



NOTICE OF ADOPTION OF OFFICIAL PLAN AMENDMENT #16
By-law # 24-33
By the Corporation of the Town of Erin

File: OPA No. 16

TAKE NOTICE that the Council of the Corporation of the Town of Erin passed By-law No. 24-33 on the 27th day of June 2024, adopting Amendment No. 16 to the Official Plan for the Town of Erin, pursuant to Section 17 of the *Planning Act*, R.S.O 1990, as amended.

THE SUBJECT LANDS are legally described as Part of Lots 11 and 12 East of Market Street, Part of Lot 14, all of Lots 15 and 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 and 22, all of Lots 23 and 24, west of Guelph Street, Registered Plan 95, municipally known as 63 and 63A Trafalgar Road in the Hillsburgh Urban Area, Town of Erin, County of Wellington.

The lands are approximately 52.3 ha (129.2 ac) in size and the location is shown on the map below.

PURPOSE AND EFFECT

The purpose and effect of the proposed Official Plan Amendment (OPA 16) is to redesignate the subject lands from Recreational to Residential, expand the Greenlands designation, remove the Proposed New Firehall Location Symbol, and introduce a Special Policy Area, for the purpose of facilitating a residential community including a mixed use area for seniors housing.

THE SUBJECT LANDS are also subject to applications for Zoning By-law Amendment (Z23-02) and Draft Plan of Subdivision (23T-23003).

COMMENTS were received and considered throughout the Town of Erin's review of Official Plan Amendment 16. Written and oral submissions made during the Town's review of the proposed Official Plan Amendment, were considered by Town of Erin Council.

SUBMISSION TO APPROVAL AUTHORITY

The proposed Official Plan Amendment will be submitted to the County of Wellington (approval authority), 74 Woolwich Street, Guelph, Ontario N1H 3T9, for approval. Any person or public body will be entitled to receive notice of the decision of the approval authority in respect of the proposed Official Plan Amendment if a written request to be notified of the decision is made to the approval authority. The address of the approval authority is the Director, County of Wellington Planning and Development Department, Administration Centre, 74 Woolwich Street, Guelph, Ontario N1H 3T9.

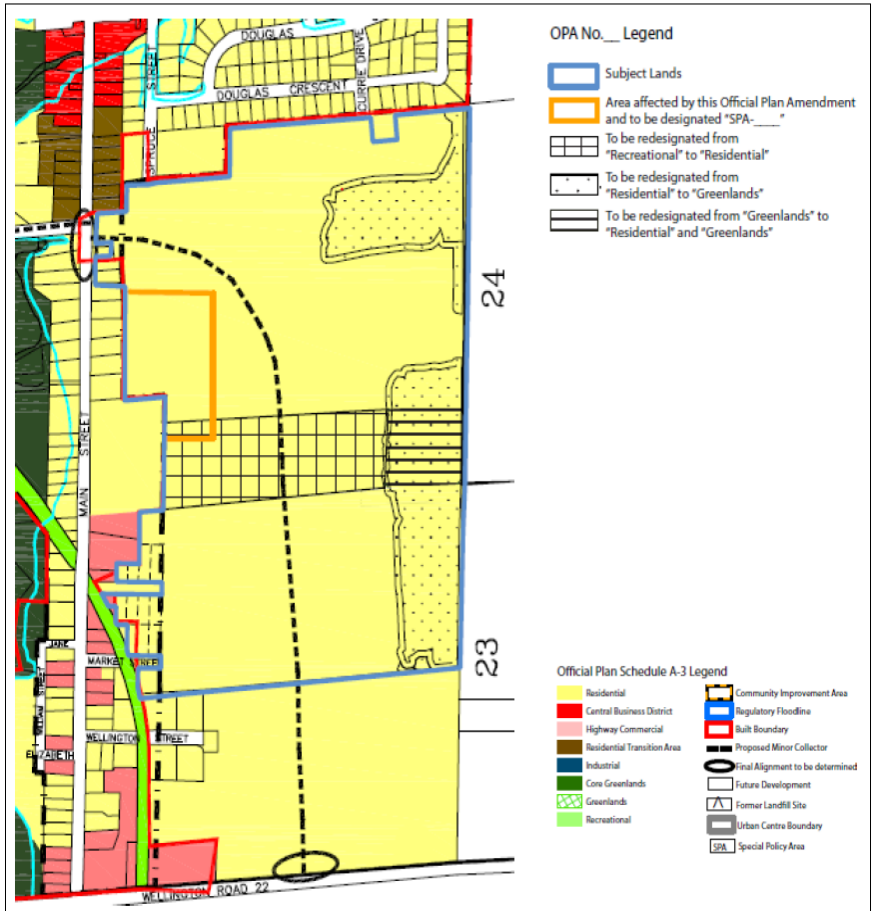
ADDITIONAL INFORMATION relating to the Official Plan Amendment is available to the public for inspection between the hours of 8:30AM to 4:30PM, Monday to Friday (except for designated and statutory holidays) at the Town of Erin Municipal Office, 5684 Trafalgar Road, Hillsburgh, Ontario, N0B 1Z0, or by contacting clerks@erin.ca or calling 519-855-4407 (ext. 223).

Subject Lands Map

Dated at the
Town of Erin
This 5th Day of July 2024

Nina Lecic, Town Clerk
Town of Erin
5684 Trafalgar Road
Hillsburgh, ON
N0B 1Z0

T 519.855.4407
F 519.855.4821





THE CORPORATION OF THE TOWN OF ERIN

OFFICIAL PLAN AMENDMENT NO. 16

(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)

June 27 2024



THE CORPORATION OF THE TOWN OF ERIN

By-Law # 24 – 33

Being a By-law to adopt an amendment to the Official Plan of the
Town of Erin – Official Plan
Amendment No. 16
(and to repeal By-
law 24-16)

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 the Town 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 “A” attached hereto.

Now Therefore, the Council of the Corporation of the Town of Erin hereby enacts as follows:

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

1. That 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. That Schedule “A” attached hereto is adopted as an amendment to Schedule “A-3” of the Official Plan of the Corporation of the Town of Erin.
3. And that this By-law shall hereby repeal and replace By-law 24-16.

Passed in open Council on June 27, 2024.

Mayor, Michael Dehn

Town Clerk, Nina Lecic

AMENDMENT NO. 16
TO THE OFFICIAL PLAN OF THE TOWN OF ERIN

INDEX

STATEMENTS OF COMPONENTS	i
PART ONE – INTRODUCTION	1
1.0 Purpose	1
2.0 Location	1
3.0 Basis	1
 PART TWO – THE AMENDMENT	 3
1.0 Purpose	3
2.0 The Amendment	3
3.0 Implementation	3
 THE APPENDICES	

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.

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 designated “Greenlands” and “Residential” to “Greenlands” to reflect the results of the Environmental Impact Study;
- iii. Removal of the “Proposed New Firehall Location” symbol;
- iv. Introduction of a Special Policy Area to allow for missed use development in conjunction with Seniors housing.

These amendments are based on detailed studies 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 policies, 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.

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 “A” to this Amendment:

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

2.2 POLICIES

By adding a new section 4.14.3 (H) as follows:

“(H) **Special Policy Area 9**

On lands designated as “SPA-9” 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.

THE CORPORATION OF THE TOWN OF ERIN
SCHEDULE "A"

