

THE CORPORATION OF THE TOWN OF ERIN



NOTICE OF APPLICATION AND PUBLIC MEETING

File: Official Plan Amendment OP23-01

Related File: Plan of Subdivision 23T-23003

TAKE NOTICE that the Town of Erin has received an application for an Official Plan Amendment, submitted by Blackthorn Development Corporation, on behalf of landowners (Beachcroft Investments Ltd.), for the lands located on the east side of Trafalgar Road, south of Douglas Crescent, municipally known as 63 and 63A Trafalgar Road, as shown on the map below.

The purpose of the meeting is to consider a proposed amendment to the Town of Erin's Official Plan (File OP23-01).

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

June 8, 2023

Erin Municipal Office

Council Chambers

5684 Trafalgar Road

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

Location of Subject Land

The subject property is legally described as Part Lot 24, Concession 8, Part Lots 11 & 12 East of Market Street, Part Lot 14 & Lots 15 & 16 West of Market Street, Part Lots 4 & 17 & Lots 18 - 20, east of Guelph Street, Part Lots 21 & 22 & Lots 23 & 24, west of Guelph Street, Registered Plan 95, municipally known as 63 and 63A Trafalgar Road.

The Purpose and Effect of the Application

The purpose and effect of the proposed Official Plan Amendment is to remove the Recreational designation, refine the Greenlands system and remove the proposed fire hall symbol in order to facilitate the proposed subdivision.

The applicant is proposing a subdivision with 799 residential units comprised of 446 lots for single detached dwellings (including the existing heritage dwelling), 353 townhouse dwelling units, and various blocks for future development mixed use/senior house, parks/stormwater management, future water tower, trailhead parks, woodlots and associated buffers, open space and environmental protection. The County of Wellington Draft Plan of Subdivision File Number is 23T-23003.

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. Written comments should be submitted to the Town Clerk, at the addresses shown below.

Please be advised that all Council and Statutory Public Meetings offer in-person participation only. 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.

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).

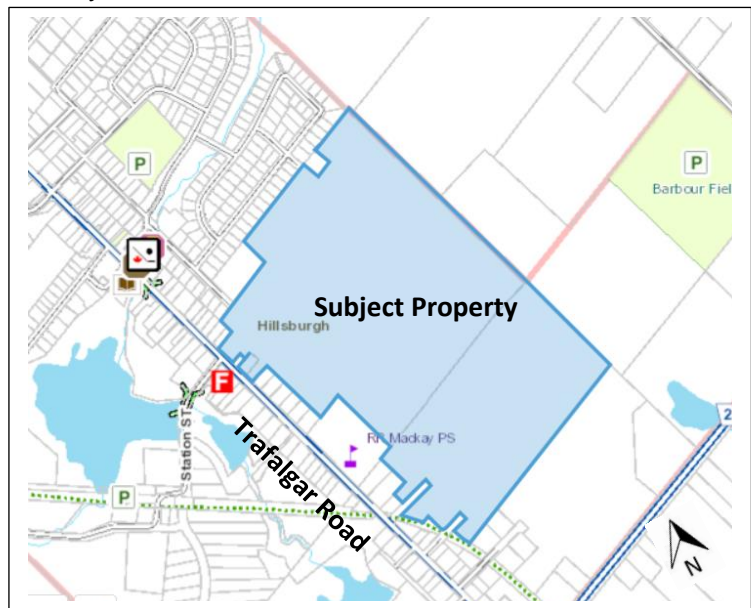
AND TAKE NOTICE that if a person or public body does not make oral submissions at a public meeting, or make written submissions to the Town of Erin before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal (OLT) unless,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

Request for Notice of Decision

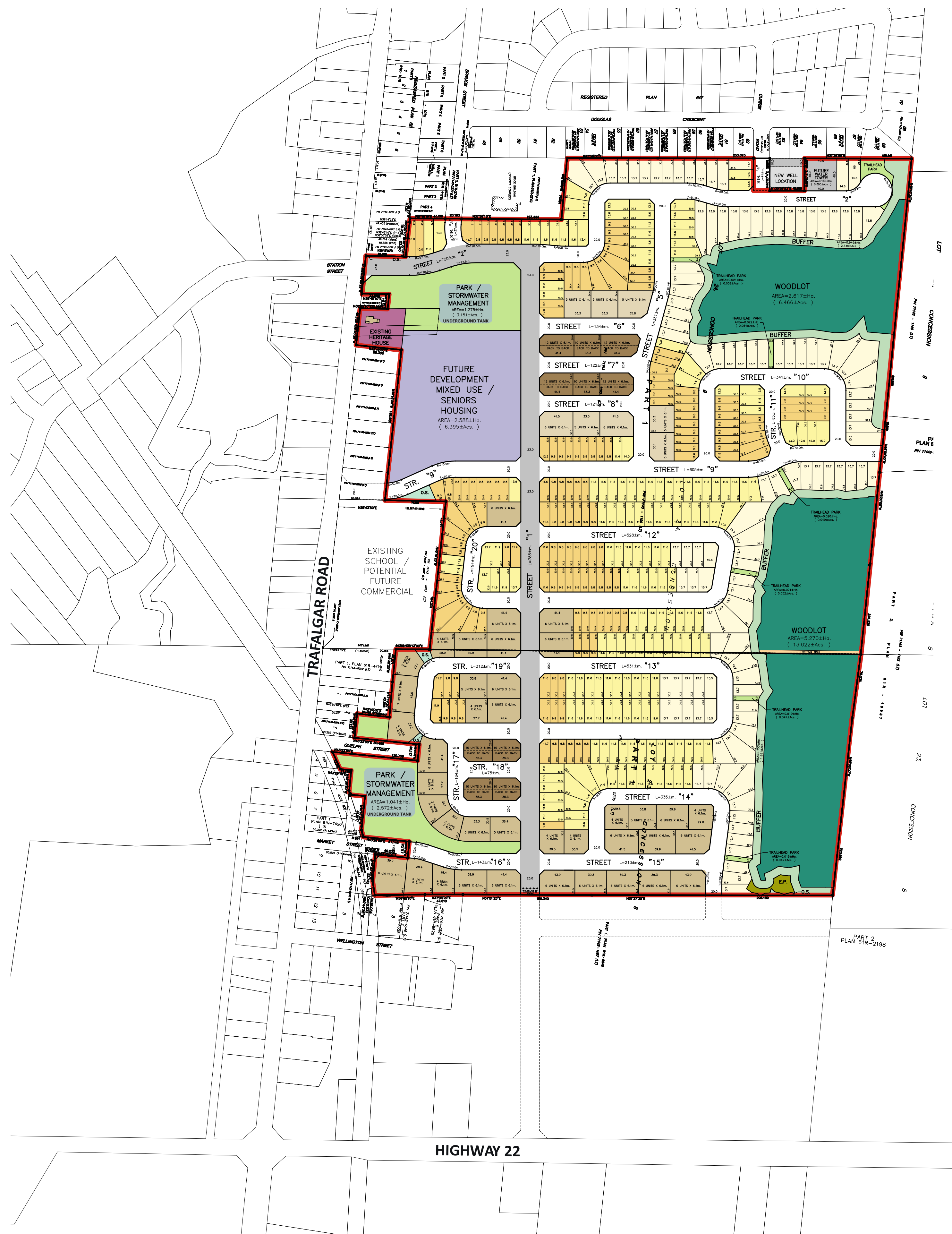
If you wish to be notified of the decision in respect of the proposed Town of Erin Official Plan Amendment, you must make a written request to the Clerk at the address below.

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 16 of May, 2023
Lisa Campion, Clerk, Town of Erin
5684 Trafalgar Road
Hillsburgh, ON N0B 1Z0
T 519.855.4407 F 519.855.4821



HILLSBURGH LOTTING CONCEPT



		UNIT MIX	
	13.7m SINGLE DETACHED	116 UNITS	14 %
	11.6m SINGLE DETACHED	174 UNITS	22 %
	9.8m SINGLE DETACHED	155 UNITS	19 %
	6.1m STREET TOWNHOUSES	245 UNITS	31 %
	6.1m BACK TO BACK TOWNS	108 UNITS	14 %
	HERITAGE HOUSE	1 UNIT	
		TOTAL = 799 UNITS	
	PARK / TRAILHEAD PARK / STORMWATER MANAGEMENT		
	STORMWATER MANAGEMENT / UNDERGROUND TANKS		
	BUFFER		
	CATTAIL / SENSITIVE FERN POCKET		
	WOODLOT		
	NEW WELL LOCATION		
	FUTURE WATER TOWER		
	FUTURE DEVELOPMENT MIXED USE / SENIORS HOUSING		

P-3304DES11 - LOTTING CONCEPT

1:3000
FEB 7, 2023

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