

Appendix C: Response to Public Comments

#	Question/Comment	Staff Response
1	Request fencing along the property boundary	The applicant has agreed to install fencing between this development and adjacent residential lots. The installation of fencing will be a condition of draft plan approval and reviewed through detailed design stage.
2	Concern for drainage to homes along Upper Canada Drive	The submitted Functional Servicing Report has been reviewed against the Town's Engineering Standards, to ensure the proposed grading, drainage and servicing meets the Town's requirements, including having no negative impact on surrounding properties. The proposed lot sizes appear to be sufficient to meet required setbacks. This development will be serviced by municipal water and wastewater, and the proposed density is within the allocation obtained through front-ending agreements between the Town and developer. The proposed grades have been designed to match into the surrounding existing elevations, and to ensure drainage is captured internally (use of ditches to direct drainage to Stormwater Management facilities). Through detailed design, the Town's Engineers will continue to work with the applicant to further review the technical drawings against the Town's Engineering Standards.
3	Questioned how the proposed development will adhere to the Urban Design Guidelines, to ensure the proposed development is a similar built form to the adjacent subdivisions	The applicant has provided an Urban Design Brief to demonstrate how the proposed development adheres to the Town's Council approved Community and Architectural Design Guidelines for the Villages of Erin and Hillsburgh (the Guidelines). The applicant has identified the importance of ensuring the new dwellings complement not only the surrounding dwellings, but the existing farmhouse on the property that is to be protected and incorporated into the new subdivision.

4	Stated another school is not required as Ross R Mackay Public School is underutilized.	The School Board completes growth forecasts and based on the projected growth within Hillsburgh, they have identified the need for a second school.
5	Stated it is unnecessary to provide a park.	The Town plans for complete communities which includes public parks within walking distance to all new dwelling units. In addition, Trafalgar Road is a very busy County Road making it unsafe for children to cross to access Victoria Park. Locating a park within this subdivision will provide a safe space for children to play.
6	Traffic concerns along Trafalgar Road	The applicant has provided a Traffic Impact Study to support the proposed development. The TIS has reviewed existing conditions within Hillsburgh, to determine if the proposed road network and traffic calming measures with the proposal are appropriate, but to also determine the recommended improvements to the larger road network. The traffic impacts from trips generated by this development are moderate. The recommendations for the larger road network have been provided to the Town and County.
7	Concerns with requirement for existing homeowners to connect to municipal sanitary services once available	The Town is currently constructing a wastewater treatment facility to service new and some existing development. Please contact the Town's Engineering Department to determine if your property will be required to connect to sanitary services.
8	Concerns that construction will impact the homes along Upper Canada Drive (e.g. protecting existing trees, avoiding encroachment, avoiding excess noise, dust, vibration etc).	Through the detailed design stage, the applicant will be required to provide a construction management plan. This plan will identify potential impacts to adjacent properties and mitigation measures which will be put in place.
9	Timing of development relative to waste water	This development will proceed once municipal water and wastewater is available to service the new homes.
10	Questioned the direction of run-off and if it will be directed to the wooded area to the west and south-west.	The applicant has reviewed the proposed outlet for pond 2 with Credit Valley Conservation Authority, and they are in agreement that since the treed area and the clearing evidently receive runoff from the subdivision land, post development runoff from the subdivision should mimic the pre-development

		condition and continue to drain overland. The outlet from pond 2 will be designed to mimic pre-development conditions.
		Details to be reviewed at detailed design stage.
11	All homes should be fitted for EV outlets	The new dwellings will be subject to the requirements of the Ontario Building Code.
12	The existing heritage home should be preserved	The applicant is proposed to protect and designate the existing heritage home.
13	Questions regarding the proposed LIDs	The applicant is proposing LID measures for water balance within the Stormwater Management Facilities (to increase infiltration).
14	Request that prime agricultural lands be preserved for agricultural uses	The proposed development only includes lands that are within the settlement area of Hillsburgh, designated for urban development. No lands outside of the urban boundary will be developed.