



**THE CORPORATION OF THE TOWN OF ERIN**

**OFFICIAL PLAN AMENDMENT NO. \_\_\_**

(Plan of subdivision on certain lands located in the Village of Hillsburgh and described as Part of Lots 11 & 12 East of Market Street, Part of Lot 14, all of lots 15 & 16 West of Market Street, Part of Lots 4 and 17, all of Lots 18,19 and 20, east of Guelph Street, Part of Lots 21 & 22, all of Lots 23 & 24, west of Guelph Street, Registered Plan 95)

***December 2023***



**THE CORPORATION OF THE TOWN OF ERIN**

**BY-LAW No. 2023 - \_\_\_\_**

**A By-law to adopt an amendment to the Official  
Plan of the Town of Erin – Official Plan  
Amendment No. \_\_\_\_**

**Part of Lots 11 & 12 East of Market Street,  
Part of Lot 14, all of lots 15 & 16 West of Market Street,  
Part of Lots 4 and 17, all of Lots 18,19 and 20,  
east of Guelph Street, Part of Lots 21 & 22, all of Lots 23 & 24,  
west of Guelph Street, Registered Plan 95**

**WHEREAS the Council of the Corporation of Erin has approved an official plan amendment to amend the Official Plan for the Corporation of the Town of Erin, with respect to the lands shown on Schedule “1” attached hereto.**

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

1. The text attached hereto as Part Two is adopted as an amendment to the Official Plan for the Corporation of the Town of Erin; and,
2. Schedule “1” attached hereto is adopted as an amendment to Schedule “A-3” of the Official Plan of the Corporation of the Town of Erin.

**Approved \_\_\_\_\_, 2023**

\_\_\_\_\_

\_\_\_\_\_

**AMENDMENT NO. \_\_\_\_\_**  
**TO THE OFFICIAL PLAN OF THE TOWN OF ERIN**

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## **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 attached hereto, is an operative part of this Official Plan Amendment.

THE APPENDICES are not an operative part of this Official Plan Amendment.

DRAFT

## **PART ONE – INTRODUCTION**

### **1. PURPOSE**

To amend the provisions of the Official Plan of the Town of Erin (Town of Erin Official Plan 2012) to facilitate the development of a residential neighbourhood with a mixed use component in a manner which will better contribute to the creation of a complete community in the Hillsburgh Urban Area by removing the “Recreational” designation, expanding and refining the “Greenlands” designation, introducing a Special Policy Area and removing the proposed fire hall symbol in order to facilitate the Proposed Development.

### **2. LOCATION**

The lands subject to this amendment are located on the east side of Trafalgar Road, north of Wellington Road 22 in the Village of Hillsburgh. The property is municipally known as 63 & 63A Trafalgar Road, and legally described as Part of Lots 11 & 12 East of Market Street, Part of Lot 14, all of lots 15 & 16 West of Market Street, Part of Lots 4 and 17, all of Lots 18,19 and 20, east of Guelph Street, Part of Lots 21 & 22, all of Lots 23 & 24, west of Guelph Street, Registered Plan 95.

### **3. BASIS**

The lands to be developed are identified as being in a settlement area in the Greenbelt Plan and the County of Wellington (“County”) Official Plan. They are located in the Hillsburgh Urban Area boundary in the Town of Erin Official Plan.

The neighbourhood has a total area of approximately 117 hectares, and the lands are primarily designated residential on Schedule A-3, Hillsburgh Urban Area, to the Town Official Plan. These designations reflect the intent of the Town to establish a primarily residential neighbourhood in this part of the Hillsburgh Urban Area.

Through the Official Plan Amendment, certain portions of these lands are proposed to be redesignated to better allow for the development of a complete community, while allowing for further consideration of land needs in the Erin Urban Area:

- i. Redesignation of a portion of the lands designated “Recreational” to “Residential” to facilitate the proposed residential development;
- ii. Redesignation of a portion of the lands designation “Greenlands” and “Residential” to “Greenlands” to reflect the results of the Environmental Impact Study;
- iii. Removal of the “Proposed New Firehall Location” as a new firehall has recently been constructed in the Village of Hillsburgh and the symbol is no longer warranted;
- iv. Introduction of a Special Policy Area to allow for commercial uses on certain lands that are being concurrently rezoned for Future Development Mixed Use / Seniors Housing use.

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, with respect to the creation of a residential neighbourhood with a mixed use component in the Hillsburgh Urban Area. The development will be on full urban services and provides for a range and mix of housing, as well as the potential for future commercial / employment uses and adequate passive and programmed open space. In addition, the natural heritage system is being conserved and development is designed to be inherently sustainable with a walkable and transit friendly transportation system.

DRAFT

## **PART TWO – THE AMENDMENT**

### **1. PURPOSE**

To amend the provisions of the Official Plan of the Town of Erin (Town of Erin Official Plan) to facilitate the development of a mixed use neighbourhood in a manner which will better contribute to the creation of a complete community in the Hillsburgh Urban Area by removing the “Proposed New Firehall Location” symbol, redesignating certain lands from “Greenlands” “Recreational” and “Residential” to “Residential” and “Greenlands” and introducing a Special Policy Area.

### **2. THE AMENDMENT**

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

#### **2.1 SCHEDULES**

By modifying Schedules A-3 Hillsburgh Urban Areas as shown on Schedule 1 to this Amendment:

- i) Redesignation of a portion of the lands designated “Recreational” to “Residential”;
- ii) Redesignation of a portion of the lands designated “Greenlands” and “Residential” to “Greenlands” and “Residential”; and,
- iii) Removal of the “Proposed New Firehall Location” symbol.

#### **2.2 POLICIES**

By adding a new section 4.14.3 (\_\_) as follows:

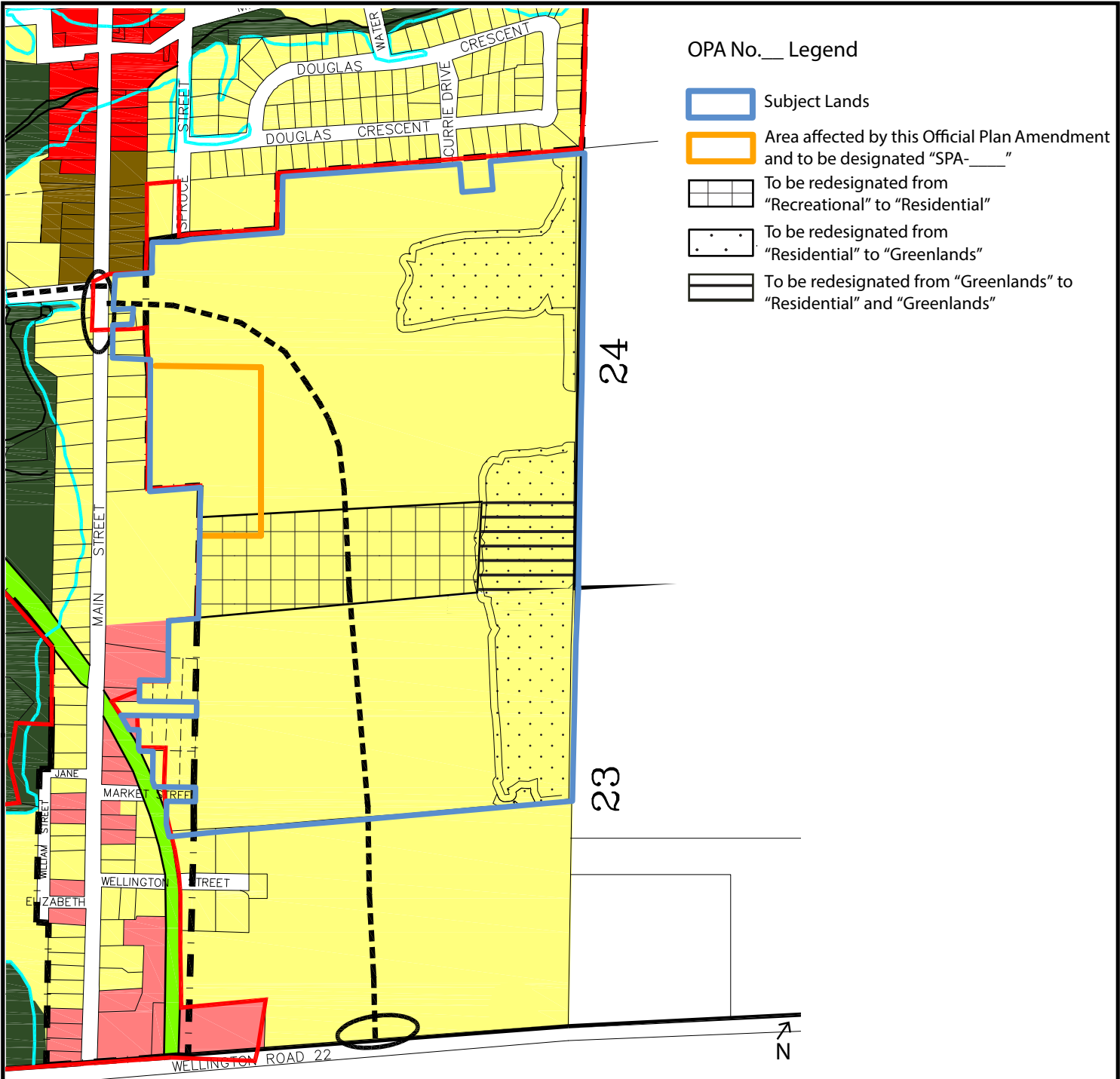
“(\_\_\_\_) **Special Policy Area** \_\_\_\_

On lands designated as “SPA - \_\_\_\_” on Schedule A-3, in addition to the uses permitted in the Residential designation, the following uses are permitted:






- Seniors housing in accordance with Section 3.5.7;
- retail;
- office;
- service uses including restaurants, personal service establishments and financial institutions;
- administrative;
- religious; and,
- cultural and entertainment uses.”

### **3. 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.




















OPA No. \_\_\_ Legend

-  Subject Lands
-  Area affected by this Official Plan Amendment and to be designated "SPA-\_\_\_"
-  To be redesignated from "Recreational" to "Residential"
-  To be redesignated from "Residential" to "Greenlands"
-  To be redesignated from "Greenlands" to "Residential" and "Greenlands"

TOWN OF ERIN  
EXCERPT FROM  
Schedule A-3  
Hillsburgh Urban Area

Schedule 1 to  
Official Plan Amendment No. \_\_\_\_\_

Official Plan Schedule A-3 Legend

-  Residential
-  Central Business District
-  Highway Commercial
-  Residential Transition Area
-  Industrial
-  Core Greenlands
-  Greenlands
-  Recreational
-  Community Improvement Area
-  Regulatory Floodline
-  Built Boundary
-  Proposed Minor Collector
-  Final Alignment to be determined
-  Future Development
-  Former Landfill Site
-  Urban Centre Boundary
-  SPA Special Policy Area