

Planning Justification Report: Addendum

Hillsburgh Ridge Subdivision

Thomasfield Homes Ltd.

Town of Erin, County of Wellington

Zoning By-law Amendment

Draft Plan of Subdivision

March 2026



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1. Introduction

1.1 Background & Development Applications

GSP Group submitted development applications on behalf of Thomasfield Homes Ltd. (“Thomasfield”) — an application for a Zoning By-law Amendment (“ZBA”) to the Town of Erin and an application for approval of a Draft Plan of Subdivision (“DPS”) to the County of Wellington — on November 19, 2024. The applications will facilitate the development of a residential subdivision (the “proposed development”) in the Hillsburgh Urban Area containing 215 dwelling units: 142 single detached dwellings, 24 townhouse units, a Multiple Residential block containing an additional 48 dwelling units, and one Future Residential block that will contain one more single detached dwelling.

The County issued a letter on January 14, 2025, acknowledging receipt of the DPS application (No. 23T-24001). The Town issued a letter on January 31, 2025, deeming the ZBA application (No. Z24-01) to be a complete application. A statutory Public Meeting regarding the ZBA application, required under s. 34 (12) of the *Planning Act* (R.S.O. 1990, c. P.13) was held on April 10, 2025. The two applications were also circulated to Town and County staff and to external agencies (including the relevant school boards, Credit Valley Conservation, and utility and telecommunications providers).

The proposed development has been revised, based on the comments received during the Public Meeting and from the circulation of the original submission, and the revised ZBA and DPS applications are now being resubmitted to the Town and the County, respectively. (Those revisions have included a change to the name of the proposed development, from “Hillsburgh Trails” to “Hillsburgh Ridge”.) The purpose of this Planning Justification Report Addendum (“Addendum Report”) is to describe and explain how the changes made to the proposed development address the comments received, and to demonstrate that the proposed development, as revised, is consistent with the Provincial Planning Statement, 2024 and conforms with provincial plans and with the County’s and Town’s Official Plans (or does not conflict with them, as the case may be).

1.2 Report Structure & Contents

This Addendum Report focuses on changes made to the proposed development following the original submission in November 2024. For further details about the original applications and regarding the context of the Subject Property, the reader is referred to the Planning Justification Report (prepared by GSP Group and dated November 2024) that accompanied the original submission.

The remaining sections of this Addendum Report have been organized as follows:

- Section 2 (Proposed Development) briefly describes the Subject Property before reviewing the comments received at the Public Meeting and through the circulation of the original applications. This is followed by a description of how the DPS and ZBA applications have been modified to address the comments received.
- Section 3 (Supporting Studies & Reports) reviews the changes that have been made to the studies and reports being resubmitted in support of the proposed development, as modified.
- Section 4 (Planning Policy Review & Analysis) discusses the revisions made to the proposed development with respect to the Provincial Policy Statement, 2024; the Greenbelt Plan (2017); the Wellington County Official Plan; and the Town of Erin's Official Plan.
- Section 5 (Conclusion) summarizes and reviews the key points made in this Addendum Report.

There are two appendices to this Addendum Report: **Appendix "A"**, which contains a revised version of the proposed draft ZBA, and **Appendix "B"**, which contains lot dimensions for the revised draft plan to confirm compliance with the proposed zoning.

2. Proposed Development

2.1 Subject Property

The Subject Property (**Figure 1**) occupies an area of approximately 14.14 hectares on the north side of Wellington Road 22, about 500 metres west of the intersection with Trafalgar Road / Wellington Road 24 (“WR24”).¹ The Subject Property, which is described legally as Part of Lot 23, Concession 7 (Geographic Township of Erin), has not been assigned a municipal address, but is located between Nos. 9354 and 9364 Wellington Road 22. At present, the Subject Property is used for the farming of crops and does not contain any buildings or structures.

The lands to the west of the Subject Property are similarly being used for agricultural purposes. The adjacent lands to the east contain a large wooded area and part of a provincially significant wetland associated with the Erin Branch of the Credit River. The lands to the north of the Subject Property, also unoccupied by buildings or structures, contain smaller woodlots, including a significant woodland that runs along the northerly boundary of the Subject Property. It is anticipated that these abutting lands, owned by Carson Reid Homes (“CRH”), will be the subject of development applications to the Town of Erin and the County of Wellington in the near future. Among other things, those applications will ensure that the future development of the CRH lands is designed in coordination with the proposed development of the Subject Property.

The Subject Property is located at the southwesterly corner of the Hillsburgh Urban Area, as identified in the Official Plans of the Town of Erin and the County of Wellington. The Subject Property is designated “Residential” on Schedule “A-3” to the Town’s Official Plan (**Figure 2**) and is currently zoned “FD” (“Future Development”) on Schedule “C” to the Town’s Zoning By-law No. 07-67 (**Figure 3**). Schedule “A-3” to the Town’s Official Plan also identifies the conceptual alignment of a Proposed Minor Collector Road that will connect Wellington Road 22 (“WR22”) to Station Street through the Subject Property and the abutting property to the north.

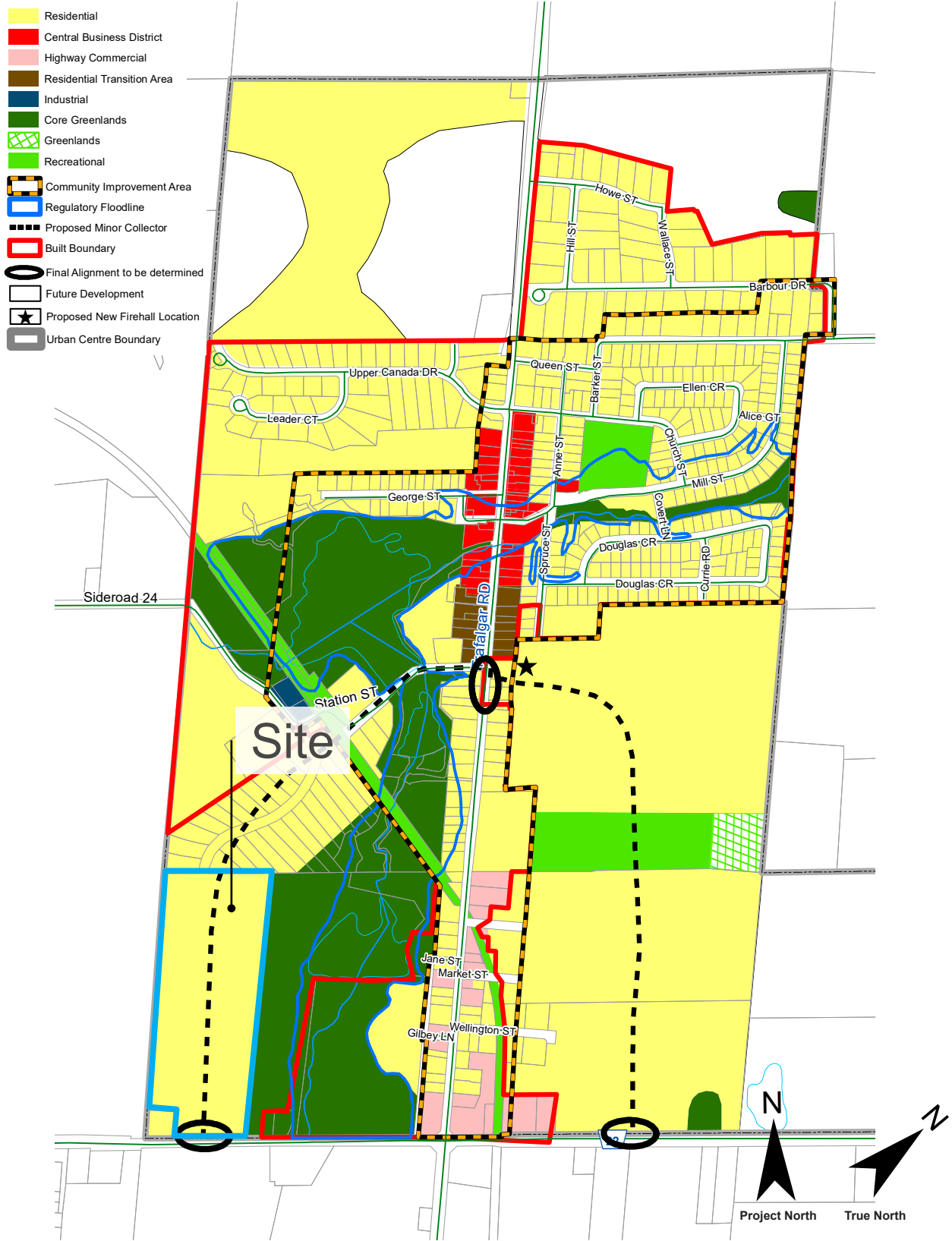
¹ Throughout this report, the use of cardinal directions refer to “project north,” an orientation in which Wellington Road 22 runs east–west along the southerly boundary of the Subject Property. The maps in this report include two compass rosettes, one showing true north and another showing “project north” (approximately 46 degrees west of true north).



Source: Google Earth, Wellington Interactive Mapping, Credit Valley Conservation

Subject Property

Figure
1



Hillsburgh Urban Area

Source: Town of Erin Official Plan, Schedule A-3 (2011)

Figure
2

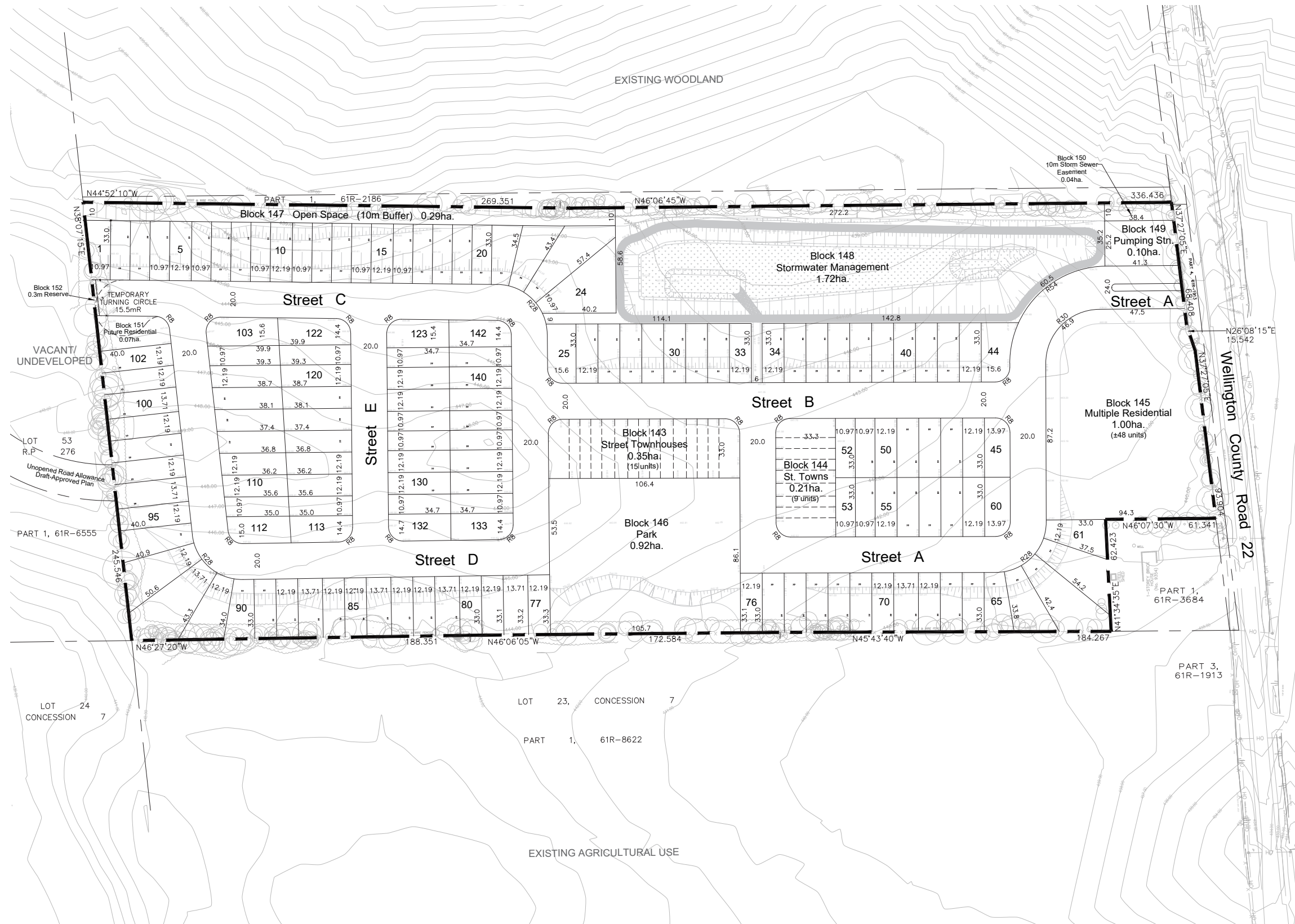
2.2 Original Submission & Public Comments

The draft plan for the proposed development, as it was presented at the Public Meeting on April 10, 2025 (the “original draft plan”: see **Figure 4**), contained 214 dwelling units (142 single detached dwellings, two townhouse blocks containing 24 units, and a multi-residential block for another 48 dwelling units), as well as one Future Residential block for an additional single detached dwelling, for a final total of 215 dwelling units. The original draft plan also included a 0.92-hectare Park block, a 1.72-hectare Stormwater Management block, a 10-metre Storm Sewer Easement block, a Sanitary Pumping Station block, a 0.3-metre Reserve block at the connection between Street ‘C’ and the CRH lands to the north, and a 10-metre Open Space buffer to provide separation between the residential lots along the easterly boundary and the woodland on the adjacent property.

The comments received from members of the public at the April 10 meeting related primarily to the following topics:

- safety concerns regarding the proposed intersection of Street ‘A’ and WR22 providing access to and from the subdivision;
- impacts on wildlife, vegetation (including butternut trees), and waterways;
- potential impacts from the proposed SWM block on erosion and slope stability, particularly in relation to the significant slope on the abutting property to the east; and
- impacts from siltation and sedimentation during construction, particularly in light of similar impacts the community has experienced from other development projects elsewhere in the Hillsburgh Urban Area.

Members of Council posed questions regarding the proposed sanitary sewer connection along WR22 (including the eventual conveyance of sanitary flows from the future development of the CRH lands), the impacts of construction traffic using the proposed intersection with WR22, the location and design of the SWM facility (including its placement at the top of a hill, the direction of discharge flows, whether the facility can accommodate the expected number of residents, and potential impacts from extreme weather events), the proposed location of the Park block and the possibility of reconfiguring the design to better take advantage of natural vistas and natural heritage assets, and transportation connections (or apparent lack thereof) to downtown Hillsburgh. Members of Council also raised topics that included the cumulative impacts of development on traffic volumes, the proposed removal of butternut trees, the findings of the wetland risk evaluation, the specific uses proposed for the Multiple Residential block, and the effectiveness of silt fencing in reducing impacts from construction activities.



2.3 Comments from Circulation of Original Submission

Comments on the original applications and supporting materials were received from the Town of Erin's Planning Department, the County of Wellington's Planning & Development Department and the County's Roads Division, as well as from Canada Post, Credit Valley Conservation, the Upper Grand District School Board, the Wellington Catholic District School Board, and Wellington Source Water Protection. Comments were also received from the following consultants, who undertook peer reviews of the applications and supporting materials on behalf of the Town: Ainley & Associated Limited (Development Engineering Peer Review), GWS Ecological & Forestry Services Inc. (Environmental Impact Study Peer Review), Harden Environmental Services Ltd. (Hydrogeological Study Peer Review), and The Planning Partnership (Urban Design Peer Review).

The comments received from the circulation of the original applications included comments related to the following topics:

- road classifications and associated minimum right-of-way widths;
- impacts from vegetation clearing, as well as recommendations regarding tree compensation, the use of tree protection fencing, environmental monitoring, and the preparation of a Woodland Edge & Buffer Management Plan during the detailed design stage of the development;
- the sizing and design of the proposed stormwater management facility and its outlets, including impacts from runoff and requests for further information regarding quality controls;
- proposed lot-level infiltration and potential impacts from changes to the groundwater flow system;
- emergency access to the proposed development (in the absence of a second entrance via a road connection through the CRH lands to the north);
- the location of the proposed park and the lack of sufficient frontage along Street 'B';
- the provision of trails and other active transportation facilities; and
- the alignment of Street 'C' with the future road network on the CRH lands to the north of the Subject Property.

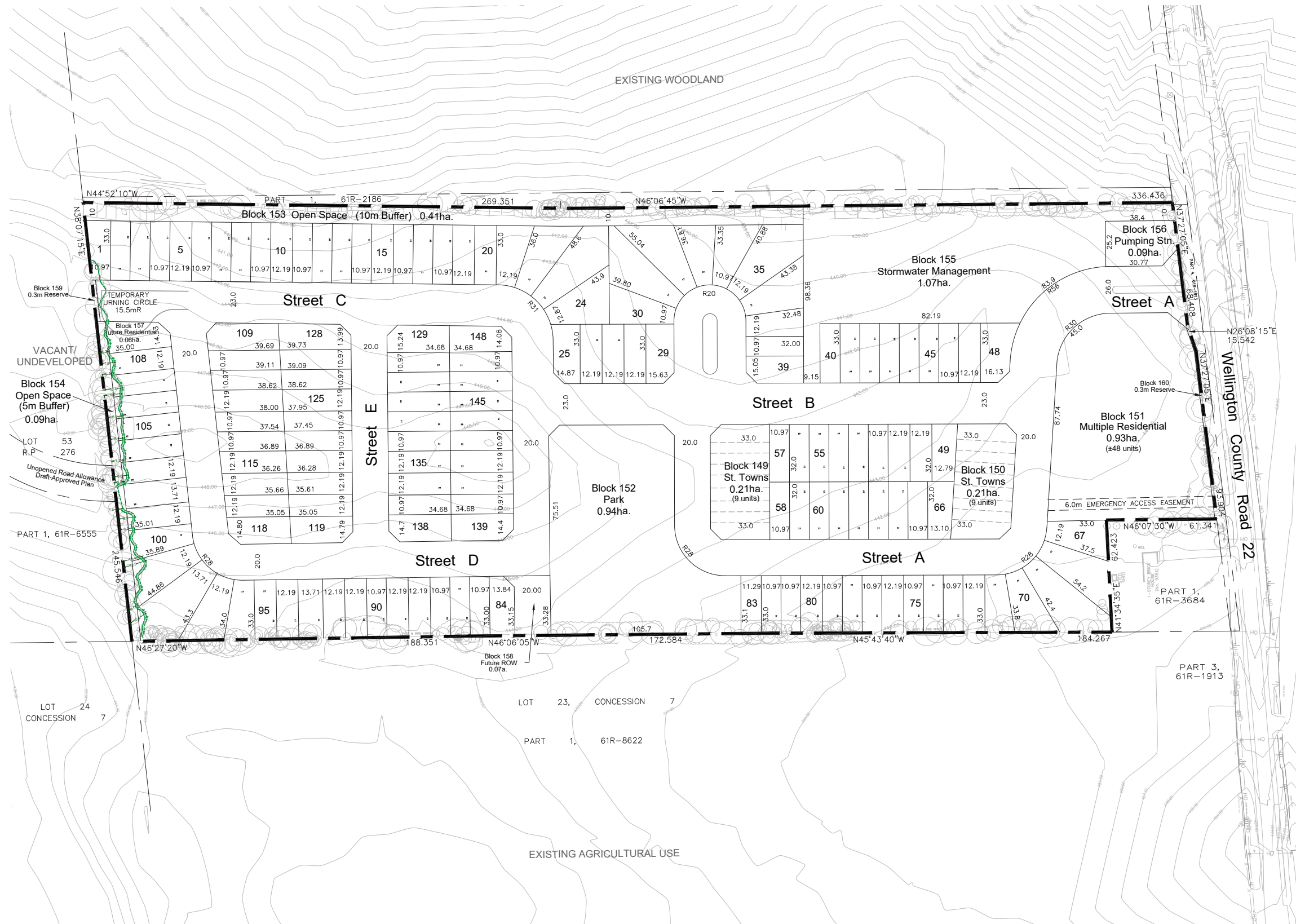
The list above is not intended to be exhaustive. A full comment–response matrix has been appended to the cover letter included with the resubmission of these applications to the Town and the County.

2.4 Revisions to Draft Plan of Subdivision

The revised draft plan being resubmitted to the Town and County is shown in **Figure 5**. Like the original, the revised draft plan contains a total of 215 dwelling units (including the Future Residential block), although the distribution of units has been altered: the number of single detached dwellings has increased by six, with a corresponding decrease in the number of street townhouse units, bringing the total numbers to 148 single detached dwellings and 18 street townhouse units. The revised draft plan still contains two townhouse blocks, but one of these (Block 143 on Figure 4) has been relocated to have frontage along Street 'A' (Block 150 on Figure 5), opposite the Multiple Residential block. As a result, Street 'A' has been extended and the Park block reconfigured accordingly. A reduction in the area required for the Stormwater Management ("SWM") block has allowed for the addition of a cul-de-sac off of Street 'B' with ten single detached residential lots. The size and design of the SWM block is discussed in more detail in Section 3.2 below, which addresses the revised Functional Servicing Report.

Road Connections & ROW Widths. The right-of-way ("ROW") widths of Street 'A', Street 'B', and Street 'C' have been increased at the Town's request to more closely conform with the Proposed Minor Collector Road shown on Schedule 'A-3' to the Town's Official Plan (see Figure 2 on p. 5 above). The segment of Street 'A' between the entrance to the subdivision from Wellington Road 22 and the intersection with Street 'B' has been increased to 26 metres, which is the Town's required minimum ROW width for a Collector Road. (This widening has necessitated a slight reduction to the area of the Multiple Residential block.) All of Street 'B', as well as the segment of Street 'C' between the intersection with Street 'C' and the future connection point to the CRH lands to the north, has been increased to a 23-metre ROW width, which is the Town's minimum requirement for a Minor Collector Road. A 20-metre-wide Future ROW block (Block 158 on Figure 5), which in the long term will provide for an eventual road connection to the west, has been added between the park and Lot 84.

Environmental Impacts. A new 5-metre Open Space Buffer block (Block 154 on Figure 5) has been added behind the residential lots along the northerly property boundary (Lots 98–108 and Future Residential Block 157 on Figure 5). This 5-metre buffer, which has been added in consultation with the project's environmental consultants, will provide additional protection for the significant woodland on the adjacent CRH lands. Among other things, the 5-metre buffer will allow for the installation of fencing, at the developer's expense, along the rear lot lines to reduce the potential for human interference with the woodland and to reduce impacts from development, as the installation of one long fence by the developer will be more efficient and less impactful than the installation of twelve shorter fences by individual property owners.



Park Location & Configuration. The decision to place the Park block (Block 146 on Figure 4, Block 152 on Figure 5) in its proposed location, abutting the westerly boundary of the Subject Property, was made in order to preserve five Category 2 butternut trees located in this area. In order to maintain this function, the segment along the westerly boundary has served as an “anchor” for the proposed Park block: a comparison of Figure 4 and Figure 5 will show that the width of the Park block along this boundary remains unchanged, at 105.7 metres, and likewise that the northwesterly corner of the Park block is in the same location on both the original and the revised draft plan, 188.35 metres from the northwesterly corner of the Subject Property. However, the Park block on the revised draft plan has been extended outward (to the east), giving it a more centralized location and providing additional frontage along both Street ‘A’ and Street ‘C’, as well as introducing a third frontage along Street ‘B’. The area of the Park block has also increased slightly, to 0.94 hectares. In addition, the placement of Future ROW Block 158 will allow it to serve an interim function as part of the Park (see Section 2.5 below for further details).

Active Transportation. The increased ROW width for Street ‘A’, Street ‘B’, and Street ‘C’ will allow for the addition of an on-street multi-use trail within the municipal ROW. This on-street multi-use trail will also be incorporated into the design of the future development of the CRH lands to the north, with the goal of eventually providing an active transportation connection to the Elora Cataract Trailway, which abuts the northerly boundary of the CRH lands. In addition, a pedestrian connection will be provided between Street ‘A’ and Street ‘D’ over the Park block, and a trail will be incorporated into the design of the SWM facility. It has been determined, in consultation with the environmental and engineering consultants, that the 10m Open Space Buffer (Block 153 on Figure 5) is not suitable for a trail, due to grading constraints as well as the sensitivity of the natural features on the adjacent property.

Emergency Access. The revised draft plan includes a 6-metre-wide easement over the Multiple Residential block (Block 151 on Figure 5) between Wellington Road 22 and Street ‘A’, which will provide a second point of access for emergency vehicles, should a secondary emergency access become necessary at any point. The proposed ZBA has been revised to include holding provisions (see Section 2.5 below) to prevent the development of the Multiple Residential block until such time as the emergency access easement is no longer considered necessary (*i.e.*, until a second connection to Station Street is available through the CRH lands to the north).

Table 1 on the following page provides an overview of the changes that have been made to the DPS.

Table 1 – Summary of Revisions to Draft Plan

Land Use	Original Draft Plan	Revised Draft Plan	Summary of Changes
Single Detached Dwellings	142 lots 6.39 ha	148 lots 6.56 ha	Addition of six lots (including lots along new cul-de-sac off Street 'B'). Changes to size and configuration of lots to accommodate greater ROW widths, addition of 5m Open Space Buffer, and other revisions.
Street Townhouses	two blocks (24 units) 0.56 ha	two blocks (18 units) 0.42 ha	Relocation of one block (formerly Block 143, now Block 150) and reduction in number of units.
Multiple Residential	one block (~48 units) 1.00 ha	one block (~48 units) 0.93 ha	Minor reduction in area due to increase in Street 'A' ROW width. Addition of 6m emergency access easement over block.
Park	one block 0.92 ha	one block 0.94 ha	Minor increase in size and extension to provide more centralized location. Addition of third street frontage along Street 'B'.
Open Space	one block 0.29 ha (10m wide)	two blocks 0.50 ha: 0.41 ha (10m wide) + 0.09 ha (5m wide)	Extension of 10m Open Space Buffer along rears of new residential lots. Addition of 5m Open Space Buffer along northerly boundary to provide additional protection for adjacent woodland.
Stormwater Management	one block 1.72 ha	one block 1.07 ha	Reduction in size.
Pumping Station	one block 0.10 ha	one block 0.09 ha	Slight reduction in area to accommodate sight triangle at adjacent intersection.
Future Residential	one block 0.07 ha	one block 0.06 ha	Slight reduction in area to accommodate 5m Open Space Buffer.
10m Storm Sewer Easement	one block 0.04 ha	---	Consolidated with SWM block.
Future ROW	---	one block 0.06 ha (20m wide)	Addition of new block to provide for future connection to the west.
0.3m Reserve	one block (20m wide)	one block (23m wide)	Slight increase to match increase in Street 'C' ROW width.

2.5 Revisions to Proposed Zoning By-law Amendment

The changes made to the DPS application have necessitated some revisions to the proposed ZBA, a draft version of which is provided in Appendix “A” to this Addendum Report. The draft ZBA and associated schedule have been reformatted, at the Town’s request, to match the appearance and organization of other recent amending by-laws passed by Council. This includes the addition of an explanatory note at the end of the draft ZBA.

The draft ZBA submitted with the original applications can be found in Appendix “A” to the original Planning Justification Report, dated November 2024. The following changes have been made to the original draft ZBA:

- The “OS1-1XX” (“Open Space Recreation One Exception”) Zone, which prohibits the erection of buildings or structures, and which the original draft ZBA applied to the 10-metre Open Space Buffer block, has also been applied to the 5-metre Open Space Buffer block and the Future ROW block on the revised draft plan. This will allow the Future ROW block to serve as part of the adjacent Park block in the interim while maintaining the Future ROW block for its long-term intended function.
- A second holding symbol (“H2”) has been applied the Multiple Residential block. The purpose of this holding symbol is to ensure that the emergency access easement over this block remains in place until a road connection to Station Street through the CRH lands to the north becomes available, making a second point of access from Wellington Road 22 to the subdivision no longer necessary.

The lot dimensions on the revised draft plan comply with the minimum lot area and minimum lot frontage requirements for the “UR1” zone (280 m² and 10 metres, respectively). A table of dimensions can be found in Appendix “B”.

3. Supporting Studies & Reports

This section of the Addendum Report discusses the revisions that have been made to the following reports and studies:

- Environmental Impact Study, prepared by Natural Resource Solutions Inc. (original version dated November 2024, revised version dated February 25, 2026);
- Functional Servicing Report, prepared by C.F. Crozier & Associates Inc., dated February 2026 (the original Functional Servicing Report, dated November 2024, was prepared by GM BluePlan Engineering, now GEI Consultants, Inc.);
- Transportation Impact Study, prepared by Salvini Consulting (original version dated April 2023, revised version dated December 2025); and
- Urban Design Brief, prepared by GSP Group (original version dated November 2024, revised version dated December 2025).

Other reports and studies that were included with the original development applications have been included with the resubmission of those applications to the Town and the County, but have not been affected by the revisions to the proposed development and therefore are not discussed in this Addendum Report.

3.1 Environmental Impact Study

Natural Resource Solutions Inc. (“NRSI”) has prepared an updated Environmental Impact Statement (“EIS”) based on the revised draft plan and to address comments received regarding the EIS (dated November 2024) provided with the original submission. The updated EIS is dated February 27, 2026.

Section 7.3 of the EIS summarizes direct impacts from the proposed development on natural features. A comparison of this summary in the updated (February 2026) EIS with that provided in the November 2024 EIS indicates that the magnitude of direct impacts has been reduced, which was one of the reasons for the revisions made to the draft plan, as discussed in Section 2.4 of this Addendum Report. More specifically, the revised draft plan requires a lesser amount of vegetation removal, less encroachment from permanent structures and infrastructure on retained butternut trees, and fewer major disturbances (use of heavy equipment and excavation of soil) within the Root Harm Prevention Zone (“RHPZ”) buffers of the retained trees. **Table 2** on the following page summarizes the principal points of comparison.

Table 2 – Comparison of Direct Impacts Identified in EIS (Previous & Updated)

Impact	Previous EIS November 2024	Updated EIS February 2026
Removal of vegetation ^(a)	542 m of H1 / H3 127 m ² of H2 443 m ² of CUT1 58 m ² of FOD5-7 10 m ² of CUW1	542 m of H1 / H3 127 m ² of H2 10 m ² of CUT1 25 m ² of FOD5-7
Removal of candidate habitat	Removal of 58 m ² of FOD5-7 and 10 m ² of CUW1 Retention of two candidate roost trees Temporary impacts from creation of new treed edges	Removal of 25 m ² of FOD5-7 Retention of two candidate roost trees Temporary impacts from creation of new treed edges
Harm to / killing of butternut trees	Removal of 8 trees and retention of 8 trees Permanent structures (including building footprints & infiltration galleries) within 25 m of 5 retained trees Construction activities ^(b) in RHPZ of 2 retained trees Construction activities ^(b) in RHPZ buffer of 5 retained trees Minor soil disturbance ^(c) in RHPZ buffer of 7 retained trees	Removal of 8 trees and retention of 8 trees Permanent structures (including building footprints & infiltration galleries) within 25 m of 2 retained trees Construction activities ^(b) in RHPZ of 1 retained tree Construction activities ^(b) in RHPZ buffer of 4 retained trees Minor soil disturbance ^(c) in RHPZ buffer of 7 retained trees

^(a)Vegetation communities: H1 = Hedgerow (Black Cherry-dominated); H2 = Hedgerow (Sugar Maple-dominated); H3 = Hedgerow (equidistant Sugar Maple); CUT1 = Mineral Cultural Thicket Ecosite (Common Apple-dominated, with occasional Ash, Manitoba Maple, Black Cherry, and sparse American Elm); FOD5-7 = Dry – Fresh Sugar Maple – Black Cherry Deciduous Forest Type; CUW1 = Mineral Cultural Woodland Ecosite (deciduous).

^(b)“Construction activities” refers to the use of heavy equipment, excavation of soil, removal of vegetation, or any combination thereof, associated with the construction of permanent structures or infrastructure.

^(c)“Minor soil disturbance” refers to disturbance from activities such as grading or installation of temporary silt fencing.

Sources: NRSI, 9354 Wellington Road 22 Hillsburgh Subdivision Environmental Impact Study (November 2024), Section 7.3 (pp. 43–50); NRSI, Hillsburgh Ridge Subdivision Environmental Impact Study (February 2026), Section 7.3 (pp. 48–55).

The majority of the recommendations made in the previous EIS remain unchanged, while Table 19 in the updated EIS (pp. 90–92) includes additional recommendations meant to mitigate impacts from dust and post-construction impacts from outdoor lighting. Section 7.6 of the updated EIS now includes a recommendation regarding the follow-up monitoring of the Environmental Implementation Report that will be required as a condition of approval, in order to assess the effectiveness of mitigation, restoration, and enhancement measures, and to allow for adaptive management as needed (p. 86).

Consultation with the Ministry of the Environment, Conservation and Parks undertaken since the original submission has confirmed that the proposed activities that would harm or kill butternut trees will be registered under a conditional exemption under the *Endangered Species Act, 2007*. The registration of these activities during the detailed design stage will involve determining compensation requirements for the proposed removal or harm of trees, which Section 7.6.2 of the EIS states is anticipated to require the planting and tending of butternut trees. This section of the updated EIS has been revised to remove a reference to the possibility of making a payment into the Species at Risk Conservation Fund, as that option is no longer available following recent amendments to the *Endangered Species Act, 2007*.

Table 3 (p. 18) summarizes the mitigation measures recommended in the updated EIS.

3.2 Functional Servicing Report

The Functional Servicing & Preliminary Stormwater Management Report (“FSR”) that accompanies the resubmitted applications was prepared by C. F. Crozier & Associates Inc. (“Crozier”) and is dated February 2026. The report submitted with the original applications, dated November 2024, was prepared by GM BluePlan Engineering (now GEI Consultants, Inc.).

The updated FSR addresses water servicing, sanitary sewer servicing, and stormwater management for the revised draft plan. The overall servicing strategy has not been altered: water services will be provided by extending a watermain along WR22 west from Trafalgar Road / WR24, while sanitary sewer services will be provided by a pumping station within the proposed development that will pump sanitary flows along WR22 to a new trunk sewer being constructed along the Elora Cataract Trail. Internal storm sewers will convey flows from the 5-year design storm to the proposed stormwater management facility discharging to an existing roadside ditch along WR22. Following consultation between Crozier and Wellington County staff, it has been agreed that ditch conveyance will be improved to accommodate expected discharge levels as part of the detailed design of the proposed development (FSR, Section 3.4, p. 7).

Table 3 – Potential Impacts & Recommended Mitigation Measures from Updated EIS

Potential Adverse Impact	Recommended Mitigation Measures
Removal of confirmed SAR habitat, candidate SAR habitat, and candidate SWH	<p>Register proposed harm and killing of butternut trees under conditional exemption under <i>Endangered Species Act, 2007</i>.</p> <p>Ensure vegetation removal occurs outside bat active periods.</p> <p>Restrict removal of candidate bat maternity colony habitat to portion on edge of habitat.</p> <p>Clearly demarcate construction zone boundaries to limit unnecessary vegetation removal.</p> <p>Maximize physical separation between development and adjacent natural features.</p> <p>Prepare and implement Woodland Edge & Buffer Management Plan.</p>
Removal of treed hedgerow features, forested and thicket vegetation communities, and other vegetation	<p>Ensure vegetation removal activities occur outside typical bird breeding season.</p> <p>Restrict construction activities to daylight hours and avoid use of artificial lighting.</p> <p>Clearly demarcate construction zone boundaries to limit unnecessary vegetation removal.</p> <p>Clearly delineate limits of all buffer areas to avoid unnecessary encroachment.</p>
Potential impacts on quantity and quality of water in West Credit River, including thermal regime	<p>Implement mitigation measures developed by Crozier, as outlined in FSR.</p> <p>Use appropriate landscaping to naturalize proposed SWM facility and support meeting water quality, water quantity, infiltration, thermal regime, and other requirements.</p>
Potential impacts on hydrological balance of PSW	<p>Implement mitigation measures incorporated into SWM approach developed by Crozier, as outlined in FSR.</p>
Damage or disturbance to adjacent natural features	<p>Use silt fencing to clearly demarcate construction zone limits.</p> <p>Ensure garbage, leaf litter, and other debris is not deposited in adjacent areas.</p> <p>Prepare and implement Woodland Edge & Buffer Management Plan.</p>
Wildlife avoidance and other impacts due to construction activities	<p>Restrict construction activities to daylight hours and avoid use of artificial lighting.</p> <p>Moisten areas of bare soil during construction activities to minimize dust impacts, and locate topsoil stockpiles in areas with less wind exposure and away from natural features and buffer.</p>
Erosion, sedimentation, and soil compaction	<p>Implement Erosion & Sedimentation Control Plan (developed by Crozier).</p> <p>Install silt fencing around construction area boundaries and inspect on a regular basis, removing accumulated sediment as needed and immediately replacing any damaged fencing.</p>
Post-construction disturbances to retained features, adjacent natural features, and wildlife	<p>Develop and implement Woodland Edge & Buffer Management Plan.</p> <p>Maintain buffers in natural state and use native species for all landscape plantings.</p> <p>Consider use of dense plantings to discourage human intrusion into sensitive areas.</p> <p>Divert pedestrians from features and buffers through design of recreational pedestrian trails.</p> <p>Distribute educational brochures to homeowners and install appropriate signage to increase awareness of and appreciation for retained, restored, and enhanced features.</p> <p>Select permanent outdoor lighting for residences to minimize light pollution, such as by using motion sensors or timers, covered bulbs that direct light downwards, or International Dark-Sky Association-approved fixtures.</p>

The proposed stormwater management facility is a wet pond that has been designed according to the criteria of the Town of Erin, Credit Valley Conservation, and the Ministry of the Environment, Conservation and Parks (FSR, Section 4.7, p. 17). The pond provides active storage volume greater than the volume requirement for the 100-year design storm event, with an additional 0.3 metres of freeboard (FSR, Section 4.4, p. 14), and has been designed to provide an “Enhanced” level of stormwater quality control (Section 4.5, p. 15). Erosion control is provided to a control volume target based on the extended detention of runoff from the 25-mm design storm released over a period of 24–48 hours (Section 4.6, p. 16). On-site retention of the first 5 mm of rainfall is provided using infiltration-based low-impact development measures (Section 4.6, p. 16).

3.3 Transportation Impact Study

An updated Transportation Impact Study (“TIS”) has been prepared by Salvini Consulting (“Salvini”) to reflect the revisions made to the draft plan and to address comments received on the TIS (dated April 2023) provided with the original submission. The updated TIS is dated December 2025.

Like the original TIS, the purpose of the updated TIS is to assess impacts from the proposed development on the transportation network in the surrounding area, including the intersection of Wellington Road 22 and Trafalgar Road / Wellington Road 24 and the proposed intersection between Street ‘A’ and Wellington Road 22, and to identify any improvements that might be needed to accommodate the proposed development. The updated TIS considers two scenarios: one in which access to the proposed development is provided solely from Wellington Road 22 via Street ‘A’, and one in which the proposed development proceeds in conjunction with the development of the CRH lands to the north, providing a second point of access via Street ‘C’.

Sightline distances at the proposed intersection of Street ‘A’ with Wellington Road 22 (the “proposed entrance intersection”) are addressed in Section 2 of the updated TIS. The posted speed limit in this location is 70 km/h, which according to Wellington County’s Entrance Permit Policy requires a minimum sight distance of 180 metres, using a driver’s eye height of 1.05 metres, measured 3.0 metres from the outer edge of the traffic lane, and an object height of 1.3 metres above the road surface. The County’s Entrance Policy does not require any adjustments for grade.² The sightline analysis included with the TIS confirms

² According to Transportation Association of Canada’s methodology, grade-related adjustments would actually reduce the minimum required sight distances for the proposed entrance intersection, as westbound traffic along Wellington Road 22 approaches the proposed entrance intersection while travelling uphill and therefore would require less time to decelerate.

that the location of the proposed entrance intersection satisfies the County's minimum sight distance requirement, in both directions. The Sight Line Analysis Plan is included in Appendix 'A' to the updated TIS.

As noted in Section 6.1 of the updated TIS, expected afternoon peak-hour volumes indicate that a right-turn lane at the proposed entrance intersection could be considered for westbound traffic along Wellington Road 22, in consultation with County staff, although the intersection would still operate acceptably without a westbound right-turn lane (p. 6). A warrant analysis for a left-turn lane for eastbound traffic at the proposed entrance intersection indicates that a left-turn lane would not be warranted under any of the future total traffic scenarios considered (p. 8). According to the analysis, the proposed entrance intersection "is expected to operate at acceptable levels" under all future total traffic scenarios considered (p. 10).

The updated TIS includes a traffic operations assessment for the existing intersection of Wellington Road 22 and Trafalgar Road / Wellington Road 24, which indicates that the intersection "is expected to experience increased delays for traffic making a southbound left turn and travelling westbound through the intersection" (Section 6.2, p. 9). However, Section 7 of the updated TIS that such delays are anticipated "both with and without the subject proposal" (p. 11).

3.4 Urban Design Brief

The Urban Design Brief ("UDB"), prepared by GSP Group, has been revised to reflect the modifications made to the DPS application. The revised UDB includes details regarding the proposed on-street multi-use trail, updated cross-sections for the modified ROW widths, and further revisions to address modifications made to the overall layout of the proposed subdivision.

4. Planning Policy Review & Analysis

The purpose of this section of the Addendum Report is to establish how the revisions made to the proposed development maintain or, in some cases, enhance its consistency with the Provincial Planning Statement, 2024 and its conformity with applicable provincial plans and with the County's and Town's Official Plans. This section is also intended to address comments received through the circulation of the original development applications regarding the original Planning Justification Report ("PJR").

4.1 Provincial Planning Statement, 2024

The Provincial Planning Statement, 2024 ("PPS 2024") came into effect on October 20, 2024, replacing both the previous Provincial Policy Statement, 2020 and the Growth Plan for the Greater Golden Horseshoe, 2019, which were revoked (as of that same date) by the Lieutenant Governor in Council through Orders in Council No. 1099/2024 and No. 1100/2024, respectively. As noted in the introduction to this Addendum Report, the original development applications were submitted to the Town and County on November 19, 2024.

The original PJR provided a detailed analysis of the development, as originally proposed, with respect to the PPS 2024, most of which remains valid for the revised development proposal. The following paragraphs focus on the proposed development, as revised, under the topic headings used in the analysis in the original PJR.

Settlement Areas & Efficient Development Patterns. Hillsburgh is identified as a "Primary Urban Centre" in the County's Official Plan, and as such is meant to be a focus of growth and development under the PPS 2024. Because the revisions to the draft plan have not changed the total number of dwelling units proposed, the density calculations presented in the original PJR have not been affected by the modifications to the proposed development. The proposed development will still make efficient use of land and support the efficient provision of municipal water and wastewater services.

Range & Mix of Housing Options. Although the mix of dwelling units has been slightly modified in the revised draft plan (through the addition of six detached dwellings and the corresponding subtraction of six street townhouse dwellings), the proposed development will still provide a range and mix of housing options appropriate to the location and surrounding area.

Energy Conservation, Air Quality & Climate Change. The modifications made to the proposed development do not affect its ability to contribute to the achievement of a complete community, and the proposed dwellings will still be energy efficient and support energy conservation. Planning for infrastructure and services has incorporated climate change considerations. Active transportation facilities in the proposed development have been enhanced through the revisions.

Infrastructure & Services. The proposed development will be provided with municipal services, which is consistent with the PPS 2024, and the allocation of capacity has not been affected by the modifications made.

Stormwater Management. Stormwater management planning for the proposed development has been integrated with planning for water and sewage services, as directed by the PPS 2024. The stormwater management strategy incorporates infiltration galleries and low-impact development features to achieve an infiltration balance on the site, and provides the controls needed to ensure the quality and quantity of water and requirements for erosion control, consistent with the PPS 2024.

Transportation Systems & Corridors. The road network in the proposed development has been modified to conform with the Town's requirements. Roads will be designed with an urban cross-section, including sidewalks on both sides. The addition of a multi-use trail within the right-of-way of the Minor Collector Road will support the use of active transportation, eventually providing a connection to the Elora Cataract Trailway to the north. Provision has been made for an eventual transportation connection to the west of the Subject Property.

Land Use Compatibility. The proposed development, as revised, will not adversely affect the long-term viability of any existing or planned industrial use, manufacturing use, or other "major facility" (as defined in the PPS 2024).

Equitable & Accessible Public Spaces. The revised configuration for the Park block enhances its ability to provide equitable access for future residents and provides greater public exposure for the space through the introduction of an additional street frontage.

Natural Heritage. Additional measures have been incorporated into the proposed development, most notably the creation of a new 5-metre Open Space Buffer block, to provide for the protection and preservation of significant natural features on adjacent lands. Direct impacts on natural features have been reduced through the revisions to the draft plan. The implementation of the recommendations made in the updated EIS, accompanied

by recommended monitoring, will ensure there are no negative impacts on natural heritage features or their functions.

Water. The Subject Property is not located in a designated vulnerable area with respect to drinking water sources. The Wetland Water Balance Risk Evaluation performed by NRSI has determined the risk level from the proposed development to be low, meaning “it is unlikely that the proposed activity will have a substantial impact on wetland hydrology” (EIS, p. 70), and the mitigation measures incorporated into the stormwater management approach lead to the conclusion that “no impacts to the receiving wetland’s hydrological or ecological functions and processes are expected to occur” (p. 70). The implementation of those measures through the stormwater management system also means that “no adverse impacts to the quality of surface water are expected to occur as a result of the proposed development” (EIS, p. 82).

Agriculture. The Subject Property is located within an identified Primary Urban Centre, which contributes to the long-term protection of prime agricultural areas and is thus consistent with the overall direction of the PPS 2024.

Minerals & Petroleum. There are no mineral deposits, petroleum resources, significant areas of mineral potential, or existing operations related to mineral mining or petroleum extraction identified in the Town of Erin.

Mineral Aggregate Resources. The Subject Property does not contain any sand or gravel resources of primary or secondary significance or any selected bedrock resources, and the proposed development will not hinder or preclude access to mineral aggregate resources, the establishment of new aggregate operations, or the expansion or continued use of existing operations.

Cultural Heritage & Archaeology. A Stage 1-2 Archaeological Assessment has determined that the proposed development is “clear of any archaeological concern.” No portion of the Subject Property has been designated or listed for any purpose under the *Ontario Heritage Act*.

Natural Hazards. The Subject Property does not contain any hazardous lands that are impacted by flooding or erosion hazards or by other naturally occurring hazards. The changes to the overall stormwater management strategy will direct all outflows to the ditch along WR22, the improvement of which will be a condition of draft approval for the proposed development. This has been done in order to avoid erosion of the slope directly east of the Subject Property.

Human-Made Hazards. The Subject Property is not affected by any human-made hazards identified in Policy No. 5.3.1 of the PPS 2024, nor is it adjacent to any lands affected by such hazards.

Based on the above, it is our opinion that the proposed development, as revised, is consistent with the goals, objectives, and policies of the PPS 2024.

4.2 Greenbelt Plan (2017)

The Greenbelt Plan (2017) came into effect on July 1, 2017. Hillsburgh is located at the westerly edge of the Greenbelt Area shown on Schedule 1 to the Greenbelt Plan (2017) and is identified on that Schedule as a “Town/Village in the Protected Countryside”. Section 5.2 of the original PJR provides a detailed analysis of the development (as originally proposed) with respect to the applicable policies of the Greenbelt Plan (2017).

The policies in Section 3.2.3 of the Greenbelt Plan (2017) address water resource systems in the Protected Countryside, including objectives regarding the protection, improvement, or restoration of the quality and quantity of water. The measures to be implemented through the proposed stormwater management strategy, as noted in the EIS and the FSR, are expected to prevent any adverse impacts to the quality and quantity of water.

The policies in Section 3.3.3 of the Greenbelt Plan (2017) direct municipalities to develop strategies that will provide “for a full range of publicly accessible, built and natural settings for recreation” (No. 3.3.3.1). The enhanced active transportation facilities in the proposed development, as revised, particularly the long-term connection with the Elora Cataract Trailway, will help the Town of Erin in achieving this goal.

Other items discussed in Section 5.2 of the original PJR are unaffected by the revisions made to the proposed development. It is our opinion that the proposed development, as revised, conforms with the Greenbelt Plan (2017), or does not conflict with it, as the case may be.

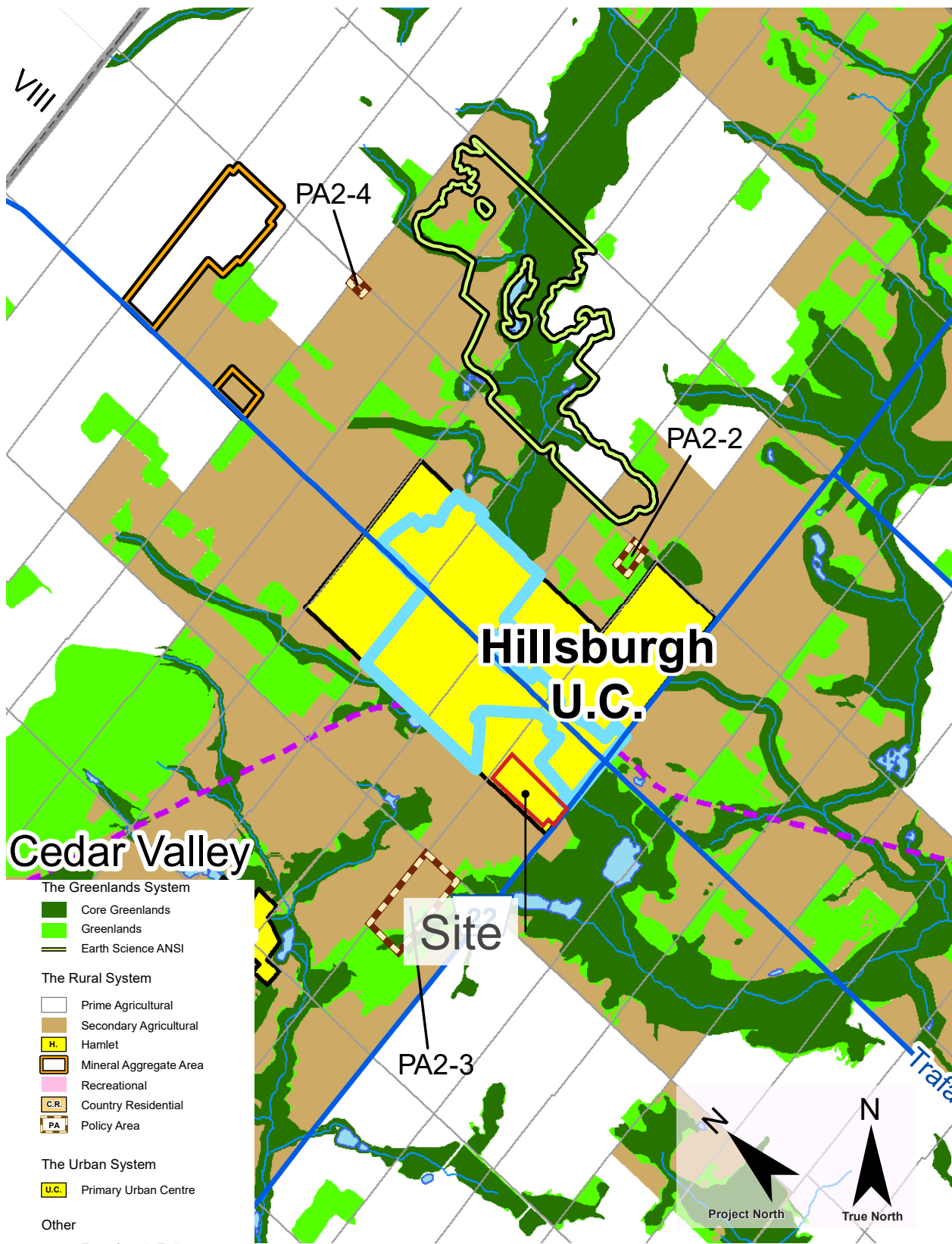
4.3 Wellington County Official Plan

The Wellington County Official Plan (“WCOP”) has recently undergone a series of amendments that have updated the County’s growth forecasts to 2051 and amended the associated growth management structure, as well as bringing the WCOP into conformity with changes to legislation and provincial plans and making it consistent with the PPS 2024. References to the WCOP in this Addendum Report are to the November 2025 Office Consolidation posted on the County’s website.

Schedule “B2” to the WCOP (**Figure 6**) identifies Hillsburgh as a “Primary Urban Centre”. According to Schedule “A2”, the Subject Property is located within the “Designated Greenfield Area” (see **Figure 7**). Policy No. 4.4.4.b) of the WCOP establishes an “overall designated greenfield area density target of 40 persons and jobs per hectare” (p. 24). As noted above, the revisions made to the proposed development have not affected the density calculations presented in the original PJR, which were based upon the average household size of 2.81 persons per unit (regardless of unit type) used in the Phase 2 MCR Report prepared for the County. Those calculations give a density of 47.0 persons and jobs per hectare (based on 604 persons and 61 work-from-home jobs on 14.14 gross hectares of land). Policy No. 4.4.4.b).ii) further states that new development in the designated greenfield area should “*strive to attain* at least 16 units per gross hectare” (p. 24, emphasis added). The proposed unit density of 15.2 dwelling units per gross hectare is consistent with this direction.

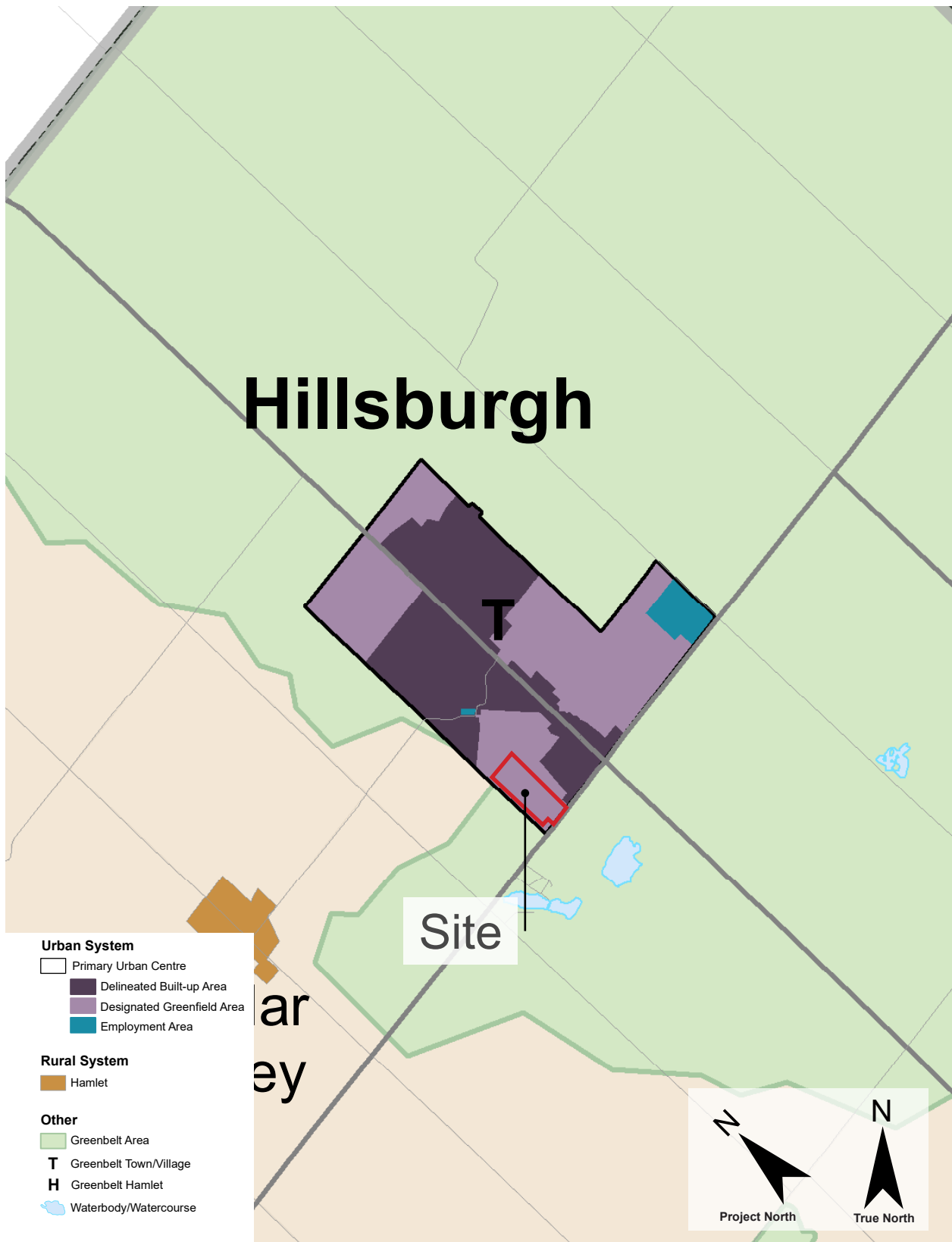
Section 4.4.6 of the CWOP complies with s. 16 (3) of the *Planning Act* (as amended), which prevents any Official Plan from containing policies that prohibit the use of up to three residential units on a parcel of land that is located within a settlement area, zoned for residential use, and provided with municipal water and sewage services. Section 4.4.6 therefore allows “at least three residential units, which includes the primary dwelling unit, on eligible properties,” although any Additional Residential Unit (“ARU”) must “be serviced by appropriate water and wastewater services in a manner that is acceptable to the local municipality” (p. 26). The water demand calculations in the revised FSR account for ARUs by assuming that 20% of the dwelling units in the proposed development will contain an ARU, which the FSR assumes to be apartments with 2.65 people per unit, in accordance with Town of Erin standards (FSR, Section 2.2, p. 4). The calculation of sanitary flows has similarly accounted for ARUs in the proposed development (FSR, Section 3.2, p. 5).

Section 8.3.5 of the WCOP establishes criteria for medium-density residential development (townhouses and apartments) in the “Residential” designation. Policy No. 8.3.5.a) states that “medium density development on full municipal services should not exceed 35 units per hectare (14 units per acre) for townhouses or row houses, and 75 units per hectare (30 units per acre) for apartments, although it may not always be possible to achieve these densities on smaller sites” (p. 86). The two Street Townhouse blocks on the revised draft plan have a combined area of 0.42 hectares and contain a total of 18 dwelling units, for a density of approximately 42.9 units per hectare. While this exceeds the recommended density of 35 units per hectare, this is primarily due to the relatively small area occupied by the proposed Street Townhouse blocks. The dwelling units on these blocks will be compatible with adjacent dwellings, notwithstanding their net density.



Land Use
Source: County of Wellington Official Plan, Schedule B2

Figure
6



County Growth Structure
Source: County of Wellington Official Plan, Schedule A2

Figure
7

The Multiple Residential block on the revised draft plan will contain 48 dwelling units on an area of 0.94 hectares, for a density of approximately 51.1 units per hectare. It is anticipated that the Multiple Residential block will contain some combination of stacked townhouses and cluster townhouses (to be confirmed through a future Site Plan application), and would therefore be considered apartments for the purposes of Section 8.3.5, according to Policy No. 8.3.5.a): “Notwithstanding the above, stacked or back-to-back townhouses, which exceed the 35 units per hectare density, will be considered apartments for the purposes of this section” (p. 86). Thus, the Multiple Residential block will have a density below the recommended maximum of 75 units per hectare.

The comments received from the circulation of the original applications requested that this Addendum Report address the policies in Part 5 of the WCOP. Those policies relate to the County’s Greenland System, which according to Section 5.3 “is divided into two broad categories: Core Greenlands and Greenlands” (p. 56), as designated on Schedule “B” to the WCOP. Although those two designations do not appear to extend into the Primary Urban Centres (see Figure 6 above), it should be noted that the proposed development is nonetheless consistent with the overall direction provided in Part 5 of the WCOP, which seeks to maintain, restore, or where possible improve “the diversity and connectivity of natural features in an area” and “the long-term ecological function and biodiversity of natural heritage systems” (p. 56), while also recognizing linkages between and among natural heritage features, surface water features, and groundwater features.

The proposed development has been revised to include a 5-metre Open Space Buffer along the northerly boundary of the Subject Property, for the purpose of providing additional protection for the significant woodland on the adjacent CRH lands. The proposed development also proposes a minimal amount of vegetation removal, which has been further reduced through the revisions made to the draft plan. The recommendations made in the updated EIS will be implemented to ensure there are no negative impacts on natural features or their functions.

It is our opinion that the proposed development, as revised, conforms with the County’s Official Plan.

4.4 Town of Erin Official Plan

The revisions made to the proposed development have not affected its conformity with the Town of Erin’s Official Plan (“TEOP”). In fact, in some instances the revisions have enhanced its conformity, such as with respect to the right-of-way widths of the proposed Minor Collector Roads (Street ‘B’ and Street ‘C’).

The proposed development, as revised, will help the Town achieve its growth management objectives by providing an appropriate range and mix of dwelling units in an area identified as a preferred location for growth. Section 2.3.1 establishes the same greenfield density target as the WCOP, while Section 3.5.6 of the TEOP contains the same language (“strive to attain at least 16 units per gross hectare”) as is used in Policy No. 4.4.4.b) of the WCOP. The proposed development is consistent with the policies for the “Residential” designation in Section 4.7.3 of the TEOP and with the criteria for medium-density development set out in Section 4.7.5. The TEOP does not establish specific ranges or define minimums or maximums for low-/medium-/high-density development. The proposed draft plan, as revised, conforms with the criteria established in Section 5.15.1 of the TEOP, regarding matters that include the provision of necessary services, utilities and community facilities; effects on the transportation network, abutting land uses, and the natural environment; compatibility with existing built form; and impacts on the Town’s financial position. (These criteria are addressed in Table 11 on p. 67 of the original PJR.)

5. Conclusion

The development applications that were originally submitted in November 2024 have been revised to address the comments and concerns expressed by members of Council and the community at the public meeting held on April 10, 2025, as well as to address comments received through the circulation of the applications to Town and County staff and to external agencies.

The revisions made to the proposed development include the addition of a 5-metre Open Space Buffer block to provide additional protection for the significant woodland located on the adjacent property to the north and to allow for the installation of fencing to reduce the potential for human interference with the woodland. The Park block has been extended outward to provide a more centralized location with frontage along three of the proposed streets, while retaining its ability to preserve five butternut trees (the determining factor in its original location). Internal right-of-way widths have been increased at the Town's request, which will allow for the addition of a multi-use trail to support the use of active transportation. The size and design of the stormwater management facility have also been modified to direct all outflows to the ditch along WR22, which will be improved to accommodate the expected discharge levels. This has been done to alleviate concerns about erosion to the slope directly east of the Subject Property.

The proposed development will provide a range and mix of housing options that is appropriate to the local context while making efficient use of land and supporting the efficient provision of municipal services. Direct impacts on natural features have been reduced through the revised design, and the implementation of the measures recommended in the EIS and FSR will mitigate or prevent negative impacts on features and the ecological and hydrological functions.

The proposed development is consistent with the PPS 2024 and conforms with the Greenbelt Plan (2017), the Wellington County Official Plan, and the Town of Erin Official Plan. The proposed development has been informed and improved by the public consultation process, and we are confident in saying that the revised development represents good planning that is in the public interest.

Respectfully submitted on behalf of Thomasfield Homes Limited to the County of Wellington and the Town of Erin.

A handwritten signature in blue ink that reads "Hugh Handy". The signature is fluid and cursive, with a period at the end.

Hugh Handy, MCIP, RPP
Vice President, GSP Group

A handwritten signature in blue ink that reads "Patrick Casey". The signature is fluid and cursive.

Patrick Casey
Planner, GSP Group

Appendix “A” – Draft Zoning By-law Amendment

THE CORPORATION OF THE TOWN OF ERIN

By-Law # 26 – ##

**A By-law to amend Zoning By-law 07-67, as amended,
being the Zoning By-law for The Corporation of the
Town of Erin, for lands legally described as Part of Lot
23, Concession 7, Erin.**

WHEREAS the Council of The Corporation of the Town of Erin deems it desirable to amend Zoning By-law 07-67, as amended, pursuant to Section 34 and 36 of the Planning Act, R.S.O. 1990, c. P.13, as amended, to permit development consisting of a residential plan of subdivision on certain lands located in the Hillsburgh Urban Area, legally described as Part of Lot 23, Concession 7, Erin;

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

AND WHEREAS the By-law hereinafter set out includes the use of the Holding (H1 and H2) Symbols which restrict the use of the lands to those uses permitted in the Holding (H1 or H2) zone until the Holding (H1 or H2) Symbol has been removed;

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

1. That Schedule “C” (Hillsburgh Zoning Map) of By-law 07-67, the Comprehensive Zoning By-law, is amended by Schedule ‘A’ to this By-law, by rezoning the lands legally described as Part of Lot 23, Concession 7, Erin, from Future Development ‘FD’ to the following zones:
 - i. Urban Residential One Zone ‘UR1’;
 - ii. Urban Residential One Exception Zone ‘UR1-1XX(H1)’;
 - iii. Urban Residential One Exception Zone ‘UR1-1XX(H2)’;
 - iv. Open Space Recreation One Zone ‘OS1’; and
 - v. Open Space Recreation One Exception Zone ‘OS1-1XX’.

2. That Section 14. “SPECIAL PROVISIONS”, be amended by the addition of the following new subsections to the URBAN RESIDENTIAL ONE ZONE and OPEN SPACE RECREATION ZONE subsections as applicable:

URBAN RESIDENTIAL ONE EXCEPTION ZONES By-law, Location	Special Provisions
UR1-1XX(H1) Hillsburgh Ridge / Thomasfield Homes Ltd.	1. A Holding (H1) Symbol is applied to lands zoned ‘UR1-1XX’.

<p>By-law # 26-XX Part of Lot 23, Concession 7, Erin</p>	<p>A) The following provisions shall apply to all lands zoned with a holding provision (H1) as shown on Schedule 'A' to this By-law until the holding provision (H1) is removed from the lands or any portion thereof pursuant to Subsection 36 (3) or (4) of the Planning Act:</p> <ul style="list-style-type: none"> i. Only the following uses are permitted prior to the removal of the Holding (H1) Symbol: <ul style="list-style-type: none"> a) Uses lawfully existing as of the date of the enactment of this By-law. b) A temporary turning circle. <p>B) The Council of the Town of Erin shall not remove the Holding (H1) Symbol from the 'UR1-1XX' zone until the following conditions have been complied with:</p> <ul style="list-style-type: none"> i. Confirmation that the Town of Erin is satisfied that the land is no longer required for a temporary turning circle.
<p>UR1-1XX(H2) Hillsburgh Ridge / Thomasfield Homes Ltd.</p>	<p>1. A Holding (H2) Symbol is applied to lands zoned 'UR1-1XX'.</p> <p>A) The following provisions shall apply to all lands zoned with a holding provision (H2) as shown on Schedule 'A' to this By-law until the holding provision (H2) is removed from the lands or any portion thereof pursuant to Subsection 36 (3) or (4) of the Planning Act:</p> <ul style="list-style-type: none"> i. Only the following uses are permitted prior to the removal of the Holding (H2) Symbol: <ul style="list-style-type: none"> a) Uses lawfully existing as of the date of the enactment of this By-law. b) An easement for the purpose of providing emergency access. <p>B) The Council of the Town of Erin shall not remove the Holding (H2) Symbol from the 'UR1-1XX' zone until the following conditions have been complied with:</p> <ul style="list-style-type: none"> i. Confirmation that the Town of Erin and County of Wellington are satisfied that vehicular access can be provided to the subdivision via a permanent road connection to Station Street through the lands to the north.

OPEN SPACE RECREATION EXCEPTION ZONE By-law, Location	Special Provisions
OS1-1XX Hillsburgh Ridge / Thomasfield Homes Ltd. By-law # 26-XX Part of Lot 23, Concession 7, Erin	1. Notwithstanding the provisions of the Open Space Recreation (OS1) Zone or any other provisions in By-law 07-67 to the contrary, for the lands zoned 'OS1-1XX' on Schedule 'A' hereto, the following special provisions shall apply: <ul style="list-style-type: none"> i. No person shall erect a new building or structure for any purpose, including a building or structure for a use permitted in the OS1 Zone or a building or structure accessory to a permitted use. All other provisions of By-law 07-67 shall apply as applicable.

3. That the Subject Land as shown on Schedule 'A' to this by-law shall be subject to all other applicable regulations of Zoning By-law 07-67, as amended.
4. That this By-law shall come into force on the date it is passed by the Council of The Corporation of the Town of Erin subject to the applicable provisions of the Planning Act, R.S.O. 1990, c. P.13, as amended.

Passed in open Council on [date].

Mayor, Michael Dehn

Town Clerk, Nina Lecic

THE CORPORATION OF THE TOWN OF ERIN

EXPLANATION OF BY-LAW #26-XX

By-law Number 26-XX amends the Town of Erin Zoning By-law 07-67, as amended, by rezoning lands legally described as Part of Lot 23, Concession 7, Erin from Future Development Zone 'FD' to Urban Residential One 'UR1' Zone, Urban Residential One Exception 'UR1-1XX' Zone, Open Space Recreation 'OS1' Zone, and Open Space Recreation Exception 'OS1-1XX' Zone.

The purpose of the proposed Zoning By-law Amendment is to rezone the property to permit development of a plan of subdivision (the "Hillsburgh Ridge subdivision") for 148 single detached dwellings, 18 townhouse dwellings, 48 dwellings on a multiple residential block, a future residential block, a park block, a stormwater management block, a sanitary sewer pumping station block, a 10-metre open space buffer block, a 5-metre open space buffer block, and a future right-of-way block. The exception zones applied to the 10-metre and 5-metre open space buffer blocks establish site-specific zoning provisions that prohibit the erection of any new buildings or structures within those blocks, in order to protect and preserve natural features on adjacent lands. The same exception zone has been applied to the future right-of-way block to ensure it remains available for its future intended purpose while allowing it to be used in the interim as part of the adjacent park block.

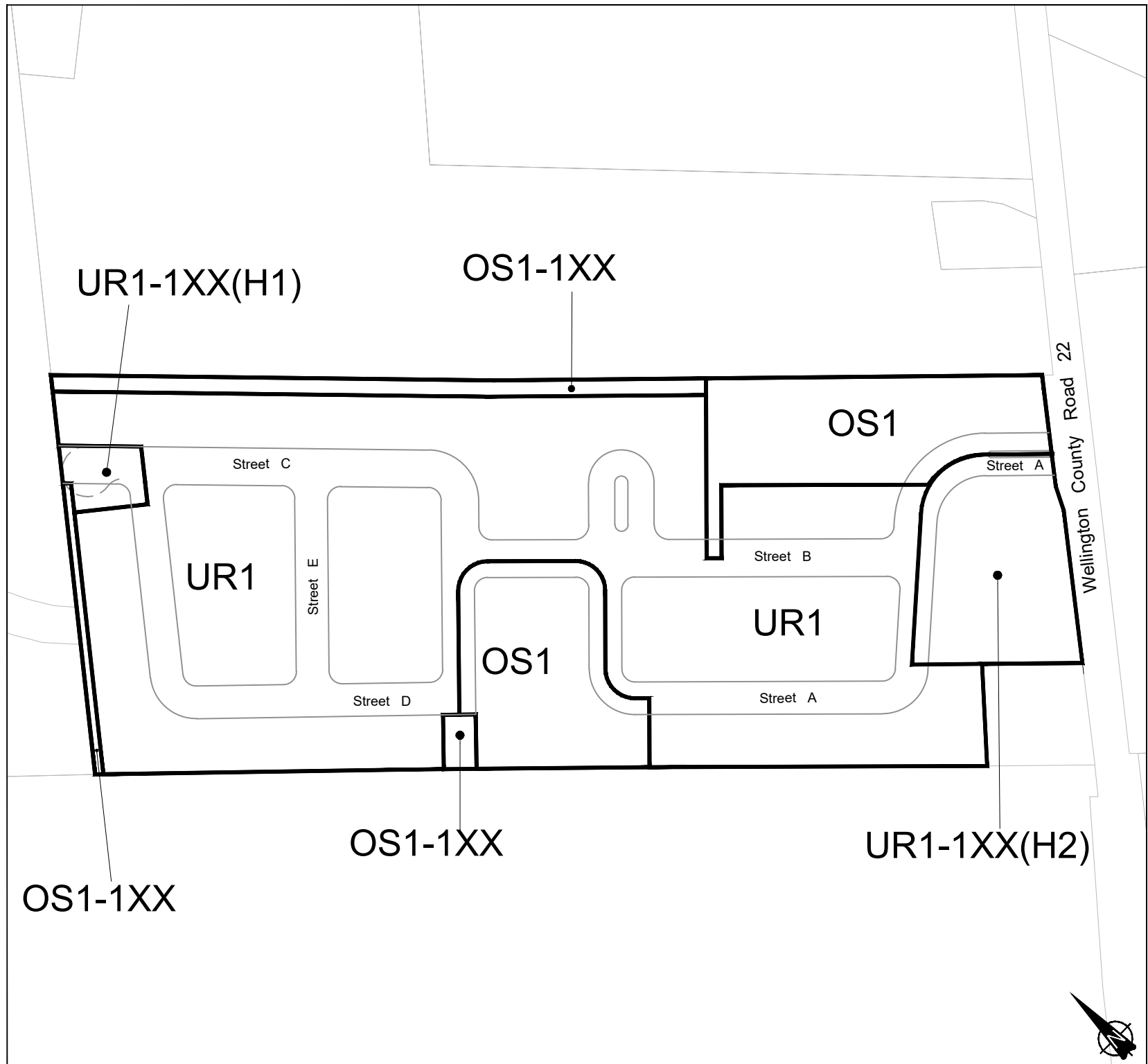
A Holding (H1) provision has been applied to the future residential block to prohibit development for any use other than a temporary turning circle until such time as confirmation has been received that the Town of Erin is satisfied that the temporary turning circle is no longer required.

A Holding (H2) provision has been applied to the multiple residential block to prohibit development for any use other than an emergency access easement until such time as a second point of access to the subdivision has been provided via a permanent road connection to Station Street over the lands to the north of the Hillsburgh Ridge subdivision.

THE CORPORATION OF THE TOWN OF ERIN

BY-LAW #26-XX

SCHEDULE 'A'



Lands to be rezoned from Future Development Zone 'FD' to Urban Residential One Zone 'UR1', Urban Residential One Exception Zone 'UR1-1XX(H1)', Urban Residential One Exception Zone 'UR1-1XX(H2)', Open Space Recreation Zone 'OS1', and Open Space Recreation Exception Zone 'OS1-1XX'.

This is Schedule 'A' to By-law #26-XX

Passed in open Council this XX day of _____ 2026.

Mayor, Michael Dehn

Town Clerk, Nina Lecic

Appendix “B” – Lot Dimensions

The table below identifies the area and frontage for the proposed single detached dwelling lots (Lots 1–148) and the Future Residential block (Block 157) on the revised draft plan, for the purpose of confirming compliance with the provisions of the Town of Erin’s Zoning By-law No. 07-67, as amended. The “UR1” zone requires a minimum lot area of 280 m² and minimum lot frontage of 10 metres. Section 2 of the Zoning By-law defines lot frontage as “the width of a lot between the side lot lines, measured perpendicular to the line joining the mid-point of the front lot line and mid-point of the rear lot line, at a point 7.5 m from the front lot line.”

Lot No.	Lot Frontage [m]	Lot Area [m ²]	Lot No.	Lot Frontage [m]	Lot Area [m ²]	Lot No.	Lot Frontage [m]	Lot Area [m ²]
1	11.13	404.6	23	13.06	962.7	45	10.97	362.0
2	10.97	362.1	24	14.02	738.4	46	10.97	362.0
3	10.97	362.1	25	14.97	478.7	47	12.19	402.3
4	10.97	362.1	26	12.19	402.3	48	15.98	565.7
5	12.19	402.3	27	12.19	402.3	49	13.87	426.7
6	10.97	362.0	28	12.19	402.3	50	12.19	390.1
7	10.97	362.0	29	15.69	497.6	51	12.19	390.1
8	10.97	362.0	30	11.71	576.2	52	10.97	351.0
9	10.97	362.0	31	12.48	889.5	53	10.97	351.0
10	12.19	402.3	32	11.88	793.6	54	10.97	351.0
11	10.97	362.0	33	11.87	539.7	55	10.97	351.0
12	10.97	362.0	34	11.93	593.2	56	10.97	351.0
13	10.97	362.0	35	13.50	967.4	57	10.97	351.0
14	10.97	362.0	36	13.28	663.4	58	10.97	351.0
15	12.19	402.3	37	12.35	434.8	59	10.97	351.0
16	10.97	362.0	38	10.97	351.0	60	10.97	351.0
17	10.97	362.0	39	15.11	463.5	61	10.97	351.0
18	10.97	362.0	40	11.16	368.3	62	10.97	351.0
19	12.19	402.3	41	10.97	362.0	63	10.97	351.0
20	12.19	402.3	42	10.97	362.0	64	10.97	351.0
21	13.55	527.6	43	10.97	362.0	65	10.97	351.0
22	12.87	708.0	44	10.97	362.0	66	13.19	439.5

Lot No.	Lot Frontage [m]	Lot Area [m ²]	Lot No.	Lot Frontage [m]	Lot Area [m ²]	Lot No.	Lot Frontage [m]	Lot Area [m ²]
67	13.35	572.2	95	12.19	402.3	123	10.81	407.8
68	12.95	803.9	96	12.51	470.5	124	10.97	413.9
69	13.32	984.4	97	12.94	638.7	125	12.19	467.0
70	12.95	607.0	98	14.85	1,059.0	126	10.97	426.7
71	12.65	450.5	99	12.94	679.7	127	10.97	432.8
72	12.19	390.1	100	12.45	497.1	128	14.06	555.2
73	10.97	351.0	101	12.19	426.8	129	15.38	504.7
74	10.97	351.0	102	13.72	480.2	130	10.97	380.4
75	10.97	351.0	103	12.19	426.8	131	10.97	380.4
76	12.19	390.1	104	12.19	426.7	132	11.19	380.3
77	10.97	351.0	105	12.19	426.7	133	10.97	380.4
78	10.97	351.0	106	12.19	426.7	134	10.97	380.4
79	10.97	351.0	107	12.19	426.7	135	12.19	422.7
80	12.19	390.1	108	12.19	426.7	136	12.19	422.7
81	10.97	354.2	109	15.47	590.7	137	10.97	380.4
82	10.97	348.2	110	10.97	432.8	138	15.06	500.3
83	11.31	362.2	111	10.97	426.7	139	14.73	493.1
84	13.84	440.2	112	12.19	467.0	140	10.97	380.4
85	10.97	362.0	113	10.97	413.9	141	12.19	422.7
86	10.97	362.0	114	10.97	407.8	142	12.19	422.7
87	10.97	362.0	115	12.19	446.0	143	10.97	380.4
88	12.19	402.3	116	12.19	438.5	144	10.97	380.4
89	12.19	402.3	117	12.19	431.0	145	10.97	380.4
90	10.97	362.0	118	14.83	504.1	146	10.97	380.4
91	12.19	402.3	119	14.85	496.9	147	10.97	380.4
92	12.19	402.3	120	12.19	431.0	148	14.16	478.8
93	13.72	452.6	121	12.19	438.5	157	14.49	533.2
94	12.17	401.6	122	12.19	446.0			