

THE CORPORATION OF THE TOWN OF ERIN



BY-LAW # 23-XX

Being a By-law to amend By-law 07/76, as amended, being the Zoning By-law for the Corporation of the Town of Erin for lands known as 5916 Trafalgar Road

Whereas the Council for the Corporation of the Town of Erin deems its desirable to amend By-law 07-67, as amended, pursuant to Section 34 and 39 (1) of the Planning Act, R.S.O. 1990, as amended;

Now therefore the Council of the Corporation of the Town of Erin enacts as follows:

1. That By-law 07-67, the Comprehensive Zoning By-law, is amended by rezoning lands legally described as Part 26, Concession 7, now Part 1 on Plan 61R-9590, municipally known as 5916 Trafalgar Road, Town of Erin from **Future Development 'FD'** and **Future Development Site Specific 102 'FD-102'** to **Urban Residential One Site Specific 1 'UR1-1', Urban Residential One Site Specific 2 'UR1-2', Highway Commercial 'C2', Institutional 'I'** and **Open Space One Site Specific 1 'OS1-1' and Open Space One Site Specific 2 'OS1-2'** with **holding (H) provisions** as shown on Schedule "A" to this By-law.
2. That Section 14, Special Provisions, be amended by adding the following:

<p>UR1-1, UR1-2, I, OS1-1, OS1-2 By-law 23-XX Hillsburgh Heights Inc. 5196 Trafalgar Road Roll # 2316-000-009-10300-0000</p>	<ol style="list-style-type: none"> 1. Zone Provisions for UR1-1 Zone Notwithstanding the provisions of the Urban Residential One (UR1) Zone or any other provisions of this By-law, the lands zoned UR1-1 on Schedule "A" are subject to the following special provisions: The following requirements shall apply to the subject lands for Single Detached Dwellings: <table style="margin-left: 20px;"> <tr> <td>i)</td> <td>The Minimum <i>Exterior Side Yard</i></td> <td>3.0 m</td> </tr> <tr> <td>ii)</td> <td>Maximum <i>Building Height</i></td> <td>12.5 m</td> </tr> </table> The following requirements shall apply to the subject lands for Townhouse Dwellings: <table style="margin-left: 20px;"> <tr> <td>i)</td> <td>Maximum <i>Building Height</i></td> <td>14.5 m</td> </tr> <tr> <td>ii)</td> <td>Maximum number of units in a building</td> <td>8 units</td> </tr> </table> 2. Institutional In the event that it is determined by the School Board that the proposed school site within the I zone is not necessary for the provision of a school site, the lands may be developed for residential purposes in accordance with the provisions for the UR1-1 Zone, only once servicing allocation has been secured. 3. Commercial In the event that it is determined through a market study provided at the time a subdivision application respecting lands zone UR1-2, and C2, finds the commercial lands a not necessary or viable, the lands may be developed for residential purposes in accordance with the provision for he UR1-2 Zone, only once servicing allocation has been secured. The commercial lands shall be limited to the following uses: 	i)	The Minimum <i>Exterior Side Yard</i>	3.0 m	ii)	Maximum <i>Building Height</i>	12.5 m	i)	Maximum <i>Building Height</i>	14.5 m	ii)	Maximum number of units in a building	8 units
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	<ul style="list-style-type: none"> • Antique shop • Bank or financial institution • Beer, wine or liquor store • Business or professional office • Convenience store • Dry cleaning and laundering establishment • Laundromat • Library • Medical clinic • Personal service shop • Restaurant or tavern • Retail or grocery store • Specialty food store • Studio • Video rental outlet <p>4. Holding (H) Provisions</p> <p>No person within the lands zoned UR1-1, UR1-2, I, OS1-1, OS1-2 and C2 shall use any lot or erect, alter or use any buildings or structures for any purpose except for those uses which existed on the date of passing of this By-law unless an amendment to this By-law or removal of the “(H)” prefix, as identified below, is approved by Council of the Town of Erin and comes into full force and effect.</p> <p>Prior to the removal of the Holding (H) provision for lands zoned UR1-1 , I and OS1-1, the Owner will provide to the Town of Erin’s satisfaction, the following:</p> <ul style="list-style-type: none"> • Confirmation that water and wastewater servicing is available to the subject site; • Draft Plan of Subdivision approval and a subdivision agreement registered on title; and • All necessary approvals required by other commenting agencies and authorities. <p>Prior to the removal of the Holding (H) provision for lands zoned UR1-2, OS1-2 and C2, the Owner will provide to the Town of Erin’s satisfaction, the following:</p> <ul style="list-style-type: none"> • Confirmation that servicing allocation for water and wastewater have been secured to the satisfaction of the Town of Erin; • Draft Plan of Subdivision approval and a subdivision agreement registered on title; and • All necessary approvals required by other commenting agencies and authorities.
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3. That the subject land as shown on Schedule “A” to this By-law shall be subject to all other applicable regulations of Zoning By-law 07-67, as amended.

4. This by-law shall take effect upon the final passage thereof.

Passed in Open Council on [date], 2023.

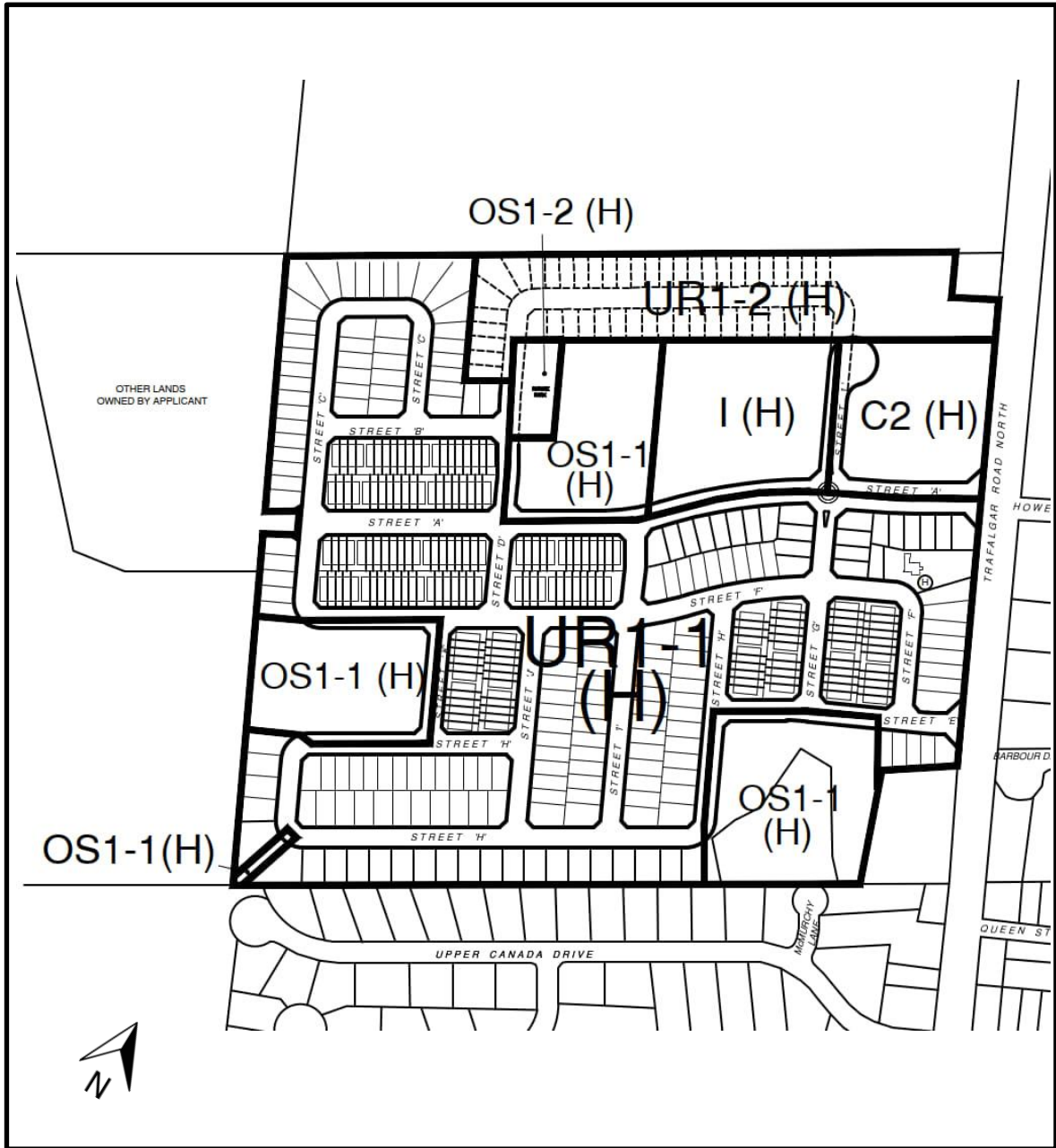
Mayor, Michael Dehn

Clerk, Lisa Campion

THE CORPORATION OF THE TOWN OF ERIN

By-law #23 – XX

SCHEDULE “A”



AREA AFFECTED BY THIS BY-LAW

This is Schedule “A” to By-law #23-XX
Passed this XX day of June, 2022.

Mayor, Allan Ails

Clerk, Lisa Campion

THE CORPORATION OF THE TOWN OF

ERIN EXPLANATION OF BY-LAW #23- XX

By-law Number 2023 - XX amends the Town of Erin Zoning By-law 07-67, as amended, by rezoning lands legally described as Part of Lot 26, Concession 7 and municipally know as 5916 Trafalgar Road North (61R-9590), within the Town of Erin from Future Development 'FD' and Future Development Site Specific 102 'FD-102' to Urban Residential One Site Specific 1 'UR1-1', Urban Residential One Site Specific 2 'UR1-2', Highway Commercial 'C2', Institutional 'I' and Open Space One Site Specific 1 'OS1-1' and Open Space One Site Specific 2 'OS1-2' with Holding (H) provisions.

The purpose of the proposed zoning by-law amendment is to rezone the property to permit development a Plan of Subdivision for 195 single detach dwelling, 174 townhouse units, a school block, stormwater management blocks and park block. Future development lands have been zoned for single detached, townhouse, commercial, parks, stormwater management ponds, and a school. The site-specific zoning exception establishes site specific zoning provisions related to setbacks, and building heights etc.

A Holding (H) provision has been proposed on-site that will prohibit development until such time that i) confirmation that water and wastewater servicing is available to the subject site, ii) Draft Plan of Subdivision approval and a subdivision agreement registered on title, and iii) all necessary approvals required by other commenting agencies authorities are received.

