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PLANNING JUSTIFICATION REPORT

5525 Eighth Line, Town of Erin



Prepared For:
County of Wellington and Town of Erin
May 18, 2022

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Executive Summary

A Draft Plan of Subdivision application and Zoning By-law Amendment application are being filed on behalf of EC (Erin) GP Inc., in support of a low to medium density residential subdivision comprised of approximately 288 single detached and townhouse residential units, parks, open spaces, and stormwater management facilities. The lands are municipally known as 5525 Eighth Line, and are located in the Town of Erin, south of the Credit River and form part of the Erin Heights Golf Course.

The proposed development represents an efficient use of land, infrastructure, and public service facilities. The proposal is for a compact and complete community and will provide residential dwellings and community uses (parks). Growth will proceed in a logical manner to make efficient use of land, resources, and municipal infrastructure. New development will be appropriately set back from the watercourse north of the Site. The applications are consistent with and have regard for provincial policy including the Planning Act, the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe, and the Greenbelt Act.

Under the County of Wellington’s Official Plan, the lands are currently designated Residential within a settlement area and permit various forms of housing and community uses, including single detached and townhouse dwellings. An amendment to the County’s Official Plan is not required.

The site is located in the Erin Urban Area and Built Boundary under the Town of Erin Official Plan, and therefore is suitable for urban intensification. An amendment to the Town of Erin Official Plan is not required.

The majority of the 13.85-hectare Site is currently zoned as FD - Future Development Zone, and part of the lot is zoned as EP1- Village Environmental Protection Zone. The lands proposed for development will require site-specific zoning to allow for the range of unit types envisioned in the community. Specific performance standards are proposed to be modified in order to accommodate a built form that assists with achieving minimum density targets as set out by the province, as well as to introduce a built form that represents gentle intensification of the lands (townhomes). The rezoning also adjusts the environmental boundary, since the lands have been staked by Credit Valley Conservation Authority.

The proposed development represents good land use planning and we recommend its approval.

1.0 Introduction

The enclosed submission is being filed on behalf of EC (Erin) GP Inc. (Empire Communities), in support of Draft Plan of Subdivision and Zoning By-law Amendment applications for lands in the Town of Erin, Wellington County, municipally known as 5525 Eighth Line (Subject Site, or Subject Lands, or Site).

The Subject Site is approximately 13.859-hectares (34.25 acres) and is located in the south half of the Erin Heights Golf Course generally set in the southeast corner of Eighth Line and Sideroad 17. The Site is bounded by a residential neighbourhood to the south (existing Erin Heights Drive subdivision), Eighth Line to the west, and the Erin Branch of the Credit River (from this point on, this water body will be referred to as “the Credit River”) to the north and east of the Site. Currently, the subject lands are used as a golf course.

The consulting team has worked diligently to develop a plan that creates an attractive and complete community that provides intensification of underutilized lands in the Town of Erin Urban Centre. This development proposal will result in a compact community that respects and provides new connections to greenspace and natural heritage and is compatible with the existing community.

At full build out, the community is anticipated to support 250 Single Detached Equivalent Units¹ including detached dwellings, and townhouses. Currently 288 units are proposed through the concept plan (263 SDEs), and we expect this number to fluctuate throughout consultation and before final approvals are granted. Open spaces will be provided through a future park (0.691 ha) at the north end of the Subject Site and adjacent to the Credit River. Although no vehicular connection is planned, a small 6.0m wide open space block, including a trail, will connect the Site to the existing neighbourhood immediately south. This design feature is meant to ensure connectivity between the two residential neighbourhoods but limit interaction and eliminate vehicular traffic flow into the existing Erin Heights Subdivision.

The development of the Draft Plan and supporting technical reports has been prepared in close consultation with Wellington County, the Town of Erin, Credit Valley Conservation (CVC), and other agencies and results in a development proposal that is in the public interest and is compatible with the character of the existing neighbourhood.

1.1 Formal Pre-Consultation and Supporting Documentation

A formal Pre-Consultation meeting was held on August 17th, 2021. The Draft Plan and supporting documentation have been prepared based on the input and information received from Wellington County, the Town of Erin, Credit Valley Conservation and other agencies. In addition, terms of reference for certain studies were prepared and signed off on by the agencies (Environmental Impact Assessment, and Traffic Impact Assessment).

¹ A maximum 250 Single Detached Equivalent Units (SDEs) have been allocated to this development via servicing agreements with the Town. Single Detached Dwellings = 1 unit, and Townhouses = 0.72 units.

The following materials have been reviewed and are included with this submission in support of the required planning applications:

- Draft Plan of Subdivision
- Draft Zoning By-Law Amendment
- Planning Justification Report (Armstrong Planning and Project Management);
- Urban Design Brief / Architectural Design Guidelines (Armstrong Planning and Project Management);
- Phase One and Phase Two Environmental Site Assessment (DS Consultants);
- Geotechnical Report (DS Consultants);
- Stage 1-2 Archaeological Assessment, with Ministry Clearance (Irvin Heritage Inc.);
- Survey (RPE);
- Functional Servicing and Stormwater Management Report (UrbanTech Consulting);
- Civil Plans including Grading Plan, Sanitary Servicing, Watermain Servicing, and Stormwater Management (UrbanTech Consulting);
- Transportation Impact Study (RV Anderson Associates Limited);
- Natural Heritage Evaluation (WSP);
- Land Use Compatibility Study (SLR Consulting Inc);
- Landscape Plans including Park Plan, Street Tree Plan and Fencing Plan (Alexander Budrevics + Associates Ltd.);
- Arborist Report (Canopy Consulting)
- Tree Protection/Enhancement and Removals Plan (Canopy Consulting); and
- Hydrogeological Assessment, Water Balance Assessment and Source Water Protection Analysis (Terra Dynamics Consulting Inc.)

1.2 Purpose of the Applications

As confirmed through the Pre-Consultation meeting, a Draft Plan of Subdivision application and Zoning By-law Amendment application are required at this time to support development of the proposed subdivision.

The lands are currently zoned “Future Development Zone (FD)” and “Village Environmental (EP1)” in Schedule B under Zoning By-law 07-67. A Zoning By-law Amendment is required to allow the range of residential uses and site-specific standards as proposed by Empire Communities. The site-specific standards will also support development of a compact urban form as envisioned by Provincial and municipal planning policies.

The lands are located within the built-boundary of the Town of Erin settlement area and designated “Urban Centre” and “Residential” and therefore, an Official Plan Amendment is not required.

2.0 Subject Lands

2.1 Site Description

The Subject Site is 13.859-hectares (34.25 acres) in size and is generally located in the west side of the Town of Erin (**Figure 1**). Specifically, the lands are described as Part of Lot 19, Registrar’s Compiled Plan 686, Town of Erin, County of Wellington.

The proposed development site was created by way of a severance of the existing Erin Heights Golf Course and represents what was deemed to be developable land outside of the boundary of sensitive natural areas and associated buffers, including the adjacent creek, woodland and wetlands, to the north and east. The remainder of the golf course (the Retained Lands) fall north of the Credit River and remain under separate ownership. Environmental features were staked on site by CVC on June 17, 2019, and buffers were applied. From this, the ultimate development limit was set, which is reflective of the severed property. As such, the entire Subject Site (13.859 ha) is proposed for development.

The lands are bound by a residential neighbourhood to the south (located along Erin Heights Drive), Eighth Line to the west, and the Erin Branch of the Credit River to the north and east. The Subject Site currently has access from Eighth Line via a semi-circle driveway with two entrance/exit points and a parking lot is located adjacent to the south property line.

As noted above, the Site is currently part of the Erin Heights Golf Course and as such, the lands currently support 9 holes of golf and five golf course related buildings including a club house, three residential buildings and a maintenance shed. Generally, these structures are located in the southwest corner of the Site adjacent to the parking lot. Grading on Site is rolling but generally slopes from the southwest to the northeast towards the Credit River.

The Site is located along the Erin Branch of the Credit River and as such, the majority of the subject lands are regulated by Credit Valley Conservation Authority (CVC). The applicant will work with CVC to obtain necessary approvals and permits to facilitate the proposed development.

2.2 Surrounding Area

The Subject Lands are located in the Town of Erin, Wellington County; the Site is approximately 20 km north of Georgetown and approximately 25 km northeast of the City of Guelph. Surrounding land uses and the existing context of the Subject Site are described below and outlined further in **Figure 2**.

North

Immediately north of the Site is a municipal well, the Credit River and the retained golf course lands and Sideroad 17. A variety of land uses exist further north of Sideroad 17 including residential, agricultural, and natural areas including the Elora Cataract Trailway.

South

Located directly south of the Site is the existing Erin Heights Drive residential subdivision, and Dundas Street West; further south, lands consist of agricultural uses and natural areas.

East

Lands directly east of the Site are identified as Core Greenlands and include a creek (Credit River) woodland and wetlands. Further east is existing residential, the Town of Erin's Main Street South and main commercial area. Commercial uses consist of a range of services, amenities, grocery, gas stations, and restaurants. Surrounding the commercial street are low density residential uses, schools, and parks.

West

Currently, a mix of estate residential and agricultural uses are located immediately west of the Site; however, we anticipate submission of development applications in support of a new subdivision adjacent to the Site, west of Eighth Line. New planning applications for the lands west of Eighth Line should align with the existing residential land use designation and reflect the Towns plans to accommodate up to 575 single detached equivalent residential dwelling units as would be permitted based on the Towns ongoing sanitary servicing expansion.

3.0 Proposed Development

3.1 Proposed Subdivision

The Draft Plan of Subdivision and Zoning By-law Amendment applications enclosed with this submission will support construction of up to 250 Single Detached Equivalent units, including single detached and townhouse units, and park and open space that reflects a compact built-form and efficient road network (**Figure 3 and 4**). A range of lot sizes and product type caters to a wide demographic of residents. Currently 288 units are proposed through the concept plan (263 SDEs), and we expect this number to fluctuate through public consultation and before final approvals are granted.

Typical lot frontages for single detached lots range between 8.2 metres to 11.6 metres (27 ft. to 38 ft.). Dwellings located internal to the subdivision will be two-storeys in height. Standard townhouse lots will have a minimum lot width of 6.1 metres (20 ft.) and will also be two-storeys in height.

Rear street access product is proposed along Eighth Line, in order to address the Eighth Line street frontage and character. The rear street (Street A) will also be addressed architecturally. Along this frontage, there will be a mix of single detached 8.2 metres (27 ft.) units, rear street access townhomes, with a minimum lot width of 5.0 metres (16 ft.), both of which will be three-storeys in height. A mix of dwelling types and lot sizes allows the development to respond to market demand and supports a variety of price points for buyers looking for a new home, which contributes to affordability within the Town of Erin.

A 0.691 ha park (Block 30) has been strategically located adjacent to a 0.769 ha storm water management block (Block 29). Both are located at the north west corner of the Site; between the proposed Street A and the Credit River (**Figure 3**). The stormwater management block is being designed to accommodate an underground stormwater management system allowing the surface to be useable, and act as additional park lands. As a result, a total of 1.46 ha of green space is available for community use, with lookout over the Credit River and adjacent natural area.

It is proposed that the park will provide a range of recreational opportunities to the community. Although detailed park design will be up to the Town to decide and program, preliminary concept plans are provided with this submission and contemplate landscaping areas, paths, a multi-use court, as well as separate junior and senior level play equipment. The landscape concept plans have been strategically designed to make best use of the covered storm water management system and identifies the potential for additional landscaping, paths, and a soccer pitch that could be provided on the surface, adjacent to the park.

A secondary stormwater management block, identified as Block 31, has been incorporated along the east property line to provide additional stormwater control in the form of a rip-rap spillway. Block 31 will be

accessed by a 9.0m wide gravel trail from Street A and provide infiltration for clean water from a 3rd pipe system.

To support a physical connection between the proposed development and the existing Erin Heights subdivision to the south, the plan also incorporates a 6.0m wide pedestrian walkway, via Block 33, from the south end of Street A to an unopened road allowance (Marilyn Lane, currently used as open space) within the existing residential community to the south.

Street A has been designed as a local collector that will channel residents to and from the grid-like road network within the proposed subdivision. It provides direct access to the park and makes one direct and one indirect connection (through Street B) to Eighth Line. Street A and Street B are currently designed with a 20m right of way and will accommodate a sidewalk on both sides of the street, landscaping, lighting and utilities. All other streets have been designed to a width of 18m and will accommodate the same landscaping, lighting and utilities as Street A and Street B but will have sidewalk on one side. The proposed right-of-way widths can safely accommodate expected vehicular and pedestrian traffic within the Site, and meet Town road design standards.

The Draft Plan of Subdivision has been prepared with lotless blocks, which identify the minimum permitted lot frontage and maximum number of lots within each development block. Blocks only allow one type of housing; either residential detached or residential attached townhomes. The blocks proposed for detached dwellings have been calculated based on minimum 8.2m, 10.1m and 11.6m lot frontages, and 5.0m and 6.1 m for attached dwellings (townhouses). The proposed lotless blocks provide flexibility to allow for a mix and range of detached units that provide variation in the built form and street front and can respond to market demand.

Using this method, the proposed development supports a maximum of 288 residential units, as shown in **Table 1** below:

Table 1: Unit Breakdown by Lot Type

Dwelling Type	Maximum Yield (Units)
Minimum 5.0 m Rear Lane (Street Access) Towns	25
Minimum 6.1 m Standard Towns	66
Minimum 8.2m Rear Lane (Street Access) Singles	10
Minimum 8.2m Singles	77
Minimum 10.1m Singles	49
Minimum 11.6m Singles	61
Sub-Total	288

It is important to note that the unit yield in the Draft Plan identifies a maximum number of lots and therefore the maximum projected population. This maximum population generated will be used for the purposes of infrastructure planning, water and sanitary analysis, stormwater management and to ensure traffic flows can be managed within the existing and proposed road network. The actual build-out of the proposed subdivision will have a range of housing types and is consistent with the types of communities that Empire Communities has built throughout Southern Ontario. Prior to registration, the lot and unit mix will be confirmed through an M-plan, and will meet servicing capacity as outlined below.

3.2 Servicing

At present, the Site is not connected to municipal water and the Town of Erin cannot provide municipal sanitary services. As such, the Subject Site currently operates with a private well and septic system. In support of the proposed development Empire Communities will pay for their proportionate share to upgrade existing water services within Eighth Line and has, through the previous owner (5021820 Ontario Inc), entered into a Front Ending Agreement to support design and construction of the Town of Erin’s preferred wastewater collection system for conveying and treating wastewater. At present the Town of Erin is has worked to design and obtain Environmental Compliance Approvals, and has tendered the works to build a new wastewater treatment plant and associated conveyance system meant to provide sanitary services to existing and planned communities within the Town of Erin and Hillsburgh. Completion is currently anticipated in 2024. Through this front ending agreement, Empire Communities is eligible to build 250 Single Detached Equivalent units within the Subject Site.

Servicing for the proposed subdivision has been designed to accommodate a maximum of 288 units as identified by the proposed draft plan, this represents 263 Single Detached Equivalent units. We acknowledge this is greater than the 250 Single Detached Equivalent units allocated to the Subject Site; however, we anticipate the loss of certain lots as comments are addressed and detailed design advances. **Table 2** outlines how single detached equivalent was calculated.

Table 2: Single Detached Equivalent Calculation

Unit Type	# of Units	Single Detached Equivalent
Single Detached	197	197 (@ 1.0/unit)
Attached Units (Townhouses)	91	66 (@ 0.72/unit)
TOTAL	288 units	263 units

As part of the proposal, there will be two stormwater management facilities provided within the Site. The larger stormwater management facility will be placed underground in Block 29 and is located at the north end of the Site adjacent to the Credit River. Block 29 is 0.769 ha, and as discussed previously, will support the provision of additional parkland at grade (on top of the underground stormwater system). The underground stormwater system in Block 29 has two separate storage bays; one will receive run off from sewers, and the other will receive clean water from a 3rd pipe collection system for roof drainage. The larger stormwater management facility will be functional, but also provide an aesthetic and usable area for recreation at grade to support the new community.

A second, smaller stormwater facility is planned along the eastern boundary of the Subject Lands in Block 31. Block 31 is 0.531 ha in size and has been designed as a dry pond that will collect and infiltrate clean water from a 3rd pipe rooftop collection system. A Functional Servicing Report, completed by UrbanTech, is enclosed with this submission and is summarized in Section 5.1 of this report.

Upon completion, all dwellings on Site will have connections to new municipal sanitary and water services provided from Eighth Line which will have been upgraded to support construction of the proposed development Site as well as other lands designated for residential use.

3.3 Transportation/Traffic Management

The Site is currently serviced by Eighth Line, a local road as identified by the Town of Erin. The proposed development represents the addition of up to 288 residential units and 840 people to the existing road network. In addition, there are other residential lands to the west of Eighth Line where development is expected. Together, these two sites are predicted to support approximately 870 Single Detached Equivalent units.

As such, it is anticipated that Eighth Line will be urbanized to support a full 26.0 m right of way (ROW) including four lanes of traffic (two in each direction), curbs, sidewalks and lighting on each side of the street, utilities, hydro, and landscaping. Through the previous severance application, a 3.0 metre conveyance was provided from the Subject Site to aid in achieving a 26.0 metre ROW. It is anticipated that a similar 3.0 metre conveyance will be provided on the opposite side of Eighth Line to complete the ROW. The applicant and the adjacent landowners have been in discussions regarding the urbanization of Eighth Line and understand that this request comes as part of this development application. It is important to notice this significant public benefit will not only benefit those of the future communities, but also those in the existing subdivisions.

It is projected that the new development will generate approximately 179 two-way trips in the morning rush hour, and 236 two trips during the afternoon rush hour. The analysis completed by R.V. Anderson Associates Limited states that the site operates well under current and future conditions and that traffic signals are not warranted in the study timeframe (present to 2029).

4.0 Planning Framework

The proposed development of the subject lands must be reviewed in accordance with the Planning Act, Provincial Policy Statement, Growth Plan for the Greater Golden Horseshoe, County of Wellington Official Plan, Town of Erin Official Plan and Town of Erin Zoning By-law 07-67.

4.1 Provincial Planning Framework

4.1.1 Planning Act, RSO 1990 (the Planning Act)

The Planning Act provides direction on how land uses are controlled any by who. It promotes sustainable economic development, provides a land use planning system and ensures that matters of provincial interest are integrated into planning decisions. The Provincial Policy Statement and Growth Plan are both prepared under authority of the Planning Act.

Decisions made by planning approval authorities permitted under the Planning Act must have regard for matters of provincial interest and be consistent with the Provincial Policy Statement (Section 2 and 3 of the Planning Act). Matters of provincial interest are outlined in Part I, Section 2 of the Planning Act and include but are not limited to protecting the following:

- (a) ecological systems;*
- (c) conservation and management of natural resources;*
- (f) the adequate provision and efficient use of sewage and water services and waste management systems;*
- (h) the orderly development of safe and healthy communities;*
- (j) the adequate provision of a full range of housing, including affordable housing;*
- (p) the appropriate location of growth and development; and*
- (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 Planning Act gives authority to municipalities to approve draft plans of subdivisions and allow amendments to zoning by-laws, so long as they have regard for matters of provincial interest. The enclosed Draft Plan of Subdivision and Zoning By-law Amendment applications support efficient growth and development within the built boundary of the Town of Erin, promote sustainable development by making use of an underutilized parcel of land and incorporating a grid-like road network, and makes efficient use of existing and planned servicing infrastructure. In addition, the proposed development minimizes impact to adjacent ecological systems by protecting the Core Greenlands located directly to the north and east of the proposed development. Finally, the proposed development incorporates a range of lot sizes and house types to meet provincial housing targets and provides parkland to support the growing community.

It is our professional opinion that the proposed subdivision has regard for matters of provincial interest and conforms to the Planning Act.

4.1.2 Provincial Policy Statement, 2020 (PPS)

The Provincial Policy Statement (PPS) provides direction on matters of provincial interest that guide land use planning and development. The PPS is issued under authority of the Planning Act and came into effect on May 1, 2020.

The aim of the PPS is to “focus growth within settlement areas and away from significant or sensitive resources and areas which may pose a risk to public health and safety”. Development is to proceed in an efficient manner to optimize the use of land, resources, public infrastructure and public service facilities. Communities are to be designed to promote a mix of housing, employment, parks and open spaces and transportation choices, including active transportation methods. The policies of the PPS are divided into three categories: Building Strong Communities, Wise Use and Management of Resources, and Protecting Public Health and Safety.

It is our professional opinion that the proposed development conforms to the policies and objectives of the Provincial Policy Statement as described further below.

Creating Healthy, Livable and Safe Communities

Section 1 of the PPS provides guidance on how to build strong and healthy communities and its policies are meant to encourage and support the creation of efficient settlement areas that balance land use compatibilities. Policy 1.1.1 establishes a more detailed method on how to create healthy, livable and safe communities by promoting efficient land use patterns that accommodate a range and mix of

residential unit types and other supportive land uses. It also identifies growth management as an integral component of land use planning, in order to ensure that municipal investments in infrastructure, services and other facilities are optimized in an efficient manner.

In Wellington County, growth is directed to Towns and Villages, including the Town of Erin, and the proposed subdivision represents intensification within a settlement area.

As per Section 1.1.3.2 growth shall be focused in settlement areas and land use patterns 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; and*
- g) are freight-supportive.*

This policy guides subdivision design and the new residential dwellings, as planned, are consistent with the existing low-density community. The proposed subdivision is organized in a compact manner (through lot sizing with a range of frontages, and unit types including both two and three storey dwellings) and makes good use of land within the already built urban boundary. The proposal includes a mix of single detached lots of various sizes as well as standard and rear street access townhouse units, which provides a mix of housing options to future residents.

Adjacent natural features are accentuated through the overall site planning and design. The proposed new park and storm water management blocks have been located at the north end of the Site, adjacent to the Credit River, which will ensure public access is maintained to this unique feature, where permitted. The stormwater management system will be located below grade which will allow for additional recreational space for use by residents at grade.

Housing

Housing policies of the PPS are set out in Section 1.4. As outlined in policy 1.4.1, in order to meet the projected requirements for 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.*

Section 1.4.3 of the PPS states that “Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:

- a) *establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households and which aligns with applicable housing and homelessness plans. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower-tier municipalities;*
- b) *permitting and facilitating:*
 - 1. *all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and*
 - 2. *all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;*
- 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, and support the use of active transportation and transit in areas where it exists or is to be developed;*
- e) *requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations; and*
- f) *establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.”*

The proposal will bring forward residential development as envisioned in the County and Town’s Official Plans. The lands are within the Urban Centre, in the Town of Erin settlement area and the proposal will help meet the housing needs outlined in the Provincial forecast set out in the Growth Plan. The proposal incorporates a mix of housing types, including residential detached dwellings, and standard and rear street access townhouses and therefore, aligns with the objectives stated in Section 1.4.3 of the PPS.

Section 1.5.1 of the PPS states that “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 local roads, as proposed, are laid out in a grid-like pattern that facilitates internal movement and have been designed to include right-of-way widths of 18 m and 20 m with sidewalks, where appropriate. These right-of-way widths will be designed to Town standards.

Parkland, Recreation, Trails and Open Spaces

Parkland is proposed within the subdivision, as described above. A 0.691 ha park will be located at the north end of the Site (Block 30) with trail access from Eighth Line and through Block 29 (0.769 ha) which is an open space block that will incorporate an underground stormwater management system.

Conceptual landscape plans for the park are provided with this submission in order to aid the Town in final design. The proposed park plans have incorporated a multi-use court, and junior to senior level play equipment; final plans for the park will be developed through detailed design. In total, approximately 1.5 hectares of public open space has been identified to function as a neighbourhood park (although only 0.691 ha is being proposed to be conveyed to meet minimum parkland dedication requirements). An additional open space block is incorporated in the plan and provides pedestrian access between the proposed development and the existing Erin Heights subdivision to the south. An infiltration block is provided within Block 31 (however, public access will not be provided to this block).

The incorporation of parks and other open spaces into the development helps to mitigate the effects of climate change, by increasing the amount of soft landscaping and infiltration/recharge areas, and reduces the heat generated from otherwise hard surfaces. Furthermore, the provision of physical parkland area and trails/walkways will enhance the quality of life of area residents, and promote a healthy community.

Sewage, Water and Stormwater

Section 1.6 of the PPS provides provincial direction on the efficient use of existing and proposed infrastructure and public service facilities. The proposed development makes use of existing and planned water, sanitary and storm services being constructed and/or upgraded to support growth in the Town of Erin, as previously discussed in Section 3.2 of this report.

Climate Change

Section 1.8 Energy Conservation, Air Quality and Climate Change, states that the municipality must support energy conservation and efficiency, improved air quality and reduced greenhouse gas emissions to minimize and prepare for the impacts of climate change. Planning for reduced climate change impacts and mitigation can include (but is not limited to) the promotion of new development in a compact built form, designs that support active transportation, and vegetation retention or replacement within settlement areas.

Natural Environment

Section 2.0 provides direction on the Wise Use and Management of Resources, and states that natural features shall be protected for the long term, and that the long-term ecological function and biodiversity should be maintained, restored or improved. The Subject Site is located adjacent to the Credit River West Branch, with nearby woodlands, wetlands, and valley lands, in the river corridor. Through the previous severance, limits and appropriate buffers from each of the ecologically significant lands were established.

Significant valleylands, woodlands, and wetlands will not be impacted by the proposed development. Furthermore, through the development of the site, some additional buffer planting is proposed adjacent to

these natural features. Further details are provided in the scoped Environmental Impact Study, prepared by WSP and enclosed with this submission (summarized below in Section 5.5). The proposed subdivision protects and preserves the form and function of the natural features located directly to the north and east of the Site.

It is our professional opinion that the proposed applications are consistent with the Provincial Policy Statement.

4.1.3 Growth Plan for the Greater Golden Horseshoe (Growth Plan)

The Growth Plan for the Greater Golden Horseshoe (2019; Growth Plan), builds on other key provincial initiatives such as the PPS to provide policy direction on land use planning and development. It aims to create complete communities, revitalize downtowns, expand housing options, promote accessibility to rapid transit, curb urban sprawl and reduce traffic gridlock. The document provides direction on where and how to grow within the region to the year 2051.

The Growth Plan provides a context on where and how to grow in a way that supports the creation of complete communities by supporting the economy, protecting the environment and helping communities achieve a high quality of life. Through this plan, growth is primarily directed to settlement areas, including the built-up area and designated greenfield areas. Some growth is directed to rural settlements and minimal growth is directed to rural areas (Policy 2.2.1.2).

The proposed development is located within the Greenbelt Area as identified by the Greater Golden Horseshoe Growth Area (Growth Plan, Schedule 1) and outlined in **Figure 5a**. The Subject Site is further identified as being within a Town and/or Village settlement area (the Town of Erin), which are areas that are specifically designated to support growth (see Section 4.1.4 Greenbelt below).

Section 2.2.2 provides direction on Delineated Built-up Areas and requires Wellington County to establish minimum intensification goals for growth within the existing built-boundary. The proposed development represents intensification, as the Subject Site is located within the built-boundary.

Section 2.2.6 provides policy direction on Housing and requires that municipalities support housing choice through the achievement of minimum intensification and density targets by identifying a range and mix of housing options to meet the needs of current and future residents.

Although the Growth Plan does not identify minimum density targets for intensification sites, it does provide a minimum density target of 40 people and jobs per hectare for designated greenfield areas. As outlined later in this report in Section 4.2.1 (re. County of Wellington Official Plan), density has been calculated for the proposed development and concludes that the density would meet and exceed the required minimum as outlined by the province.

Section 3, Infrastructure to Support Growth, encourages integrated planning to maximize investment in infrastructure and transportation, with the intent of creating a pattern of growth that reflects the provision of existing and planned infrastructure including water, wastewater, stormwater management, transportation and public service facilities within a municipality. The proposed subdivision makes good use of existing and planned infrastructure within the Town of Erin.

Section 4, Protecting what is Valuable, outlines how the province expects valuable features to be preserved and protected wherever possible including natural (water, hydrologic, environmental), and cultural heritage features. The proposed development has been designed to protect and preserve the Core Greenlands directly to the north and east of the proposed development. The Site also meets (and in our opinion exceeds) minimum parkland dedication requirements to support the needs of the growing community.

It is our professional opinion that the proposed development and enclosed applications conform to the Growth Plan.

4.1.4 Greenbelt Plan (2017)

The Greenbelt Plan is a provincial document that was introduced in 2005 and identifies where urbanization should occur to help to protect important resources such as the natural heritage system and agricultural land.

The Site is identified as Towns/Villages (as is the whole Town of Erin) within the Greenbelt Plan (**Figure 5b**). Section 3.4 of the Greenbelt Plan states that policies of the Growth Plan and respective Official Plan(s) apply for lands within Towns/Villages in the Protected Countryside save and except for policies of sections 3.1.5, 3.2.3, 3.2.6, 3.3 and 3.4.2 of the Greenbelt Plan.

Section 3.1.5 provides policies for the Agri-food Network and do not apply to the Subject Site, which is an infill site within the built-boundary. Policy 3.2.6 provides direction on External Connections, generally associated with the Urban River Valley system. The Subject Site does not contain, but is adjacent to, the protected Natural Heritage System. Through the previous severance, staking of the features was completed with the CVC and appropriate buffers were applied, which resulted in a development site that is appropriately set back from natural heritage features.

Section 3.3 relates to Parkland, Open Space and Trails, suggesting that they be provided throughout the Greenbelt Plan Area to provide opportunities for recreation. As outlined above, the Site provides park space and both visual and physical connections to the adjacent natural heritage features. Finally, Section 3.4.2 provides for general settlement area policies and gives direction to municipalities on how to best incorporate relevant policies into their official plans.

The urbanization and intensification of areas within a Towns/Villages settlement area, as identified within the Greenbelt Plan Area, is appropriate. It is our opinion that the Site conforms to policies contained within the Greenbelt Plan.

4.2 Local Planning Framework

4.2.1 County of Wellington Official Plan ('County Official Plan')

The County Official Plan “creates the framework for guiding land use changes in the County” and implements provincial policies at a local level. The Wellington County Official Plan was adopted by Wellington County Council on September 24, 1998 and the Ministry approved the County Official Plan on April 13, 1999; it was last consolidated on July 20, 2021.

The proposed development lands are located entirely within the Erin ‘Urban Centre’ Area, and ‘Built Boundary’ as depicted on Schedule “A2- Erin” of the County Official Plan (**Figure 6a**). Schedule “A2-1 Town of Erin Greenbelt Plan” shows that the Site is within the Erin settlement area (**Figure 6b**).

In addition, Wellington County identifies that part of the Site is located within Wellhead Protection Area A, B, and C (**Figure 6c**) and that the Wellhead Protection Area Vulnerability Score ranges between low (2,4, 6), to moderate (8) and high (10). The highest vulnerability is located closest to the existing municipal well directly adjacent to the north-west corner of the Site.

Finally, the Site is located within 650 metres of the closed former Erin Landfill (ECA No. A171001), located south east of the Site along Dundas Street West (**Figure 6a**). The Erin Landfill was closed in 2008 and has an approved closure plan. As a result, it does not pose current or future risk of to the proposed development Site.

The County Official Plan also establishes road hierarchy within the County. See **Figure 7a**, which shows that Eighth Line and Sideroad 17 are identified as Township roads and see **Figure 7b** which shows that the Site is not contiguous with the existing Active Transportation Network. Through the proposed plans, there is opportunity to introduce some local walking trails to, and through the park blocks and adjacent neighbourhoods.

Growth Strategy

Part 3 outlines specific growth targets in the County and how growth is expected to be accommodated through intensification and the development of Designated Greenfield Areas. The Subject Site is located within the built boundary in the Town of Erin and as such, its redevelopment represents intensification and not greenfield development. Although, the Official Plan (and Growth Plan) identifies a minimum density target of 40 people and jobs per hectare for greenfield development (generally used as the minimum density targets for new subdivisions), it does not provide a minimum density target for intensification. Regardless, the anticipated density of the proposed development was calculated as per the Growth Plan, as described below in **Table 3**. The proposed density as per the Growth Plan is 60.57 people and jobs per hectare which exceeds the minimum density required for Designated Greenfield Areas.

Table 3: Draft Plan of Subdivision Density Calculation

Type	Area	# of Units	Total Persons
Residential Singles- 11.6m	2.622	58	185.1
Residential Singles- 10.1m	1.682	51	162.8
Residential Singles- 8.2m	2.059	78	249.0
Rear Lane Residential Singles- 8.2m	0.202	10	31.9
Street Townhouses- 6.1m	1.339	66	152.7
Rear Lane Street Townhouses- 5.0-6.1m	0.375	25	57.9
Park	0.691		
Open Space	0.589		
Stormwater Management	0.77		
Roads	3.53		
Total	13.859	288	839.4
Density	20.8 units per ha	60.57 people & jobs per ha	

1. Gross Residential Area comprises lands to be developed for residential use, roads, parkland, and SWM.
2. Residents calculated based on 3.192 persons per unit for residential single lots, and 2.314 persons for residential multiple lots.
3. Assumptions of persons per unit obtained from Watson and Associates Economists Ltd. Town of Erin Development Charges Background Study, dated May 21, 2019.

Part 3 also provides direction on how urban centres are to be the primary focus for growth including housing, commerce, services, job creation, recreation, and community facilities. Section 3.1.1 of the County Official Plan states that “the majority of growth will be directed to urban centres that offer municipal water and sewage services”. Although the Town of Erin does not currently have municipal sanitary services, they are working on the design and construction of a new plant expected to be operational by 2024.

Section 3.5.1 of the County Official Plan outlines phasing of development within Hillsburgh and Erin. This policy directs growth to follow servicing requirements and allocation of density in line with the Growth Plan and PPS. This Section also outlines the Town’s Class Environmental Assessment process, which has since been completed, for the sanitary servicing of the Town of Erin. The developers of this site, as well as others in the area, have entered into Front Ending Servicing agreements with the Town, and densities have been granted accordingly. The Subject Site has been granted a total capacity of 250 Single Detached Equivalents (SDEs), which we expect will be permitted to proceed once the sanitary plant is built. An amendment to the Official Plan is not required in this regard, as these lands are part of the urban area suitable for development, pending servicing.

Cultural Heritage, Housing, Economic Development, and Resources

Part 4 outlines general County policies relating to a number of issues including (but not limited to) cultural heritage and archeology, economic development, housing, and water resources. Recognizing the unique context of the Subject Site within the Town of Erin, and the adjacent natural heritage features, and built-up residential neighbourhood to the south, the proposed development has been designed to be sensitive to the existing context.

From a cultural heritage standpoint, a Stage 1 and 2 Archaeological study was completed by Irvin Heritage Inc., and it concluded that the Subject Site was sufficiently assessed and is free of archaeological concern, this report was also approved by the Ministry of Heritage, Sport, Tourism and Culture Industries. The Site is not a listed or designated heritage property.

Policies on housing, including intensification in urban centres, encourage modest growth that respects the character of the area while providing a broader mix of housing types that capitalize on existing or planned infrastructure (Policy 4.4.3). The proposed development respects the character of the existing community, providing deep lots along the south property line (+10 metres), where an effort will be made to preserve boundary trees. The form of housing is low to medium density and is sensitive to the adjacent built-up neighbourhood. It offers a smooth transition to a denser form of development (single detached and townhomes), that is encouraged by the province. It makes best use of planned investments into a new sanitary sewage system in the Town and has been designed to minimize impact on and maximize benefit from the adjacent natural heritage features.

Section 4.4.5 of the County's Official Plan sets a target that 25% of new housing will be affordable, and that for ownership housing, affordable means housing for which the purchase price is 10% below the average price for a resale in the regional market area. There is no rental housing proposed in this subdivision. In an effort to provide a certain degree of affordability to the new community, a range of housing typologies and sizes (single detached, townhome, and rear access singles and townhomes) are proposed within this subdivision. The variety can help the County to achieve its affordable housing targets. Approximately 30% of the proposed dwelling units are townhomes, and are expected to be priced at a lower price point than the majority of the larger single detached dwellings in the subdivision. In accordance with the County's policies for lands in Wellington, townhomes are an acceptable form of affordable housing.

A Planning Impact Assessment is required to be undertaken in accordance with Section 4.6.2 of the County's Official Plan. The following are to be considered:

- a) *the need for the proposed use other than for aggregate operations, taking into account other available lands or buildings in the area.*

In accordance with provincial policies, and local policies, there is a need and desire for this type and form of development within the Urban 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;*

The Site has strategically been designed to accommodate a ring and grid road network, as well as accommodate a number of houses close to the granted servicing capacity (250 SDE's).
- c) *the adequacy of the proposed method of servicing the site;*

The lands are proposed to be accommodated with the sanitary servicing upgrade project. Additional infrastructure upgrades (road widenings and urbanization) are proposed through the development of the subject site. There is adequate servicing capacity to service the lands.

- 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;*
The proposed residential subdivision has been strategically designed to integrate with the existing community through architectural features, massing, scale and setbacks. The noise, odour, dust and emissions study confirms compatibility with adjacent land uses and industries. Privacy and shadowing concerns have been mitigated with lot depths, and lastly, there are no heritage resources on site.
- e) *the impact on natural resources such as agricultural land and mineral aggregate deposits;*
There is no impact on agricultural land or mineral aggregate deposits, and this policy does not apply to the lands.
- f) *the impact on biodiversity and connectivity of natural features and areas*
All natural areas are being preserved off-site. The natural features will be enhanced through buffer planting. In addition, the community will have permanent educational signage and new homeowners will be provided with information brochures on the adjacent environmental features.
- g) *the exterior design in terms of bulk, scale and layout of buildings and other design elements.*
The proposed residential subdivision has been strategically designed to integrate with the existing community through architectural features, massing, scale and setbacks.
- 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*
Geotechnical Investigation prepared by DS Consultants confirms no site contamination.
- i) *methods of reducing or eliminating negative impacts;*
Required technical studies submitted in support of this development confirm that the proposal does not negatively impact the surrounding area and an effort has been taken to reduce any perceived impact on the existing subdivision to the south, by introducing increased lot depths.
- j) *other planning matters considered important by a Council*
We will continue to work with the County and Town on any additional matters raised by a Council or Staff.

Section 4.9 provides policy direction on how to protect water resources within the County. As identified in **Figure 6c**, a portion of the Site is located within a Wellhead Protection Area. This is because the Site is directly south of a municipal well located at Eighth Line and the Credit River. Lands within 100m of the adjacent municipal well have a vulnerability score of 10. Vulnerability scores moving away from the municipal well (going to the south) decrease from 8 to 6, 4 and 2 depending on travel times of ground water.

The subdivision design has appropriately addressed the vulnerability score by proposing a park (Block 30, 106 metres in width/depth) and stormwater management block (Block 29, 60 metres in width/deep) as the nearest “development” blocks to the municipal well. There will be no ‘dirty’ stormwater within 100 metres of the well. The proposed residential land uses within +/- 160m of the municipal well pose no risk to drinking water and therefore responds to the County’s Land Use and Activity Prohibitions, Regulations and Restrictions within Vulnerable Areas as outlined in Section 4.9.5.3 of the County of Wellington Official Plan.

The Urban System and Urban Centre

Part 7 of the County Official Plan provide direction specifically related to the Urban System which includes Hamlets and Urban Centres. The Urban System is meant to accommodate the majority of growth and development projected for the County while maintaining its small-town character. Growth in Urban Centres will provide a mix of land uses and densities that efficiently use land and resources, are appropriate for and efficiently use the existing or planned infrastructure and public facilities and minimize negative impacts of air quality and climate change (Policy 7.3 a). Urban Centres are also meant to support a range of land uses and opportunities for intensification and redevelopment (Policy 7.3 b)).

The proposed subdivision represents intensification of a built-up area, it incorporates a mix of lot types and sizes, and ultimately unit areas, all while maximizing use of planned services. It also provides a grid-like road network to facilitate active modes of transportation, and provides a physical parkland contribution and other open spaces to support the health and wellbeing of the proposed community.

The proposed subdivision incorporates both low and medium density residential development in the form of single detached dwellings and townhouse dwellings respectively. As suggested by policy 8.1.3 b), the single detached home is the dominant form of housing within the proposed subdivision, but smaller lot detached dwellings and standard and rear-lane townhouses dwellings have also been introduced. In fact, over 30% of the new homes proposed in this subdivision are townhouses, which supports the County’s desire to increase the overall availability of homes in forms other than single detached dwellings (Section 8.3.1). This range in housing offers a greater variety and affordability for existing and future residents.

Although there are no density limits established for low-density residential land uses, density standards have been outlined for townhouse dwelling units and cannot exceed 35 units per hectare (14 units per acre; Policy 8.3.5a)). As required by Section 8.3.4 and 8.3.5 of the County Official Plan, residential densities for each dwelling type are provided in **Table 4 & 5** below.

Table 4: Permitted Density by Unit Type

Dwelling Type	Density Range	Calculated Density (per Draft Plan)
Low Density (single and semi-detached)	Not described <i>*Local Official Plan requires a minimum of 16 units per gross hectare for new subdivisions (S3.5.6)*</i>	17.93 units/hectare ¹
Medium Density (townhouses)	Not to exceed 35 units per hectare	31.72 units/hectare ² <i>(Townhouse and rear lane townhouses)</i>

1. Gross Residential Area for low density dwellings includes portion of shared lands (roads, SWM, parks) proportional to [Area of singles blocks divided by total residential block area].
2. Gross Residential Area for medium density dwellings includes portion of shared lands (roads, SWM, parks) proportional to [Area of townhouse blocks divided by total residential block area].

Table 5: Calculated Density by Unit Type

Subdivision Stats		Low Density Consideration		Medium Density Consideration	
Type	Area	Percentage	Area (Ha)	Percentage	Area (Ha)
Residential Singles- 11.6m	2.622	100.00%	2.62	0.00%	0.00
Residential Singles- 10.1m	1.682	100.00%	1.68	0.00%	0.00
Residential Singles- 8.2m	2.059	100.00%	2.06	0.00%	0.00
Rear Lane Residential Singles- 8.2m	0.202	100.00%	0.20	0.00%	0.00
Street Townhouses- 6.1m	1.339	0.00%	0.00	100.00%	1.34
Rear Lane Street Townhouses- 5.0-6.1m	0.375	0.00%	0.00	100.00%	0.38
Park	0.691	79.30%	0.55	20.70%	0.14
Open Space	0.589	79.30%	0.47	20.70%	0.12
Stormwater Management	0.77	79.30%	0.61	20.70%	0.16
Roads	3.53	79.30%	2.80	20.70%	0.73
Total	13.859		10.990		2.869
Units Per Hectare	20.78		17.93		31.72

The density of proposed units, by type, is appropriate and conforms to the County Official Plan. Specifically, medium density units proposed on site have a density of 31.72 units per hectare, which does not exceed the maximum density permitted (35 units per hectare) for townhouses.

Section 8.3.11 specifically addresses compatibility of new development, and is meant to ensure new subdivisions are compatible with the character of existing and established subdivisions. Compatibility is determined in terms of dwelling type, building form, site coverage and setbacks. The proposed subdivision has been designed to fit within the character of the existing neighbourhood, while recognizing the need (mandated

by the province) to increase densities in existing settlement areas. An Urban Design Brief and Architectural Control Guidelines have been provided with this submission in order to ensure that the built form and function of the subdivision integrates with the existing community.

Environmental Services

Part 11 outlines policies related to Environmental Services like water and sewage, stormwater management and waste management. The proposed subdivision has been designed to maximize use of available and planned infrastructure and uses innovative engineering technologies to manage stormwater quantity and quality controls. The design will ensure that the stormwater discharge has minimal impact on the receiving stream (the Credit River) and that overall, the infiltration is balanced on site as required.

Transportation

Part 12 provides policy direction on Transportation. Although, the Town of Erin does not have access to public transit services, the site has been designed to support active transportation, where possible, by creating a grid-like road pattern and sidewalks that make internal pedestrian or bicycle travel easy. In addition, the Site is located adjacent to Eighth Line and the proposed subdivision includes two new connections to this local road. It is expected that Eighth Line is to be urbanized to include sidewalks and 4 lanes of traffic as a result of the proposed subdivision and adjacent development(s) (west of Eighth Line), which will further encourage active modes of transportation within this area of the County.

In summary, the proposed Draft Plan of Subdivision and associated Zoning By-law Amendment will facilitate the construction of a new subdivision that is compact in form, makes efficient use of existing and planned municipal infrastructure, conforms to the current residential land use designation and in our professional opinion, conforms to the County of Wellington Official Plan.

4.2.2 Town of Erin Official Plan (Local Official Plan or Local OP)

The Town of Erin Official Plan (Local Official Plan) provides direction on land use planning and growth in the Town to the year 2031 and must be consistent with policies in the County of Wellington Official Plan. The Town of Erin Official Plan was adopted by Wellington County Council on December 14, 2004, and was last consolidated on July 21, 2021.

The Subject Site is located entirely within the “Erin Urban Area” and “Built Boundary” as identified in Modified Schedule A-1 of the Local Official Plan (**Figure 8a**). Within the Urban Area, the Site is designated Residential. To the north and east of the Site, there are Core Greenlands as identified on Schedule A-2 of the Local OP (**Figure 8b**). The Site is located directly east of Eighth Line and just south of Sideroad 17 which are both recognized as a Local Roads (**Figure 8c**). The proposed residential development conforms to the land use policy and regulations identified in the Local Official Plan as discussed further, below, and therefore does not require amendment to the Local Official Plan.

The ultimate development of the community will consist of a mix of residential uses including residential detached houses, rear street access single detached houses, standard townhouses, and rear street access

townhouses. It is envisioned that the community will accommodate a variety of purchasers including first-time homebuyers, young and mature families, and older adults.

Community Vision

In Section 2.2.2. of the Local Official Plan, a vision statement is provided which states:

- 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.*

The proposed development represents a low-density residential development with predominantly single-detached dwellings however, it does incorporate approximately 30% townhouse dwellings improving the mix of homes by type and affordability available to residents.

Section 2.3 provides direction on the Town's growth strategy suggesting that 20% of new residential development should be intensification and that where new development is located in designated greenfield areas that it should meet a minimum density target of 40 people and jobs per hectare. Lastly, it suggests that a minimum of 25% of new housing in the County will be affordable to low- and moderate-income households.

The proposed subdivision represents 100% intensification in the built-boundary and as noted above, approximately 30% of all dwellings are townhouses, which contributes to affordability within the Town and provides a more affordable option for new home buyers.

Natural and Cultural Heritage, Community Services, Housing, and Parkland

Section 3 outlines General Policies to guide growth and development in the Town of Erin including policies related to natural heritage resources, ground and surface water, cultural heritage, community improvements, housing, services, public services, transportation, conservation, parkland, land use compatibility and community design.

Section 3.11.1 outlines the requirement that new residential developments dedicate parkland at a rate of 5 percent. The calculation is based on a net (or developable) area basis and only excludes lands where the Official Plan prohibits development. The proposed development includes a park block (Block 30) that is 0.691ha, representing 5% of the total subdivision area ($0.691/13.859 = 5\%$), which meets the parkland dedication policies contained within the Official Plan. However, in addition to the above, and because the adjacent stormwater management system is located underground (in Block 29), it is proposed that that surface of the stormwater management block be programmed as park space. This will make the best use of land and infrastructure, increasing the total open space available on site to 1.46 hectares. This represents 10.5% of the total Site.

Section 3.13 of the Town’s Official Plan encourages a high standard of community design. One of the main objectives is: “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”. The overall subdivision has been designed to integrate with existing development (both to the south and west of the Site), as well as future development to the west of the site.

The local context and the small town feel of Erin has been studied and aspects have been incorporated into the community design within the overall building designs and elevations. An Urban Design Brief and Architectural Design Guidelines have been prepared with this submission. In this briefing note, the high-quality materials, architectural features, and overall site planning strategies are outlined. Most importantly, a denser form of housing is being introduced (townhomes) – as envisioned by the Official Plan (Section 3.5.5), and this form of housing has been designed to integrate along Eighth Line, and with the future proposed subdivision. This form of housing will offer a smooth transition to the existing single-detached community.

Special consideration has been given to the lots to the south of the subdivision (adjacent to the existing Erin Heights Subdivision). Typical lots are 28 metres deep, and the lots along this southern property boundary are proposed to be 38 metres deep, to respect and provide a smooth transition to this new lotting fabric. The additional depth in the lots will also help with grading and preservation of trees, where possible. Along the northern and eastern plan boundary, lots are 32 metres deep, in order to remain setback from the natural heritage area and aid with grading transitions.

Overall, the proposed development has thoughtfully considered the context in which the Subject Site exists and has been designed to minimize impact on the adjacent natural heritage features, protect ground water resources (including the municipal well adjacent to the north end of the Site at Eighth Line and the Credit River), make efficient use of existing and planned services, all while ensuring compatibility with the context and character of the existing neighbourhood.

Land Use Policies

Section 4 outlines specific land use policies related to a number of land uses including (but not limited to) Greenlands, Residential and Recreational. Although the Site itself is currently designated Residential, it is directly adjacent (to the north and east) to lands designated Core Greenlands (see **Figure 8b**) where no development is permitted. The Core Greenlands to the north and east of the site plus an appropriate buffer were identified and surveyed with CVC and municipal staff at the time of severance, and these lands fall outside of the Subject Site and do not form part of the subject applications, however the lands are regulated by the CVC (see **Figure 9a** and **Figure 9b**).

Section 4.7 provides land use policies for lands designated Residential. Through these policies, the Town acknowledges the single detached dwelling is the predominate form of housing currently available in the Town, but promotes the expansion of housing typologies to include other smaller forms of dwellings including townhouses and other multi-unit typologies.

Under Section 4.7.2, the Objectives set out for lands designated as residential include:

- 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;*
- 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.*

The Town encourages the continued use of single detached dwellings as the predominant form of residential development, however, in order to accommodate additional growth, the Town is also now encouraging the incorporation of a variety of housing typologies including townhouses (which are considered medium density residential development).

Section 4.7 provides policies that require new development to be compatible with the character of the existing community. Specifically, Policy 4.7.5 states:

- 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 the 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.*

The proposed subdivision has been designed to provide increased lotting depth (38 metres, instead of the typical 28 metre depth internal to the subdivision) to maximize separation between new homes and the existing subdivision to the south. This additional lot depth will help with grading transitions and preservation of boundary trees, where feasible.

The dwellings with direct access on Eighth Line will front onto Eighth Line, with garages in the rear. The intent is to ensure street presence and the dwellings will include porches and walkways directly to Eighth Line. The dwellings will be three-storeys in height and will have garages and vehicular access from the rear street (Street A), with the exception of one transition block (Block 4) where a maximum of 6 single detached homes may back onto Eighth Line. Fencing is proposed on this block to ensure that those back yards remain private. The remaining dwellings are all standard street access with front garage single and townhome units.

Building height, setbacks, landscaping and circulation to, from and within the proposed subdivision are compatible with the existing and proposed residential uses in the neighbourhood. Finally, engineering has been designed such that development, as proposed, will maximize use of available servicing (complete by 2024) and grading has been designed to manage stormwater on site prior to release into the Credit River.

Section 4.12 provides direction on lands designated Recreational and places an emphasis on the development of an integrated network of trails and open spaces, encouraging active transportation and a healthy lifestyle. Section 4.12.2 of the Official Plan states that the objectives with respect to recreational include:

- a. To provide a wide variety of recreational opportunities for the residents of the community;*
- b. To recognize and maintain the natural areas, rivers and their associated valley lands as a unique natural feature and an important community resource;*
- c. To co-operate with the appropriate Conservation Authority, local service clubs and other public and private agencies in providing and/or enhancing recreational and cultural facilities for the community;*
- d. To obtain land suitable for parkland development in accordance with the policies of Section 3.10 of this Plan;*
- e. To improve access to public open spaces wherever appropriate; and*
- f. To encourage the development and maintenance of a linear trail system within the Town.*

The proposed Site includes a large park and associated open space (underground stormwater management system) that meets, and in our opinion, exceeds the requirement for parkland on site. Furthermore, it provides direct visual and physical access to the Credit River and associated natural heritage system amounting to what could be an excellent opportunity for access to future trails.

Connectivity to the existing subdivision, south of the Subject Site, is maintained by way of a 6-metre-wide open space block (Block 33) that aligns with the existing unopened Marilyn Lane extending north from Erin Heights Drive. This open space block will provide a pedestrian connection between the two subdivisions but prevent vehicular traffic of any kind.

Section 5.15.1 of the Town's Official Plan outlines the requirements for Draft Plans of Subdivision. The following are satisfied by the proposal:

- k) The proposed plan of subdivision conforms to the objectives, General Policies of Section 3 and land use designations of this Plan, as well as the County of Wellington Official Plan.*
As outlined previously in this planning report, Section 3 of the Town's Official Plan are met by this proposal, as well as the County's OP.

- l) Necessary services, utilities, and community facilities, can be provided to the proposed subdivision.*
The site can adequately be serviced by new water and wastewater infrastructure, as planned by the Town and County. In addition, area for a community park is being provided with the development.
- m) The proposed plan of subdivision will not negatively affect transportation networks, abutting land uses, and other features of the natural or built environment.*
The transportation networks are not negatively impacted by the proposed development and the surrounding roads continue to operate at acceptable levels of service, as per the Traffic Impact Assessment. Environmental features off site are respected and preserved, and will be enhanced with some additional buffer planting, in consultation with the CVC.
- n) The proposed plan of subdivision is not considered to be premature, and is in the public interest.*
The proposed plan of subdivision is not premature, and is in the public interest. The lands are underutilized, and an infill development comprised of a range of housing types meet the goals of the province, County and Town for providing housing to Ontarians. The proposal is in the public interest.
- o) The proposed plan of subdivision is compatible with the existing built form of the Town, including adjacent land uses and road patterns.*
The proposed residential development is compatible with the existing residential development in the surrounding area, and will integrate seamlessly with the future development west of Eighth Line.
- p) 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 proposed residential development helps to fund additional servicing expansion projects, and development charges will be paid on each dwelling, in order to aid in providing services to the new subdivision.

In our opinion the proposed subdivision conforms to the Town of Erin Official Plan.

4.2.3 Town of Erin Zoning By-law No. 07-67

The Subject Lands are currently zoned “FD -Future Development Zone”, and “EP1- Village Environmental Protection Zone” (**Figure 10**). The proposed zoning amendment would facilitate the mix of housing types proposed within the Subject Lands, including various single-detached and townhouse units.

The rezoning also adjusts the environmental boundary, since the lands off-site have been staked by Credit Valley Conservation Authority, and the environmental area no longer encroaches into the site.

We are requesting the lands be rezoned, as shown in **Figure 11**, to include the following zones:

- “R1-XXX”: Site Specific Residential Zone; and
- “Open Space (OS) Zone”: Parks, Storm Water Management Systems, and Other Open Space blocks

The required modifications to the performance standards are designed to reflect Provincial and County policies to develop the land in a more compact form. It will also allow the development to meet the required density targets. In accordance with our pre-consultation meeting, we have used recently approved zoning amendments as a guide for the proposed modifications to the parent zoning by-law.

In addition, the Town of Erin is proposing a Town Initiated Zoning Amendment (Zoning By-law Amendment - Z21-05) that has been released for review and consultation (May 16, 2022). The majority of the provisions under this proposed amendment are in line with the site-specific zoning request for the R1-XXX zone. We will continue to review this by-law in detail and work with the Town to finalize the proposed site-specific Zoning By-law text and amendments.

In addition to the site-specific zoning requests, sections of the parent by-law are proposed to be varied completely:

Notwithstanding 4.8.1, on every *corner lot*, a *daylight triangle* shall be observed. The *daylight triangle* is determined by measuring 6.0 m in each direction from the intersection of the front and exterior side *lot lines* and connecting these points to form a triangle.

This is to recognize the amendments recently made to the Daylight Triangles by Town Council.

Section 4.32 and 4.37 shall not apply to the subject site as the *Conservation Authority* has staked environmental features (June 17, 2019) and further confirmed required buffering for said features, all located within the Environmental Protection Zone, off the site subject to this by-law.

This is to recognize the work completed prior to the severance of the subject lands. All environmental features were staked on site, with buffers established by the CVC. As such, the ultimate development limits were set, and no additional setbacks shall be taken from the Environmental Protection Zones off-site. Although this by-law provision allows for the Conservation Authority to clear the zoning requirement, we are adding this provision to the zoning by-law.

It is our opinion that the proposed site-specific zoning amendment is appropriate and desirable in order to bring forward a development with a built form that is compatible with the existing and future neighbourhoods within the Town of Erin.

5.0 Supporting Studies

Additional consultant studies informed the Planning Justification Report. Provided below is a general overview of the Functional Servicing Study, Traffic Impact Study, General Vegetation Inventory, Stage 1 and 2 Archeological Assessment, Land Use Compatibility Study, and Scoped Environmental Impact Study.

5.1 Functional Servicing and Stormwater Management Report

The Functional Servicing and Stormwater Management Report was prepared by UrbanTech, which outlines details regarding grading, and infrastructure to be constructed to accommodate the proposed subdivision.

To mitigate impacts from climate change and for the full Site to be prepared for flooding events, two Storm Water Facilities will be constructed which will include a underground SWM system to the north of the Site with a drypond and OGS units, and a drypond with infiltration storage by the east boundary of the Site. Additional infrastructure will be constructed on the Site to collect clean water runoff from all dwelling unit roofs (3rd pipe system). Clean water runoff will be directed to the drypond, as well as the below-grade stormwater management system. Stormwater runoff will only be directed to the stormwater management system. All stormwater management facilities will remove approximately 80% of suspended solids, meeting regulatory requirements. The stormwater infrastructure will mitigate effects to water balance to nearby wetlands.

Water to the site will be provided from two new connections to the Eighth Line watermain via Street A and B.

Sanitary servicing along Eighth Line is not available. As a result, a new sanitary sewer will be required to be constructed along Eighth Line, with a connection to be provided on the Site at the Street A intersection. Sanitary servicing on the Site will be serviced by a network of gravity sewers, with final design being considered through consultation with the Town and its consultants.

During the construction of the proposal, Sediment and Erosion Control will be implemented. The implementation of Erosion Control will require the construction of a temporary sediment control fence to be placed along the perimeter of the Site, as well as temporary stormwater ponds. Regular maintenance and inspections will be conducted on Sediment and Erosion controls in accordance with industry and Town standards.

Lastly, the functional servicing report concludes that the Site grading adheres to the Town of Erin grading standards.

5.2 Traffic Impact Study

A Traffic Impact Study (TIS) was completed by R.V. Anderson Associates Limited (RVA), which analysed projected traffic patterns with an assumption that the plan be realized at the maximum potential density and unit count of 288 residential units. RVA projections also incorporated other development projects in proximity to the Site. The proposed development will generate 179 two-way trips in the morning rush hour and 236 two-way trips during the weekday rush hour. The report by RVA finds that traffic generated as a result of the development is not expected to cause traffic concerns, with intersections to be able to be able to operate to 2029. Under current lane configurations, left turn lanes are not warranted to be constructed as a result of the

proposed development, however, demand for a left turn lane at intersections maybe warranted “due to general area traffic growth”. In addition, new traffic signals are not required until at least 2029. The report concludes that the existing roadway system has sufficient capacity to accommodate the proposed development.

The TIS also examined projected traffic patterns within the Site, and found the internal road network would be adequate, with Road A providing a 20m right-of-way width, with a central function to provide external access to the Site will also being connected to most local roads within the Site. RVA recommends that all street intersections within the Site be two-way controlled, with the exception of the intersection of Street B and C which will be all-way stop controlled. The access points provided on the Site are appropriate and no geometric improvements are recommended.

5.3 Stage 1 and 2 Archaeological Assessment

A Stage 1 and 2 Archeological Assessment was prepared by Irvin Heritage Inc. The report outlines the general history of Erin, and provides details to the history of the Site. The Site is located within the lands included in the Ajetance Purchase Treaty 19, a treaty named after Chief Ajetance of the Credit River Mississauga’s, signed in 1818. Erin was previously known as “Macmillan’s Mills”, as the town was founded by Danial MacMillan in 1824. In the Historic Atlas of the County of Wellington (Leslie 1861 and Walker and Miles 1877), there were no structures recorded on or adjacent to the Site. The Site is not a listed or designated heritage property.

The Stage 1 Archeological Assessment by Irvin Heritage Inc concluded that a Stage 2 Archaeological Assessment was required to determine the degree of disturbed and impacted soils on the Site. The Stage 2 Archeological Assessment concluded that the Site has low archaeological potential, with the landscape on the Subject Lands to be highly disturbed. The Stage 1 and 2 Archaeological Assessments were approved by the Ministry of Heritage, Sport, Tourism and Culture Industries.

5.4 Land Use Compatibility Study

A Land Use Compatibility Study was completed by SLR Consulting (Canada) Ltd. to consider the potential impacts of industrial air quality, odour, and dust emissions, industrial noise and vibration, and transportation-related air pollution to the proposed sensitive land uses on the Site.

Existing land uses in within 1 kilometer to the Site were reviewed. The study noted the Snow Brother Contracting facility, an aggregate and landscaping material supply company located at least 660m north of the Site as a Class III heavy industry use in accordance with the Ontario D-6 Guidelines. The Subject Site is outside of the required minimum 300m separation distance, although it is within the 1000m area of influence. Further analysis on the Class III facility found that adverse air quality impacts from the facility are not anticipated at the Project Site. The Site is also outside of the area of influence of Class I and Class II facilities. The study also concluded that should existing major facilities seek to expand, and if new facilities are established in the employment area, it is unlikely that there will be any constraints or impacts to the development proposal.

The proposal is not anticipated to be impacted by transportation air pollution as a result of not being located within the vicinity of a major highway, arterial roadway, airport, or rail corridor. Noise from future traffic flows on adjacent streets to the Site were considered, and the report concluded that an assessment of building components is not required as façade roadway sound levels will be below 65 DbA in the day, and below 60 DbA

at night. Therefore, upgraded glazing and noise barriers are not required. Warning clauses are also not required. Noise impacts on the Site are expected to meet provincial noise guidelines.

5.5 Scoped Environmental Impact Study

A Scoped Environmental Impact Study was conducted by WSP in support of the proposed development on the Site. WSP has reviewed the environmental context of the Site, including applicable policies, mapping, natural features, drainage, and flora and fauna species found on the Site. The study considers the sensitive environmental context adjacent to the northern and eastern boundaries of the Site which are part of the Credit River.

The Scoped Environmental Impact Study recommends that no additional setbacks to the development are required for any of the environmental features, as the staked limits and their buffers are included within the lands located offsite. However, the study recommends construction of permanent fencing to ensure no intrusions to significant woodlands, wetlands and watercourses. The study also recommends enhanced planting of native species.

The report concludes that the two proposed stormwater management facilities are sufficient to ensure erosion control, and will not cause any undue impacts on natural heritage features offsite. Moreover, the proposed development is not expected to affect the hydrology of the adjacent area, including natural areas. The Study also recommends that sensitive area signage be installed by natural areas, and that environmental stewardship brochures are provided to future occupants.

5.6 Hydrogeological Assessment, Water Balance Assessment and Source Water Protection Analysis

A Hydrogeological Assessment, Water Balance Assessment and Source Water Protection Analysis was completed by TerraDynamics Ltd. for the Subject Site. A water level monitoring network using groundwater monitoring wells, as well as downgradient monitors of wetlands, surface water and shallow groundwater have been in operation since mid-2021 to document pre-development conditions. The pre-development conditions are contained within the report, as well as analysis and conclusion which notes that the Site design can accommodate water balance maintenance for the downgradient provincially significant wetlands and will continue to protect and not harm the nearby municipal supply well.

6.0 Conclusion

The proposed Erin Heights community represents a significant opportunity for the Town of Erin and Wellington County to intensify 13.859-hectares of underdeveloped land within the built boundary. The proposal for 288 residential dwellings that range in size helps to achieve the housing goals of the province, County and Town. The subdivision respects the adjacent natural heritage features, and introduces community amenities including parks and trails. The subdivision contributes to new infrastructure including roads and civil services.

Empire Communities is equally excited to bring forward a diverse planned community which will significantly increase the housing stock in the County. We anticipate the significant investment being made in the community will spur further growth, increasing the desirability to reside within Wellington County and the Town of Erin.

As presented within this report, it is our conclusion that the development is consistent with the Planning Act, Provincial Policy Statement, Growth Plan for the Greater Golden Horseshoe, Greenbelt Plan, and conforms to the County of Wellington Official Plan, Town of Erin Official Plan, and meets the intent of the Town of Erin Zoning By-law.

In conclusion, the enclosed development proposal represents good planning and we recommend its approval.

We look forward to working with the County and appropriate agencies throughout the planning process.

Yours truly,



Carleigh Oude-Reimerink, RPP
Senior Planner, Project Manager

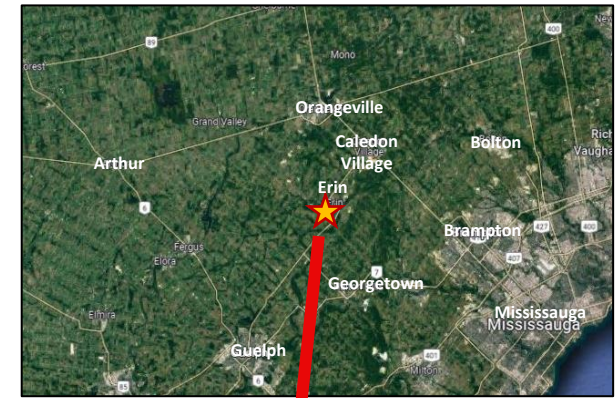


Figure 1: Subject Site

5525 Eighth Line, Town of Erin | County of Wellington, ON

Source: VuMaps, Google Maps, Armstrong Planning & Project Management

- ★ [Red dashed line] Subject Lands
- [Yellow outline] Erin Settlement Area

Date: May 2022



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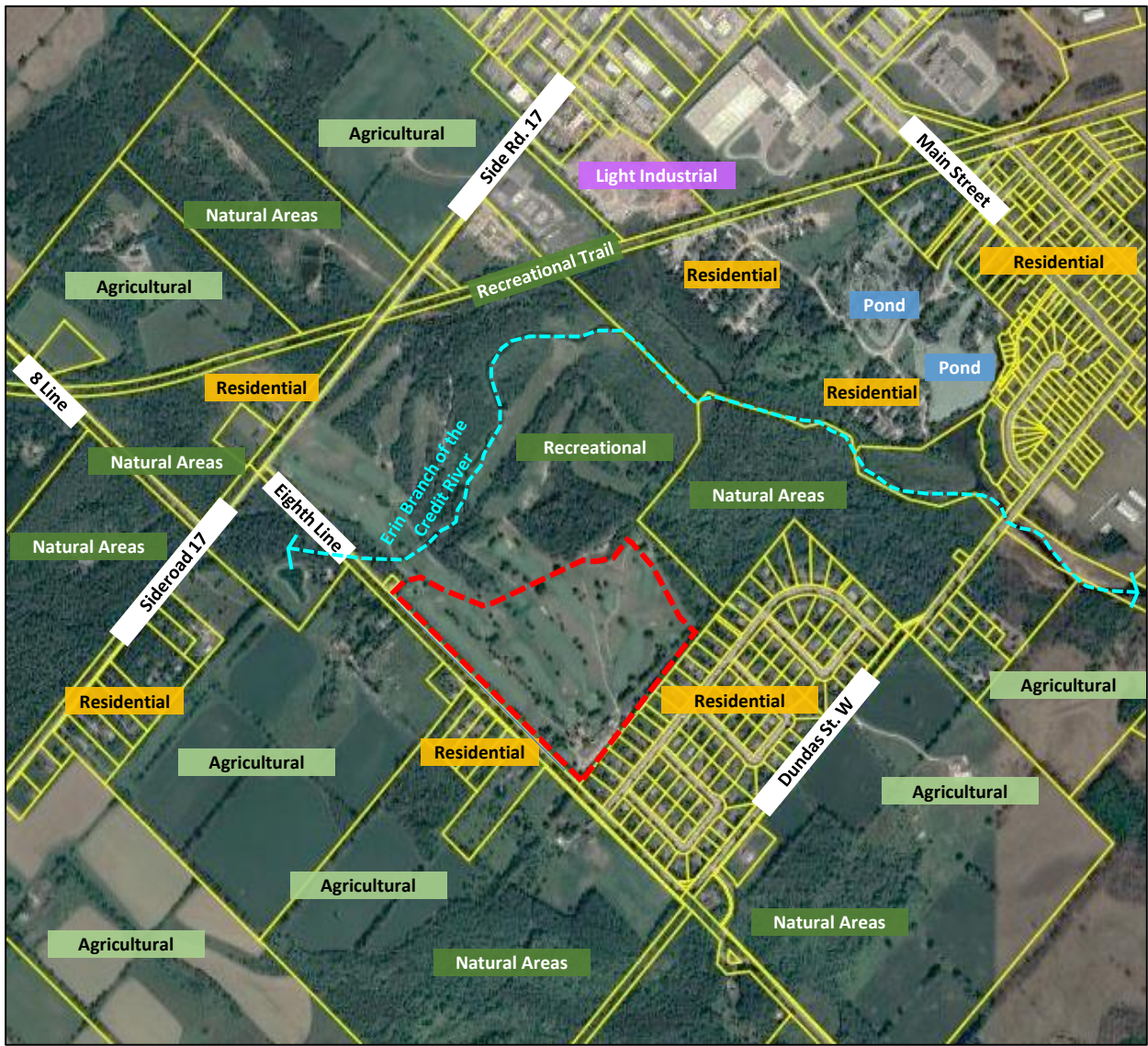


Figure 2: Context Map

5525 Eighth Line, Town of Erin | County of Wellington, ON

Source: VuMaps, Google Maps, Armstrong Planning & Project Management

 Subject Lands

Date: May 2022



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SCHEDULE OF LAND USE			
	Proposed Land Use	Reference	Area (Ha.)
1)	Residential Singles 11.6m	Blocks 21,24,26,28	2.622
2)	Residential Singles 10.1m	Blocks 11,17,18,19,23,25	1.682
3)	Residential Singles 8.2m	4,7,8,10,14,15,20,22,27	2.059
	Rear Lane		
4)	Residential Singles 8.2m	Block 2	0.202
5)	Street Townhouses 6.1m	Blocks 5,6,9,12,13,16	1.339
	Rear Lane		
6)	Street Townhouses 6.1m	Blocks 1,3	0.375
7)	Stormwater Management	Block 29	0.770
8)	Park	Block 30	0.691
9)	Open Space	Blocks 31,32,33	0.589
10)	Roads		3.530
Total Site Area			13.859

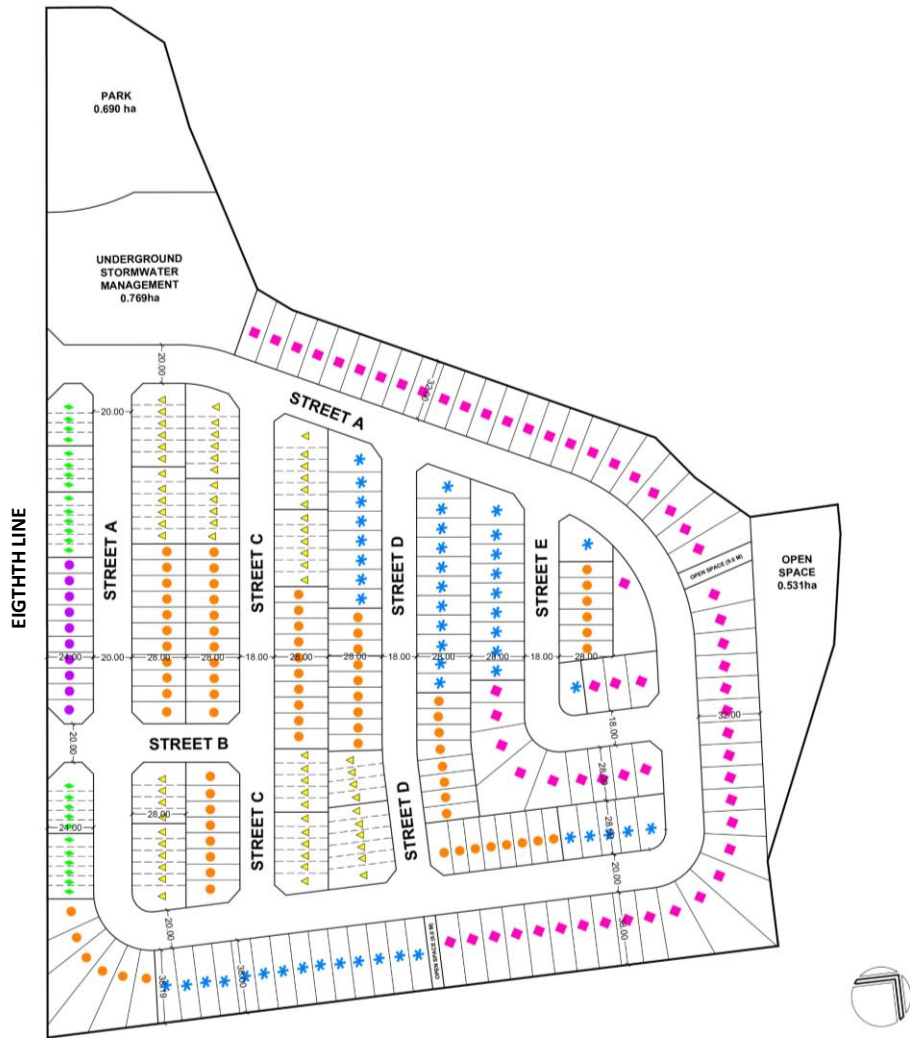
Proposed Summary Yield		
	Unit Mix	Units
	Residential Singles 11.6m	58
	Residential Singles 10.1m	51
	Residential Singles 8.2 m	78
	Rear Lane Residential Singles 8.2 m	10
	Street Townhouses 6.1 m	66
	Rear Lane Street Townhouses 5.0m	25
Total Dwelling Units		288

Figure 3: Draft Plan of Subdivision
 5525 Eighth Line, Town of Erin | County of Wellington, ON

Source: Armstrong Planning & Project Management

Date: May 2022





ERIN LOTTING CONCEPT		
PRODUCT	TOTAL	PERCENTAGE
◆ 5.0m (16') REAR LN TOWNS	25	8.7%
▲ 6.1M (20') TOWNS	66	22.9%
● 8.2m (27')	77	26.7%
● 8.2m (27') REAR LN SINGLES	10	3.5%
* 10.10m (33')	49	17.0%
■ 11.6m (38')	61	21.2%
TOTAL	288	100.0%

Figure 4: Concept Plan

5525 Eighth Line, Town of Erin | County of Wellington, ON

Source: Armstrong Planning & Project Management

Date: May 2022



Subject Lands located within Greenbelt Area per Schedule 4

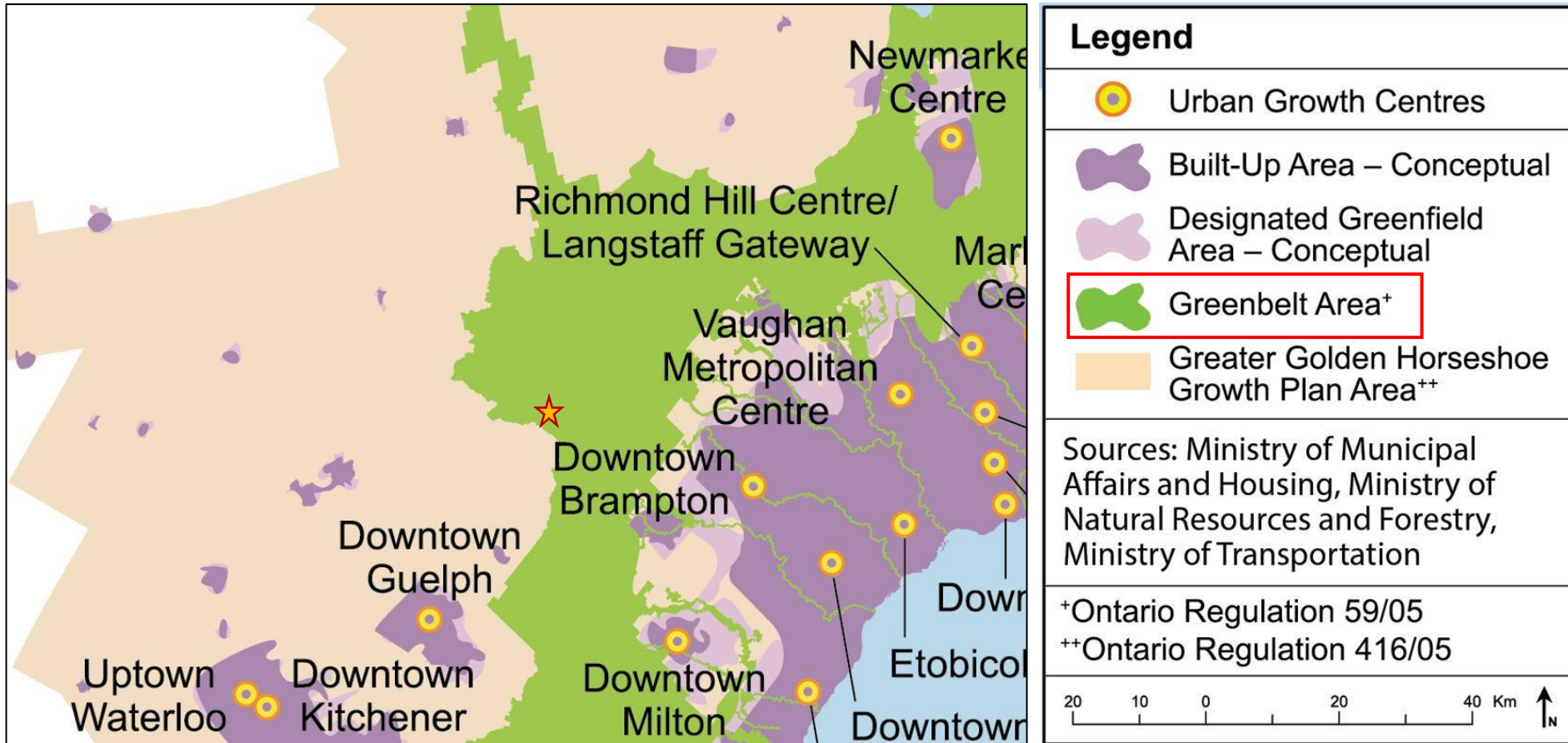


Figure 5a: Growth Plan Designation

5525 Eighth Line, Town of Erin | County of Wellington, ON

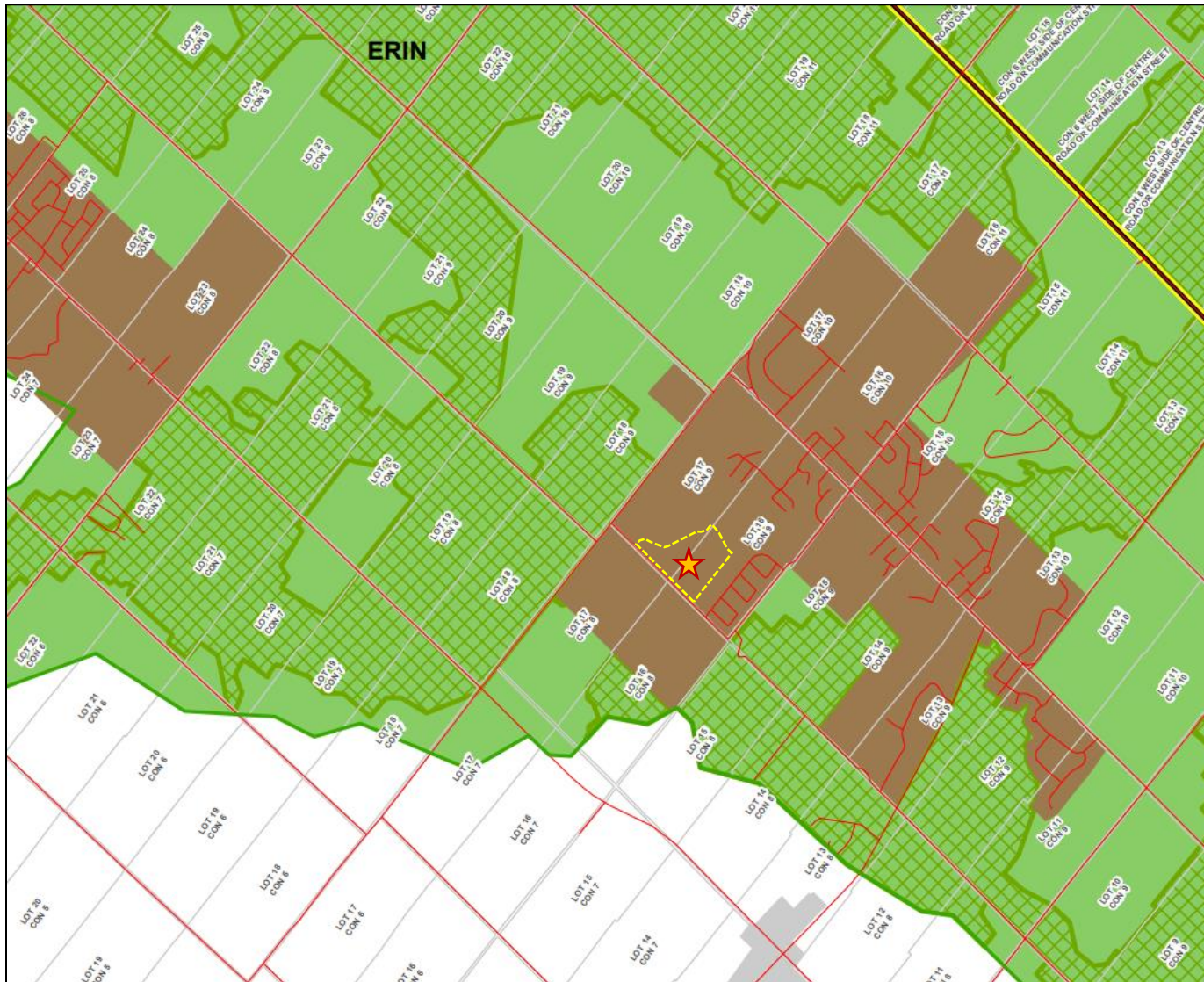
Source: Growth Plan for the Greater Golden Horseshoe (2020), Armstrong Planning & Project Management

Subject Lands

Date: May 2022



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Subject Lands designated as
“Towns/Villages” per Map 68

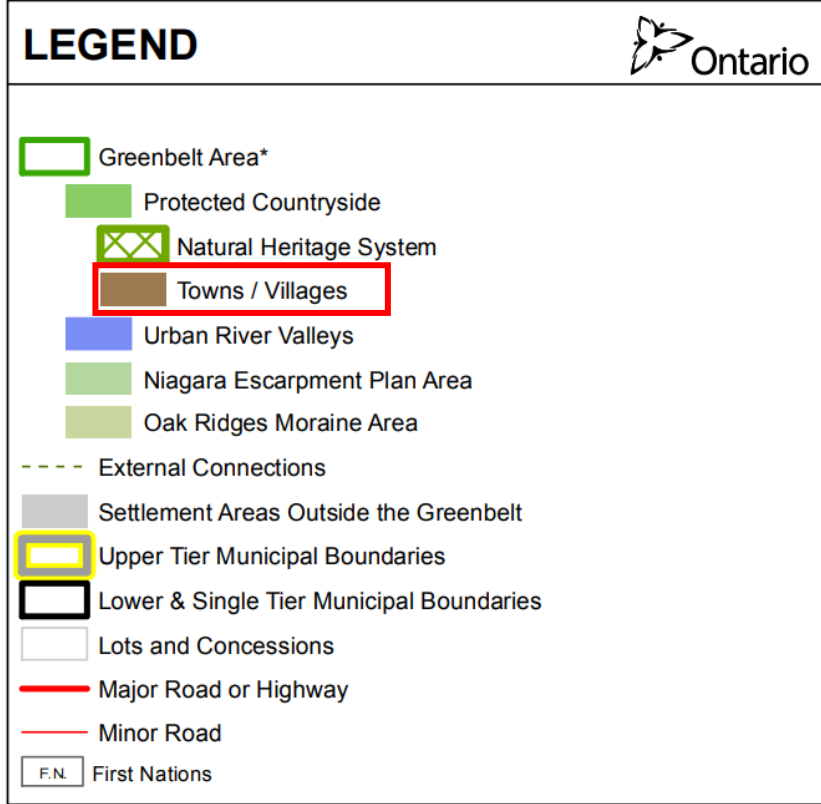


Figure 5b: Greenbelt Plan- Map 68

5525 Eighth Line, Town of Erin | County of Wellington, ON

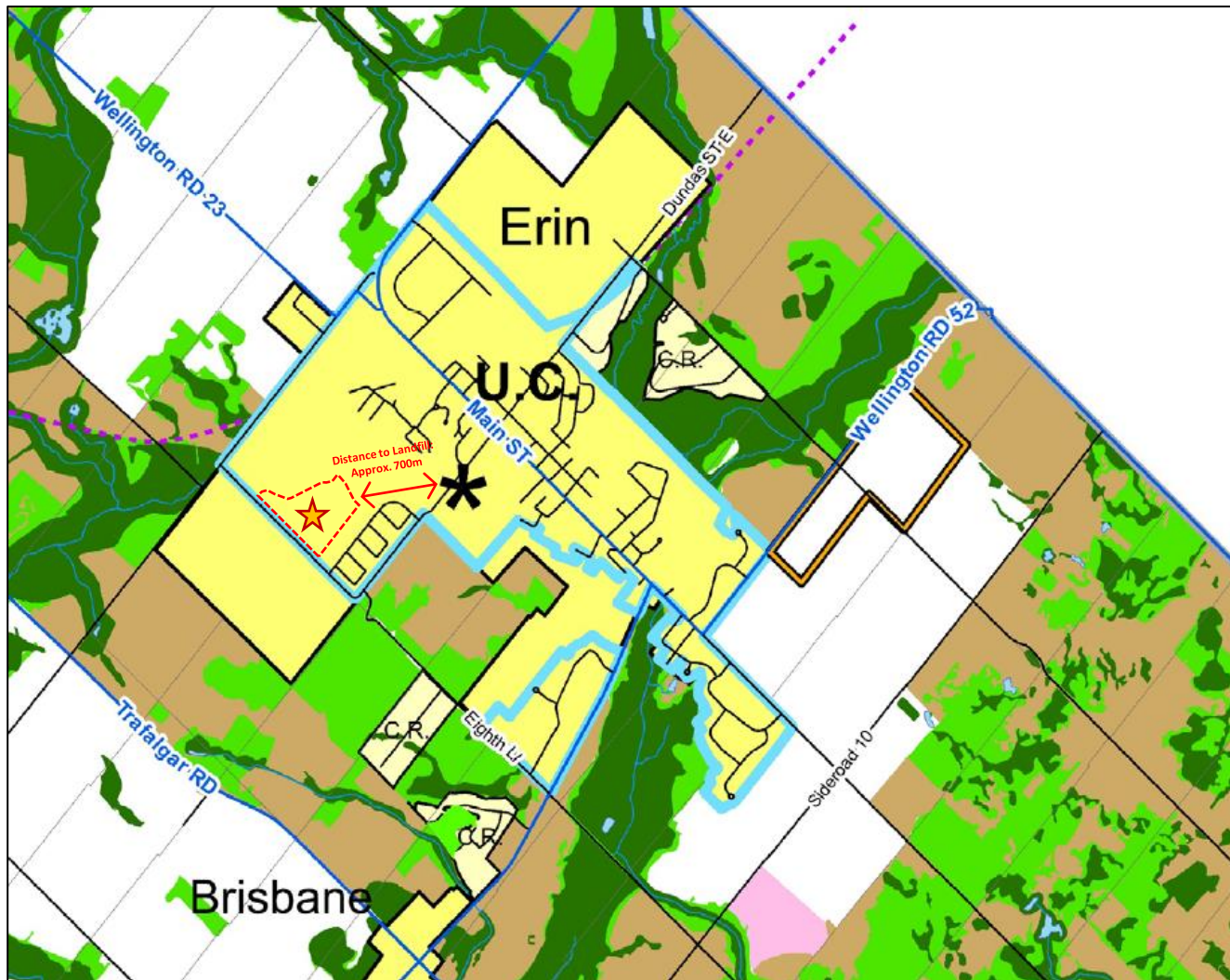
Source: Greenbelt Plan (2017), Armstrong Planning & Project Management

★ Subject Lands

Date: May 2022



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SCHEDULE A2

ERIN



Legend

The Greenlands System

- Core Greenlands
- Greenlands
- Earth Science ANSI

The Rural System

- Prime Agricultural
- Secondary Agricultural
- Mineral Aggregate Area
- Recreational
- Country Residential
- Policy Area

The Urban System

- Hamlet Area
- Urban Centre

Other

- Trail
- Landfill Site
- Everton Water Management Protection Area
- Built Boundary
- County Roads

Mineral Aggregate Resources are identified on Schedule C of the Official Plan. Licensed Aggregate Operations are identified on Appendix 2 of the Official Plan.

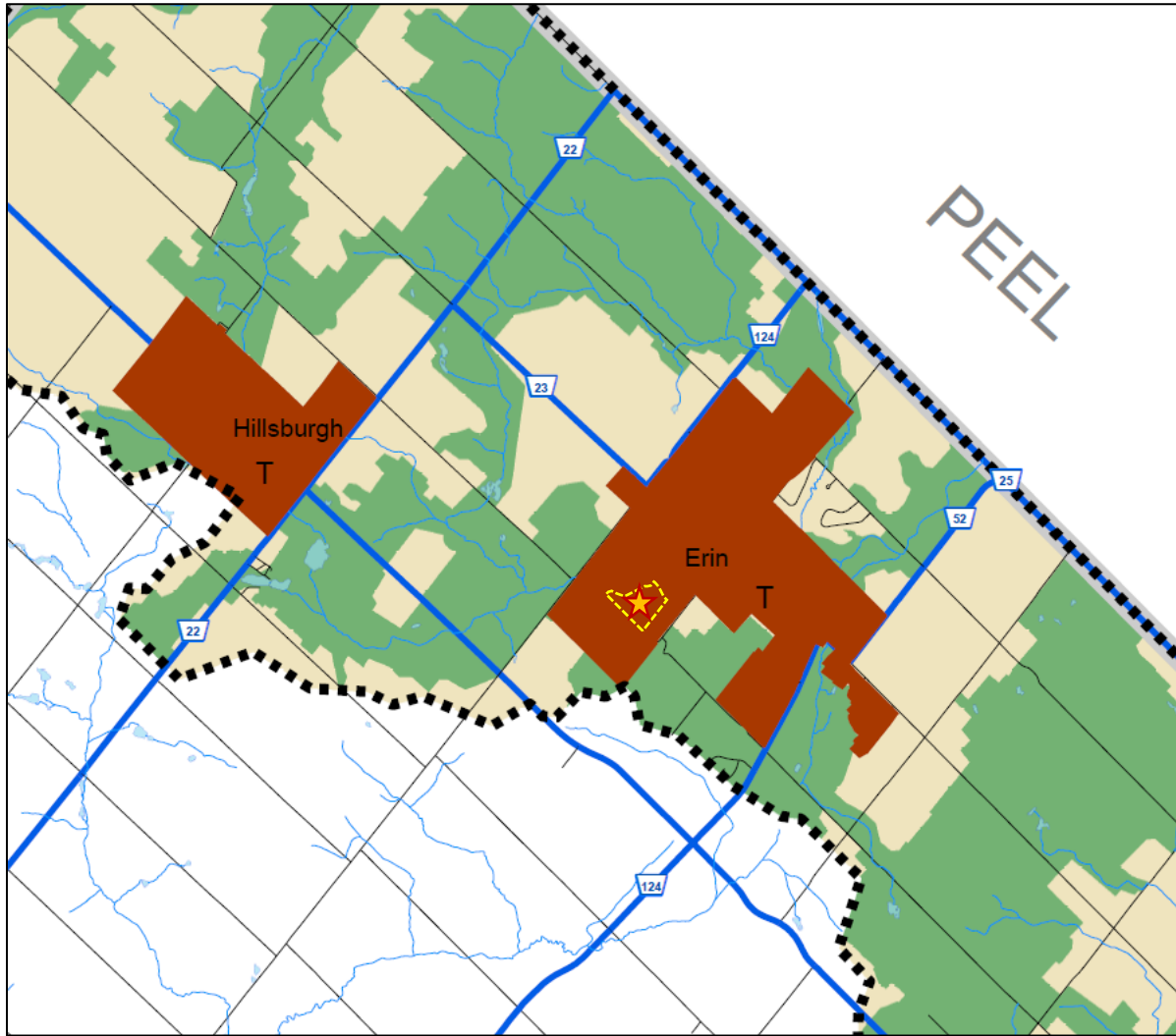
Subject Lands located within Town of Erin "Built Boundary" and designated as "Urban Centre" per Schedule A2-Erin

Figure 6a: County of Wellington Official Plan - Schedule A2
 5525 Eighth Line, Town of Erin | County of Wellington, ON

Subject Lands

Date: May 2022





Subject Lands located within Town of Erin
 "Settlement Areas" and identified as Towns
 and Villages per Schedule A2-1-Town of Erin
 Greenbelt Plan

Schedule A2-1 Town of Erin Greenbelt Plan



Legend

- Greenbelt Boundary
- Greenbelt Protected Countryside
- Greenbelt Natural Heritage System
- Settlement Areas
- T Towns and Villages
- H Hamlet

Figure 6b: County of Wellington Official Plan (Schedule A2-1)
 5525 Eighth Line, Town of Erin | County of Wellington, ON

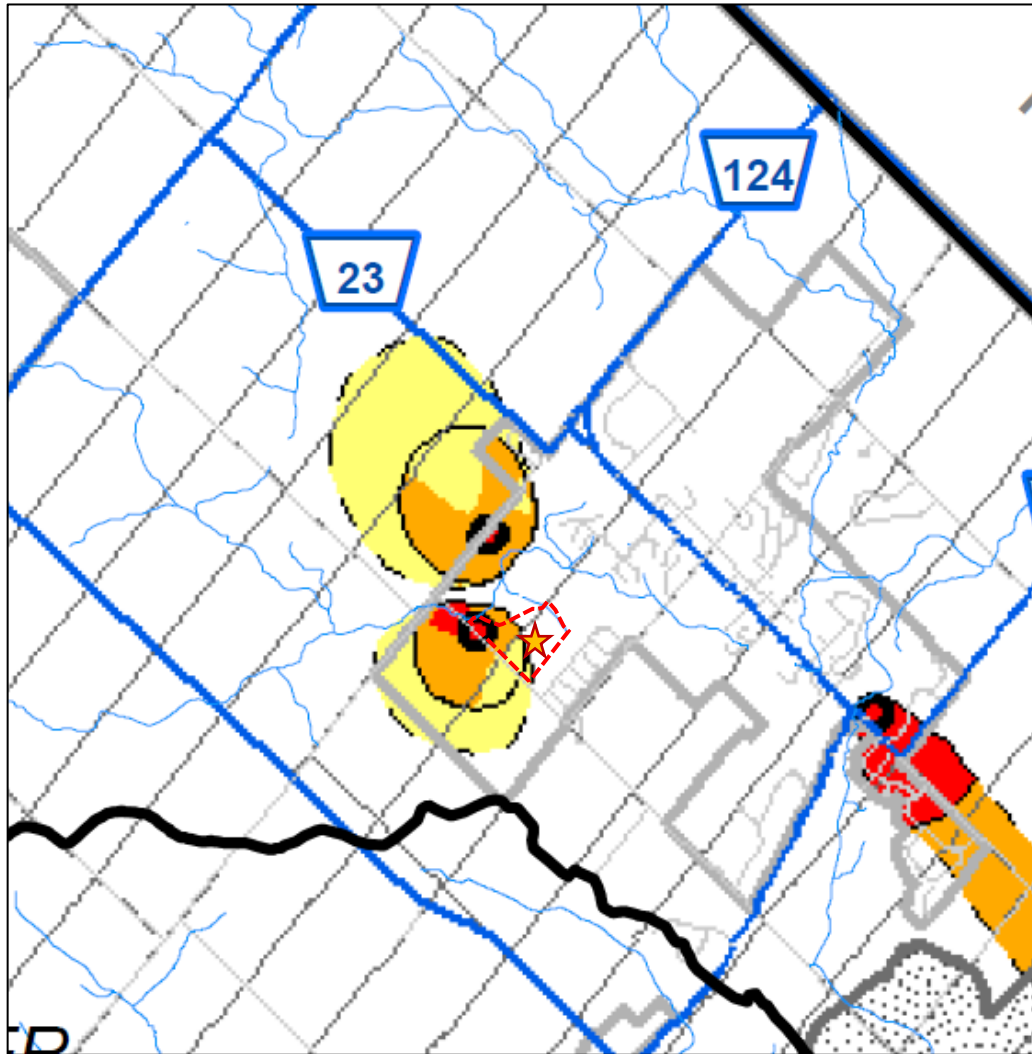
Source: County Of Wellington Official Plan (2021), Armstrong Planning & Project Management

Subject Lands

Date: May 2022



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Where Significant Drinking Water Threat Policies Apply

Significant Drinking Water Threat Policy Categories	Vulnerability Scores on Map		
	10	8	2,4,6
1. Waste Disposal	Red	Yellow	
2. Sewage Systems	Red		
3,4. Agricultural Source Material	Red		
6,7. Non-Agricultural Source Material*	Red		
8,9. Commercial Fertilizer*	Red		
10,11. Pesticide	Red		
12,13. Road Salt*	Red		
14. Storage of Snow	Red		
15. Fuel	Red		
16. DNAPLs		Yellow	
17. Organic Solvents			
18. Aircraft De-icing			
21. Livestock Area			
Local Oil Pipelines Threat	Red		

Water Quantity Threats	Q1 / Q2
19. An activity that takes water from an aquifer or a surface water body without returning the water taken to the same aquifer or surface water body.	✓
20. An activity that reduces the recharge of an aquifer.	✓

Note: This table provides a summary of the activities listed in the Clean Water Act (2006) that apply as Prescribed Drinking Water Threats (PDWT). For details refer to the text of the Source Protection Plan and the Ministry of the Environment Drinking Water Threats Tables.

*Application of Commercial Fertilizer, Non-Agricultural Source Material, and Road Salt may not be a significant drinking water threat in some areas due to the % managed land, livestock density, and/or % impervious surface calculations for these areas. See the text of the Source Protection Plans for further details.

Significant Drinking Water Threat Policy Categories	Identified Issue			
	Chloride	Nitrate	Sodium	TCE
1. Waste Disposal		✓	✓	✓
2. Sewage Systems	✓		✓	✓
3,4. Agricultural Source Material		✓		
6,7. Non-Agricultural Source Material		✓		
8,9. Commercial Fertilizer		✓		
12,13. Road Salt	✓		✓	
14. Storage of Snow	✓	✓	✓	
15. DNAPLs				✓
21. Livestock Area		✓		

Note: This table provides a summary of the activities listed in the Clean Water Act (2006) that apply as Prescribed Drinking Water Threats (PDWT) in the Issues Contributing Areas shown on this map. For details refer to the text of the Source Protection Plan and the Ministry of the Environment Drinking Water Threats Tables.

Schedule B2

Town of Erin



Legend

- Source Protection Plan Boundary
- Paris Galt Moraine Policy Area

Wellhead Protection Area

- A
- B
- C
- E
- Q1 & Q2

Vulnerability Score

- 10
- 8
- 2,4,6

- Issues Contributing Area

Subject Lands designated as "Vulnerability Score 2,4,6,8 and 10" and partially located within Wellhead Protection Area per Schedule B2-Town of Erin

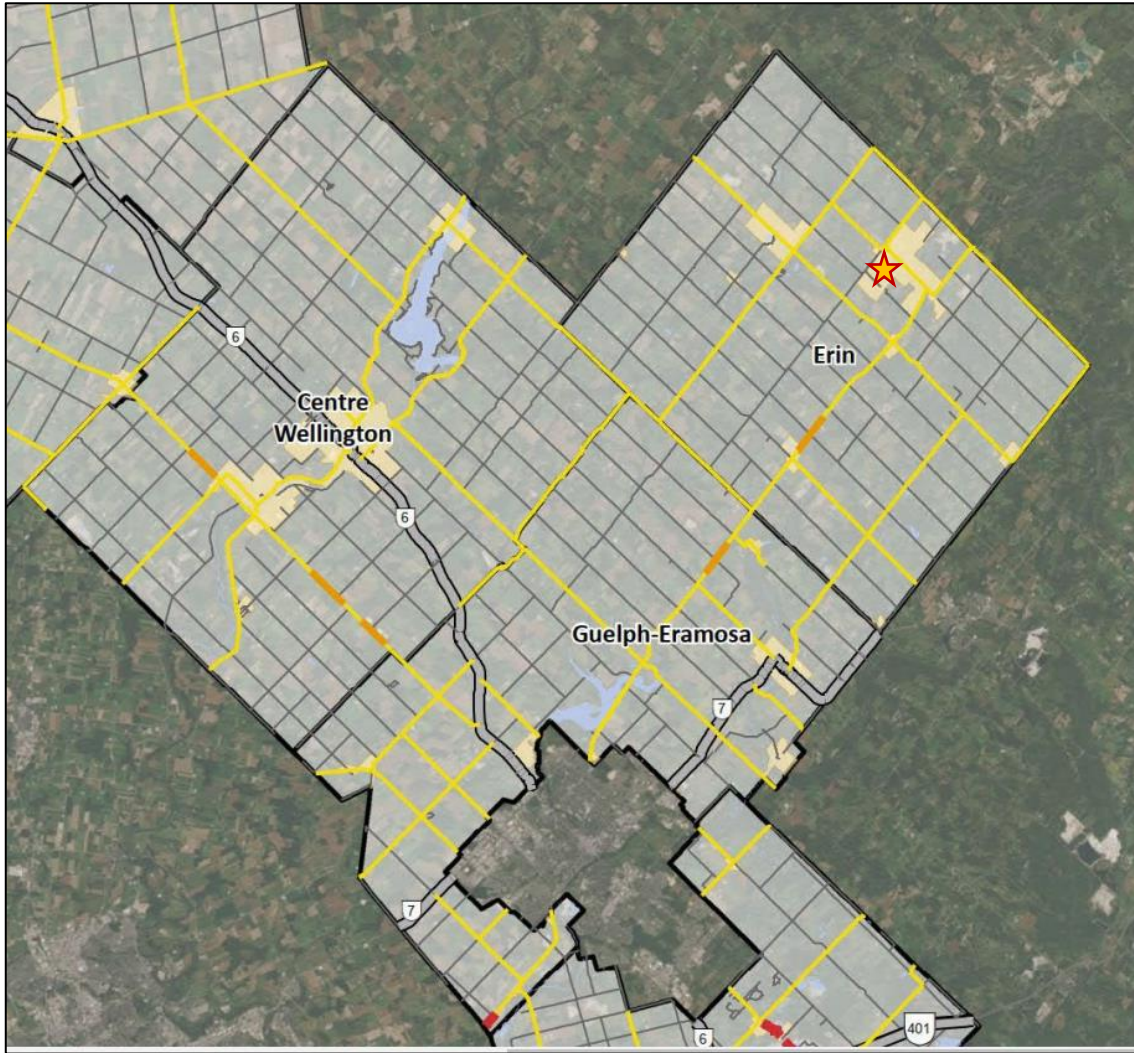
Figure 6c: County of Wellington Official Plan (Schedule B2)
5525 Eighth Line, Town of Erin | County of Wellington, ON

★ Subject Lands

Date: May 2022



Source: County Of Wellington Official Plan (2021), Armstrong Planning & Project Management



Existing Roadway

WELLINGTON COUNTY
ROAD MASTER ACTION PLAN

NUMBER OF LANES

County Road Number of Lanes

- 2
- 3
- 4
- 5

Road Network

- Provincial
- Township
- Waterbody
- Urban Centres
- Municipalities

Figure 7a: County of Wellington Road Master Action Plan
5525 Eighth Line, Town of Erin | County of Wellington, ON

Source: County Of Wellington Road Master Action Plan (2021), Armstrong Planning & Project Management



Date: May 2022



**MAP EX.1
NETWORK FACILITY TYPES
COUNTY OF WELLINGTON
ACTIVE TRANSPORTATION PLAN**



- Legend**
- Existing Spine Off-Road Route
 - - - Proposed Spine Off-Road Route
 - Existing Off-Road Secondary Route
 - - - Proposed Off-Road Secondary Route
 - Existing Signed Route
 - - - Proposed Signed Route
 - Existing Paved Shoulder
 - - - Proposed Paved Shoulder
 - - - Proposed Signed Route with Sharrow
 - - - Proposed Bike Lane
 - County Wide Spine Route
 - ← Proposed Future Connection on Lands in Private Ownership
 - 6 Connections to Adjacent Municipalities
- NOTE: For details regarding connections to adjacent municipalities, please refer to Table 5.1.
- B Proposed Bridge
 - + + + Rail
 - Local Roads
 - 26 County Roads
 - 6 Provincial Highway / Freeway
 - Streams
 - Lakes and Rivers
 - Parkland
 - County Forests
 - Forests Tracts owned by Conservation Authority or MNR
 - Hamlets / Urban Centres
 - Municipal Boundary

Figure 7b: County of Wellington Road Master Action Plan

5525 Eighth Line, Town of Erin | County of Wellington, ON

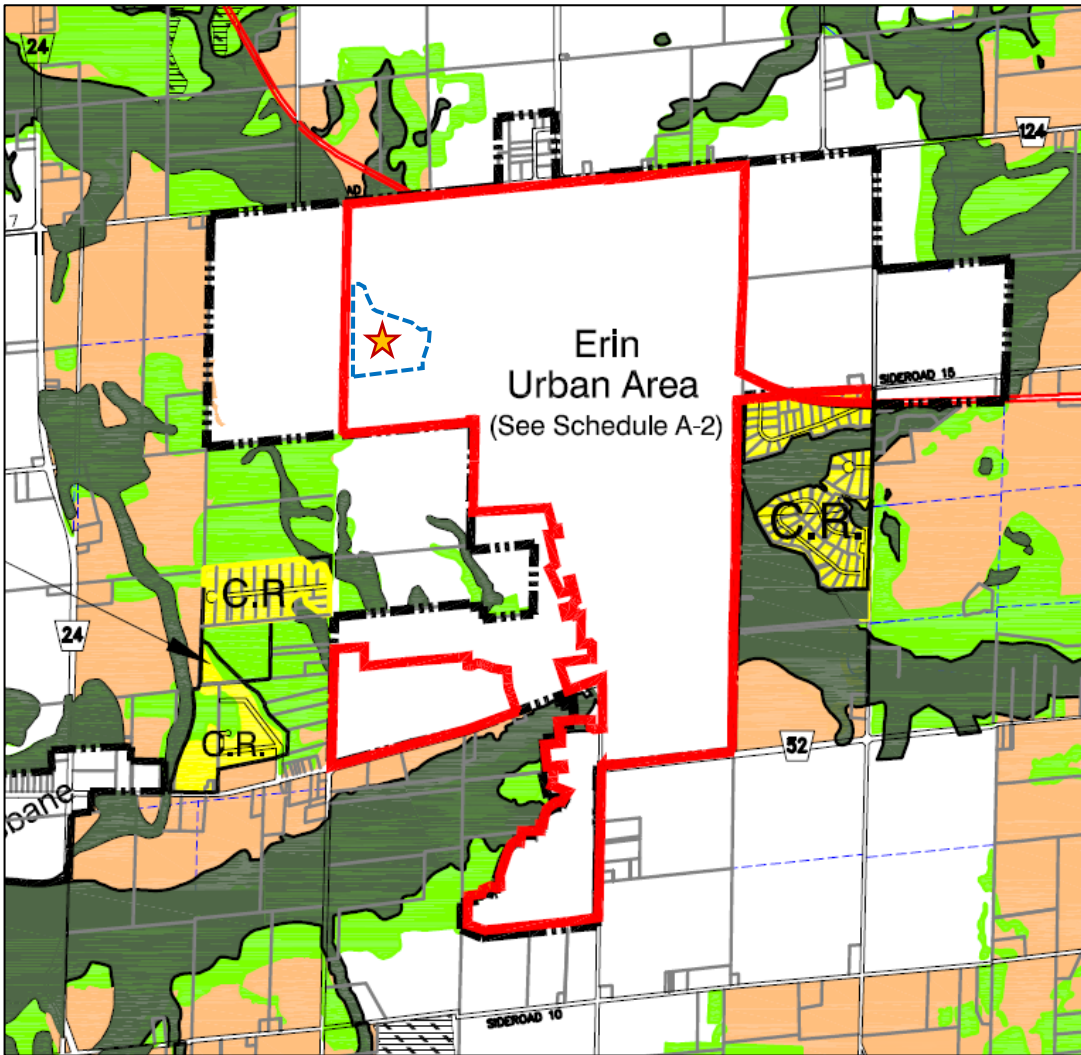
Source: County Of Wellington Road Master Action Plan (2021), Armstrong Planning & Project Management

★ Subject Lands

Date: May 2022



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Subject Lands located within “Built Boundary” and designated as “Erin Urban Area” per Modified Schedule A-1

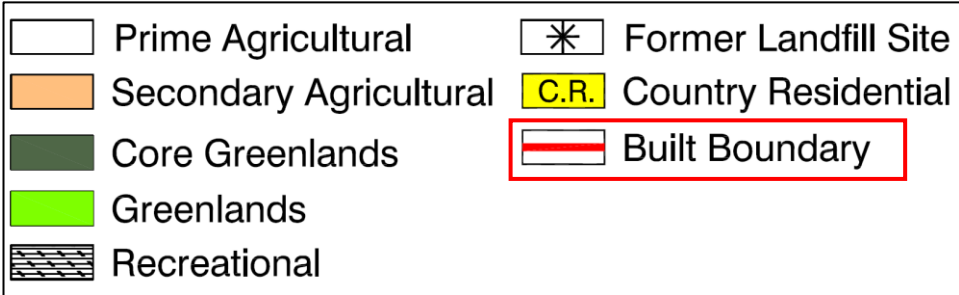


Figure 8a: Town of Erin Official Plan – Modified Schedule A-1
 5525 Eighth Line, Town of Erin | County of Wellington, ON

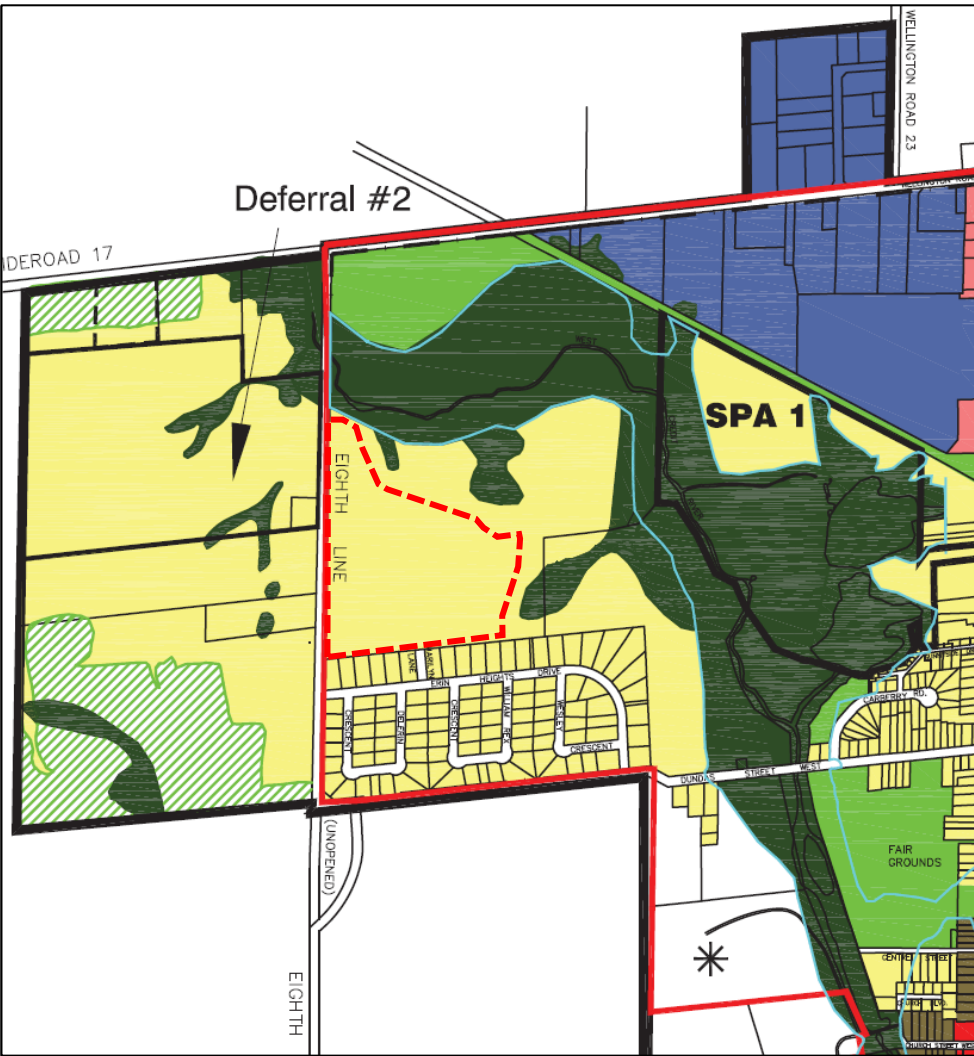
Source: Town of Erin Official Plan (2021), Armstrong Planning & Project Management

Subject Lands

Date: May 2022



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Subject Lands located within “Built Boundary” and designated as “Residential” per Modified Schedule A-2 - Erin Urban Area

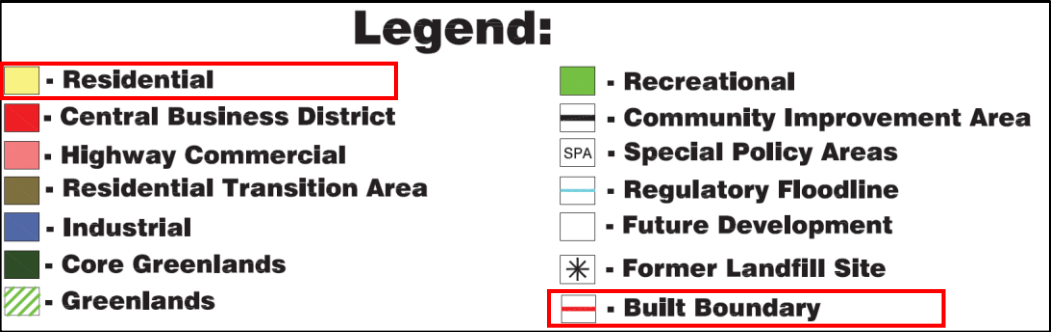


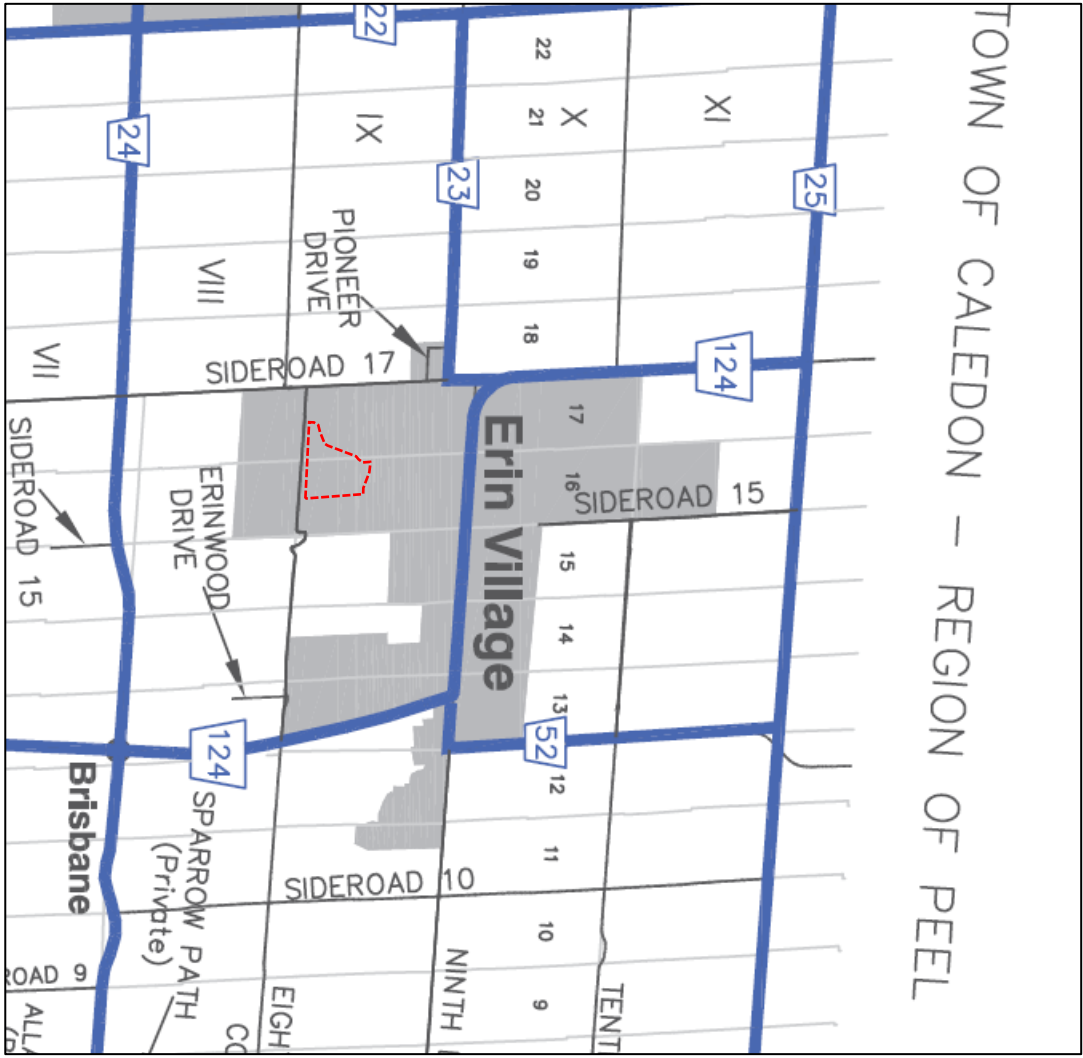
Figure 8b: Town of Erin Official Plan – Schedule A-2: Erin Urban Area
 5525 Eighth Line, Town of Erin | County of Wellington, ON

Source: Town of Erin Official Plan (2021), Armstrong Planning & Project Management

Subject Lands

Date: May 2022

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Subject Lands access will be from “Local Road” per Schedule C - Road Plan

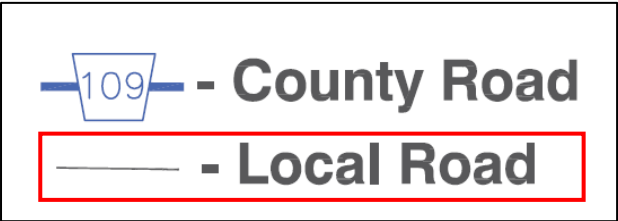
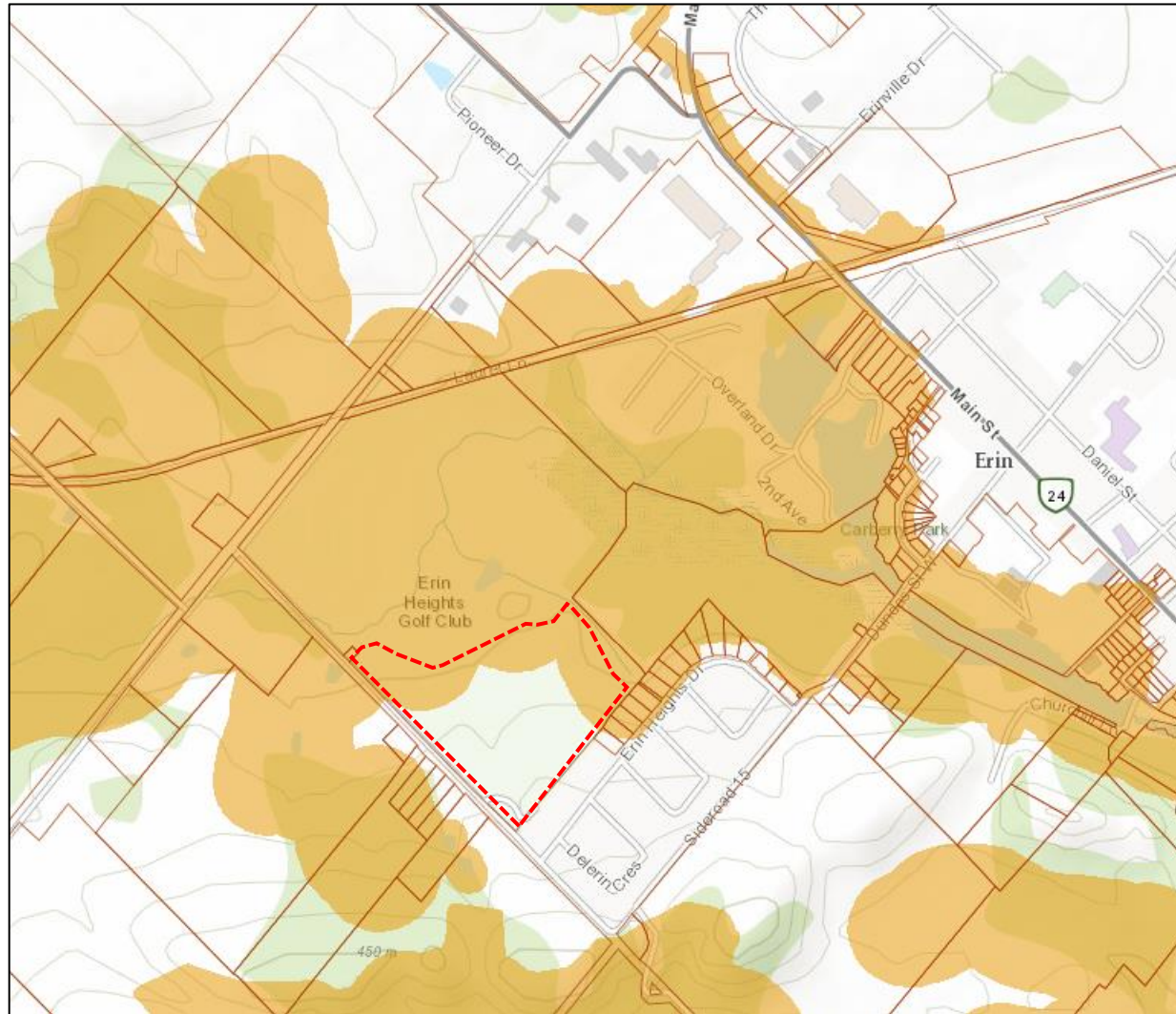


Figure 8c: Town of Erin Official Plan – Schedule C: Road Plan
 5525 Eighth Line, Town of Erin | County of Wellington, ON

Source: Town of Erin Official Plan (2021), Armstrong Planning & Project Management

 Subject Lands



Part of Subject Lands identified as Regulated Area

Layer List - X

Layers

- Credit River Watershed Boundary ...
- Parcels around Regulated Area ...
- Generic Regulation Mapping** ...

Figure 9a: Credit Valley Conservation - Regulated Areas

5525 Eighth Line, Town of Erin | County of Wellington, ON

 Subject Lands

Date: May 2022



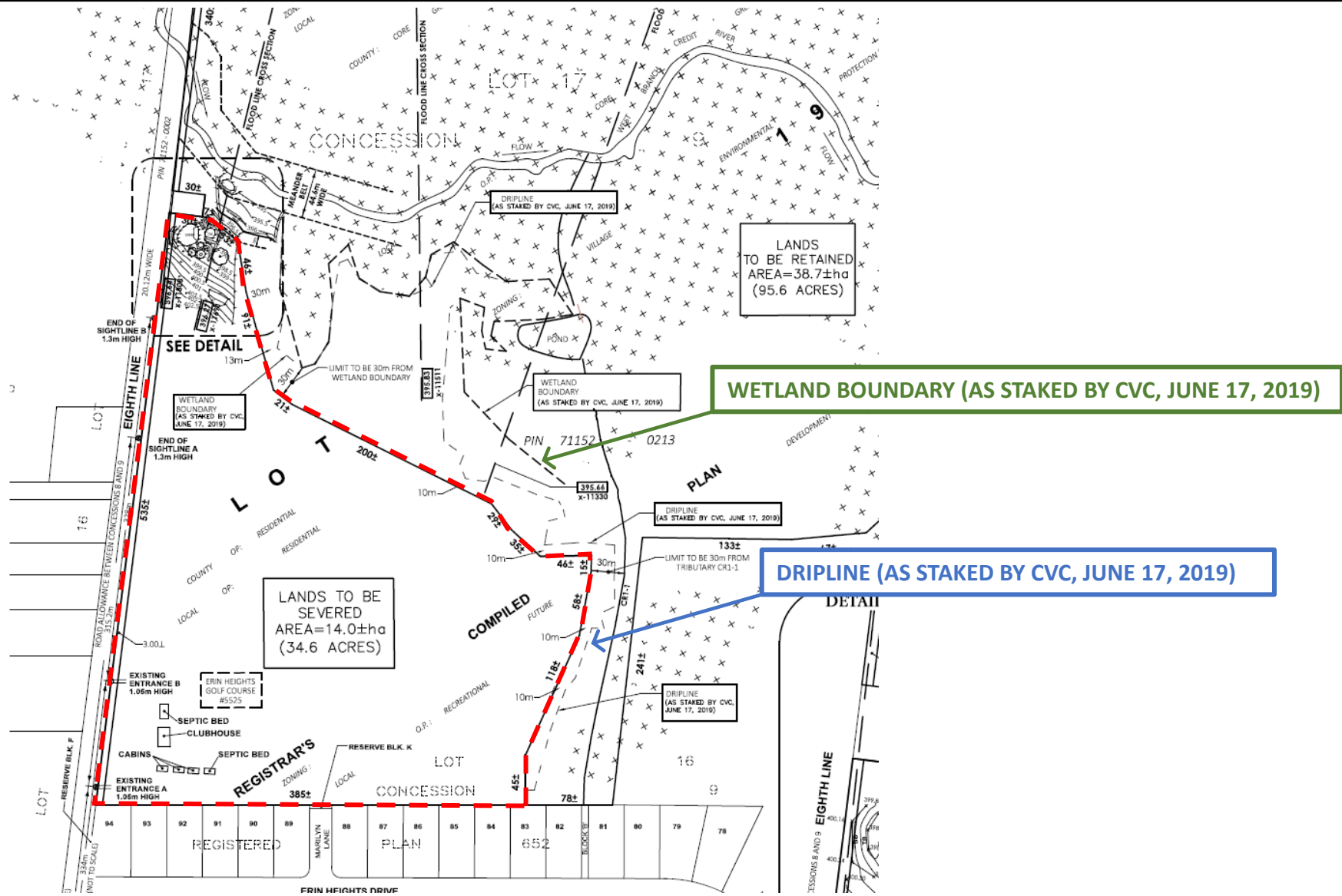


Figure 9b: Staked Environmental Feature Limits (CVC; June 17, 2019)
 5525 Eighth Line, Town of Erin | County of Wellington, ON

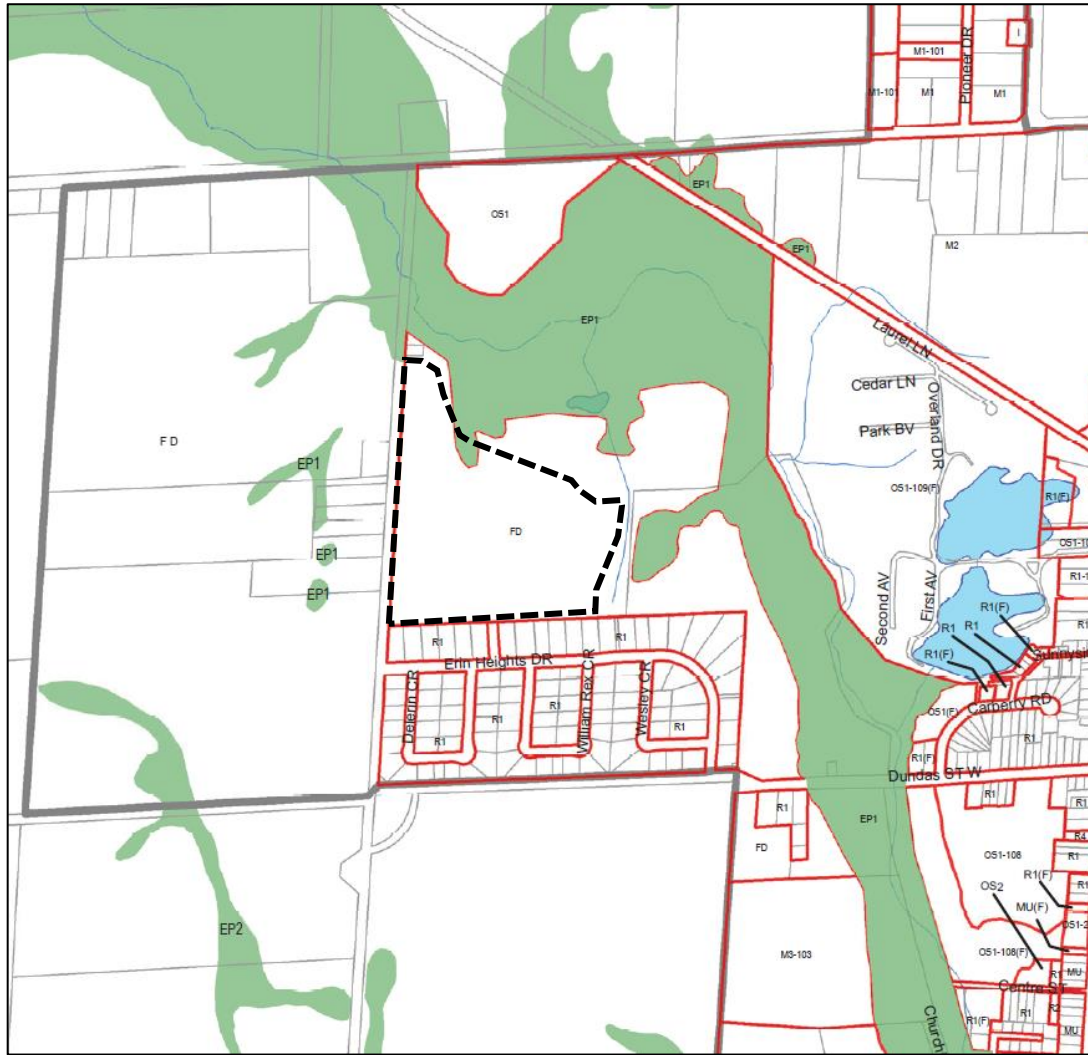
Source: Van Harten Surveying Inc. (July 2020), Armstrong Planning & Project Management

 Subject Lands

Date: May 2022



armstrong
 planning | project management



Subject Lands zoned as “Future Development Zone (FD)”
and “Village Environmental Protection Zone (EP1)”
per Schedule B

Figure 10: Existing Zoning

5525 Eighth Line, Town of Erin | County of Wellington, ON

Source: Town of Erin By-law No. 07-67 (2021), Armstrong Planning & Project Management

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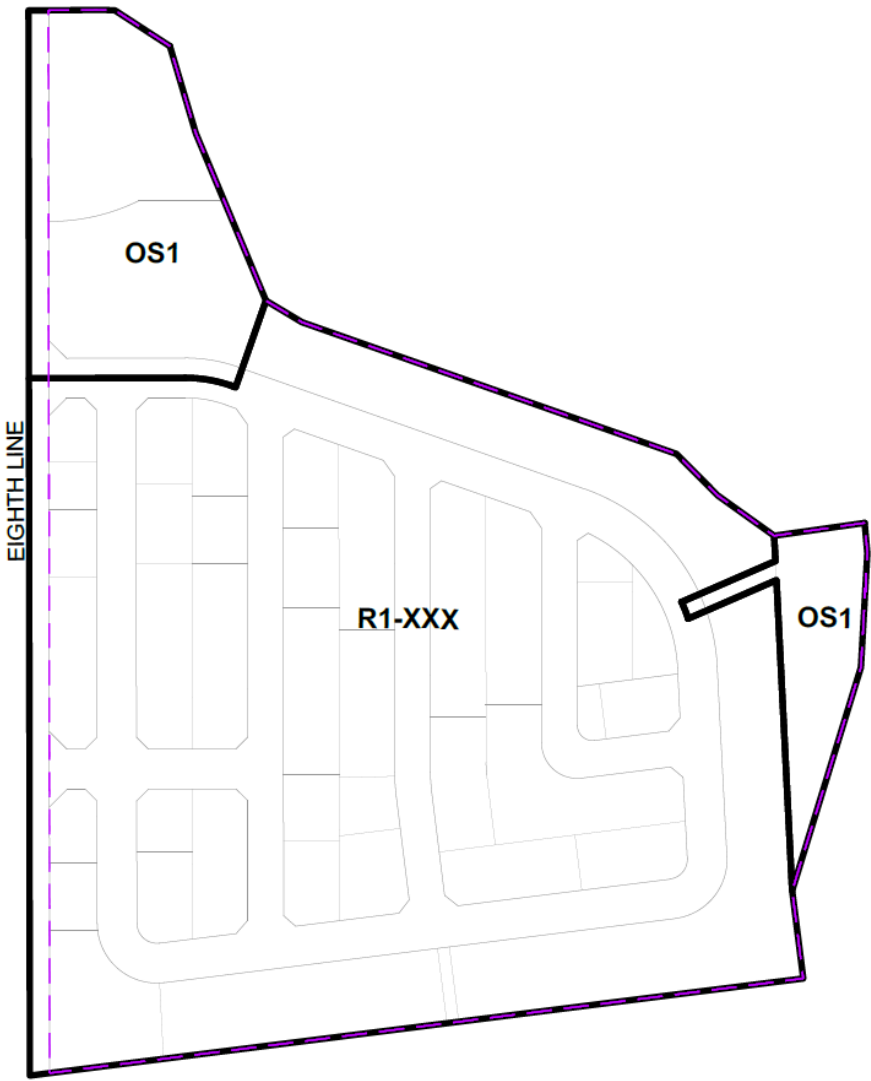


Figure 11: Proposed Zoning

5525 Eighth Line, Town of Erin | County of Wellington, ON

Source: Town of Erin By-law No. 07-67 (2021), Armstrong Planning & Project Management

 Subject Lands

Date: May 2022

