

# **Planning Justification Report**

**In Support of A  
Draft Plan of Subdivision  
for  
5431 Eighth Line  
Town of Erin**

December 2018

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Guelph ON



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## 1. Introduction

This planning justification report has been prepared in support of a draft plan of subdivision application and future zoning bylaw amendment application for the property described as Part of the West Half of Lot 14, Concession 9 in the Town of Erin, known municipally as 5431 Eighth Line. The subject property is owned by Homes in the Hills Inc., and consists of a total of 25.64 hectares (63.4 ac.).

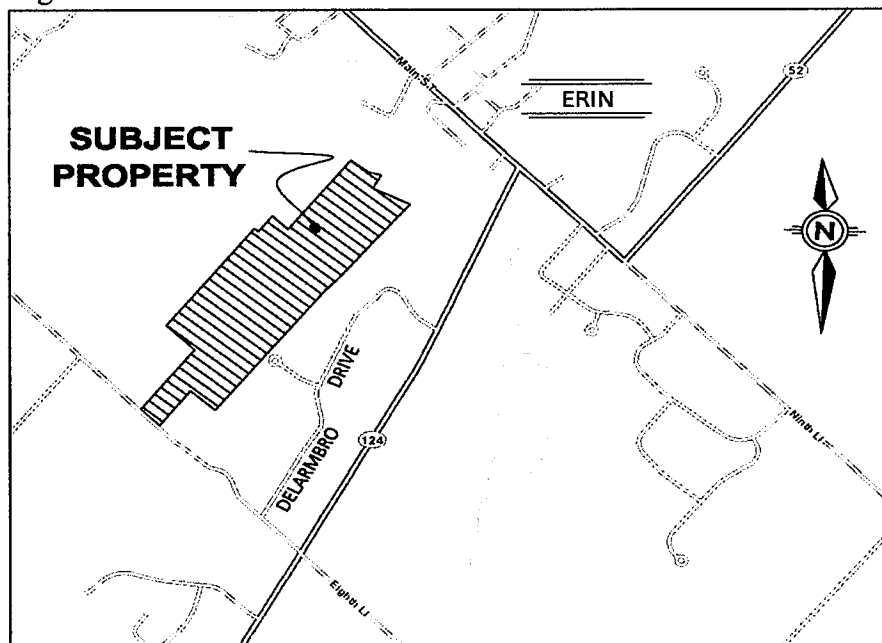
The subject lands are identified on Figure 1 of this report.

## 2. Site Context

### 2.1. Location

The subject property is located in the southwest part of the Erin Urban Area, and within the Erin settlement area boundary. The location of the parcel is also reflected on Figure 1.

Figure 1



### 2.2. Existing Land Use

The subject lands consist of open meadow areas previously used for agricultural purposes and abutting natural areas. There are no existing buildings on the property except for one shed.

The lands have 81.3 m. of frontage on the Eighth Line of the Town of Erin. The property also has access from Forest Ridge Road in the adjacent subdivision area.

The subject lands are shown on the aerial photograph attached as Figure 2.

### **2.3. Surrounding Land Uses**

The current surrounding land uses include:

- north are existing rural residential and agricultural areas
- west are rural residential uses
- south is an existing residential subdivision known locally as the Delarmbro Subdivision
- to the west are lands owned by Town of Erin, including the site of the Village's water tower and beyond the Village urban area

## **3. The Development Proposal**

It is intended to develop the property by way of registered plan of subdivision. A total of 33 single detached lots, with each lot being a minimum of 0.5 ha. in size and having a minimum 30 m. lot frontage. The proposed draft plan of subdivision is attached as Figure 3.

The area of the proposed development will be provided with access off of Forest Ridge Drive, near the westerly end of the development. At the easterly end of the development a 6 m. wide emergency access is proposed, which will be able to connect into the existing access to the Erin water tower, and provide for access emergency vehicles in the event that access is blocked further west on the property. The property also has frontage on the Eighth Line, however it is not intended to provide vehicular access to the Eighth Line in this location.

There are also substantial natural areas on the property, which will be protected by a 10 m. buffer from the dripline of the vegetated areas to the adjacent lot line of the proposed cuts. This area is divided into blocks on the draft plan, which will be made available to the municipality or Credit Valley Conservation.

No neighbourhood park area is proposed within the development. Parkland dedication requirements under the Planning Act are proposed to be addressed by cash in lieu of park dedication.

The proposed 6m. emergency access referred to above will also provide for potential pedestrian/trail access which connects to an existing trail system near the southeast corner of the property. By accessing this trail system, residents of the proposed development will be able to walk to the downtown core area of the Erin Urban Area which is approximately 0.5 km from the western end of the development.

The buffer areas provided adjacent to the dripline of the vegetated natural areas will also provide potential for extension of a trail system through the subject property.

Figure 2

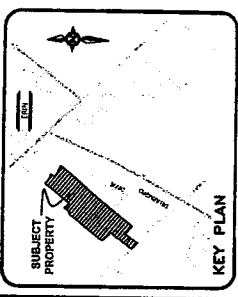


Figure 3

**DRAFT PLAN OF SUBDIVISION  
OF PART OF LOT 14  
CONCESSION 9**

GEOGRAPHIC TOWNSHIP OF ERIN  
TOWN OF ERIN  
COUNTY OF WELLINGTON

SCALE 1:1500



**OWNER'S CERTIFICATE**  
I HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS PLAN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

**PLANNING OFFICER'S CERTIFICATE**  
I HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS PLAN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

**DESIGN CRITERIA**

| Level               | Area (Ac) | SI     | Units |
|---------------------|-----------|--------|-------|
| GRADE ADJUSTED LOTS | 7.888     | 31,070 | 33    |
| ADJUSTED LOTS       | 15.361    | 60,029 |       |
| STREETS (A AND B)   | 2.228     | 8,878  |       |
| RESERVE (BLOCK 26)  | 0.203     | 8,082  |       |
| RESERVE (BLOCK 27)  | 0.004     | 0,031  |       |
| TOTAL               | 25.686    | 100.0  | 33    |

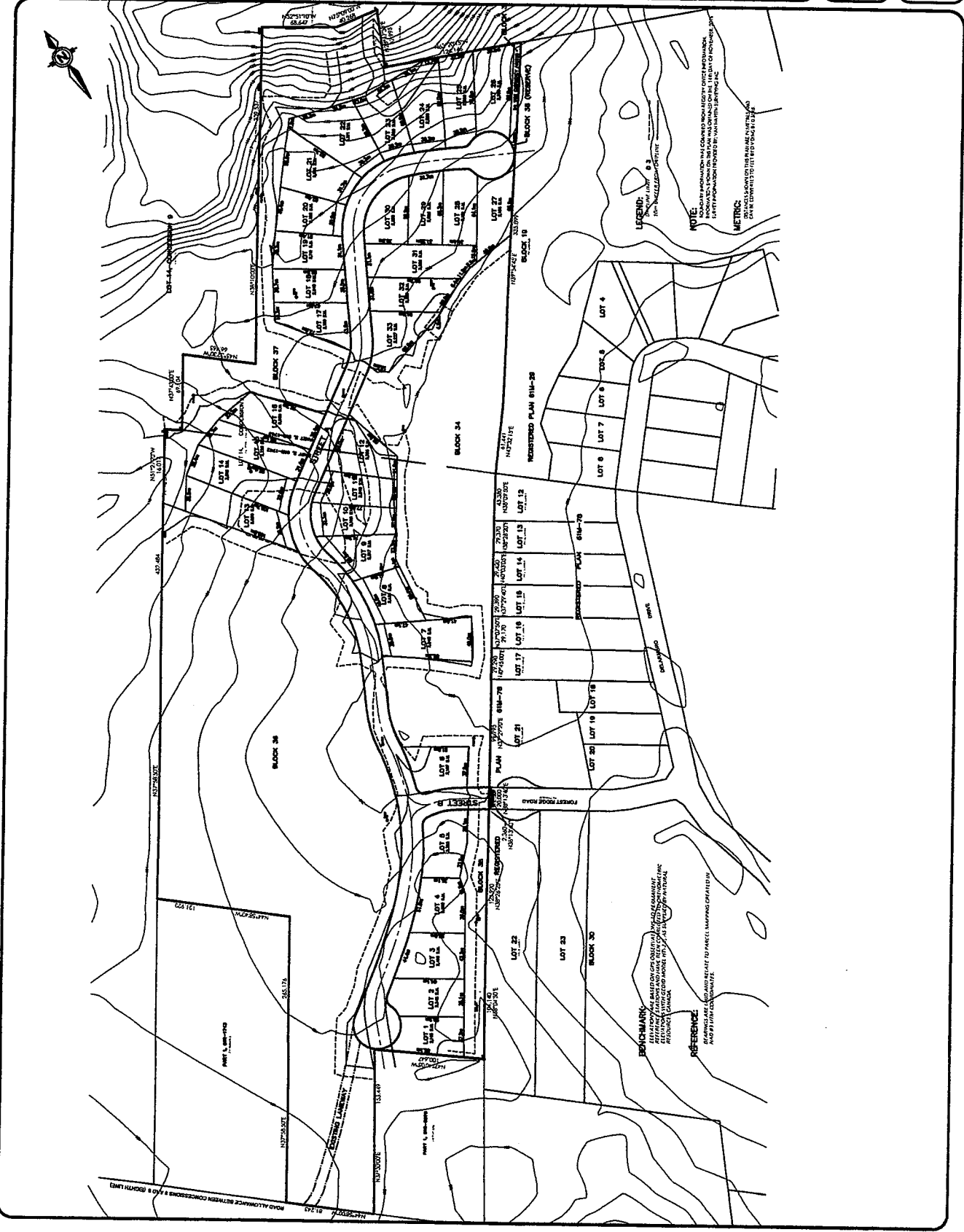
Information Required Pursuant to Section 51 (17) of the Planning Act, R.S.O. 1990

4. All lots shown on this plan are subject to the provisions of the Planning Act, R.S.O. 1990, and the Planning Act Regulations, R.R.O. 1997, and the Planning Act Regulations, R.R.O. 1997, and the Planning Act Regulations, R.R.O. 1997.

J.L. Cox Planning Consultants Inc.  
When Not Used Planning Services  
17 Progress Centre  
1000 Progress Centre  
1000 Progress Centre

FILE 1510 8th LINE ENLARGING  
Project No. 1510  
DATE: October 17, 2018

A1



## 4. Policy Context Planning Framework

### 4.1. Provincial Policy Statement (PPS) 2014

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The Provincial Policy Statement is issued under the authority of Section 3 of the Planning Act which requires that, "*decisions affecting planning matters shall be consistent with policy statements issued under the Act*". The current PPS came into effect on April 30, 2014.

The PPS 2014 updated the PPS 2005, and provides strong policies directing growth to identified settlement areas and to manage growth within these settlement areas.

Section 1.0 Building Strong Healthy Communities provides the following relevant policies in Section 1.1.1 providing that:

*"1.1.1 Healthy, liveable 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 range and mix of residential (including second units, 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;*
- e) promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;"*

Section 1.1.3 Settlement Areas provides that:

*"1.1.3.1 Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.*

*1.1.3.2 Land use patterns within settlement areas shall be based on:*

- a) densities and mix of land uses which:*
  - 1. efficiently use land and resources;*
  - 2. 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;*
  - 3. minimize negative impacts to air quality and climate change, and promote energy efficiency;*

*1.1.3.6 New development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of*

*uses and densities that allow for the efficient use of land, infrastructure and public service facilities."*

Section 1.4 Housing provides in Section 1.4.3 that:

*"1.4.3 Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market area by:*

- b) permitting and facilitating:
  - 1. all forms of housing required to meet the social, health and well-being requirements of current and future residents, including special needs requirements; ...**
- c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;*
- d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities,..."*

Section 1.6.6 Sewage, Water and Stormwater has policies related to servicing:

*"1.6.6.1 Planning for sewage and water services shall:*

- a) direct and accommodate expected growth or development in a manner that promotes the efficient use and optimization of existing:
  - 1. municipal sewage services and municipal water services, and*
  - 2. private communal sewage services and private communal water services, where municipal sewage services and municipal water services are not available;**
- 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. is feasible, financially viable and complies with all regulatory requirements; and*
  - 3. protects human health 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*
- e) be in accordance with the servicing hierarchy outlined through polices 1.6.6.2, 1.6.6.3, 1.6.6.4 and 1.6.6.5."*

Section 1.6.6.5 further deals with "partial services" which are defined in the PPS as municipal water services and individual on-site sewage services as proposed:

*"1.6.6.5 Partial services shall only be permitted in the following circumstances:*

- a) *where they are necessary to address failed individual on-site sewage services and individual on-site water services in existing development; or*
- b) *within settlement areas, to allow for infilling and minor rounding out of existing development on partial services provided that site conditions are suitable for the long-term provision of such services with no negative impacts."*

Section 2.0 of the PPS relates to Wise Use and Management of Resources. Under Section 2.1 Natural Heritage the PPS states:

*"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."*

Under Section 2.2 Water the PPS further states:

*"2.2.1 Planning authorities shall protect, improve or restore the quality and quantity of water by:*

- c) *identifying surface water features, ground water features, hydrologic functions and natural heritage features and areas which are necessary for the ecological integrity of the watershed;*
- d) *maintaining linkages and related functions among surface water features, ground water features, hydrologic functions and natural heritage features and areas;*
- h) *ensuring stormwater management practices minimize stormwater volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces."*

**The proposed applications are consistent with the PPS 2014 on the following basis:**

- **the proposed design is an efficient and cost-effective design, and rounds out the remaining developable land within the urban boundary in this area.**
- **the large single family lots proposed are part of the range of density required in the municipality to meet the needs of current and future residents**
- **the proposal is appropriate for the infrastructure currently available and planned for the municipality**
- **the natural heritage features of the site are protected for the long term**

## 4.2. Growth Plan for the Greater Horseshoe (Growth Plan)

The Ministry of Public Infrastructure and Renewal released the Growth Plan for the Greater Golden Horseshoe to manage growth in Ontario. The updated Growth Plan came into effect on July 1, 2017 and any decisions made after that date that affect a planning matter must conform to the plan.

The Growth Plan provides an overall growth strategy for the Greater Golden Horseshoe region that complements the Provincial Policy Statement and is implemented by municipal planning documents. The key elements of the Growth Plan are guiding principles of building compact, vibrant and complete communities; planning and managing growth to support a strong, competitive economy; and optimizing the use of existing or planned infrastructure to support growth in a compact and efficient form. As such, these policies are primarily directed at urban or settlement areas. As previously noted the subject lands are located within the Erin settlement area boundary.

The guiding principles of the Growth Plan, as set out in Section 1.2.1 of the Plan:

*"The policies of this Plan regarding how land is developed, resources are managed and protected, and public dollars are invested are based on the following principles:*

- *Support the achievement of complete communities that are designed to support healthy and active living and meet people's needs for daily living throughout an entire lifetime.*
- *Support a range and mix of housing options, including second units and affordable housing, to serve all sizes, incomes, and ages of households.*
- *Improve the integration of land use planning with planning and investment in infrastructure and public service facilities,..."*

The subject lands are located outside of but adjacent to the built boundary as defined in the Town of Erin Official Plan. Section 2.2.7.5 of the Growth Plan states:

*"5. For upper- and single-tier municipalities in the outer ring, the minimum density target for designated greenfield areas contained in the applicable official plan that is approved and in effect as of July 1, 2017 will continue to apply until the next municipal comprehensive review is approved and in effect."*

With respect to infrastructure the Growth Plan states in Section 3.2.1:

- "1. Infrastructure planning, land use planning, and infrastructure investment will be coordinated to implement this Plan.*
- 2. Planning for new or expanded infrastructure will occur in an integrated manner, including evaluations of long-range scenario-based land use planning and financial planning, and will be supported by infrastructure master plans, asset management plans, community energy plans, watershed planning, environmental assessments, and other relevant studies where appropriate, ..."*

and further states in Section 3.2.6.2:

- "2. *Municipal water and wastewater systems and private communal water and wastewater systems will be planned, designed, constructed, or expanded in accordance with the following:*
- a) *opportunities for optimization and improved efficiency within existing systems will be prioritized and supported by strategies for energy and water conservation and water demand management;*
  - c) *a comprehensive water or wastewater master plan or equivalent, informed by watershed planning has been prepared to:*
    - i. *demonstrate that the effluent discharges and water takings associated with the system will not negatively impact the quality and quantity of water;*
    - ii. *identify the preferred option for servicing growth and development, subject to the hierarchy of services provided in policies 1.6.6.2, 1.6.6.3, 1.6.6.4 and 1.6.6.5 of the PPS,..."*

**The proposed development conforms to the Growth Plan 2017 by:**

- **supporting a range of housing options in the municipality to serve all sizes, incomes and ages of households**
- **integrating land use planning with proposed investment in servicing infrastructure based on a comprehensive wastewater master plan prepared by the municipality.**

#### **4.3. Greenbelt Plan (2005)**

The Greenbelt Plan was approved under Ontario Registration 208/2005 under the Greenbelt Act, 2005 and took effect on December 16, 2004. The Greenbelt Plan identifies where urbanization should not occur in order to provide permanent protection to the agricultural land base and the ecological features and functions occurring on this landscape.

The Credit River watershed is included in the Greenbelt Plan area, and thus encompasses a portion of the Town of Erin. The Greenbelt Plan identifies a Natural Heritage System. Section 3.2.5 of the Greenbelt Plan indicates that:

- "5. The Natural Heritage System, including the natural features policies of section 3.2.4, does not apply within the existing boundaries of settlement areas, but does apply when considering expansions to settlements as permitted by the policies of this Plan. Municipalities should consider the Natural Heritage Systems connections within settlement areas when implementing municipal policies, plans and strategies."*

The Greenbelt Plan further categorizes settlement areas into categories of Towns/Villages, which includes Erin, and Hamlets. With regard to Towns/Villages the Greenbelt Plan further states in Section 3.4.2.1:

*"1. Towns/Villages, as identified in municipal official plans and within their approved boundaries as they existed on the date this Plan came into effect, continue to be governed by municipal official plans and related programs or initiatives and are not subject to the policies of the Plan, save for the external connection policies of section 3.2.5"*

**The proposed application conforms to the Greenbelt Plan 2005 on the basis that:**

- **the subject lands are within the existing boundary of a settlement area so the Natural Heritage system policies of the Greenbelt Plan do not apply**
- **the natural areas of the property which connect outside the settlement area boundary are being protected**

#### **4.4. Wellington County Official Plan (County OP)**

The Wellington County Official Plan came into effect on May 6, 1999. The Plan has subsequently been amended several times, including a comprehensive 5 Year Review (OPA 81) which was approved by MMAH on April 29, 2014, appealed to the Ontario Municipal Board and approved by the Board on December 19, 2014.

The subject lands are designated as Urban Centre in the County OP, and as such are located within the settlement area limit, and outside but adjacent to the built boundary.

Part 3 of the Official Plan, specifically Section 3.3 sets out objectives for growth in the County, which include:

- *"to encourage efficient cost effective development patterns;*
- *to encourage growth in urban areas;*
- *to provide choice for residents and businesses by providing a variety of growth opportunities, housing types, services, recreation and cultural activities, and public open space;"*

Section 3.4 sets out the objective for servicing growth which states:

*"Existing development and development commitments based on individual on-site services may be recognized and, if proven adequate, may continue. Development commitments may include lands designated or zoned for development or with approved subdivisions."*

Part 3 of the County OP sets out in Table 7 the projected growth allocated to the Town of Erin. The increase in population and households for the urban centres of Erin and Hillsburgh in Table 7 is set out below:

|                                    | 2016  | 2036           | 2041            |
|------------------------------------|-------|----------------|-----------------|
| <b><i>HILLSBURGH AND ERIN*</i></b> |       |                |                 |
| Total Population                   | 4,415 | 6,500 to 7,390 | 7,000 to 10,040 |
| Households                         | 1,530 | 2,235 to 2,530 | 2,420 to 3,375  |

These increase result in an approximately 50% increase in population and households between 2016 and 2036 and about 100% increase in both between 2016 and 2041.

Section 4.4 of the County OP sets out the County's housing policies and Section 4.4.2 states:

*"4.4.2 Variety*

*The County will provide for a variety of housing types to satisfy the present and future social, health and well-being requirements of residents of the regional market area. New residential developments will be promoted at densities which efficiently use available servicing and are appropriate to site conditions and existing patterns of development.*

***The County will encourage an adequate supply and variety of housing at densities that are efficient and suited to small town character."***

Section 4.4.4 of the OP indicates that the County will encourage increased densities in newly developing greenfields areas, and specifically state in Subsection b) that new developments will:

- "i) strive to attain at least 16 units per gross hectare (6.5 units per gross acre) in newly developing subdivision;*
- ii) somewhat lower densities may be considered in newly developing subdivisions where physical and environmental constrains such as larger than normal stormwater 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);"*

The proposed development only achieves density of 3.2 units per gross hectare. While well below the minimum target set in the County OP which contemplates the availability of full municipal services for new development; the OP recognizes that lower densities may be considered where there are physical constraints, which in this case precludes the extension of municipal wastewater services; and where there is a need to transition from adjacent uses where larger lots exist which will also not be provided with municipal sewers. In areas of the municipality where municipal sewers will be installed higher densities can be achieved.

Under Urban System policies of the OP in Section 7.3 Planning Approach it states:

*"Development based on municipal services which promote environmental protection and efficient land use will be encouraged.*

*Land use patterns in the urban system shall be based on:*

- a) densities and a mix of land uses which:
  - i) efficiently use land and resources;*
  - ii) 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;"**

As earlier noted, Erin is designated as an Urban Centre, and Section 7.5.5 sets out the policies for residential use:

*"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.*

The Erin Urban Centre is designated as a Settlement Area on Schedule A2-1 of the County OP, which sets out the area of the Town to which the Greenbelt Plan applies. As noted in Section 4.3 of this report in reference to the Greenbelt Plan, Erin is designated as a Town/Village and the following policy of County OP applies:

- "a) Towns/Villages, within the boundaries shown on Schedules A2-1 ..., continue to be governed by this Plan and local Official Plans and related programs or initiatives, and are not subject to the policies of the Greenbelt Plan..."*

Part 10 of the OP deals with Creating New Lots. Section 10.1.3 sets out the policies for new lot creation by plan of subdivision:

*"10.1.3 Matters for Consideration*

*The County will consider the following when considering new lot creation by subdivision, consent or part lot control:*

- a) that any new lots will be consistent with official plan policies and zoning regulations;*
- b) that all lots can be adequately serviced with water, sewage disposal, stormwater management or drainage, fire protection, roads, utilities, solid waste disposal to accepted municipal standards and with undue financial burden on the municipality;*

- d) that all lots will have safe driveway access to an all-season maintained public road and that access to a local road will be preferred over county and provincial roads, where practical;
- e) that public streets, spaces and facilities will be safe, meet the needs of pedestrians, and facilitate pedestrian and non-motorized movement, including, but not limited to, walking and cycling;
- f) that the topography, soils and drainage of the site are satisfactory for the lot sizes and uses proposed;
- g) that tree loss related to anticipated development be kept to a minimum and, wherever reasonable, be compensated for by new tree planting'
- h) that natural heritage features are not affected negatively;
- i) that lots are not created in areas which would pose a threat to public health or safety;
- j) that natural resources such as agricultural lands and mineral aggregates would not be affected adversely;
- k) that the size and shape of proposed lots is suitable, including frontage, area and the proportion of frontage to depth;
- l) that the proposed lots and uses are compatible with and designed to minimize adverse impacts on surrounding uses;
- m) that all new lots shall have logical lot lines given existing lot patterns in the area, natural and human-made features and other appropriate considerations;
- n) that residential lots will have adequate access to community facilities such as schools, libraries and parks based on reasonable standards for the area;
- o) that the creation of any lot is necessary, timely and in the public interest;
- p) that provincial legislation and policies are met, including the Greenbelt Plan policies set out in Section 9.9 of this Plan."

Part 11 of the County OP Environmental Services provides policies related to the provision of services. Section 11.2.3 deals with servicing options where individual on-site servicing may be required:

*"11.2.3 Servicing Options Assessment*

*Site specific multi-lot or multi-unit development application relying on private communal or individual on-site servicing may be required to:*

- *assess site and soil suitability and the viability of all reasonable servicing options;*
- *recommend the type of sewage disposal system and establish appropriate lot, unit and/or block sizes, acceptable to the local municipality which demonstrate suitability for the on-site services;*
- *assess the impact of the proposed means of servicing on: ground and surface water and associated ecological function; potential interference with other wells; potential adverse impacts to natural features."*

Section 11.2.7 of the OP sets out Erin Village - Special Policy as follows:

*"11.2.7 Erin Village - Special Policy*

*A Servicing and Settlement Master Plan will be undertaken to assess, in a comprehensive manner, the Village of Erin's capacity to accommodate growth from an environmental and servicing perspective including a review and assessment of the Village in terms of :*

- a) growth management and related fiscal impacts;*
- b) established projected population;*
- c) development density;*
- d) impact of development on environmental and natural heritage resources;*
- e) servicing (water and sewage) and stormwater management;*
- f) other matters considered appropriate by the Town.*

*The Village Study must be completed and approved before any major development is permitted. The Study will be undertaken by the Town in consultation with the County and Credit Valley Conservation. The master plan will be implemented by an amendment to the Official Plan for the Town of Erin.*

*The Town may, in its official plan, identify new land use designations but these designations will not be implemented through further planning approvals until the comprehensive servicing study is completed and approved. The Town may develop a phasing strategy for development to comply with County growth forecasts.*

*Modest development in the existing built up area of the village may be allowed if it does not significantly increase water and sewage demands.*

*Projects which would result in improved environmental protection or benefit may also be considered in consultation with the conservation authority."*

**The following is a summary of how the proposed development conforms to the County OP:**

- the proposal meets the objectives of the OP by providing growth in an urban area in an efficient, cost-effective development pattern adding to the variety of housing types available**
- the objectives for servicing growth (Section 3.4) state development on underserviced on-site services may be considered based on development commitments which may include lands being designated for development**
- substantial future growth is required to meet the growth allocations set out in the OP**
- although the density of development is below the objective for density in new greenfields development the proposal is acceptable given the physical**

- constraints to providing sanitary waste water treatment to the lands and to be compatible with development on adjacent lands**
- **the matter set out in Section 10.1.3 of the OP are addressed through the reports submitted in support of the application**
  - **the status of the proposal related to the Town of Erin SSMP and implementing Class EA engineering study undertaken by the Town is addressed in the Functional Servicing Report submitted in support of the application.**

#### **4.5. Town of Erin Official Plan (Erin OP)**

The Town of Erin Official Plan was approved by Wellington County Council on December 14, 2004, and has subsequently been amended several times. The OP has not been updated since 2012 to address new Provincial and County policies.

The Erin OP designates the subject property as Residential, Greenlands and Core Greenlands on Schedule A-2.

Section 2.2 sets the following Vision Statement for residential growth in the Town:

##### *"2.2.2 Residential Growth*

- a) That low density residential development, consisting of primarily single-detached dwellings, will continue to be the predominant form of housing given the lack of municipal sewers, but a variety of housing types will be encouraged.*
- b) That new development be provided for primarily by the expansion of the existing settlement areas of Erin and Hillsburgh. Limited expansion of other hamlet areas will also be considered where appropriate.*
- c) That urban design standards which retain the traditional small town character of the Town's urban centres be applied while envisioning their development as the focal point for commercial, cultural and economic development activities."*

Section 2.3.2 sets out a County growth forecast, however the population and household projections have not been updated to reflect the current County forecast set out in Section 4.4 of this report.

The policies for Natural Heritage Resources are detailed in Section 3.1 of the OP. With regard to wetlands Section 3.1.2 states:

- "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."*

With regard to woodlots the OP states in Section 3.1.9:

*"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.*
- 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..."*

Section 3.5 sets out the Housing Policies of the Town and Section 3.5.1 states:

*"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 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."*

Section 3.5.6 sets out the Town policy for Greenfield Housing, and contains the same policies as set out in Section 4.4.4 of the County OP previously referred to.

Section 3.6 of the OP sets out the Town's Municipal Services policies and states in Section 3.6.3:

- "a) All new development and redevelopment shall be provided with services to the standards required by the Town, including:*
  - i) sewage disposal, subject to the policies of subsection 3.6.5;*
  - ii) water supply;*
  - iii) storm water management;*
  - iv) hydro (underground wherever practical);*
  - v) roads and sidewalks; and*
  - vi) telecommunications.*

Section 3.6.5 sets out the policy approvals to Sanitary Sewage Treatment and states:

*"At the present time there are no municipal sanitary sewage facilities in the Town of Erin. All sanitary sewage treatment is by individual private systems.*

*Until such time as the Town may establish a sewage treatment facility Council will only support development on individual private systems (with the exception of minor redevelopment and infilling proposals) when they have been accompanied by detailed hydrogeologic and geotechnical assessments that have been deemed acceptable to Council in consultation with other approval agencies. These studies must demonstrate the viability of the development on individual services and demonstrate that the proposed development will not result in an unacceptable level of impact on ground and surface water resources."*

Section 3.6.6 sets out a Special Policy for Urban Areas regarding municipal services:

*"A Servicing and Settlement Master Plan will be completed to assess, in a comprehensive manner, the urban areas' capacity to accommodate growth from an environmental and servicing perspective including a review and assessment of the urban areas in terms of;*

- a) Growth management and the related fiscal impacts;*
- b) Established projected population;*
- c) Development density;*
- d) Impact of development on environmental and natural heritage resources;*
- e) Servicing (water and wastewater and stormwater management;*
- f) Other matters considered appropriate by the Town;*

*The Servicing and Settlement Master Plan must be completed and approved before any major development is permitted. The Study will be undertaken by the Town in consultation with the County and Credit Valley Conservation Authority. The master plan will be implemented by an amendment to the Official Plan for the Town of Erin."*

The Residential policies are contained in Section 4.7 of the Erin OP and the overview in Section 4.7.1 states:

*"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."*

Section 4.7.3 Permitted Uses states:

*"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."*

Section 5.15.1 sets out the criteria for Plans of Subdivision and states:

*"Only those plans that generally satisfy the following criteria will be recommended for approval:*

- a) The proposed plan of subdivision conforms to the objectives, General Policies of Section 3 and land use designation of this Plan, as well as the County of Wellington Official Plan;*
- b) Necessary services, utilities, and community facilities, can be provided to the proposed subdivision;*
- c) The proposed plan of subdivision will not negatively affect transportation networks, abutting land uses, and other features of the natural or built environment;*
- d) The proposed plan of subdivision is not considered to be premature, and is in the public interest;*
- e) The proposed plan of subdivision is compatible with the existing built form of the Town, including adjacent land uses and road patterns; and*
- f) The proposed plan of subdivision will not unreasonably impact the financial position of the Town in terms of the cost of providing additional services to the new development.*

**The draft plan of subdivision application conforms to the Erin OP on the following basis:**

- The OP directs growth to the settlement areas including Erin and anticipated that single-detached dwelling will continue to be the predominant housing form**
- the proposed development protects wetlands and much of the wooded area of the site consistent with OP policy**
- the required engineering and hydrogeologic studies to support the proposal for individual on-site sewage systems is provided in the supporting documentation for the application**
- the Residential policies of the OP encourage development that is compatible with existing neighbourhoods and will maintain Erin's small town character.**

#### **4.6. Town of Erin Zoning Bylaw**

The Town of Erin's Comprehensive Zoning Bylaw No.07-67 was consolidated and adopted by Council on June 5, 2018. The subject lands are zoned Future Development (FD) and Environmental Protection (EP2) in the Bylaw. The FD zone permits only a single detached dwelling on an existing lot; and existing uses, building and structures.

As part of any approval for the proposed draft plan of subdivision, a zoning amendment to an appropriate Residential zone for the residential portion of the development will be required. The proposed lots, which have a minimum lot size of 2000 m<sup>2</sup> and a minimum lot frontage of 30 m., meet the minimum frontage and area regulations for any residential zone categories in Zoning Bylaw 07-67 permitting single detached houses.

With regard to servicing requirements the Bylaw states in Section 4.34:

*"No development of any kind shall be permitted within any zone unless service by an approved sewage disposal system and water supply, except that this provision shall not apply to any public use or utility which by its nature does not require such services."*

**An amendment to the Town's Comprehensive Zoning Bylaw will be required to implement the proposed development. The proposed lots sizes and frontages meet the requirements for current single detached residential zone categories.**

## **5. Supporting Documentation**

The following studies are being submitted in support of the draft plan of subdivision application:

### **5.1. Functional Servicing and Stormwater Management Report RJ Burnside & Associates Limited, December, 2018**

The report presents a functional design of site servicing and grading for the proposed development which can be summarized as follows:

- The proposed storm drainage system will be designed in compliance with the Wellington County Guidelines, MOECC Guidelines, and the Town of Erin Design Standards.
- The introduction of the 30 m. long span bridge between STA. 0+650 to 0+680 will minimize the impact of the existing external drainage path, including the protected wetlands on site.
- Water service will be accomplished by connecting to the existing 150 mm diameter watermain on Forest Ridge Road. A watermain loop can be introduced by connecting to the existing watermain located at the Water Tower to enhance the fire flow and water pressures for the existing dwelling units along Delarmbro Drive and HWY 124.
- The development will be serviced by septic systems on each individual lot. Due to size limitations of specific lots an advanced sanitary treatment system is recommended, which will reduce the size of the required septic field by 85%.
- The site will be accessed by a T-Intersection connecting the extension of Forest Ridge Road and new proposed road within a 20.0 m. ROW going from South-West to North-East with proposed Cul-de-Sac at both ends.
- A proposed 6.0 m. wide Emergency Access Road can be introduced at the end of one of the Cul-de-Sac on the North-East side connection to an existing trail, which allows access to Main Street. The new proposed road will be urbanized in accordance with the Town of Erin Design Standards.

- The functional grading design will conform with the Town of Erin's grading criteria, allowing positive drainage, matching the existing boundary grading conditions and limiting grading within the dripline setbacks.
- The proposed stormwater management approach has been designed to mimic pre-development conditions.
- Stormwater quantity and quality objectives can be achieved for the site through the use of combination of attenuation across previous surfaces and LIDs.
- The Erosion and Sediment Control Plan for the site will be designed and completed as part of the detail design in conformance with the Town of Erin, CVC, Wellington County and the OPSD. Erosion and sediment control will be implemented for all construction activities including topsoil stripping, foundation excavation, construction truck movement and stockpiling of material.

## **5.2. Hydrogeologic Assessment**

**RJ Burnside and Associates Limited, January, 2018**

A hydrogeologic assessment of the property has been completed. The results are summarized below.

The hydrogeological report shows that the groundwater depths ranges between 0.03 mbgs and 4.0 mbgs. The soils found across the site range from sandy soils near the surface, with reasonably high hydraulic conductivity with some lower level silts that have a lower conductivity. Infiltration testing was completed and show a high infiltration rate, which is suitable for onsite sewage treatment and Low Impact Development (LID) techniques. Monitoring wells have been placed onsite and have been monitored regularly since late 2016. A water balance will be required and confirmed during the detailed design purposes. LID's are recommended for the control of stormwater flows and will promote the water balance and peak flow reduction. Also, if construction occurs below the water table, a PTTW may be required. Also consideration for basement drainage will be required and the use of sump pumps may be necessary.

## **5.3. Environmental Impact Assessment**

**Savanta Inc., December, 2018**

An EIS has been developed in support of the proposed development application. The following sets out the conclusions and recommendations of the study.

The proposed development occurs in areas that are predominantly agricultural, with removal of two small cultural plantations proposed, as well as some minor vegetation removal from a significant woodland to support the road connection and proposed lot fabric on the Subject Lands.

Based upon the natural heritage feature inventories and analyses carried out, the following conclusions are drawn:

- The agricultural lands upon which the majority of the development is proposed, do not provide habitat for any significant natural features;
- The majority of significant natural features are associated with the large expanses of woodland/wetland communities on and adjacent to the Subject Lands. These include; significant woodlands, West Credit River PSW Complex, fish habitat associated with tributaries of the West Credit River, habitat for endangered species (SAR bats) and significant wildlife habitats, including confirmed bat maternity colony habitat, seeps and springs and Eastern Wood-Pewee habitat;
- Outside of these areas, and off of the Subject Lands, the following significant wildlife habitats were identified:
  - Candidate raptor wintering areas associated with the cultural meadow/thicket communities and the woodlands; and,
  - Candidate turtle over-wintering habitat/Snapping Turtle habitat associated with off-site ponds.
- An average 10 m. buffer has been proposed along the staked limit of the woodland/wetland communities identified on the Subject Lands, where possible. Removal of two cultural plantations comprised predominantly of non-native species that are considered to be a component of the significant woodlands is proposed. Additional removals will also be required to support the road crossing between Lots 6 and 7, and have been proposed for certain lots to support the proposed lot alignment. Compensation for woodland removals are proposed on a 1:1 area basis; identified planting locations will improve connectivity between the woodland communities in the local landscape, and will replace the non-native species of the cultural plantation with native species;
- Two watercourse crossings will be required, one of which will be a culvert, the second of which will be a 30 m span bridge. As existing farm crossings are present at both of these locations, and overall improvement in aquatic habitat conditions is anticipated following installation of these measures. Restoration works are proposed in association with the farm lane removal following installation of the span bridge;
- Burnside's FSR has demonstrated that they will control stormwater to meet both quantity and quality control requirements, thereby preventing impacts on fish habitat in the receiving tributaries of the West Credit River. In addition, Low Impact Development Measures have been proposed to maintain water balance across the Subject Lands;
- LID measures are also proposed for to ensure water balance to the tributary of the Upper East Don River and associated wetland communities;

- A formal Erosion and Sediment Control Plan will be provided as part of the detailed design phase of the Project. The plan will demonstrate how the construction activities will avoid and mitigate impacts to the tributaries of the West Credit River and associated wetland communities of the West Credit River PSW Complex;
- The use of standard mitigation measures regarding the use of fuels and chemicals during the construction process will reduce the risk of groundwater or surface water contamination from accidental spills. Storage of materials should be at least 30 m from any watercourse; and
- Educational materials are recommended for distribution to homeowners to ensure they are aware of the sensitivity of the natural features in the local area, and to promote environmental stewardship through prevention of letting domestic animals enter these areas, and avoiding dumping/trespassing within the communities.

Based upon current and available technical information and analyses, the predicted effects on the natural features and associated functions will be avoided/minimized through the protection, mitigation and enhancement measures recommended and discussed in this report. Where direct impacts have been identified, compensation measures are proposed that are expected to provide an overall benefit to the natural environment. These proposed mitigation and compensation measures will maintain important natural features and associated functions, replace non-native components of a woodland with a native community, and restore impacted wetland areas.

## 6. Conclusion

The conclusions of this planning justification report are:


1. The proposed development is consistent with and conforms to Provincial planning policy documents, including the Provincial Policy Statement (2014), the Growth Plan (2017) and the Greenbelt Plan (2005). In particular, the developments propose residential growth consistent with growth projections within an urban settlement area in an efficient development pattern, adding to the range of housing types available in the municipality. The proposed development will be serviced appropriately for infrastructure available and proposed; and protects the natural heritage features on the site.
2. The application conforms to the planning policies set out in the Wellington County OP and Erin OP by providing growth in an urban area in a cost-effective manner, provides residential development which is compatible with adjacent land uses and maintains the small town urban character of Erin, and at a density which is acceptable given the constraints to providing full municipal sanitary sewers to the area.

3. The background reports prepared in support of the applications address servicing, roads, stormwater management, hydrogeology and environmental impacts and indicate that the proposal is appropriate for the Town's servicing strategy and protects the natural resource features on the site.

In summary, the proposed residential development on this property is appropriate given relevant land use planning principles, and favourable consideration of the application is requested.

Respectfully submitted

JL Cox Planning Consultants Inc.



John L Cox, BES, RPP