

Appendix “A” – Draft Zoning By-law Amendment

THE CORPORATION OF THE TOWN OF ERIN

By-Law #25-XX

Being a By-law to amend Zoning By-law 07-67, as amended, being the Zoning By-law for the Corporation of the Town of Erin, for lands known as Part of Lot 23, Concession 7 (Geographic Township of Erin)

Whereas the Council of the Corporation of the Town of Erin deems it desirable to amend By-law 07-67, as amended, pursuant to Section 34 of the *Planning Act* (R.S.O. 1990, c. P.13), as amended;

Now therefore the Council of the Corporation of the Town of Erin enacts as follows:

1. That By-law No. 07-67, the Comprehensive Zoning By-law, is amended by rezoning the lands legally described as Part of Lot 23, Concession 7 (Geographic Township of Erin), from Future Development ‘FD’ to Urban Residential One ‘UR1’, Urban Residential One Site Specific XXX ‘UR1-XXX’, Open Space Recreation Site Specific XXX ‘OS1-XXX’, and Village Environmental Protection ‘EP1’, as shown on Schedule “A” to this By-law.
2. That Section 14 of By-law No. 07-67 is amended by adding the following:

OPEN SPACE ZONE	SPECIAL PROVISIONS
OS1-1XX By-law 24-XX Hillsburgh Trails (Thomasfield) Pt Lot 23, Con 7 Roll # 09-16600	Notwithstanding the provisions of Section 11.1 or any other provisions of By-law 07-67 (as amended) to the contrary, no building or structure, including an accessory building or structure, shall be constructed on the lands zoned OS1-1XX on Schedule “A” to By-law 23-XX. All other provisions of By-law 07-67, as amended, shall apply.

3. That Section 14 of By-law No. 07-67 is further amended by adding the following:

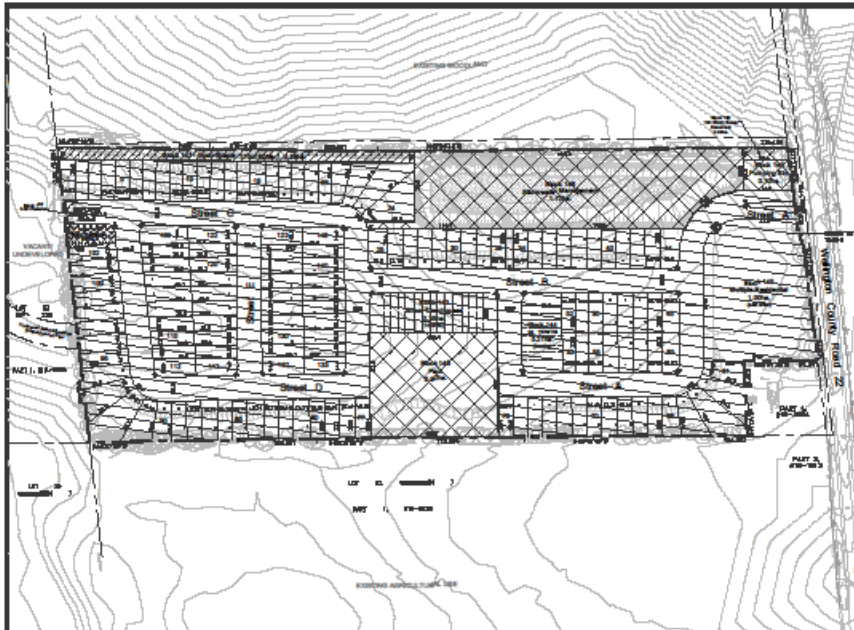
HOLDING & TEMPORARY USE BY-LAWS	SPECIAL PROVISIONS
<p>UR1-1XX (H) By-law 24-XX Hillsburgh Trails (Thomasfield) Pt Lot 23, Con 7 Roll # 09-16600</p>	<p>Notwithstanding the provisions of Section 6.5 or any other provisions of By-law 07-67 (as amended) to the contrary, the uses permitted on the land zoned UR1-1XX (H) on Schedule "A" to By-law 24-XX shall be limited to a temporary turning circle until such time as the Holding (H) symbol is removed.</p> <p>The Council of the Town of Erin shall not remove the Holding (H) symbol until it is satisfied that the temporary turning circle that is partially located within the lands subject to said Holding (H) symbol is no longer necessary.</p> <p>All other provisions of By-law 07-67, as amended, shall apply.</p>

4. That the Subject Lands as shown on Schedule "A" to this By-law shall be subject to all other applicable regulations of Zoning By-law No. 07-67, as amended.
5. That this By-law shall come into force on the date it is passed by the Council of the Corporation of the Town of Erin, subject to the applicable provisions of the *Planning Act* (R.S.O. 1990, c. P.13), as amended.

Passed in Open Council on _____, 2025.

Mayor, Michael Dehn

Clerk, Nina Lecic



<p>This Schedule "A" to By-Law No.07-67</p> <p>Passed the ____ day of _____ 2024</p>		<p>_____ Mayor</p> <p>_____ Clerk</p>
<p>Schedule "A"</p> <p>Map Forming Part of By-law No. ____</p> <p>to Amend By-law No.07-67</p>		<p>Subject Property Hillsburgh Trails Subdivision</p> <p> To be Zoned UR1</p> <p> To be Zoned OS1</p> <p> To be Zoned UR1-1XX (H)</p> <p> To be Zoned OS1-1XX</p>
<p>Scale: N.T.S</p>	<p>File Name/Number:</p>	
<p>Date: May 8, 2024</p>	<p>Prepared By: GSP Group</p>	