



NOTICE OF ADOPTION OF OFFICIAL PLAN AMENDMENT #15
By-law # 24-32
By the Corporation of the Town of Erin

File: OPA No. 15

TAKE NOTICE that the Council of the Corporation of the Town of Erin passed By-law No. 24-32 on the 27th day of June, 2024, adopting Amendment No. 15 to the Official Plan for the Town of Erin, pursuant to Section 17 of the *Planning Act*, R.S.O 1990, as amended.

THE SUBJECT LANDS are located on the west side of Trafalgar Road North, north of Upper Canada Drive in the Urban Area of Hillsburgh. The property is municipally known as 5916 Trafalgar Road North, and legally described as Part of Lot 26, Concession 7, Town of Erin, County of Wellington.

The lands have a total area of approximately 40.4 ha (99.83 ac) and the location is shown on the map below.

PURPOSE AND EFFECT

The purpose and effect of the proposed Official Plan Amendment (OPA 15) is to redesignate the subject lands from Future Development to Residential.

THE SUBJECT LANDS are also subject to applications for Zoning By-law Amendment (Z21-09) and Draft Plan of Subdivision (23T-21002).

COMMENTS were received and considered throughout the Town of Erin's review of Official Plan Amendment 15. Written and oral submissions made during Town's review of the proposed Official Plan Amendment, were considered by Town of Erin Council.

SUBMISSION TO APPROVAL AUTHORITY

The proposed Official Plan Amendment will be submitted to the County of Wellington (approval authority), 74 Woolwich Street, Guelph, Ontario N1H 3T9, for approval. Any person or public body will be entitled to receive notice of the decision of the approval authority in respect of the proposed Official Plan Amendment if a written request to be notified of the decision is made to the approval authority. The address of the approval authority is the Director, County of Wellington Planning and Development Department, Administration Centre, 74 Woolwich Street, Guelph, Ontario N1H 3T9.

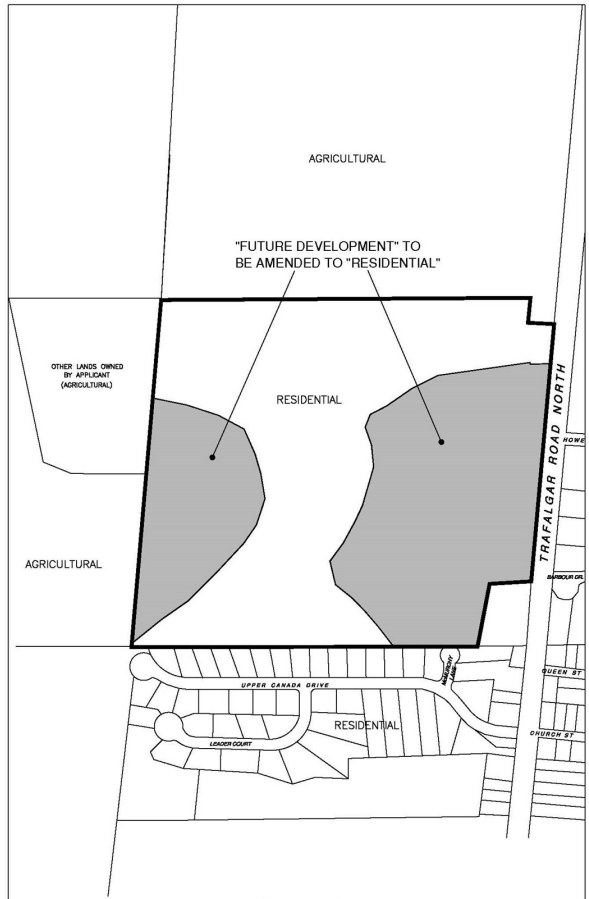
ADDITIONAL INFORMATION relating to the Official Plan Amendment is available to the public for inspection between the hours of 8:30AM to 4:30PM, Monday to Friday (except for designated and statutory holidays) at the Town of Erin Municipal Office, 5684 Trafalgar Road, Hillsburgh, Ontario, N0B 1Z0, or by contacting clerks@erin.ca or calling 519-855-4407 (ext. 223).

Subject Lands Map

Dated at the
Town of Erin
This 5th Day of July 2024

Nina Lecic, Town Clerk
Town of Erin
5684 Trafalgar Road
Hillsburgh, ON
N0B 1Z0

T 519.855.4407
F 519.855.4821





THE CORPORATION OF THE TOWN OF ERIN

OFFICIAL PLAN AMENDMENT NO. 15

(Official Plan Amendment to change the designation of 5916 Trafalgar Road from
“Future Development” to “Residential”,
Town of Erin, County of Wellington)

June 27 2024



THE CORPORATION OF THE TOWN OF ERIN

By-Law # 24 – 32

Being a By-law to adopt an amendment to the Official Plan of the Town of Erin – Official Plan Amendment No. 15 – Official Plan Amendment to change the designation from “Future Development” to “Residential” for 5916 Trafalgar Road, Town of Erin (OP2021-01) (and to repeal By-law 23-42).

Be it resolved that the Council of the Corporation of the Town of Erin, in accordance with the provisions of the *Planning Act*, R.S.O., 1990, c.P13, as amended, hereby enacts as follows:

1. The text attached hereto is adopted as an amendment to the Official Plan for the Corporation of the Town of Erin.
2. And that this By-law shall hereby repeal and replace By-law 23-42.

Passed in open Council on June 27, 2024.

Mayor, Michael Dehn

Town Clerk, Nina Lecic

Amendment No. 15 to the Town of Erin's Official Plan

Index

STATEMENT OF COMPONENTS	4
PART ONE - INTRODUCTION	5
Purpose	5
Location	5
Basis	5
PART TWO - THE AMENDMENT	6
Purpose	6
The Amendment	6
Implementation and Interpretation	6

STATEMENT OF COMPONENTS

PART ONE - INTRODUCTION is included for information purposes and is not an operative part of this Official Plan Amendment.

PART TWO - THE AMENDMENT, consisting of the text and Schedule "A" attached hereto, is an operative part of this Official Plan Amendment.

PART ONE - INTRODUCTION

PURPOSE

The purpose of this amendment is to amend the Town of Erin Official Plan to change the land use designation of the lands shown on Schedule 'A'.

LOCATION

The lands affected by this amendment are located on the west side of Trafalgar Road North, north of Upper Canada Drive in the Urban Area of Hillsburgh. The property is municipally known as 5916 Trafalgar Road North, and legally described as Part of Lot 26, Lot 7, Town of Erin, County of Wellington.

BASIS

The subject lands are currently designated "Residential" and "Future Development" within the Town of Erin Official Plan. Through the Town's Urban Centres Wastewater Servicing Class Environmental Assessment 2012 and Growth Management Strategy 2021, the subject lands were allocated 320 Single Detached Equivalents (SDEs). Single Detached Equivalents or SDEs equate to the maximum residential or non-residential development permitted, based on the capacity of the future Waste Water Treatment Plant.

The Town has received a site-specific amendment for these lands to facilitate a subdivision connected to municipal servicing, consisting of detached dwelling, townhouse dwelling, preservation of a farmhouse with heritage significance, a school block, a park block, and two stormwater management facilities. Through the Official Plan Amendment, certain portions of the lands are proposed to be redesignated from "Future Development" to "Residential".

These amendments are based on detailed study as well as input from the Town, County and other agencies. The amendments will result in a development that better implements and conforms to Provincial and County planning policy, as well as the Town's Official Plan. The development will be on full urban services and provides for a range and mix of housing. In addition, the proposed development is in keeping with the Town's Waterwater EA, Growth Management Strategy and in keeping with the updated growth targets for the Urban Areas of Erin and Hillsburgh within the Council-approved Official Plan Amendment 13.

PART TWO – THE AMENDMENT

PURPOSE

The purpose of this amendment is to amend the Town of Erin Official Plan to change the land use designation of the lands shown on Schedule 'A'.

THE AMENDMENT

The Official Plan of the Town of Erin is hereby amended as follows:

1. Schedule "A-3" Hillsburgh Urban Area Land Use Plan of the Town of Erin Official Plan shall be amended for the lands municipally known as 5916 Trafalgar Road, from Future Development to Residential in accordance with Schedule "A" attached hereto.

IMPLEMENTATION AND INTERPRETATION

This Official Plan Amendment shall be implemented and interpreted in accordance with the implementation and interpretation provisions set out in the Amendment and the relevant sections of the Official Plan.

THE CORPORTATION OF THE TOWN OF ERIN
SCHEDULE "A"

