



## THE CORPORATION OF THE TOWN OF ERIN

### NOTICE OF PUBLIC MEETING

**Application:** Zoning By-Law Amendment

**Location of Application:** Part of Lot 23, Concession 7, Geographic Township of Erin (southwest quadrant of the Hillsburgh Urban Area fronting Wellington County Road 22)

**Applicant:** Thomasfield Homes Ltd.

**Application Number:** Z24-01

**Take Notice** that the Council of The Corporation of the Town of Erin will hold a Public Meeting to consider a proposed amendment to the 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:

**April 10, 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 Zoning By-Law Amendment application and proposed draft plan of subdivision has not been assigned a municipal address, but is described legally as Part of Lot 23, Concession 7, Geographic Township of Erin, and is located at the southwest quadrant of the Hillsburgh Urban Area fronting Wellington County Road 22.

The property has a total site area of 14.4 ha. (35.5 acres) with a frontage of approximately 163 metres (534 ft.) on Wellington County Road 22. The location of the subject property 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 of the subject property to a combination of “UR1” (“Urban Residential One”) and “OS1” (“Open Space Recreation”) to facilitate the development of 215 dwelling units consisting of 142 detached lots, a “Future Residential” block, 24 street townhouse units, 48 townhouse units in a multiple density block, a park block, an “Open Space” block to provide a ten-metre buffer from an adjacent woodland, a stormwater management block, a block for a sanitary pumping station, a ten-metre-wide storm sewer easement, and a 0.3-metre reserve block.

A related application has been made to the County of Wellington for a proposed draft plan of subdivision, File #23T-24001.

#### **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](mailto: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 April 9, 2025**, by phone at 519-855-4407 ext. 223 or by email to [clerks@erin.ca](mailto:clerks@erin.ca). When we receive your registration, we will send you a confirmation message and instructions for participating in the meeting.

### **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](mailto: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](mailto:planning@erin.ca), or by visiting <https://www.erin.ca/living-here/home-and-property/planning>.

Dated at the Town of Erin  
this 20<sup>th</sup> day of March 2025

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

