



PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

February 7, 2025

Jessica Peake
Senior Planner
Town of Erin
5684 Trafalgar Road
Hillsburgh, ON
N0B 1Z0

Dear Ms. Baya:

**RE: ZONING BY-LAW AMENDMENT SUBMISSION
5483 TRAFALGAR ROAD, ERIN
OUR FILE: 23117A**

On behalf of our client, Canadian Addiction Treatment Centres (the "Owner"), we are pleased to submit the following materials as part of our submission for Zoning By-law Amendment ("ZBA") and Site Plan Approval ("SPA") to facilitate the existing rehabilitation treatment centre located at 5483 Trafalgar Road in the Town of Erin ("Subject Lands").

In support of this submission, please find enclosed digital (PDF) copies of the following materials:

- Signed ZBA Application Form;
- ZBA Checklist;
- Parcel Abstract;
- Legal Survey;
- Draft ZBA prepared by MHBC;
- Planning Justification Letter prepared by MHBC, dated February 7, 2025;
- Architectural Plans prepared by SRM Architects, dated January 31, 2025 including;
 - Existing Site Plan;
 - Fire Safety Plan;
 - Existing Building Floor Plans; and
 - Existing Building Elevations
- Landscape Plan prepared by MHBC Landscape, dated January 31, 2025;
- Photometric Site Plan and Lighting Details prepared by Crozier, dated January 29, 2025;
- Transportation Opinion Letter prepared by Crozier, dated January 15, 2025;
- Existing Site Conditions Plan, prepared by Crozier, dated January 29, 2025;
- Existing Site Conditions Report prepared by Crozier, dated January 16, 2025;

We trust the provision of these materials will allow you to circulate the ZBA and SPA materials for comments. We look forward to continue working with Town staff and all interested stakeholders on this rezoning process.

Should you have any questions, please do not hesitate to contact the undersigned.

Thank you.

Yours truly,

MHBC



David A. McKay, MSc, MLAI, MCIP, RPP
Vice President & Partner



Linda Esho, BA
Planner

cc. *Clients*
Project Team