

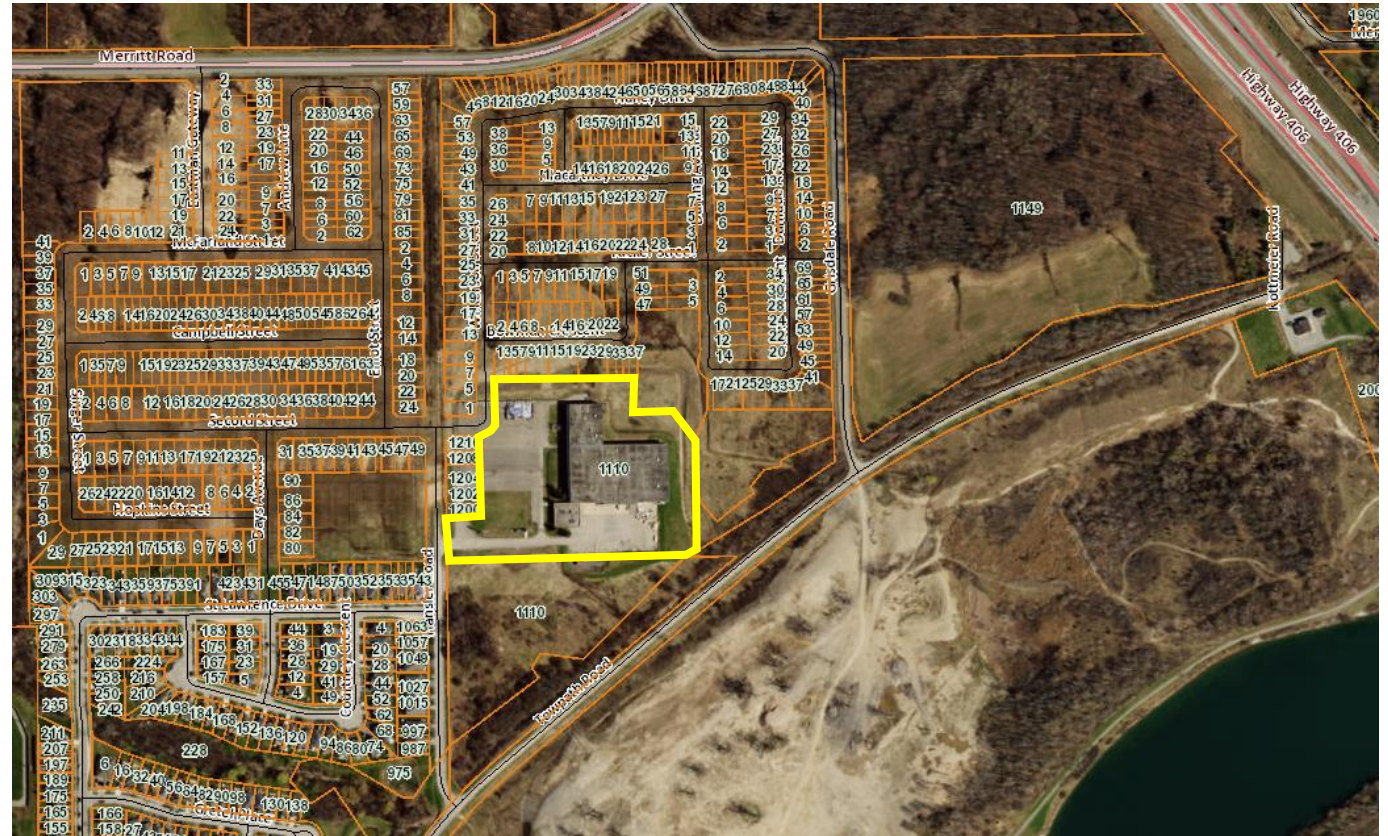
# Hansler Heights

## Draft Plan of Subdivision and Zoning By-law Amendment Applications

Brynne O'Neill, MCIP, RPP  
Senior Planner

# LOCATION/ CONTEXT

- One former industrial parcel
- South of Merritt Road, and north of Towpath Road.
- Access off Hansler Road & Wilkerson Street.



D12-01-2021 & D14-01-2021

Draft Plan of Subdivision and Zoning By-law Amendment Applications

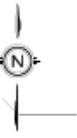
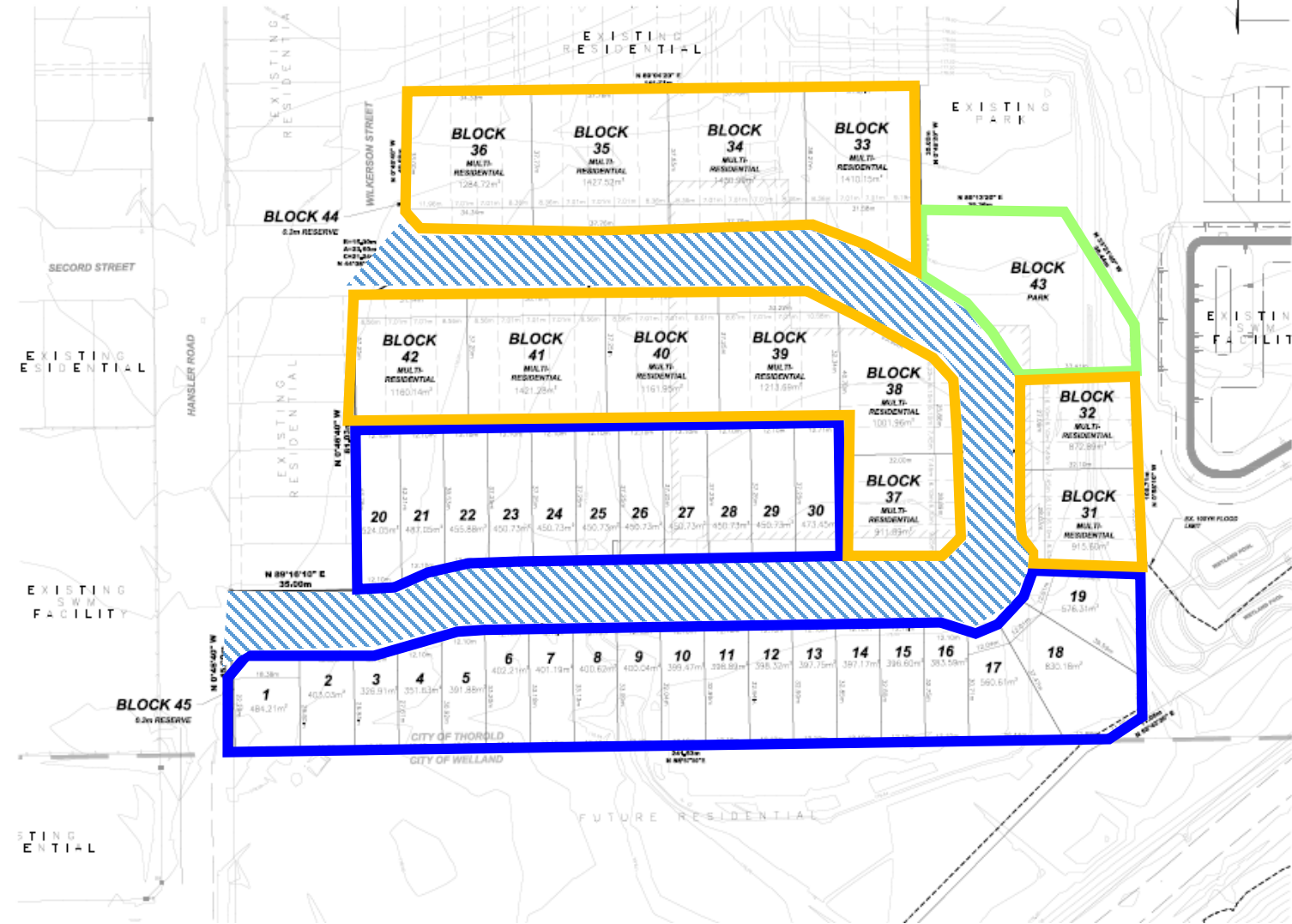
Virtual Public Meeting – April 20, 2021



# HANSLER HEIGHTS SUBDIVISION - PHASE 2 CITY OF THOROLD

## PROPOSAL

- 30 Single Detached Dwelling
- 12 Townhouse blocks totaling 51 units
- 1 Open Space Block
- 1 new street
- Total of 81 units



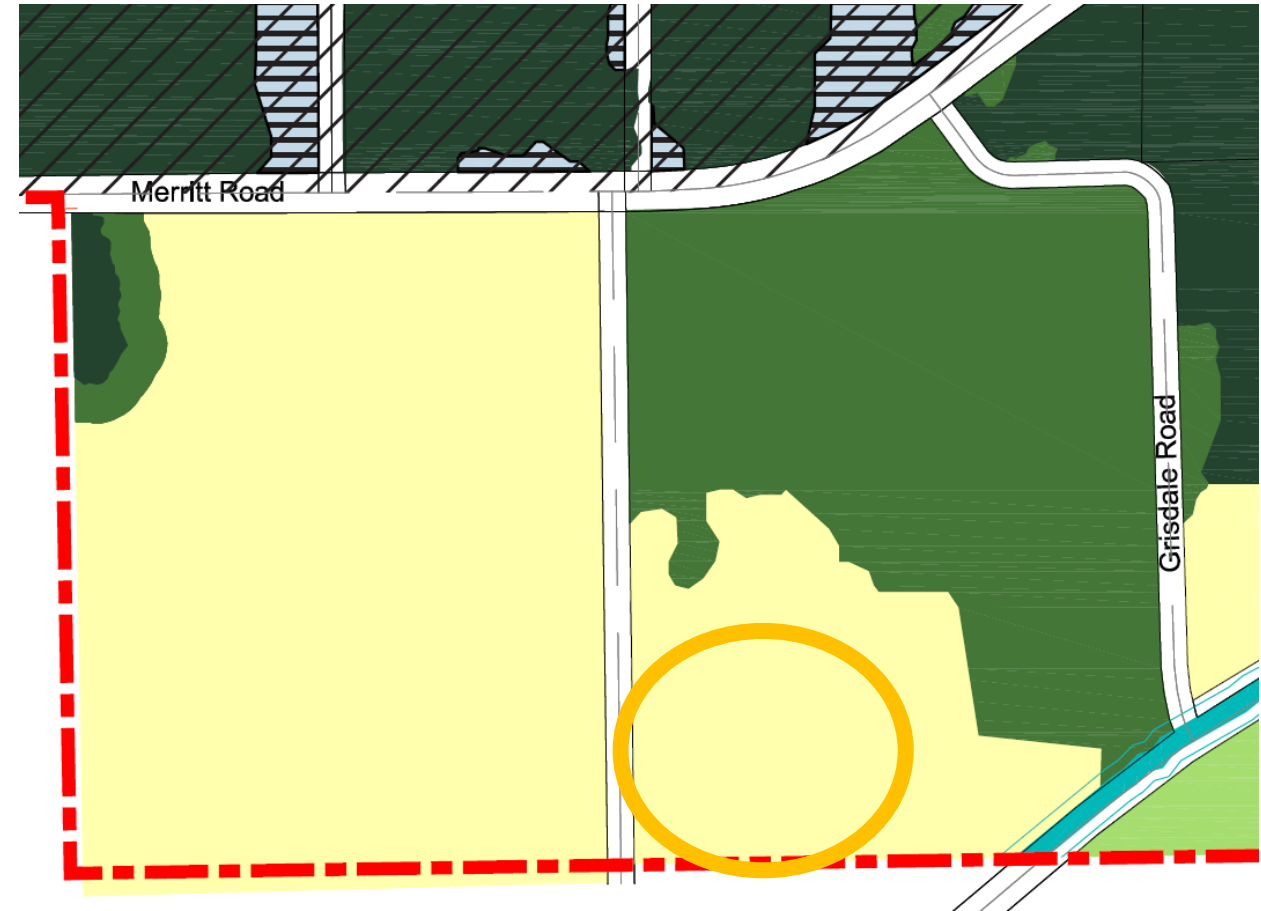
D12-01-2021, D14-01-2021  
Draft Plan of Subdivision and Zoning By-law Amendment Applications



Virtual Public Meeting – April 20, 2021

# OFFICIAL PLAN

- PRW Low Density Residential
- Environmental Protection One
- Environmental Protection Two
- PRW Open Space



**D12-01-2021, D14-01-2021**  
Draft Plan of Subdivision and Zoning By-law Amendment Applications

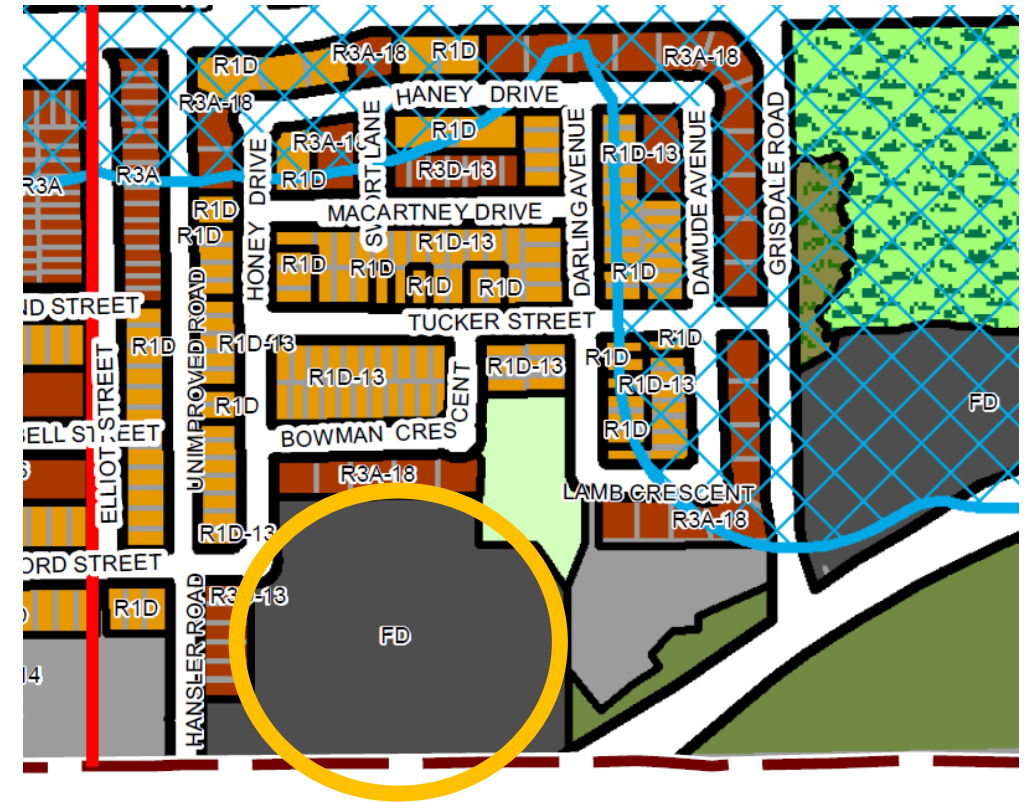
Virtual Public Meeting – April 20, 2021





# ZONING BY-LAW 60-2019

- 'FD' (Future Development)
- Proposed:
  - R1C Site Specific
    - Single Detached Dwellings
  - R3B Site Specific
    - Townhouses
  - OS1
    - Parkland



## D12-01-2021, D14-01-2021

### Draft Plan of Subdivision and Zoning By-law Amendment Applications

Virtual Public Meeting – April 20, 2021



# PUBLIC COMMENTS

- Questions regarding road maintenance and garbage during construction.
- Questions regarding number of trees and parkland.
- Concerns with stormwater management.