



THE CORPORATION OF THE TOWN OF ERIN

NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING FOR AN AMENDMENT TO THE TOWN OF ERIN ZONING BY-LAW

File: Z24-01

TAKE NOTICE that the Council of the Corporation of the Town of Erin will hold a Public Meeting to consider a proposed amendment to the Town of Erin Comprehensive Zoning By-law 07-67, pursuant to Section 34 of the *Planning Act, R.S.O. 1990*, as amended.

A Public Meeting will be held by the Town of Erin Council to consider this proposal on:

March 13, 2025

Erin Town Hall
Council Chambers
5684 Trafalgar Road

3:00 p.m. (Public participation will occur at this date/time in-person and virtually. Please see details below)

Location of Subject Land

The property subject to the Zoning By-Law Amendment application and proposed draft plan of subdivision has not been assigned a municipal address, but is described legally as Part of Lot 23, Concession 7, Geographic Township of Erin, and is located at the southwest quadrant of the Hillsburgh Urban Area fronting Wellington County Road 22.

The property has a total site area of 14.4 ha. (35.5 acres) with a frontage of approximately 163 metres (534 ft.) on Wellington County Road 22. The location of the subject property is shown on the map below.

The Purpose and Effect of the Application

The purpose and effect of the proposed zoning by-law amendment is to change the zoning of the subject property to a combination of "UR1" ("Urban Residential One") and "OS1" ("Open Space Recreation") to facilitate the development of 215 dwelling units consisting of 142 detached lots, a "Future Residential" block, 72 townhouse dwellings, a park block, an "Open Space" block to provide a ten-metre buffer from an adjacent woodland, a stormwater management block, a block for a sanitary pumping station, a ten-metre-wide storm sewer easement, and a 0.3-metre reserve block.

A related application has been made to the County of Wellington for a proposed draft plan of subdivision, File #23T-24001.

Requirements for Owners of Multi-tenanted Buildings

Upon receiving this Notice, owners of multi-tenant buildings with seven (7) or more residential units are required under the Planning Act to post this in a location that is clearly visible to all tenants.

Oral or Written Submissions

Any person or public body is entitled to attend the public meeting and make written or oral submissions in support of or in opposition to the proposed zoning by-law amendment. Written comments should be submitted to the Town Clerk at the address shown below.

Please be advised that all Council and Statutory Public Meetings offer virtual and in-person participation. While written submissions are encouraged, if you would like to make oral submissions at the public meeting, you must pre-register with the Clerk's Office by contacting clerks@erin.ca with your **preferred method (in-person or virtually) and phone number**.

TAKE NOTICE that if a person or public body would otherwise have an ability to appeal the decision of the Council of the Town of Erin to the Ontario Land Tribunal (OLT) but the person or public body does not make oral

submissions at a public meeting or make written submissions to the Town of Erin before the by-law is passed, the person or public body is not entitled to appeal the decision.

AND TAKE NOTICE that if a person or public body does not make oral submissions at a public meeting, or make written submissions to the Town of Erin before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal (OLT) unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Request for Notice of Decision

If you wish to be notified of the decision in respect of the proposed Town of Erin Zoning By-law Amendment, you must make a written request to the Clerk at the address below.

Additional Information regarding the proposed amendment, including information about appeal rights, is available between 8:30 a.m. and 4:30 p.m. at the Town of Erin Municipal Office. Please contact planning@erin.ca about obtaining information by email.

Dated at the Town of Erin
This 20th day of February 2025

Nina Lecic, Clerk
Town of Erin
5684 Trafalgar Road
Hillsburgh, ON N0B 1Z0
T 519.855.4407
F 519.855.4821

