

PLANNING JUSTIFICATION REPORT

DRAFT PLAN OF SUBDIVISION &
OFFICIAL PLAN AMENDMENT &
ZONING BY-LAW AMENDMENT

BEACHCROFT INVESTMENTS INC.
63 & 63A TRAFALGAR ROAD
TOWN OF ERIN
COUNTY OF WELLINGTON

MARCH, 2023

PREPARED BY:
KLM PLANNING PARTNERS INC.

P-3304



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1.0 INTRODUCTION

KLM Planning Partners Inc. (“KLM”) has been retained by Beachcroft Investments Inc. (the “Owner” or “Client”) for the development of their lands municipally known as 63 & 63A Trafalgar Road (the “Subject Lands”) in the Town of Erin (the “Town” or “Erin”), in the County of Wellington (the “County”), as shown on **Figure 1**.

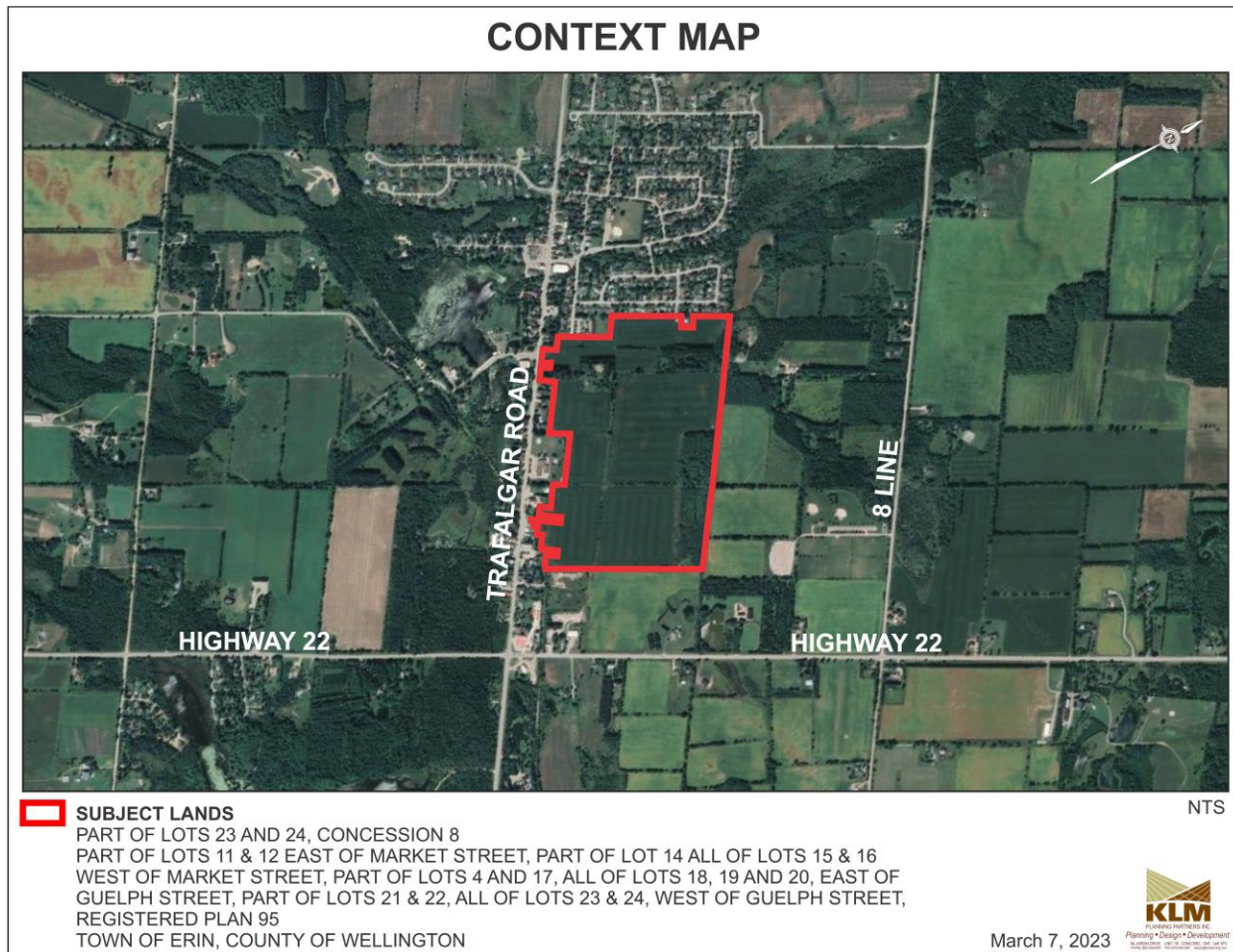
This Planning Justification Report (“PJR”) accompanies applications for an Official Plan Amendment (“OPA Application”), Zoning By-law Amendment (the “ZBA Application”) and Draft Plan of Subdivision (the “DPS”) application required to facilitate the development of the Subject Lands for residential uses. The applications are to facilitate the development of 799 residential units, mixed use / seniors housing to be developed via future site plan approval and an associated woodlot, trail system, park and stormwater management infrastructure on the Subject Lands (the “Proposed Development”).

A Pre-Consultation Application meeting was held with the Town of Erin and external agencies on February 22nd, 2022. In the intervening time period revisions were made to the original proposal in consultation with the Town and external agencies which altered the original proposed concept. The materials submitted in conjunction with these applications are in accordance with Town requirements and will assist with the formal review of the Proposed Development.

This report is intended to provide an overview of the development proposal as it relates to the applicable Provincial, County and Municipal land use policies and plans. The report will also provide an analysis and planning rationale for the development, detailing how the proposal represents an appropriate form of development and good land use planning.

This report concludes that the Proposed Development will facilitate the efficient use of an underutilized parcel of land located within the settlement boundary of the community of Hillsburgh in the Town of Erin. The project has been designed to make efficient use of existing and planned municipal and regional infrastructure within the Town of Erin and Wellington County to further enhance the Hillsburgh area. The Proposed Development is consistent with the Provincial Policy Statement, conforms to the relevant policies of the Greenbelt Plan, A Place to Grow: Growth Plan for the Greater Golden Horseshoe, Wellington County Official Plan, Town of Erin Official Plan, and the Town of Erin Comprehensive Zoning By-law No. 07-67, as amended.

Figure 1 – Context Map



2.0 SITE AREA AND CONTEXT

The Subject Lands are located east of Trafalgar Road (also known as Main Street) and north of Wellington Road 22 in the community of Hillsburgh, in the Town of Erin. The parcel is approximately 52 hectares (128 acres) in size and is currently vacant, save for an existing heritage dwelling, representing an underutilized site located within the “Urban Centre” which abuts a County Road. The Subject Lands are irregular in shape and have approximately +/- 87 metres of broken frontage along Trafalgar Road. The Subject Lands are legally described as Part of Lots 11 & 12 East of Market Street, Part of Lot 14, all of lots 15 & 16 West of Market Street, Part of Lots 4 and 17, all of Lots 18,19 and 20, east of Guelph Street, Part of Lots 21 & 22, all of Lots 23 & 24, west of Guelph Street, Registered Plan 95 (formerly village of Hillsburgh), Town of Erin, County of Wellington. The surrounding uses are as follows:

North: Meadowview Non-profit Housing and Low-rise residential;

East: Woodland, agricultural fields and Barbour Fields beyond;

South: Agricultural, rural residential, Chantlers Environmental Services and Wellington Road 22 beyond; and,

West: Commercial, institutional, and residential uses with Trafalgar Road beyond.

2.2 HISTORIC AND FORECASTED POPULATION FIGURES

The Growth Plan for the Greater Golden Horseshoe (“**Growth Plan**”) establishes minimum intensification and density targets for each of the communities across the GGH to ensure municipalities make efficient use of land and infrastructure, foster the creation of complete communities, support investments in transit and contribute to housing affordability. The County of Wellington’s share of the population and employment distribution is 160,000 people and 70,000 jobs to the year 2051. Population growth is fueled by the combination of net immigration of people from other parts of the Greater Toronto Area (the “**GTA**”) along with the natural increase of the existing population. Notwithstanding, Wellington County is in the process of completing its municipal comprehensive review, in the interim the Wellington County Official Plan (1998) population and employment forecasts are in effect. Table 1 of the Wellington County Official Plan forecasts a population of 122,000 to the year 2031 and 140,000 to the year 2041. More specifically, as per Table 7 of the Wellington County Official Plan, the Urban Centres of Hillsburgh and Erin are forecasted to have a population of 6,500 -7,390 to the year 2036 and 7,000-10,040 to the year 2041, combined.

As surrounding municipalities within the GTA have reached greenfield development capacity, there has been a shift in focus to the development of municipalities within Wellington County. The supply of housing will need to keep up to forecasted population and demand.

The Proposed Development consists of 799 residential units, contributing to the population and density targets of the Growth Plan. The foregoing is based on the assumed persons per units (“PPU”) by unit type provided in Table 6-1 of the Town of Erin 2019 Development Charge Background Study, prepared by Watson & Associates Economists, dated May 21st, 2019. Refer to the following table for the breakdown of persons per unit type:

Phase	Unit Type	Persons Per Unit (2041 Forecast)	Proposed Units	Number of Persons
Proposed Development	Single Detached Dwellings	3.19	446	1,423
	Townhouses	2.31	353	815
	Total	-	799	2,238

The Proposed Development of the Subject Lands will contribute 2,238 people to the County of Wellington’s share of the population allocation to the 2051 horizon.

As proposed, the Proposed Development will feature one (1) opportunity for generating jobs, being the residential component, which will provide the opportunity to work at home at a factor of 0.055 per capita. Therefore, the population of 2,238 persons will result in 123 work at home opportunities.

The foregoing results in a total of 2,361 people and jobs generated by the Proposed Development of the Subject Lands. The Subject Lands have a lot area of 42.61 hectares (excluding woodlot, buffer and environmental protection lands), resulting in the contribution of 55 persons and jobs per hectare. The proposed Mixed Use / Seniors Housing Block has been excluded from the foregoing calculations as it is intended for future development and the associated contribution of people and jobs will be accounted for at the time of the future application for Site Plan Approval.

3.0 DEVELOPMENT PROPOSAL

The application(s) are to facilitate the development of a mix of single detached dwellings and townhomes on the Subject Lands (the “Proposed Development”). There are a total of 446 single detached dwellings (including the existing heritage dwelling), 353 townhouses (consisting of 245 street townhouses and 108 back to back townhouses), for a total of 799 dwelling units. The Proposed Development also includes one (1) future development mixed use / seniors housing block, ten (10) park and trailhead park blocks which will also include underground stormwater management facilities, one (1) future water tower block and ten (10) environmental protection, woodlot, buffer and open space blocks. The Proposed Development has an

overall density of 19 units per gross hectares (excluding woodlot, buffer and environmental protection lands).

The Subject Lands are irregular in shape and have approximately +/- 87 metres of broken frontage along Trafalgar Road. Currently, access to the Subject Lands is provided via Trafalgar Road, however, the Proposed Development proposes a total of eight (8) accesses by maintaining the Trafalgar Road access and adding two (2) additional westerly access, providing two (2) connections to the local street network to the north via Currie Road and Spruce Street, one (1) connection to the future Barbour Park to the east and two (2) connections to the future development to the south. The Proposed Development will feature 5,854 metres of street network, the majority of which is 20.0 metre's wide, save for the proposed minor collector road which will provide future access from Trafalgar Road to Wellington Road 22 and have a right-of-way width of 23.0 metres.

The Proposed Development has been comprehensively planned to meet the suite of provincial and municipal policies guiding development within the area. The vision of an attractive, compact, walkable and transit-supportive community will be established and is demonstrated through the technical documents and materials submitted in conjunction with the application.

A copy of the Concept Plan is provided below for an illustration of the proposed works – **Figure 2**.

Figure 2 – Coloured Concept Plan



Design 11
Data Source: Hillsburgh Zoning Map, Town of Erin, By-law NO. 07-67, 2023

Figure 2

**Hillsburgh Lotting
Concept Plan**

Part of Lots 23 and 24, Concession 8 (Geographic Township of Erin), Part of Lots 11&12 East Market Street, Part of Lot 14, All of Lots 15 & 16 West of Market Street, Part of Lots 4 and 17, All of Lots 18, 19 and 20, East of Guelph Street, Part of Lots 21 & 22, All of Lots 23 & 24, West of Guelph Street, Registered Plan 95 (Former Village of Hillsburgh), Town of Erin, County of Wellington

LEGEND

- Subject Lands
- 13.7m SINGLE DETACHED
- 11.6m SINGLE DETACHED
- 9.8m SINGLE DETACHED
- 6.1m STREET TOWNHOUSES
- 6.1m BACK TO BACK TOWNS
- HERITAGE HOUSE
- PARK / TRAILHEAD PARK / STORMWATER MANAGEMENT
- STORMWATER MANAGEMENT / UNDERGROUND TANKS
- BUFFER
- CATTAIL / SENSITIVE FERN POCKET
- WOODLOT
- NEW WELL LOCATION
- FUTURE WATER TOWER
- FUTURE DEVELOPMENT MIXED USE/ SENIORS HOUSING

DATE: February 21, 2023

Scale: NTS



3.1 SUPPORTING MATERIALS

In addition to this Planning Justification Report, additional studies have been prepared in support of this application. The other consultants have evaluated the current applicability of the Proposed Development on the property, provincial/municipal standards, the associated policies and guidelines in respect to their technical disciplines. Below is a list of the key reports included within the submission:

Functional Servicing and Stormwater Management Report

Urbanworks Engineering Corporation prepared a Functional Servicing and Stormwater Management Report (the “FSSR”) dated March, 2023 and accompanying engineering plans (i.e., grading, erosion & sediment control, site servicing plan) to support the Proposed Development. The FSSR confirms the following:

Low Impact Development Measures

A series of LID’s have been proposed including infiltration trenches and bioretention cells in order to achieve the 5mm erosion criteria through infiltration. By using the aforementioned mitigation measures, it is anticipated that the site can provide an infiltrate volume of approximately 1,758 m³, equivalent to the infiltration of the first 5.60mm (i.e. $1,758 \text{ m}^3 \div [52.3 \text{ ha} \times 60\% \text{ IMP} \times 10]$) of rainfall on site. With these measures it is anticipated that a significant amount of groundwater recharge will be provided by utilizing the aforementioned centralized and de-centralized LIDs. The final LID sizes will be confirmed and updated at the detailed design stage when additional in-situ information become available.

Stormwater Management

- Post to pre-development peak flow matching is proposed to meet site quantity control criteria;
- Detention storage is required on site and will be provided using underground concrete storage tanks to enable the attenuation of flows to within the site’s quantity control requirements;
- Retention of 5 mm of rainfall for erosion control and water balance mitigation is proposed to be achieved through infiltration trenches and centralized bioretention cells.
- Quality control is proposed via a treatment train of OGS units and downstream bioretention cells, to provide an enhanced level of treatment on aggregate.
- A site water balance assessment was conducted by Soil Engineers Ltd. Infiltration trenches, bioretention, rooftop lead disconnection and topsoil amendment are proposed as options to mitigate site water balance.

Sanitary Servicing

- Site sanitary flows are proposed to drain in a south westerly direction via a proposed internal sanitary sewer network.
- A future sanitary trunk sewer is currently planned to be constructed along Trafalgar Road and the Elora Cataract Trailway and is being designed by WSP on behalf of the Town. The site will be serviced to the future sanitary trunk sewer with two outlet locations at Station Street and Market Street.
- Sanitary capacity of the Trafalgar Sanitary trunk sewer should be confirmed and coordinated with the Town during later design stages to ensure compatibility with the proposed development.

Water Supply Servicing

- An Internal water supply network will be directly fed by a future proposed water tower and new well block on the site's northern boundary;
- Sizes of the future water tower and water will be established and designed by the Town as per the results of their upcoming Town water supply model.
- Connection points to the Town's water supply network will be provided to the future Town watermain extension along Trafalgar Road to the East.

Transportation Study

CGE Consulting prepared a Transportation Study (the "TIS") dated February 27th, 2023 to assess the effects of the Proposed Development on the study area roadways, and evaluate the need for auxiliary lanes at the proposed project accesses from Trafalgar Road (Wellington Road 24) and Wellington Road 22. The TIS concludes that:

Trip Generation

The proposed new development is expected to generate 104 entering and 319 exiting trips in the AM peak hour, and 364 entering and 213 exiting trips in the PM peak hour.

Turn Lanes

Analysis shows that projected volumes at the proposed accesses meet thresholds for right-turn and left-turn lanes, however, capacity analysis shows they are not operationally required at future year 2036 conditions.

Traffic Impacts

Analysis shows that acceptable level of service will be maintained on all approaches at all intersections for the 2036 future year traffic volumes except for the Wellington Road 22 & Trafalgar

Road (Wellington Road 24) intersection. It is recommended that the signal timing plan be modified to improve operations.

Internal Functional Design Study

A transportation functional design study will be completed in support of the Draft Plan of Subdivision approval. The report will document the design requirements for the internal road network and transportation elements for the proposed development.

Geotechnical Assessment

A Preliminary Geotechnical Report and addendum dated November 30th, 2022 and February 13th, 2023, respectively, prepared by Soil Engineers Ltd. accompanies this submission. The field work, consisting of eleven (11) sampled boreholes with monitoring wells, extending to a depth of 4.7 to 6.7 m, was completed at the site between November 18 and 25, 2022 and recorded groundwater in Boreholes 3 and 5 at a depth of 5.5 m below grade or at El. 428.4 m and 428.7 m, respectively. The Geotechnical Report provides recommendations that will inform site and building design based on the borehole findings.

Hydrogeological Assessment

A Preliminary Hydrogeological Assessment dated February 2023 prepared by Soil Engineers Ltd. accompanies this submission. The assessment confirms that the lands lie within the Physiographic Region of Southern Ontario known as the Hillsburgh Sandhills and are within a former spillway. Additionally, the lands are within the Credit River Watershed. Based on review of the topographic map for the area, ground surface elevations and borehole and monitoring well locations, the Subject Lands generally descend toward the southwest, toward Trafalgar Road.

The findings of this study confirm that the groundwater table level elevations range from <421.51 to 440.74 masl, the measured groundwater levels at the BH/MWs indicate that shallow groundwater is interpreted to be flowing in southwesterly directions, away from interpreted, localized groundwater high areas, located beneath the northwestern and eastern portions of the subject site. Shallow groundwater is interpreted to flow in the direction of the tributary for Credit River that is located southwest of the subject site.

The groundwater at the subject site is approximately 0.14 to 2.67 m below the base elevation for the proposed basement structures for portions of the residential housing buildings. It is therefore not anticipated that any construction dewatering will be required for earthworks and construction of the proposed houses.

The groundwater levels in the vicinity of Block 508, where the stormwater management detention tank is located is approximately 0.5 m below the estimated proposed bottom levels, and, as such, it is not anticipated that dewatering for groundwater control will be required for the construction of this stormwater management, within this area of the proposed development.

The dewatering flow estimates for construction of the proposed stormwater management detention tank located within the vicinity of Block 506 of the site, suggests that it could reach an estimated daily rate of 20,504.3 L/day; by applying a safety factor of three (3), it could reach a maximum of 61,512.8 L/day. This dewatering flow rate for excavation, is below the PTTW threshold limit of 400,000 L/day but is above 50,000 L/day threshold limit for requiring an approval, with the approval for the proposed groundwater takings for construction being required to be registered through an Environmental Activity and Sector Registry (EASR) with the EASR filing through the MECP.

The surficial shallow soil beneath the subject site consists, predominantly of sand and gravel. Opportunities may exist to infiltrate collected runoff to the subsurface at the developed site, using appropriate Low Impact Development Infrastructure, which could include infiltration galleries or underground storage/exfiltration tanks.

Water Balance Assessment

Soil Engineers Ltd. have prepared a Pre- and Post Development Water Balance Assessment dated March 2nd, 2023 that is supplementary to their preliminary geotechnical soil assessment and hydrogeological assessment referenced above.

The Water Balance Assessment includes volumetric comparisons in evapotranspiration, infiltration and runoff between the pre-developed and post-developed site. A review of the findings indicates that decreases of 109,428.31 m³/year and 60,925.54 m³/year are anticipated for evapotranspiration and infiltration, respectively. An increase of 170,353.85 m³/year is expected for runoff at the post-developed site compared with the pre-developed site.

Soil Engineers Ltd. have also prepared a Wetland Water Balance (Hydrological) Risk Evaluation dated March 9th, 2023. The assessment evaluated the wetland located within the woodland on the north-east portion of the Subject Lands and concluded that the potential hydrological changes are anticipated to be low and would be categorized as low risk.

Phase One & Two Environmental Site Assessment

A Phase One Environmental Site Assessment (the “**ESA**”) dated November 8th, 2022 was prepared by Soil Engineers Ltd. to identify any potential environmental concerns associated with the subject site. The ESA identified the following items of potential environmental concern, therefore recommending a Phase Two ESA:

- Potential use of pesticides during agricultural activities at the majority of the subject site.
- Historical ASTs at the northeast portion of basement of residential building at the subject site.
- One (1) UST was registered for 63A Trafalgar Road, southwestern portion of the subject site.
- Oil stains at the backyard of the residential building at the subject site.
- Presence of a gas station with USTs at the neighbouring property located about 15 m south of the subject site.
- Historical presence of railway tracks adjacent south of the subject site.
- Presence of a waste transfer station to the northeast of the subject site.

Based on the recommendation of the Phase One ESA, a Phase Two ESA dated January 5th, 2023 was completed and accompanies this submission. The purpose of the Phase Two ESA was to assess the soil and ground water quality by conducting field work at selected locations on the subject lands. Groundwater samples were collected and submitted for chemical analysis which indicated that the tested parameters at the test locations met the Table 2 Standards. The Phase Two ESA concluded that there are no contaminants identified on the Subject Lands and they are suitable for the Proposed Development. No further environmental investigation is recommended.

Noise Impact Study

HGC Engineering prepared a Noise Feasibility Study (the “**NFS**”) dated March 9th, 2023 to assess the impacts of road traffic noise on the proposed residential development in accordance with the Ministry of the Environment, Conservation and Parks (MECP) guidelines. The NFS concludes that:

Traffic on Trafalgar Road was determined to be the dominant source of sound, with secondary contributions from Regional Road 22. Road traffic volume data from the County of Wellington was used in conjunction with the draft plan to predict future traffic sound levels at the proposed dwelling façades and in outdoor living areas. The predictions were evaluated with respect to the guidelines of the Ministry of Environment, Conservation and Parks (MECP), and used to develop noise control recommendations.

There are no specific acoustic requirements. Any building construction meeting the requirements of the Ontario Building Code (OBC) will provide sufficient acoustical insulation for the façades of

the proposed residential buildings in the development. Warning clauses are also recommended to inform future occupants of the presence of the nearby retail/commercial facilities.

Arborist Report and Tree Preservation Plan

Palmer Environmental prepared an Arborist Report and Tree Preservation Plan (the “TPP”) dated March 10th, 2023, which evaluated relevant tree preservation policies, the tree inventory methods, and results. The TPP identifies trees proposed to be retained and recommended tree protection measures, as well as identifying trees proposed to be removed.

Of the 1,428 inventoried trees, 457 are proposed to be retained, 733 are proposed to be removed, and 74 may be potentially injured during the proposed works. A further 164 trees are considered to be within the perimeter of the Subject Property and may be able to be retained, but are considered as removal trees for the purposes of this report as a conservative measure.

Environmental Impact Study

Palmer Environmental prepared an Environmental Impact Study (the “EIS”) dated March 10th, 2023, which includes background review, field investigations, an assessment of ecological features and functions, as well as the reference to natural heritage policy and regulations. The EIS concludes that with the implementation of the mitigation measures as provided, the proposed development is environmentally feasible and no negative impacts to the natural environment are expected.

Woodlands:

The EIS identifies natural environmental sensitivities, constraints and development opportunities for the Subject Lands. Specifically, the EIS identifies multiple woodlands on the Subject Lands and confirms that the northeastern woodlands are considered significant. Setbacks and adjacent uses have been considered to transition from the woodland natural features to urban areas. A 10 m setback for these woodlands has been included in the concept design to maintain their form and functions and provide connections between green spaces. Concept planning has included consultation on the Barbour sports fields, and green space uses have been planned adjacent to the woodlands. An open space has also been included at the north end of the Subject Property. In addition, backyards of residential lots have been placed adjacent to the woodlands to increase the transitional area, while townhome lots have been avoided in these adjacent areas.

Additionally, Roadway crossings required to access the Barbour community areas were considered in relation to the woodlands. The demonstrated lotting concept limits roadways to the existing openings, and avoids the existing woodland areas. In considering wildlife habitat and movement,

any roadway options that would have required fragmenting and opening the woodland areas were removed from consideration (Credit Valley Conservation Authority, 2017). The concept for the requested trailway connection through the woodland takes advantage of an existing trail and therefore would not require further opening for a walking trail access.

Wetlands:

The wetland contained within the northeastern woodland is to be retained and setback from development. The preservation of the adjacent woodlands will serve as additional buffer for this wetland, while maintaining upland/wetland connectivity. Additionally, the 10.0 m setback is to be maintained along the woodland that encompasses the wetland.

The on-site wetland was reviewed in relation to the TRCA Wetland Risk Evaluation Guideline to assess the need for a feature-based water balance (Toronto and Region Conservation Authority, 2017). "It was determined that given that the wetland and the surrounded wooded area will remain in its natural predevelopment state, having an adequate setback should protect it from future impacts. Furthermore, there is no anticipated long-term foundation drainage needs following construction for the proposed housing development. As such there will be no risk of interference to the groundwater function of the area surrounding the wetland. The Hydrological Change Risk Classification for this proposed development area is considered to be minimal for future maintenance of the wetland feature. Since the magnitude of the hydrological change is low, the overall risk to the future maintenance of this wetland feature from the proposed development is considered to be minimal to negligible if that." (Soil Engineers Ltd., 2023).

The EIS should be read in its totality as it includes additional discussion of Species at Risk, Significant Wildlife Habitat and additional mitigation measures and recommendations.

Stage 1-2 Archaeological Assessment

A Stage 1-2 Archaeological Assessment dated November 20th, 2022 has been prepared by Archeoworks and accompanies this submission. Confirming:

As a collection of 10 or more 19th century artifacts within a 10-metre radius was recovered, in accordance with Section 7.12, Standard 1.b of the 2011 S&G, the Nodwell H1 site was registered with the MHSTCI under the Borden number AkHa-35. However, per Section 2.3, RHF Standard 2.a. of the 19th Century Rural Historical Farmstead Sites Draft Standards for Consultant Archaeologists (MHSTCI, 2021), analysis of historical documentation and artifacts has determined that less than 80% of the site's occupation dates to before 1900. With that, the Nodwell H1 site does not have

further cultural heritage value or interest. No Stage 3 AA is required for this site and the entirety of the study area can be cleared of further archaeological concern.

Heritage Impact Assessment

A Heritage Impact Assessment (the “HIA”) dated February 24th, 2023, prepared by LHC Heritage Planning & Archaeology Inc. accompanies this submission. In LHC’s professional opinion, the Property meets criteria 1, 4, and 7 of O. Reg. 9/06. Heritage attribute of the Property are part of the house. Therefore, LHC finds that the proposed development will not have an adverse impact on the cultural heritage value or interest of the Property.

LHC recommends:

- that the existing house be conserved and rehabilitated –as needed—for ongoing use;
- a Temporary Protection Plan, is recommended to be prepared. The Temporary Protection Plan should include measures such as clearly marking the cultural heritage resource on project mapping as a no-go zone and fencing to physically prevent accidental construction traffic near the house; and,
- the history of the Property and the Nodwell family be recognized through commemoration on the Property. This could be done through designation of the severed lot with the retained historic house under Part IV Section 29 of the OHA and/or a plaque on the Property.

Urban Design Brief

An Urban Design Brief (the “UDB”) prepared by MHBC, dated February 2023 accompanies this submission. The purpose of the UDB is to confirm key design principles for the development; to illustrate how the Town’s design policies and guidelines have been considered and incorporated; to provide design direction for the ultimate development of the lands; and to illustrate key design components of the proposed neighbourhood plan. In addition, the UDB describes the locational context of the subject lands and provides recommendations for implementation.

3.2 PUBLIC CONSULTATION STRATEGY

The proposed strategy for consulting with the public with respect to the application(s) will follow the requirements of the *Planning Act* for statutory meetings and the Town of Erin’s Official Plan and Zoning By-law Amendment process. The statutory public meeting will enable the community to gather information about the proposal and share their feedback and insights. Notice will be provided by the Town in advance of the meeting. We recognize that a community information meeting may also be required as part of the Town’s revised process to implement Bill 109, the details of which will be determined in consultation with Town Staff.

4.0 PLANNING APPLICATIONS

4.1 OFFICIAL PLAN AMENDMENT

The Subject Lands are currently designated as Residential, Greenlands and Recreational in the Town of Erin Official Plan (the “EOP”). The Official Plan Amendment is proposed to remove the Recreational designation, refine the Greenlands system, and remove the proposed fire hall symbol in order to facilitate the Proposed Development.

A copy of the Draft Official Plan Amendment has been included as part of the submission materials and is appended to this report as **Appendix A**.

4.2 ZONING BY-LAW AMENDMENT

The Subject Lands are currently zoned as ‘Future Development (FD) Zone’ and ‘Residential One (R1) Zone’ in Erin’s Zoning By-law 07-67, as amended. At the time of creation of this By-law, the FD Zone was identified to have no immediate development potential. However, the Town recognizes that the lands within this zoning designation will ultimately be rezoned to permit some form of urban development in the future once the required development plans among other matters have been approved.

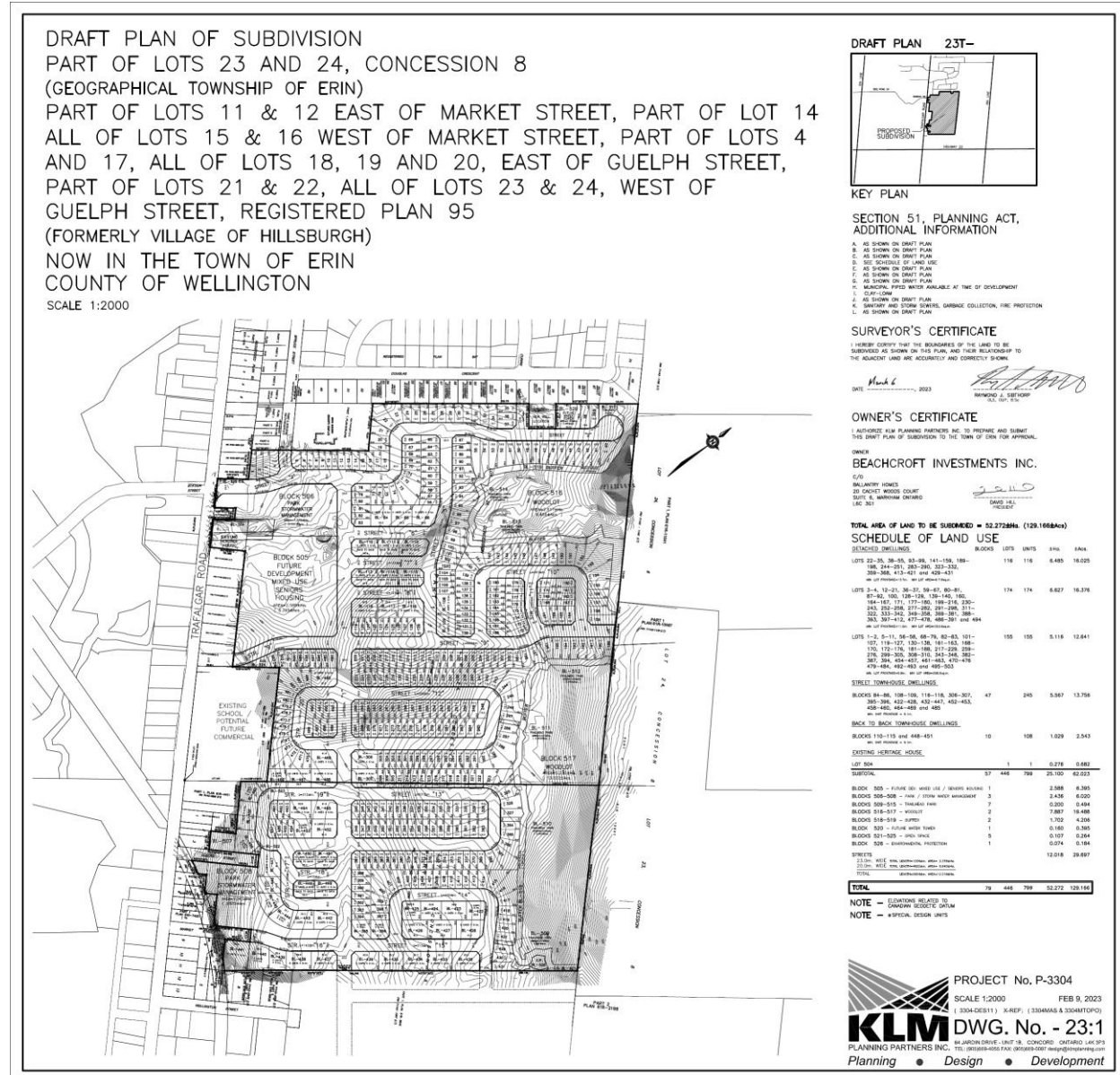
In light of the above, a zoning by-law amendment is required to rezone the Subject Lands to appropriate zone categories ‘Urban Residential (UR1) Zone’, ‘Environmental Protection One (EP1) Zone’, ‘Open Space One (OS1)’ and ‘Mixed Use (MU) Zone’ with site-specific exceptions to facilitate the Proposed Development.

A copy of the draft Zoning By-law Amendment has been included as part of the submission materials and is appended to this report as **Appendix B**.

4.3 DRAFT PLAN OF SUBDIVISION

The proposed Draft Plan of Subdivision (“DPS”) application applies to 52.27 hectares of land and proposes to create 446 single-detached dwellings lots (including the existing heritage house), 57 townhouse blocks to facilitate 353 townhouse units, (1) future development mixed use / seniors housing block, ten (10) park and trailhead park blocks which will also include underground stormwater management facilities, one (1) future water tower block and ten (10) environmental protection, woodlot, buffer and open space blocks. The DPS has an overall density of 19 units per gross hectares (excluding woodlot, buffer and environmental protection lands). The DPS features an extensive local street network that is 5,854 metres in length, primarily 20 metres in width, save for the minor collector road which labelled as ‘Street 1’ which will connect Trafalgar Road to Wellington Road 22 at ultimate build out and is 23.0 metres wide. **Figure 3** illustrates the proposed DPS.

Figure 3 – Draft Plan of Subdivision



5.0 POLICY ANALYSIS

5.1 THE PLANNING ACT

The purpose of the *Planning Act* is to promote economically, environmentally, and socially sustainable development through a land use planning system guided by provincial policy. The *Act* aims to integrate matters of provincial interest in planning decisions and encourages cooperation and coordination of interests. The *Act* recognizes the decision-making authority and accountability of municipal councils, and endeavors to provide for fair, open, accessible, timely and efficient planning processes.

On November 28th, 2022 ‘Bill 23 More Homes Built Faster Act, 2022’ received royal assent and made a number of amendments to the *Planning Act*, among others. Each of the amendments is made with the intention of removing barriers to the development of homes and streamlining *Planning Act* application approvals within the Province, primarily within urban areas with access to full municipal servicing. In accordance with Bill 23, the proposed applications seek to introduce 799 residential dwelling units on existing and planned municipal services to contribute to the Provincial directive of having more homes built faster. It’s also worth noting that Bill 23 introduces mandatory credits for encumbered parkland. As proposed, the Draft Plan of Subdivision features parkland that is encumbered by underground stormwater management storage tanks but intended for parkland dedication in accordance with Bill 23.

As noted, an application for Draft Plan of Subdivision will be submitted to support the Proposed Development. Section 51 (24) of the Act states that for a draft plan of subdivision application:

“...regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to,

	Policy	Evaluation
(a)	<i>the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;</i>	Section 5.1 of this report discusses the effect of the proposed subdivision on matters of provincial interest.
(b)	<i>whether the proposed subdivision is premature or in the public interest;</i>	The proposed subdivision represents a primarily vacant parcel of land within the Urban Centre and, as such, is an underutilized parcel of land that is primed for greenfield development.

(c)	<i>whether the plan conforms to the official plan and adjacent plans of subdivision, if any;</i>	An Official Plan Amendment is required. However, the draft plan is consistent with the intent of the official plan because it introduces a residential use with a compact built form that will contribute to the County and Municipality’s population targets.
(d)	<i>the suitability of the land for the purposes for which it is to be subdivided;</i>	The lands are located within the Urban Centre and are designated ‘Residential’ and adjacent to an existing residential neighborhood and will provide a logical expansion to the existing built boundary.
(d.1)	<i>if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing</i>	Although, there are no affordable units being proposed, the proposed subdivision features townhouse development, which is a compact built form that utilizes less land and is inherently more affordable than single detached dwelling units.
(e)	<i>the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;</i>	The proposed subdivision is located near Trafalgar Road and Wellington Road 22, which are both County Roads with a right-of-way (“ROW”) width of 20 metres and 30 metres, respectively. The proposed ‘Street 1’ has a 23 metre ROW, whereas the proposed internal streets will have a 20 metre ROW.
(f)	<i>the dimensions and shapes of the proposed lots;</i>	As shown in Figure 3, the proposed DPS has been designed to ensure that the largest of the single detached units are adjacent to the existing residential uses and will provide a transition from the denser building types internal to the plan. The smaller lot single detached dwellings and proposed townhouse units will introduce a built form that is not predominant in Hillsburgh and will diversify the existing housing stock. Additionally, the proposed Mixed Use / Seniors Block has the potential to accommodate additional higher density dwelling units.

(g)	<i>the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;</i>	There are no restrictions on the lands to be subdivided.
(h)	<i>conservation of natural resources and flood control;</i>	In support of these applications, additional environmental work has been completed to refine the boundaries of the woodlots and ensure adequate buffering is proposed, refer to Section 3.1 of this report.
(i)	<i>the adequacy of utilities and municipal services;</i>	The submitted FSSR report concludes that the utilities and municipal services will be adequate, refer to Section 3.1 of this report.
(j)	<i>the adequacy of school sites;</i>	Ross R. MacKay Public School is located directly west of the Subject Lands. The applications will be circulated to the School Boards who will have an opportunity to comment on the adequacy of schools in the area for the proposed increase population.
(k)	<i>the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;</i>	The internal street network, parks, water tower, woodlots and buffers will be conveyed for public purposes.
(l)	<i>the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and</i>	The proposed subdivision is located adjacent to an existing neighborhood which is in proximity to a number of parks, schools, commercial and community services. These surrounding uses are accessible by walking and biking. The location of the proposed subdivision encourages the use of active and public transportation, which in return helps reduce the use of fossil fuels and ultimately optimize the efficient use and conservation of energy.

(m)	<i>the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the City of Toronto Act, 2006. 1994, c. 23, s. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4); 2016, c. 25, Sched. 4, s. 8 (2)."</i>	Municipal interests will be addressed adequately through the draft plan of subdivision process. The future development mixed-use / seniors housing block will be subject to future site plan approval.
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Further to Section 51(24)(a), Section 2.0 of the *Planning Act* as it relates to matters of provincial interest has been satisfied as follows:

	Policy	Evaluation
(a)	the protection of ecological systems, including natural areas, features and functions;	The accompanying EIS confirms that the proposed buffers are sufficient to ensure no negative impact to the existing woodlot. Refer to Section 3.1 of this report.
(b)	the protection of the agricultural resources of the Province;	The Subject Lands are within the Urban Centre and designated for residential uses.
(c)	the conservation and management of natural resources and the mineral resource base;	The Subject Lands are within the Urban Centre and designated for residential uses.
(d)	the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;	The conclusions of the accompanying HIA and Stage 1-2 Archaeological Assessment are in support of the Proposed Development. Refer to Section 3.1 of this report.
(e)	the supply, efficient use and conservation of energy and water;	The accompanying FSSR confirms that the Proposed Development can be serviced efficiently. Refer to Section 3.1 of this report.

(f)	the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;	The accompanying FSSR confirms that the Proposed Development can be serviced efficiently. Refer to Section 3.1 of this report.
(g)	the minimization of waste;	The minimization of waste will be accommodated where feasible.
(h)	the orderly development of safe and healthy communities;	The Subject Lands are directly abutting the existing built boundary and are within the Urban Centre and designated for residential uses, priming them for development.
(h.1)	the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;	Individual dwellings can be made accessible at the request of future purchasers. Additionally, the parkland and communal spaces will be programmed to be accessible.
(i)	the adequate provision and distribution of educational, health, social, cultural and recreational facilities;	The Subject Lands are well served by the existing institutional, commercial and recreational facilities of Hillsburgh. Additionally, the DPS will contribute a mixed-use component and extensive parkland and woodlot system to the community of Hillsburgh.
(j)	the adequate provision of a full range of housing, including affordable housing;	Although, there are no affordable units being proposed, the proposed subdivision features townhouse development, which is a compact built form that utilizes less land and is inherently more affordable than single detached dwelling units.
(k)	the adequate provision of employment opportunities;	The Proposed Development features a mixed use component that will offer opportunities for employment.
(l)	the protection of the financial and economic well-being of the Province and its municipalities;	Development charges will be paid in accordance with the <i>Planning Act</i> .

(m)	the co-ordination of planning activities of public bodies;	The subject development application process is being coordinated by the Municipality and County.
(n)	the resolution of planning conflicts involving public and private interests;	The subject development application process and any conflicts associated with it are being coordinated by the Municipality.
(o)	the protection of public health and safety;	The accompanying supporting studies confirm that the lands can support the proposed residential use.
(p)	the appropriate location of growth and development;	The Subject Lands are within the Urban Centre and directly adjacent to the existing built boundary, meaning they are an underutilized parcel that is planned for development.
(q)	the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;	The Proposed Development features a well-connected street network that will have sidewalks on at least one side and will provide pedestrian connectivity to the surrounding existing and proposed uses.
(r)	the promotion of built form that, (i) is well-designed, (ii) encourages a sense of place, and (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;	The accompanying UDB expands upon the proposed design of the private and public spaces within the DPS. Refer to Section 3.1 of this report.
(s)	the mitigation of greenhouse gas emissions and adaptation to a changing climate. 1994, c. 23, s. 5; 1996, c. 4, s. 2; 2001, c. 32, s. 31 (1); 2006, c. 23, s. 3; 2011, c. 6, Sched. 2, s. 1; 2015, c. 26, s. 12; 2017, c. 10, Sched. 4, s. 11 (1); 2017, c. 23, Sched. 5, s. 80.	The proposed subdivision is located adjacent to an existing neighborhood which is in proximity to a number of parks, schools, commercial and community services. These surrounding uses are accessible by walking and biking. The location of the proposed subdivision encourages the use of active and public transportation, which in return helps reduce the use of fossil fuels and ultimately

	optimize the efficient use and conservation of energy.
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In our opinion, the proposed Draft Plan of Subdivision has met the applicable criteria of the Planning Act.

5.2 PROVINCIAL POLICY

5.2.1 PROVINCIAL POLICY STATEMENT (2020)

The Provincial Policy Statement 2020 (the “PPS”) is a guiding document providing policy direction on matters of Provincial interest related to planning and development. The PPS seeks to set a policy foundation for regulations on land use and development while also supporting the Provincial goal to enhance the quality of life for Ontarians.

An amended version of the PPS came into effect on May 1, 2020 replacing the previous version dated April 30, 2014. The *Planning Act* (the “Act”) requires that all decisions made related to planning matters shall be consistent with policy statements issued under the Act, including the PPS.

A founding principle and theme throughout the PPS is building strong communities that are sustainable and resilient for people of all ages. Strong communities provide long-term prosperity and social well-being for all Ontarians. To obtain this objective, the PPS promotes efficient land use and development patterns that accommodates for a range of dwelling types and densities which improves the financial viability of the province and its municipalities. By promoting the integration of land use planning, growth management, transit-supportive development and intensification municipalities are able to meet growth projections and the needs of their existing and future residents. Directing development and residential intensification within built-up areas which have sufficient infrastructure capacity to service new dwelling units supports municipalities in achieving their density and population targets. These goals are also achieved by supporting development that is compact, optimizes the use of available land and while maintaining appropriate levels of public health and safety. To this end, the PPS states:

1.1.1 *Healthy, livable and safe communities are sustained by:*

- a) *Promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*
- b) *accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial),*

- institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;*
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;*
 - d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;*
 - e) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;*
 - f) improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society;*
 - g) preparing for the regional and local impacts of a changing climate.*

The Proposed Development will allow for the intensification of an underutilized site within the existing urban area. The applications propose a variety of housing typologies that have been designed to be compatible with the surrounding land uses. The Proposed Development utilizes the existing and planned infrastructure including roads, water and sanitary. The existing community has sufficient planned infrastructure capacity to service the new dwelling units and will support the Town in achieving their density and population targets.

The Subject Lands are in close proximity to two (2) County Roads being Trafalgar Road and Wellington Road 22 which provide north / south and east / west connectivity to the County and beyond. Notwithstanding, future residents will have access to the vast array of local amenities that the surrounding community offers.

The surrounding community offers a series of transportation options (i.e., active transportation, local roads etc.) to further promote a healthy, active community. The Subject Lands pedestrian network will adjoin sidewalks along the existing local road network to the north and west and will provide future access to the future development of the lands to the south and east. The proposed woodlots, buffers and trailhead parks will facilitate a trail network that serves the existing and future residents of the community of Hillsburgh. Additionally, the DPS will contribute over 2.4 hectares of parkland with a variety of programming to service existing and future residents. Although transit is not currently available in the community of Hillsburgh, the density of the Proposed Development is transit-supportive and by building out the Urban Centre of Hillsburgh, investment in transit options may be prioritized by the Municipality and County in the future. The foregoing, in combination with the high-quality built form and accessible public spaces will promote a vibrant community identity and ultimately shape a complete community.

1.1.3 Settlement Areas

1.1.3.1 - Settlement areas shall be the focus of growth and development

1.1.3.2 - Land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- a) efficiently use land and resources;*
- b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;*
- c) minimize negative impacts to air quality and climate change, and promote energy efficiency;*
- d) prepare for the impacts of a changing climate;*
- e) support active transportation;*
- f) are transit-supportive, where transit is planned, exists or may be developed;*

1.1.3.3 - Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

The Subject Lands are within a designated Settlement Area and the Proposed Development has been designed strategically to be compatible and complimentary with the comprehensively planned land use designations established by the Official Plan and Zoning By-law. The proposed low-density units will provide an appropriate transition from the existing low-rise residential, located north and west of the Subject Lands. The Proposed Development will feature a compact built form along with a mix of housing typologies and densities, all of which can be adequately serviced by existing and planned infrastructure.

Section 1.2 deals with coordination of planning matters in Ontario as follows:

1.2.1 A coordinated, integrated and comprehensive approach should be used when dealing with planning matters within municipalities, across lower, single and/or upper-tier municipal boundaries, and with other orders of government, agencies and boards including:

- a) managing and/or promoting growth and development that is integrated with infrastructure planning;*
- c) managing natural heritage, water, agricultural, mineral, and cultural heritage and archaeological resources;*

The Town of Erin is a lower-tier municipality within Wellington County, as such the coordination of planning matters is established through the Wellington County Official Plan. The appropriate location of growth and

the protection of the environment are coordinated at the regional and local level and ultimately reflected and revised through development applications and implemented by Zoning By-laws.

1.4 *Housing*

1.4.1 - To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:

- a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and*
- b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.*

The Proposed Development will feature a variety of housing typologies and floor plans/designs which aligns with the Provincial directive of building a range of unit types and sizes. The increased supply and range of housing options available within the community assists with providing a more affordable housing market for existing and future residents.

The lands in the surrounding area have been predominately developed with single detached homes and varying commercial / institutional uses. Namely, the units directly to the north, that back onto the Subject Lands are single detached dwellings. The applications will facilitate a variety of single-detached dwelling sizes, the largest of which are adjacent to the existing residential uses to ensure adequate transition. The DPS also features a variety of townhouse typologies (i.e., street and back-to-back) primarily located internal / in the southerly portion of the plan in an effort to balance the housing objectives of the community and the Town while providing a compatible built form within the community.

1.5 *Public Spaces, Recreation, Parks, Trails and Open Space*

1.5.1 – Healthy, active communities should be promoted by:

- a) planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity;*

- b) planning and providing for a full range and equitable distribution of publicly accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources.*

The design of the Proposed Development was made with cognizance of pedestrian connectivity principles. The site includes sidewalks throughout to provide connections to the surrounding existing and future public sidewalk network and enhance their walkability to potential future transit options. The Proposed Development will contribute over 2.4 hectares of parkland and 9.7 hectares of woodlot, buffer and trailhead parkland to the recreational greenspace of the community of Hillsburgh.

1.6.6 Sewage, Water and Stormwater

1.6.6.1 Planning for sewage and water services shall:

- a) accommodate forecasted growth in a manner that promotes the efficient use and optimization of existing:*
 - 1. municipal sewage services and municipal water services; and*
- b) ensure that these systems are provided in a manner that:*
 - 1. can be sustained by the water resources upon which such services rely;*
 - 2. prepares for the impacts of a changing climate;*
 - 3. is feasible and financially viable over their lifecycle; and*
 - 4. protects human health and safety, and the natural environment;*
- c) promote water conservation and water use efficiency;*
- d) integrate servicing and land use considerations at all stages of the planning process; and [...]*

1.6.6.2 Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services.

The policies under Section 1.6.6 of the PPS provide direction on planning for the efficient use of existing sewer and water service infrastructure. Common themes throughout the section and in the PPS are the wise management of stormwater, water conservation, minimizing risk to public health and safety, financial viability and reducing impacts to climate change. The Proposed Development will aid in the implementation of the Towns Master Servicing Plan to introduce municipal water and wastewater services in Hillsburgh through voluntary infrastructure agreements which have been entered into between the Owner and Town. As detailed in the FSSR, the development will meet the Town of Erin requirements for stormwater quantity control, quality control, water balance and erosion and sediment control criteria.

1.6.7 *Transportation Systems*

1.6.7.4 - A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation.

The density proposed by the applications is transit-supportive and the proposed pedestrian network allows for seamless pedestrian access to the surrounding existing community. By contributing to the build out of the Urban Centre and assisting the Municipality with achieving their density targets, the future residents of the Proposed Development may benefit from future investment in transit by the Municipality and County.

1.7 *Long-Term Economic Prosperity*

1.7.7 Long-term economic prosperity should be supported by:

- b) encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of housing options for a diverse workforce;*
- e) encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes;*

The introduction of medium-density townhouse units on the Subject Lands will introduce a planned building type that is not predominant in the surrounding community. The proposed dwelling units are generally smaller than their single, semi-detached counterparts and require less land resulting in lower housing costs. As a result, a townhouse form is intrinsically more affordable than the housing that exists in the community today. The range of housing supply contributes to a more complete community and contributes to a range of housing options for people in various stages of life.

2.1 *Natural Heritage*

2.1.1 - Natural features and areas shall be protected for the long term.

2.1.2 - The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

The Subject Lands and surrounding area to the east and south consist of undeveloped agricultural land with natural heritage features throughout. The EIS that accompanies these applications has informed / refined the limits of the woodlots and their associated buffers and confirms that the Proposed Development will have no adverse impact on the features, therefore ensuring that the ecological function of the Subject Lands is maintained.

In keeping with the Provincial direction, the proposal is consistent with the PPS and its objectives as it promotes efficient development and will introduce a mix of housing typologies (e.g., detached dwellings and townhouses) while contributing to mixed-use, recreational, park, open spaces to meet the long-term needs of community it will serve. The Proposed Development is located within a defined Settlement Area, is adjacent to other lands intended for future development and in proximity to established communities in Wellington County. The Subject Lands are primarily vacant, underutilized and primed for development as the supply of housing in the Province, County and Municipality strives to keep up with demand and growth targets. The Proposed Development will establish an efficient land use pattern within the Settlement Area to create a complete community with a range and mix of housing options that will be compact in form and will leverage the planned and available infrastructure and public facilities in the area.

Based on the foregoing, the Proposed Development is consistent with the applicable policies of the Provincial Policy Statement (2020).

5.2.2 GREENBELT PLAN, 2017

The Greenbelt Plan was first established in 2005 under the authority of the Greenbelt Act, 2005 to help shape the future of growth within the Greater Golden Horseshoe. The Greenbelt Plan identifies where urbanization should not occur in order to provide permanent protection to the ecological and hydrological features within the area. The Greenbelt Plan includes lands within the Niagara Escarpment, the Oak Ridges Moraine, the Parkway Belt West Plan Area, lands designated Urban River Valleys, and the Protected Countryside. The Subject Lands are located within Towns/Villages designation of the Protected Countryside (refer to **Figure 4**).

Section 3.4.3 of the Greenbelt Plan outlines the policies for lands located within Town/Villages in the Protected Countryside.

Section 3.4.3.1 indicates that Towns/Villages are subject to the policies of the Growth Plan and continue to be governed by official plans and related programs or initiatives, and are not subject to the policies in the Greenbelt Plan, save for sections 3.1.5, 3.2.3, 3.2.6, 3.3 and 3.4.2.

Therefore, sections 3.1.5 (Agri-food Network), 3.2.3 (Water Resource System Policies), 3.2.6 (External Connections) are not relevant to the Development Proposal. However, Section 3.3 (Parkland, Open Space and Trails) is applicable.

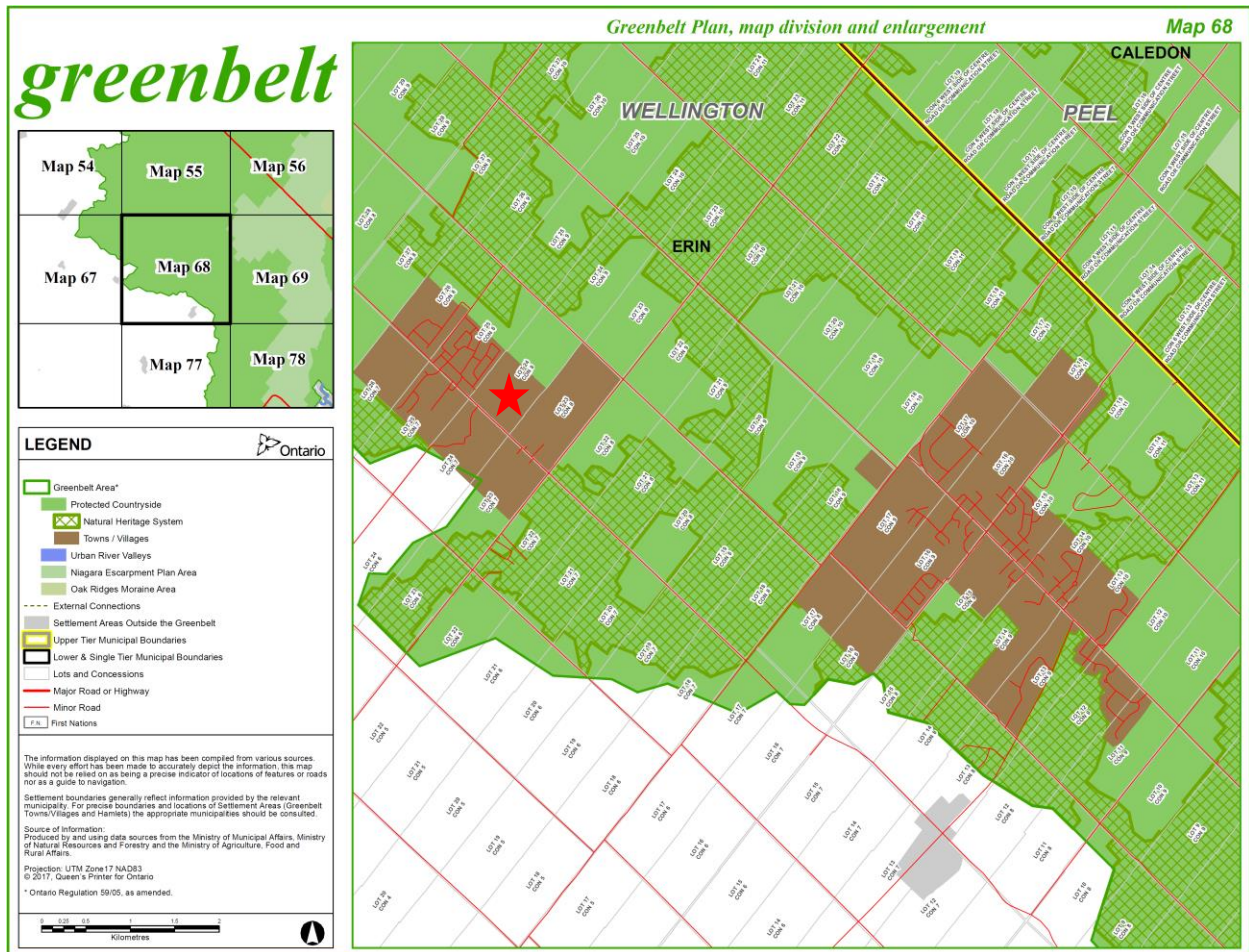
The Development Proposal provides an abundance of parkland resources, consisting of two (2) central programmed parks that will provide a gathering space for existing and future Hillsburgh residents and multiple trailhead parks which will provide access to a passive recreation trail network in the buffer system adjacent to the woodlands. Given the foregoing, Section 3.3.2.1 within the Greenbelt Plan applies:

The Province should, in partnership with municipalities, conservation authorities, non-government organizations and other interested parties]: Encourage the development of a system of publicly accessible parkland, open space and trails where people can pursue the types of recreational activities envisaged by this Plan, and to support the connectivity of the Natural Heritage System and the achievement of complete communities in settlement areas across the Greenbelt.

Section 3.4.2 details the General Settlement Area Policies for lands within the Protected Countryside that ought to be incorporated into official plans by the relevant municipality. The County completed its Greenbelt Plan conformity exercise in 2013, found under section 9.9 of the County OP.

Given that the Development Proposal will not negatively impact the Natural Heritage System, integrates stormwater management measures to mitigate negative impact to the natural environment, and accommodates the social and economic priorities within the community, it is our opinion that the development is in conformity with the relevant sections of the Greenbelt Plan and the applicable policies of the County OP.

Figure 4 – Greenbelt Plan – Map 68



5.2.3 A PLACE TO GROW: GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE (AUGUST 2020)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (the “**Growth Plan**”) 2020 was prepared and approved under the *Places to Grow Act, 2005* (the “**Growth Plan Act**”), as amended and came into effect on May 16, 2019. Amendment 1 (2020) to the Growth Plan was approved by the Lieutenant Governor in Council, Order in Council No. 1244/2020 to take effect on August 28, 2020. The Growth Plan is a framework document that seeks to implement the Provincial vision for the establishment of strong, prosperous communities to the year 2051. The Greater Golden Horseshoe (“**GGH**”) has been identified as one of North America’s fastest growing regions and it is important that growth be managed and directed in an appropriate manner.

The Growth Plan is the Ontario government’s initiative to plan for growth and development that builds upon the progress of the former plan and further strengthens the importance of optimizing the use of land and creation of infrastructure. The Growth Plan’s vision is to support economic prosperity, protect the environment, and help communities achieve a high quality of life for the public good.

Subsection 3(5)(b) of the Act requires that, in exercising any authority that affects planning matters, decisions of planning authorities “shall conform with” or “shall not conflict with” (as the case may be) provincial plans that are in effect.

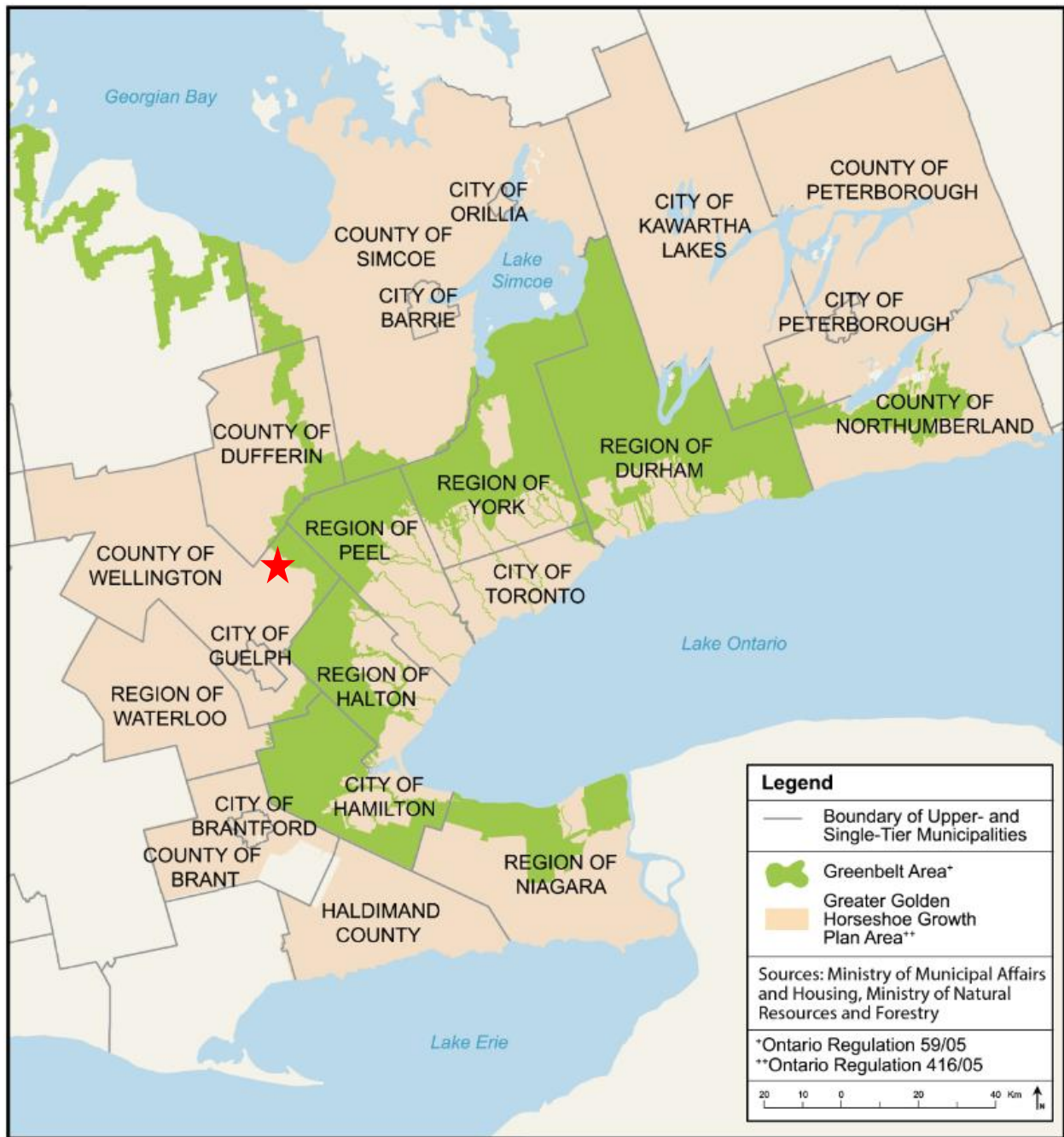
To coordinate planning for growth across the GGH, the Growth Plan provides population and employment forecasts to all municipalities within the GGH. The growth forecasts are a foundational component of the high-quality Plan and help shape new and existing communities. Building healthy and balanced communities while maintaining and improving the quality of life for Ontarians is best accomplished by accommodating forecasted growth in complete communities. The policies of the Growth Plan aim to develop cities and towns as complete communities to meet Ontarians needs for daily living by directing growth to built-up areas. The objectives of the Growth Plan are also met by creating transit-supportive development, having a diverse mix of land uses, providing a wide range of housing types, improving access to high quality public open space and having local stores and services in close proximity to serve the community.

The growth forecast policies of subsection 5.2.4 of the 2020 Growth Plan are to be implemented by upper and single tier municipalities through a municipal comprehensive review of their respective Official Plans post May 16th, 2019. The County of Wellington’s share of the population and employment distribution is 160,000 people and 70,000 jobs to the year 2051. Wellington County is in the process of completing its municipal comprehensive review, in the interim the Wellington County Official Plan (1998) population and employment forecasts are in effect. Table 1 of the Wellington County Official Plan forecasts a population

of 122,000 to the year 2031 and 140,000 to the year 2041. More specifically, the Urban Centres of Hillsburgh and Erin are forecasted to have a population of 6,500 -7,390 to the year 2036 and 7,000-10,040 to the year 2041, combined.

As discussed in Section 2.2 of this report, a total of 2,505 persons and jobs and 55 persons and jobs per hectare will be generated by the Proposed Development, excluding the contributions from the future development of the Mixed Use / Seniors Housing Block. As such, implementation of the Proposed Development would contribute to the achievement of these minimum growth targets which municipalities are required to meet and encouraged to exceed.

Figure 5 – Schedule 1 - A Place to Grow Concept



Subject Lands

The following is a list of the relevant policies applicable to the Proposed Development:

2.2.1 *Managing Growth*

2. *Forecasted growth to the horizon of this Plan will be allocated based on the following:*

a) *the vast majority of growth will be directed to settlement areas that:*

- i. has a delineated built boundary;*
- ii. have existing or planned municipal water and wastewater systems; and*
- iii. can support the achievement of complete communities;*

c) *within settlement areas, growth will be focused in:*

- i. delineated built-up areas;*
- ii. strategic growth areas;*
- iii. locations with existing or planned transit, with a priority on higher order transit where it exists or is planned; and*
- iv. areas with existing or planned public service facilities;*

e) *development will generally be directed away from hazardous lands;*

4. *Applying the policies of this Plan will support the achievement of complete communities that:*

a) *feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;*

b) *improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes;*

d) *expand convenient access to:*

i. a range of transportation options, including options for the safe, comfortable and convenient use of active transportation;

ii. public service facilities, co-located and integrated in community hubs;

iii. an appropriate supply of safe, publicly-accessible open spaces, parks, trails, and other recreational facilities;

- e) *provide for a more compact built form and a vibrant public realm, including public open spaces;*
- f) *mitigate and adapt to the impacts of a changing climate, improve resilience and reduce greenhouse gas emissions, and contribute to environmental sustainability; and*
- g) *integrate green infrastructure and appropriate low impact development.*

The development of the Subject Lands would conform to policy 2.2.1.2. The Subject Lands are within a Settlement Area, as designated by the Town of Erin, have existing or planned water and wastewater systems and will support the achievement of complete communities. Furthermore, the lands have access to existing or planned public service facilities in an area that can support the achievement of complete communities.

The Subject Lands are well served by existing publicly accessible built and natural settings for recreation and will contribute woodlands, buffers and trailhead parks to the open space network of the community of Hillsburgh. Additionally, the 2.4 hectares of parkland contributed by the Proposed Development will be publicly accessible and programmed to serve existing and future residents. The foregoing passive and programmed amenity space will ensure a vibrant public realm and contribute to the achievement of a complete community.

The proposed buildings will contribute to mitigating climate change and reducing greenhouse gas emissions because the proposed buildings will have highly efficient mechanical systems as required for new dwellings under the Ontario Building Code. Furthermore, townhouse developments are inherently an energy efficient housing form through the use of shared exterior walls. The Proposed Development will improve climate change resilience and integrate a stormwater management approach that employs appropriate low impact development measures.

2.2.6 Housing

2.2.6.2 Notwithstanding policy 1.4.1 of the PPS, 2020, in implementing policy 2.2.6.1, municipalities will support the achievement of complete communities by:

- a) *planning to accommodate forecasted growth to the horizon of this Plan;*
- b) *planning to achieve the minimum intensification and density targets in this Plan;*
- c) *considering the range and mix of housing options and densities of the existing housing stock; and*
- d) *planning to diversify their overall housing stock across the municipality.*

2.2.6.3 *To support the achievement of complete communities, municipalities will consider the use of available tools to require that multi-unit residential developments incorporate a mix of unit sizes to accommodate a diverse range of household sizes and incomes.*

The Proposed Development would contribute a mix of residential unit sizes and typologies in the community and would provide new housing options for people of all ages, abilities and incomes. The Proposed Development would contribute to the mix of housing options available to the immediate community and accommodate various household sizes.

The Subject Lands are representative of a Designated Greenfield Area and are subject to the policies of Section 2.2.7. The Growth Plan defines Designated Greenfield Area as follows:

Lands within settlement areas (not including rural settlements) but outside of delineated built-up areas that have been designated in an official plan for development and are required to accommodate forecasted growth to the horizon of this Plan. Designated greenfield areas do not include excess lands.

2.2.7 *Designated Greenfield Areas*

1. *New development taking place in designated greenfield areas will be planned, designated, zoned and designed in a manner that:*
 - a) *supports the achievement of complete communities;*
 - b) *supports active transportation; and*
 - c) *encourages the integration and sustained viability of transit services.*
2. *The minimum density target applicable to the designated greenfield area of each upper- and single-tier municipality is as follows:*
 - b) *The City of Kawartha Lakes and the Counties of Brant, Dufferin, Haldimand, Northumberland, Peterborough, Simcoe and Wellington will plan to achieve within the horizon of this Plan a minimum density target that is not less than 40 residents and jobs combined per hectare.*

The Subject Lands can be considered unique and underutilized as they are currently vacant (save for the existing heritage dwelling) and within the settlement boundary. The Proposed Development will intensify the use of an underutilized parcel of land by facilitating the development of varying housing typologies to support a variety of lifestyles and income levels while protecting and enhancing the area's natural features. A range of transportation options are available, including options for the safe, comfortable and convenient use of active transportation to support transportation initiatives. The lands are well serviced by public

service facilities, commercial uses, recreational facilities and parks. Access to public open spaces and convenient access to jobs, local stores, and services, a full range of housing types, transportation options and public service facilities help to create complete communities.

As proposed, the development will result in an average of 55 residents and jobs combined per hectare. The Proposed Development and applications would meet the minimum density prescribed for the County of Wellington and ultimately contribute to the achievement of the density targets identified in the Growth Plan.

Ultimately, the Proposed Development will improve an underutilized parcel of land, be compatible with the surrounding uses and will contribute to building a complete community. The Proposed Development seeks to integrate and align a land use that meets to the policy goals of the Growth Plan. It is our opinion that the proposal conforms to the Growth Plan.

5.3 UPPER-TIER POLICY

5.3.1 OFFICIAL PLAN OF THE COUNTY OF WELLINGTON

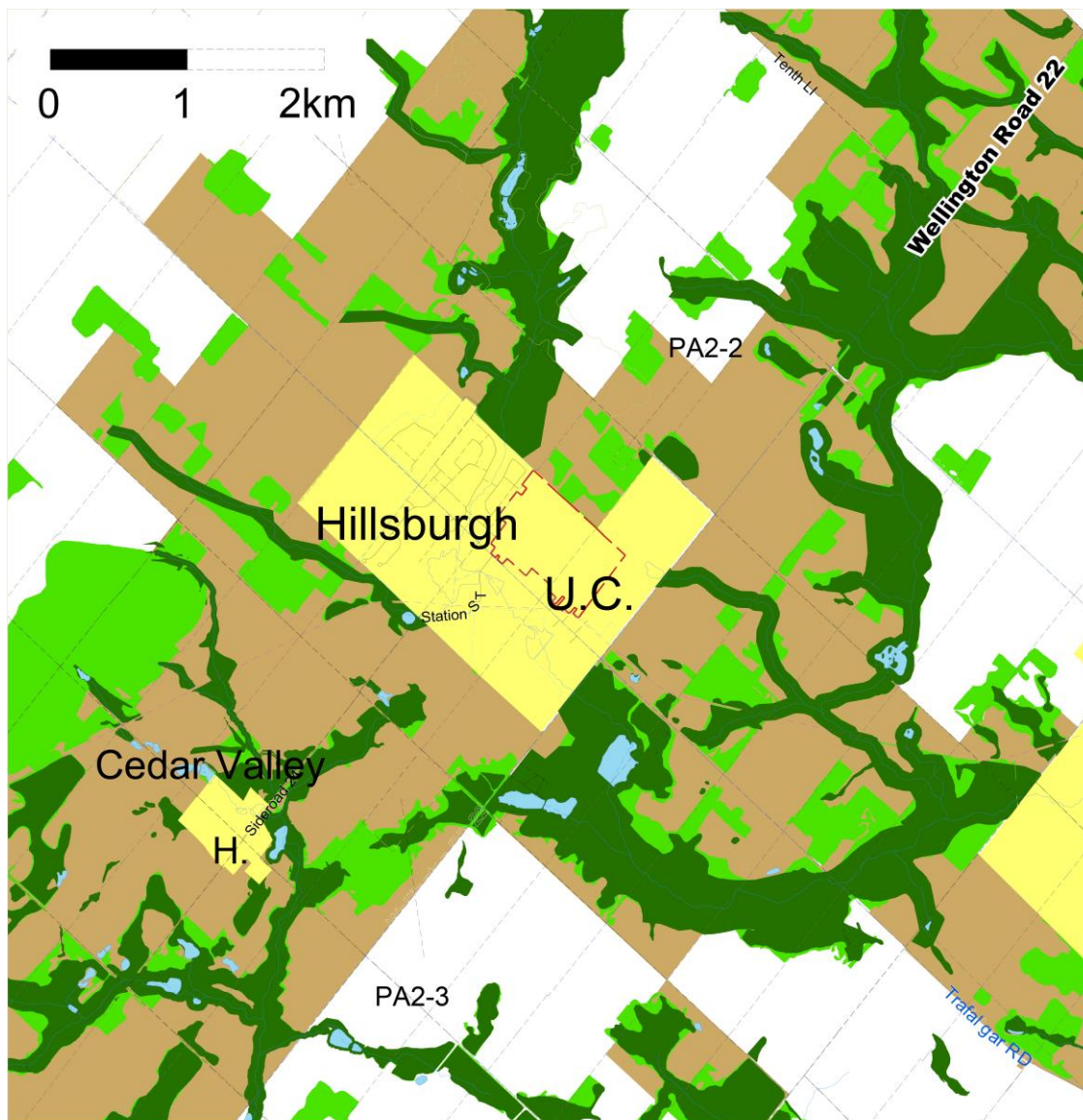
The County of Wellington Official Plan (“WCOP”) was adopted by Wellington County Council on September 24, 1998, approved by the Ministry of Municipal Affairs on April 13, 1999 and came into effect on May 6, 1999. The WCOP was most recently consolidated on June 1st, 2022.

The WCOP sets out policies to protect and enhance the County’s natural and cultural heritage, manage the County’s resources, implement efficient growth, coordinate land use planning among the local municipalities, ensure economic sustainability and promote public health and safety. The County is currently undergoing a municipal comprehensive review (“MCR”) to bring the WCOP into conformity with the current provincial planning context. At the time of writing this report, the County has completed its Growth Structure (Phase 1) and Land Needs Assessment (Phase 2) and had them approved in principle by County Council, the next step consists of Phase 3 Urban and Rural Growth Management.

The Subject Lands are located within the “Urban Centre” designation as per Schedule A2 – Erin in the WCOP (**Figure 6**). Section 7.5 directs that the Urban Centre designation is intended to provide a full range of land use opportunities, including residential uses of various types and densities, commercial, industrial and institutional uses as well as parks and open space uses. The WCOP also delineates a built boundary that directly abuts the Subject Lands to the north and west and designates Trafalgar Road and Wellington Road 22 as County Roads.

The Proposed Development conforms to the Urban Centre designation in the WCOP as it provides a mix of housing types within a compact urban form. The Proposed Development exemplifies the County's goals of providing a choice of housing and employment within the existing settlement areas on full municipal services. In addition, the Proposed Development will feature pedestrian connectivity to the proposed and existing surrounding community and its associated recreational, institutional and commercial opportunities.

Figure 6 – Wellington County Official Plan – Schedule A2 ‘Erin’



Data Source: County of Wellington Official Plan, 1999, Updated 2021

<p>Figure 6</p> <p>Land Use County of Wellington Official Plan, Schedule A2 Erin</p> <p>Part of Lots 23 and 24, Concession 8 (Geographic Township of Erin), Part of Lots 11&12 East Market Street, Part of Lot 14, All of Lots 15 & 16 West of Market Street, Part of Lots 4 and 17, All of Lots 18, 19 and 20, East of Guelph Street, Part of Lots 21 & 22, All of Lots 23 & 24, West of Guelph Street, Registered Plan 95 (Former Village of Hillsburgh), Town of Erin, County of Wellington</p>	<p>LEGEND</p> <table border="0"> <tr> <td></td> <td>Subject Lands</td> <td></td> <td>C.R. Country Residential</td> <td></td> <td>Built Boundary</td> </tr> <tr> <td></td> <td>Core Greenlands</td> <td></td> <td>PA Policy Area</td> <td></td> <td>County Roads</td> </tr> <tr> <td></td> <td>Greenlands</td> <td></td> <td>Hamlet Area</td> <td></td> <td>Landfill Site</td> </tr> <tr> <td></td> <td>Earth Science ANSI</td> <td></td> <td>Urban Centre</td> <td></td> <td>Everton Water Management Protection Area</td> </tr> <tr> <td></td> <td>Prime Agricultural</td> <td></td> <td>Industrial</td> <td></td> <td></td> </tr> <tr> <td></td> <td>Secondary Agricultural</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Mineral Aggregate Area</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Recreational</td> <td></td> <td></td> <td></td> <td></td> </tr> </table> <p>DATE: February 21, 2023</p>		Subject Lands		C.R. Country Residential		Built Boundary		Core Greenlands		PA Policy Area		County Roads		Greenlands		Hamlet Area		Landfill Site		Earth Science ANSI		Urban Centre		Everton Water Management Protection Area		Prime Agricultural		Industrial				Secondary Agricultural						Mineral Aggregate Area						Recreational				
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Section 3.5 of the WCOP provides policy direction with respect to allocating growth in the County and directs that by the year 2041, Wellington will be a community of 140,000 people. Further, Special Policy 3.5.1 states:

3.5.1 Special Policy: Hillsburgh and Erin Urban Centres

Table 7 provides the forecasted growth for the Town of Erin. The 2036 and 2041 Population and Household growth forecasts for Hillsburgh and Erin Urban Centres combined are provided as ranges to recognize that the Town of Erin is in the process of determining its future potential to accommodate growth on municipal water and wastewater services in these two Urban Centres.

New development within the Hillsburgh and Erin Urban Centres shall be serviced in a manner that conforms to the requirements of the Growth Plan and is consistent with the PPS 2014, including Section 1.6.6.

The Town is currently conducting Class Environmental Assessments for municipal water and wastewater servicing and is undertaking associated public consultation. Upon completion of these Class EA processes, Town Council will take the necessary steps to determine the appropriate amount of growth within the ranges set out in Table 7 for each of Hillsburgh and Erin to 2036 and 2041. The official plan for the Town of Erin will require amendment to confirm the future growth forecasts for Hillsburgh and Erin to 2036 and 2041; however, so long as those growth forecasts are within the ranges in Table 7, no further amendment to this Plan will be required. If the population and household growth for 2036 and/or 2041 as confirmed in the Town of Erin Official Plan is less than the upper range set out in Table 7, the County may reallocate any surplus forecasts in Table 7 among the area municipalities of the County, as appropriate, by an amendment to this Plan.

In light of the Erin and Hillsburgh Urban Centres having municipal water service systems and a planned municipal sanitary sewage system, and in response to the above noted policy, the Town of Erin initiated Official Plan Amendment 13 (“**OPA 13**”). OPA 13 is an interim measure to provide confirmation of future growth in each of Hillsburgh and Erin to 2041 and update the growth management policies. OPA 13 was adopted by Municipal Council and has been sent to the County who is the approval authority.

The County’s Municipal Comprehensive Review (“**MCR**”) is in process and includes updates to meet the Growth Plans current horizon to the year 2051. More specifically, Official Plan Amendment 120 (“**OPA 120**”) which is the second amendment to the County’s Official Plan advanced as part of the County’s MCR and serves to update the population, household and employment forecasts of the WCOP, was adopted by Wellington County on February 9th, 2023 and has been sent to the Minister of Municipal Affairs and Housing (“**MMAH**”) for approval. It’s our understanding that following approval of OPA 120, the County will revise

OPA 13 to the current Growth Plan horizon (2051) which will allow for the Proposed Development to advance.

As discussed in Section 2.2 of this report, until such time that the County has completed its MCR and the MMAH has approved the implementing Official Plan Amendments, the existing density targets of the WCOP remain in effect and have been evaluated herein.

Section 4.4 of the WCOP provides high level policy direction with respect to housing, encouraging an adequate supply and variety of housing at densities that are efficient and suited to small town character. Further, Section 4.4.4 of the WCOP includes specific policy direction for Greenfield Housing, stating:

4.4.4 Greenfield Housing

In greenfield areas, the County will encourage increased densities and a broader mix of housing and will:

- a) encourage approved but undeveloped plans of subdivision to consider revisions which add additional housing units in appropriate locations;*
- b) require new developments to achieve densities which promote the overall greenfield density target of 40 persons and jobs per hectare and specifically:
 - i. strive to attain at least 16 units per gross hectare (6.5 units per gross acre) in newly developing subdivisions;*
 - ii. somewhat lower densities may be considered in newly developing subdivisions where physical and environmental constraints such as larger than normal storm water management requirements, parcel dimensions that do not yield efficient lotting patterns and the need for transition areas from adjacent land uses, or on small parcels of under 2 hectares (5 acres);*
 - iii. In (i) and (ii) above gross hectares or gross acres means residential land excluding environmentally protected features and non-residential uses (schools, convenience commercial) but includes roads, parks, storm water management areas or other utility blocks; and*
 - iv. encourage the introduction of medium density housing types in new subdivisions and other Greenfield areas.**

As per Section 2.2 of this report, the Proposed Development achieves 55 persons and jobs per gross hectare (excluding environmental protection, woodlot and buffer lands), exceeding the requirement for a minimum of 40 persons and jobs in greenfield areas. Further, Section 3.0 of this report demonstrates that the Proposed Development will achieve a density of 19 units per gross hectare, exceeding the goal of 16 units per gross hectare for greenfield areas. The Proposed Development includes a variety of housing sizes and dwelling types (including multiple single detached dwelling sizes and townhouse dwellings) that will

diversify the housing stock of the Municipality. The Proposed Development also includes a Mixed Use / Seniors Housing Block which has the potential to accommodate a higher density housing type and introduce different dwelling types to the housing stock of the Town of Erin.

Section 4.6.2 of the WCOP provides the criteria to be evaluated when completing a Planning Impact Assessment, at the request of the County, the following have been evaluated:

4.6.2 Planning Impact Assessment

Planning impact assessments may be required to evaluate:

- a) the need for the proposed use other than for aggregate operations, taking into account other available lands or buildings in the area;*
- b) the appropriateness of the proposed site for the use proposed taking into consideration the size and shape of the land and its ability to accommodate the intensity of use proposed;*
- c) the adequacy of the proposed method of servicing the site;*
- d) the compatibility of the proposed use with consideration given to the height, location, proximity and spacing of buildings; the separation between various land uses; impacts from noise, odour, dust or other emissions from the proposed use and from adjacent land uses; loss of privacy, shadowing or impact on cultural heritage resources and landscapes;*
- e) the impact on natural resources such as agricultural land and mineral aggregate deposits;*
- f) the impact on biodiversity and connectivity of natural features and areas;*
- g) the exterior design in terms of bulk, scale and layout of buildings and other design elements;*
- h) the possibility that site contamination has occurred or the site may contain historic petroleum wells or associated works, and if so, demonstrate compliance with provincial regulations;*
- i) methods of reducing or eliminating negative impacts;*
- j) other planning matters considered important by a Council.*

The Subject Lands are intended for greenfield development, specifically residential development as per the WCOP and the Erin Official Plan. The Subject Lands are directly adjacent to the built boundary of the community of Hillsburgh and are therefore representative of sequential development and the orderly build out of the Urban Centre. The accompanying supporting studies confirm that the lands can be serviced adequately and are not contaminated, that the Proposed Development and its built form is compatible with the surrounding land uses and will have no negative impacts on the surrounding natural resources or natural features.

Section 4.11 Public Spaces, Parks and Open Space

Planning and design play an important role in community health by providing opportunities for active lifestyles and recreation activities.

Wellington is fortunate to have a number of: publicly-accessible rail trails; agreement forest trails; rivers, lakes and reservoirs; conservation areas; and municipal parks and recreation complexes. Equally important is the involvement of community groups who provide support and stewardship for a number of these facilities.

The County will promote healthy, active communities by:

- a) planning public roads, streets and facilities to be safe, meet the needs of pedestrians, and facilitate pedestrian and non-motorized movement, including but not limited to, walking and cycling;*
- b) providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, open space areas, trails, and, where practical and appropriate, water-based resources;*
- c) providing opportunities for public access to shorelines;*
- d) considering the impacts of planning decisions on parks, agreement forests and conservation areas.*

The Proposed Development includes two (2) parks totaling +/- 2.4 hectares of land and strategically located so that they are accessible to those living in the north and south portion of the DPS and to those existing residence north of the Subject Lands and along Trafalgar Road. Further, the DPS features a comprehensive street network that will provide sidewalks on at least one side and facilitate pedestrian access throughout the Subject Lands and beyond. The proposed buffers that are associated with the woodlands on the Subject Lands will facilitate a trail network that will be accessible by the seven (7) proposed trailhead parks, providing existing and future residence of Hillsburgh with additional passive recreational open space. Lastly, the Subject Lands are in close proximity to Barbour Fields to the east which currently provides multiple baseball and soccer fields for outdoor recreation uses and is proposed to be expanded by the Town in the coming years.

Part 7.0 of the WCOP provides policy direction for the urban system, further breaking the larger urban places in Wellington into hamlets and Urban Centres. Hillsburgh and Erin are the two (2) Urban Centres in the Town of Erin. It's expected that Urban Centres on municipal services will accommodate much of the growth that is anticipated and spoken to in Section 3.5 of the WCOP. Further Section 7.5 provides specific direction for the Urban Centres, stating:

7.5.1 Permitted Uses

Urban Centres are expected to provide a full range of land use opportunities. Residential uses of various types and densities, commercial, industrial and institutional uses as well as parks and open space uses will be permitted where compatible and where services are available. More detailed official plan designations and policies as well as zoning regulations will identify the location and nature of various permitted uses in urban centres.

Consistent with the Urban Centres designation, the Proposed Development will provide for a full range of land uses, including; residential, mixed use and parks / open space. The accompanying Official Plan Amendment and Zoning By-law Amendment will introduce the appropriate designation and zone categories to facilitate the Proposed Development.

7.5.2 Services

Sewage and water services will be provided in accordance with Section 11.2 of this Plan. Road access will be via internal roads where possible, then via local roads where possible and then via County Roads or Provincial Highways where there is no other alternative. In all cases, appropriate sighting standards must be met and road functions maintained.

The accompanying FSSR confirms that the lands can be adequately serviced and are consistent with County and Municipal standards. Refer to Section 3.1 of this report. Currently, access to the Subject Lands is via Trafalgar Road which is a County Road. The Proposed Development will add two (2) accesses evenly dispersed along Trafalgar Road, and orient all driveways / dwelling accesses to the internal street network. The remaining accesses to the Subject Lands will be via existing and proposed local roads to the north, east and south.

7.5.5 Residential Use

Urban centres shall provide a broad range of residential uses to provide a diverse supply of housing, including affordable housing.

In Wellington, the single-family residence will continue to be the dominant use of urban lands. Other forms of housing at densities appropriate to the servicing and the nature of the community will also be developed including semi-detached, duplex townhouse and apartment units. An Additional Residential Unit may be allowed subject to the provisions of Section 4.4.6 of this Plan.

Additionally, bed and breakfast establishments will be encouraged within single detached dwellings where adequate services and parking are available.

In accordance with this policy direction, single detached dwellings are proposed to make up the majority of the proposed units. However, the Proposed Development will also introduce a variety of townhouse dwelling units and the opportunity for future mixed-use development that may support additional higher density dwelling units. As noted previously, the accompanying FSSR confirms that the Proposed Development can be adequately serviced. Refer to Section 3.1 of this report.

7.5.12 Parks and Open Space

Urban Centres shall provide adequate parks and open space areas to serve their population and may provide recreational opportunities for a larger regional population. Parks and open space areas may be located in or adjacent to greenland areas depending on impacts and opportunities.

The Proposed Development features programmed and passive open space in the form of 2.4 hectares of parkland and a trail network that traverses the buffer lands of the woodlots. As per the above, and given that the accompanying Environmental Impact Study confirms that the passive recreational trail use will not adversely impact the woodlands, the proposed trail is able to be located within the Greenland area.

7.5.13 Greenlands System

The Greenland System policies established in this Plan apply within Urban Centres. More detailed policies may be developed for urban centres, particularly where urban development is adjacent to Greenland System areas or where existing development has already occurred in or near Greenland System areas.

Further to the above, by virtue of the accompanying Official Plan Amendment, the Greenland System has been refined to accurately reflect the staked limit of the woodlands and the associated buffer lands.

As per Schedule A2 of the Town of Erin Official Plan, Trafalgar Road is a “County Road”. Section 12.5.6 of the WCOP directs that County Roads inside Urban Centres require a minimum right-of-way (“ROW”) width of 20 metres. It’s our understanding that the minimum is currently being met and no road widening is required.

Based on the foregoing, it’s our professional planning opinion that the Proposed Development conforms to the WCOP.

5.4 LOCAL POLICY

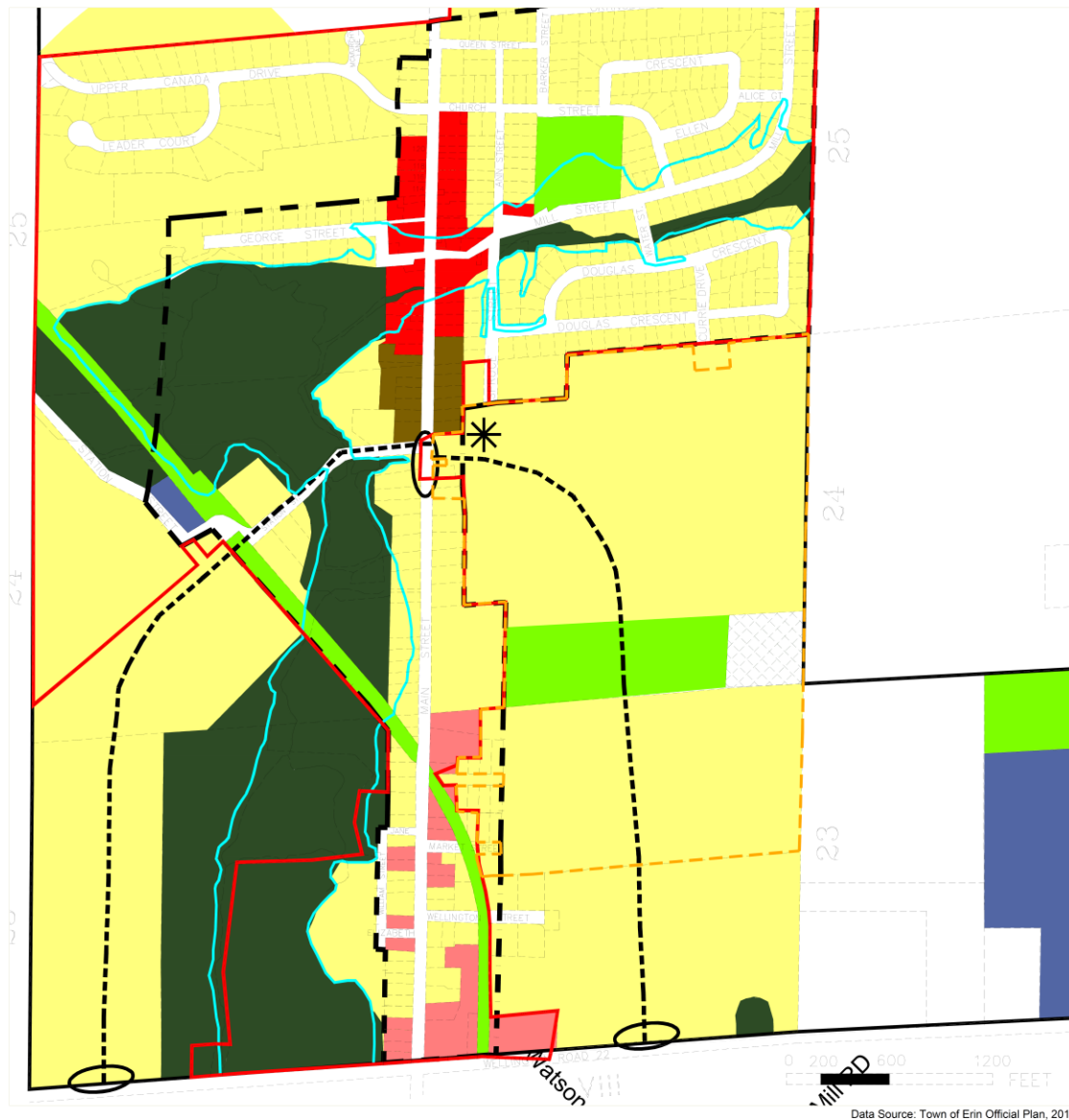
5.4.1 TOWN OF ERIN OFFICIAL PLAN (2004)

The Town of Erin Official Plan (“EOP”) was approved by Wellington County on December 14th, 2004. The EOP was most recently consolidated on January 10th, 2023. The EOP is a guiding document that seeks to ensure that growth and development in the Town of Erin appropriately balances the social, economic, cultural and environmental interests of the community.

Within the EOP, the Subject Lands are within the “Hillsburgh Urban Area”, as illustrated on Schedule A-3. The Subject Lands are designated “Residential,” “Recreational,” “Greenlands” and feature a “Proposed New

Firehall Location”, refer to **Figure 7**. In addition, the Subject Lands are directly adjacent to the built boundary of the community of Hillsburgh which encompasses the residential and commercial uses to the west and north of the Subject Lands. As previously noted, as per Schedule C of the EOP, the Subject Lands are in close proximity to two (2) County Arterial Roads being Trafalgar Road and Wellington County Road 22.

Figure 7 – Erin Official Plan – Schedule A-3 ‘Hillsburgh Urban Area’



Data Source: Town of Erin Official Plan, 2010

Figure 7
Hillsburgh Urban Area
Town of Erin
Schedule "A-3"

Part of Lots 23 and 24, Concession 8 (Geographic Township of Erin), Part of Lots 11&12 East Market Street, Part of Lot 14, All of Lots 15 & 16 West of Market Street, Part of Lots 4 and 17, All of Lots 18, 19 and 20, East of Guelph Street, Part of Lots 21 & 22, All of Lots 23 & 24, West of Guelph Street, Registered Plan 95 (Former Village of Hillsburgh), Town of Erin, County of Wellington

LEGEND			
	Subject Lands		Core Greenlands
	Residential		Greenlands
	Central Business District		Recreational
	Highway Commercial		Community Improvement Area
	Residential Transition Area		Regulatory Floodline
	Industrial		Proposed Minor Collector
			Final Alignment to be Determined
			Future Development
			Proposed New Firehall Location
			Built Boundary

DATE: February 21, 2023

The following is an analysis of the applicable policies of the EOP and the justification of how each policy has been considered:

2.3.1 Relationship to the County Growth Strategy

Greenfield Density: The designated Greenfield area of the County will be planned to achieve an overall minimum density of not less than 40 residents and jobs per hectare.

2.3.2 Current County Growth Forecast

Table 1:

Town of Erin

Years	2006	2011	2016	2021	2026	2031
Total Population	11,680	11,930	12,490	13,510	14,530	15,530
Households	3810	3960	4160	4510	4850	5180
Total Employment	3550	3590	3780	4600	5020	5460

Urban Centres

Years	2006	2011	2016	2021	2026	2031
Erin Village						
Total Population	3020	3000	3100	3540	3980	4400
Households	1030	1050	1090	1240	1390	1530
Hillsburgh						
Total Population	1240	1280	1380	1610	1850	2080
Households	410	430	460	540	610	690

As previously discussed, the Town has recently adopted OPA 13 which seeks to amend the above noted table to be consistent with the current WCOP by extending the forecasts to the 2041 horizon. Concurrently, the County adopted OPA 120 which seeks to amend the growth forecasts of the WCOP to be consistent with the current Growth Plan by extending the forecasts to the 2051 horizon. It’s our understanding that OPA 120 is with the MMAH for approval, following which OPA 13 will be revised to the current Growth Plan horizon (2051).

Notwithstanding, the new policies of OPA 13 and 120 are not yet in effect and the Proposed Development is being evaluated against the in-effect targets of Table 7 of the WCOP, being 7,000-10,040 shared between Erin Village and Hillsburgh to the year 2041. The Proposed Development will contribute 2,361 people and jobs, or 55 people and jobs per hectare to the density targets of the Municipality and County.

3.1.2 Wetlands

Council recognizes that wetlands are essential ecosystems and parts of ecosystems. They provide continuous, sustainable environmental, economic and social benefits that contribute to the high quality of life in Erin. The Town encourages the protection of all wetlands through accepted land use planning and resource management practices. All provincially and locally significant wetlands are included in the Core Greenlands designation.

- a) No development is permitted on provincially significant wetlands. Development on lands adjacent to provincially significant wetlands will only be permitted subject to the preparation of an Environmental Impact Assessment as outlined by the policies of this Plan. All other wetlands will be protected in large measure and development that would seriously impair their future ecological functions will not be permitted.*
- b) The interpretation and definition of the limits of all other wetlands and lands adjacent to those wetlands will be the responsibility of the Town, the County of Wellington, the Conservation Authority and any other agency or person(s) so requested by the Town.*
- c) Private landowners with property in or adjacent to wetlands are encouraged to maintain their holdings in a manner which preserves the natural attributes of the wetland feature.*
- d) Council shall consider the designation of additional wetland areas that may be identified by the Ministry of Natural Resources, the applicable Conservation Authority, the County of Wellington or other appropriate agencies.*
- e) Council will endeavour to ensure that public works and actions undertaken by the Town and other public agencies will not be detrimental to wetland areas.*
- f) Wetland policies may be implemented through the Zoning By-law by placing wetlands in a restrictive zoning category that permits only uses such as conservation and resource management, forestry and wildlife management, as well as passive recreational activities which do not have a harmful impact on wetlands.*

The accompanying EIS has identified a wetland within the northeastern woodlands on the Subject Lands. However, the EIS also concludes that the Proposed Development will have no negative impact on the wetland and will be adequately buffered by the surrounding woodland that will be maintained and the additional 10.0 metre woodland buffer. Refer to Section 3.1 of this report for additional detail and justification.

3.1.9 Woodlands

Council recognizes the need for the protection and wise use of wooded areas, particularly those which contribute to erosion control, groundwater storage and habitat for flora and fauna.

The Core Greenlands designation may include wooded areas, particularly where these are also associated with other natural heritage features such as wetlands. The Core Greenlands or Greenlands designation may also include upland woodlands over 10 hectares in areas which is

considered to be significant by the County of Wellington. It is the intent of Council that these woodlands will be protected from development and site alterations which would have a significant negative impact on the woodlands or their ecological functions will not be permitted.

The Town also recognizes that smaller wooded areas also have local significance. Where practical, these smaller woodlots should be protected, even if they are not included in a Greenlands designation.

The Town supports the following policies with respect to its wooded areas:

- a) The Town encourages the protection and preservation of existing trees and woodlots.*
- b) The protection and enhancement of forest cover along stream banks and river valleys is encouraged.*
- c) In instances where a development proposal may impact upon a significant woodlot, the Town will require that an Environmental Impact Assessment in accordance with Section 5.16 be undertaken. However the Assessment should also address the following issues particular to an examination of impacts on the woodlot:
 - i. Contain a detailed inventory of the woodlot including size, age, composition and the occurrence of any other features containing important ecological functions such as buffer, habitat, linkage or hydrological flow characteristics;*
 - ii. Indicate the impact of the proposal on the woodlot including existing trees;*
 - iii. Indicate any measures that would reduce the impact of the proposal including where possible, relocation outside of the woodlot;*
 - iv. Where trees are to be removed, indicate the measures necessary to ensure the orderly extraction of trees or the possible relocation of trees, where practical, and the preservation of the remaining ones;*
 - v. Include provisions for the replacement of trees with native species where possible, as a result of the proposal;*
 - vi. Recommend no development where negative impacts of development cannot be mitigated due to the rarity, sensitivity or size of the woodlot.**

As per the EOP, the Subject Lands include a 'Greenlands' designation which has been extended and refined based on the limits staked and evaluated in the EIS that accompanies this submission. The proposed alignment of the Greenlands designation that is introduced by the proposed OPA encompasses the entirety of the woodlot(s) on the Subject Lands and their associated 10.0 metre buffer. These lands are intended for preservation and will offer opportunities for passive recreational trails throughout the buffer network.

3.3 Cultural Heritage Resources

3.3.1 Overview

Cultural heritage resources include archaeological resources; buildings and structural remains of historical, architectural and contextual value; and rural, village and urban districts or cultural landscapes of historic interest.

With proper planning and management, heritage features within the Town may form an important and highly visible part of the community fabric. In addition, the recognition and enhancement of local heritage resources provides a source of civic pride and a benefit to the local economy through tourism.

The policies of this Section, in conjunction with the Ontario Heritage Act, provide a framework for the identification, protection and enhancement of the Town's heritage resources.

3.3.2 Objectives

The Town of Erin has the following objectives related to heritage resources:

- a) To encourage the protection of those heritage resources which contribute in a significant way, to the identity and character of the Town;*
- b) To encourage the maintenance, restoration and enhancement of buildings, structures, areas or sites in Erin which are considered to be of significant architectural, historical or archaeological value; and*
- c) To encourage new development, redevelopment and public works to be sensitive to, and in harmony with, Erin's heritage resources.*

3.3.3 Identifying Heritage Resources

Heritage resources in the Town of Erin include, but are not necessarily restricted to:

- a) A property or area of historic value or interest, possessing one of the following attributes:
 - i. an example of the Town's past social, cultural, political, technological or physical development;*
 - ii. a representative example of the work of an outstanding local, national or international personality;*
 - iii. a property associated with a person who has made a significant contribution to the social, cultural, political, economic, technological or physical development of the Town, County, Province or Country;*
 - iv. a property which dates from an early period in the Town's development.**
- b) A property or area of architectural value or interest, possessing one of the following attributes:
 - i. a representative example of a method of construction which was used during a certain time period or is rarely used today;*
 - ii. a representative example of an architectural style, design or period of building;**

- iii. *an important Town landmark;*
 - iv. *a work of substantial engineering merit;*
 - v. *a property which makes an important contribution to the urban composition or streetscape of which it forms a part.*
- c) *A property or area recognized by the Province as being archaeologically significant.*
- d) *An area in which the presence of properties collectively represent a certain aspect of the development or cultural landscape of the Town, or which collectively are considered significant to the community as a result of their location or setting.*

The Subject Lands have an existing dwelling located at the municipal address of 63 Trafalgar Road that has been evaluated in the accompanying HIA and is proposed to be retained. The HIA concludes that the Proposed Development will not have an adverse impact on the cultural heritage value or interest of the Property. Additionally, the Stage 1-2 Archaeological Assessment that accompanies this submission concludes that no Stage 3 AA is required for this site and the entirety of the study area can be cleared of further archaeological concern. Refer to Section 3.1 of this report.

3.5 Housing Policies

3.5.1 Variety of Housing

The Town encourages the production of a wide range of housing types to meet the Town's future housing need, while recognizing the limitations imposed by the predominantly rural character of Erin and the lack of municipal sewage treatment. While it is anticipated that single detached homes will continue to be the predominant housing type a variety of housing types including semi-detached, duplex, townhouse and apartment units will be encouraged.

Prior to approving new development or redevelopment, Council will consider the housing need within the community and the housing market area and provide opportunities for a range of housing types throughout the community that are appropriate given existing site conditions, neighbouring developments, and servicing options.

As per the accompanying FSSR, the Town of Erin now has a planned municipal sanitary sewage system that is able to accommodate the Proposed Development. Additionally, the Subject Lands have an associated 700 Single Detached Equivalents (“SDE”) of allocation associated with them. Further to the above, the Proposed Development is comprised of predominantly single detached dwellings, while introducing a variety of dwelling types that are not predominant in the community of Hillsburgh (i.e., street townhouse, back-to-back townhouse, future mixed-use), therefore contributing to the diversity of the housing stock in the Town of Erin.

3.5.6 Greenfield Housing In Greenfield areas, subject to appropriate levels of servicing, the Town will encourage increased densities and a broader mix of housing, and will:

- a) encourage approved but undeveloped plans of subdivision to consider revisions which add additional housing units in appropriate locations;*
- b) require new development to achieve densities which promote the overall greenfield density target of 40 person and jobs per hectare and specifically;
 - i. strive to attain at least 16 units per gross hectare in newly developing subdivisions.*
 - ii. somewhat lower densities may be considered in newly developing subdivisions where physical and environmental constraints such as larger than normal storm water management requirements and parcel dimensions that do not yield efficient lotting patterns and the need for transition areas from adjacent land uses, or on small parcels of under 2 hectares.*
 - iii. In (i) and (ii) above gross hectares or gross means residential land excluding environmental protected features and non-residential uses (such as schools and convenience commercial) but includes roads, parks, stormwater management areas or other utility blocks; and*
 - iv. shall encourage the introduction of medium density housing types in new subdivisions and other greenfield areas.**

Consistent with the above noted policy, the Proposed Development will contribute 55 people and jobs per hectare and has a density of 19 units per gross hectare (excluding environmental protection lands). Additionally, the proposed Mixed Use / Seniors Housing will be developed via a future Site Plan Approval and will provide opportunities for medium density housing types.

3.5.7 Seniors Housing

An aging population will result in greater needs for senior's housing. Facilities such as senior citizen's complexes, homes for the aged, rest homes, nursing homes and residential communities oriented to healthy, independent seniors will be encouraged to locate in the Urban Centres where additional services are available.

The proposed Mixed Use / Seniors Housing Block within the Draft Plan of Subdivision is intended to allow for the flexibility of the future development of this block should there be a need for additional seniors housing.

3.8 Transportation

3.8.1 General

The transportation system in Erin provides an important part of the framework for municipal growth and development and a vital municipal service for the public. The Town is committed to developing

appropriate policies and standards to ensure that a high quality transportation system is available to the residents, institutions and businesses of the municipality. The transportation system in Erin is shown on Schedule "C"- Transportation Plan.

3.8.3 Functional Classifications

The Town of Erin recognizes the following functional classification of roads:

- a) Arterial roads serve high volumes of intra-urban traffic at moderate speeds with limitations on property access and rights-of-way shall be 30 metres. Arterial roads generally consist of County Roads, but some municipal roads may also be designated as arterial roads.*
- b) Collector roads serve a moderate amount of traffic and are used primarily to collect traffic from local roads and channeling it to arterial roads. Access to individual properties is allowed and rights-of-way shall be a minimum of 26 metres.*
- c) Local roads serve a low volume of traffic and provide access to individual properties. Rights-of-way shall be 26 metres.*

3.8.6 Road Widening

All road widening shall take place in conformity with the standards outlined in Section 3.8.3 where deemed necessary by Council. Privately owned land required for road allowance widening may be acquired by the appropriate road authority through the purchase, expropriation, dedication as a condition of subdivision, severance or site plan approval, or other appropriate means.

As previously discussed, Trafalgar Road is a County Road within an Urban Centre and has a minimum required right-of-way of 20.0 metres, as per the WCOP. Notwithstanding the foregoing, it's our understanding that the 20.0 metre minimum is being met and no road widening has been requested by the County.

The Proposed DPS includes one (1) north / south collector spine road with a right-of-way width of 23.0 metres and a grid-like network of 20.0 metre local roads that expand out from the collector road and connect into the surrounding existing road network. It's our understanding that the Town's engineering standards are being modernized and will allow for a 23.0 metre collector road and 20.0 metre local road.

The accompanying TIS concludes that Proposed Development can be accommodated by the surrounding existing road network and will evaluate the internal functional design (i.e., Transportation Demand Management, On-street parking, pedestrian and sidewalk plan) as part of a future study.

3.13 Community Design

The Town plans to achieve high standards in the physical design of the built and natural environment in its Urban Centres. The high standards relate to overall quality, environmental

sensitivity, sustainability, efficiency, affordability, accessibility, achieving a sense of place and identity, and providing for public safety and security. High design standards will apply equally to individual sites as well as to new subdivisions and to the community in its entirety. Design guidelines should recognize the unique rural, low-density form of development which predominates in the Town. The objective is that when people live, work and visit in Erin they will have a tangible sense and impression that the Town is a well planned and well designed community.

The Town's goal is to ensure that any development proposal from the individual site level, to the community level, is designed to achieve a high standard and to contribute positively in both form and function to the built and managed environment of the Town.

3.13.1 Objectives

- a) To achieve a high standard of architectural design in the built environment which is based on compatibility of new urban development with the existing pattern of urban development and between new buildings and existing buildings.*
- b) To achieve a varied pattern of built form which supports and enhances the urban experience through architectural design which addresses both aesthetic and functional requirements.*
- c) To enhance the relationship between the built environment and the Town's natural heritage resources.*
- d) To enhance the unique character of a district, neighbourhood, grouping of buildings or prominent building, based on an analysis of their identifiable architectural characteristics; and specifically within the downtown areas through attention to massing, proportion, facade articulation, architectural detail, materials, and their successful integration.*
- e) To identify and encourage the maintenance and enhancement of "gateway" entrances, both from a vehicular and pedestrian point of view, into the Urban Centres. Gateway entrances should reflect the unique character of the area where they are located.*

Section 3.13 includes community design criteria which ensure that the Town has a unified approach to urban and landscape design. In accordance with the objectives of this section, the Proposed Development has been designed to ensure a seamless transition to adjacent existing land uses, introduce a variety of housing types, provide ample programmed and passive recreation opportunities and provide for an attractive and cohesive pedestrian network. Section 3.13.2 and 3.13.3 provide specific urban design and landscape design guidelines and have been adequately addressed by the accompanying UDB. Refer to Section 3.1.

4.3 Greenlands

4.3.1 Overview

The Core Greenlands designation as illustrated on Schedule A-1, A-2 and A-3 of the Plan apply to a variety of natural heritage resource features found in the Town. These features have varying levels of significance or sensitivity. The Greenland designation includes a Core Greenlands component where no development is permitted and a Greenlands portion where some development may occur subject to the preparation of an Environmental Impact Assessment satisfactory to the Town, the applicable Conservation Authority and other applicable agencies. General policies applying to the natural heritage resources are found in Section 3.1 of this Plan. Greenlands policies will not limit the ability of agricultural uses to continue.

4.3.3 Greenlands Designation

a) Definitions

The Greenlands designation consists of other significant natural heritage features including fish, wildlife and plant habitat, areas of natural and scientific interest, streams and valleylands, woodlands, environmentally sensitive areas, ponds, lakes and reservoirs and natural links which are also intended to be afforded protection from development or site alteration which would have negative impacts. These areas are often found within the Core greenland. Where they are outside Core Greenlands they are identified as Greenlands.

b) Permitted Uses

Within the Greenlands designation, all above Core Greenland uses shall be permitted subject to the policies regarding potential impacts. Other uses permitted in the applicable adjacent or underlying designation may also be permitted provided the development conforms to policies of the applicable adjacent or underlying designation, and there are not significant negative impacts on the Greenlands.

As per Schedule A-3 of the EOP, the Subject Lands include a 'Greenlands' designation. This designation has been refined and expanded based on the staking of the existing woodlands that was completed as part of the EIS that accompanies this submission.

4.7 Residential

4.7.1 Overview

The single-detached home is the dominant housing type in Erin and this situation is expected to continue. However, new housing types are needed to provide a greater variety of residential accommodation as well as a more affordable housing supply. The Official Plan anticipates that semi-detached, townhouse and apartment dwellings will be developed to respond to this need and that these units may eventually account for at least one quarter of all housing units in the Town.

The municipality is strongly committed to preserving the character and integrity of existing residential areas and will make reasonable efforts to ensure that development is compatible with established neighbourhoods. The municipality is also committed to ensuring that controlled growth

and development occur within the community in order to maintain and enhance the small-town character of Erin's Urban Centres.

The Proposed Development is representative of the Town of Erin's commitment to preserving the character and integrity of existing residential areas. The Proposed Development is primarily comprised of single detached dwellings which have been strategically located adjacent to the surrounding existing residential communities to ensure there is an adequate transition to the higher density dwelling types that are internal to the DPS. The proposed street and back-to-back townhouses and the future potential for mixed use apartment dwellings will assist the Municipality in diversifying its housing stock and providing for more affordable housing options.

4.7.2 Objectives

The Town of Erin has set the following objectives for residential development:

- a) To ensure that an adequate supply of land is available to accommodate anticipated population growth over the planning period;*
- b) To provide a variety of dwelling types to satisfy a broad range of residential requirements and ensure that affordable housing is available;*
- c) To manage the rate of growth and the amount of residential development within the Town in order to maintain and enhance the small town character of the community;*
- d) To support the development, at appropriate locations and densities, of residential facilities that meet the housing needs of persons requiring specialized care;*
- e) To ensure that an adequate level of municipal services will be available to all residential areas;*
- f) To minimize potential compatibility issues between residential and other land uses;*
- g) To encourage infilling and redevelopment proposals provided they maintain the stability and character of existing neighbourhoods;*
- h) To support the establishment of certain non-residential uses in appropriate locations of the municipality;*
- i) To encourage residential developments which incorporate innovative and appropriate design principles which contribute to public safety, affordability, energy conservation and that protect, enhance and properly manage the natural environment;*
- j) To encourage a high standard of community design consistent with the policies of Section 3.13 of this Plan; and*
- k) To monitor the housing supply by reviewing new development, demolitions, intensification, and the number of affordable housing units brought on stream.*

In accordance with the foregoing, the Proposed Development will introduce a variety of housing types (i.e., single detached, street and back-to-back townhouses, future apartment dwellings) to diversify the housing

stock in the Town. Although the DPS does not include affordable dwelling units, the proposed townhouses and potential future apartment dwellings require less land than their single detached counterparts and are thereby an inherently more affordable housing option. The proposed dwelling types have been oriented in a way that reduces the impact on adjacent land uses and provides for a widely connected pedestrian network that have access to nearby recreational, commercial and institutional uses. The proposed Mixed Use / Seniors Housing Block will provide the flexibility to introduce commercial or senior housing uses in the future. Refer to the accompanying UDB for a detailed description of the design guidelines for the future development, private and public space within the Proposed Development.

4.7.3 Permitted Uses

The predominant use of land in those areas designated Residential on Schedule A of the Plan shall be residential development. A variety of housing types shall be allowed; but, low rise and low density housing forms such as single-detached and semi-detached dwelling units shall continue to predominate.

Townhouses and apartments, bed and breakfast establishments, group homes and nursing homes, may also be allowed subject to the requirements of the Zoning Bylaw and the applicable policies of this Plan. In addition, non-residential uses such as schools, churches, clinics, local convenience stores, home occupations, neighbourhood parks and other public facilities may also be permitted within the Residential designation subject to the appropriate Zoning By-law regulations and the policies of the Official Plan.

Garden suites, accessory to existing single-detached homes, are also permitted with the Residential designation, subject to the requirements of Section 3.5.8 of the Plan and in accordance with the Temporary Use provisions of the Planning Act, as amended.

In accordance with the foregoing, the Proposed Development is primarily comprised of residential and public uses. The permitted uses for the proposed Mixed Use / Seniors Housing Block have been expanded via a special policy area introduced by the proposed OPA to ensure flexibility for future development.

4.7.5 Medium Density Residential Development

Multiple residential developments such as townhouses and apartments may be allowed in areas designated Residential subject to the requirements of the Zoning By-law and further provided that the following criteria are satisfactorily met:

- a) That the design of the proposed development, with respect to building height, setbacks, landscaping and vehicular circulation, will ensure that it will be compatible with existing or future development on adjacent properties;*
- b) That the site of the proposed development has a suitable area and shape to provide:*

- i. *adequate on-site landscaping to screen outdoor amenity areas both on the site and on adjoining properties, to buffer adjacent residential areas and to improve the overall appearance of the development;*
 - ii. *on-site amenity areas for the occupants of the residential units;*
 - iii. *adequate off-street parking and access and appropriate circulation for vehicular traffic, including emergency vehicles; and*
 - iv. *adequate grading to ensure that drainage from the property is directed to public storm drainage facilities and not to adjoining properties.*
- c) *That adequate services such as water, sewage disposal, storm water, roads and hydro are available or shall be made available to service the development; and*
- d) *That a separate zone(s) is established for multiple residential development.*

As proposed, the townhouse built form will be primarily located interior to the DPS to ensure an appropriate transition to the existing residential community to the north. Additionally, the Proposed Development includes ample passive and programmed recreational open space that is dispersed throughout the Subject Lands to equally serve the future residents and surrounding existing residents of the Hillsburgh community. As confirmed by the accompanying FSSR, there are adequate existing and proposed services to accommodate the Proposed Development. Refer to Section 3.1 of this report. The proposed Mixed Use / Seniors Housing Block has the potential to introduce additional medium density residential uses in the form of apartments and has been zoned in a separate zone category accordingly.

4.7.8 Compatibility of New Development

There are some older residential neighbourhoods in the Urban centres of Erin and Hillsburgh which have lots with larger than normal frontages and areas. These areas represent a style of development that is typical of rural communities in Ontario and is an important factor in why many people choose to live in the Town. This Plan attempts to preserve the charm and integrity of these neighbourhoods and will make reasonable efforts to ensure that future development is sensitive to and compatible with existing residential development.

Therefore, the Council will encourage the development of vacant or under-utilized properties for residential uses which are compatible with surrounding uses in terms of dwelling type, building form, site coverage and setbacks. Developments such as residential conversions, bed and breakfast establishments or home occupations which do not substantially alter the exterior appearance of the existing residences may also be permitted in accordance with the policies of this Plan and the applicable zoning provisions.

The proposed DPS has been designed with cognizance of the adjacent existing residential neighbourhood to the north. As mentioned in Section 4.7.8, these adjacent lots have larger than normal frontage and areas.

Reasonable efforts have been made to ensure that there is adequate transition to the adjacent residential uses by ensuring that the proposed single detached dwellings that back onto the existing neighbourhood are the largest of the proposed single detached dwellings. The proposed townhouse blocks have been located internal to the DPS or adjacent to the commercial, institutional, trail and parkland uses that separate the Subject Lands from Trafalgar Road. Additionally, the Mixed Use / Seniors Housing Block has been strategically located along the north / south collector road known as Street 1 on the DPS and in close proximity to the intersection of Street 1 and Trafalgar Road and the downtown commercial uses north of the Subject Lands.

4.7.11 Non Residential Uses

Non residential uses such as schools, churches, local convenience stores, medical clinics, professional offices, personal services, day care centres and nursery schools may be permitted provided that they meet the following criteria:

- a) Non residential development should be located on an arterial or collector road; or in close proximity to the Central Business District;*
- b) The design of the proposed development with respect to building height, setbacks, landscaping, parking and vehicular circulation will ensure that it will be compatible with surrounding uses of land;*
- c) Adequate municipal services such as water, sewage disposal, storm water, roads and hydro shall be available or will be made available to service the development;*
- d) The zoning by-law establishes a specific zone or zones for these uses.*

As discussed previously, the proposed Mixed Use / Seniors Housing Block has been strategically located along the proposed collector road known as 'Street 1' on the DPS which is in close proximity to the Residential Transition Area on Trafalgar Road and Central Business District beyond. The existing 'Mixed Use (MU)' zone category has been utilized to ensure the permitted uses remain flexible, however, the exact use and built form will be confirmed via future application for Site Plan Approval. The accompanying FSSR has considered population estimates for the proposed mixed-use block to ensure that it can be serviced adequately.

5.4.1 Technical Amendments

The following changes to the Official Plan and local Zoning by-laws may be made without the need for a public meeting and without the adoption of a formal amendment to this Plan:

- a) For editorial change including such things as section or page numbering, changing references, provincial statutes or place name changes;*
- b) For changing the size, colours or symbols used on maps or the names of places, roads or other physical features;*
- c) For consolidation of provisions; and*

d) For deletion of obsolete provisions.

Staff confirmed in the pre-consultation comments dated March 30th, 2022 that Policy 5.4.1 allows for the removal of the symbol for ‘Proposed New Firehall Location’ without amendment to the Official Plan. Given Notwithstanding, there is a recently constructed firehall in Hillsburgh and an additional firehall is not anticipated to be required, so we have removed the symbol with our Official Plan Amendment.

Based on the foregoing analysis, its our professional planning opinion that the Proposed Development is consistent with the intent of the Official Plan and the accompanying Official Plan Amendment will ensure conformity to the Official Plan.

5.4.2 TOWN OF ERIN ZONING BY-LAW 07-67

The Subject Lands are zoned 'Future Development (FD)' and 'Residential One (R1) Zone' in Erin's Zoning By-law 07-67, as amended. Refer to **Figure 8**.

At the time of creation of By-law 07-67, the FD Zone was identified to have no immediate development potential. However, the Town recognizes that the lands within this zoning designation will ultimately be rezoned to permit some form of urban development in accordance with the Official Plan once the required development plans among other matters have been approved. The FD Zone only permits existing uses, as such a Zoning By-law Amendment will be required to permit residential uses on the Subject Lands.

In light of the above, a Zoning By-law Amendment application has been submitted to rezone the lands as 'Urban Residential (UR1) Zone', 'Environmental Protection One (EP1) Zone', 'Open Space One (OS1)' and 'Mixed Use (MU) Zone' with site-specific exceptions to facilitate the Proposed Development.

A copy of the draft Zoning By-law Amendment has been included as part of the submission materials and is appended to this report as **Appendix B**.

6.0 CONCLUSION

Based upon a comprehensive review, the Proposed Development is consistent with and in conformity to the relevant policy framework outlined in the Provincial Policy Statement (2020), Greenbelt Plan (2017) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). The proposal also conforms to the policies of the Wellington County Official Plan and maintains the general intent and purpose of the Town of Erin Official Plan. Overall, the design and layout of the development has been undertaken in a manner to ensure compatibility with the surrounding land uses and provides an enhanced aesthetic and functional improvement to an underutilized parcel.

It is our opinion that the proposal represents good land use planning and is appropriate for the Subject Lands.

KLM PLANNING PARTNERS INC.



Keith MacKinnon BA, MCIP, RPP
Partner



Lucy Pronk, M.Sc., MCIP, RPP
Intermediate Planner

APPENDIX A



THE CORPORATION OF THE TOWN OF ERIN

OFFICIAL PLAN AMENDMENT NO. ___

(Plan of subdivision on certain lands located in the Village of Hillsburgh and described as Part of Lots 11 & 12 East of Market Street, Part of Lot 14, all of lots 15 & 16 West of Market Street, Part of Lots 4 and 17, all of Lots 18,19 and 20, east of Guelph Street, Part of Lots 21 & 22, all of Lots 23 & 24, west of Guelph Street, Registered Plan 95)

March 2023



THE CORPORATION OF THE TOWN OF ERIN

BY-LAW No. 2023 - ____

**A By-law to adopt an amendment to the Official
Plan of the Town of Erin – Official Plan
Amendment No. ____**

**Part of Lots 11 & 12 East of Market Street,
Part of Lot 14, all of lots 15 & 16 West of Market Street,
Part of Lots 4 and 17, all of Lots 18,19 and 20,
east of Guelph Street, Part of Lots 21 & 22, all of Lots 23 & 24,
west of Guelph Street, Registered Plan 95**

WHEREAS the Council of the Corporation of Erin has approved an official plan amendment to amend the Official Plan for the Corporation of the Town of Erin, with respect to the lands shown on Schedule “1” attached hereto.

The Official Plan for the Corporation of the Town of Erin is amended as follows:

1. The text attached hereto as Part Two is adopted as an amendment to the Official Plan for the Corporation of the Town of Erin; and,
2. Schedule “1” attached hereto is adopted as an amendment to Schedule “A-3” of the Official Plan of the Corporation of the Town of Erin.

Approved _____, 2023

AMENDMENT NO. _____
TO THE OFFICIAL PLAN OF THE TOWN OF ERIN

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STATEMENT OF COMPONENTS

PART ONE – INTRODUCTION is included for information purposes and is not an operative part of this Official Plan Amendment.

PART TWO – THE AMENDMENT, consisting of the text and schedule attached hereto, is an operative part of this Official Plan Amendment.

THE APPENDICES are not an operative part of this Official Plan Amendment.

DRAFT

PART ONE – INTRODUCTION

1. PURPOSE

To amend the provisions of the Official Plan of the Town of Erin (Town of Erin Official Plan 2012) to facilitate the development of a residential neighbourhood with a mixed use component in a manner which will better contribute to the creation of a complete community in the Hillsburgh Urban Area by removing the “Recreational” designation, expanding and refining the “Greenlands” designation, introducing a Special Policy Area and removing the proposed fire hall symbol in order to facilitate the Proposed Development.

2. LOCATION

The lands subject to this amendment are located on the east side of Trafalgar Road, north of Wellington Road 22 in the Village of Hillsburgh. The property is municipally known as 63 & 63A Trafalgar Road, and legally described as Part of Lots 11 & 12 East of Market Street, Part of Lot 14, all of lots 15 & 16 West of Market Street, Part of Lots 4 and 17, all of Lots 18,19 and 20, east of Guelph Street, Part of Lots 21 & 22, all of Lots 23 & 24, west of Guelph Street, Registered Plan 95.

3. BASIS

The lands to be developed are identified as being in a settlement area in the Greenbelt Plan and the County of Wellington (“County”) Official Plan. They are located in the Hillsburgh Urban Area boundary in the Town of Erin Official Plan.

The neighbourhood has a total area of approximately 117 hectares, and the lands are primarily designated residential on Schedule A-3, Hillsburgh Urban Area, to the Town Official Plan. These designations reflect the intent of the Town to establish a primarily residential neighbourhood in this part of the Hillsburgh Urban Area.

Through the Official Plan Amendment, certain portions of these lands are proposed to be redesignated to better allow for the development of a complete community, while allowing for further consideration of land needs in the Erin Urban Area:

- i. Redesignation of a portion of the lands designated “Recreational” to “Residential” to facilitate the proposed residential development;
- ii. Redesignation of a portion of the lands designation “Greenlands” and “Residential” to “Greenlands” to reflect the results of the Environmental Impact Study;
- iii. Removal of the “Proposed New Firehall Location” as a new firehall has recently been constructed in the Village of Hillsburgh and the symbol is no longer warranted;
- iv. Introduction of a Special Policy Area to allow for commercial uses on certain lands that are being concurrently rezoned for Future Development Mixed Use / Seniors Housing use.

These amendments are based on detailed study as well as input from the Town, County and other agencies. The amendments will result in a development that better implements and conforms to Provincial and County planning policy, as well as the Town's Official Plan, with respect to the creation of a residential neighbourhood with a mixed use component in the Hillsburgh Urban Area. The development will be on full urban services and provides for a range and mix of housing, as well as the potential for future commercial / employment uses and adequate passive and programmed open space. In addition, the natural heritage system is being conserved and development is designed to be inherently sustainable with a walkable and transit friendly transportation system.

DRAFT

PART TWO – THE AMENDMENT

1. PURPOSE

To amend the provisions of the Official Plan of the Town of Erin (Town of Erin Official Plan) to facilitate the development of a mixed use neighbourhood in a manner which will better contribute to the creation of a complete community in the Hillsburgh Urban Area by removing the “Proposed New Firehall Location” symbol, redesignating certain lands from “Greenlands” “Recreational” and “Residential” to “Residential” and “Greenlands” and introducing a Special Policy Area.

2. THE AMENDMENT

The Official Plan of the Town of Erin is hereby amended as follows:

2.1 SCHEDULES

By modifying Schedules A-3 Hillsburgh Urban Areas as shown on Schedule 1 to this Amendment:

- i) Redesignation of a portion of the lands designated “Recreational” to “Residential”;
- ii) Redesignation of a portion of the lands designated “Greenlands” and “Residential” to “Greenlands” and “Residential”; and,
- iii) Removal of the “Proposed New Firehall Location” symbol.

2.2 POLICIES

By adding a new section 4.14.3 (__) as follows:

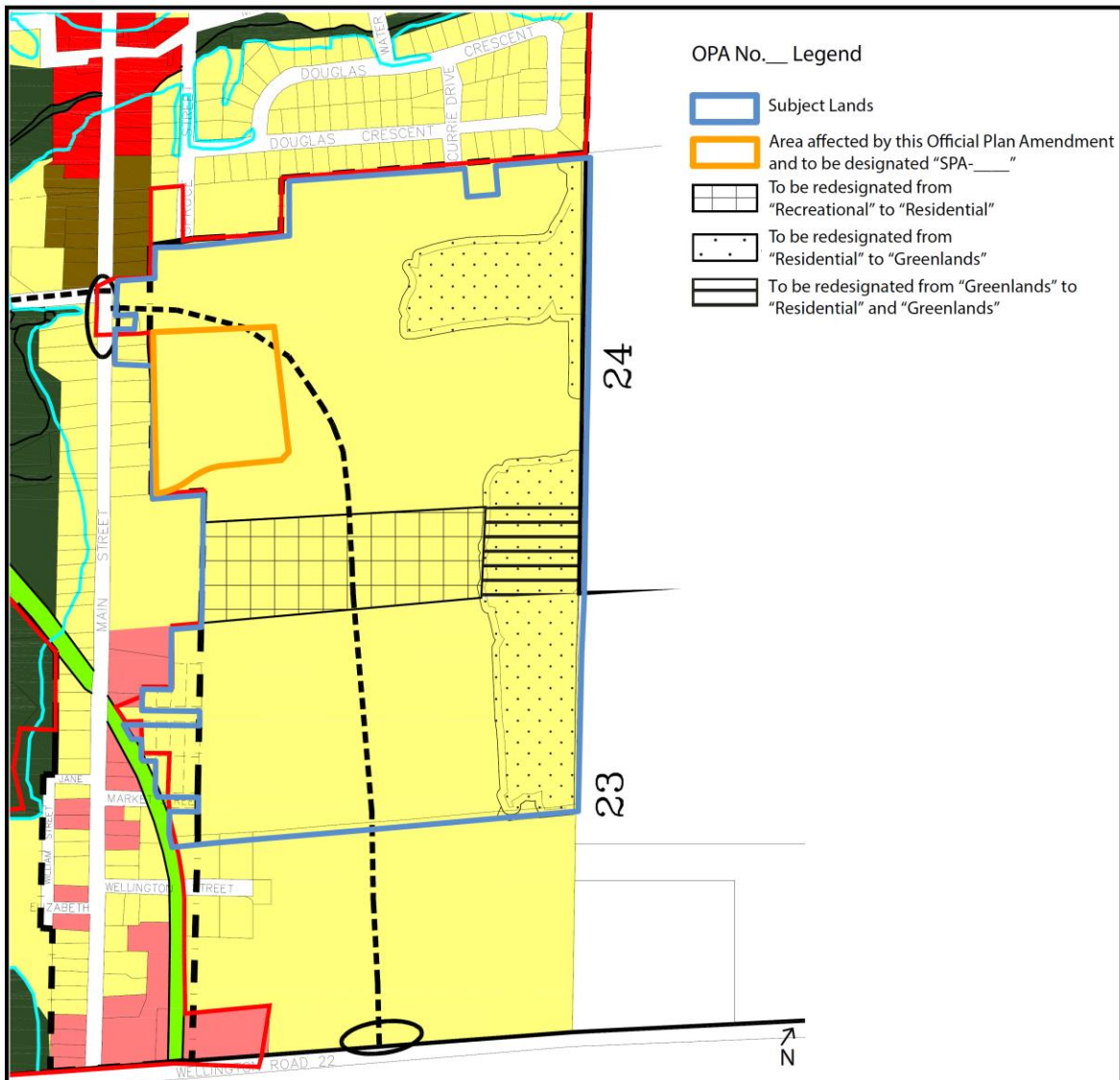
“(____) **Special Policy Area** ____

On lands designated as “SPA - ____” on Schedule A-3, in addition to the uses permitted in the Residential designation, the following uses are permitted:

- Seniors housing in accordance with Section 3.5.7;
- retail;
- office;
- service uses including restaurants, personal service establishments and financial institutions;
- administrative;
- religious; and,
- cultural and entertainment uses.”

3. IMPLEMENTATION AND INTERPRETATION

This Official Plan Amendment shall be implemented and interpreted in accordance with the implementation and interpretation provisions set out in the Amendment and the relevant sections of the Official Plan.



- OPA No. ___ Legend
- Subject Lands
 - Area affected by this Official Plan Amendment and to be designated "SPA- ___"
 - To be redesignated from "Recreational" to "Residential"
 - To be redesignated from "Residential" to "Greenlands"
 - To be redesignated from "Greenlands" to "Residential" and "Greenlands"

TOWN OF ERIN
 EXCERPT FROM
 Schedule A-3
 Hillsburgh Urban Area

Schedule 1 to
 Official Plan Amendment No. _____

- Official Plan Schedule A-3 Legend
- Residential
 - Central Business District
 - Highway Commercial
 - Residential Transition Area
 - Industrial
 - Core Greenlands
 - Greenlands
 - Recreational
 - Community Improvement Area
 - Regulatory Floodline
 - Built Boundary
 - Proposed Minor Collector
 - Final Alignment to be determined
 - Future Development
 - Former Landfill Site
 - Urban Centre Boundary
 - SPA Special Policy Area

APPENDIX B

THE CORPORATION OF THE TOWN OF ERIN
BY-LAW NO. _____

WHEREAS the lands shown on Schedule “A” attached hereto are the subject of an application to amend Zoning By-law 07-67 pursuant to the provisions of Section 34 and 36 of the Planning Act, R.S.O. 1990 to permit development consisting of a residential plan of subdivision on certain lands located in the Hillsburgh Urban Area and described as Part of Lots 11 & 12 East of Market Street, Part of Lot 14, all of lots 15 & 16 West of Market Street, Part of Lots 4 and 17, all of Lots 18,19 and 20, east of Guelph Street, Part of Lots 21 & 22, all of Lots 23 & 24, west of Guelph Street, Registered Plan 95 (formerly village of Hillsburgh);

AND WHEREAS the Town of Erin Official Plan provides for the lands affected by this by-law to be zoned as set forth in this By-law;

AND WHEREAS the By-law hereinafter set out includes the use of the Holding (H) Symbol which restricts the use of the lands to those uses permitted in the Holding (H) zone until the Holding (H) Zone is removed;

NOW THEREFORE the Council of the Corporation of the Town of Erin hereby enacts as follows:

1. **THAT** Schedule C, Erin Zoning Map – Village of Hillsburgh, is amended by rezoning the lands legally described as Part of Lots 11 & 12 East of Market Street, Part of Lot 14, all of lots 15 & 16 West of Market Street, Part of Lots 4 and 17, all of Lots 18,19 and 20, east of Guelph Street, Part of Lots 21 & 22, all of Lots 23 & 24, west of Guelph Street, Registered Plan 95 (formerly village of Hillsburgh) from “Future Development (FD) Zone” and “Residential One (R1) Zone” to the following zones:
 - i. “Urban Residential Exception XX (UR1 - XX) Zone”;
 - ii. “Environmental Protection One (EP1) Zone”;
 - iii. “Open Space One Exception ZZ (OS1- YY)”;
 - iv. “Mixed Use Exception YY (MU-ZZ) Zone”.

2. **THAT** Section 14. “SPECIAL PROVISIONS”, be amended by the addition of the following new subsections to the RESIDENTIAL ZONE subsections as applicable:

RESIDENTIAL ZONE By-law, Location, Roll #	SPECIAL PROVISIONS								
<u>UR1 - XX</u> By-law No. 2023 - _____ Part of Lots 11 & 12 East of Market Street, Part of Lot 14, all of lots 15 & 16 West of Market Street, Part of Lots 4 and 17, all of Lots 18,19 and 20, east of Guelph Street, Part of Lots 21 & 22, all of	A) Notwithstanding Section 4.8, on lands zoned UR1 – XX, the size of the daylight triangle at the intersection of two streets shall be in accordance with the following: <ol style="list-style-type: none"> i. Local street to local street shall be 6.0 metres by 6.0 metres; and, ii. Local street to collector road shall be 6.0 metres by 6.0 metres. B) Special Lot Requirements for Single Detached Dwellings: <table border="1" style="margin-left: 20px;"> <thead> <tr> <th>Standard</th> <th>UR1-XX</th> </tr> </thead> <tbody> <tr> <td>Minimum Lot Frontage</td> <td>9.8 m</td> </tr> <tr> <td>Minimum Exterior Side Yard</td> <td>3.0 m</td> </tr> <tr> <td>Minimum Landscaped Area</td> <td>Nil</td> </tr> </tbody> </table>	Standard	UR1-XX	Minimum Lot Frontage	9.8 m	Minimum Exterior Side Yard	3.0 m	Minimum Landscaped Area	Nil
Standard	UR1-XX								
Minimum Lot Frontage	9.8 m								
Minimum Exterior Side Yard	3.0 m								
Minimum Landscaped Area	Nil								

<p>Lots 23 & 24, west of Guelph Street, Registered Plan 95 (formerly village of Hillsburgh)</p>	<p>C) Special Lot Requirements for Townhouse Dwellings (including street and back-to-back):</p> <table border="1" data-bbox="646 360 1469 578"> <thead> <tr> <th data-bbox="646 360 1068 393">Standard</th> <th data-bbox="1076 360 1469 393">UR1-XX</th> </tr> </thead> <tbody> <tr> <td data-bbox="646 404 1068 469">Minimum Lot Area for Back-to-Back Townhouse Dwelling</td> <td data-bbox="1076 404 1469 469">85 m²</td> </tr> <tr> <td data-bbox="646 469 1068 502">Maximum Height</td> <td data-bbox="1076 469 1469 502">12.0 m</td> </tr> <tr> <td data-bbox="646 513 1068 578">Minimum Private / Common Outdoor Amenity Area</td> <td data-bbox="1076 513 1469 578">Nil</td> </tr> </tbody> </table>	Standard	UR1-XX	Minimum Lot Area for Back-to-Back Townhouse Dwelling	85 m ²	Maximum Height	12.0 m	Minimum Private / Common Outdoor Amenity Area	Nil
Standard	UR1-XX								
Minimum Lot Area for Back-to-Back Townhouse Dwelling	85 m ²								
Maximum Height	12.0 m								
Minimum Private / Common Outdoor Amenity Area	Nil								
<p><u>OS1 – YY</u></p> <p>By-law No. 2023 - _____</p> <p>Part of Lots 11 & 12 East of Market Street, Part of Lot 14, all of lots 15 & 16 West of Market Street, Part of Lots 4 and 17, all of Lots 18,19 and 20, east of Guelph Street, Part of Lots 21 & 22, all of Lots 23 & 24, west of Guelph Street, Registered Plan 95 (formerly village of Hillsburgh)</p>	<p>A. Notwithstanding Section 4.8, on lands zoned UR1 – XX, the size of the daylight triangle at the intersection of two streets shall be in accordance with the following:</p> <ul style="list-style-type: none"> i. Local street to local street shall be 6.0 metres by 6.0 metres; and, ii. Local street to collector road shall be 6.0 metres by 6.0 metres. 								
<p><u>MU – ZZ</u></p> <p>By-law No. 2023 - _____</p> <p>Part of Lots 11 & 12 East of Market Street, Part of Lot 14, all of lots 15 & 16 West of Market Street, Part of Lots 4 and 17, all of Lots 18,19 and 20, east of Guelph Street, Part of Lots 21 & 22, all of Lots 23 & 24, west of Guelph Street, Registered Plan 95 (formerly village of Hillsburgh)</p>	<p>A) Notwithstanding Section 4.8, on lands zoned UR1 – XX, the size of the daylight triangle at the intersection of two streets shall be in accordance with the following:</p> <ul style="list-style-type: none"> i. Local street to local street shall be 6.0 metres by 6.0 metres; and, ii. Local street to collector road shall be 6.0 metres by 6.0 metres. <p>B) In addition to the permitted uses in the Mixed Use (MU) Zone, on lands zoned MU-YY, the following are permitted:</p> <ul style="list-style-type: none"> - Seniors housing, - Bank or financial institution; - Beer, wine or liquor store; - Convenience store; - Dry cleaning and laundering establishment; - Laundromat; - Restaurant or tavern, including dining restaurant, drive-in/drive-thru restaurant and take-out restaurant; - Retail or grocery store; and, - Specialty food store. <p>C) For the lands MU-YY, <i>seniors housing</i> shall be defined as: <i>Facilities such as senior citizen’s complexes, homes for the aged, rest homes, nursing homes and residential communities oriented to healthy, independent seniors.</i></p>								

	<p>D) In addition, a Holding (H1) is applied to certain lands zoned MU-YY. The Council of the Town of Erin shall not remove the Holding (H1) Symbol from the MU-YY Zone until the following condition has been complied with:</p> <p>i. Servicing allocation has been granted to the satisfaction of the Corporation of the Town of Erin.</p>
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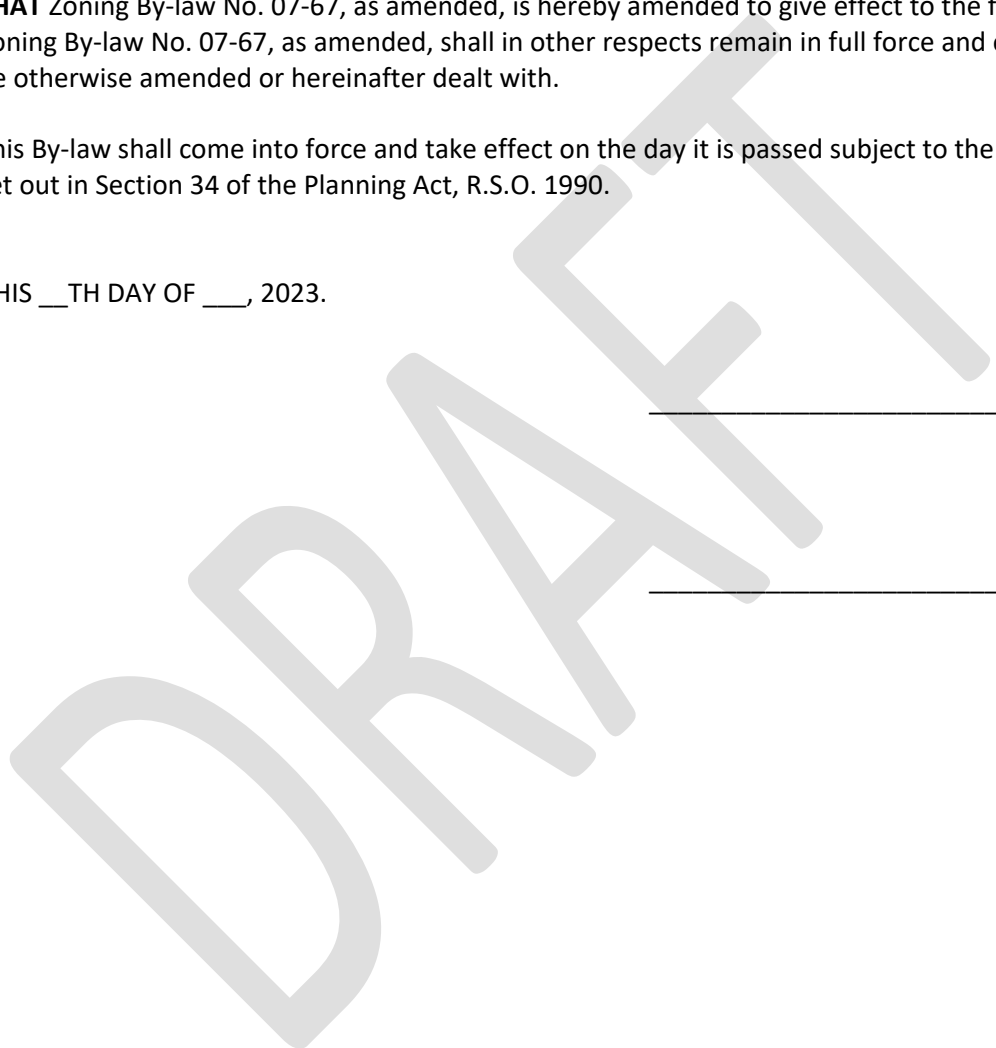
- 3. **THAT** Zoning By-law No. 07-67, as amended, is hereby amended to give effect to the foregoing, but Zoning By-law No. 07-67, as amended, shall in other respects remain in full force and effect save as may be otherwise amended or hereinafter dealt with.

- 4. This By-law shall come into force and take effect on the day it is passed subject to the appeal provisions set out in Section 34 of the Planning Act, R.S.O. 1990.

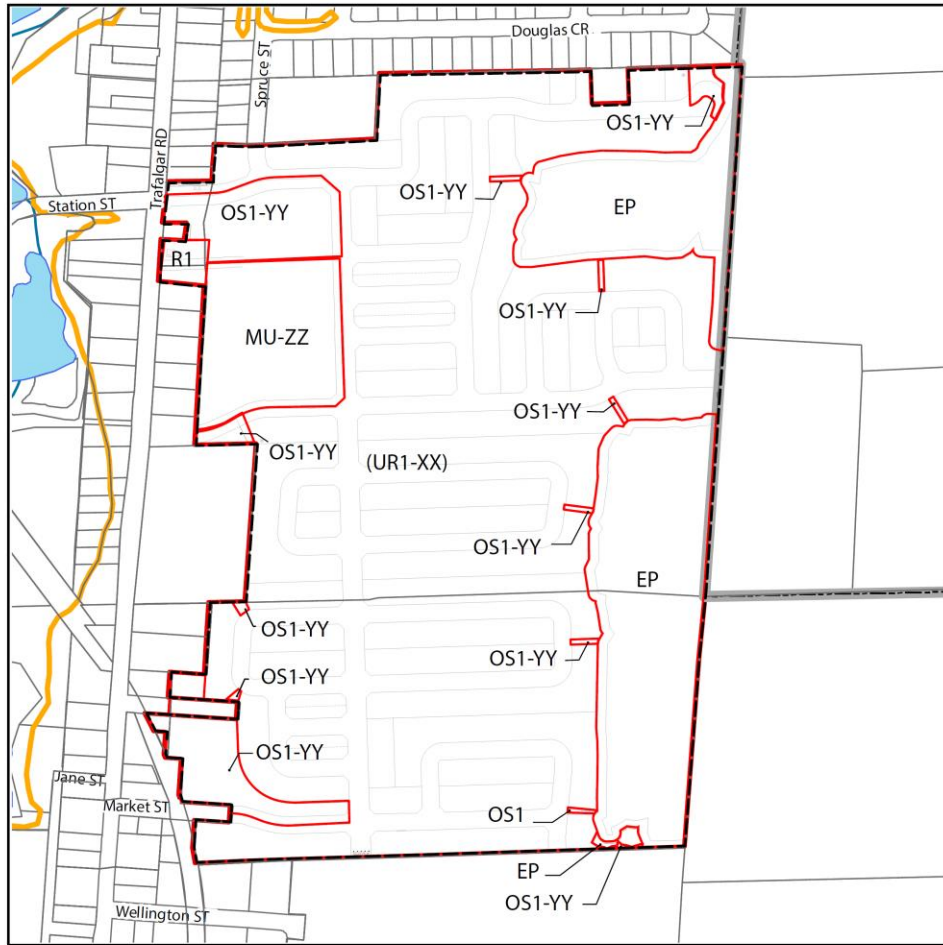
PASSED THIS __TH DAY OF ___, 2023.

Mayor

Clerk



SCHEDULE 1
 ZONING BY-LAW No. 2023-__
 THE CORPORATION OF THE TOWN OF ERIN



- AREA AFFECTED BY THIS BY-LAW
- SUBJECT LANDS

THIS SCHEDULE 1 TO BY-LAW No. 2023-__ PASSED ON THE _____ DAY of _____, 2023

MAYOR

CLERK