



THE CORPORATION OF THE TOWN OF ERIN

NOTICE OF APPLICATION AND PUBLIC MEETING

File: Zoning By-law Amendment Z23-02

Related File: Plan of Subdivision 23T-23003

TAKE NOTICE that the Town of Erin has received an application for a Zoning By-law Amendment, submitted by Blackthorn Development Corporation, on behalf on 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 Zoning By-law (File Z23-02).

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

May 9, 2024

Hillsburgh Community Centre

95 Trafalgar Road

6:30 pm (Public participation will occur at this date/time in-person only. 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

Beachcroft Investments Ltd. is proposing a residential subdivision development consisting of 662 residential units comprised of 376 lots for single detached dwellings (including the existing heritage dwelling), 218 townhouse dwelling units, 68 back-to-back townhouse dwelling units and various blocks for future development mixed use/seniors housing, parks/stormwater management, future water tower, trailhead parks, woodlots and associated buffers, open space and environmental protection.

The purpose of the Zoning By-law Amendment is to change the zoning from Future Development (FD) and Residential One (R1) to Urban Residential Exception (UR1), Environmental Protection One (EP1), Open Space One Exception (OS1) and Mixed Use Exception (MU).

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 Zoning By-law Amendment. Written comments should be submitted to the Town Clerk, at the address shown below or be e-mailing your comments to clerks@erin.ca.

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 are encouraged to 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 Zoning By-law Amendment, you must make a written request to the Clerk at the address below or e-mail your request to clerks@erin.ca.

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 17th day of April, 2024
Nicole Cardow, Clerk, Town of Erin

5684 Trafalgar Road
Hillsburgh, ON N0B 1Z0
T 519.855.4407
clerks@erin.ca

