

PLANNING JUSTIFICATION REPORT

June 2022

DRAFT PLAN OF SUBDIVISION & ZONING BY-LAW AMENDMENT

5520 Eighth Line, 2779176 Ontario Inc.
(Mattamy (Erin) Limited)
& 5552 Eighth Line, 2779181 Ontario Inc.

Part of Lots 16 and 17, Concession 8
Town of Erin

PREPARED FOR:
2779176 Ontario Inc. &
2779181 Ontario Inc.

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TABLE OF CONTENTS

1.0 INTRODUCTION	2
1.1 PURPOSE OF THE REPORT	2
1.2 SITE DESCRIPTION AND CONTEXT.....	3
2.0 PROPOSED DEVELOPMENTS	6
3.0 POLICY FRAMEWORK.....	13
3.1 PLANNING ACT, R.S.O, 1990, c.P.13	13
3.2 PROVINCIAL POLICY STATEMENT	14
3.3 GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE (2020 CONSOLIDATION)....	15
3.4 COUNTY OF WELLINGTON OFFICIAL PLAN (2021).....	16
3.4.1 OFFICIAL PLAN AMENDMENT No. 119	16
3.5 TOWN OF ERIN OFFICIAL PLAN (SEPTEMBER 2021 CONSOLIDATION).....	17
4.0 ADDITIONAL GUIDELINES AND STRATEGIES	26
4.1 COUNTY OF WELLINGTON HOUSING STUDY (DECEMBER 2019)	26
4.2 TOWN OF ERIN: GROWTH MANAGEMENT STRATEGY (OCTOBER 2019)	26
4.3 TOWN OF ERIN: URBAN DESIGN GUIDELINES (APRIL 2021)	26
5.0 ZONING	29
6.0 PLANNING OPINION	31

LIST OF FIGURES

FIGURE 1: 5552 EIGHTH LINE AERIAL PHOTO

FIGURE 2: 5520 EIGHTH LINE AERIAL PHOTO

FIGURE 3: COMPOSITE LOTTED PLAN

FIGURE 4: 5552 EIGHTH LINE DRAFT PLAN OF SUBDIVISION

FIGURE 5: 5552 EIGHTH LINE MEDIUM DENSITY BLOCK 14

FIGURE 6: 5552 EIGHTH LINE MEDIUM DENSITY BLOCK 15

FIGURE 7: 5520 EIGHTH LINE DRAFT PLAN OF SUBDIVISION

FIGURE 8: PARK CONCEPT

FIGURE 9: GREENBELT AREA

FIGURE 10: GREENBELT PLAN MAP 68

FIGURE 11: A PLACE TO GROW CONCEPT

FIGURE 12: COUNTY OF WELLINGTON OP SCHEDULE A2

FIGURE 13: COUNTY OF WELLINGTON OP SCHEDULE A2-1

FIGURE 14: COUNTY OF WELLINGTON OPA 119 SCHEDULE B2

FIGURE 15: TOWN OF ERIN OP SCHEDULE A-2

FIGURE 16: PREFERRED GROWTH MAP

FIGURE 17: BY-LAW No. 07-67 SCHEDULE B

LIST OF APPENDICES

APPENDIX A: PLANNING ACT EXCERPT

APPENDIX B: PROVINCIAL POLICY STATEMENT EXCERPT

APPENDIX C: GROWTH PLAN EXCERPT

APPENDIX D: COUNTY OF WELLINGTON OFFICIAL PLAN EXCERPT

APPENDIX E: TOWN OF ERIN OFFICIAL PLAN EXCERPT

APPENDIX F: DRAFT ZONING BY-LAW

APPENDIX G: 5552 AND 5520 EIGHTH LINE FIGURES



1.0

INTRODUCTION

1.0 INTRODUCTION

Korsiak Urban Planning has been retained jointly by 2779176 Ontario Inc. (Mattamy (Erin) Limited) and 2779181 Ontario Inc. to prepare this Planning Justification Report in support of two Zoning By-law Amendment and Draft Plan of Subdivision applications required to permit development of the lands legally referred to as Parts of Lots 16 & 17, Concession 8, Erin (hereinafter the “subject lands”). Separate applications are being submitted on behalf of both clients for their respective properties, however this Planning Justification Report is meant to accompany both sets of applications.

Mattamy (Erin) Limited and 2779181 Ontario Inc. have retained the assistance of additional specialized consultants. Our opinions rely on the conclusions of the materials prepared by those specialized consultants. The following plans and reports have been prepared under separate cover, as required following the Pre-Consultation on October 29th, 2020, in support of the Zoning By-law Amendment and Draft Plan of Subdivision applications:

- | | |
|---|--|
| • Geotechnical | • Shad & Associates Inc. |
| • Functional Servicing and Stormwater Management Report | • David Schaeffer Engineering Ltd. |
| • Phase 1 Environmental Site Assessment | • Pinchin Ltd. |
| • Hydrogeological Assessment | • R.J. Burnside & Associates Ltd. |
| • Traffic Impact Analysis | • R.V. Anderson Associates Ltd. |
| • Compatibility Study (Noise) | • HGC Engineering |
| • Urban Design Brief | • NAK Design Strategies |
| • Tree Preservation, Protection & Removal Plans | • Jackson Arboriculture Inc. |
| • Arborist Report | • Jackson Arboriculture Inc. |
| • Tree Inventory Study | • Jackson Arboriculture Inc. |
| • Natural Heritage Evolution | • Jackson Arboriculture Inc. |
| • Stage 1 & 2 Archaeological Assessment | • Lincoln Environmental Consulting Corp. |

1.1 PURPOSE OF THE REPORT

The purpose of this Planning Justification Report is to outline the nature of the Draft Plans of Subdivision and Zoning By-law Amendments, one of each application type for the respective properties, for a coordinated community with residential and park uses. The report evaluates the merits of the applications in the context of the related planning policies of the Provincial Policy Statement, the Provincial Growth Plan, the County of Wellington Official Plan, and the Town of Erin Official Plan.

As previously stated, separate applications are being submitted on behalf of both clients for their respective lands. This Planning Justification Report is meant to accompany both sets of applications as the lands have been comprehensively planned and designed to function as a complete community. As the lands will be developed

together, a single Planning Justification Report discussing the merits of both developments can provide a better description of how the lands as a whole will function and how the applications being submitted conform with the related planning policies discussed throughout this report.

1.2 SITE DESCRIPTION AND CONTEXT

5552 Eighth Line, owned by 2779181 Ontario Inc., is located on the south side of 17 Sideroad and west of Eighth Line (Figure 1 – 5552 Eighth Line Aerial Photo). The property is irregular in shape and is bound by existing residential lots and 17 Sideroad (114m of frontage) to the north, and existing lots and Eighth Line (271m of frontage) to the east followed by the Erin Heights Golf Course and a small residential subdivision. The lands proposed to be developed are vacant. The existing house and barn adjacent to Eighth Line are not part of the current applications and will be retained by the owner. The portion of the property to be subdivided and rezoned is 27.12 hectares.

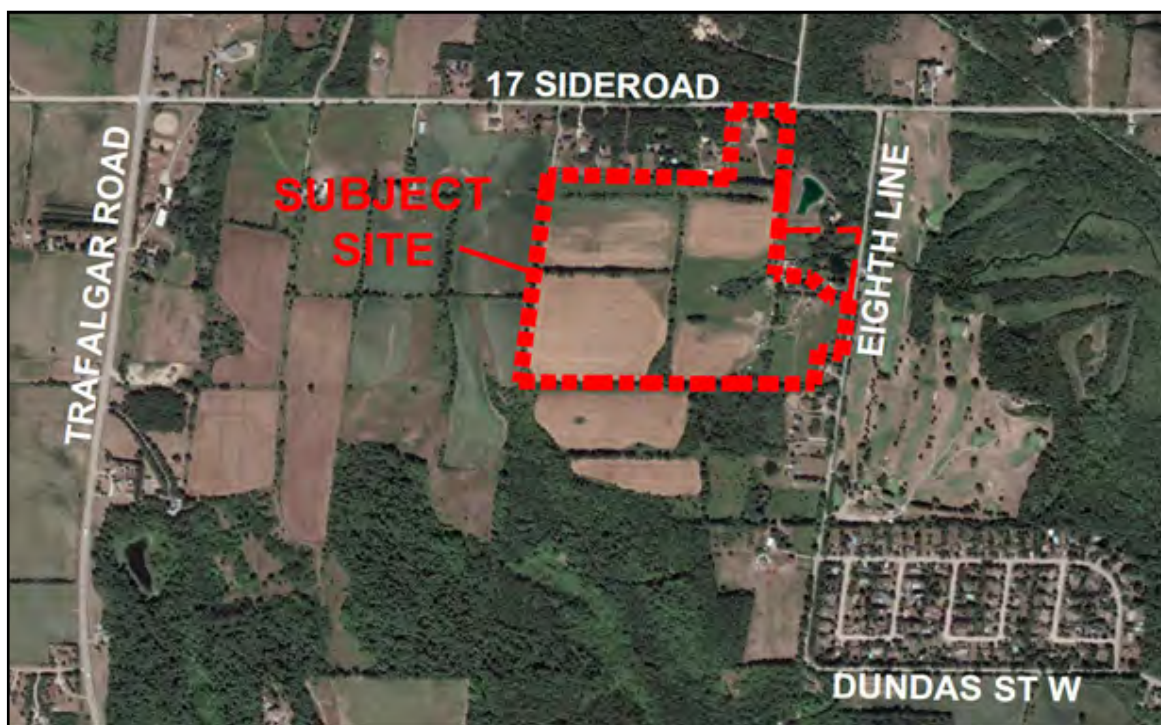


FIGURE 1 - 5552 Eighth Line Aerial Photo

5520 Eighth Line, owned by 2779176 Ontario Inc. (Mattamy (Erin) Limited), is located on the west side of Eighth Line, directly south of 5552 Eighth Line (Figure 2 – 5520 Eighth Line Aerial Photo). The 36.02 hectare property is irregular in shape and is currently vacant. Surrounding lands to the south and west primarily consist of woodlands. Large lot detached residential uses are located on the west side of Eighth Line abutting the property, and the Erin Heights

subdivision is located on the east side of Eighth Line, north of Dundas Street West.

The subject lands are located within the Town of Erin Urban Area, but outside of the built boundary. The Erin Village Official Plan Schedule A-2 designates the subject lands Residential and Greenlands. The relevant planning regimes will be discussed in greater detail in following sections of this report.



FIGURE 2 - 5520 Eighth Line Aerial Photo

An aerial photograph of a rural landscape with a mix of green fields, brown patches, and some buildings. A large, solid orange circle is centered over the image, containing the text '2.0 PROPOSED DEVELOPMENTS' in a light orange, sans-serif font.

2.0

PROPOSED
DEVELOPMENTS

2.0 PROPOSED DEVELOPMENTS

Both properties are proposed to be developed primarily with single detached dwellings connected via a network of local roads (Figure 3 – Composite Lotted Plan). The north parcel (Figure 4 – 5552 Eighth Line Draft Plan of Subdivision) has two medium-density blocks proposed that are intended to consist of condo townhouses. At this time, the two medium-density blocks, Blocks 14 (Figure 5 – 5552 Eighth Line Medium Density Block 14) and 15 (Figure 6 – 5520 Eighth Line Medium Density Block 15), are

subject to further refinement and revision, but have been included in a conceptual manner for a better understanding of the proposal as a whole. The draft plans currently propose un-lotted blocks to allow for flexibility to adapt to market trends and evolving purchaser needs. However, unit counts have been estimated based on the composite lotted plan. 5552 Eighth Line is anticipated to provide 426 units and 5520 Eighth Line (Figure 7 – 5520 Eighth Line Draft Plan of Subdivision) is anticipated to consist of 192 units. Across both properties, there are an anticipated 618 units at a density of 17.25 UPH.



FIGURE 3 - Composite Lotted Plan

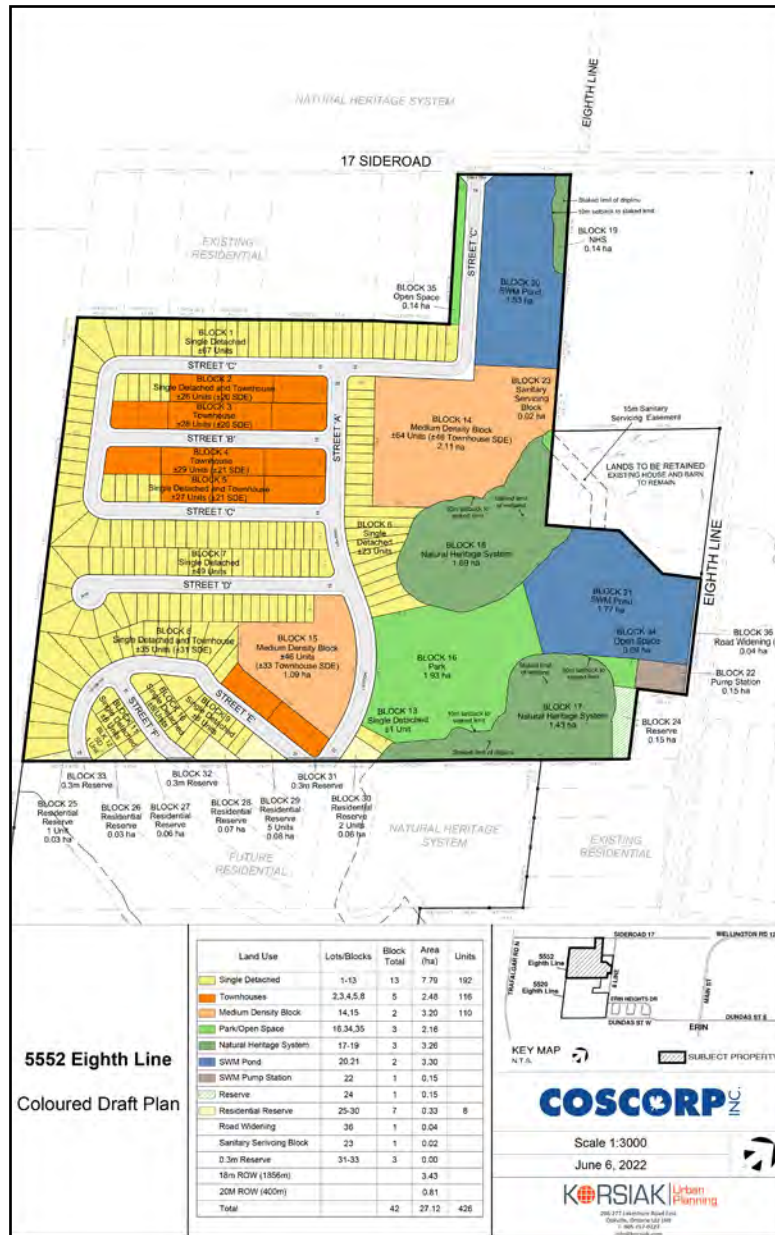


FIGURE 4 - 5552 Eighth Line Draft Plan of Subdivision



FIGURE 5 - 5552 Eighth Line Medium Density Block 14

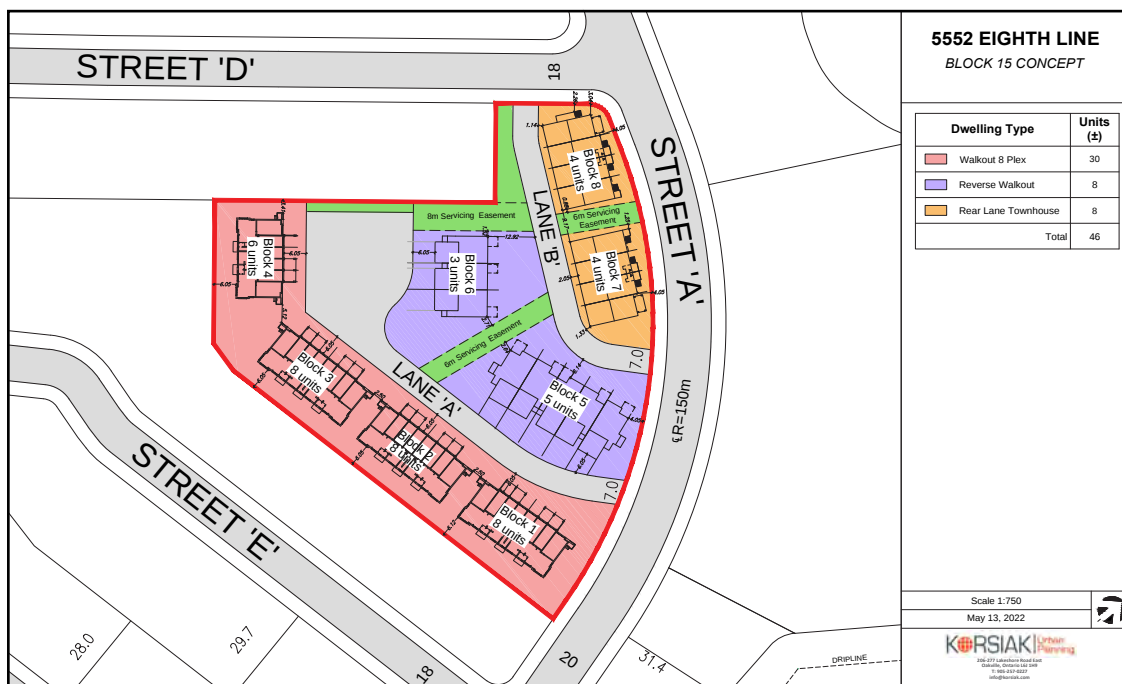


FIGURE 6 - 5552 Eighth Line Medium Density Block 15



FIGURE 7 - 5520 Eighth Line Draft Plan of Subdivision

Stormwater is proposed to be managed by two pond blocks and on the north parcel. Five Natural Heritage System blocks have been created, as well as a 1.93-hectare neighborhood park (Figure 8 – Park Concept). As illustrated in Figure 3 – Composite Lotted Plan, access to the north parcel is gained from 17 Sideroad and to the south parcel via Eighth Line.

Resident parking will be provided on each single detached lot in private garages and driveways. On-street parking will be accommodated throughout the development for use by visitors. Due to the existing lots to the north and east, the proposed development's frontage along 17 Sideroad and Eighth Line is limited and primarily used for road connections.

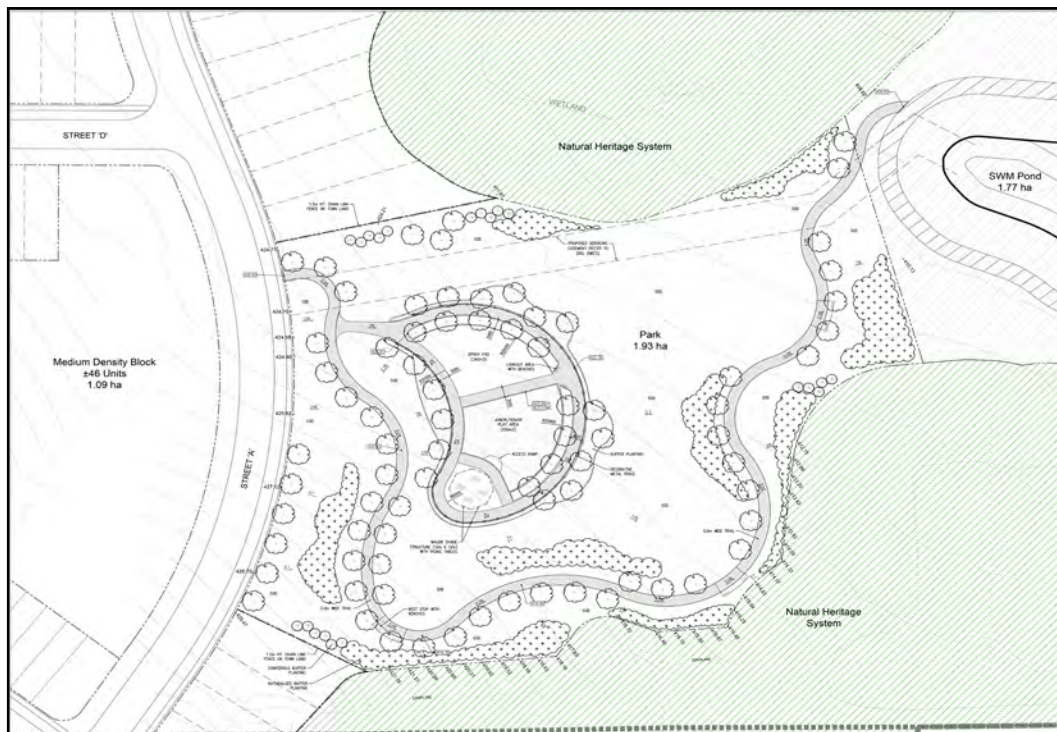


FIGURE 8 - Park Concept

Circulation throughout the proposed development has been designed to accommodate the unique grading of the lands. The spine road's route has been designed to follow the contour of the lands by moving northwest across 5520 Eighth Line from Eighth Line, before turning and travelling north and down the lands slope until ending at 17 Sideroad. Each of the interior roads that connects to the spine road has been positioned to naturally follow the topography of the land, while providing a complete and safe transportation network without significant grading.

The draft plans of subdivision propose primarily single detached blocks with an estimated unit count instead of individual lotting. Unit counts by block are based on the Composite Lotted Plan to allow for an accurate estimate while maintaining flexibility to adapt to the evolving housing market in phases through the registration process. Each of these blocks include '+/-' Single Detached Equivalent (SDE) values to provide information on the total amount of SDE's required

based on the units. This method allows for an accurate unit count that can provide a detailed concept for this submission, while ensuring SDE subscriptions will not be exceeded.

As the subject lands are zoned Future Development (FD) and Village Environmental Protection (EP1) in the Erin Zoning By-law 07-67, a Zoning By-law Amendment is required to implement the Official Plan.



3.0

POLICY
FRAMEWORK

3.0 POLICY FRAMEWORK

3.1 PLANNING ACT, R.S.O, 1990, c.P.13

The *Planning Act* is provincial legislation that establishes the rules for land use planning in Ontario. The purpose of the Planning Act is to create transparent, efficient and fair planning processes, to promote sustainable development, provide a land use planning system led by provincial policy, integrate matters of provincial interest into all planning decisions, encourage co-operation and recognize the decision-making authority and accountability of municipal councils. It provides the basis for matters of provincial interest, preparing official plans, regulating and controlling land uses, the division of land, consultation requirements and other planning tools.

Planning Act policies applicable to the proposal are described in *Appendix A*.

The proposal has regard to the matters of Provincial interest under the *Planning Act* for the following reasons:

- The proposal protects the Natural Heritage System through the delineation of five Natural Heritage System blocks and two stormwater management ponds, which have been staked with Credit Valley Conservation and have had appropriate buffers implemented as per the Environmental Impact Study;
- The proposal directs growth to a Settlement Area and Designated Greenfield Area;
- The proposal makes efficient use of planned infrastructure and service upgrades;
- The proposal adds to the range of lot sizes available in the Town of Erin and provides opportunities

for condo townhouses to serve households of different sizes and incomes;

- The proposal connects to existing roads to the north and east, and is compatible with existing lots adjacent to the subject lands;
- The proposal adds walkable recreational opportunities with a neighbourhood park block within an 800m radius of all proposed lots;
- The proposal provides a road network supportive of active transportation and future transit services if available; and,
- The proposed development will provide a high-quality housing form that promotes a sense of place.

The proposed Plans of Subdivision were evaluated under Section 51(24) of the Planning Act and satisfy the necessary considerations for a draft plan of subdivision for the following reasons:

- The proposal has regard to matters of provincial interest by ensuring the orderly development of the community, adding to the available housing, and promoting a well-designed built form;
- The proposal is not premature as it located within a Settlement Area that is identified for growth;
- The proposal meets the intent of the Town of Erin Official Plan and connects to the existing road network;
- The proposal facilitates the development of a neighborhood park to ensure necessary services are provided to meet the needs of the community;
- The proposal facilitates the development of two stormwater management (SWM) ponds to meet the servicing needs of the community;
- The proposal provides the dimensions, locations,

uses and shapes of the proposed roads and blocks, and will be subsequently lotted as the subdivision is registered in phases;

- The sites have been thoroughly studied and all non-developable natural features are proposed to be designated as Natural Heritage System blocks which have been staked with Credit Valley Conservation and have had appropriate buffers implemented as per the Environmental Impact Study;
- Adequate school sites exist or are planned in the community to service the proposed development;
- Adequate public services exist or are planned to service the proposed development; and,
- The proposal makes efficient use of land, infrastructure, and services.

3.2 PROVINCIAL POLICY STATEMENT

On February 28, 2020, the Government of Ontario released the Provincial Policy Statement (PPS) 2020, which is part of the government's plan to build healthier, safer and more affordable communities. The PPS 2020 contains new policies across five themes: Increasing Housing Supply and Mix; Protecting the Environment and Public Safety; Reducing Barriers and Costs; Supporting Rural, Northern and Indigenous Communities; and, Supporting Certainty and Economic Growth. The PPS 2020 came into full force and effect on May 1, 2020.

The PPS supports improved land use planning and management to contribute to more effective and efficient land use patterns, thereby enhancing the quality of life for all Ontarians. The PPS contains policies on matters of provincial interest related to land use planning and development. The policies set out in the PPS help to protect resources of provincial

interest, public health and safety, and the quality of the natural and built environment.

PPS policies applicable to the proposal are described in *Appendix B*, including: Section 1.1 for '*Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns*' and '*Settlement Areas*'; Section 1.4 for '*Housing*'; Section 1.5.1 for '*Public Spaces, Recreation, Parks, Trails and Open Space*'; Section 1.7.1 for '*Long-Term Economic Prosperity*'; Section 1.8.1 for '*Energy Conservation, Air Quality and Climate Change*', and Section 2.1 for '*Natural Heritage*'.

The proposed development is consistent with the Provincial mandate as set out in the Provincial Policy Statement for the following reasons:

- The proposal promotes development that protects and conserves the Natural Heritage System area and biodiversity through the delineation of five Natural Heritage System blocks, which have been staked with Credit Valley Conservation and have had appropriate buffers implemented as per the Environmental Impact Study;
- The proposal is located within a defined Settlement Area;
- The proposal accommodates future growth and achieves the density target set out by the County of Wellington;
- The proposal is a logical extension of the existing built-up area to promote efficient use of planned infrastructure and services to achieve cost-effective development;
- The proposal connects to existing roads while providing a planned road network supportive of active transportation (and potential for future transit services should they become available); and,

- The proposed development will provide a high-quality urban form that promotes a sense of place.

3.3 GREENBELT PLAN (2017)

The Greenbelt Plan identifies where urbanization should not occur in order to provide protection to the agricultural land base, ecological and hydrological features, and the areas and functions associated with this landscape. Together with the Growth Plan, the Greenbelt Plan builds on the Provincial Policy Statement to establish a land use planning framework for the Greater Golden Horseshoe that supports the achievement of complete communities that are healthier, safer, and more equitable and more resilient to the impacts of climate change.

The subject lands are located within the ‘Greenbelt Area’ within the ‘Protected Countryside’ and are designated ‘Towns/Villages’ on Figure 9 – Greenbelt Area. Section 3.4.1 defines “settlement areas in two categories: Town/Villages and Hamlets”. The subject lands are shown as a Settlement Area in the detailed mapping of the Greenbelt Plan on Figure 10 – Greenbelt Plan Map 68. Section 3.4.3 ‘Town/Village Policies’ states that “towns/villages are subject to the policies of the Growth Plan and continue to be governed by official plans and related programs or initiatives and are not subject to the policies of this Plan [...]”. The subject lands are designated as a Settlement Area within the Greenbelt Plan and are therefore not subject to the policies of the Greenbelt Plan. The Greenbelt Plan defers to the Growth Plan for Settlement Area policies, which are discussed below.

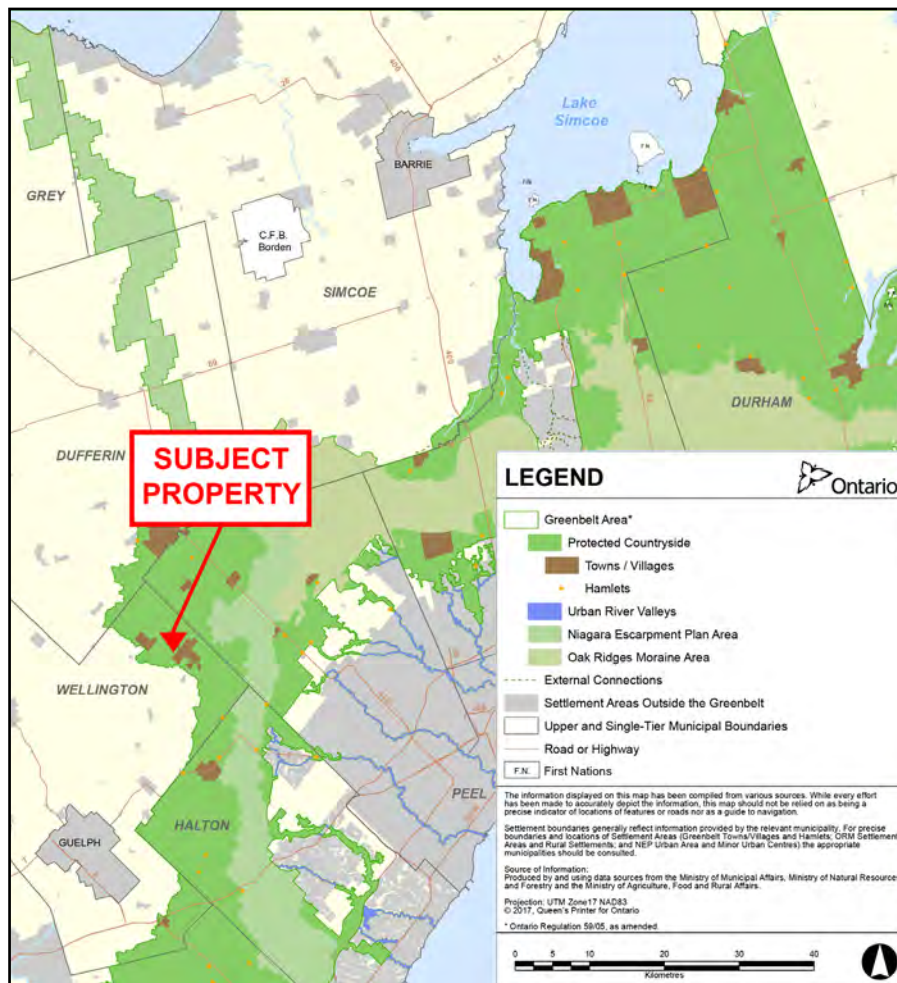


FIGURE 9 - Greenbelt Area

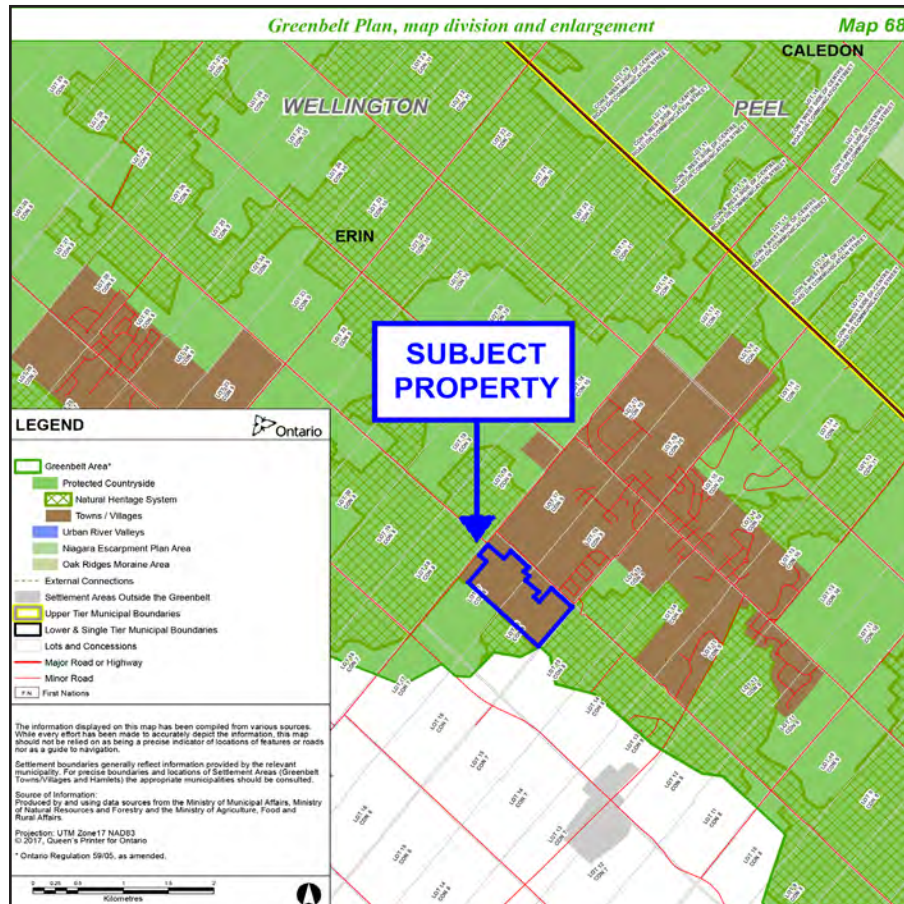


FIGURE 10 - Greenbelt Plan Map 68

3.4 GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE (2020 CONSOLIDATION)

A Place to Grow: The Growth Plan for the Greater Golden Horseshoe (Office Consolidation 2020) (the 'Growth Plan') came into full force and effect on May 16, 2019. This plan provides the framework for implementing Ontario's vision for building stronger, more prosperous communities by better managing growth in the Greater Golden Horseshoe Region to 2041. The Growth Plan establishes a long-term structure for where and how the region will achieve complete communities that are compact, transit supportive, and make effective use of investments in infrastructure and public service facilities. The Growth Plan is structured to increase housing supply,

expand economic prosperity and streamline approval processes while protecting important natural heritage features and agricultural lands.

The subject lands are located within the 'Greenfield Area' as shown on *Figure 11 – A Place to Grow Concept*, however, as discussed above, the subject lands are not subject to the Greenbelt Plan policies. The Greenbelt Plan provides detailed mapping showing the subject lands as a Settlement Area as shown on *Figure 10 – Greenbelt Plan Map 68*, deferring to the policies of the Growth Plan. The Growth Plan policies that apply are further described in *Appendix C*, which includes: Section 1.21 for 'Guiding Principles'; Section 2.2.1 for 'Managing Growth'; Section 2.2.6 for 'Housing'; and Section 4.4.2 for 'Natural Heritage Systems'.

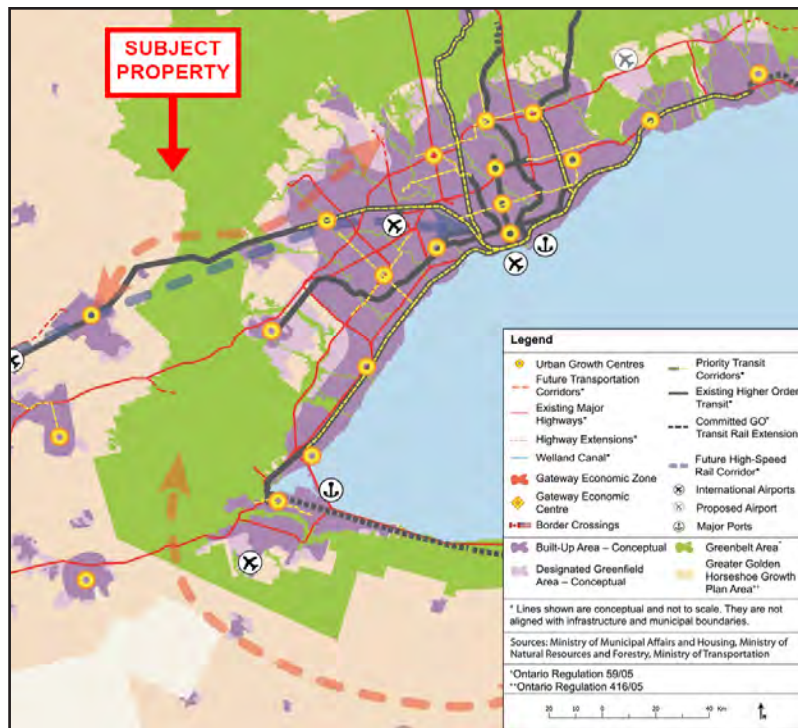


FIGURE 11 - A Place to Grow Concept

The proposal conforms to the aforementioned policies of the Growth Plan for the Greater Golden Horseshoe for the following reasons:

- The proposal is located within a Settlement Area as defined by the Greenbelt Plan and Growth Plan;
- The proposal provides diverse housing within the Town through reduced lot sizes and accessory dwelling units in the draft zoning by-law;
- The proposal provides one publicly-accessible park for residents;
- The proposal includes a spine road connecting the development to 17 Sideroad and Eighth Line which can accommodate transit services, should they become available in County of Wellington in the future;
- The proposal achieves the minimum density target of 40 residents and jobs per hectare within the County of Wellington; and,
- The proposal protects and mitigates negative

impacts to the surrounding Natural Heritage System by working with Credit Valley Conservation and implementation appropriate buffers as per the Environmental Impact Study.

3.5 COUNTY OF WELLINGTON OFFICIAL PLAN (2021)

The County of Wellington Official Plan was updated July 20, 2021 and is intended to provide a framework for how development and growth should occur within the County with the purpose of meeting the needs of current and future residents. The Plan directs growth to its local municipalities over the next 20 years to preserve the community character and resources while setting goals and objectives that will achieve an urban structure that accommodates future growth through strategic policies.

The subject lands are designated as 'Urban Centre' and 'Settlement Area' as per Schedule A2 (Figure 12) and Schedule A2-1 (Figure 13).

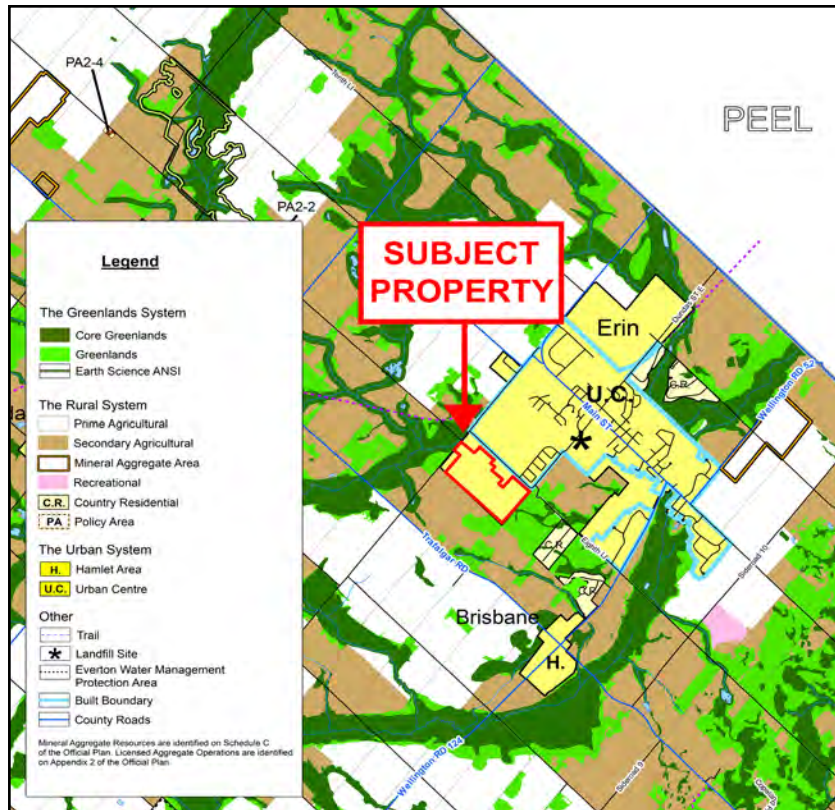


FIGURE 12 - Schedule A2

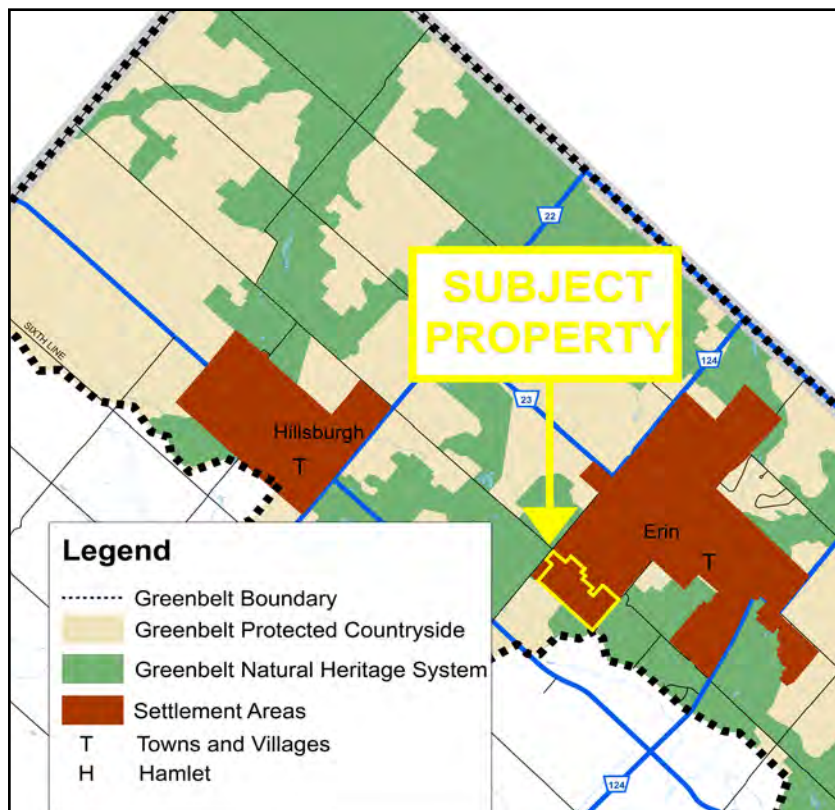


FIGURE 13 - Schedule A2-1

The County Official Plan policies applicable to this proposal are further described in Appendix D, which include: ‘Wellington Growth Strategy’ (Sections 3.1 and 3.3); ‘Housing’ (Section 4.4); ‘Urban Centre Policies’ (Sections 7.5, 8.1, 8.3.4, 8.3.5, 8.3.11 and 8.10); ‘Creating New Lots’ (Section 10.1); and ‘Transportation’ (Sections 12.3 - 12.5).

The proposed development conforms to the aforementioned County policies for the following reasons:

- Lots are to be created via draft plans of subdivision per Section 10.1;
- The proposed development achieves the County’s density target and housing target by providing 618 dwelling units (or approximately 53 residents and jobs per gross hectare using persons-per-unit assumptions from the 2019 Development Charges Background Study for the Town of Erin by Watson & Associates Economists Ltd., despite grading constraints), achieving the target Greenfield density of 40 residents and jobs per hectare;
- The proposed development contributes to the anticipated increase of households in Erin from 4,115 to 5,385-6,340 in 2041 (County of Wellington Official Plan Table 7) by proposing 618 dwelling units;
- The proposed development proposes growth within an approved urban area (Erin), while preserving existing Town character and respecting surrounding existing residential dwellings;
- The proposed draft zoning by-law includes permissions for accessory dwelling units to aid the County in achieving affordable housing targets;
- The two proposed medium density blocks are intended to be developed with smaller, more

affordable residential units, further aiding the County in achieving affordable housing targets;

- The proposed development recognizes and protects the Greenlands system, and a neighbourhood park provides new recreational opportunities to residents, by working with Credit Valley Conservation and providing appropriate buffers implemented as per the Environmental Impact Study;
- The neighbourhood park and adjacent stormwater pond provide a park trail allowing pedestrian connection to Eighth Line, thereby providing greater access throughout the subdivision to the greater neighbourhood; and,
- The proposed development aligns with the vision for County of Wellington that single detached residential will continue to be the dominant form of housing.

3.5.1 OFFICIAL PLAN AMENDMENT NO. 119

On May 26, 2022, County Council adopted Official Plan Amendment No. 119 (OPA 119). By way of background, in September 2019, County Council directed the Planning and Development Department to proceed with a County Official Plan Review, inclusive of a Municipal Comprehensive Review (MCR) component. Under direction from the Minister of Municipal Affairs and Housing, the County has chosen a phased approach to achieve conformity with the Growth Plan. OPA 119’s growth structure is based on the Phase 1 MCR Report: Urban Structure and Growth Allocations. OPA 119 provides policies on complete communities, a settlement area hierarchy, employment areas, Regionally Significant Economic Development Study Areas and the historic hamlet of Puslinch.

Under OPA 119, as shown on Schedule B2 – Erin Land Use (Figure 14), the subject lands are now designated ‘Primary Urban Centre’.

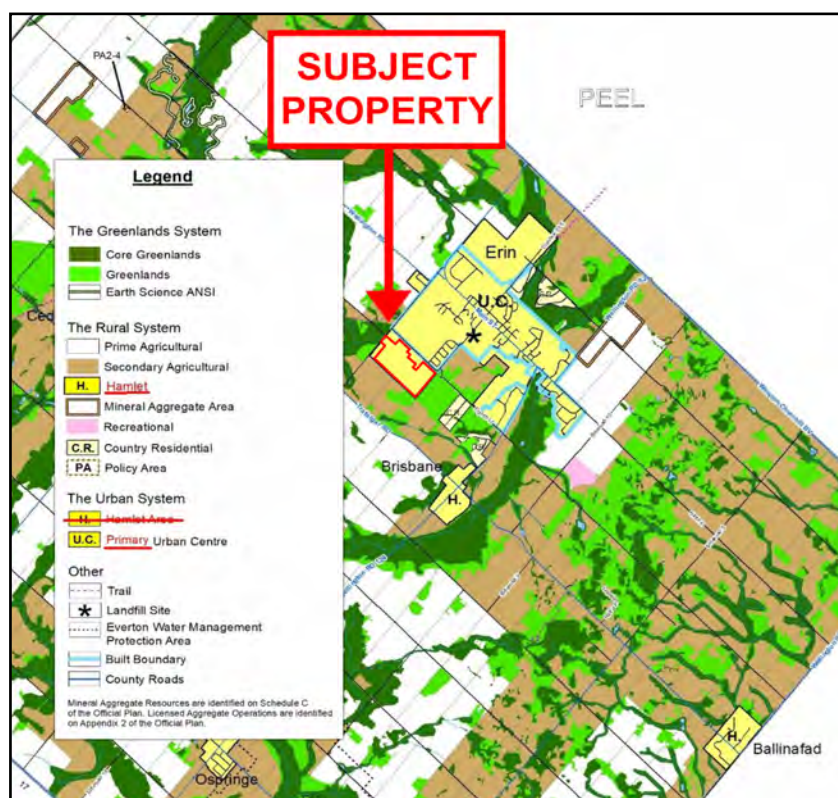


FIGURE 14 - Schedule B2 - Erin Land Use

As OPA 119 has been adopted by County Council, relevant policies have been included and are discussed below:

3.1 General Strategy - Wellington Growth Strategy

The priorities for directing growth will be as follows:

1. The majority of growth will be directed to primary urban centres that offer municipal water services and municipal sewage services;

3.3 Guiding Growth

Wellington has the following objectives for growth:

- To encourage growth in primary and secondary urban centres;
- To encourage more efficient use of land through increased densities in designated greenfield areas of primary and secondary urban centres;
- To support the achievement of complete communities in primary and secondary urban centres and hamlets.

3.5.1 Special Policy: Hillsburgh and Erin Urban Centres

[...] The Town is currently conducting Class Environmental Assessments for municipal water and wastewater servicing and is undertaking associated public consultation. Upon completion of these Class EA processes, Town Council will take the necessary steps to determine the appropriate amount of growth within the ranges set out in Table 7 for each of Hillsburgh and Erin to 2036 to 2041. [...]

4.8 Expansion of Primary Urban Centres, Secondary Urban Centres and Hamlets

4.8.1 General

The County wishes to encourage growth to occur in primary urban centres, secondary urban centres and hamlets. The build out and eventual expansion of primary urban centres is therefore a logical outcome of this policy direction. [...]

7.3 - Planning Approach - The Urban System

Primary Urban Centre policies will be developed to

recognize the larger urban places in Wellington which have existing or planned sewer and water services. These areas will be expected to provide the greatest opportunities for growth in Wellington.

The proposed development conforms to the aforementioned OPA 119 policies for the following reasons:

- The proposed development proposes growth within a primary urban centre, thereby focusing development in an appropriate location;
- The proposed development proposes growth adjacent to the existing built-up area, thereby providing a logical expansion for development within the urban centre; and
- The proposed development recognizes the importance placed on primary urban centres by surpassing the County's density targets to achieve 53 residents and jobs per gross hectare.

3.6 TOWN OF ERIN OFFICIAL PLAN (SEPTEMBER 2021 CONSOLIDATION)

The 2021 Town of Erin Official Plan was updated July 21, 2021 to bring it into conformity with the Growth Plan for the Greater Golden Horseshoe. As shown on Schedule A-2 Erin Urban Area (Figure 15), the subject lands are designated 'Residential', 'Greenlands', and 'Core Greenlands'.

Relevant policies are included in Appendix E and discussed below.

Section 2.3 Growth Strategy

Using persons-per-unit assumptions from the 2019 Development Charges Background Study for the Town of Erin by Watson & Associates Economists Ltd., the proposed draft plans of subdivision are expected to accommodate approximately 53 residents and jobs

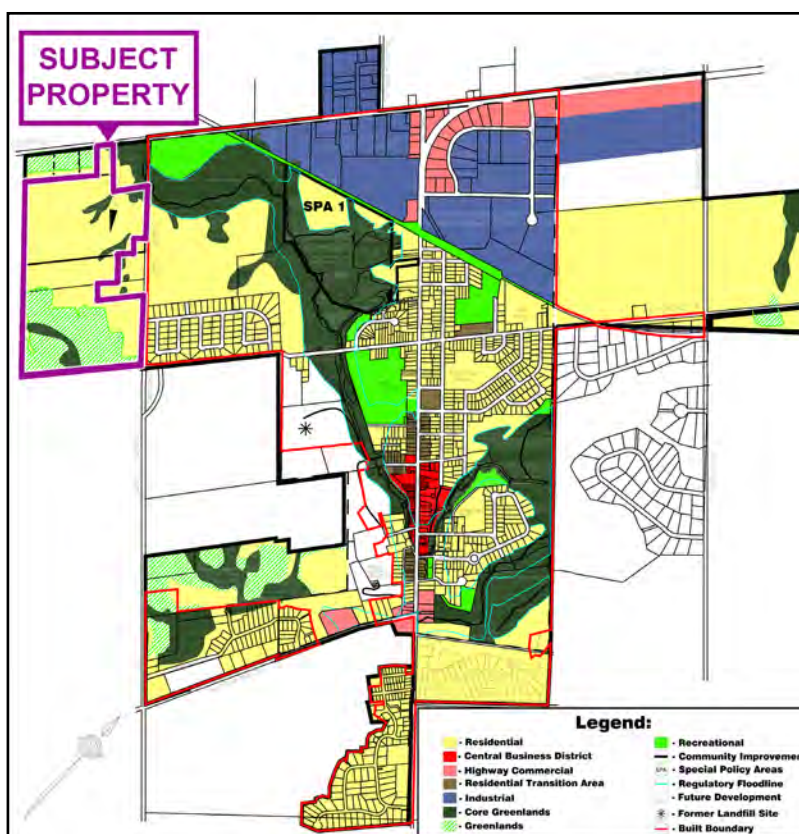


FIGURE 15 - Schedule A-2 Erin Urban Area

per gross hectare, achieving the County's and Town's overall greenfield density target of 40 residents and jobs per hectare. However, this does include the two medium density blocks with designs that are still being refined and revised.

Section 3.1 Natural Heritage Resources

As discussed under the Greenlands section, the Natural Heritage Resources are protected by the Town's Greenlands and Core Greenlands designations and will be zoned Village Environmental Protection (EP1) Zone to protect these areas from development.

Section 3.3.8 Archaeological Resources

Lincoln Environmental Consulting Corp. was retained to complete a Stage 1 and 2 Archaeological Assessment for the subject lands. The Stage 1 Assessment determined the area exhibits high potential for the identification and recovery of archaeological resources and a Stage 2 archaeological assessment was required. The Stage 2 assessment was conducted in 2021, and found no archaeological resources, as such no further archaeological assessment of the property was recommended. The Stage 1 and 2 Archaeological Assessment has been included in the submission.

Section 3.5 Housing Policies

The reduced lot sizes proposed by the draft zoning by-law aid the Town in achieving affordable housing targets (Section 3.5.4) by increasing the range of options available to purchasers of differing incomes.

Section 3.5.6 outlines direction for new subdivisions in Greenfield areas. It encourages a minimum of 16 units per gross hectare. The proposed plans of subdivision have a gross density of 17.25 units per gross hectare (net of the non-developable Greenlands), thereby achieving the minimum of 16 units per gross hectare.

Section 3.6 Municipal Services

Section 3.6.3 states that the Town will provide municipal services to new developments but requires that new development occurs as logical extensions of existing built areas. As the proposed subdivisions are located directly west of the built boundary, they conform to these policies. The Town has planned for this area to be serviced and the owners are participants in the Allocation Program. A Functional Servicing Report has been prepared under separate cover.

The Functional Servicing and Stormwater Management Report (FSSR), prepared by DSEL Engineering, outlines that the Town of Erin currently has no municipal wastewater system and that private-on site septic systems service existing properties in the vicinity of the subject lands. The Urban Centre Wastewater Class EA, completed in October 2019 by Ainley & Associates Ltd. (Wastewater Servicing EA), recommends gravity sewers, forcemains, pumping stations and a Wastewater Treatment Plant (WWTP) for the Town. At this time, the Town is working with Credit Valley Conservation and the Ministry of the Environment, Conservation and Parks to build a wastewater treatment plant to service the needs of Hillsburgh and the Erin. Based on the findings of the FSSR and correspondence with Ainley in May 2022, the subject lands have been designed with a gravity sewer that discharges onto Eighth Line which connects into Sideroad 17, as proposed in the Wastewater Servicing EA. A second option has also been addressed in the FSSR, inclusive of a pump station and forcemain, to consider alternative infrastructure should the plans for wastewater servicing change.

Section 3.6.7 outlines requirements for managing stormwater on-site. Two stormwater management ponds and proposed on the north draft plan of subdivision to manage stormwater from both subdivisions. A Functional Servicing and Stormwater Management Report has been prepared under separate cover.

Section 3.8 Transportation

Schedule C identifies Eighth Line and 17 Sideroad as local roads. The draft plans of subdivision establish an internal local road network connecting the two properties. Despite the mention of a 26-metre right-of-way for local roads in Section 3.8.3, local roads have been designed at 18 metres to be consistent with a recent approved development in Erin. The spine road is proposed at 20 metres wide to provide a more spacious street through the community for comfort and aesthetics, while also accommodating slightly higher traffic than local roads. The portion of the spine road at the north end of the subdivision tapers to 18 metres to allow for greater open space and Stormwater Management blocks on each side, in absence of residential lots. Per Section 3.8.7, a Traffic Impact Assessment has been prepared under separate cover.

Section 3.9 Parking

Resident parking will be provided on each single detached lot in private garages and driveways. On-street parking will be accommodated throughout the development for use by visitors.

Section 3.11 Parkland

The proposed park is 1.93 hectares, coming in just under the 2.24 hectares required for dedication. This was calculated using two methods as required under By-law 13-40, using 5% of the 29.81 hectares for singles, requiring 1.49 hectares of parkland, and using 1 hectare per 300 dwelling units and 226 townhouse/medium density units proposed, requiring 0.753 hectares of parkland, totaling 2.24 hectares. Of note, this total includes the two medium density blocks, which are subject to further refinement and revision, and therefore may change the total parkland required.

Per Section 3.11.2, the proposed park block is suitable as its located adjacent to a stormwater management pond, designed to have adequate street frontage and

is centrally located. The park connects two Greenlands blocks to serve as a Natural Heritage Corridor encouraged by Section 3.11.6.

Section 3.13 Community Design

Section 3.13.2 outlines Urban Design Guidelines to ensure connectivity and compatibility of new developments to surrounding neighborhoods and preserve important views. The Urban Design Brief included with the submission addresses these elements and is consistent with the Town's Urban Design Guidelines, discussed later in this report.

Per Section 3.13.3, Town staff have requested an arborist report and tree preservation plan as part of the submission. A landscape plan for the proposed park has also been prepared (*Figure 8 – Park Concept*).

Section 4.3 Greenlands

As development is proposed on lands adjacent to the Greenland areas, an Environmental Impact Study has been completed to refine the limits of the designations in accordance with Section 4.3.5. The proposed Village Environmental Protection (EP1) Zone serves to restrict development in both the Greenlands and Core Greenlands designations in accordance with Section 4.3.2 d). The Natural Heritage blocks on the draft plan of subdivision have been designed to include the necessary buffers to the significant features. These areas will be conveyed to the municipality.

Section 4.7 Residential

Section 4.7.2 Objectives

For adjacent residential uses, additional depth in lots has been provided to ensure deeper rear yards. For Natural Heritage features, significant buffers have been provided to protect important areas. Additionally, where needed, residential lots have been deepened to include areas for grading transitions to Natural Heritage Features.

A variety of lot sizes has also been proposed to provide a greater variety of single detached lots and townhouses available to future residents in Erin. The addition of two medium density blocks provide further options to residents with the inclusion of condo townhouses. The draft plans currently propose un-lotted blocks to allow for flexibility to adapt to market trends and evolving purchaser needs, thereby allowing for the development of the appropriate housing type for individuals with different housing needs.

Section 4.7.3 Permitted Uses

The proposal conforms to Section 4.7.3 as it proposes single-detached dwellings and townhouse dwelling types through the proposed zoning. Parkland is also permitted in the Residential designation.

Section 4.7.8 Compatibility of New Development

The development proposed will back onto existing residences along 17 Sideroad and be separated from an existing subdivision in the southeast by Eighth Line.

5.7 Non-Conforming Uses

An existing barn currently used for storage is proposed to remain on the lands to be retained by the owner. It will continue to be used for storage as it's a legal non-confirming use.

5.15.1 Plans of Subdivision

The subject properties are proposed to be divided via plans of residential subdivision. The subdivisions are suitable for recommendation by staff for approval in accordance with Town of Erin Official Plan Section 5.15.1, as:

- the proposed plans of subdivision conform to the objectives, General Policies of Section 3 and land use designations, as well as the County of Wellington Official Plan, as discussed in the above sections of this report;
- necessary services, utilities, and community

facilities can be provided to the proposed subdivisions;

- the proposals will not negatively affect transportation networks, abutting land uses, and other features of the natural or built environment, as confirmed by the Traffic Impact Assessment and Environmental Impact Study;
- they are not considered to be premature, and are in the public interest as they provide additional housing options to current and future residents and are a part of the Town's preferred growth scenario;
- they are compatible with the existing built form of the Town (which is predominantly single detached residential), including adjacent land uses and road patterns; and,
- the proposed plans of subdivision are an expansion of the existing settlement area of Erin, and will not unreasonably impact the financial position of the Town in terms of the cost of providing additional services to the new development.



4.0

ADDITIONAL GUIDELINES AND STRATEGIES

4.0 ADDITIONAL GUIDELINES AND STRATEGIES

4.1 COUNTY OF WELLINGTON HOUSING STUDY (DECEMBER 2019)

The County of Wellington Official Plan was updated in 2021 after the 2019 Attainable Housing Strategy by Weston Consulting was released. The recommendations include strategies to streamline the planning approval process, discuss at pre-application meetings, update local zoning by-laws, allow for second units, and reduce parkland dedication requirements.

The proposal will contribute to affordability by including permissions for reduced lot sizes, townhouses, and accessory dwelling units in the draft site-specific zoning, and the block plan nature of the draft plans of subdivision allows for lot size flexibility as the application progresses through the registration process.

4.2 TOWN OF ERIN: GROWTH MANAGEMENT STRATEGY (OCTOBER 2019)

The Erin Growth Management Strategy, prepared by the Town of Erin, outlines projected commercial, employment and residential housing growth. The Growth Management Study highlights areas in which to prioritize future population growth (*See Figure 16 – Preferred Growth Map*) where sufficient land has been provided to accommodate growth until 2041 and assesses opportunities and issues of each area in terms of servicing availability and road connections. The subject lands are considered 'Area C' within the Designated Greenfield Area (DGA). Development of this area is part of the Town's preferred growth scenario, to be phased based on the construction of the wastewater treatment plant.

The proposed development is located within Area C and supports this strategy by directing growth to the Town's preferred area. The development contributes to the Town's growth target by providing approximately 618 units of the 1,400 housing units anticipated to be needed between 2019 and 2041.

4.3 TOWN OF ERIN: URBAN DESIGN GUIDELINES

The 2021 Urban Design Guidelines document includes sections related to new neighborhoods and the open space network for the Villages of Erin and Hillsburgh. The guidelines have been reviewed by NAK Design Strategies in their preparation of the Urban Design Brief submitted under separate cover which explores potential viewpoints, priority lots, facades, and materials.

Some guidelines relate to the overall development of the subject lands. In accordance with the guidelines, the proposed local road network connects the dwellings to the spine road through both subdivisions from 17 Sideroad to Eighth Line. The park on the north parcel is located to be accessible within an 800m radius of each proposed lot. Views to the Greenlands are enhanced by the placement of the neighbourhood park and vistas along the spine road connection to Eighth Line. The draft plans are currently proposed as blocks to allow for flexibility to adapt lot sizes as registration of the plans progresses, and a mix of lot sizes will be established per market trends and purchaser needs. The draft plans are generally consistent with the intent of the Urban Design Guidelines.

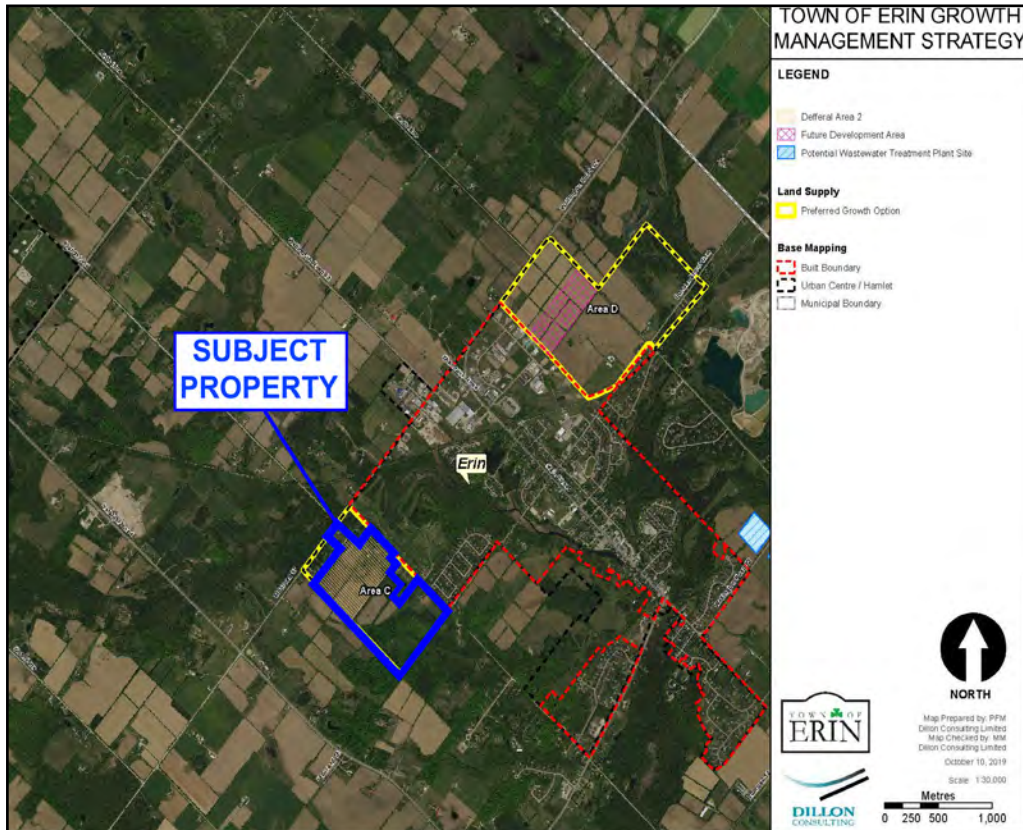


FIGURE 16 - Preferred Growth Map



5.0

ZONING

5.0 ZONING

Existing Zoning

The subject lands are currently zoned Future Development (FD) and Village Environmental Protection (EP1) Zones on Town of Erin By-law No. 07-67 Schedule B (Figure 17). Per Section 12.1, the only uses permitted in the EP1 zone are conservation and resource management, passive precreation, and existing uses, buildings, and structures. Per Section 13.1 of the zoning by-law, only agricultural uses, existing uses, buildings, and structures, and a single detached dwelling on an existing lot shall be permitted in the FD zone. As such, a Zoning By-law Amendment is required to permit the rezoning of the FD lands to a residential zone to permit the proposed development and implement the Official Plan.

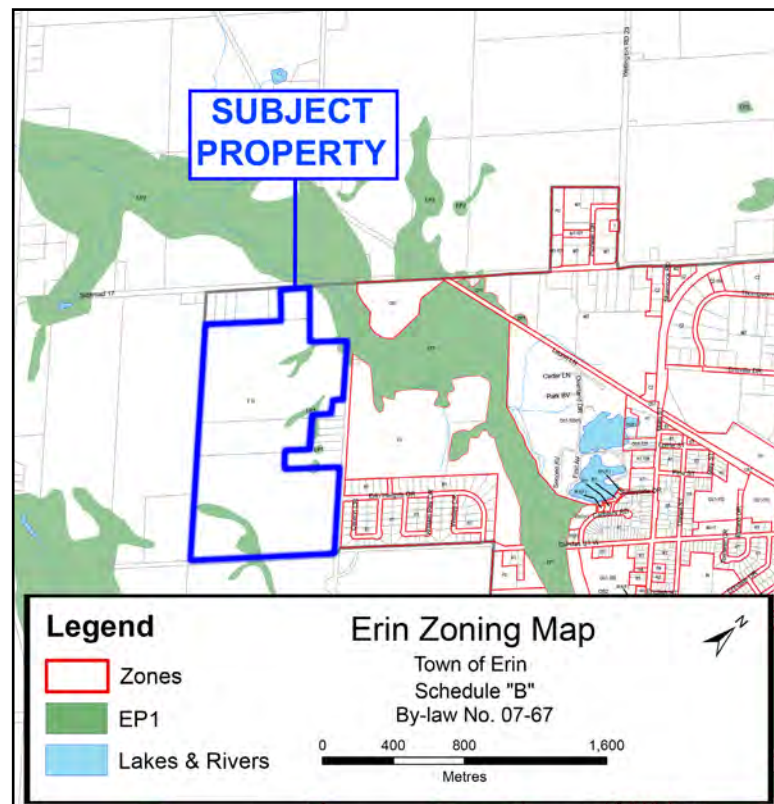


FIGURE 17 - By-Law No. 07-67 Schedule B

Proposed Zoning

The proposal seeks to rezone the FD lands to a new site-specific Residential (R-AAA) Zone and R-BBB Zone to permit the proposed dwelling types, including future condo townhouses, and Open Space Recreation (OS1) to permit parks and stormwater management facilities. The proposed zoning is consistent with the standards recently applied to other large scale residential developments located in the Town of Erin.

The draft amending zoning by-law is appended to this as Appendix F.



6.0

PLANNING OPINION

6.0 PLANNING OPINION

The proposed Draft Plans of Subdivision and Zoning By-law amendments are justified and represent good planning for the following reasons:

1. The proposals are consistent with the Provincial Policy Statement and conform to the Provincial Growth Plan for the Greater Golden Horseshoe, the County of Wellington Official Plan, and Town of Erin Official Plan;
2. The subject properties are located within a Settlement Area and Designated Greenfield Area and the proposed gross density of 53 residents and jobs per hectare conforms to the requirement of 40 residents and jobs per hectare for Greenfield Development set out by the County of Wellington;
3. The proposal achieves the minimum net density of 40 persons and jobs per hectare required by the Town of Erin, while addressing physical constraints, providing appropriate protection for the Natural Heritage System and providing services and amenities for the future residents, providing 53 persons and jobs per hectare;
4. The proposal contributes to the range of housing options and affordability by proposing smaller minimum lot sizes and providing for accessory dwelling units in the draft site-specific zoning provisions than typically required by the parent zoning by-law, as well as creating medium density blocks on the north parcel to be developed as condominium townhouses;
5. Single detached residential is proposed as the prevalent housing form as envisioned by the County and Town;
6. The subject lands are included in the Town

of Erin's preferred growth scenario, and the development of both subdivisions is poised to contribute 618 of 1,400 units anticipated to be needed between 2019 and 2041;

7. Parkland for both plans of subdivision is proposed on the north parcel and located a walkable distance (within 800m radius) from all proposed residential blocks on both properties, and connects two Greenlands blocks to serve as a Natural Heritage Corridor; and
8. The proposed development is connected to 17 Sideroad and Eighth Line via a spine road through both subdivisions that promotes active transportation and could accommodate transit services in the future if available.

Respectfully submitted,

KORSIAK URBAN PLANNING



Terry Korsiak, MA, RPP



Connor Rudka, MA

APPENDICES

APPENDIX A: PLANNING ACT EXCERPT

The following sections and policies of the Planning Act are applicable to this proposal:

Provincial Interest:

Section 2 of the *Planning Act* establishes matter of Provincial interest which decision makers shall have regard to when making decisions on planning applications and carrying out their responsibilities under the Act. Section 2 of the *Planning Act* states:

The Minister, the council of a municipality, a local board, a planning board and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as:

- a) the protection of ecological systems, including natural areas, features and functions;*
- e) the supply, efficient use and conservation of energy and water;*
- f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;*
- g) the minimization of waste;*
- h) the orderly development of safe and healthy communities;*
 - h1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;*
- i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities;*
- j) the adequate provision of a full range of housing, including affordable housing;*
- l) the protection of the financial and economic well-*

being of the Province and its municipalities;

- m) the co-ordination of planning activities of public bodies;*
- n) the resolution of planning conflicts involving public and private interests;*
- o) the protection of public health and safety;*
- p) the appropriate location of growth and development;*
- q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;*
- 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;*
- s) the mitigation of greenhouse gas emissions and adaptation to a changing climate. 1994, c. 23, s. 5; 1996, c. 4, s. 2; 2001, c. 32, s. 31 (1); 2006, c. 23, s. 3; 2011, c. 6, Sched. 2, s. 1; 2015, c. 26, s. 12; 2017, c. 10, Sched. 4, s. 11 (1); 2017, c. 23, Sched. 5, s. 80.*

Zoning By-law Amendment

A Zoning By-law Amendment is being requested for each of the subject properties pursuant to Section 34 of the Planning Act, which sets the legislative basis for Zoning By-laws and amendments. Details regarding the proposed amendments are discussed throughout the report.

Plan of Subdivision s. 51

Two Draft Plans of Subdivision are being proposed under Section 51 of the *Planning Act*.

Section 51 (24) of the *Planning Act*, states that:

In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to,

- a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;*
- b) whether the proposed subdivision is premature or in the public interest;*
- c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;*
- d) the suitability of the land for the purposes for which it is to be subdivided;*
 - d1) if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;*
- e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;*
- f) the dimensions and shapes of the proposed lots;*
- g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;*
- h) conservation of natural resources and flood control;*
- i) the adequacy of utilities and municipal services;*
- j) the adequacy of school sites;*
- k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;*
- l) the extent to which the plan's design optimizes the available supply, means of supplying,*

efficient use and conservation of energy; and

- m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the City of Toronto Act, 2006. 1994, c. 23, s. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4); 2016, c. 25, Sched. 4, s. 8 (2).*

APPENDIX B: PROVINCIAL POLICY STATEMENT EXCERPT

The following sections and policies of the Provincial Policy Statement (PPS) are applicable to this proposal:

Section 1.1.1 states:

1.1.1 Healthy, liveable and safe communities are sustained by:

- b) accommodating an appropriate range and mix of residential types (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;*
- e) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;*

Policies in the 'Settlement Areas' section state:

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

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

- a) efficiently use land and resources;*
- b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid*

the need for their unjustified and/or uneconomical expansion;

e) support active transportation;

f) are transit-supportive, where transit is planned, exists or may be developed;

1.1.3.6 New Development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact built form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

Policies in the 'Housing' Section state:

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

b) permitting and facilitating:

- 1. all forms of housing required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities;*

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;

Policies in the 'Public Spaces, Recreation, Parks, Trails and Open Space' section state:

1.5.1 *Healthy, active communities should be promoted by:*

- a) *planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity;*
- b) *planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;*
- d) *recognizing provincial parks, conservation reserves, and other protected areas, and minimizing negative impacts on these areas.*

Policies in the 'Long-Term Economic Prosperity' section state:

1.7.1 *Long term economic prosperity should be supported by:*

- b) *encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of housing options for a diverse workforce;*
- c) *Optimizing the long-term availability and use of land, resource, infrastructure and public service facilities;*
- e) *encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built*

heritage resources and cultural heritage landscape.

Policies in the 'Energy Conservation, Air Quality and Climate Change' state:

1.8.1 *Planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and preparing for the impacts of a changing climate through land use and development patterns which:*

- a) *promote compact form and a structure of nodes and corridors;*
- b) *promote the use of active transportation and transit in and between residential, employment (including commercial and industrial) and institutional uses and other areas;*

Policies in the 'Natural Heritage' section state:

2.1.1 *Natural features and areas shall be protected for the long term;*

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

APPENDIX C: GROWTH PLAN EXCERPT

Within the Growth Plan the following sections and policies are applicable to this proposal:

1.2.1 Guiding Principles

- *Support the achievement of complete communities that are designed to support healthy and active living and meet people's needs for daily living throughout an entire lifetime;*
- *Support a range and mix of housing options, including additional residential units and affordable housing, to serve all sizes, incomes, and ages of households.*
- *Improve the integration of land use planning with planning and investment in infrastructure and public service facilities, including integrated service delivery through community hubs, by all levels of government.*
- *Protect and enhance natural heritage, hydrologic, and landform systems, features, and functions.*

2.2.1 Managing Growth

1. *Forecasted growth to the horizon of this Plan will be allocated based on the following:*
 - a) *the vast majority of growth will be directed to settlement areas that:*
 - ii. *have existing or planned municipal water and wastewater systems; and*
 - iii. *can support the achievement of complete communities.*
 - b) *growth will be limited in settlement areas that:*
 - i. *are rural settlements;*

- ii. *are not serviced by existing or planned municipal water and wastewater systems; or*

- iii. *are in the Greenbelt Area;*

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

- iv. *areas with existing or planned public service facilities;*

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

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

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

- c) *provide a diverse range and mix of housing options, including additional residential units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes;*

- d) *expand convenient access to:*

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

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

- e) *provide for a more compact built form and a vibrant public realm, including public open spaces.*

2.2.6 Housing

1. Upper- and single-tier municipalities, in consultation with lower-tier municipalities, the Province, and other appropriate stakeholders, will:

- a) support housing choice through the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan by:
 - i) identifying a diverse range and mix of housing options and densities, including additional residential units and affordable housing to meet projected needs of current and future residents; and
 - ii) establishing targets for affordable ownership housing and rental housing;

2.2.7 Designated Greenfield Areas

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

over the entire designated greenfield area of each upper- or single-tier municipality, excluding the following: a) natural heritage features and areas, natural heritage systems and floodplains, provided development is prohibited in these areas; [...]

4.2.2 Natural Heritage System

1. Within the Natural Heritage System for the Growth Plan:
 - a) new development or site alteration will demonstrate that:
 - i) there are no negative impacts on key natural heritage features or key hydrologic features or their functions;
 - ii) connectivity along the system and between key natural heritage features and key hydrologic features located within 240 metres of each other will be maintained or, where possible, enhanced for the movement of native plants and animals across the landscape;
 - iii) the removal of other natural features not identified as key natural heritage features and key hydrologic features is avoided, where possible. Such features should be incorporated into the planning and design of the proposed use wherever possible.

APPENDIX D: COUNTY OF WELLINGTON OFFICIAL PLAN EXCERPT

Within the Growth Plan, the following sections and policies are applicable to this proposal:

3.1 GENERAL STRATEGY

[...] The priorities for directing growth will be as follows:

- a) the majority of growth will be directed to urban centres that offer municipal water and sewage services.

3.3 GUIDING GROWTH

Wellington has the following objectives for growth:

- to encourage efficient cost effective development patterns;
- to take advantage of capacities in existing and planned water, waste water, utilities and transportation systems;
- to encourage growth in urban areas;
- to identify and promote opportunities for growth in the built up areas of urban centres through intensification and redevelopment where this can be accommodated, taking into account small town scale and historic streetscapes;
- to encourage more efficient use of land through increased densities in designated Greenfield areas of urban centres; [...]
- to maintain a healthy balance between jobs and housing in order to reduce the need for long-distance commuting, and increase the modal share of walking and cycling, where appropriate;
- to provide choice for residents and businesses

by providing a variety of growth opportunities, housing types, services, recreation and cultural activities, and public open space;

- to encourage mixed-use and pedestrian-friendly development in appropriate locations;
- to prohibit the establishment of new settlement areas; and
- to support a culture of conservation, including water, energy and cultural heritage conservation, air quality protection and integrated waste management.

In order to achieve these objectives, the County has established the following targets:

3.3.1 Targets

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

Affordable Housing: minimum of 25% of new housing in the County will be affordable to low and moderate income households.

3.5 ALLOCATING GROWTH

3.5.1 Special Policy: Hillsburgh and Erin Urban Centres [...]

Table 7 Town of Erin Projected Growth in Wellington County to 2041			
	2016	2036**	2041**
Total Population¹	12,365	15,360 to 16,250	15,865 to 18,905
Households	4,115	5,185 to 5,480	5,385 to 6,340
Total Employment²	3,770	5,220	5,240

	2016	2036**	2041**
HILLSBURGH AND ERIN*			
Total Population¹	4,415	6,500 to 7,390	7,000 to 10,040
Households	1,530	2,235 to 2,530	2,420 to 3,375

4.4 HOUSING

4.4.1 Supply

The County will ensure that residential growth can be accommodated for a minimum of 10 years through residential intensification, redevelopment and if necessary, lands which are designated and available for new residential development.

The County will maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a 3-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.

4.4.2 Variety

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

4.4.3 Residential Intensification

This Plan contains policies encouraging intensification primarily in urban centres but also, to a much lesser extent in hamlets. The strategic approach to intensification intends to retain small town character and revitalize downtown areas which includes:

- a. supporting increased densities in newly developing greenfield areas with a broader mix of housing types than has been the norm in small towns;*
- b. supporting appropriate intensification in all areas within the built boundary including adaptive re-use or redevelopment of*

brownfields and greyfields;

- c. encouraging added housing above commercial uses in and near the downtown, in residential transition areas, and in other main commercial areas;*
- d. encouraging intensification within urban centres along major roadways and arterial roads;*
- e. encouraging modest intensification in stable residential areas respecting the character of the area. Stable residential areas are considered to be established areas generally consisting of predominantly low density housing on local roads with the built boundary;*
- f. conserving cultural heritage and archaeological resources where feasible, as built up areas are intensified;*
- g. encouraging intensification which results in new rental accommodation;*
- h. encouraging small scale intensification in hamlets consistent with their character and servicing including accessory or second residences, limited severances and conversions;*
- i. encouraging the development of appropriate standards for residential intensification, redevelopment and new residential development which are cost effective, environmentally sound and compatible with existing uses, small town scale and character; and*
- j. ensuring that adequate infrastructure is, or will be, established to serve the anticipated development.*

4.4.4 Greenfield Housing

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

b. *require new developments to achieve densities which promote the overall greenfield density target of 40 persons and jobs per hectare and specifically:*

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

4.4.5 Affordable Housing

For ownership housing, affordable means housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area.

For rental housing, affordable means a unit for which the rent is at or below the average market rent of a unit in the regional market area.

The County will ensure that opportunities exist to

provide housing to moderate and lower income households. A substantial portion of the County's existing housing stock is affordable. In order that this continues as Wellington grows, it is the policy of this Plan that a minimum of 25% of new housing units in the County will be affordable.

In Wellington, Additional Residential Units, semi-detached, duplex, townhouse and low rise apartment units will provide the bulk of affordable housing opportunities. These units will almost always be located in urban areas with appropriate levels of servicing.

4.4.6 Additional Residential Lots

[...] It is the policy of this Plan to authorize:

- a. *The use of two residential units in a single detached dwelling, semi-detached dwelling or rowhouse. [...]*

7.5 URBAN CENTRES

7.5.1 Permitted Uses

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

8.1.3 Vision Statement

By the end of the planning period, it is expected that the urban centres in Wellington County will have the following characteristics:

- a. *that traditional community values will be maintained and the small town character will be enhanced;*

- b. *that the single-detached home will continue to be the dominant form of housing but a greater variety of housing types will also be available;*
- e. *that the quality of life for the residents will be enhanced by the protection of natural and cultural environment, the enhancement of new recreational opportunities, and the preservation of heritage resources;*
- f. *that infrastructure such as roads, water, utilities, fire protection and administration will be improved and, where feasible, expanded to meet the needs of a growing community;*
- g. *that the greenland system and rivers will remain dominant natural features in urban centres providing aesthetic and recreational opportunities for both residents and visitors alike;*
- h. *that the elements of the natural environment including rivers, hills, wetland, groundwater and forest resources will be protected, enhanced and well managed.*

10.1.1 All New Lots

The creation of new lots is the responsibility of the County of Wellington through sub-divisions, consents and part lot control. In approving new lots by any means, the County will ensure that the policies of this Plan and local planning regulations will be met. The County will strive to ensure that:

- *the natural environment is protected*
- *natural resources are protected*
- *public services are used efficiently*
- *good community design is promoted*
- *health and safety issues are addressed*

10.1.2 Subdivision

Required Plans of subdivision will normally be required when:

- a. *four or more lots (including the retained) are being created, or*
- b. *a new road or a substantial extension to an existing road is required, [...]*

10.1.3 Matters for Consideration

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

- a. *that any new lots will be consistent with official plan policies and zoning regulations;*
- b. *that all lots can be adequately serviced with water, sewage disposal, stormwater management or drainage, fire protection, roads, utilities, solid waste disposal to accepted municipal standards and without undue financial burden on the municipality;*
- c. *that sufficient reserve water and sewage plant capacity will be available when lots are created in areas to be serviced by central water and sewage systems;*
- d. *that all lots will have safe driveway access to an all-season maintained public road and that access to a local road will be preferred over county and provincial roads, where practical;*
- e. *that public streets, spaces and facilities will be safe, meet the needs of pedestrians, and facilitate pedestrian and non-motorized movement, including, but not limited to, walking and cycling.*
- f. *that the topography, soils and drainage of the site are satisfactory for the lot sizes and uses proposed;*

- g. that tree loss related to anticipated development be kept to a minimum and, wherever reasonable, be compensated for by new tree planting;*
- h. that natural heritage features are not affected negatively;*
- i. that lots are not created in areas which would pose a threat to public health or safety;*
- j. that natural resources such as agricultural lands and mineral aggregates would not be affected adversely;*
- k. that the size and shape of proposed lots is suitable, including frontage, area and the proportion of frontage to depth;*
- l. that the proposed lots and uses are compatible with and designed to minimize adverse impacts on surrounding uses;*
- m. that all new lots shall have logical lot lines given existing lot patterns in the area, natural and human-made features and other appropriate considerations;*
- n. that residential lots will have adequate access to community facilities such as schools, libraries and parks based on reasonable standards for the area;*
- o. that the creation of any lot is necessary, timely and in the public interest;*
- p. that provincial legislation and policies are met, including the Greenbelt Plan policies set out in Section 9.9 of this Plan.*

10.6 URBAN SYSTEM

10.6.2 Urban Centres

New lots may be created in Urban Centres provided that the land will be appropriately zoned. Lots may

be created for a variety of community uses subject to the policies of this Plan. Lot creation will normally proceed by plan of subdivision and will be based on the provision of full urban services, wherever such services are available.

12.2 PEDESTRIAN FACILITIES

Pedestrian facilities will be encouraged both as a means of travel and for recreation. The following policies will be supported in Wellington.

- a. sidewalks will be required in all new developments in all urban centres and will be encouraged in hamlets, whenever practical;*
- b. schools and convenience commercial uses are encouraged in locations central to residential neighbourhoods; higher density residential uses will be encouraged near “main street” areas to allow people to have walking access to a variety of services;*
- c. pedestrian friendly facilities such as pedestrian crossings, signalized intersections, curb cuts, pedestrian bridges and lighting will be incorporated into community design practices to encourage walking;*
- d. pedestrian trails, particularly those which re-use abandoned railway right of ways will be encouraged.*

12.3 CYCLING

Cycling facilities will be encouraged both as a means of travel and for recreation. The following policies will be encouraged in Wellington:

- a. undertake studies to determine the potential to provide bicycle lanes on roadways in urban centres;*
- b. examine geometric and operational design practices which impede cycling on roadways;*

- c. *review zoning by-laws to provide bicycle parking standards for uses such as apartments, shopping facilities, industrial uses and community facilities;*
- d. *support the development of recreational trails that allow for cycling.*
- e. *provide linkage between intensification areas and adjacent neighbourhoods, including dedicated land space for bicyclists on the major street network where practical and feasible.*

12.4 PUBLIC TRANSIT

The County of Wellington has not reached the point where public transit is a viable transportation option. Wellington will continue to focus its planning efforts on supporting urban centres and downtowns so that public transit may become a viable option.

APPENDIX E: TOWN OF ERIN OFFICIAL PLAN EXCERPT

2.3 GROWTH STRATEGY

2.3.1 Relationship to the County Growth Strategy

The County of Wellington Official Plan sets out an overall growth strategy for Wellington County based on the Provincial Growth Plan for the Greater Golden Horseshoe in a manner that is in keeping with appropriate and sustainable growth in small towns and rural areas. The decisions of the Town will conform to the overall growth strategy. [...]

The Town will contribute to the achievement of these targets, subject to servicing constraints. 2.3.2 Current County Growth Forecast The County has recently prepared updated forecasts of population, households and employment for the period of 2006-2031. A summary of the revised population, household and employment forecasts is set out in Table 1.

Table 1						
Town of Erin						
Years	2006	2011	2016	2021	2026	2031
Total Population	11,680	11,930	12,490	13,510	14,530	15,530
Households	3810	3960	4160	4510	4850	5180
Total Employment	3550	3590	3780	4600	5020	5460
Urban Centres						
Years	2006	2011	2016	2021	2026	2031
Erin Village						
Total Population	3020	3000	3100	3540	3980	4400
Households	1030	1050	1090	1240	1390	1530
Hillsburgh						
Total Population	1240	1280	1380	1610	1850	2080
Households	410	430	460	540	610	690

3.1 NATURAL HERITAGE RESOURCES

3.1.1 Overview

The Town of Erin encourages the protection and enhancement of the natural heritage of the Town. When planning for the future of Erin, the Town will give consideration to the protection, preservation and enhancement of significant natural features including rivers and streams and their valley lands, wetlands, flood plains, headwaters and water catchment areas, ground water supplies, recharge and discharge

areas, environmentally significant features, wildlife and fish habitats and lands with ecological functions. Where appropriate the Town may consider accepting dedications of lands containing natural heritage features. Many of the Town's natural heritage resource systems are designated as Greenlands on the land use schedules. Specific land use policies for the Greenland, land use designation are found in Section 4.3. The following policies apply to natural heritage resources in general, including lands and features that may not presently be designated on the land use schedules. [...]

3.3 CULTURAL HERITAGE RESOURCES

3.3.8 Archaeological Resources

Council recognizes that there may be archaeological remnants of prehistoric and early historic habitation within the municipality. Council will, therefore, encourage archaeological survey and the preservation or rescue excavation of significant archaeological resources which might be affected in any future development, in cooperation with the Ministry of Culture. In addition there is the potential for co-operation with the Ministry of Culture in conserving resources of archaeological value pursuant to Part VI of the Ontario Heritage Act.

3.5 HOUSING POLICIES

3.5.1 Variety of Housing

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

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

3.5.2 Supply of Residential Land

The Town shall maintain at all times, the ability to accommodate residential growth for a minimum of 10 years through residential intensification and

redevelopment and, if necessary, lands which are designated and available for residential development and maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a 3 year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.

3.5.4 Affordable Housing

The Town shall provide the opportunity through Official Plan and Zoning By-law and the approval of subdivision and/or condominium plans, for a portion of all new housing units to be affordable and accessible to households of low to moderate incomes. Accessory residences will provide the bulk of affordable housing opportunities until such time as municipal wastewater servicing is provided. Given this constraint and that a substantial portion of the County's housing stock is affordable a minimum of 25% of new housing units County-wide will be affordable.

3.5.5 Residential Intensification

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

- a. encourage approved but undeveloped plans of subdivision to consider revisions which add additional housing units in appropriate locations;*
- b. require new development to achieve densities which promote the overall greenfield density target of 40 person and jobs per hectare and specifically;*
 - i. strive to attain at least 16 units per gross hectare in newly developing subdivisions.*
 - ii. somewhat lower densities may be*

considered in newly developing subdivisions where physical and environmental constraints such as larger than normal storm water management requirements and parcel dimensions that do not yield efficient lotting patterns and the need for transition areas from adjacent land uses, or on small parcels of under 2 hectares.

- iii. In (i) and (ii) above gross hectares or gross means residential land excluding environmental protected features and non-residential uses (such as schools and convenience commercial) but includes roads, parks, stormwater management areas or other utility blocks; and*
- iv. shall encourage the introduction of medium density housing types in new subdivisions and other greenfield areas.*

3.6 MUNICIPAL SERVICES

3.6.3 General Policies

It shall be the policy of the Town of Erin that:

- a. All new development and redevelopment shall be provided with services to the standards required by the Town, including:*
 - i. sewage disposal, subject to the policies of subsection 3.6.5;*
 - ii. water supply;*
 - iii. storm water management;*
 - iv. hydro (underground wherever practical*
 - v. roads and sidewalks; and*
 - vi. telecommunications.*
- g. New development shall occur as logical and orderly extensions of existing built-up areas;*

- h. Infrastructure such as roads water and utilities will be provided to all new developments wherever feasible and appropriate;*
- i. The Municipality may require and enter into agreements with the proponent to provide for the staging of development in order to allow the efficient and orderly provision of services; [...]*

3.6.6 Urban Areas - Special Policy

Construction of new or expansion of existing municipal or private communal water or wastewater systems are to serve growth in a manner that supports achievement of the intensification target and density target. A Servicing and Settlement Master Plan will be completed to assess, in a comprehensive manner, the urban areas' capacity to accommodate growth from an environmental and servicing perspective including a review and assessment of the urban areas in terms of;

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

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

the Official Plan for the Town of Erin.

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

Modest development in the existing built-up area of the villages may be allowed if it does not significantly increase water and wastewater demands.

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

3.6.7 Storm Water Management

The Town of Erin encourages the effective management of storm water drainage and run-off through the implementation of best management practices and storm water management techniques in accordance with applicable provincial policies and guidelines.

- a. No development shall occur without appropriate regard for storm run-off, on-site collection and channeling of storm water to an adequate outlet.*
- b. Detention/retention ponds may be used as part of the storm drainage system to maintain post development flows to pre-development levels.*
- c. Floodplains of natural streams shall be preserved and protected.*
- d. Municipal drains may be identified as floodplain and may have setback restrictions identified in the implementing zoning by-law.*
- e. Design of development proposals shall incorporate on-site control techniques to*

control quantities of suspended materials washed from the sites.

3.8 TRANSPORTATION

3.8.2 Objectives

The Town of Erin has set the following objectives with respect to transportation:

- a. To meet the immediate and long term requirements of residents, institutions and businesses with respect to the safe and efficient movement of vehicles and pedestrians within & through the Town.*
- b. To encourage the development of safe and efficient pathways and trails in the Town which promote walking/biking, reduce dependency on motor vehicles and minimize the conflict between pedestrian and vehicular traffic.*

3.8.7 Traffic Impact Assessment

Where a development proposal will add significant volumes of traffic to the road system or is to be located in an area with recognized deficiencies, Council may require a traffic impact assessment in accordance with Section 5.16 of this Plan.

3.8.9 Pedestrian Traffic

It shall be the policy of the Town that pedestrian traffic be encouraged and that the overall transportation system shall accommodate the safe movement of people who choose to walk. This shall be accomplished by:

- a. Requiring sidewalks when new development is proposed in an area not adequately served by sidewalks*
- d. The development of a walking trail system within the Town making use of various natural amenities such as the West Credit River valley lands, rolling hills and other physical*

features and utilizing existing and future parks, sidewalks, and the Elora Cataract Trailway. The development of walking trails may be obtained by the Town through dedication under the Planning Act, purchase or expropriation.

3.9 PARKING

3.9.1 General Policy

It shall be the policy of the Town of Erin to ensure that adequate off-street parking and loading facilities, including access to such facilities, are safe from hazards of flooding and erosion and are provided to meet the needs of various use of lands. In addition, the Town:

- a. Shall set out standards for parking and loading in the Zoning By-law for all land uses;*
- b. May acquire, develop and operate parking facilities; and*
- c. Shall ensure, through the site plan approval process, that adequate off-street parking and loading facilities, including access to such facilities, are provided*

3.11 PARKLAND

It is the policy of the Town of Erin to develop a system of parkland and recreation facilities suitable to meet the varied needs of the community. The Town shall ensure that adequate parkland is secured and used for the benefit of the community and that the Town take advantage of opportunities to add to its park inventory.

3.11.1 Parkland Dedication

As a condition of the development, redevelopment or division of land, the Town shall require for park purposes:

- a. For residential development, the conveyance*

of up to 5% of the land area proposed for development;

- b. For commercial and industrial development, the conveyance of up to 2% of the land area proposed for development;*
- c. For residential development, the Town may also pass by-laws pursuant to Section 42 of the Planning Act to require that land be conveyed to the municipality for park or other public recreational purposes at a rate of one hectare for each 300 dwelling units proposed.*

3.13 COMMUNITY DESIGN

3.13.2 Guidelines

- a. The Town shall encourage the preparation of urban design and site planning guidelines which shall be applied to all development proposals. The Town may also establish from time to time urban design guidelines that apply to a specific area or development proposal.*
- b. In general terms, the following urban design factors shall be used to determine the acceptability of development proposals*
 - i. The extent to which the proposal attains the pertinent urban design objectives and policies of this Plan; and*
 - ii. The extent to which the proposal fits within any Council-approved Urban Design Guidelines which are applicable to a development site, its local area, and/or its neighbourhood or district.*
- c. Urban Design Guidelines shall generally ensure that proposed developments:*
 - i. Are compatible in architectural form with abutting neighbourhoods;*

- ii. *Form a cohesive and unified cluster of buildings which are architecturally compatible with each other;*
 - iii. *Provide links with the pedestrian, cycle and vehicular routes on their perimeter by such means as the extension of existing pathways and local streets into or through the site; and*
 - iv. *Maintain and enhance remaining elements of valued historic development patterns in the layout of new development.*
- e. *The preservation of the existing pattern of setbacks in the existing urban area shall be supported so that new buildings do not substantially alter the street.*
- i. *maintain and enhance the character of existing neighbourhoods and settlement areas and other areas of the Town;*
 - ii. *provide features such as the definition of public open spaces, accent or screening of adjacent building forms, framing of views or focal points, reinforcing of location, direction of pedestrian movement and demarcation of areas within different functions; and*
 - iii. *provide the maximum protection feasible to trees and other vegetation from snow removal operations such as ploughing and de-icing.*

3.13.3 Landscape Design

The Town shall ensure that as many trees and other vegetation as possible are retained on site subject to development. The Town may require submission of a tree inventory and saving plan for an application, with priority being given to trees and other vegetation most suited to adoption of post-construction conditions, through the following criteria:

- a. *By ensuring that as much existing naturalized space on a site subject to development is retained as possible, and where retained is permitted to regenerate according to the process of natural succession of the native plant community, with minimal intervention;*
- c. *By establishing specific landscaping requirements in site plans for private development and for public projects which ensure the provision of trees and other vegetation in appropriate numbers, sizes, shape, texture and colour to achieve such as to:*

Section 4.0 - LAND USE POLICIES

4.3 GREENLANDS

4.3.2 Core Greenlands Designation

a. Definition

The Core Greenlands designation includes;

- *provincially significant and other wetlands*
- *habitat of endangered or threatened species*
- *floodways and hazardous lands*

b. Permitted Uses

Upon land designated Core Greenlands, no development or site alteration is permitted within Provincially significant wetlands or in significant portions of the habitat of threatened or endangered species. In other areas uses shall be limited to conservation and resource management, open space and passive recreation. Such uses shall only be permitted where it can be demonstrated that:

- i. *There are no negative impacts on core Greenland features and functions and no significant negative impacts on other*

natural heritage features and functions;

- ii. Any natural hazards present can safely be overcome so there is no threat to public health or safety.*

Limited agricultural activities and other existing land uses are also permitted.

c. Flooding and Hazard Lands

The Core Greenlands includes areas subject to flooding and other hazardous conditions. Development will be directed away from areas in which conditions exist which would pose a threat to public health and safety. New development and site alteration will not be permitted within the floodplain or the valley corridor. Proposed development and site alteration for uses already within the floodplain and on existing lots of record shall comply to the policies of the applicable Conservation Authority and the Province of Ontario. Institutional uses, electrical substations and hazardous use will not be permitted within the floodplain. The boundaries of the floodplain may change from time to time and amendment to the Town's Official Plan is not required for this purpose.

d. Zoning

Lands designated Core Greenlands shall be placed in a restrictive zone which prohibits buildings, structures and site alterations except as may be necessary for the management or maintenance of the natural environment. Zoning by-laws may recognize existing land uses in Core Greenlands areas, and, where appropriate, provide for reasonable expansions or minor alterations subject to demonstrations that there will be no negative impacts on the core greenland feature. Zoning by-laws may also establish setbacks from Core Greenlands areas in which no buildings or structures shall be permitted.

4.3.3 Greenlands Designation

a. Definitions

The Greenlands designation consists of other significant natural heritage features including fish, wildlife and plant habitat, areas of natural and scientific interest, streams and valleylands, woodlands, environmentally sensitive areas, ponds, lakes and reservoirs and natural links which are also intended to be afforded protection from development or site alteration which would have negative impacts. These areas are often found within the Core greenland. Where they are outside Core Greenlands they are identified as Greenlands. b) Permitted Uses Within the Greenlands designation, all above Core Greenland uses shall be permitted subject to the policies regarding potential impacts. Other uses permitted in the applicable adjacent or underlying designation may also be permitted provided the development conforms to policies of the applicable adjacent or underlying designation, and there are not significant negative impacts on the Greenlands.

4.3.4 Adjacent Lands

For purposes of this section of the Plan, adjacent lands are considered to be:

- a. lands within 120 metres of a provincially significant wetlands;*
- b. lands within 30 metres of all other Core Greenlands and Greenland areas.*

Where development is proposed on adjacent lands an Environmental Impact Assessment will be required in accordance with Section 5.16.3 of this Plan.

4.3.5 Mapping of Core Greenlands Features

The Greenlands designation on the schedules to this Plan are based on mapping provided by the County

in consultation with the applicable Conservation Authority and the Ministry of Natural Resources. The limits of the Greenland designation may need to be refined by more detailed mapping on individual sites, such as when an Environmental Impact Study is prepared regarding a proposed development within or abutting such lands. Where more detailed mapping is available, minor adjustments may be made without an amendment to this Plan and the land use policies of the adjacent designation will apply as determined by Council. Whenever the County Official Plan is amended to incorporate new or updated mapping of its Greenland System, this Plan shall also be amended.

4.7 RESIDENTIAL

4.7.3 Permitted Uses

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

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

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

4.7.4 Low Density Development

This Plan considers single-detached, semi-detached and duplex dwellings to be low density housing forms. The Zoning By-law may provide separate zones for only single-detached, semi-detached or duplex dwelling units or a combination of singles, semi-detached and duplex dwellings.

The character of existing low density residential neighbourhoods should be protected wherever practical and land uses which would cause significant loss of privacy, loss of view, or loss of sunlight due to shadowing or which would be incompatible due to their nature shall be discouraged. Section 4.7 provides additional considerations in this regard.

4.7.5 Medium Density Residential Development

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

- a. That the design of the proposed development, with respect to building height, setbacks, landscaping and vehicular circulation, will ensure that it will be compatible with existing or future development on adjacent properties;*
- b. That the site of the proposed development has a suitable area and shape to provide*
 - i. adequate on-site landscaping to screen outdoor amenity areas both on the site and on adjoining properties, to buffer adjacent residential areas and to improve the overall appearance of the development;*
 - ii. on-site amenity areas for the occupants of the residential units;*
 - iii. adequate off-street parking and access*

and appropriate circulation for vehicular traffic, including emergency vehicles; and

iv. adequate grading to ensure that drainage from the property is directed to public storm drainage facilities and not to adjoining properties

c. That adequate services such as water, sewage disposal, storm water, roads and hydro are available or shall be made available to service the development; and

d. That a separate zone(s) is established for multiple residential development.

4.7.8 Compatibility of New Development

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

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

5.7 NON-CONFIRMING USES

Non-conforming uses are legally established uses of

land which do not conform to the Official Plan or Zoning By-law. The long term intent of the Official Plan is to ensure that all uses eventually conform to the policies of the Plan. Non-conforming uses may vary considerably in the nature and extent to which they do not meet the Town's planning policies and standards. The impact of nonconforming uses on surrounding properties may also vary considerably. The Town acknowledges that a non-conforming status may impose serious hardship on a property owner and that it is appropriate to consider various forms of relief to recognize, extend or enlarge non-conforming uses in a rational manner.

5.7.1 Status Zoning

A legally established use which does not conform with the policies of this Official Plan may be recognized as a permitted use in the Zoning By-law in accordance with its current use and performance standards. A Council may also consider zoning the property to allow a similar or more compatible use or to provide for a limited expansion of the current use. Council shall have regard for the following:

- a. The need for change or extension of use;*
- b. The proposed use is not offensive with regard to noise, vibration, smoke, dust fumes, odour, lighting and complies with the Health Protection and Promotions Act;*
- c. Compatibility with the surrounding uses of land;*
- d. The need for landscaping, screening, buffering and setbacks; e) Traffic impacts and parking;*
- f. The adequacy of services; and*
- g. Impacts on the natural environment.*

5.15 LOT CREATION AND LAND DIVISION

A new building lot is created by one of three methods: plan of subdivision, consent, or part lot control exemption. The County of Wellington is the approval authority for these lot creation methods.

5.15.1 Plans of Subdivision

It is the intention of the Town of Erin that new building lots will generally be created by the Plan of Subdivision process. A plan of subdivision shall normally be required when:

- four or more lots (including the retained) are being created, or
- a new road or a substantial extension to an existing road is required, or
- where special concerns or issues exist which would best be dealt with through a plan of subdivision.

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

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

The Town of Erin may enter into subdivision agreements with an applicant, imposed as a condition to the approval of a plan of subdivision. Items that may be addressed in such agreements may include parkland dedication, road widening dedications, timing of the development or any other items that may be deemed necessary and appropriate by Council.

APPENDIX F: Draft Zoning By-law

THE CORPORATION OF THE TOWN OF ERIN

BY-LAW NO. _____

By-law Number XXXX-XX amends the Town of Erin Zoning By-law 07-67 by rezoning the lands legally described as Part of Lots 16 & 17, Concession 8, from the current “Future Development (FD) Zone” to “Residential (R-AAA)”, “Residential (R4-BBB)”, “Village Environmental Protection Zone (EP1)” and “Open Space Recreation (OS1)”, to permit the implementation of a proposed Draft Plan of Subdivision. The purpose of the proposed Zoning By-law is to rezone the property to permit various residential dwelling types and parks.

WHEREAS the lands shown on Schedule “A” attached hereto are the subject of an application to amend Zoning By-law 07-67 pursuant to the provisions of Section 34 and 36 of the Planning Act, R.S.O. 1990 to permit development consisting of a residential plan of subdivision on certain lands located in the Erin Urban Area and described as Part of Lots 16 and 17, Concession 8, Town of Erin, County of Wellington;

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

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

1. **THAT** Schedule B, Erin Zoning Map Town of Erin, is amended by rezoning the lands legally described as Part of Lots 16 & 17, Concession 8, from “Future Development (FD) Zone” to the following zones:
 - i. “Residential (R-AAA)”;
 - ii. “Residential (R4-BBB)”;
 - iii. “Open Space Recreation (OS1)”;
 - iv. “Village Environmental Protection (EP1)”.
2. **THAT** Section 14. “SPECIAL PROVISIONS”, be amended by the addition of the following new subsections to the RESIDENTIAL ZONE subsections as applicable:

RESIDENTIAL ZONE By-law, Location, Roll #	SPECIAL PROVISIONS																		
R-AAA By-law #XXXX-XX Part of Lots 16 and 17, Concession 8, Erin	No <i>person</i> shall <i>erect</i> or <i>use</i> a <i>building</i> in the R-AAA Zone except in accordance with the following regulations: 1. Permitted Uses <i>single-detached dwelling</i>; <i>townhouse dwelling</i>; <i>nursing home or Home for the Aged</i>; <i>retirement residential facility</i>; <i>home occupation</i> in accordance with Section 4.18; <i>day nursery</i>; <i>group home</i>; and <i>uses accessory</i> to a permitted <i>use</i> including <i>accessory dwelling units</i>. 2. Regulations - Notwithstanding Section 4.8, a 6m daylight rounding shall be observed at street intersections. - Notwithstanding Section 4.36, no additional setbacks are required to Environmental Protection Zone 1. - Notwithstanding Section 4.26 (4) minimum parking stall dimensions: 2.6 m x 5.5 m. Stairs are permitted to encroach into the minimum parking stall. - Notwithstanding Section 4.33 (1.1) a planting strip is not required. 3. Lot Requirements for Single-Detached <table border="1" data-bbox="561 1199 1507 1486"> <thead> <tr> <th>R-### Zone</th><th>Single-Detached</th></tr> </thead> <tbody> <tr> <td>Maximum <i>Building Height</i></td><td>14.5 m</td></tr> <tr> <td>Minimum <i>Lot Area</i></td><td>N/A</td></tr> <tr> <td>Minimum <i>Lot Depth</i></td><td>N/A</td></tr> <tr> <td>Minimum <i>Lot Frontage</i></td><td>8.2m</td></tr> <tr> <td>Minimum <i>Front Yard</i> (1)(2)(3)(4)(5)(7)</td><td>2.0 m</td></tr> <tr> <td>Minimum <i>Exterior Side Yard</i> (1)(2)(3)(4)(5)(6)(7)</td><td>2.4 m</td></tr> <tr> <td>Minimum <i>Interior Side Yard</i> (5)(6)</td><td>1.2 m/0.6 m</td></tr> <tr> <td>Minimum <i>Rear Yard</i> (2)(3)(4)(5)</td><td>7.0 m</td></tr> </tbody> </table> (1) The wall of an attached <i>garage</i> that contains a motor vehicle door shall be set back a minimum of 5.5m from the lot line that the driveway crosses to access the <i>garage</i>, or 5.4m from a daylight triangle. If the driveway does not cross a sidewalk, the minimum setback is reduced to 4.5 m. Notwithstanding 4.26.3, in the case of a staggered double car garage, one garage is permitted to have a minimum setback of 2.0m to the front lot line providing that the second garage has a minimum setback of 5.5m to the front lot line. (2) A porch shall be set back a minimum of 1 metre from front, rear, or exterior side lot lines. (3) A balcony shall be set back a minimum 1.5 metres from front, rear, or exterior side lot lines, unless over a porch where it shall be set back a minimum of 1 metre from the lot line. (4) Steps may be setback a minimum of 0 metres from front, rear, or exterior side lot lines. (5) A bay, box or boxout window with or without foundation may encroach 1 meter into any yard. (6) A chimney may encroach 0.6 meters into any yard. (7) Setback to a daylight triangle may be 0.0 meters.	R-### Zone	Single-Detached	Maximum <i>Building Height</i>	14.5 m	Minimum <i>Lot Area</i>	N/A	Minimum <i>Lot Depth</i>	N/A	Minimum <i>Lot Frontage</i>	8.2m	Minimum <i>Front Yard</i> (1)(2)(3)(4)(5)(7)	2.0 m	Minimum <i>Exterior Side Yard</i> (1)(2)(3)(4)(5)(6)(7)	2.4 m	Minimum <i>Interior Side Yard</i> (5)(6)	1.2 m/0.6 m	Minimum <i>Rear Yard</i> (2)(3)(4)(5)	7.0 m
R-### Zone	Single-Detached																		
Maximum <i>Building Height</i>	14.5 m																		
Minimum <i>Lot Area</i>	N/A																		
Minimum <i>Lot Depth</i>	N/A																		
Minimum <i>Lot Frontage</i>	8.2m																		
Minimum <i>Front Yard</i> (1)(2)(3)(4)(5)(7)	2.0 m																		
Minimum <i>Exterior Side Yard</i> (1)(2)(3)(4)(5)(6)(7)	2.4 m																		
Minimum <i>Interior Side Yard</i> (5)(6)	1.2 m/0.6 m																		
Minimum <i>Rear Yard</i> (2)(3)(4)(5)	7.0 m																		

4. Lot Requirements for Townhouse Units

R-### Zone	Townhouse
Maximum <i>Building Height</i>	14.5 m
Minimum <i>Lot Area</i>	N/A
Minimum <i>Lot Depth</i>	24.0 m
Minimum <i>Lot Frontage</i>	5.6 m
Minimum <i>Front Yard</i> (1)(2)(3)(4)(5)(6)	2.0 m
Minimum <i>Exterior Side Yard</i> (1)(2)(3)(4)(5)(6)	2.4m
Minimum <i>Interior Side Yard</i> (6)	0 m/1.2 m
Minimum <i>Rear Yard</i> (2)(3)(4)(5)(6)	7.0 m
Maximum Lot Coverage	N/A

Notes:

- (1) The wall of an attached *garage* that contains a motor vehicle door shall be set back a minimum of 5.5m from the lot line that the driveway crosses to access the *garage*, or 5.4m from a daylight rounding. If the driveway does not cross a sidewalk, the minimum setback is reduced to 4.5 m.
- (2) A porch shall be set back a minimum of 1 metre from front, rear, or exterior side lot lines.
- (3) A balcony shall be set back a minimum 1.5 metres from front, rear, or exterior side lot lines, unless over a porch where it shall be set back a minimum of 1 metre from the lot line.
- (4) Steps may be setback a minimum of 0 metres from front, rear, or exterior side lot lines.
- (5) A bay, box or boxout window with or without foundation may encroach 1 meter into any yard.
- (6) A chimney may encroach 0.6 meters into any yard.
- (7) Setback to a daylight triangle may be 0.0 meters.

RESIDENTIAL ZONE
By-law, Location, Roll #

SPECIAL PROVISIONS

R4-BBB
By-law #XXXX-XX
Part of Lots 16 and 17,
Concession 8, Erin

No *person* shall *erect* or *use* a *building* in the R4-BBB Zone except in accordance with the following regulations:

1. Permitted Uses

- a) *townhouse dwelling*;
- b) *back to back townhouse dwelling*
- c) *nursing home or Home for the Aged*;
- d) *retirement residential facility*;
- e) *group home*; and *home occupation* in accordance with Section 4.18; and
- f) *uses accessory* to a permitted *use* including *accessory dwelling units*.

2. Regulations

- a. Notwithstanding Section 4.10 a townhouse or back to back townhouse is permitted to have access through a private road.
- b. Notwithstanding Section 4.8, a 6m daylight rounding shall be observed at street intersections.
- c. Notwithstanding Section 4.36, no additional setbacks are required to Environmental Protection Zone 1.
- d. Notwithstanding Section 4.26 (4) minimum parking stall dimensions: 2.6 m x 5.5 m. Stairs are permitted to encroach into the minimum parking stall.
- e. Notwithstanding Section 4.33 (1.1) a planting strip is not required.
- f. For the purpose of administering the zoning by-law, a block zoned R4-BBB shall be considered one lot.

3. Lot Requirements for Townhouse Units

R4-### Zone	Townhouse	Back to Back Townhouse (7)
Maximum <i>Building Height</i>	14.5 m	14.5 m
Minimum <i>Lot Area</i>	N/A	N/A
Minimum <i>Lot Depth</i>	N/A	N/A
Minimum <i>Lot Frontage</i>	5.6 m	5.6 m
Minimum <i>Front Yard</i> (1)(2)(3)(4)(5)(6)(7)	2.0 m	2.0 m
Minimum <i>Exterior Side Yard</i> (1)(2)(3)(4)(5)(6)(7)	2.4m	2.4 m
Minimum <i>Interior Side Yard</i> (7)	0 m/1.2 m	0 m/1.2 m
Minimum <i>Rear Yard</i> (2)(3)(4)(5)(7)	6.0 m	0m
Minimum <i>Rear Yard</i> – lane access	0.6 m	N/A
Maximum Lot Coverage	N/A	N/A

Notes:

- (1) The wall of an attached *garage* that contains a motor vehicle door shall be set back a minimum of 1.0 m from a private lane, and 5.5m from a private street that the driveway crosses to access the *garage*..
- (2) A porch shall be set back a minimum of 1 metre from front, rear, or exterior side lot lines.

	(3) A balcony shall be set back a minimum 1.5 metres from front, rear, or exterior side lot lines, unless over a porch where it shall be set back a minimum of 1 metre from the lot line. (4) Steps may be set back a minimum of 0 metres from front, rear, or exterior side lot lines. (5) A bay, box or boxout window with or without foundation may encroach 1 meter into any yard. (6) Setback to a daylight triangle may be 0.0 meters. (7) A chimney may encroach 0.6 meters into any yard. (8) Back to back <i>townhouse</i>, notwithstanding the definition of <i>townhouse</i>, are not required to provide access to a rear yard. <i>Back to back townhouse dwellings</i> shall mean a building containing four or more <i>dwelling units</i> divided vertically and/or horizontally above grade by common wall, including a rear common wall, that do not have rear yards.
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4. **THAT** Zoning By-law No. 07-67, as amended, is hereby amended to give effect to the foregoing, but Zoning By-law No. 07-67, as amended, shall in other respects remain in full force and effect save as may be otherwise amended or hereinafter dealt with.

APPENDIX G: 5520 and 5552 Eighth Line Figures

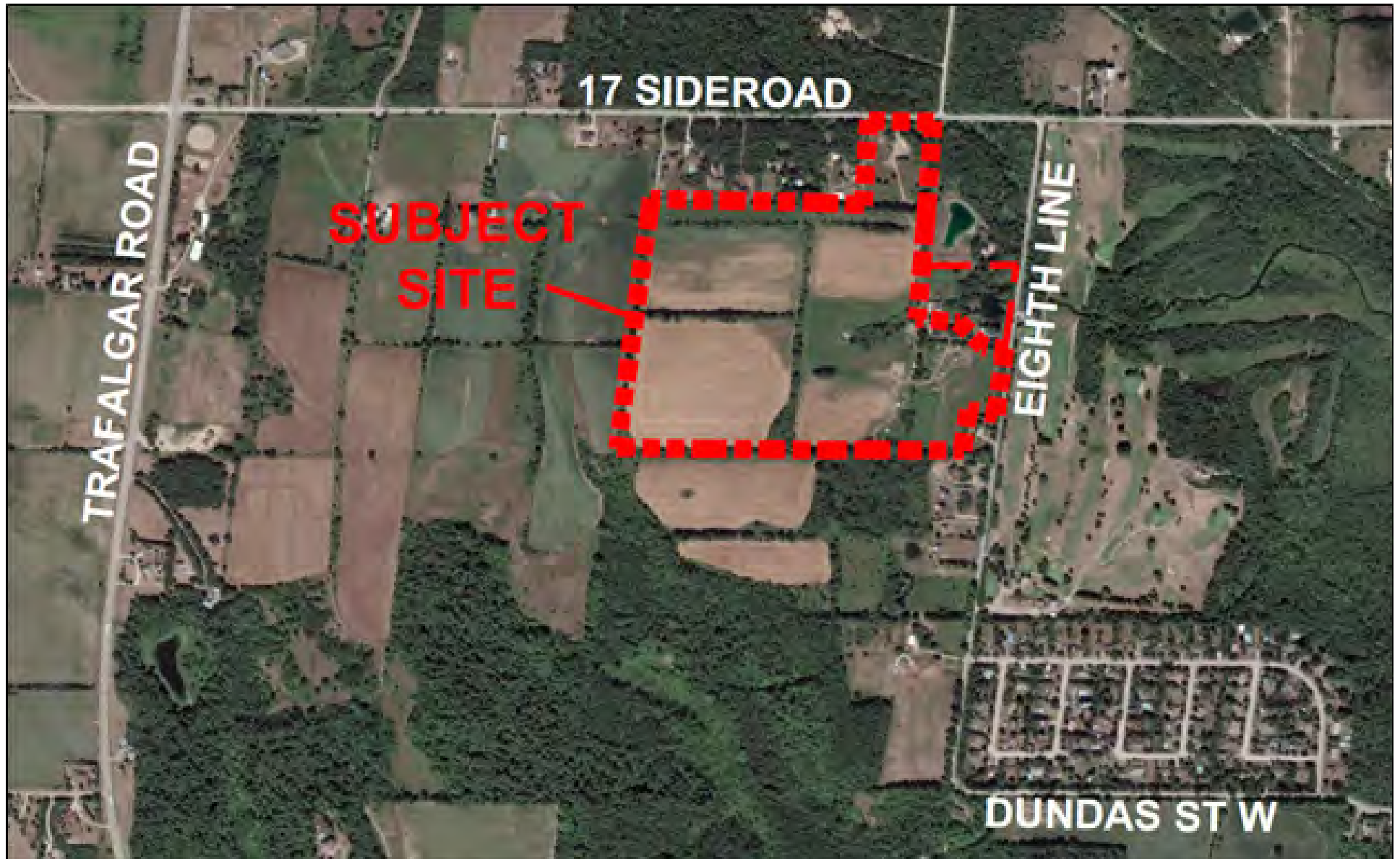


FIGURE 1
5552 EIGHTH LINE AERIAL PHOTO



FIGURE 2
5520 EIGHTH LINE AERIAL PHOTO



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FIGURE 3
COMPOSITE LOTTED PLAN





FIGURE 5
5552 EIGHTH LINE MEDIUM DENSITY BLOCK 1

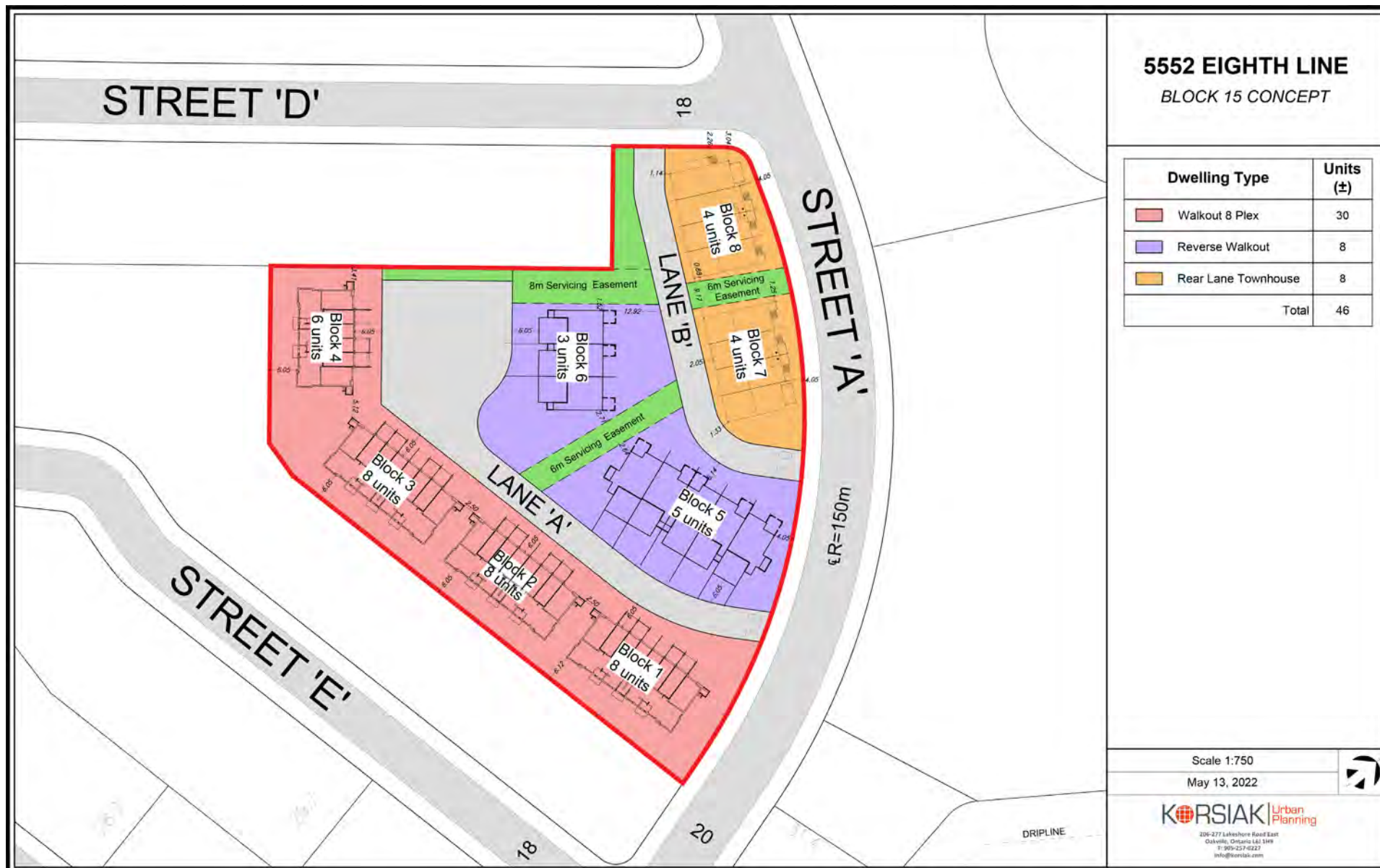


FIGURE 6
5552 EIGHTH LINE MEDIUM DENSITY BLOCK 2

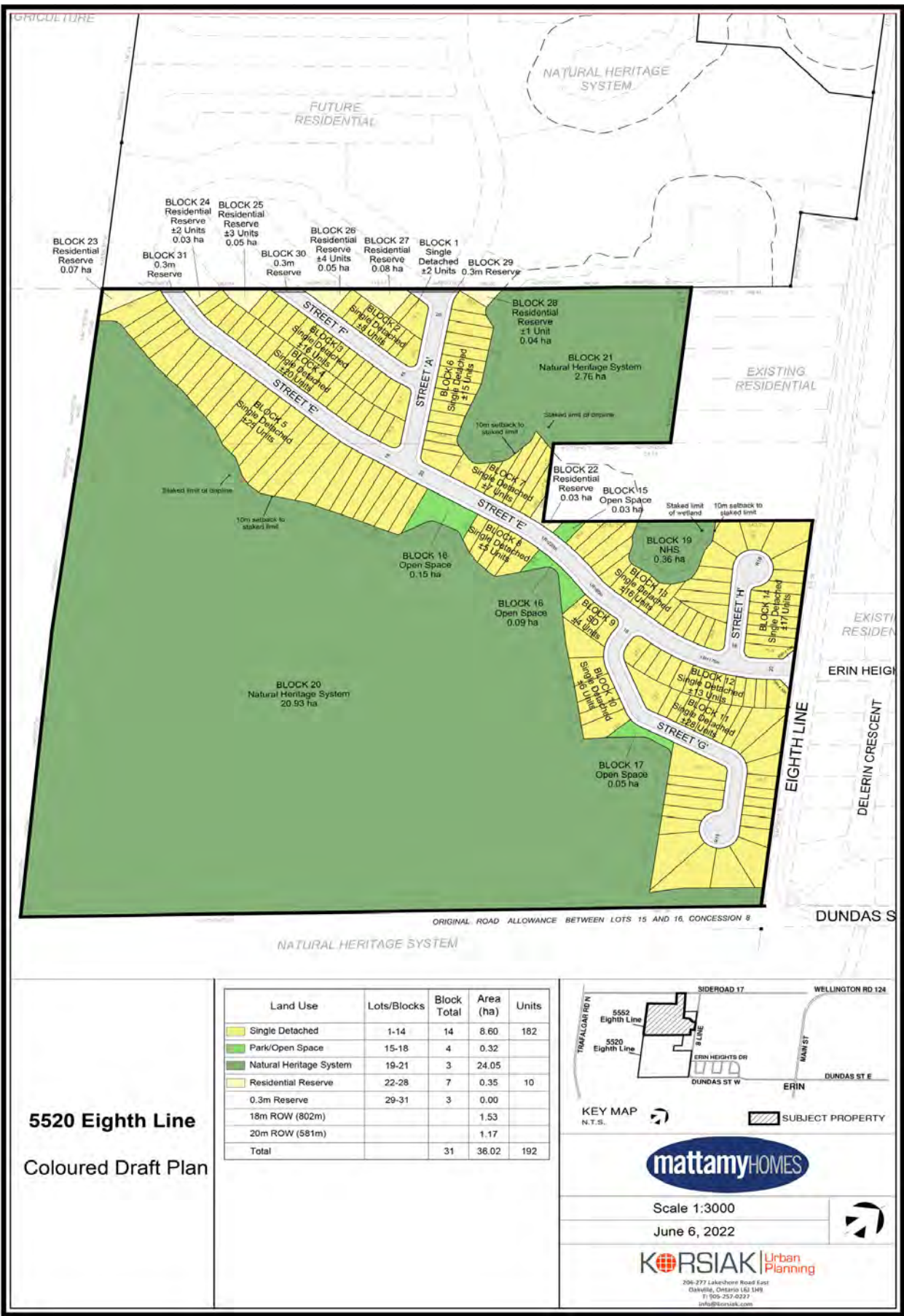


FIGURE 7
5520 EIGHTH LINE DRAFT PLAN OF SUBDIVISION

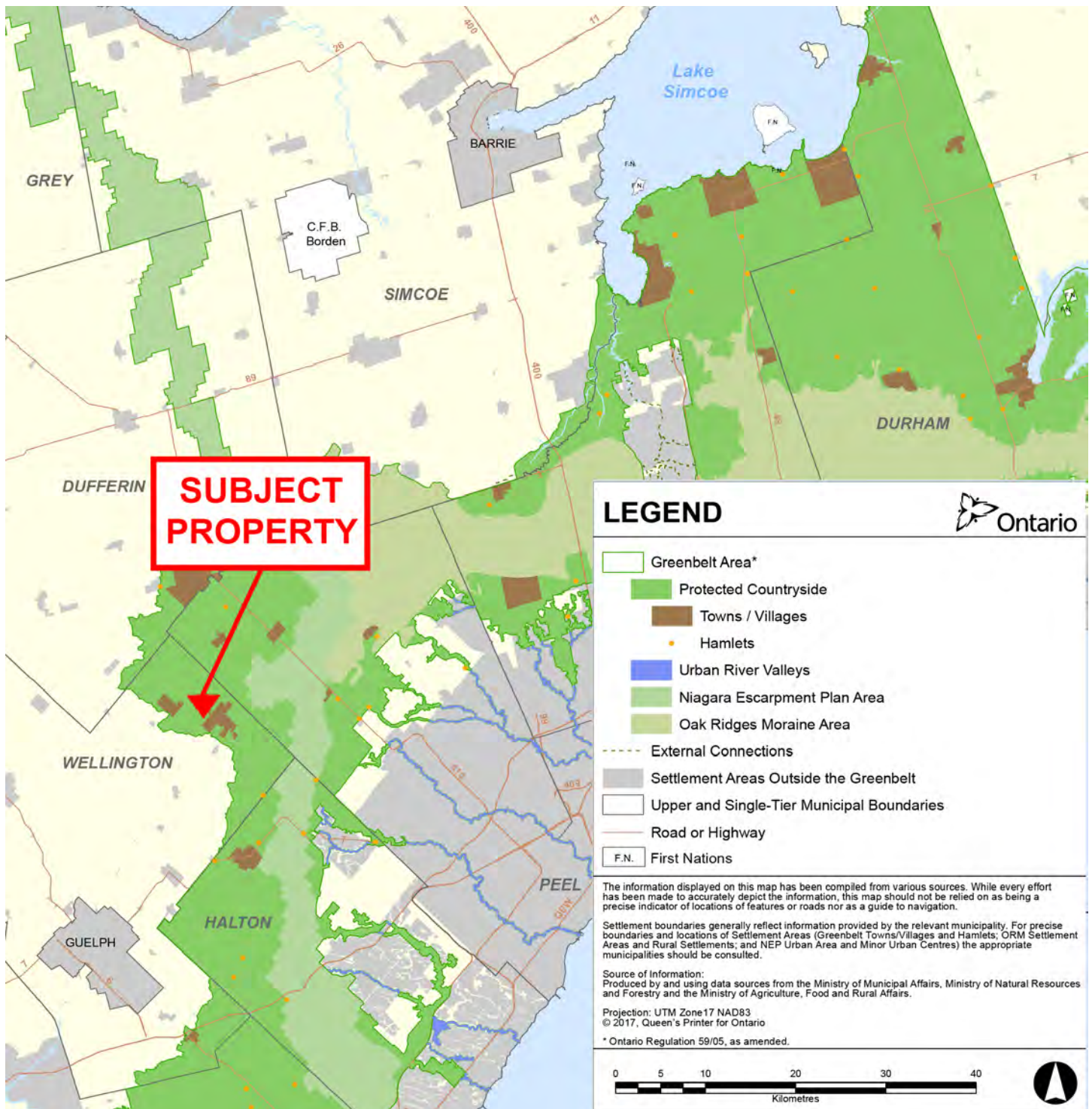


FIGURE 9
GREENBELT AREA

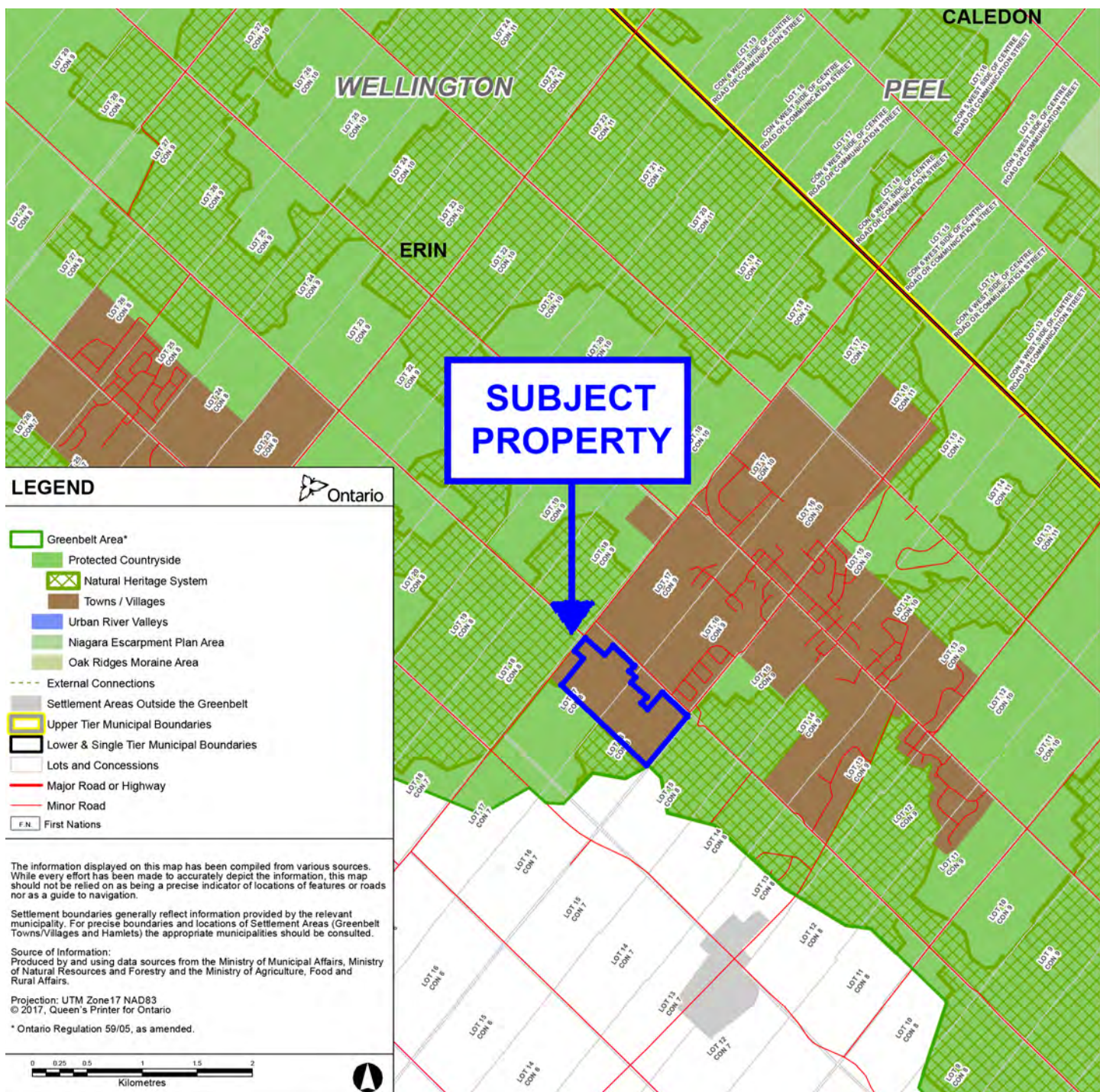


FIGURE 10
GREENBELT PLAN MAP 68

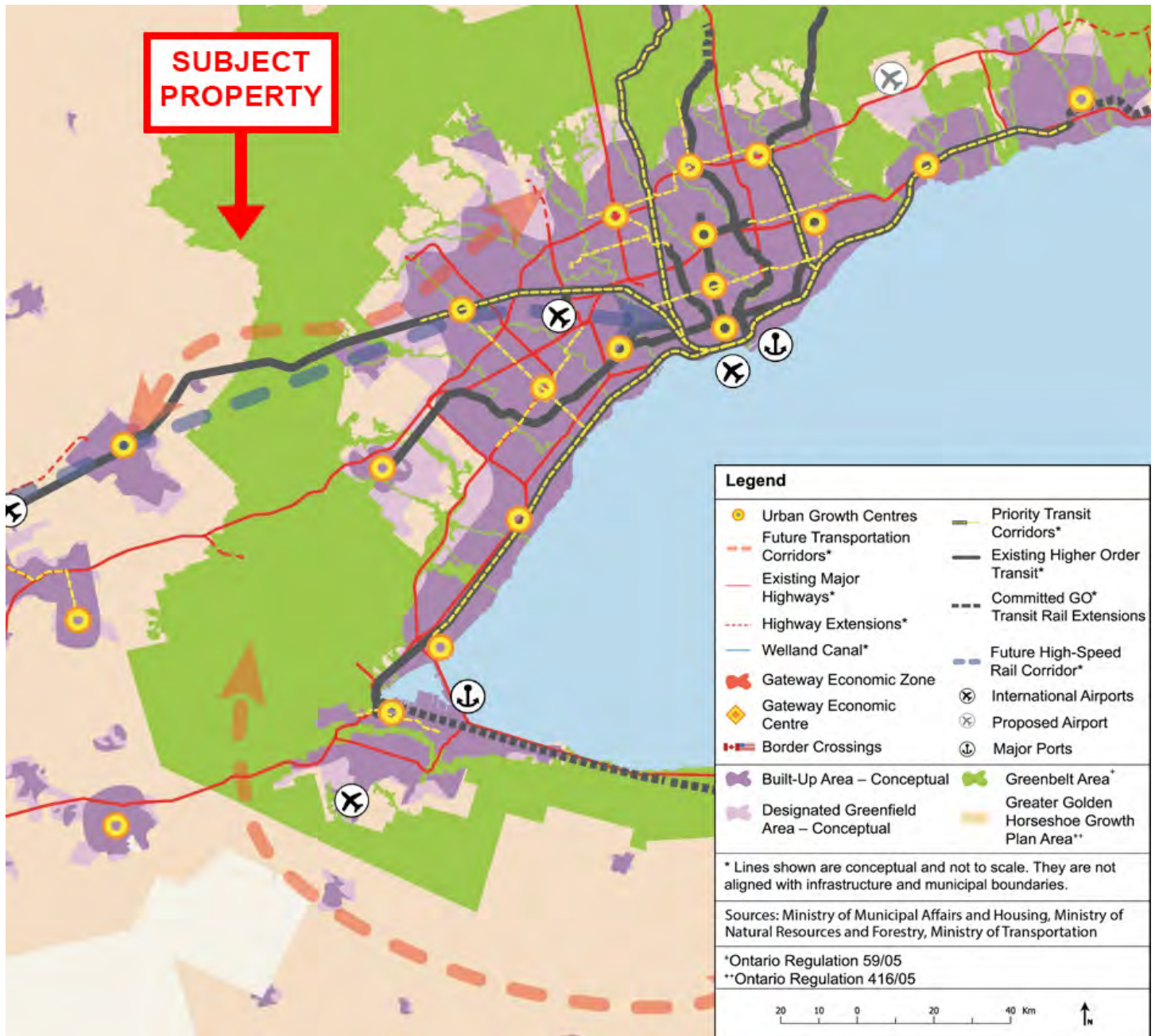


FIGURE 11
A PLACE TO GROW CONCEPT

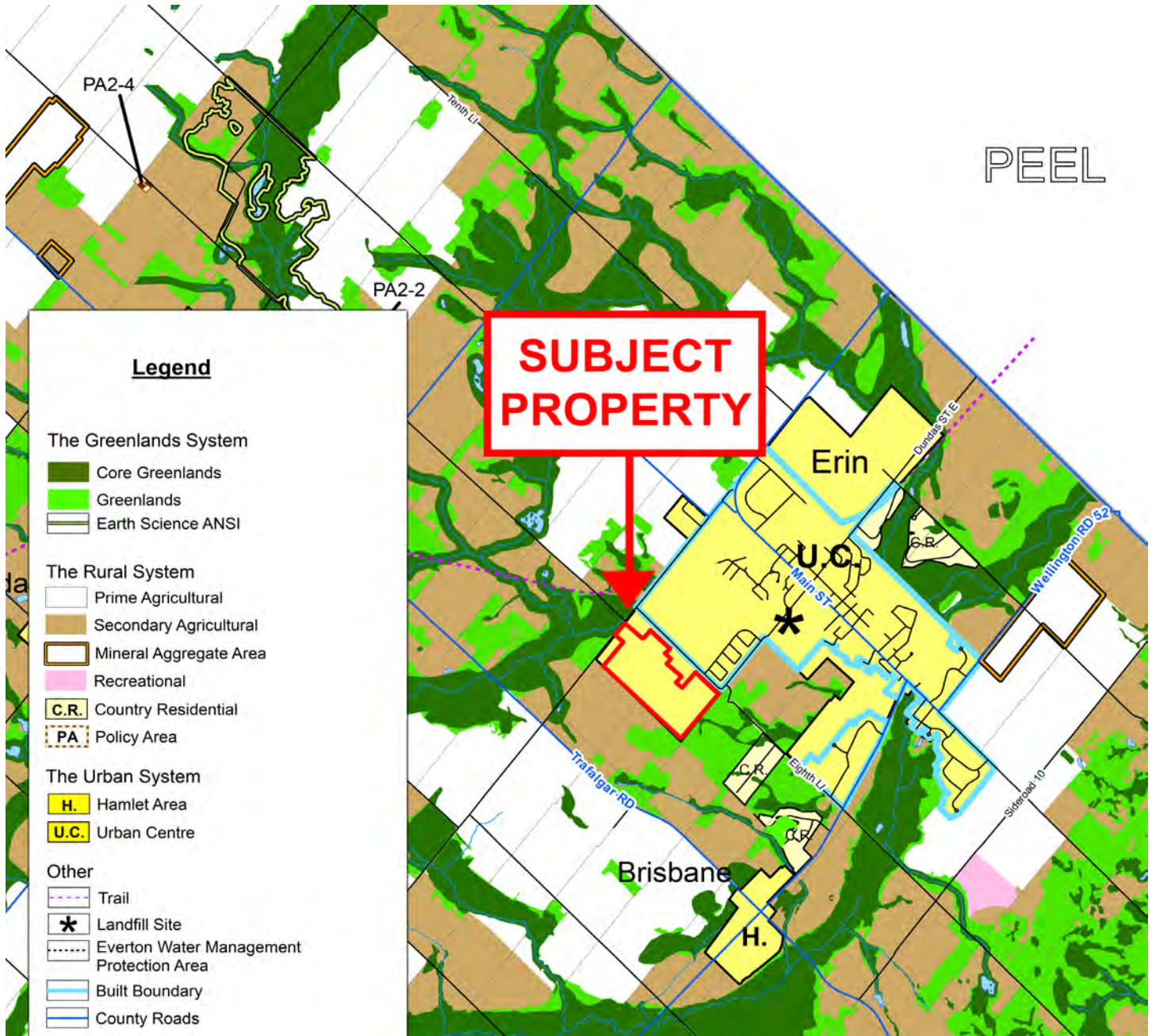


FIGURE 12
COUNTY OF WELLINGTON OP SCHEDULE A2

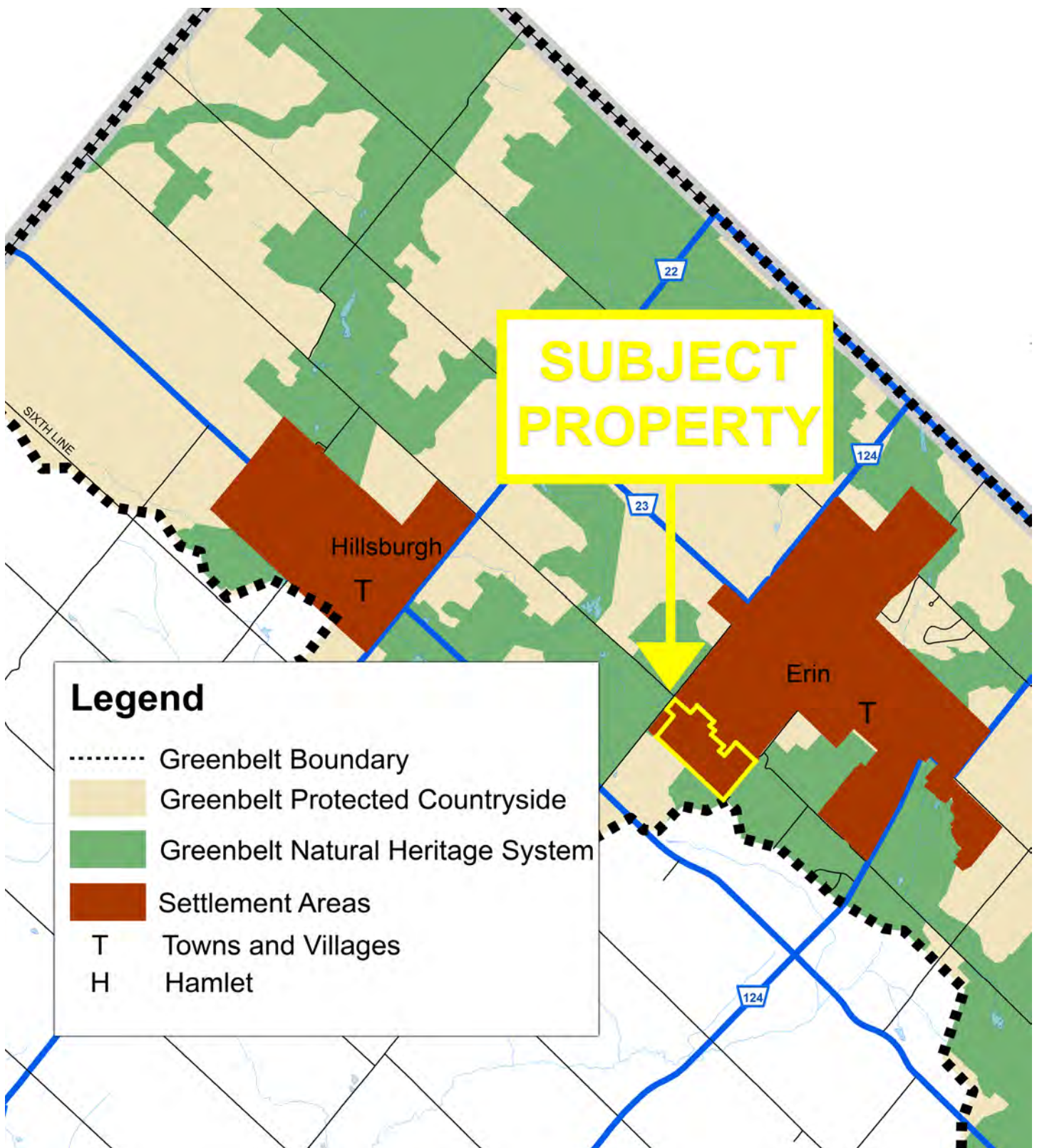


FIGURE 13
COUNTY OF WELLINGTON OP SCHEDULE A2-1

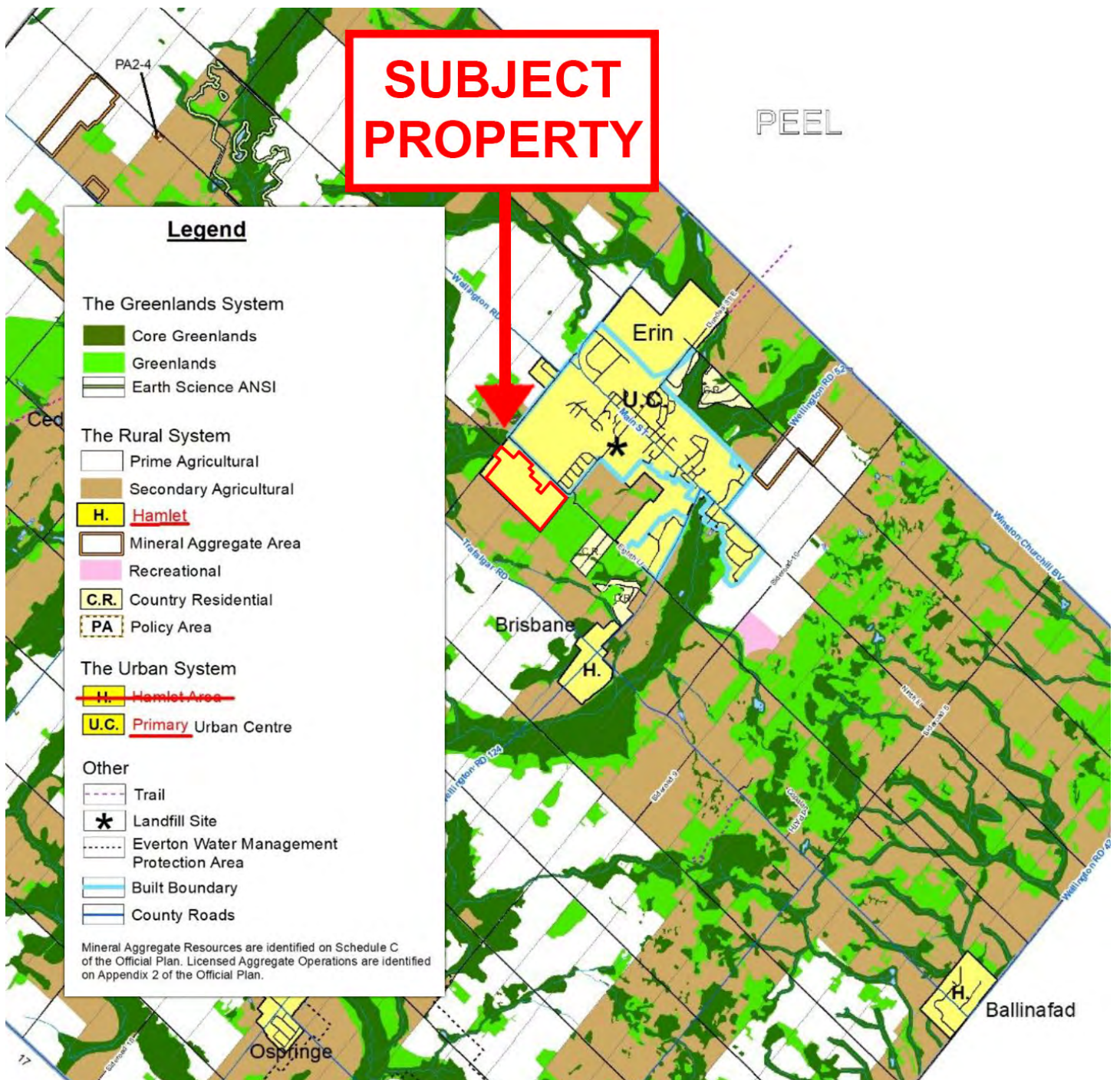


FIGURE 14
COUNTY OF WELLINGTON OPA 119 SCHEDULE B2

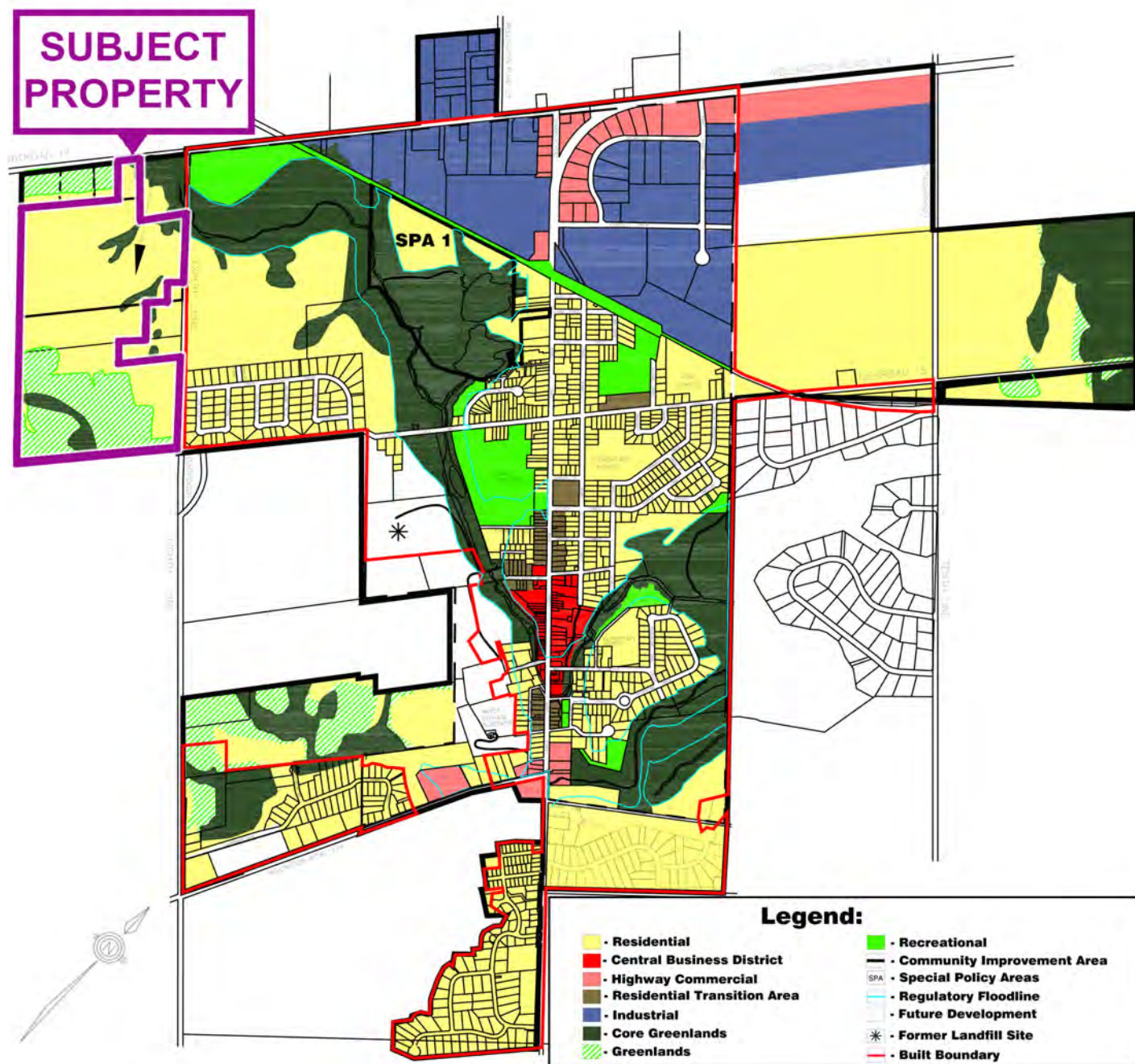


FIGURE 15
TOWN OF ERIN OP SCHEDULE A-2

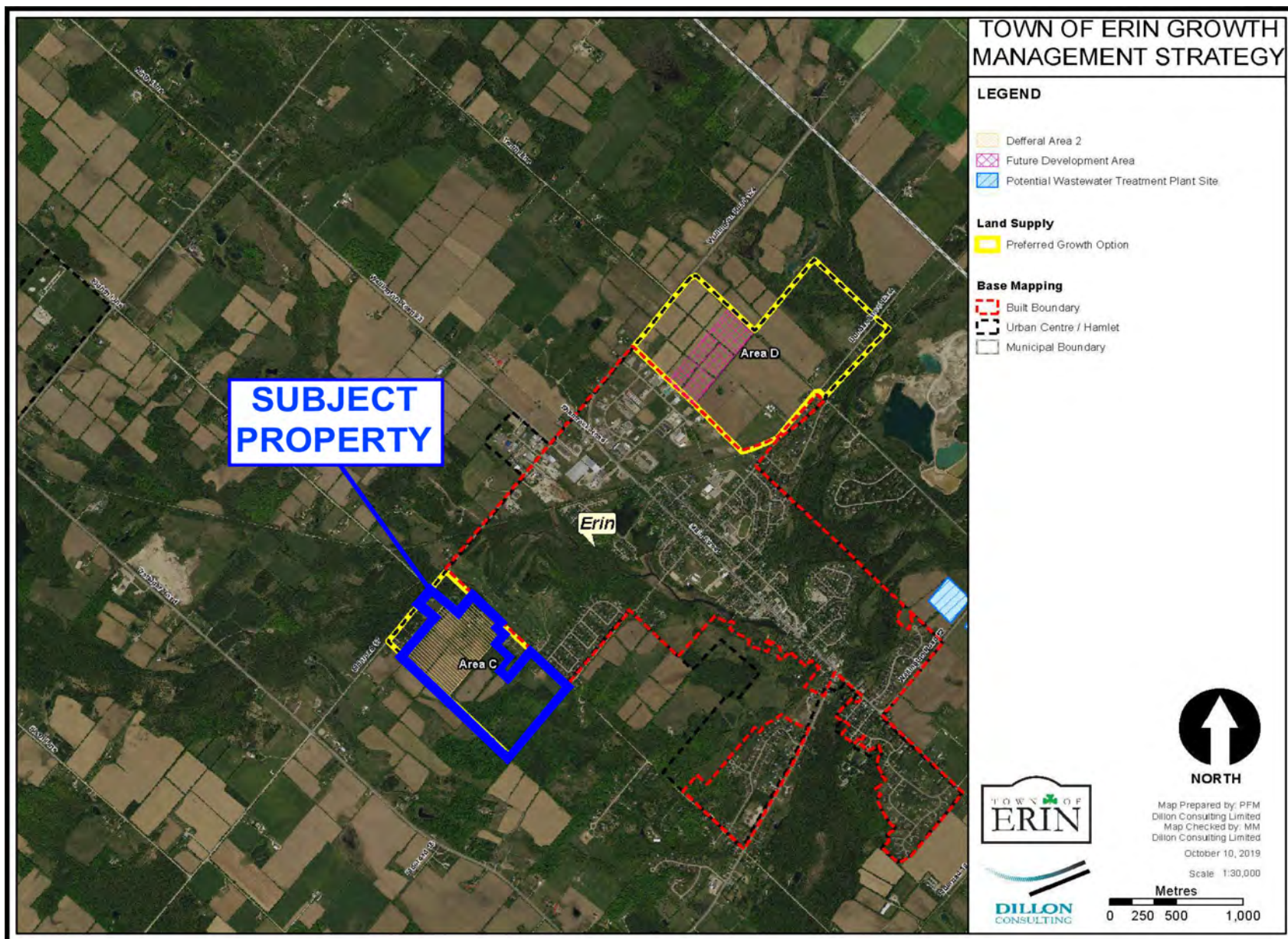


FIGURE 16
PREFERRED GROWTH MAP

