



## THE CORPORATION OF THE TOWN OF ERIN

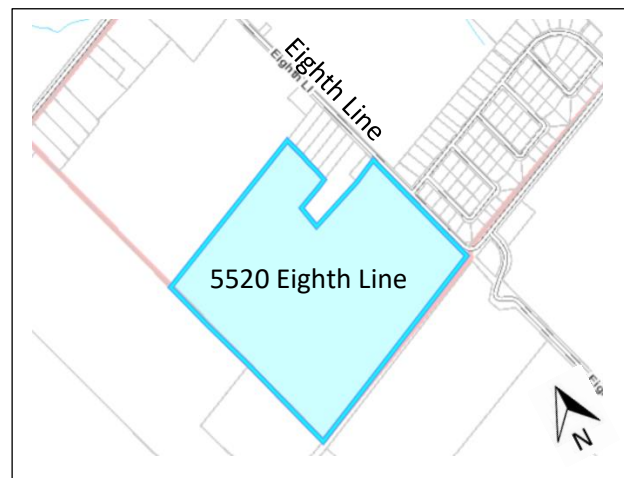
### NOTICE OF COMPLETE APPLICATIONS

Files: Z22-06 and Z22-07

**Two Applications** for approval of Zoning By-law Amendments have been submitted by Coscorp and Mattamy Homes, for lands located on the east side of Eighth Line, south of Sideroad 17, municipally known as 5552 and 5520 Eighth Line, as shown on the maps below.

Coscorp (5552 Eighth Line) is proposing a residential subdivision development consisting of 426 dwelling units.

Mattamy Homes (5520 Eighth Line) is proposing a residential subdivision development consisting of 192 dwelling units.



The purpose of the Zoning By-law Amendments are to change the zoning from Future Development to appropriate residential zone categories.

**In accordance** with the requirements of the *Planning Act*, the purpose of this notice is to confirm that this application is complete.

**A Statutory Public Meeting** for the application will be held at a later date, and a further notice of that meeting will be provided pursuant to the statutory requirements of the *Planning Act*.

**Additional Information** submitted in support of this application are available for public viewing on the Town's website at [www.erin.ca](http://www.erin.ca). Alternatively, materials are available at the Town of Erin Municipal Office between 8:30 a.m. and 4:30 p.m.

**Your comments and/or questions** regarding these applications can be directed to [planning@erin.ca](mailto:planning@erin.ca) or 519.855.4407 extension 242.

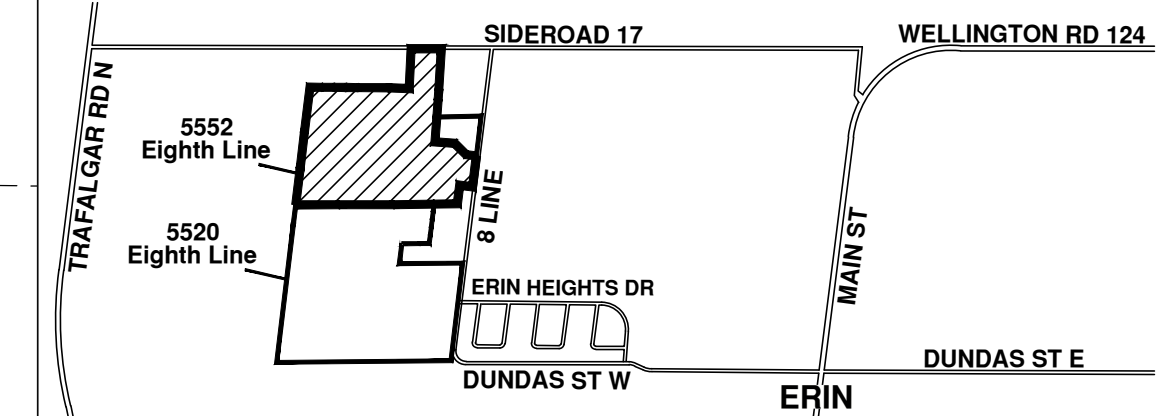
Dated at the Town of Erin  
This 14 of July, 2022

Lisa Campion, Clerk  
Town of Erin  
5684 Trafalgar Road | Hillsburgh ON N0B 1Z0 | T 519.855.4407 | F 519.855.4821



**DRAFT PLAN OF SUBDIVISION  
23T -**

**5552 Eighth Line**  
PART OF LOT 17  
CONCESSION 8  
(GEOGRAPHIC TOWNSHIP OF ERIN)  
TOWN OF ERIN  
COUNTY OF WELLINGTON



**KEY MAP**  
N.T.S. SUBJECT PROPERTY

**OWNER'S AUTHORIZATION**  
I HEREBY AUTHORIZE KORSIAK URBAN PLANNING TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO WELLINGTON COUNTY FOR APPROVAL.

SIGNED DATE June 7, 2022  
Tom Baskerville  
2779181 Ontario Inc.

**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE CORRECTLY AND ACCURATELY SHOWN.

SIGNED DATE May 10, 2022  
R. DenBroeder, Ontario Land Surveyor

**rpe** R-PE SURVEYING LTD.  
ONTARIO LAND SURVEYORS  
643 CHRISLEA ROAD, SUITE 7, WOODBRIDGE, ONTARIO L4L 8A3  
Tel: (416) 635-5000 Fax: (416) 635-5001

**ADDITIONAL INFORMATION** (UNDER SECTION 51 (17) OF THE PLANNING ACT)

- A) SHOWN ON PLAN
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- D) SHOWN ON PLAN
- E) SHOWN ON PLAN
- F) SHOWN ON PLAN
- G) SHOWN ON PLAN
- H) MUNICIPAL AND PIPED WATER TO BE PROVIDED
- I) CLAY LOAM
- J) SHOWN ON PLAN
- K) SANITARY AND STORM SEWERS TO BE PROVIDED
- L) SHOWN ON PLAN

**LAND USE SCHEDULE**

Land Use	Lots/Blocks	Block Total	Area (ha)	Units	SDE*
Residential (Single Detached and Townhouse)	1-13	13	10.27	308	276
Medium Density Block	14, 15	2	3.20	110	79
Park	16	1	1.93		
Natural Heritage System (NHS)	17-19	3	3.26		
SWM Pond	20, 21	2	3.30		
Pump Station	22	1	0.15		
Sanitary Servicing Block	23	1	0.02		
Reserve	24	1	0.15		
Residential Reserve	25-30	6	0.33	8	8
0.3m Reserve	31-33	3	0.00		
Open Space	34, 35	2	0.23		
Road Widening	36	1	0.04		
18m ROW (1,856 m)			3.43		
20m ROW (400 m)			0.81		
<b>Total</b>	<b>36</b>	<b>36</b>	<b>27.12</b>	<b>426</b>	<b>363</b>

\*SDE Factors:  
Single Detached - 1.0  
Townhouse - 0.72  
Current subscription: 365 SDEs

June 6, 2022	First Submission	A	KC
DATE	REVISION	DWG	BY

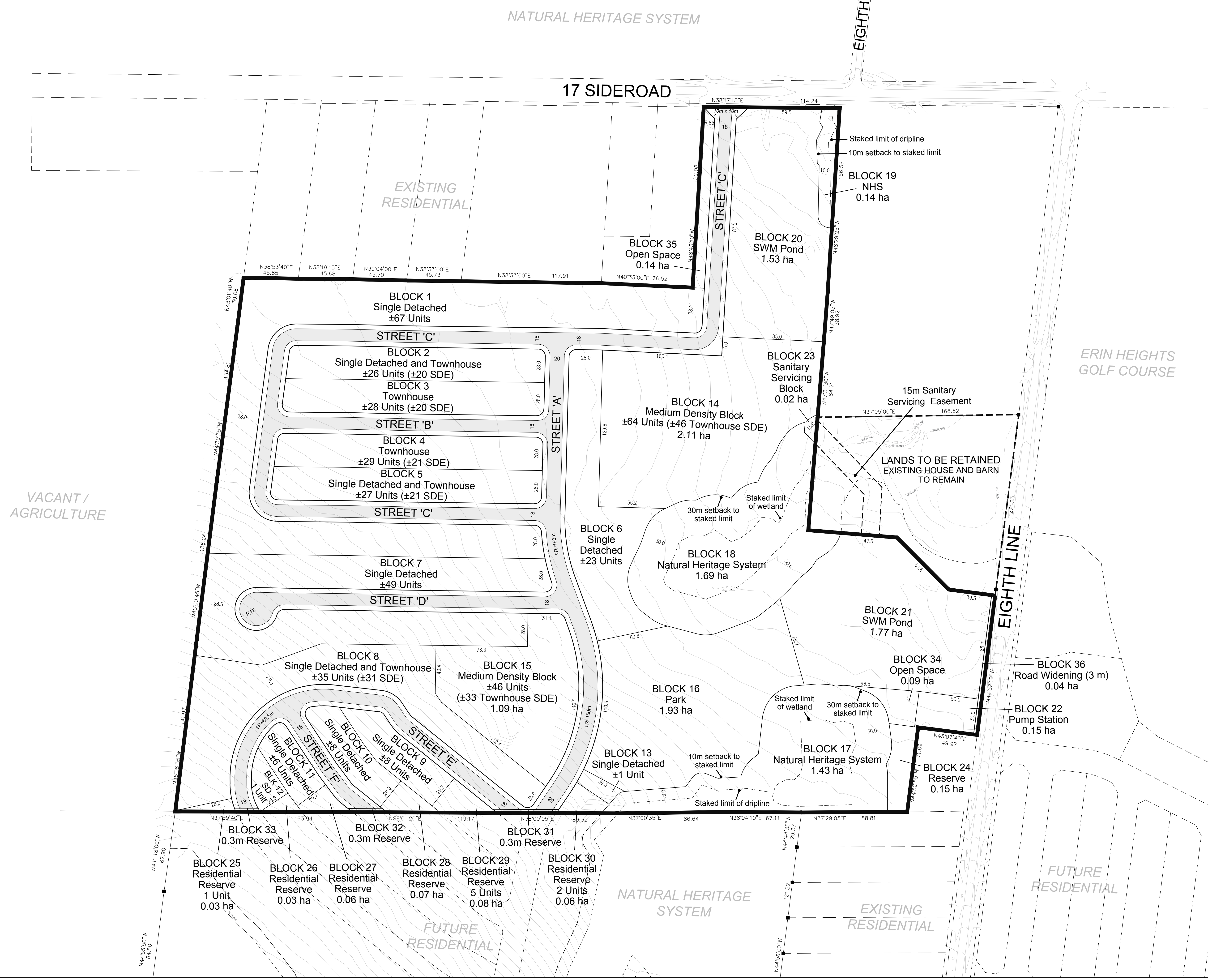
**NOTES:**  
\* Local road/Local road corner radii = 6m  
\* Pavement illustration is diagrammatic



SCALE 1:1500 June 6, 2022  
DRAWN BY: KC CHECKED BY: CR **A**



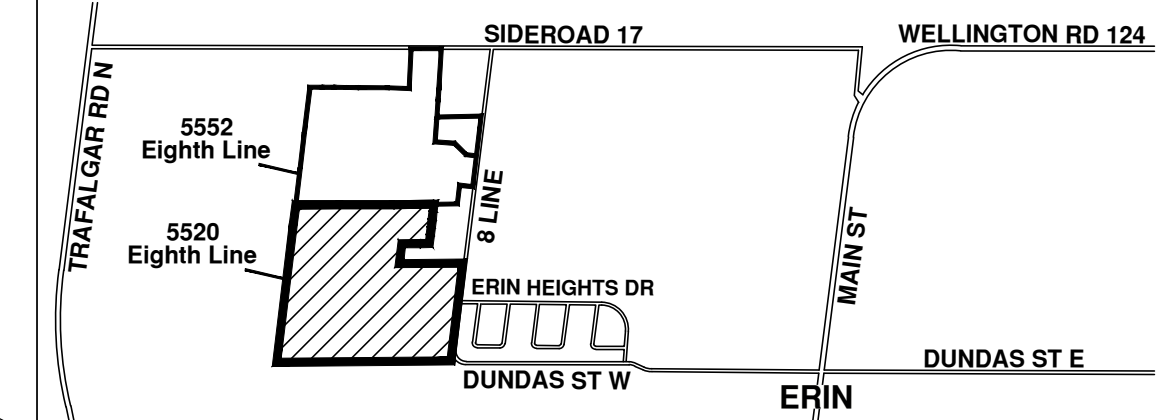
206-277 Lakeshore Road East  
Oakville, Ontario L6J 3H9  
T: 905-257-0207  
info@korsiak.com





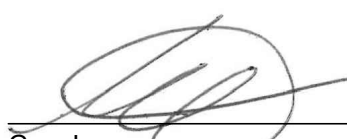
**DRAFT PLAN OF SUBDIVISION  
23T -**

**5520 Eighth Line**  
PART OF LOT 16  
CONCESSION 8  
(GEOGRAPHIC TOWNSHIP OF ERIN)  
TOWN OF ERIN  
COUNTY OF WELLINGTON



**KEY MAP**  
N.T.S. SUBJECT PROPERTY

**OWNER'S AUTHORIZATION**  
I HEREBY AUTHORIZE KORSIAK URBAN PLANNING TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO WELLINGTON COUNTY FOR APPROVAL.

SIGNED  DATE June 9, 2022  
Gary Langen  
2779176 Ontario Inc.

**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE CORRECTLY AND ACCURATELY SHOWN.

SIGNED  DATE May 10, 2022  
R. DenBroeder, Ontario Land Surveyor

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ONTARIO LAND SURVEYORS  
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**LAND USE SCHEDULE**


Land Use	Lots/Blocks	Block Total	Area (ha)	Units	SDE*
Residential (Single Detached)	1-14	14	8.60	182	182
Open Space	15-18	4	0.32		
Natural Heritage System (NHS)	19-21	3	24.05		
Residential Reserve	22-28	7	0.35	10	10
0.3m Reserve	29-31	3	0.00		
18m ROW (802m)			1.53		
20m ROW (581m)			1.17		
<b>Total</b>	<b>31</b>	<b>31</b>	<b>36.02</b>	<b>192</b>	<b>192</b>

\*SDE Factor:  
Single Detached - 1.0  
Current subscription: 210 SDEs

DATE	REVISION	DWG	KC	BY
June 6, 2022	First Submission		A	

**NOTES:**  
\* Local road/Local road corner radii = 6m  
\* Pavement illustration is diagrammatic

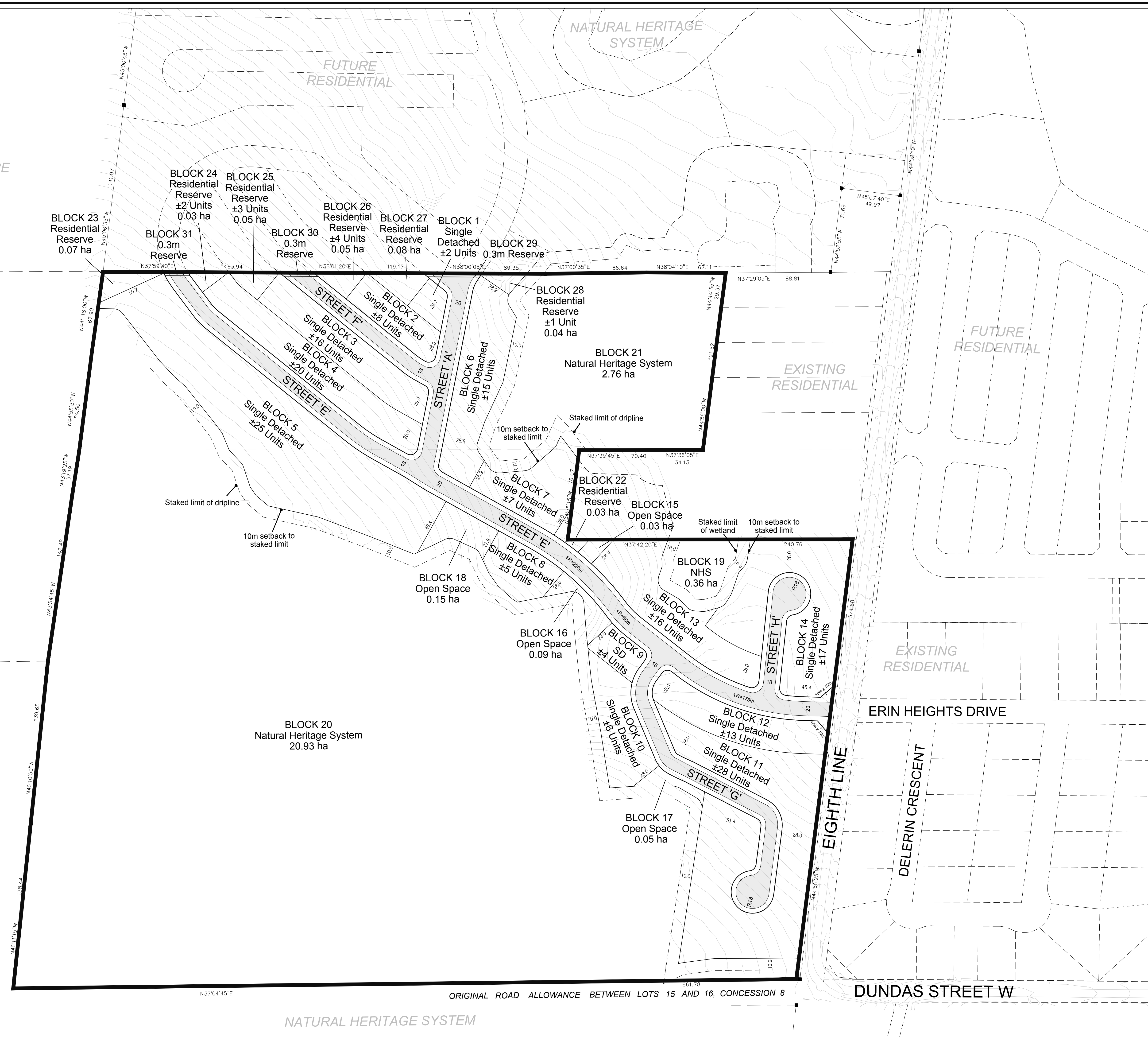


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DRAWN BY: KC CHECKED BY: CR  **A**



206-277 Lakeshore Road East  
Oakville, Ontario L6J 1H9  
T: 905-257-0277  
info@korsiak.com

VACANT /  
AGRICULTURE



NATURAL HERITAGE SYSTEM

ORIGINAL ROAD ALLOWANCE BETWEEN LOTS 15 AND 16, CONCESSION 8