

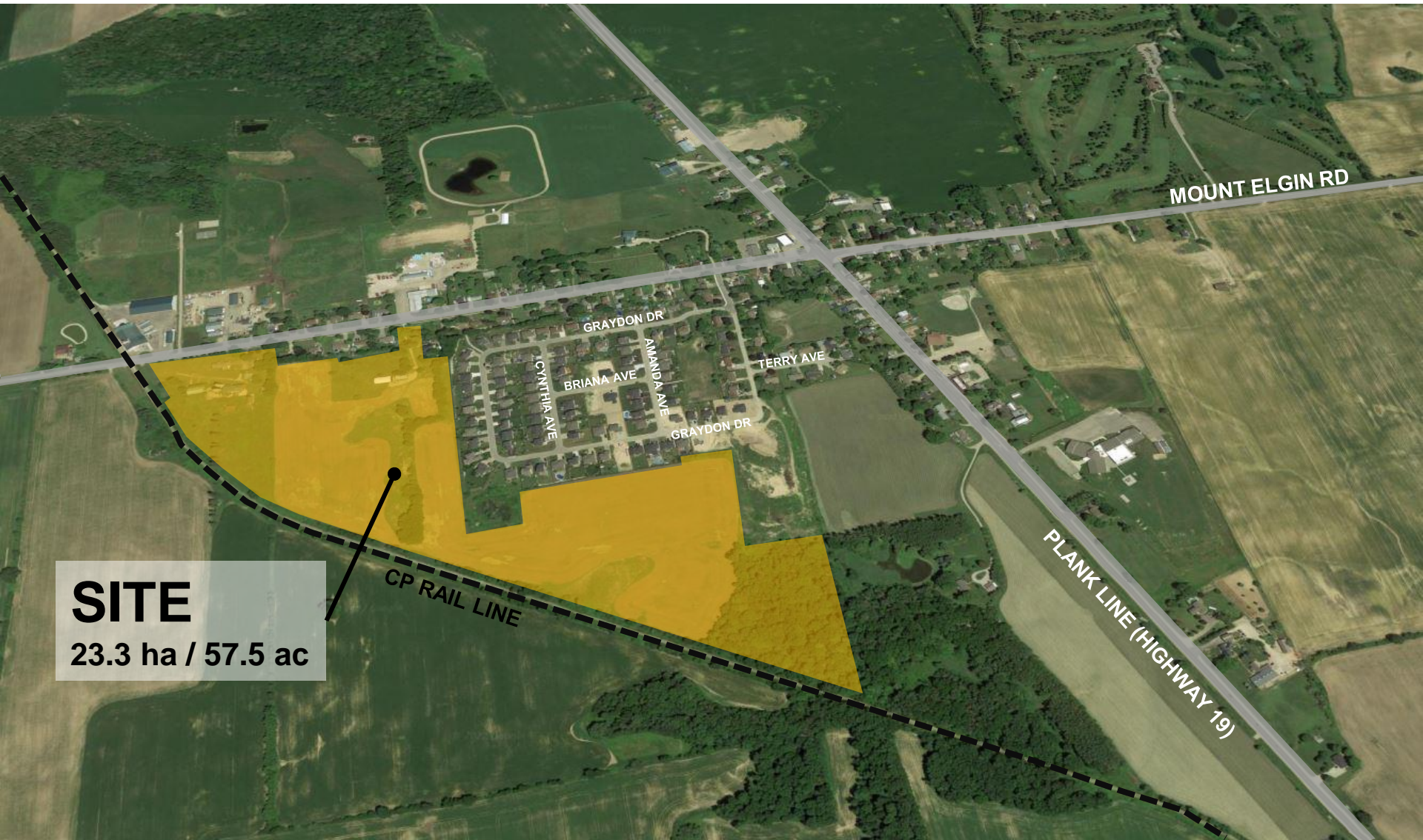
# Official Plan Amendment, Zoning By-law Amendment & Draft Plan of Subdivision Applications

**Mt. Elgin Developments Inc.**

File Nos. OP21-16-4; SB21-11-4; ZN4-21-06



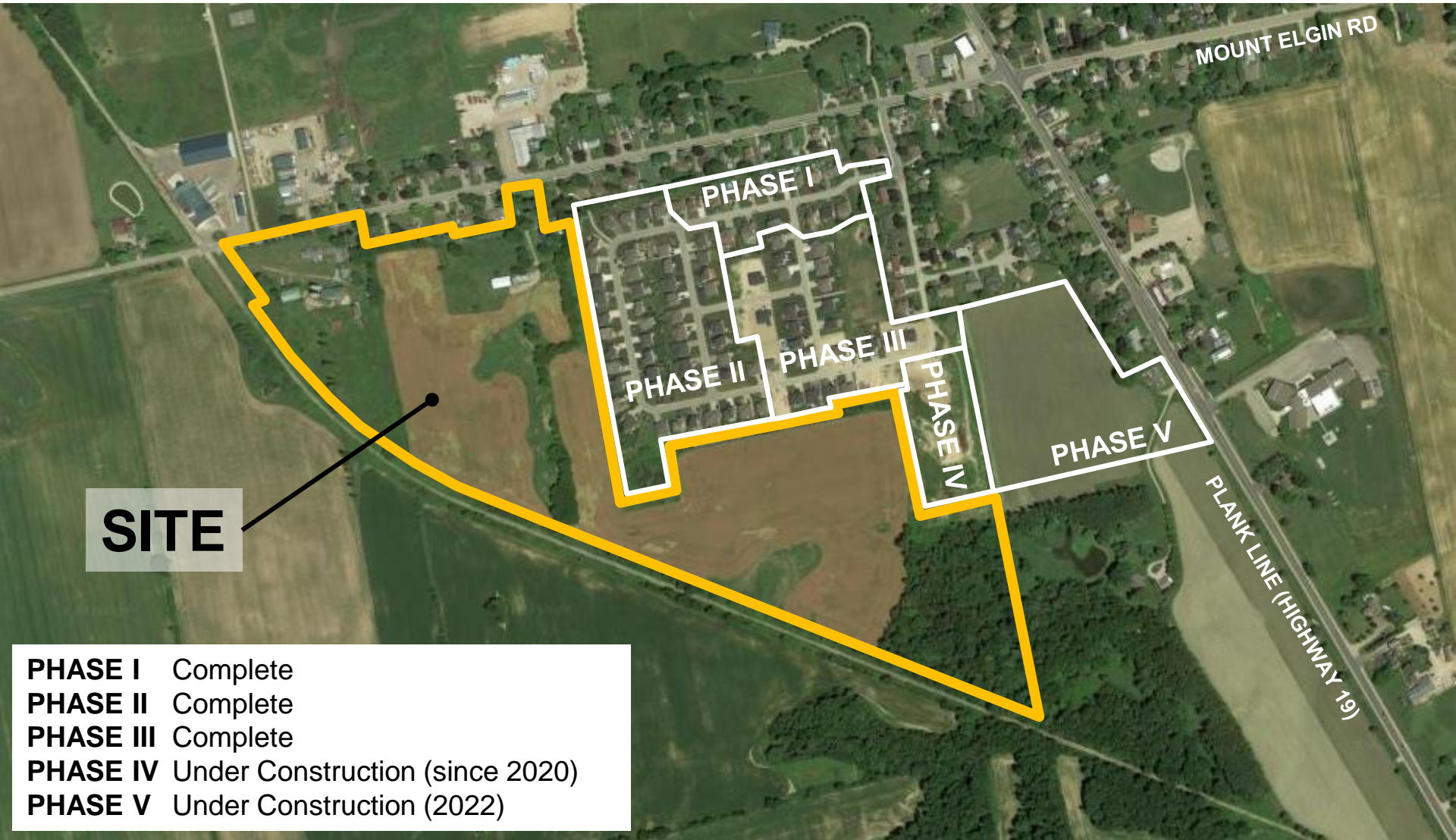
# Site Context



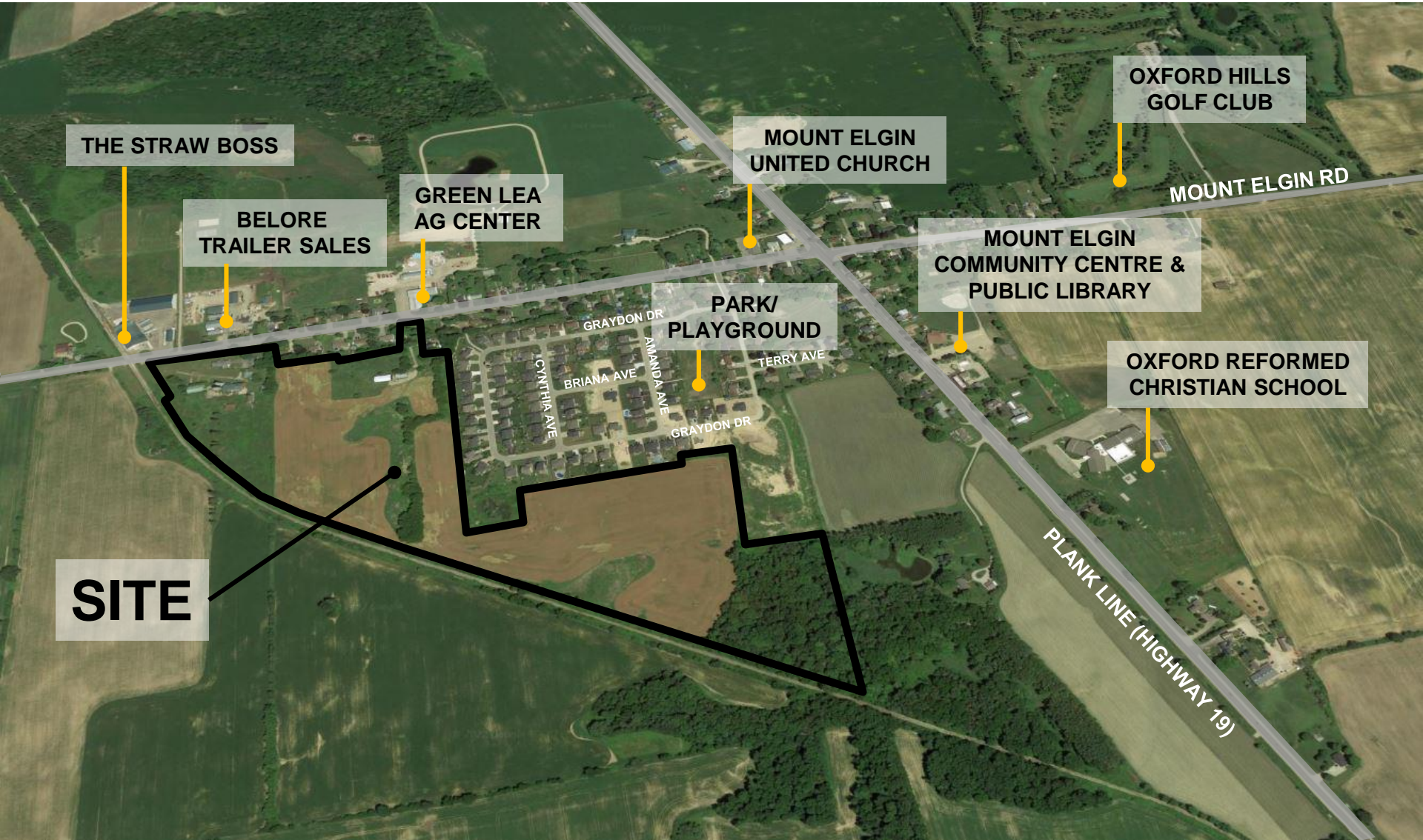
**SITE**

23.3 ha / 57.5 ac

# Site Context

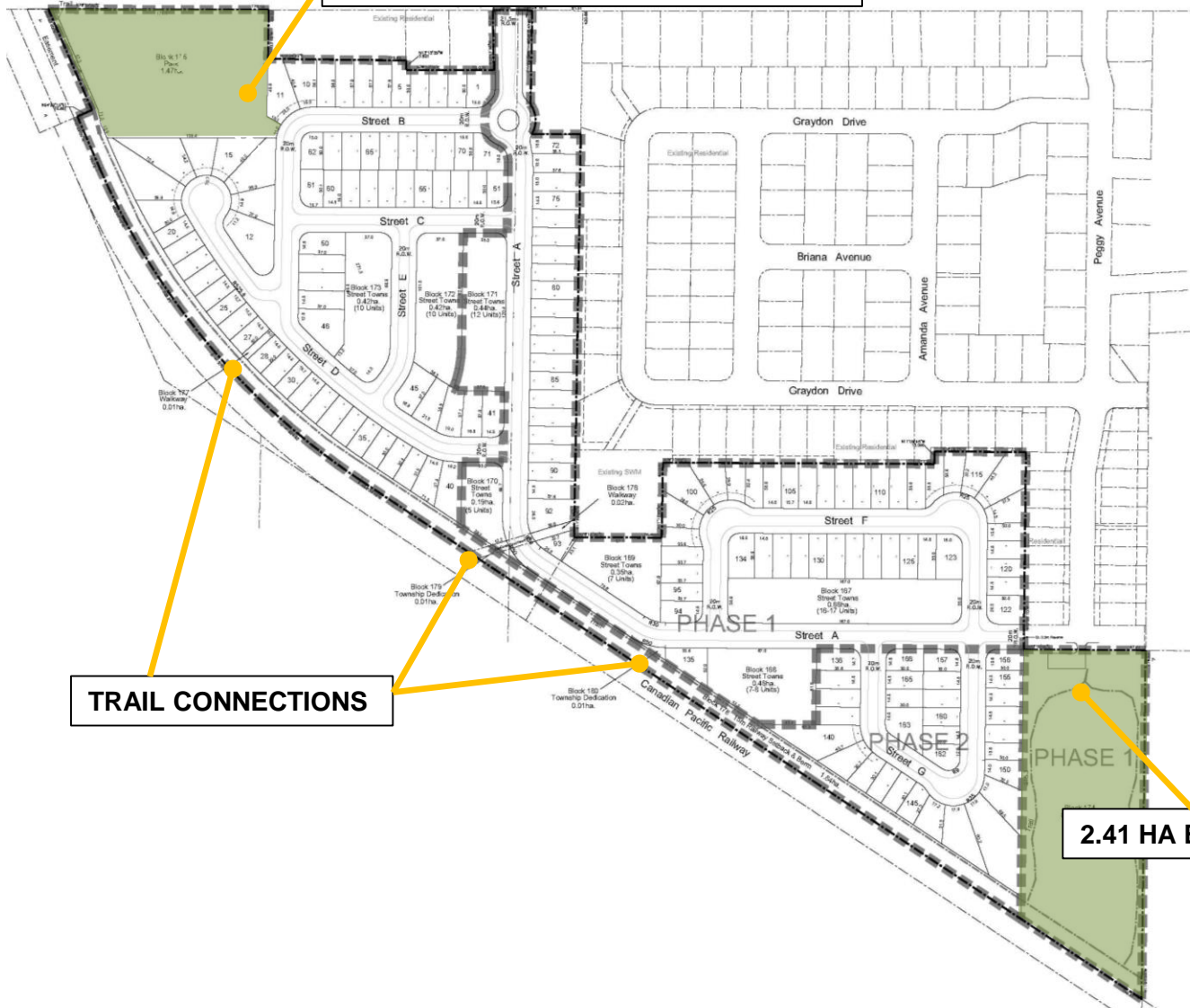


# Surrounding Land Uses



# Proposed Development

1.47 HA BLOCK FOR FUTURE PARK



TRAIL CONNECTIONS

2.41 HA BLOCK FOR OPEN SPACE/TRAILS

- 233-235 new dwellings
- Reconfiguration of the street network
- 166 single detached dwellings
- 7 townhouse blocks (67-69 units)
- Open space block (parking/trail/washroom)
- New trail and proposed municipal park
- Water reservoir tanks (fire suppression)



# Proposed Development



## Phase 1

- 111-113 units total
- 64 single detached
- 47-49 townhouses
- Road connections onto Peggy Ave and Mt. Elgin Rd
- Development of open space block with trail network

# Proposed Development



## Phase 2

- 122 units total
- 102 single detached
- 20 townhouses
- Development of trail extension along rail line



# Open Space/Trails







# Supporting Studies

- **Planning Justification Report** (GSP Group)
  - Agricultural Impact Assessment
- **Servicing Report** (EngPlus)
- **Transportation Study** (RJ Burnside)
- **Noise and Feasibility Study** (HGC Engineering)
- **Noise and Feasibility Study Addendum Letter** (HGC Engineering)
- **Dust Opinion Letter** (BCX Environmental)
- **Stage 1-3 Archaeological Assessment** (Lincoln Environmental)

# Traffic Impact Study

As a prerequisite to Development Application a Traffic Impact Study was required to be prepared in accordance with the Terms of Reference by:

- Ministry of Transportation
- County of Oxford and
- Township of South-West Oxford



# Traffic Impact Study

## Terms of Reference required:

### Analysis Scenarios

- Existing traffic conditions
- 2030 background and total traffic conditions
- 2035 background and total traffic conditions

### Analysis Time Periods

- Weekday AM peak hour (7:00 AM – 9:00 AM)
- Weekday PM peak hour (4:00 PM – 6:00 PM)

### Analysis Intersections (Study Area)

- Highway 19 (Plank Line) / Oxford County Road 18 / Mount Elgin Road
- Peggy Avenue / Mount Elgin Road
- Highway 19 (Plank Line) / Graydon Extension / School Driveway
- Mount Elgin Road / Proposed Subdivision Road

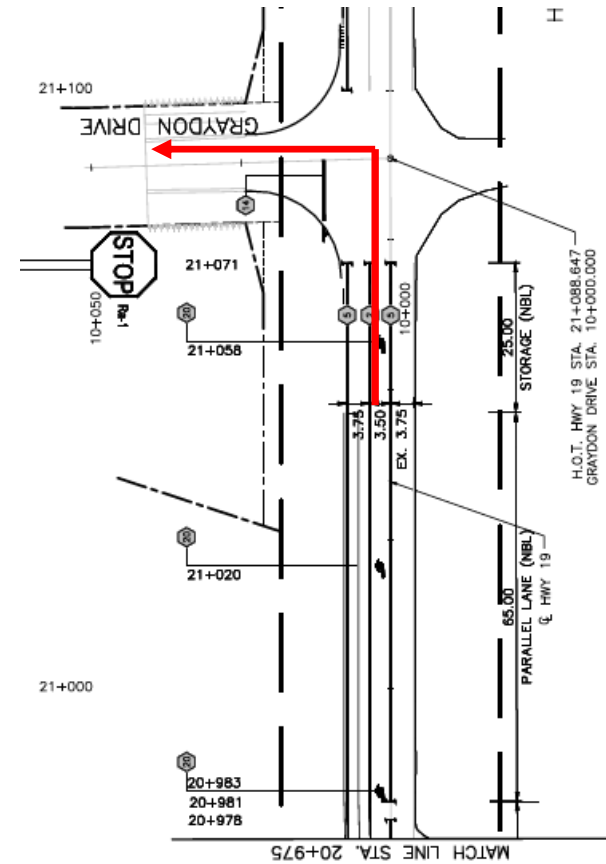
# Traffic Impact Study

Terms of Reference required the evaluation of four (4) intersections, including Graydon Drive extension to Plank Line



# Traffic Impact Study

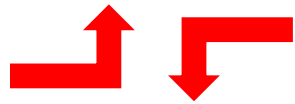
Graydon Drive extension will change travel patterns (now completed)





# Traffic Impact Study - Conclusions

- (1) All intersections will function at an Acceptable Level of Service, except Mount Elgin and Plank by 2035
- (2) Analyzed Left-Turn Lanes on Plank Line (north & southbound)

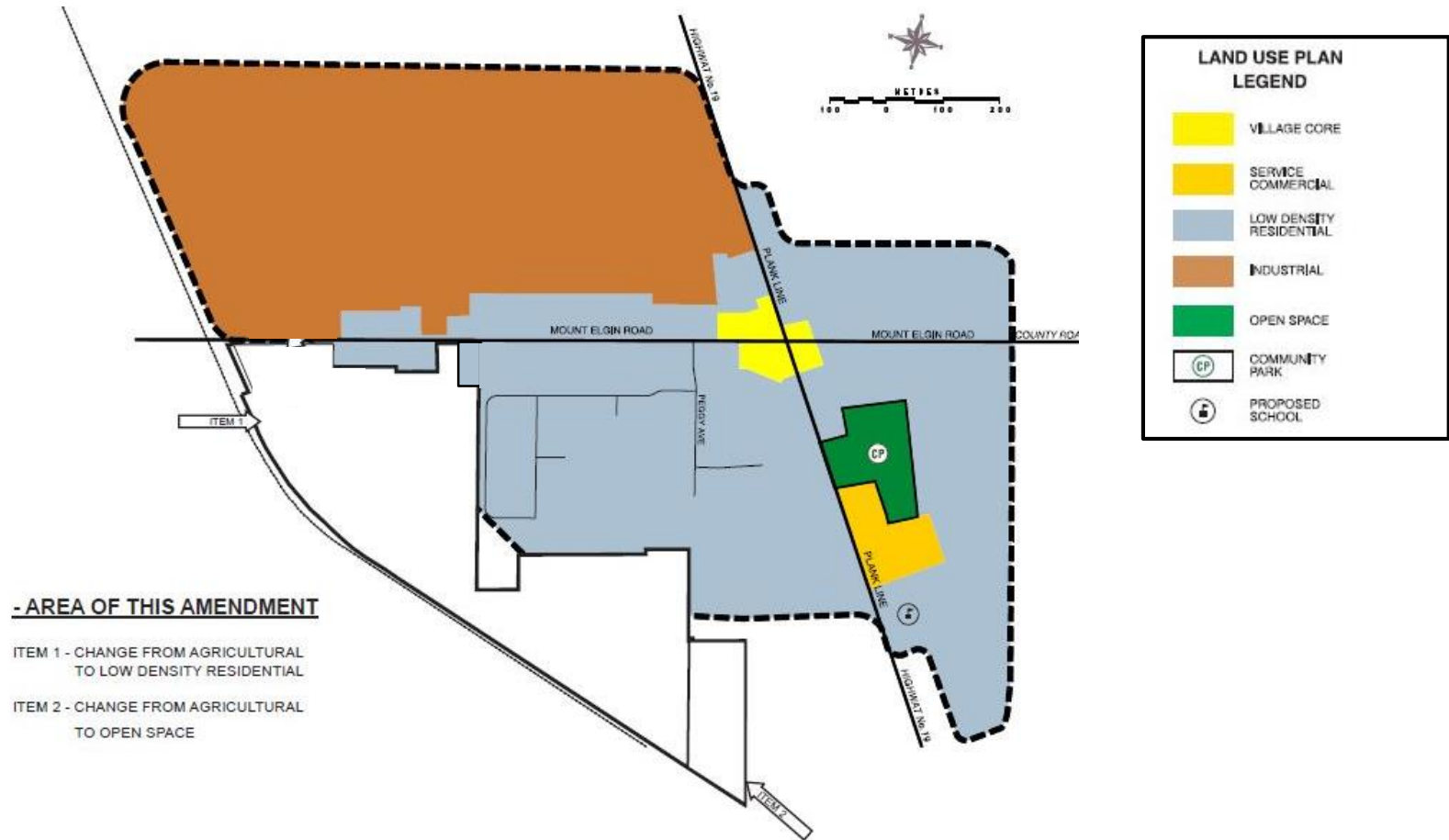


- (3) Analyzed Signals (warrants not met)
- (4) Recommend monitoring of intersection
- (5) NOTE: Improvements are anticipated in the County Official Plan



# Official Plan Amendment

- Redesignation from 'Agricultural Reserve' to 'Low Density Residential' and 'Open Space'



# Conclusion

*Thank you. Questions?*