



THE CORPORATION OF THE TOWN OF ERIN

NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING

**Files: Official Plan Amendment OP-01
Zoning Amendment Z21-09
Plan of Subdivision 23T-21002**

TAKE NOTICE that the Town of Erin has received applications for Official Plan and Zoning By-law Amendment; and, the County of Wellington has received an application for Plan of Subdivision referenced which have been deemed complete in accordance with Sections 34 and 51 of the *Planning Act*. *The purpose of the meeting is to consider a proposed Plan of Subdivision (County File No. 23T-21002) and a proposed amendment to the Town of Erin Official Plan and Zoning By-law (Files OP-01 and Z21-09).* The Town is holding the public meeting on behalf of the County of Wellington as it relates to the Subdivision application.

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

April 14, 2022

Erin Municipal Office
Council Chambers
5684 Trafalgar Road

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

Location of Subject Land

The subject property is located on the west side of Trafalgar Road, north of Upper Canada Drive, legally described as Part of Lot 26, Concession 7, and municipally known as 5916 Trafalgar Road North.

The Purpose and Effect of the Application

The purpose and effect of the proposed Official Plan Amendment is to redesignate the subject lands from Future Development to Residential. The purpose and effect of the proposed Zoning By-law Amendment is to rezoning the subject lands from 'FD' Future Development to an appropriate residential zone category, in order to allow for 284 single detached units, 48 townhouse units, a park and stormwater management facilities.

The purpose and effect of the proposed plan of subdivision is to permit a residential development comprised of 284 single detached lots and 48 townhouse units, a potential school block, park and stormwater management facilities in addition to new municipal roads. The County of Wellington Draft Plan of Subdivision File Number is 23T-21002.

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 Official Plan Amendment, Zoning By-law Amendment or Draft Plan of Subdivision. Written comments should be submitted to **both** the Town Clerk **and** to the County of Wellington, at the addresses 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 to the Ontario Land Tribunal (OLT).

If a person or public body does not make oral submissions at a public meeting or make written submissions to the County of Wellington in respect of the proposed plan of subdivision or official plan amendment before the approval authority gives or refuses to give approval to the draft plan of subdivision or official plan amendment, the person or public body is not entitled to appeal the decision of the County of Wellington to the Ontario Land Tribunal (OLT).

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.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the County of Wellington in respect of the proposed plan of subdivision or official plan amendment before the approval authority gives or refuses to give approval to the draft plan of subdivision or official plan amendment,

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.

AND TAKE NOTICE that if the proposed Official Plan Amendment and Plan of Subdivision is adopted by the Town of Erin, it will be submitted to the County of Wellington for approval.

Request for Notice of Decision

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

If you wish to be notified of the decision of the Corporation of the County of Wellington in respect of the proposed Official Plan Amendment and proposed Plan of Subdivision, you must make a written request to the County of Wellington at the address below:

Director, Planning and Development Department
County of Wellington
74 Woolwich Street
Guelph, Ontario N1H 3T9

Additional Information regarding the proposal, 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 for further information about obtaining information electronically.

Dated at the Town of Erin
This 21 of March, 2022
Lisa Campion, Clerk, Town of Erin
5684 Trafalgar Road
Hillsburgh, ON N0B 1Z0
T 519.855.4407 F 519.855.4821

