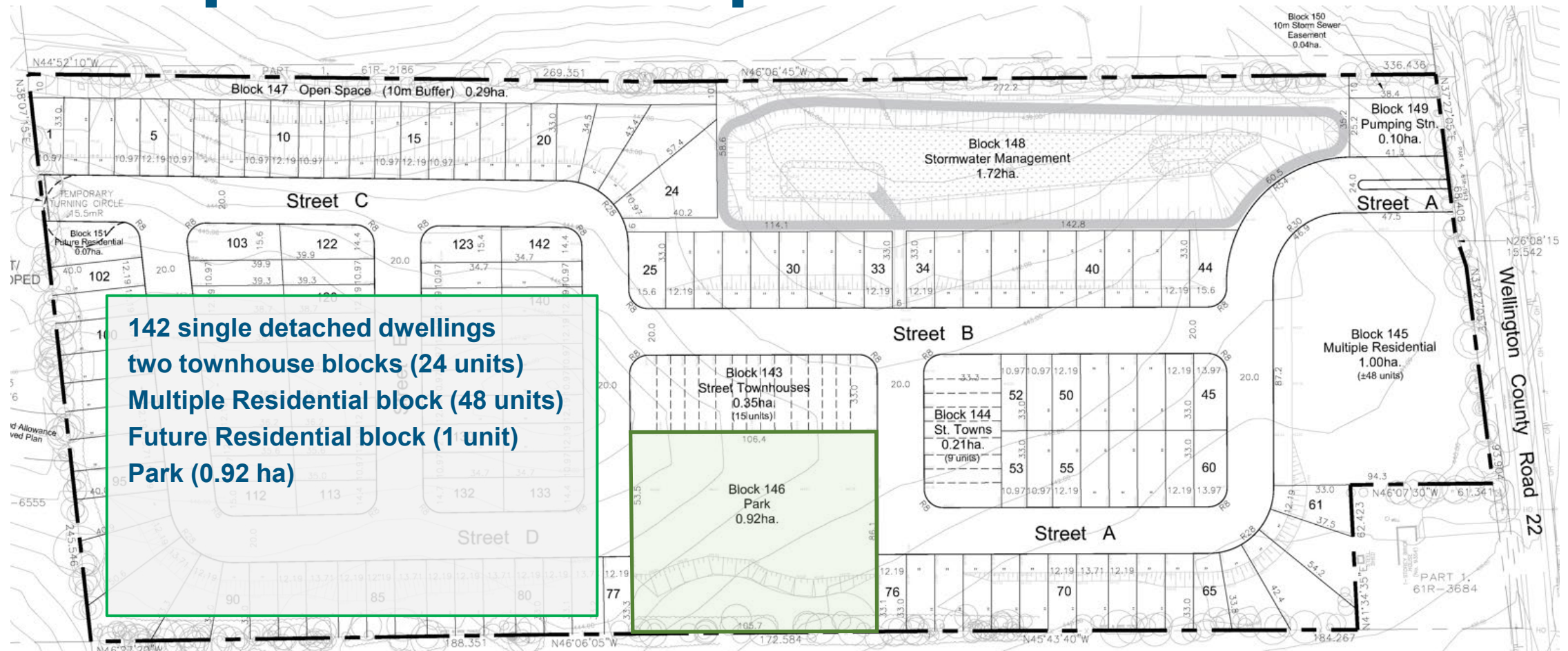
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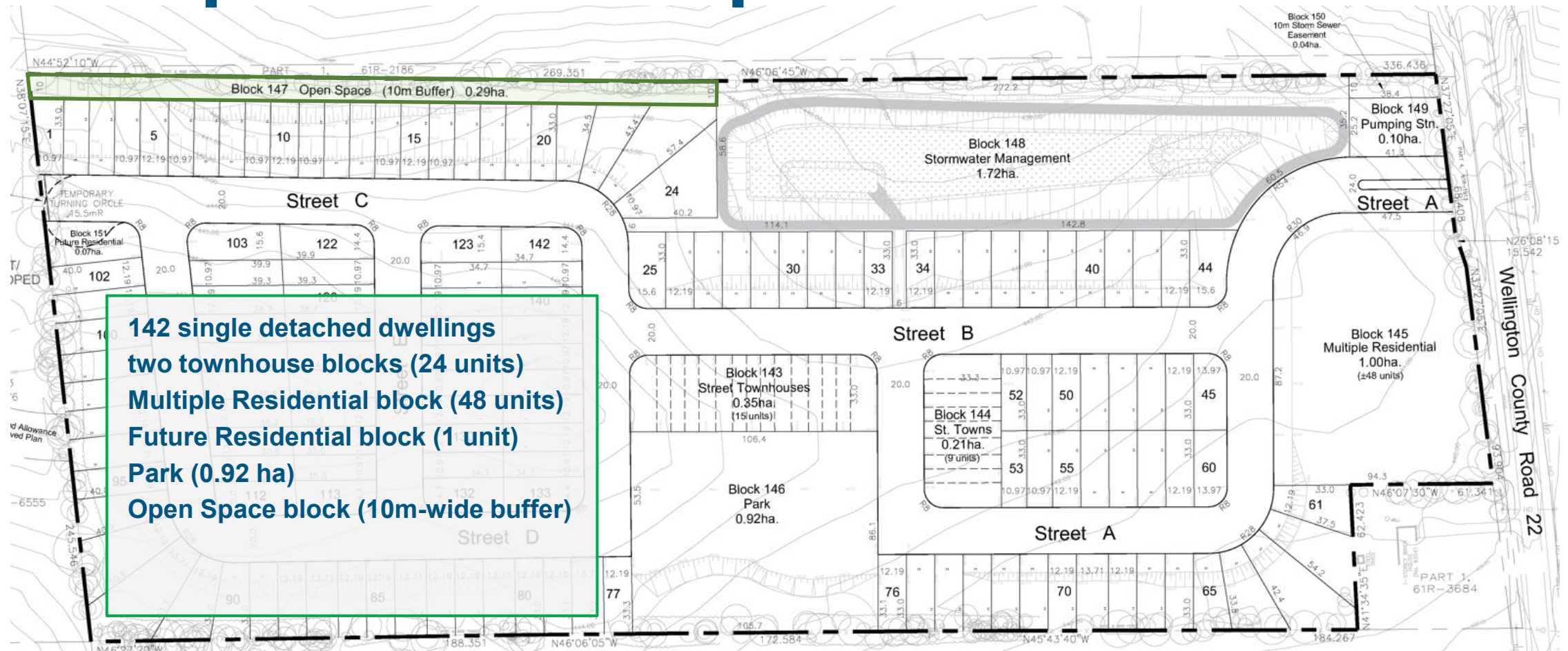
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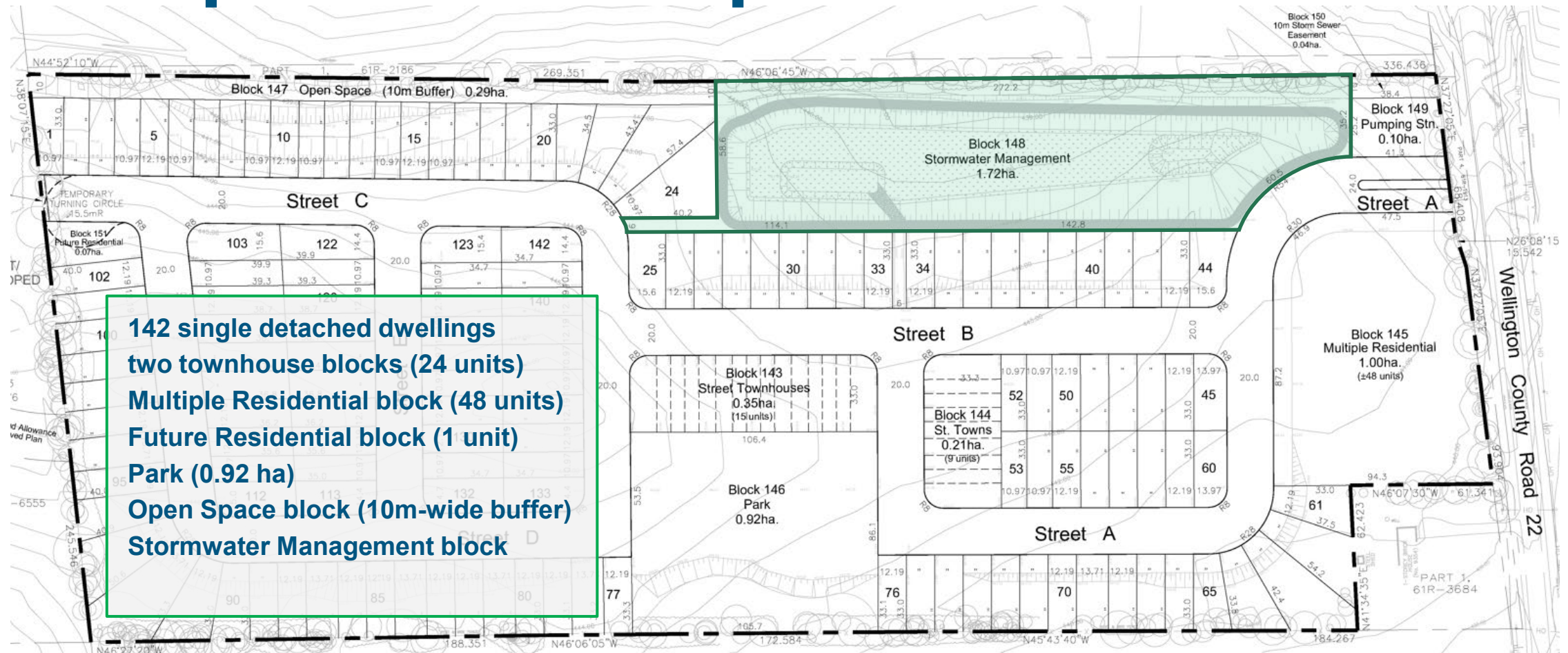
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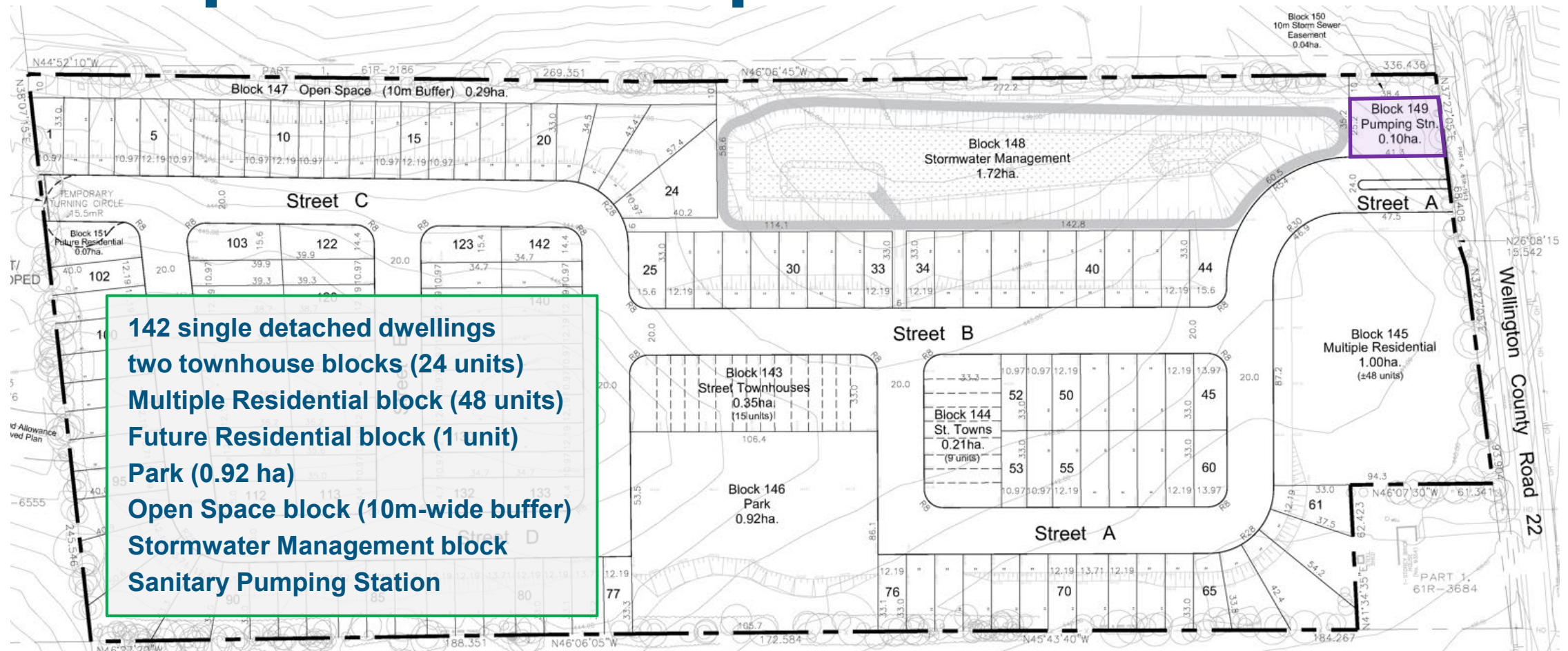
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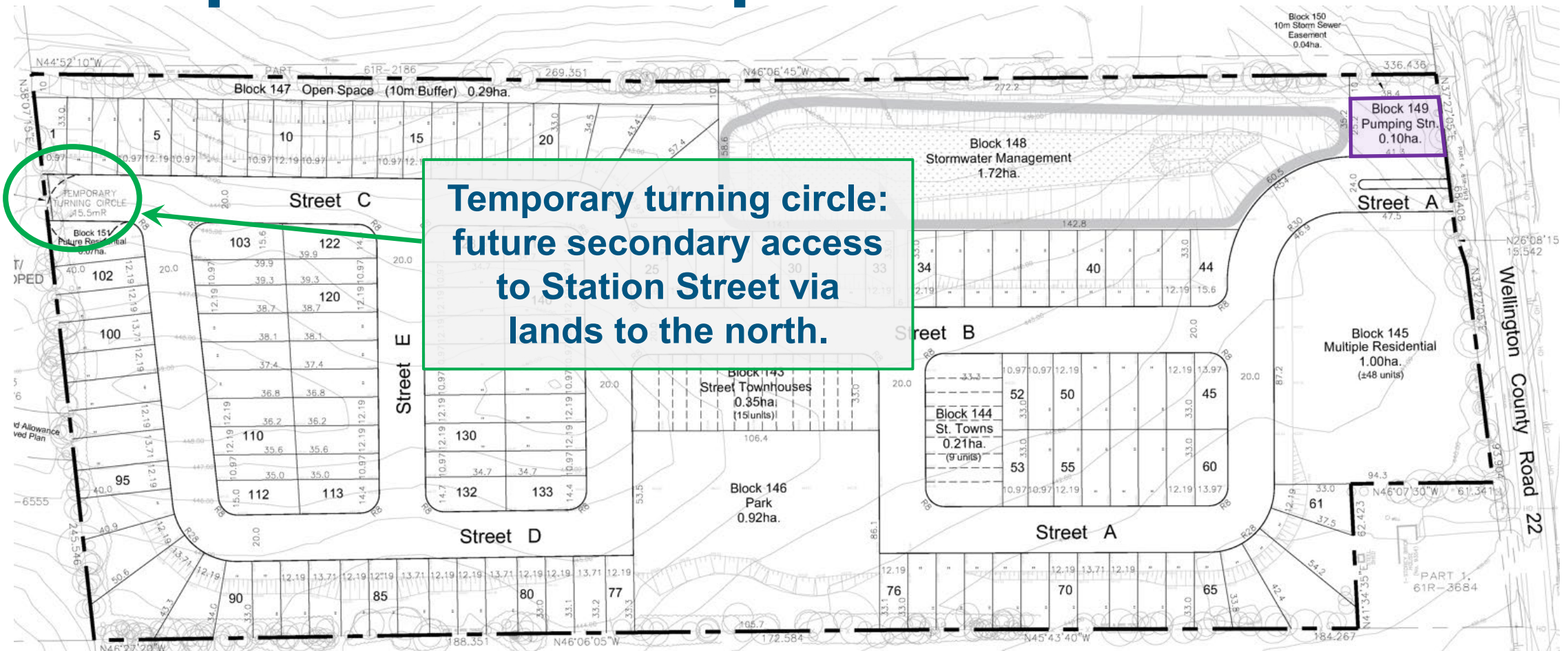
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Proposed Development



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Proposed Development

- 215 dwelling units proposed.
 - 142 single detached dwellings, 24 street townhouses, 48 Multiple Residential + 1 “Future Residential”.
- 0.92 ha Park block > 5% required dedication.
- Open Space Buffer to provide separation from natural area on adjacent parcel.
- Stormwater Management block, designed as wetland-type facility.
- Sanitary Pumping Station to pump wastewater flows through forcemain along Wellington Rd 22
- Other blocks: 10m storm sewer easement, 0.3m reserve.

Development Applications

- Draft Plan of Subdivision

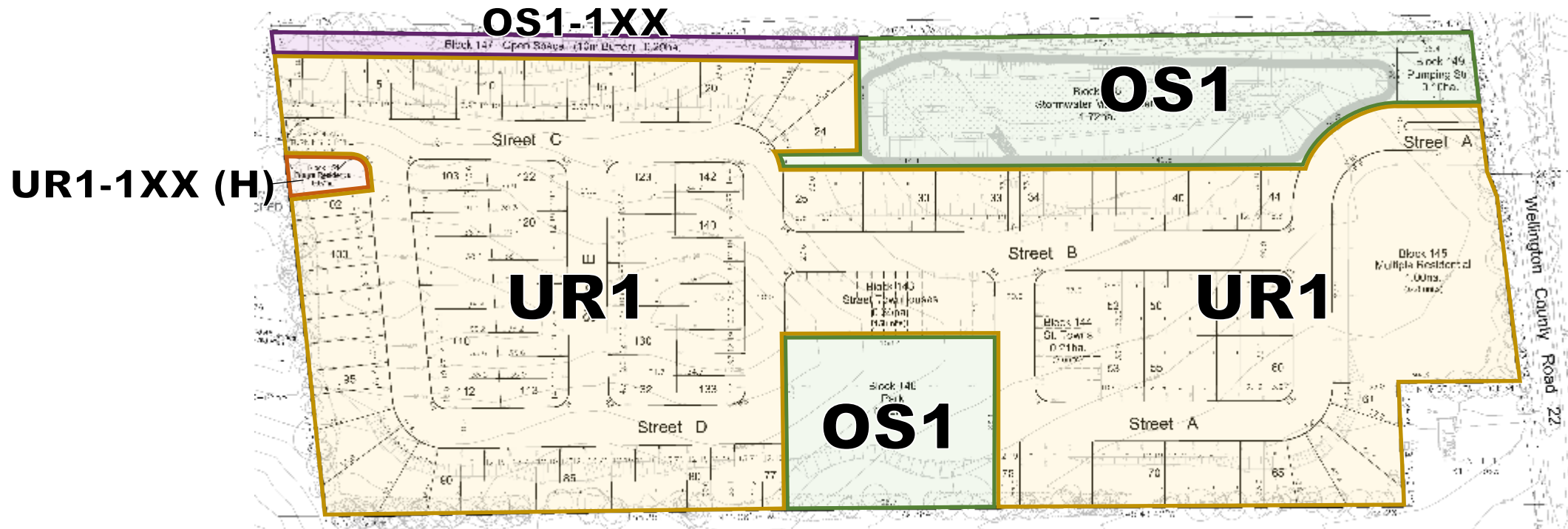
Lots 1–142	Single detached dwellings	6.39 ha
Blocks 143 & 144	Street townhouses (24 units)	0.56 ha
Block 145	Multiple Residential (48 units)	1.00 ha
Block 146	Park	0.92 ha
Block 147	Open Space Buffer	0.29 ha
Block 148	Stormwater Management	1.72 ha
Block 149	Pumping Station	0.10 ha
Block 150	Storm Sewer Easement	0.04 ha
Block 151	Future Residential	0.07 ha
Block 152	0.3m Reserve	0.004 ha
	Road allowances	3.05 ha

Development Applications

- Zoning By-law Amendment
 - UR1 (“Urban Residential 1”) on Lots 1–142 and Blocks 143–145, to permit mix of single detached dwellings and townhouse dwellings. Proposed lots and dwellings will comply with existing Zoning By-law regulations, so no special provisions are required.
 - UR1-1XX (H) for Block 151 (Future Residential), with holding provisions to limit use to temporary turning circle (until no longer required).
 - OS1 (“Open Space Recreation”) for Blocks 146, 148–150 (Park, SWM Block, Pumping Station, Storm Sewer Easement).
 - OS1-1XX for Block 147 (Open Space Buffer), with special provisions to prevent erection of any buildings or structures within 10m buffer.

Development Applications

- Zoning By-law Amendment



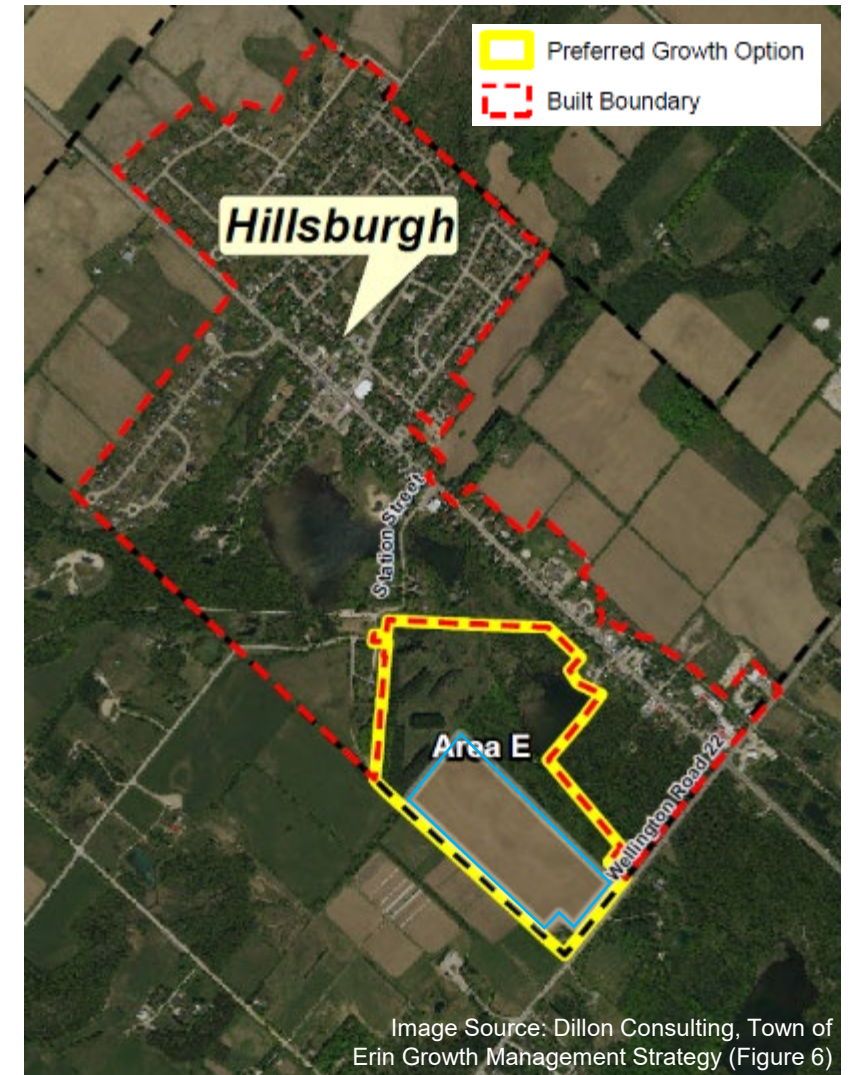
Planning Justification

- Growth Management
- Range & Mix of Housing
- Infrastructure & Services
- Natural Heritage
- Traffic & Active Transportation

Planning Justification

Growth Management

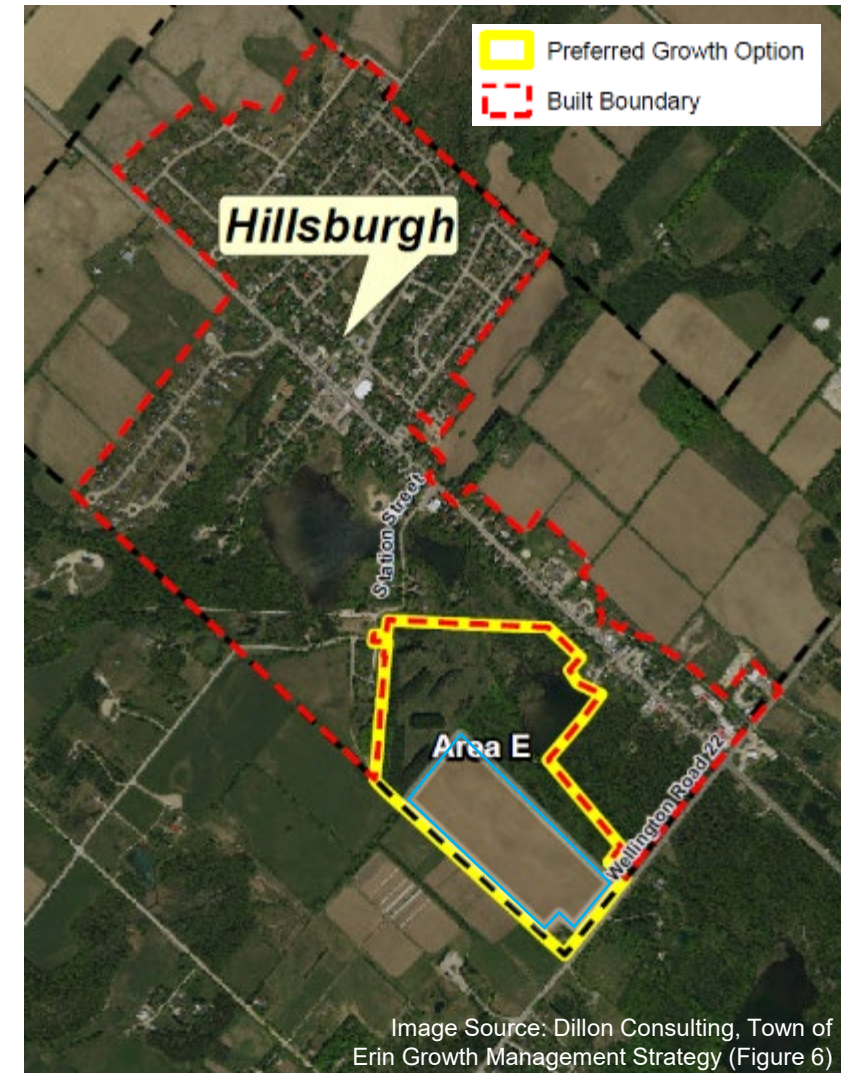
- Subject Property is located within existing settlement area: Hillsburgh identified as “Primary Urban Centre” in County OP.
- Subject Property is part of “Preferred Growth Option” in Town’s Growth Management Strategy.
- Area is designated for residential use in Town’s Official Plan.



Planning Justification

Growth Management

- Town's Official Plan requires that new development “promote the overall ... target of 40 person[s] and jobs per hectare” and “strive to attain at least 16 units per gross hectare” (No. 3.5.6.b).
- Proposed density of approx. 47.0 people + jobs / hectare.
- Gross density of 15.2 units/ha (215 units on 14.14 ha).



Planning Justification

Range & Mix of Housing

- Both County and Town's Official Plans call for greater variety in housing types while maintaining existing predominant lower-density character.
- Proposed development provides appropriate mix of detached dwellings and townhouse dwellings.
- Proposed townhouses meet criteria established in County and Town OPs for medium-density development (servicing, compatibility, amenity areas, drainage, location with respect to local/arterial roads).
- Proposed dwellings will help Town accommodate projected/allocated growth at densities that make efficient use of land and services.

Planning Justification

Infrastructure & Services

- Development will be provided with municipal water and sanitary sewer services: sanitary sewer capacity has already been allocated for proposed number of dwelling units.
- Subdivision includes block for sanitary pumping station.
- Stormwater management strategy includes lot-level controls (infiltration galleries); SWM facility designed with outlets to mitigate impacts from discharge on adjacent wooded area.

Planning Justification

Natural Heritage

- Environmental Impact Statement (“EIS”) addresses potential impacts on natural features and identifies appropriate mitigation measures: implementation of recommended measures will result in no significant impacts from proposed development.
- Presence of butternut trees along north and west boundaries of Subject Property: proposed development would retain 8 trees, remove 8 others.
- All impacts to butternut trees must comply with a conditional exemption issued under *Endangered Species Act, 2007*, including any required compensation.

Planning Justification

Natural Heritage

- Potential impacts from vegetation removals: ensure removals take place outside bat active periods and typical bird breeding season.
- Prepare and implement Woodland Edge & Buffer Management Plan.
- Clearly demarcate construction zone boundaries to limit unnecessary vegetation removal.
- Use landscaping to naturalize SWM facility and implement other mitigation measures incorporated into overall SWM strategy.

Planning Justification

Traffic & Active Transportation

- Proposed subdivision includes future access to Station Street via lands to the north, pathway connections through Park & SWM blocks.
- Location of proposed intersection (Street “A” & Wellington Road 22) chosen to meet County’s sight distance requirements.
- Transportation Impact Study: considered impacts on existing intersection of Wellington Road 22 & Trafalgar Road and on proposed intersection of Street “A” & Wellington Road 22
- Traffic generated can be accommodated without impacting operations at existing intersection; proposed intersection expected to operate at acceptable levels

Conclusion

- Proposed development provides appropriate mix of housing in area identified as part of “Preferred Growth Option.”
- Servicing capacity has already been allocated for proposed units.
- ZBA implements existing “Residential” OP designation.
- Development will avoid or mitigate impacts on natural heritage.



Image Source: Explore Wellington
Interactive Map (Wellington County)

Q & A

We will be happy to answer any questions you might have.

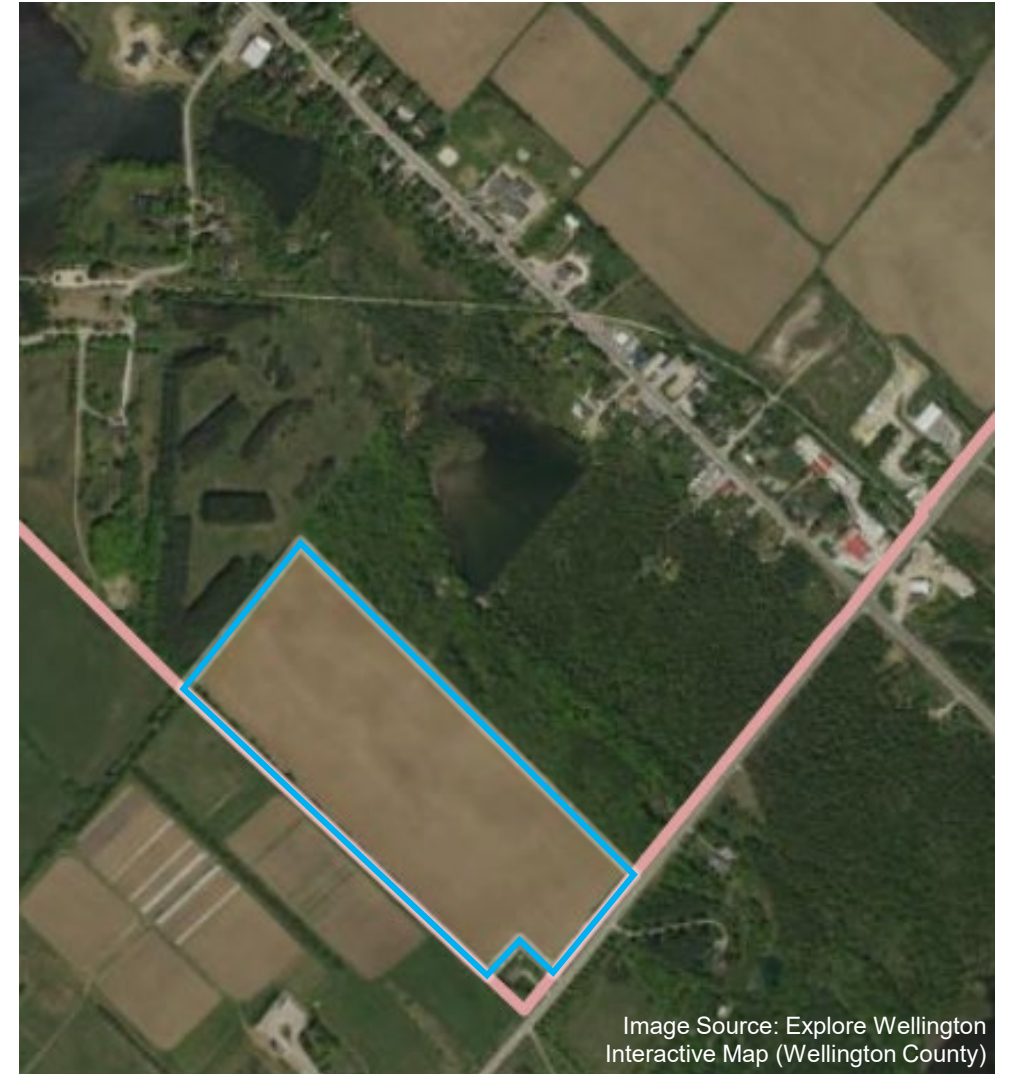


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