



THE CORPORATION OF THE TOWN OF ERIN

NOTICE OF COMPLETE APPLICATION & PUBLIC MEETING

Application: Zoning By-Law Amendment

Location of Application: Part of Lot 1, Concession 10, Geographic Township of Erin, and is located south of the Village of Erin

Applicant: Vishu Sood c/o Eco-Arch Consultants Inc.

Application Number: Z25-01

Take Notice that the Council of The Corporation of the Town of Erin has received a complete application and will hold a public meeting to consider a proposed amendment to the Town of Erin Comprehensive Zoning By-law 07-67, pursuant to Section 34 of the *Planning Act, R.S.O. 1990*, as amended.

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

May 8, 2025

Erin Town Hall

Council Chambers

5684 Trafalgar Road

3:00 p.m. (Public participation will occur at this date/time in-person and virtually.

Please see details below)

Location of Subject Land

The property subject to the proposed amendment is legally described as Part of Lot 1, Concession 10, Town of Erin, with a civic address of 4910 Tenth Line. The property is approximately 24.30 ha (60.05 ac) in size and location is shown on the map below.

The Purpose and Effect of the Application

The purpose and effect of the proposed zoning by-law amendment is to change the zoning to permit the construction of a new Primary Single Detached dwelling while maintaining the existing dwelling as an Additional Residential Dwelling Unit. Site Specific Provisions will be required for a larger ADU than the Zoning By-law permits.

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.

How to Get Involved

Any person may attend the public meeting and provide written and/or oral submissions on the application. Please submit written comments to the Planning Department at the address shown below or by email to planning@erin.ca. If you wish to speak to the application, the Town offers both in-person and virtual participation options.

If you are participating in-person, pre-registration is not required, and you will be asked to sign in at the meeting.

To participate virtually, you must pre-register with the Clerk's Office by **Noon on May 7, 2025**, by phone at 519-855-4407 ext. 223 or by email to clerks@erin.ca. When we receive your registration, we will send you a confirmation message and instructions for participating in the meeting.

And 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.

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 of the Town of Erin on the proposed Zoning By-law Amendment, you must make a written request to the Planning Department at the address below or by email to planning@erin.ca.

Additional information regarding the proposed amendment will be made available to the public for inspection Monday to Friday between 8:30 a.m. and 4:30 p.m. at the Town of Erin Municipal Office, 5684 Trafalgar Road, Hillsburgh (excluding statutory holidays).

For more information about this matter, including information about appeal rights, contact the Planning Department at 5684 Trafalgar Road, Hillsburgh, by email to planning@erin.ca, or by visiting <https://www.erin.ca/living-here/home-and-property/planning>.

Dated at the Town of Erin
this 17th of May 2025

Nina Lecic, Town Clerk
Town of Erin
5684 Trafalgar Road
Hillsburgh, ON N0B 1Z0
T 519.855.4407

