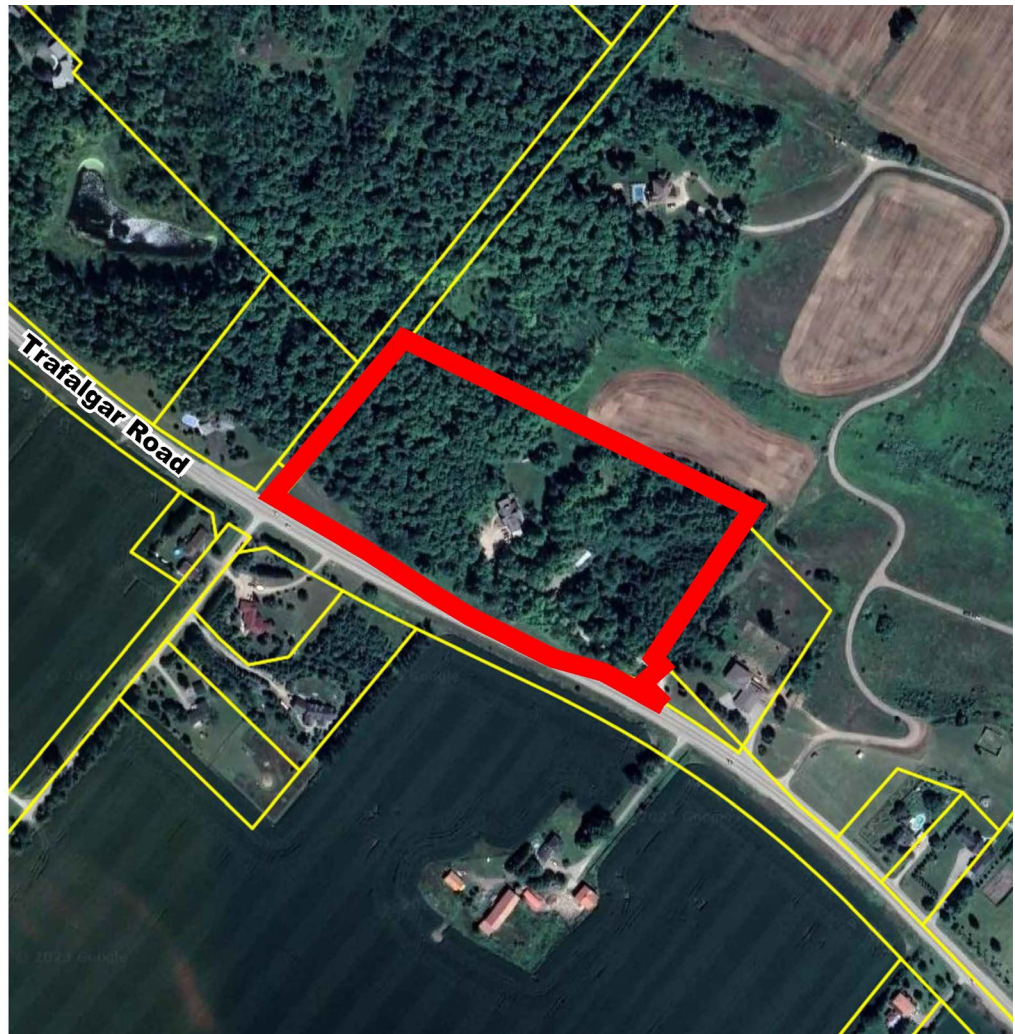


5483 TRAFALGAR ROAD, ERIN

Public Meeting

May 22, 2025

Location Map



Canadian Addiction Treatment Centres and Existing Conditions

- The Trafalgar Residential Rehab Centre (“Trafalgar”) is part of the Canadian Addiction Treatment Centres (“CATC”) group of companies / facilities. CATC operates a network of 80 out-patient opioid addiction treatment clinics / pharmacies across Ontario, British Columbia and New Brunswick, as well as 4 in-patient treatment / medical detox centres.
- Trafalgar has operated on the site since February 2022 and provides in-patient treatment for addiction and mental health rehabilitation, with options for 30, 45, 60 and 90 days, including accommodation, treatment therapy, and counseling.
- The facility converted into a treatment centre that offers 21 beds. Details on the number of staff on-site per 8-hour shift are outlined below as follows:

Number of staff per 8-hour shift	6am-6pm: 1 staff 7am-3pm: 3 staff 8am-4pm: 8 staff 10am-6pm: 2 staff 3pm-11pm: 2 staff 11pm-7am: 1 staff
Number of 8-hour shifts / day	3 to 5

The Need for Rehabilitation Centres

- The operation of addiction treatment centres in rural areas is appropriate and offers several advantages.
 - Rural settings offer fewer distractions; they are generally quieter and may also be further removed from family and friends, potentially enabling individuals to focus solely on their recovery.
 - These areas provide enhanced privacy; the seclusion made possible in rural landscapes is harder to achieve in densely populated urban settings.
 - The natural environment in rural areas has therapeutic benefits. Peaceful landscapes can reduce stress, improve mental well-being and provide opportunities for physical activities.
 - Rural locations enhance accessibility and resource allocation; they distribute healthcare resources more evenly across the region, making treatment more accessible to those living far from major cities and ensuring that more individuals can receive the help and treatments they need.

Policy and Regulation

- The site is designated as “**Greenlands**” and “**Secondary Agricultural**” and located adjacent to “**Provincially Significant Wetlands**” in the County of Wellington Official Plan.
- The site is designated as “**Core Greenlands**,” “**Greenlands**” and “**Secondary Agricultural**” in the Town of Erin Official Plan.
- The Zoning By-law currently zones the site as “**Rural Commercial (C3-113)**” and “**Rural Environmental Protection (EP2)**.” A Zoning By-law Amendment (“ZBA”) has been submitted **to add a treatment centre as a permitted use in the C3-113 zone to maintain the current operation**. The proposed ZBA to permit a treatment centre on the site is appropriate and compatible with the existing C3-113 zone as it is an existing and permitted use in both the County and Town Official Plans.
- No new buildings or structures are proposed within the C3-113 and EP2 zones.
- The rehabilitation treatment centre will be subject to Site Plan Control and will require the submission and approval of a Site Plan Application as part of the planning approval process.

Site Plan



2012
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ELEVATIONS

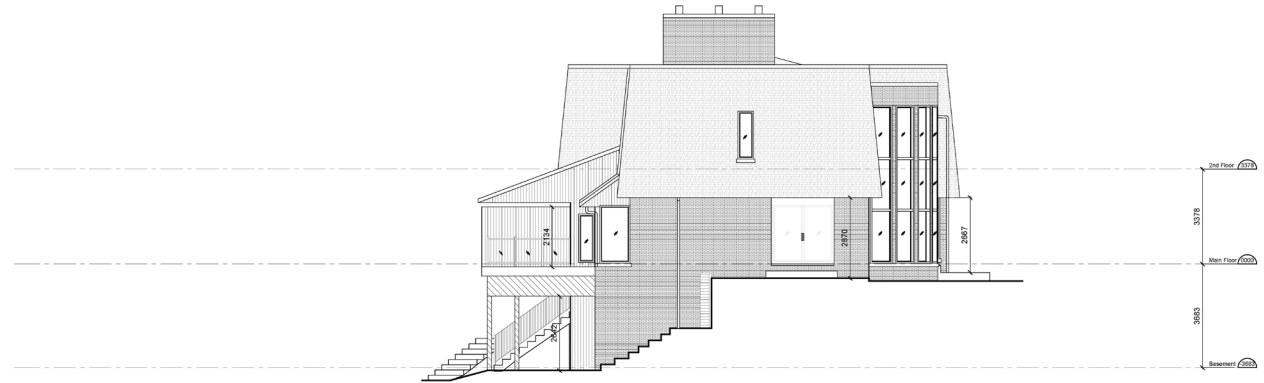


1 North Elevation
Scale: 1:100

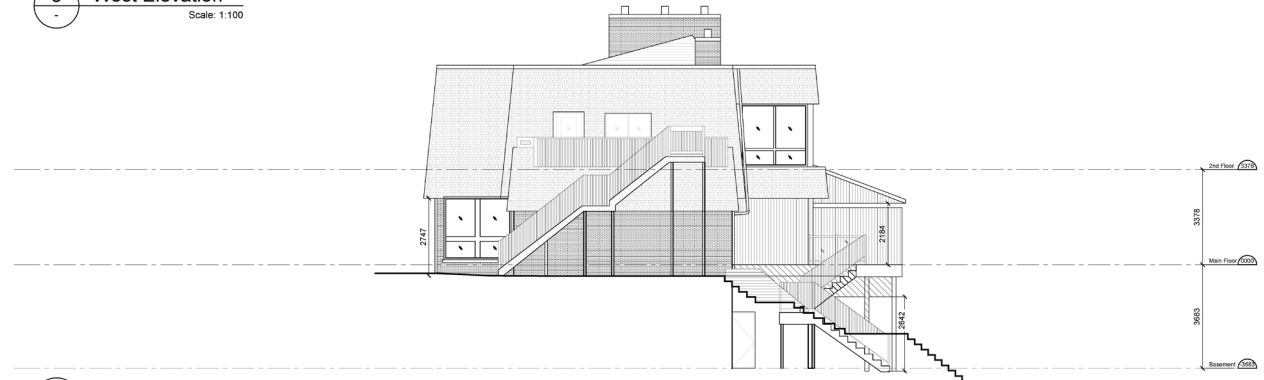


2 South Elevation

ELEVATIONS



3 West Elevation
Scale: 1:100



4 East Elevation
Scale: 1:100





Conclusions

The ZBA to permit the current operation of the existing rehabilitation treatment centre on the site represents good planning and is in the public interest for the following reasons:

- The current operation of the rehabilitation treatment centre conforms to the County of Wellington and Town of Erin Official Plans.
- The current operation of the rehabilitation treatment centre will utilize the existing building infrastructure, private water and sewage and utilities services, which are adequate and available on the site.
- The rehabilitation treatment centre has been operating on the site without issue or complaint, is compatible with the surrounding agricultural land uses and does not propose any alterations or additions to the existing structures on the site.



THANK YOU!
QUESTIONS?

