



TOWN OF ERIN
REGULAR COUNCIL MEETING
AGENDA

March 13, 2025

3:00 PM

Municipal Council Chamber

Pages

1.	Call to Order	
2.	Approval of Agenda	
3.	Declaration of Pecuniary Interest	
4.	Community Announcements	
5.	Adoption of Minutes	1 - 5
	February 27th - Regular Council Meeting And the Confidential Minutes of the Closed Session Meeting held on February 27th, 2025.	
6.	Business Arising from the Minutes	
7.	Delegations/Petitions/Presentations	
8.	Reports	
8.1	F2025-04 Community Grants Allocation Recommendation 2025	6 - 8
8.2	PD2025-06 Recommendation Report, Objections to Re-Issued Notices of Intention to Designate – 93 Trafalgar Road, 3 Station Street, and 12 Orangeville Street	9 - 14
8.3	PD2025-07 Recommendation Report, Part Lot Control Application (PLC25-02), National Properties Inc. (Erin Glen Phase 2 Plan 61M- 261)	15 - 21
8.4	WW2025-01 Wastewater Project Update	22 - 39
9.	Correspondence	
9.1	2025 Activity List	40
10.	By-Laws	41 - 53
	Heritage Designation By-law; 93 Trafalgar Road Heritage Designation By-law; 3 Station Street Heritage Designation By-law; 12 Orangeville Street	

Part Lot Control Exemption By-law
Confirming By-law

11. Notice of Motion

12. Adjournment



TOWN OF ERIN

MINUTES OF THE REGULAR COUNCIL MEETING

February 27, 2025

3:00 PM

Municipal Council Chamber

Present:	Michael Dehn	Mayor
	Cathy Aylard	Councillor
	John Brennan	Councillor
	Jamie Cheyne	Councillor
	Bridget Ryan	Councillor
Staff Present:	Rob Adams	Chief Administrative Officer
	Joe Forte	Director of Planning & Development/Chief Building Official
	Brian Kavanagh	Director of Infrastructure Services & Town Engineer
	Nina Lecic	Director of Legislative Services & Town Clerk
	Wendy Parr	Director of Finance & Treasurer
	Justin Grainger	Deputy Clerk
	David Waters	Manager of Planning & Development
	Marina Mato	Economic Development Officer

1. Call to Order

Mayor Dehn called the meeting to order at the hour of 3:00 PM.

2. Approval of Agenda

Resolution # 25-30

Moved By Councillor Ryan

Seconded By Councillor Brennan

That the agenda be approved as circulated.

Carried

3. Declaration of Pecuniary Interest

None.

4. Community Announcements

- On March 5th, a free yoga class will be offered at Centre 2000.
- On March 8th, International Women's Day will be celebrated at Rural Commons.
- Also on March 8th, "Seedy Saturday" takes place at the Erin United Church from 10:00 AM to 3:00 PM.

- On March 21st, the Erin Chamber of Commerce hosts the Mayor's Breakfast at the Erin Legion.
- On March 26th, the Erin Agricultural Society hosts its third annual "Horse Heritage Movie Night" at Centre 2000 theatre.
- On April 16th, the Town holds the annual Shamrock Awards to recognize volunteers and their contributions to the community. Nominations will be accepted until March 7th.
- From April 25th-27th, the Erin Chamber of Commerce is hosting the Erin Home & Garden Show at the Fairgrounds.

Details on these and more at www.erin.ca/whats-on/

5. Adoption of Minutes

Resolution # 25-31

Moved By Councillor Cheyne
 Seconded By Councillor Aylard

That Council hereby adopts the following meeting minutes as circulated;
February 13th - Regular Council Meeting
September 17th - Committee of Adjustment Meeting
October 8th, November 12th, December 10th - Erin Economic Development Committee Meetings
October 7th, December 9th, and January 13th - Environment & Sustainability Advisory Committee Meetings
October 16th, November 20th, December 18th - Hillsburgh Community Committee Meetings
October 24th, November 21st, December 19th - Parks, Recreation & Trails Advisory Committee Meetings
And the Confidential Minutes of the Closed Session Meetings held on February 13th, 2025.

Carried

6. Business Arising from the Minutes

None.

7. Delegations/Petitions/Presentations

None.

8. Reports

8.1 ED2025-01 Economic Development Strategic Plan

Resolution # 25-32

Moved By Councillor Aylard
 Seconded By Councillor Ryan

That Council hereby defers report number ED2025-01 "Economic Development Strategic Plan" to a future Council meeting to coincide with the presentation of the Town's Strategic Plan.

Carried

8.2 F2025-03 Temporary Borrowing By-law 2025

Resolution # 25-33

Moved By Councillor Cheyne
 Seconded By Councillor Brennan

That Council hereby receives report number F2025-03 “Temporary Borrowing By-law 2025” for information;

And that By-law 25-16, to authorize borrowing, as listed on the February 27, 2025, agenda be approved;

And that Council authorizes staff to proceed with loan financing of up to \$65 million over the term of the Water Supply and Distribution project with required loan payments available from Development Charges income built up from the Town’s new residential development.

Carried

8.3 PD2025-04 Recommendation Report, Part Lot Control Application (PLC25-01), National Properties Inc. (Erin Glen Phase 2 Plan 61M-261)

Resolution # 25-34

Moved By Councillor Aylard
 Seconded By Councillor Ryan

That report number PD2025-04 “Recommendation Report, Part Lot Control Application (PLC25-01), National Properties Inc. (Erin Glen Phase 2 Plan 61M-261)” be received for information;

And that By-law 25-17 as listed on the February 27, 2025, agenda be approved.

Carried

8.4 PD2025-05 Adoption of Heritage Designation By-laws – Hillsburgh Village

Resolution # 25-35

Moved By Councillor Cheyne
 Seconded By Councillor Brennan

That Council receives report number PD2025-05 “Adoption of Heritage Designation By-laws – Hillsburgh Village” for information;

And that Council adopts By-laws 25-18, 25-19, 25-20, and 25-21, to designate 18 Anne Street, 21 Trafalgar Road, 81 Trafalgar Road and 114 Trafalgar Road respectively in accordance with Part IV, Section 29 of the Ontario Heritage Act, as listed on the February 27, 2025, agenda;

And that Council directs staff to carry out the remaining requirements for each property as prescribed under the Ontario Heritage Act, following the adoption of the by-laws.

Carried

9. Correspondence

9.1 2025 Activity List

Resolution # 25-36

Moved By Councillor Ryan
 Seconded By Councillor Aylard

That Council receives correspondence item 9.1 for information.

Carried

10. Closed Session

Resolution # 25-37

Moved By Councillor Cheyne
 Seconded By Councillor Brennan

That Council proceeds into a closed session at the hour of 3:46 PM to discuss the matter(s) under the following exemptions in the Municipal Act S. 239 (2) pertaining to:

(c) a proposed or pending acquisition or disposition of land by the municipality or local board; with respect to a proposed recreational facility.

Carried

11. Return from Closed Session

11.1 Motion to Reconvene

Resolution # 25-38

Moved By Councillor Ryan
 Seconded By Councillor Aylard

That the meeting be reconvened into open session at the hour of 5:39 PM.

Carried

11.2 Report Out

Resolution # 25-39

Moved By Councillor Cheyne
 Seconded By Councillor Brennan

That the confidential report be received for information.

Carried

12. By-Laws

Resolution # 25-40

Moved By Councillor Aylard
 Seconded By Councillor Ryan

That the By-Laws numbered 25-16 to 25-22, inclusive, are hereby passed.

Carried

13. Notice of Motion

None.

14. Adjournment

There being no further business to discuss, the Mayor adjourned the meeting at the hour of 5:40 PM.

Mayor Michael Dehn

Town Clerk Nina Lecic

TOWN OF
ERIN Town of Erin
Corporate Report

Department: Corporate Services	Report Number: F2025-04
Business Unit: Finance	Meeting Date: 3/13/2025
Presented/ Prepared By: Wendy Parr, Director of Finance & Treasurer	

Subject

Community Grants Allocation Recommendation 2025

Recommendation

That Council hereby receives report number F2025-04 “Community Grants Allocation Recommendation 2025” for information;

And that Council directs staff to allocate the Community Grant as recommended in Appendix A.

Background

Every year, the Town of Erin accepts applications from community organizations to access funds from the Community Grant budget of \$30,000. The [Community Grant Policy](#) is used to select members of the Community Grants Committee and as a guide to select recipient organizations. For the year 2025, the appointed committee members are Mayor Dehn, Councillor Cheyne, the CAO, the Director of Community Services, and the Director of Finance and Treasurer. The committee members evaluated the applications under the principles set out in the Community Grant Policy.

For 2025, the Town received 22 applications for a total of \$36,508.50 in grant requests. The submissions were reviewed by the Community Grants Committee. Based on the eligibility and application criteria set out in the policy, the Committee recommend utilizing \$27,500 of the \$30,000 budget and allocating to 19 of the applicants, as per the listing in Appendix A.

Two of the applicants did not meet the eligibility criteria.

- Elora Cataract Trailway Association – requested funding for maps that were already provided by Credit Valley Conservation and the Grand River Conservation Authority.
- Longrun Retirement Society - requested funding for a building extension for retired horses.

Note: The Erin District Lions Club had 2 applications that were combined as one grant, The Santa Claus Parade and The Walk for Dog Guides.

Strategic Pillar

Service Excellence & Good Governance

Financial Impact

The 2025 budget contains \$30,000 available for distribution to community organizations and recommendations in Appendix A are within the spending limit.

Conclusion

That Council receives report F2025-04 “Community Grants Allocation Recommendation 2025” for information and direct staff to distribute proceeds and per the listing in Appendix A.

Attachments

Appendix A – 2025 Community Grant Recommendations

Wendy Parr

Director of Finance & Treasurer

Rob Adams

Chief Administrative Officer

**TOWN OF ERIN
COMMUNITY GRANTS ALLOCATION
2025**

LOCAL GROUPS, ORGANIZATIONS, EVENTS		Description	Amount
1	Children's Foundation of Guelph/Wellington	Provide healthy meals for student's programs at Erin and Brisbane Public School, Erin District High School.	\$ 3,000
2	East Wellington Community Services	The Coldest Night of the Year ECC Rent (internal transfer), Food for event.	\$ 850
3	Erin Agricultural Society	175th Anniversary. Plan to purchase large metal letters & numbers at entrance that are lit and on a timer.	\$ 1,500
4	Erin Air Cadets Ross Ferguson 242 Squadron	Purchase safety supplies, equipment subsidize fees.	\$ 1,500
5	Erin District Lions Club	1. Santa Clause Parade - permit, license, advertising, refreshments. \$2,200. 2. Walk for Dog Guides, advertising, food, raffle prizes \$500	\$ 2,700
6	Erin Farmers' Market	Advertising & Marketing the Farmers' Market	\$ 2,000
7	Erin Garden Club (Horticultural Society)	Plant/ Field care/ maintenance of gardens, fields and flower boxes (such as at MacMillan Park)	\$ 500
8	Erin-Hillsburgh Minor Hockey	Lower Program Registration Fee, Fund player training.	\$ 1,500
9	Erin Seed Library	Seeds, potting soil, marketing; travel & delivery expense; Workshops	\$ 500
10	Erin Village Quilters	Connect members via Zoom; Support Quilts of Valour, Seniors program at EWCS, Homewood Health Centre Guelph's Eating Disorder Program	\$ 600
11	Girl Guides of Canada	Camping supplies winter and summer, subsidize fees, accessibility supplies, travel, food	\$ 1,500
12	Hillsburgh Erin Skating Club	Adult Skating Class and Annual Ice-Skating Show, additional coach hired.	\$ 1,500
13	Hillsburgh Horticultural Society & Garden Club	Beautify Maintain Hillsburgh Library and Gardens, Guest speakers at workshops	\$ 500
14	Over Here Community Arts Adventure	Selfie station structure, design, construction, signage, production.	\$ 3,000
15	Royal Canadian Legion	Floors resurface, Tables for community groups. Donated space in 2025 to Erin Seniors Group due to construction.	\$ 1,800
16	The Grove Cemetery	Cemetery Care & Maintenance	\$ 700
17	Upper Credit Humane Society	Cat enclosure installments and cage replacements.	\$ 1,500
18	Waterloo Wellington Children's Ground Water Festival	Educate girls about being good town citizens. Camping supplies winter and summer.	\$ 1,500
19	Sherri Fraser Memorial Ball Tournament	Tournament expense; rent Hillsburgh diamonds (internal transfer), donating to Cardiac Kids Charity	\$ 850

Total Community Grant Funding 2025.

\$ 27,500

Notes Allocations adhere to Community Grants Policy and Procedure Guidelines



Town of Erin Corporate Report

Department: Planning & Development	Report Number: PD2025-06
Business Unit: Planning & Development	Meeting Date: 3/13/2025
Presented/ Prepared By: David Waters, Manager of Planning & Development	

Subject

Recommendation Report, Objections to Re-Issued Notices of Intention to Designate – 93 Trafalgar Road, 3 Station Street, and 12 Orangeville Street

Recommendation

That Council receives report number PD2025-06 “Recommendation Report, Objections to Re-Issued Notices of Intention to Designate – 93 Trafalgar Road, 3 Station Street, and 12 Orangeville Street” for information;

And that Council decline the objections and affirm its November 28, 2025, decision to state an intention to designate the above noted properties under Part IV, Section 29 of the Ontario Heritage Act;

And that Council adopts By-laws 25-23, 25-24, and 25-25 to designate the above noted properties in accordance with Part IV, Section 29 of the Ontario Heritage Act, as listed on the March 13, 2025, agenda;

And that the Town Clerk is hereby authorized to serve a copy of the By-laws on the owners of the properties and on the Ontario Heritage Trust, and to update the Register established under section 27 of the Ontario Heritage Act.

Highlights

- The purpose of this report is to provide Council with information, analysis and options regarding objections to the Town’s Notices of Intention to Designate submitted by three separate owners.
- During the 30-day objection period, the Town received three objections from the owners of 93 Trafalgar Road, 3 Station Street and 12 Orangeville Street.
- Council may choose to affirm, amend, or withdraw their intention to designate a property that is subject to an objection from the owner.
- Staff are of the opinion that the arguments presented in the objection letters are not bona fide reasons from a heritage perspective to withdraw the Notice of Intention to Designate as each property meets the threshold for designation under O. Reg. 9/06 of the Ontario Heritage Act (OHA).

Background

Following the serving of the NOIDS, the Town received three letters of objection. The four by-laws not subject to an objection were passed by Council on February 27, 2025.

Should Council affirm its intention to designate the subject properties, it must pass a Designation By-law for each property by April 22, 2025, otherwise the re-issued Notices of Intention to Designate are deemed to be withdrawn under the provisions of the OHA.

Discussion

A summary of key issues presented in each objection submission is discussed below, followed by staff comments and options for Council to consider.

Notice of Objection - 93 Trafalgar Road

The letter submitted by the owner's solicitor argues that designation should not proceed for three main reasons as summarized below:

1. The building was constructed over a century ago and requires regular maintenance work. The roof needs to be replaced, and the exterior of the property needs to be addressed. Designating the property as a heritage building will force the property owner to remit an unreasonable amount of funds to repair the property to maintain its current physical state.
2. The property is currently zoned for commercial uses which allows the property to run a business and in turn employ citizens of Erin. Designating a property as a heritage site will not allow for an economic benefit to the Town as renovating the property to suit a commercial business will be non-existent.
3. 91 Trafalgar and 93 Trafalgar are owned by the same owner and as a result under the Planning Act, the properties are considered to have merged. By designating 93 Trafalgar as a heritage site, it will have negative consequences for 91 Trafalgar and deem it unusable.

In response to the above noted objections, staff note that the structural condition of the building is not a criterion listed under O. Reg. 9/06 of the Ontario Heritage Act (see Appendix A).

There are many examples where a heritage building has been repurposed and/or renovated for a range of commercial uses. The heritage designation does not restrict the use of the building, but any exterior renovation of the building involving its heritage attributes will require the Town to issue a heritage permit.

The re-issued NOID only applies to 93 Trafalgar Road and does not include 91 Trafalgar Road in the legal description. 91 Trafalgar Road is not subject to designation and is not a listed property on the Town's Heritage Register. Should 93 Trafalgar become designated under Part IV of the Ontario Heritage Act, any redevelopment of 91 Trafalgar Road will have to be sympathetic to the heritage character of 93 Trafalgar

Road and could potentially integrate the former United Church of Hillsburgh into a redevelopment proposal.

Despite the points raised in the Notice of Objection letter, staff are of the opinion that 93 Trafalgar Road meets the threshold for designation under O. Reg. 9/06 and should be designated under the Ontario Heritage Act to ensure its long-term protection.

Options

Option 1- Affirm Council's decision to designate the property and approve the designation by-law (Recommended)

The Town's heritage consultant (ARA) found that 93 Trafalgar Road meets the test for heritage designation under section 29 (1) of the Ontario Heritage Act.

The heritage attributes listed in the ARA report for the purposes of section 33 and 34 of the OHA has no relationship with 91 Trafalgar Road. It is the building on 93 Trafalgar Road in this case that contains heritage attributes not the surrounding yard.

Option 2- Withdraw the Notice of Intention to Designate (Not recommended)

Council could choose this option if they support the owner's letter of objection. Staff do not recommend Option 2 because the arguments against designation have no bearing on the criteria of Ontario Regulation 9/06. 93 Trafalgar Road meets three of the criteria for determining CHVI as outlined in O. Reg. 9/06, therefore it is worthy of designation under O. Reg. 9/06 of the OHA.

Notice of Objection – 3 Station Street

The property owners argue that designation should not proceed because it will limit their choice or make it much more expensive to purchase home insurance. The owners advise that a "Heritage Home" is either a definite referral to insure or a "decline" to insure with most major insurers in Ontario.

Options

Option 1- Affirm Council's decision to designate the property and approve the designation by-law (Recommended)

The criteria for designation under O. Reg. 9/06 do not include considerations for home insurance. Despite the points raised in the owner's submission, staff remain of the opinion that 3 Station Street meets the threshold for designation established by O. Reg. 9/06 and should be designated under the Ontario Heritage Act to ensure its long-term protection.

Option 2- Withdraw the Notice of Intention to Designate (Not recommended)

Council could decide to withdraw the NOID if they are convinced by the points raised in the owner's submission that obtaining home insurance makes the property ineligible for heritage designation.

Staff do not recommend Option 2 because the insurance argument against designation is not recognized under Ontario Regulation 9/06. 3 Station Street meets three of the criteria for determining CHVI as outlined in O. Reg. 9/06.

Notice of Objection – 12 Orangeville Street

It is the opinion of the agent that Orangeville only meets one criterion for designation under O. Reg. 9/06.

The letter questions the historical association of C.J.(Charles James) McMillan as not important to the development of the Hillsburgh community. The letter argues the man responsible for the growth of the village was Daniel McMillan, assisted by his brothers, Hugh and Charles. The letter further argues 12 Orangeville Street does not have contextual value because the subject property was developed as a farm well after the establishment of the Village of Hillsburgh. The house was built in 1889, whereas the Village of Hillsburgh was settled in and around the 1820's. As such, it does not define the character of an area.

Options

Option 1- Decline the objection, affirm Council's decision to designate the property and approve the designation by-law (Recommended)

The Town's heritage consultant (ARA) maintains that the historical association of 12 Orangeville Street is expressed through C.J. McMillan's contribution and role as a local farmer and cattle buyer, specifically potato farming during the late 19th and early 20th century.

12 Orangeville Street was built in 1889 within the historic village and constructed for C.J. McMillan and his family. The building is legible and reflects the style, massing, and decorative details which are consistent with the character of the historic village. ARA maintains that 12 Orangeville Street is important in supporting the late 19th and early 20th century character of the historic Village of Hillsburgh.

The context of the property is not noted for its association with the establishment of the Town (as noted in the objection letter) but rather associated with the character of the historic village which is associated with the late 19th and early 20th century. The heritage evaluation report prepared by ARA found that 12 Orangeville Street satisfies the criteria for Historical Association under O. Reg. 9/06 of the Ontario Heritage Act.

Option 2- Accept the objection and withdraw the notice of intention to designate (Not recommended)

Council could decide to withdraw the NOID if they are convinced by the agent's letter of objection that the dwelling only meets one criterion for designation under O. Reg. 9/06 of the Ontario Heritage Act. Staff do not recommend Option 2 because the argument against designation is not supported by the Town's heritage consultant who prepared the heritage evaluation report for 12 Orangeville Street.

Strategic Pillar

Healthy Lifestyle & Vibrant Community

Financial Impact

This report is administrative in nature and does not have any financial implications beyond the publication of the Notice of Passage for the three properties. However, should Council pass a by-law to designate any of the properties under Part IV, Section 29 of the Ontario Heritage Act, and should an objection to the by-law be received within 30 days after the date of publication of the Notice of Passage, this objection would result in a hearing at the Ontario Land Tribunal which would have associated financial implications in terms of legal support.

Conclusion

Planning staff are of the opinion that properties subject to an objection satisfy the criteria of O. Reg. 9/06 of the Ontario Heritage Act to be eligible for heritage designation despite the arguments presented by the owners. Protection of each property is consistent with Provincial policy directing municipalities to conserve significant built heritage resources (Provincial Policy Statement, 2024, policy 4.6.1) and the Town's Official Plan principles and policies respecting heritage conservation.

Attachments

Appendix A – O. Reg. 9/06 (Ontario Heritage Act)

David Waters, MCIP, RPP, PLE

Manager of Planning & Development

Rob Adams

Chief Administrative Officer

Appendix A

Ontario Heritage Act**ONTARIO REGULATION 9/06****CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST**

Historical version for the period January 25, 2006 to December 14, 2022.

No amendments.

This is the English version of a bilingual regulation.

Criteria

1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act. O. Reg. 9/06, s. 1 (1).

(2) A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

1. The property has design value or physical value because it,
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
 - ii. displays a high degree of craftsmanship or artistic merit, or
 - iii. demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
 - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
 - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it,
 - i. is important in defining, maintaining or supporting the character of an area,
 - ii. is physically, functionally, visually or historically linked to its surroundings, or
 - iii. is a landmark. O. Reg. 9/06, s. 1 (2).

Transition

2. This Regulation does not apply in respect of a property if notice of intention to designate it was given under subsection 29 (1.1) of the Act on or before January 24, 2006. O. Reg. 9/06, s. 2.

TOWN OF  ERIN Town of Erin
Corporate Report

Department: Planning & Development	Report Number: PD2025-07
Business Unit: Planning & Development	Meeting Date: 3/13/2025
Presented/ Prepared By: David Waters, Manager of Planning & Development	

Subject

Recommendation Report, Part Lot Control Application (PLC25-02), National Properties Inc. (Erin Glen Phase 2 Plan 61M-261)

Recommendation

That report number PD2025-07 “Recommendation Report, Part Lot Control Application (PLC25-02), National Properties Inc. (Erin Glen Phase 2 Plan 61M-261)” be received for information;

And that By-law 25-26 as listed on the March 13, 2025, agenda be approved.

Highlights

National Properties Inc. has applied to the Town of Erin to request a by-law be passed by Council to provide exemption from Part Lot Control for several Blocks and Lots within the registered Phase 2 of the Erin Glen subdivision to create twenty-eight (28) semidetached and freehold townhouse units.

The proposed by-law provides for the requested exemption and is subject to final review and approval by the County of Wellington’s Director of Planning and Development.

Background

The area subject to this application is Phase 2 of Registered Plan 61M-261 and consists of 18.318 hectares (45.2 acres) legally described as Pt Lots 16 and 17 Concession 10 in the geographic Town of Erin. The Erin Glen development is planned as a mixed-use community with residential, commercial, employment and institutional uses. The Phase 2 M-Plan of the Erin Glen subdivision is attached hereto as Appendix A.

Discussion

Exemption to Part Lot Control is typically used to divide lots where dwellings share a common wall (i.e., semi-detached and townhouse units) and also allows for the creation of lots within existing plans of subdivision without Committee of Adjustment or Plan of Subdivision approval.

The Planning Act, 1990 (the “Act”) sets out a framework to control land division in Ontario. It does this, in part, by prescribing restrictions that prevent the conveyance of any portion, or “part” of a whole lot or block within a registered plan of subdivision. This is known as “Part Lot Control”, which has the effect of preventing any further division of land or lots/blocks within a plan of subdivision without approval of the municipality. Subsection 50(7) of the Act gives Council the authority to pass a by-law to exempt lands from the restrictions of the Act.

Such by-laws have the effect of removing, or “lifting” Part Lot Control from any lot/block within a registered plan of subdivision for a specified period of time, to allow further division of part(s) of any such lot/block.

This application is the final step in the planning approval process to legally create freehold lots so they can be conveyed to future homeowners. It is appropriate to approve land division for this development at this time, since the proposed unit boundaries relate to the dividing walls of the buildings, which are best delineated and confirmed through the construction process. A Certificate prepared by an Ontario Land Surveyor (OLS) was submitted to confirm that the lot fabric and constructed dwelling unit foundations comply with the Zoning By-law.

Exemption by-laws are generally for a one or two year time period. Planning staff are recommending Council pass the by-law for a two-year time period to give sufficient time for the Applicant/Builder to construct single-detached and townhouse dwelling units on a number of Blocks and Lots and convey the lots to the new owners. If the Applicant does not complete all the conveyances in that time frame, they can apply for an extension to the time period in accordance with Section 50 (7.3) of the Act.

The proposed lots meet the requirements for lot frontage and area of the Town’s Zoning By-law. In addition, the draft legal plans prepared by R-PE Surveying Ltd. Were reviewed by the Town’s consulting engineer to determine consistency with the Engineering Drawings for Phase 2 of the Erin Glen Subdivision. The Town’s consulting engineer finds that the lot and block dimensions are consistent with Plan 61M-261 describing lots and blocks in the Solmar Subdivision Phase 2, and with municipal easements.

The three R-Plans illustrating the semi-detached and townhouse lot fabric resulting from the passing of the by-law are attached hereto as Appendices B to D, inclusive and have been deposited with the Land Registry Office.

PLC25-02 represents the second Part Lot Control application for Phase 2 of the Erin Glen subdivision. A third Part Lot Control application for Phase 2 was recently submitted to the Town and is under review.

Following Council passing the proposed by-law, the Town will submit a package to the County of Wellington for review and final approval by the Director of Planning and Development.

Strategic Pillar

Growth Management

Financial Impact

The fee and deposit associated with this application are collected at the time of filing the application and included within the operating revenues of the Planning & Development Division of Community Services.

Conclusion

National Properties Inc. applied to the Town of Erin to request a by-law be passed by Council to provide exemption from Part Lot Control for a number of Blocks and Lots within the registered Phase 2 Erin Glen plan of subdivision to create twenty-eight (28) semi-detached and freehold townhouse units within registered plan 61M-261.

The lots and blocks within the R-Plans including easements were reviewed to determine consistency with the approved Engineering drawings for Solmar's Phase 2 Erin Glen plan of subdivision and were found to be acceptable from a development engineering viewpoint.

Attachments

Appendix A – Plan 61M - 261

Appendix B – Plan 61R - 22935

Appendix C – Plan 61R - 22937

Appendix D – Plan 61R - 22960

David Waters, MCIP, RPP, PLE

Manager of Planning & Development

Rob Adams

Chief Administrative Officer

Appendix A

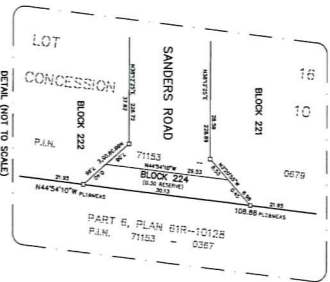
PLAN OF SUBDIVISION OF PART OF LOTS 16 AND 17 (GEOGRAPHIC TOWNSHIP OF ERIN) COUNTY OF WELLINGTON

SCALE 1:1000

METRES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

NOTES

1. CONVEYANCE OF THE LAND IS SUBJECT TO THE RIGHTS AND INTERESTS OF THE BANK OF MONTREAL AS MORTGAGEE OF THE LAND.
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8. THE CONVEYANCE OF THE LAND IS SUBJECT TO THE RIGHTS AND INTERESTS OF THE BANK OF MONTREAL AS MORTGAGEE OF THE LAND.
9. THE CONVEYANCE OF THE LAND IS SUBJECT TO THE RIGHTS AND INTERESTS OF THE BANK OF MONTREAL AS MORTGAGEE OF THE LAND.
10. THE CONVEYANCE OF THE LAND IS SUBJECT TO THE RIGHTS AND INTERESTS OF THE BANK OF MONTREAL AS MORTGAGEE OF THE LAND.



INTERPRETATION NOTE

Reference to 'this plan' means the plan of subdivision as shown on the plan of subdivision and includes all amendments thereto. Reference to 'the plan' means the plan of subdivision as shown on the plan of subdivision and includes all amendments thereto.

ROTATION NOTE

Reference to 'this plan' means the plan of subdivision as shown on the plan of subdivision and includes all amendments thereto.

SURVEYOR'S CERTIFICATE

I, **Gregory M. Smith**, being duly sworn, depose and say that I am a duly qualified and licensed surveyor in the Province of Ontario, and that I have surveyed the land shown on this plan and that the same is correctly and accurately shown thereon.

OWNER'S CERTIFICATE

I, **Erin Properties Inc.**, being duly sworn, depose and say that I am the owner of the land shown on this plan and that the same is correctly and accurately shown thereon.

MUNICIPAL APPROVAL

I, **John J. O'Connell**, being duly sworn, depose and say that I am the Municipal Councillor for the ward of **Central** in the City of Wellington, and that I have approved this plan of subdivision.



PLAN SPANNING LTD.
143 Dundas Street East, Suite 200
Wellington, Ontario N6A 1K5
Tel: (519) 253-5000 Fax: (519) 253-5001
Mobile: (519) 253-5002
Web: www.planspanning.com

231-15001

PLAN 61M-261

ERIN PROPERTIES INC. HAS BEEN REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLED CONVEYANCE OF THE PART OF LOTS 16 AND 17 (GEOGRAPHIC TOWNSHIP OF ERIN) COUNTY OF WELLINGTON (PLAN 61M-261) AND THE PLAN DOCUMENT NO. 231-15001.

John J. O'Connell
Municipal Councillor

(ROAD ALLOWANCE BETWEEN CONCESSIONS 10 AND 11)
(NOT TRAVELLED)
P.L.N. 71153 - 0144

TOTAL AREA OF SUBDIVISION = 10,310 HA.

PLAN OF SURVEY OF LOTS 65, 66 AND BLOCK 205 PLAN 61M-261 TOWN OF ERIN COUNTY OF WELLINGTON

SCALE 1:200



R-PE SURVEYING LTD., O.L.S.

THE INTENDED PLOT SIZE OF THIS PLAN IS 711 mm IN WIDTH BY 353 mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:200.

METRIC

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES

- DENOTES MONUMENT FOUND
- DENOTES MONUMENT SET
- PB DENOTES PLASTIC BAR
- IB DENOTES IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
- D.U.C. DENOTES DWELLING UNDER CONSTRUCTION
- P DENOTES PORCH
- ☉ DENOTES CENTRELINE OF WALL
- (WIT) DENOTES WITNESS
- f DENOTES FACE OF WALL
- ORP DENOTES OBSERVED REFERENCE POINT

ALL FOUND MONUMENTS BY R-PE SURVEYING LTD., O.L.S.
ALL SET MONUMENTS ARE IRON BARS UNLESS NOTED OTHERWISE.
ALL TIES TO CONCRETE FOUNDATION.

INTEGRATION NOTE

BEARINGS ARE GRID, UTM, NAD83 (CSRS:CBNV6:2010.0), DERIVED FROM OBSERVED REFERENCE POINTS (A) AND (B) USING CANNET REAL TIME NETWORK (RTN) No. 20120110037 (NORTHING: 4860917.470, EASTING: 571296.238).

COORDINATES ARE UTM ZONE 17, NAD83 (CSRS:CBNV6:2010.0), TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

POINT	NORTHING	EASTING
ORP (A)	4848461.23	574970.05
ORP (B)	4848513.22	575010.96

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999612.

SURVEYOR'S CERTIFICATE

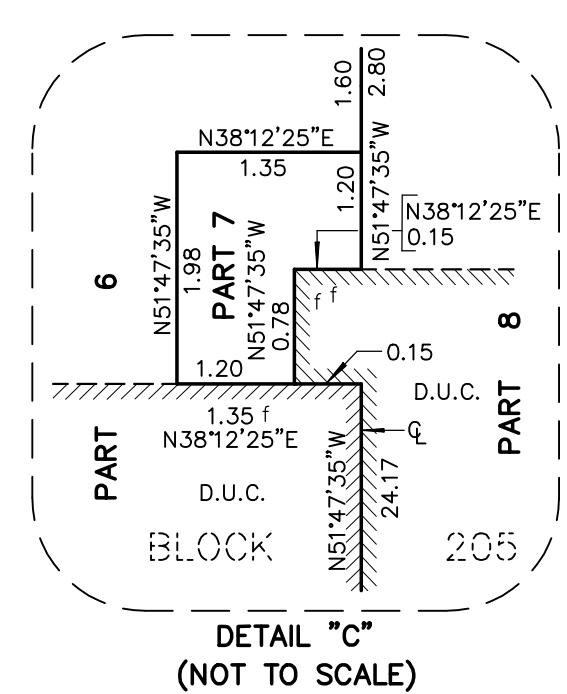
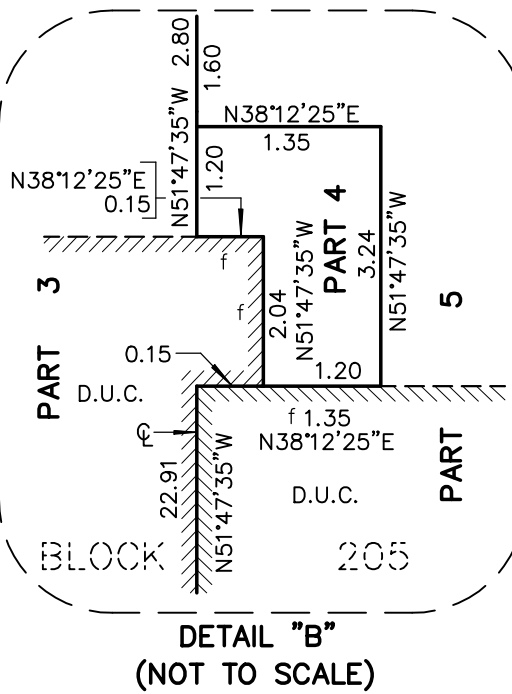
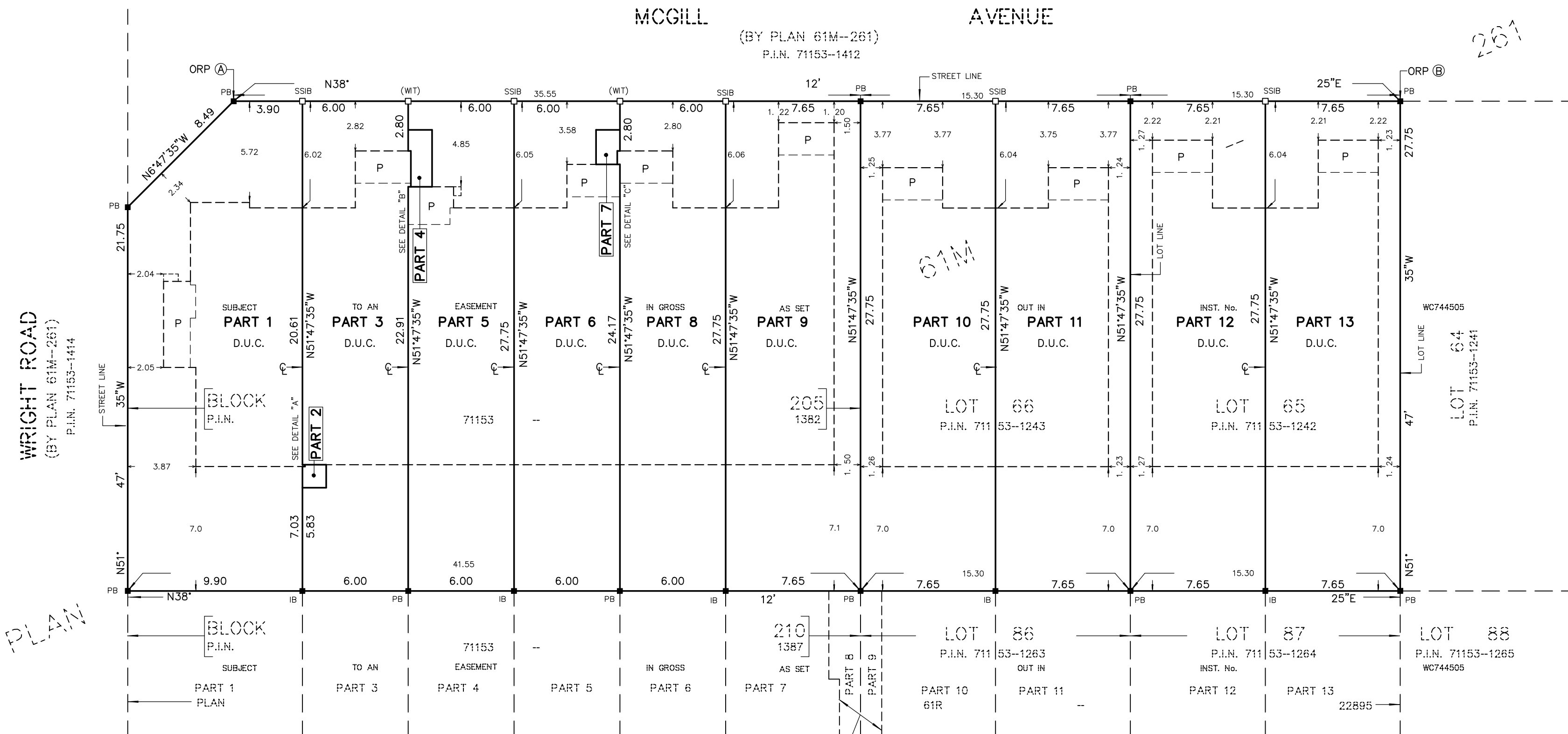
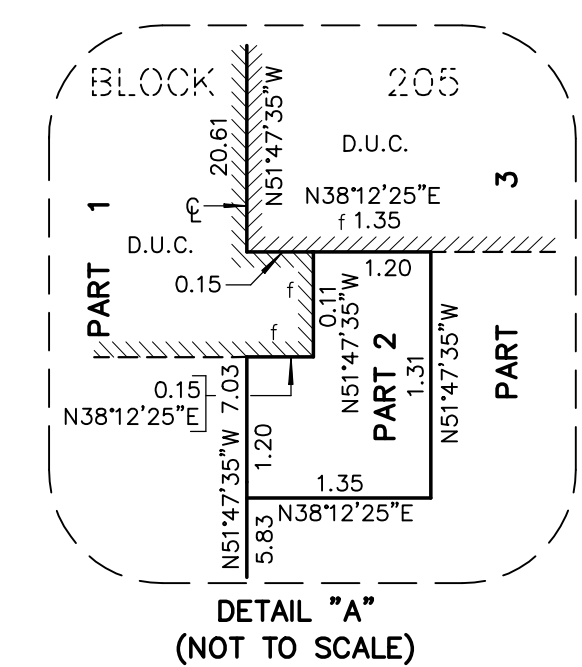
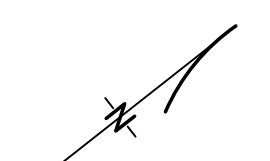
I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 8th DAY OF SEPTEMBER, 2024

DATE FEBRUARY 4, 2025

I. A. Abraham
I. A. ABRAHAM
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS
PLAN SUBMISSION FORM NUMBER V-96986.



PLAN 61R-22935

Received and deposited

February 5th, 2025

Beverly-ann Fernandes

Representative for the
Land Registrar for the
Land Titles Division of
Wellington (No.61)

SCHEDULE

PART(S)	ALL OF BLOCK/LOT	PLAN	ALL OF P.I.N.
1 TO 9, INCLUSIVE	BLOCK 205	61M-261	71153-1382
10 & 11	LOT 66		71153-1243
12 & 13	LOT 65		71153-1242

PARTS 1 TO 13, INCLUSIVE ARE SUBJECT TO AN EASEMENT IN GROSS AS SET OUT IN INST. No. WC744505

SUBJECT TO AN EASEMENT IN GROSS AS SET OUT IN INST. No. WC744505

R-PE SURVEYING LTD.
ONTARIO LAND SURVEYORS
643 Chrislea Road, Suite 7
Woodbridge, Ontario L4L 8A3
Tel.(416)635-5000 Fax (416)635-5001
Tel.(905)264-0881 Fax (905)264-2099
Website: www.r-pe.ca
DRAWN: V.K. CHECKED: I.A.A./T.S.
JOB No. 24-110 CAD FILE No. 24-110R07

**PLAN OF SURVEY OF
LOTS 67, 68 AND BLOCK 206
PLAN 61M-261
TOWN OF ERIN
COUNTY OF WELLINGTON**



R-PE SURVEYING LTD., O.L.S.
THE INTENDED PLOT SIZE OF THIS PLAN IS 711 mm IN WIDTH BY 353 mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:200.

METRIC
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES

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ALL TIES TO CONCRETE FOUNDATION.

INTEGRATION NOTE

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POINT	NORTHING	EASTING
ORP (A)	4848390.95	574914.72
ORP (B)	4848437.66	574951.49

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999612.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 7th DAY OF OCTOBER, 2024

DATE FEBRUARY 4, 2025

I. A. Abraham
I. A. ABRAHAM
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS
PLAN SUBMISSION FORM NUMBER V-96988.

PLAN 61R-22937

Received and deposited

February 5th, 2025

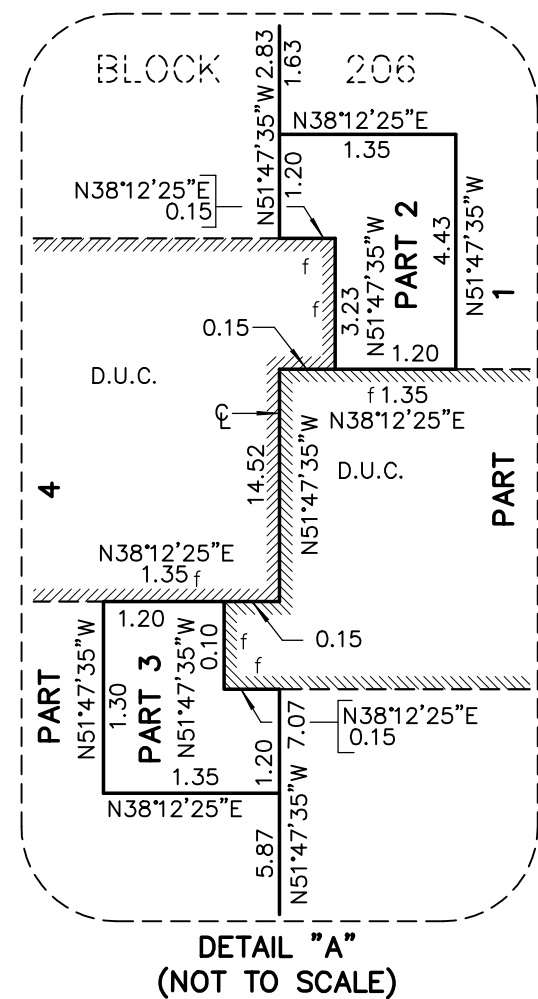
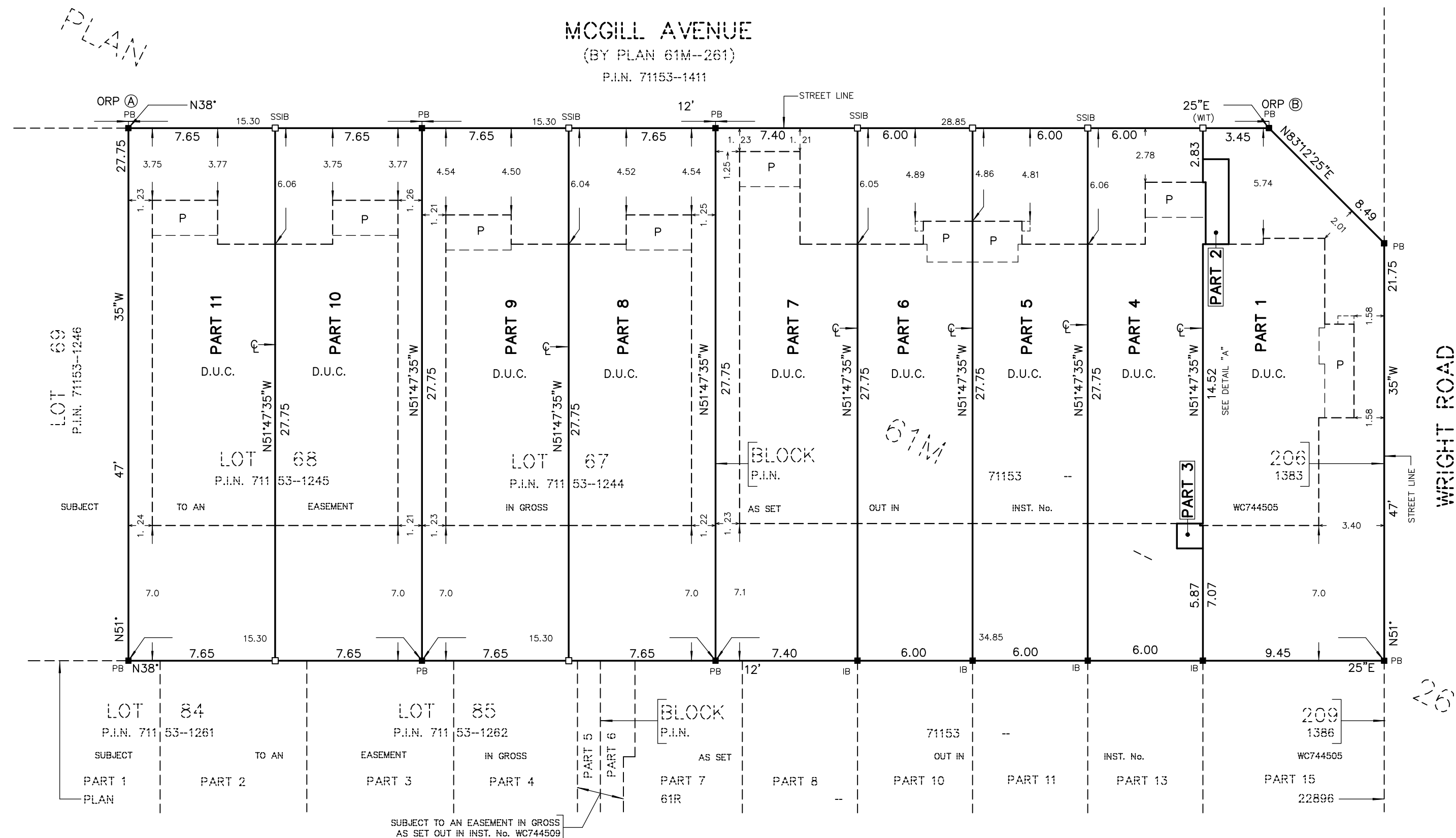
Danita Lopes

Representative for the
Land Registrar for the
Land Titles Division of
Wellington (No.61)

SCHEDULE

PART(S)	ALL OF BLOCK/LOT	PLAN	ALL OF P.I.N.
1 TO 7, INCLUSIVE	BLOCK 206	61M-261	71153-1383
8 & 9	LOT 67		71153-1244
10 & 11	LOT 68		71153-1245

PARTS 1 TO 11, INCLUSIVE ARE SUBJECT TO AN EASEMENT IN GROSS AS SET OUT IN INST. No. WC744505



fpe R-PE SURVEYING LTD.
ONTARIO LAND SURVEYORS
643 Chrislea Road, Suite 7
Woodbridge, Ontario L4L 8A3
Tel.(416)635-5000 Fax (416)635-5001
Tel.(905)264-0881 Fax (905)264-2099
Website: www.r-pe.ca
DRAWN: V.K. CHECKED: I.A.A./T.S.
JOB No. 24-110 CAD FILE No. 24-110R09

PLAN OF SURVEY OF LOTS 75, 76 AND BLOCK 207 PLAN 61M-261 TOWN OF ERIN COUNTY OF WELLINGTON



R-PE SURVEYING LTD., O.L.S.
THE INTENDED PLOT SIZE OF THIS PLAN IS 711 mm IN WIDTH BY 353 mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:200.

METRIC
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES

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- P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
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INTEGRATION NOTE

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POINT	NORTHING	EASTING
ORP (A)	4848295.76	574839.80
ORP (B)	4848341.60	574875.88

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999612.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 20th DAY OF SEPTEMBER, 2024

DATE FEBRUARY 24, 2025

I. A. ABRAHAM
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS
PLAN SUBMISSION FORM NUMBER V-98688.

PLAN 61R-22960

Received and deposited

February 26th, 2025

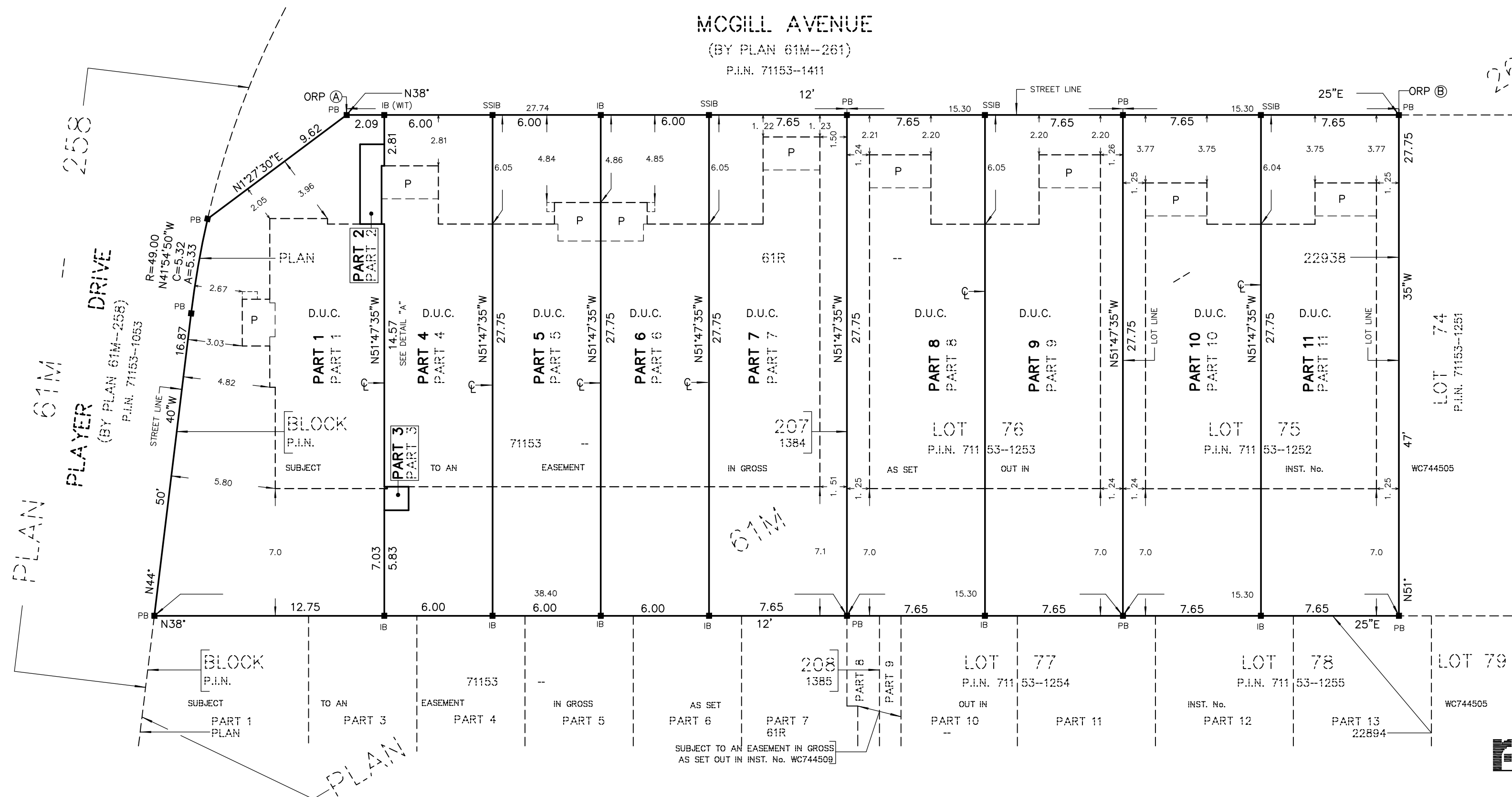
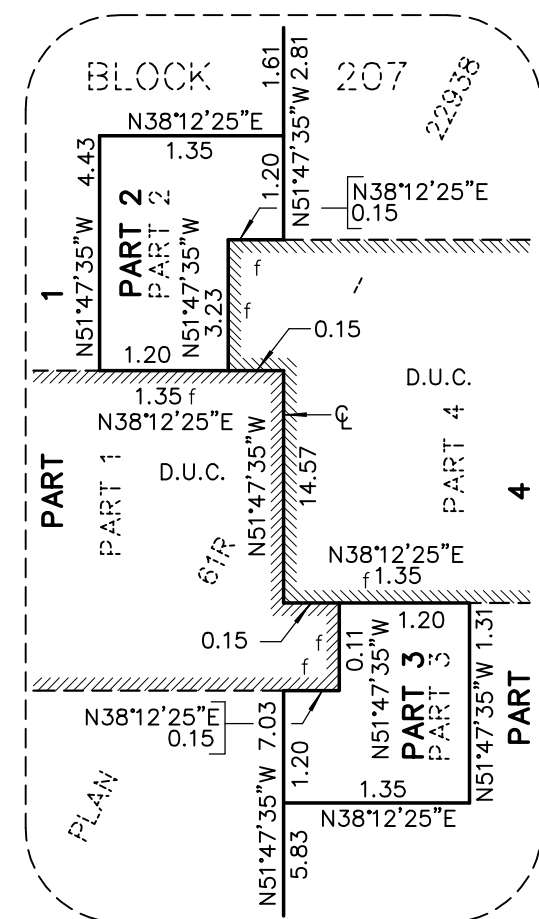
George Dsouza

Representative for the
Land Registrar for the
Land Titles Division of
Wellington (No.61)

SCHEDULE

PART(S)	ALL OF BLOCK/LOT	PLAN	ALL OF P.I.N.
1 TO 7, INCLUSIVE	BLOCK 207	61M-261	71153-1384
8 & 9	LOT 76		71153-1253
10 & 11	LOT 75		71153-1252

PARTS 1 TO 11, INCLUSIVE ARE SUBJECT TO AN EASEMENT IN GROSS AS SET OUT IN INST. No. WC744505



fpe R-PE SURVEYING LTD.
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Tel.(416)635-5000 Fax (416)635-5001
Tel.(905)264-0881 Fax (905)264-2099
Website: www.r-pe.ca
DRAWN: V.K. CHECKED: I.A.A.
JOB No. 24-110 CAD FILE No. 24-110R15



Town of Erin Corporate Report

Department: Infrastructure Services	Report Number: WW2025-01
Business Unit: Wastewater	Meeting Date: 3/13/2025
Presented/ Prepared By: Brian Kavanagh, Director of Infrastructure Services & Town Engineer	

Subject

Wastewater Project Update

Recommendation

That report number WW2025-01 “Wastewater Project Update” be received for information.

Background

At the Regular Meeting of October 24, 2024, Council requested that staff provide quarterly updates regarding the ongoing construction of the Town’s wastewater collection and treatment systems.

The purpose of this report and the corresponding presentation (refer to Appendix A) is to keep Council and stakeholders apprised of the status of the project. The report and presentation also provide an update on the Housing-Enabling Water Systems Fund (HEWSF) grant.

Discussion

The presentation provides an update on the Town’s wastewater projects, including:

- Construction schedule update for each component of the project (water resource recovery facility, pumping station, linear works and Elora Cataract Trail)
- Financial update

The HEWSF grant update addresses the following items:

- Scope of work
- Project schedule
- Financial overview
- Next steps

Strategic Pillar

Investment in Community Assets

Financial Impact

The presentation provides a summary of contract values and spending to date, however there are no financial impacts associated with the report or presentation.

Conclusion

The wastewater project is advancing successfully. The project schedule, finances and construction quality are being managed diligently, prioritizing value for money and the provision of a wastewater system that supports subdivision developments as they come online.

The HEWSF grant project is currently in the planning phase, with design scheduled for 2025 and construction following from 2026 to 2028.

Attachments

Appendix A – Project Update Presentation

Brian Kavanagh

Director of Infrastructure Services &
Town Engineer

Rob Adams

Chief Administrative Officer

Wastewater Project Update

March 13, 2025



Agenda

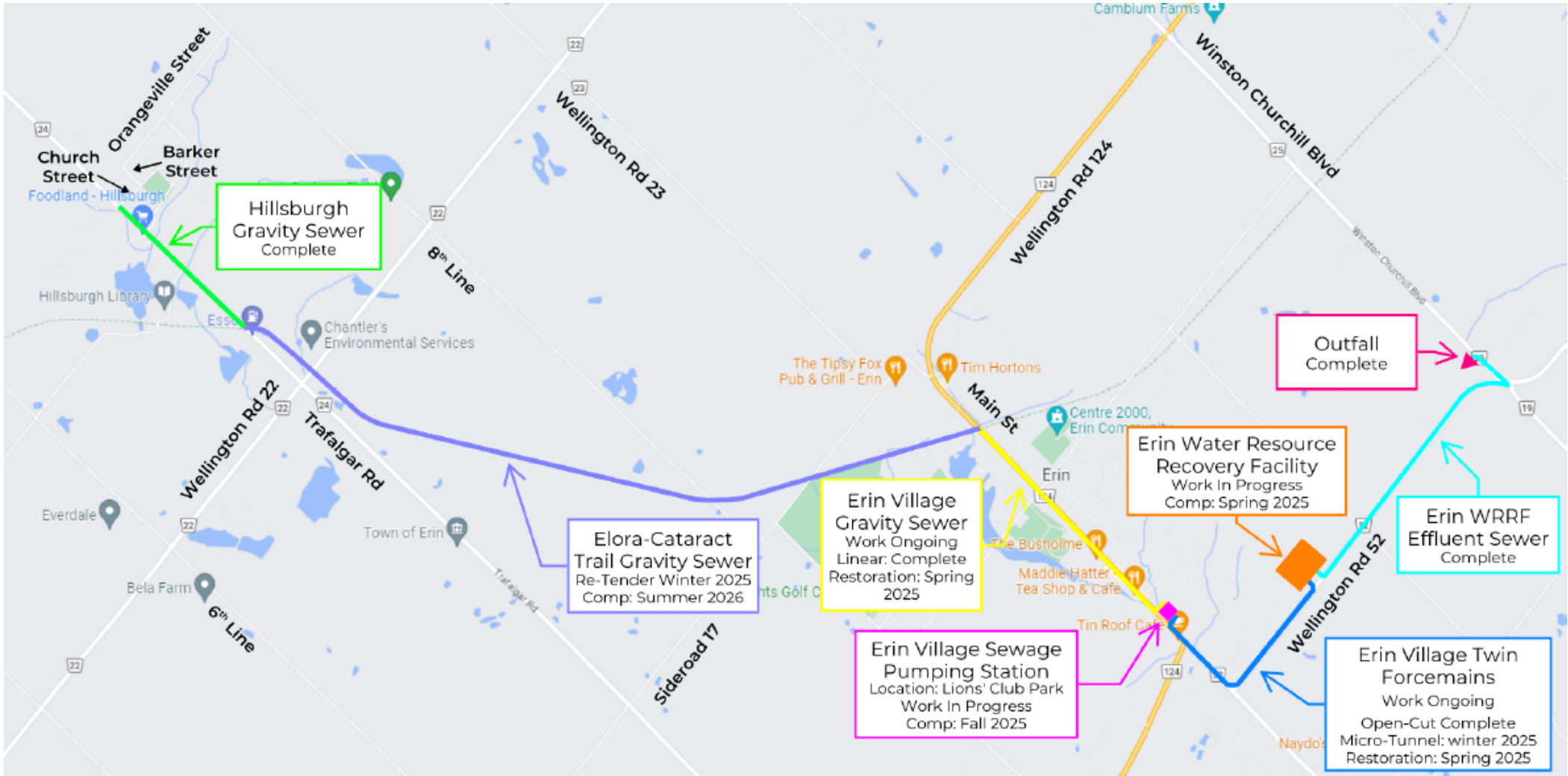
Projects in support of new development

- Construction schedule update
- Financial update

HEWSF Grant

- Grant overview
- Scope of work
- Financial details
- Next Steps / Schedule

Construction Scope and Schedule



Hillsburgh Gravity Sewer

Scope

Gravity sewer, watermain, roadway reconstruction on Trafalgar Road from Upper Canada Drive to Elora Cataract Trail

Schedule

Complete



Elora Cataract Trail Linear Works

Scope

Gravity Sewer & watermain
from Trafalgar Road to Main
Street

Scope Change

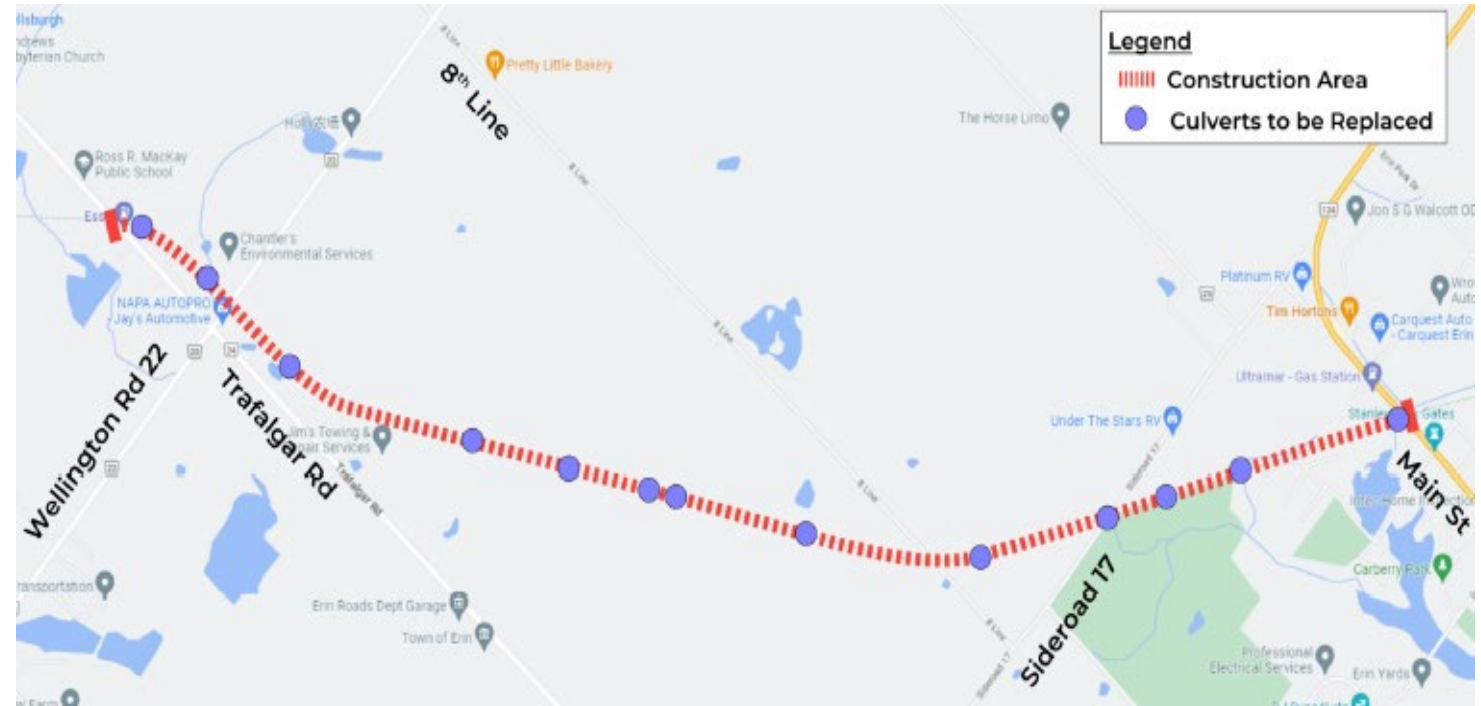
Replace 26 culverts

Schedule

Retender: March/April 2025

Construction completion:

Summer 2026



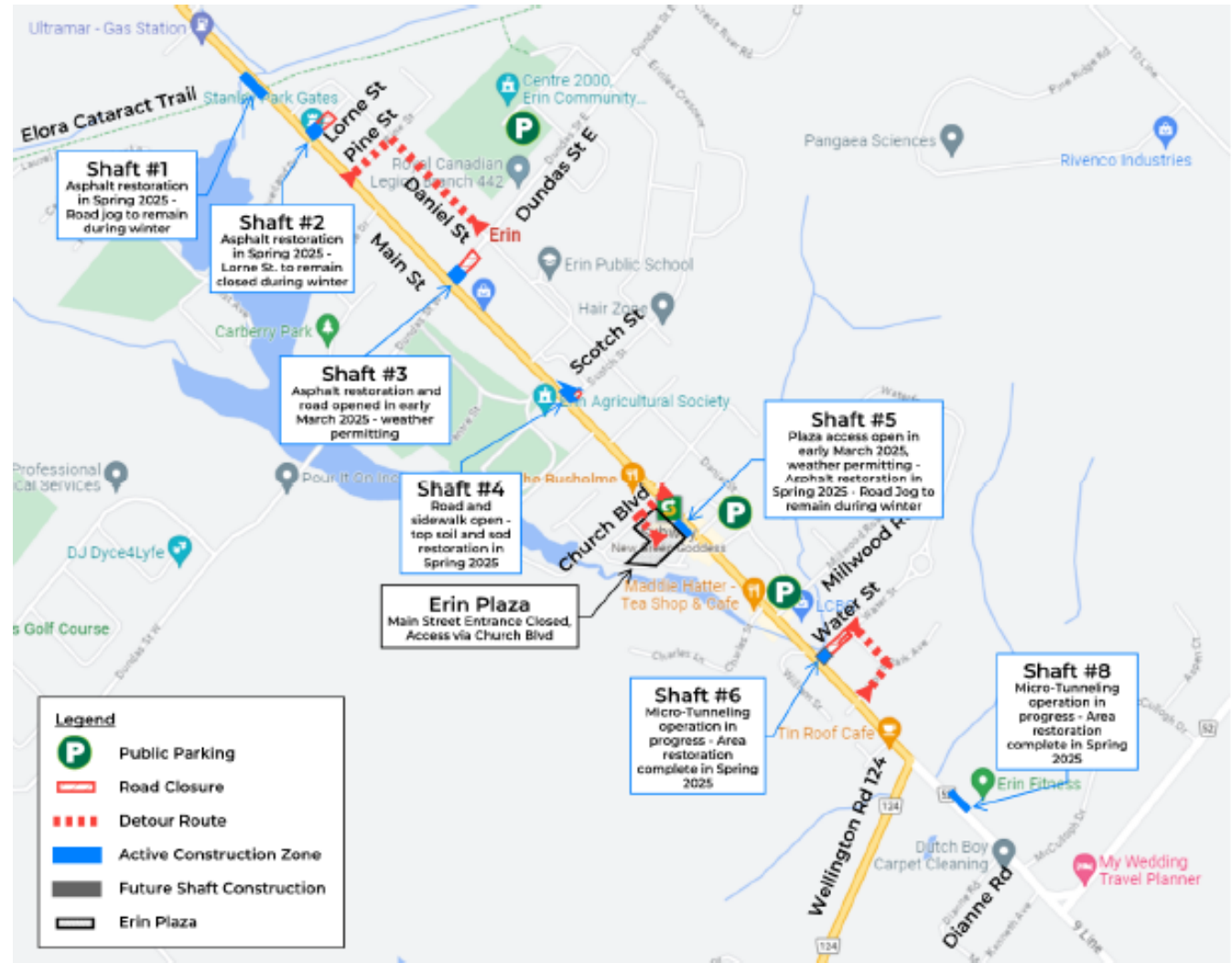
Erin Village Gravity Sewer and Forcemains

Scope

Gravity sewer and twin forcemain on Main Street from Elora Cataract Trail to Dianne Road

Schedule

Microtunneling completion: March 2025
Restoration: Spring 2025



Dundas Street East Gravity Sewer

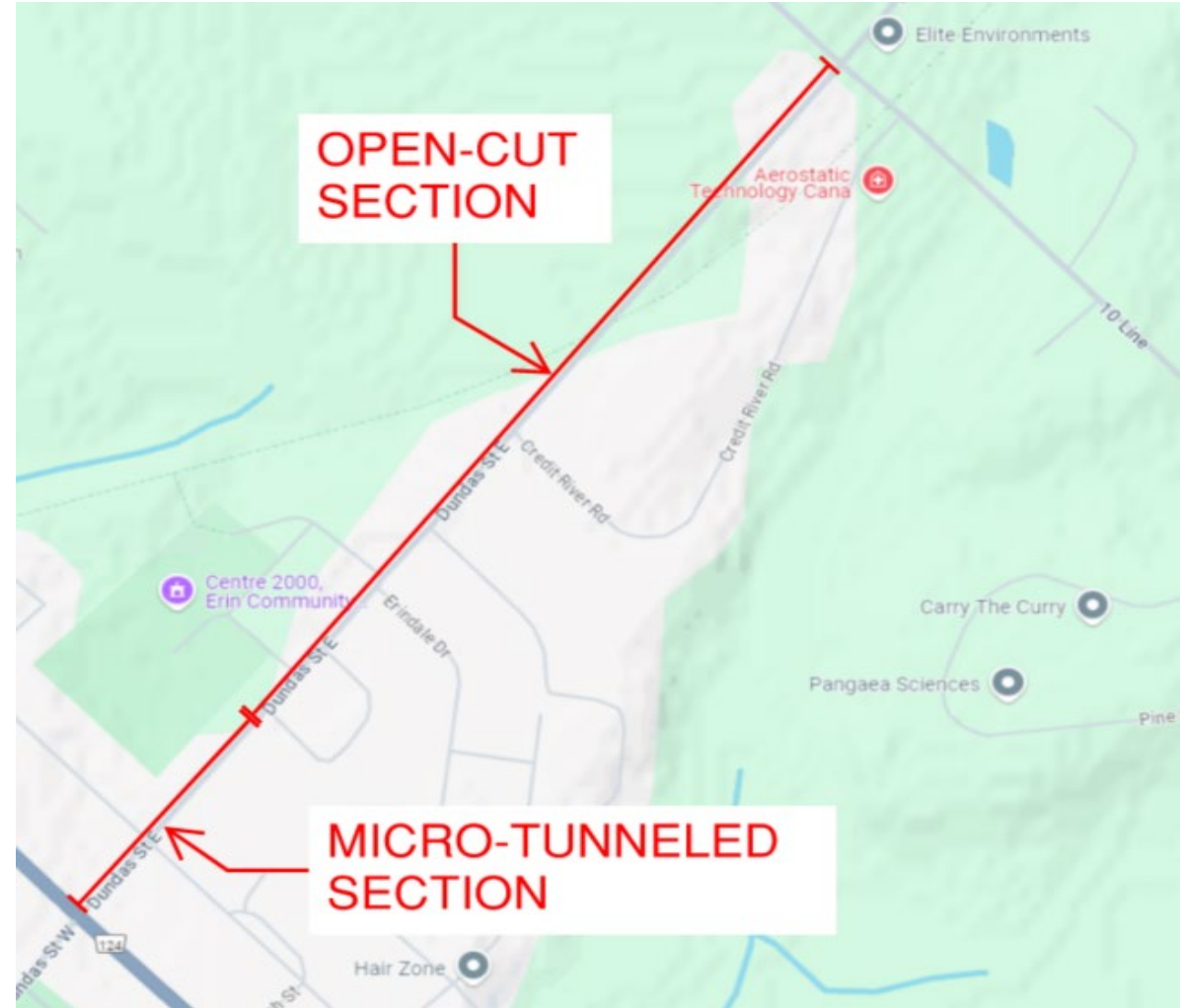
Scope

Sanitary sewer construction by developer, using open-cut and micro-tunneling

Schedule

Microtunneling and open-cut: complete

Shallow sewer construction, Tomwell to Main: Spring and summer 2025



Erin Village Pumping Station

Scope

Pumping station and emergency generator to convey wastewater to the plant

Schedule

Construction completion: Fall 2025

Temporary Condition

Portable pump to provide functionality prior to Fall 2025



Water Resource Recovery Facility (WRRF)

Scope

Treat incoming wastewater from Hillsburgh and Erin; produce treated effluent

Schedule

Plant completion: July 2025
Cooling system completion: Fall 2025

Temporary Condition

Solmar hauling sewage to Orangeville prior to WRRF coming online



Effluent Sewer and Outfall

Scope

Effluent sewer along Wellington Rd. 52, discharging effluent to the West Credit River

Schedule

Complete

Temporary Condition

An easement will be placed on the house purchased by the Town, followed by sale of the property



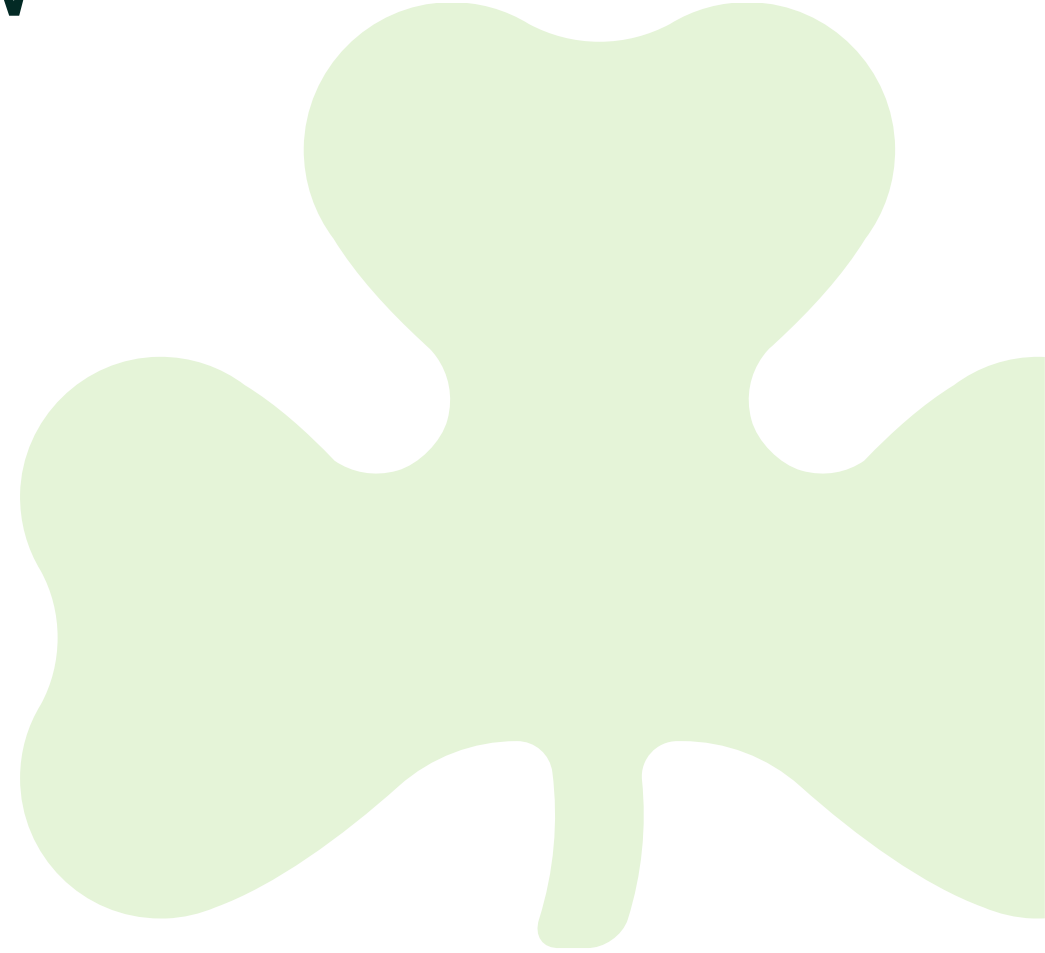
Project Financials

Component	Total Contract Value	Spent to Date (up to December 31, 2024)	% Spent
Linear Works *	\$ 52,551,228	\$ 48,711,027	93%
Sewage Pumping Station	\$ 15,327,411	\$ 8,940,897	58%
Water Resource Recovery Facility	\$ 125,580,092	\$ 116,105,432	92%
Design	\$ 5,790,399	\$ 5,564,392	96%
Construction Management	\$ 11,154,050	\$ 7,914,664	71%
Total	\$ 210,403,180	\$ 187,236,412	89%

* Excludes the Elora Cataract Trail linear works

HEWSF Grant - Overview

- The program aims to protect communities by investing in the development, repair, rehabilitation and expansion of core water, wastewater, and stormwater projects to promote growth and enable housing
- Staff applied to Intake II of the Housing-Enabling Water Systems Fund (HEWSF) in November 2024
- Notice of successful application was received on January 27, 2025



HEWSF Grant – Scope of Work

Water, wastewater and stormwater infrastructure improvements in Erin Village

- Replace existing aged watermains and services
- Upgrade existing storm sewer system
- Build local wastewater system and laterals to allow connection of existing homes and businesses, and to facilitate development
- Specific areas/streets to be determined through feasibility review as part of design process
- Road reconstruction and improved active transportation



HEWSF Grant - Financials

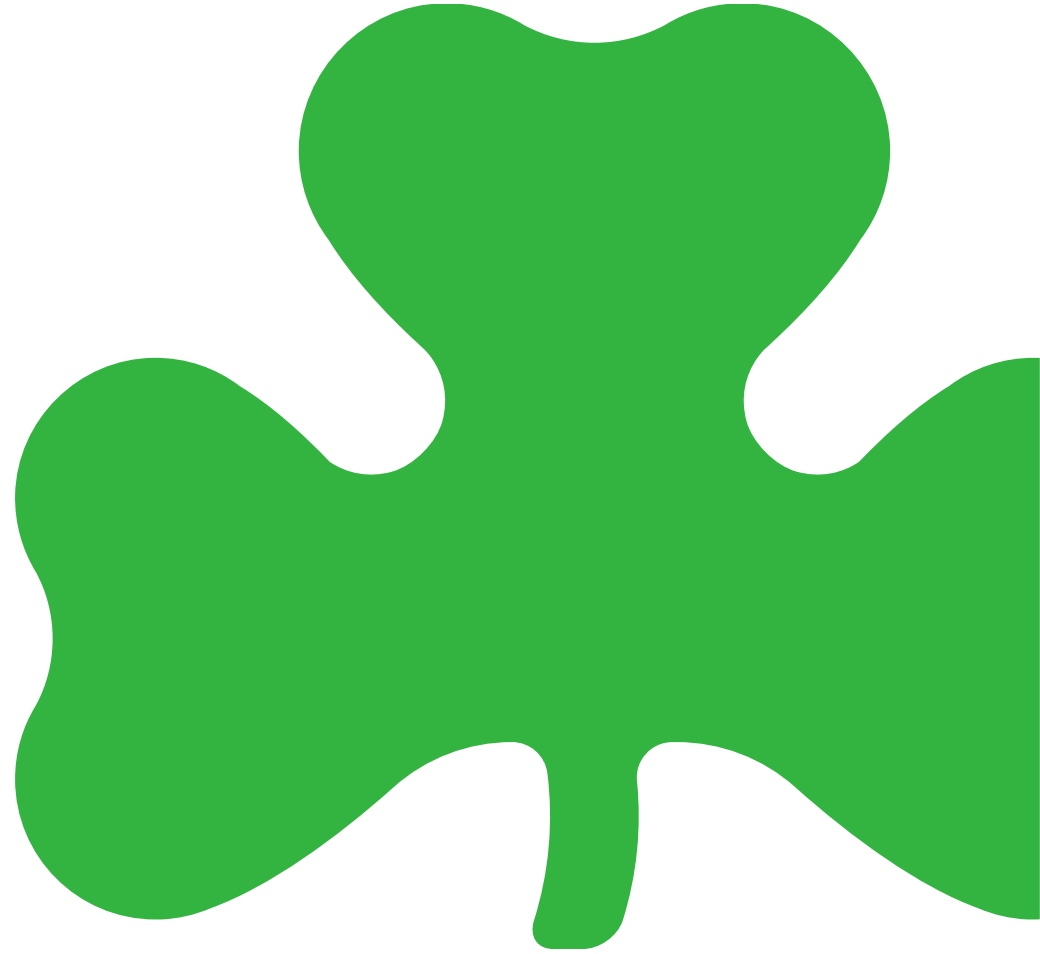
Funding Source	Amount
Provincial funding	\$29,473,750 (73%)
Town contribution	\$10,901,250 (27%)
Total project cost	\$40,375,000

- Developers contributed \$10,152,710 toward local wastewater collection in existing neighbourhoods

HEWSF Grant – Next Steps & Schedule

Scope	Schedule
Execute a contract with the Province	March 2025
Procure project design services	March to May 2025
Complete detailed design Include preparation of draft sanitary sewer connection by-law	June 2025 to February 2026
Procure construction services	March & April 2026
Construction phase	May 2026 to March 2028

Questions?



Activity List 2025

	Description of Request	Responsibility	Date Directed	Suggested Completion	Status
1	Recommendation report to Council required regarding the disposition of two residential lots as outlined within report PD2022-15.	Planning & Development	27-Apr-23	TBD	The Town has retained planning and engineering consultants to complete technical reports to support a severance application to create two lots and apply for an OPA and ZBA.
2	Commitment to the creation of Green Community Standards.	Planning & Development	27-Jun-24	TBD	Staff are: <ul style="list-style-type: none"> • Aligning efforts with Wellington Couy and the Tri-County Green Standards; • Collaborating with the development community; • Developing a Green Charter.



THE CORPORATION OF THE TOWN OF ERIN

By-Law #25 – 23

Being a By-law to designate 93 Trafalgar Road under Part IV, Section 29 of the Ontario Heritage Act, as being of cultural heritage value or interest.

Whereas, Section 29 of the *Ontario Heritage Act, 1990* (the “Act”) authorizes the council of a municipality to enact by-laws to designate a property to be of cultural heritage value or interest;

And Whereas, the Council of The Corporation of the Town of Erin (the "Council") has consulted with the Town of Erin Heritage Committee, with respect to the designation of the property as being of cultural heritage value or interest;

And Whereas, the Council has caused notice of its intention to designate the property to be given in accordance with subsections 29(3), 29(4) and 29(4.1) of the *Act*;

And Whereas, the statement of cultural heritage value or interest and description of the heritage attributes in respect of the property are set out in Schedule "A" to this by-law;

Now Therefore, the Council of The Corporation of the Town of Erin hereby enacts as follows:

1. That the property at 93 Trafalgar Road (the "Property"), more particularly described in Schedule "B" to this by-law, is designated as being of cultural heritage value or interest for reasons set out in Schedule "A" to this by-law.
2. That a copy of this by-law be registered against the Property described in Schedule "B" to this by-law in the property Land Registry Office.
3. That a copy of this by-law be served upon the owner of the Property and upon the Ontario Heritage Trust, and to cause notice of this by-law to be published in the newspaper having general circulation to The Corporation of the Town of Erin as required by the *Ontario Heritage Act, 1990*.
4. And that this By-law shall come into force and take effect upon the day of its passing, subject to the applicable provisions of the *Ontario Heritage Act, 1990*.

Passed in open Council on March 13, 2025.

Mayor, Michael Dehn

Town Clerk, Nina Lecic

Schedule "A" to By-law 25-23

Description

The property is located in proximity to the historic core of the village of Hillsburgh. It consists of a one-and-a-half storey former place of worship constructed in 1871 in the Gothic Revival architecture style.

Statement of Cultural Heritage Value or Interest

93 Trafalgar Road is a representative example of a former place of worship built in the Gothic Revival architectural style. The one-and-a-half storey, rectangular plan, former place of worship has a front gable roof with rounded pork chop returns and clad with cedar shingles, lancet windows rhythmically placed on the façade and side elevations adorned wood surrounds, tracery and stain glass which are typical features associated with Gothic Revival architecture found in places of worship. The symmetrical brick structure includes a bumped-out vestibule on the façade which includes a gable roof clad, also clad in cedar shingles, and a small pointed arch opening with tracery and stain glass.

93 Trafalgar Road has historical and/or associative value as the Village of Hillsburgh's former United Church. The Hillsburgh United Church building was originally located in Eramosa Township operating as Bethel Methodist Church from 1871 until its relocation to Hillsburgh in 1926. Although it no longer serves as a place of worship, the building has associative value as one of Hillsburgh's early places of worship prior to its conversion into a residence/commercial space in 1978.

93 Trafalgar Road is important in supporting the 19th century character of Trafalgar Road in the historic village of Hillsburgh. The streetscape is comprised of predominantly one to two-and-a-half storey residential and commercial buildings of primarily brick construction and with modest setbacks along the street. 93 Trafalgar Road is legible as a historic structure formerly used as a place of worship and contributes to the heritage fabric of the streetscape and exhibits setback, massing and decorative details consistent with the 19th century streetscape.

Description of Heritage Attributes

93 Trafalgar Road is a representative example of a former place of worship built in the Gothic Revival architectural style. The property contains the following heritage attributes that reflects this value:

- One-and-a-half storey Gothic Revival former place of worship
- Symmetrical and rectangular plan
- Front gable roof with rounded pork chop returns clad with cedar shingles
- Lancet windows rhythmically placed on the façade and side elevations adorned wood surrounds, tracery and stain glass
- Bumped-out vestibule with gable roof clad in cedar shingles
- Pointed arch opening with tracery and stain glass on vestibule

93 Trafalgar Road has historical and/or associative value as the Village of Hillsburgh's former United Church. The property contains the following heritage attributes that reflects this value:

- Location along Trafalgar Road
- One-and-a-half storey Gothic Revival former place of worship including, massing, setback, and decorative details

93 Trafalgar Road is important in supporting the 19th century character of Trafalgar Road in the historic village of Hillsburgh. The property contains the following heritage attributes that reflects this value:

- Location along Trafalgar Road
- One-and-a-half storey Gothic Revival former place of worship including, massing, setback, and decorative details

Schedule "B" to By-law 25-23**Legal Description**

PT LT 25 CON 8 ERIN AS IN ROS597661 EXCEPT PT 3, 61R2234; S/T ROS241445E;
ERIN



THE CORPORATION OF THE TOWN OF ERIN

By-Law #25 – 24

Being a By-law to designate 3 Station Street under Part IV, Section 29 of the Ontario Heritage Act, as being of cultural heritage value or interest.

Whereas, Section 29 of the *Ontario Heritage Act, 1990* (the "Act") authorizes the council of a municipality to enact by-laws to designate a property to be of cultural heritage value or interest;

And Whereas, the Council of The Corporation of the Town of Erin (the "Council") has consulted with the Town of Erin Heritage Committee, with respect to the designation of the property as being of cultural heritage value or interest;

And Whereas, the Council has caused notice of its intention to designate the property to be given in accordance with subsections 29(3), 29(4) and 29(4.1) of the *Act*;

And Whereas, the statement of cultural heritage value or interest and description of the heritage attributes in respect of the property are set out in Schedule "A" to this by-law;

Now Therefore, the Council of The Corporation of the Town of Erin hereby enacts as follows:

1. That the property at 3 Station Street (the "Property"), more particularly described in Schedule "B" to this by-law, is designated as being of cultural heritage value or interest for reasons set out in Schedule "A" to this by-law.
2. That a copy of this by-law be registered against the Property described in Schedule "B" to this by-law in the property Land Registry Office.
3. That a copy of this by-law be served upon the owner of the Property and upon the Ontario Heritage Trust, and to cause notice of this by-law to be published in the newspaper having general circulation to The Corporation of the Town of Erin as required by the *Ontario Heritage Act, 1990*.
4. And that this By-law shall come into force and take effect upon the day of its passing, subject to the applicable provisions of the *Ontario Heritage Act, 1990*.

Passed in open Council on March 13, 2025.

Mayor, Michael Dehn

Town Clerk, Nina Lecic

Schedule "A" to By-law 25-24

Description

The property is located near the intersection of Trafalgar Road and Station Street. The two-storey Italianate building was constructed for the Awrey family in 1894. The building is centrally placed on the property and located on the highest point of the lot.

Statement of Cultural Heritage Value or Interest

3 Station Street is a representative example of the Italianate architectural style. The two-storey, irregular plan brick building has a rhythmic and balanced façade, wide overhanging eaves with paired decorative wood brackets of various sizes, prominent bay window, paired segmental arched windows with decorative limestone hoodmould moulds and sills which are rock faced with margins and large quoins which are all key features of the Italianate architecture style. The prominent front and side gable pediments finished with rounded shingles, the one storey open porch supported by wooden posts and gingerbread trim, and its central placement on the highest point of the large property surrounded by landscaping and mature trees contribute to its grandeur and prominence as an Italianate style building.

3 Station Street is associated with Isaiah Awrey and his daughter Olive Awrey. The Awrey family was one of the earliest families to settle in Erin Township when patriarch John Awrey bought approximately 500 acres in 1824. Many of John's descendants settled in the Hillsburgh area, including not only his sons John C. and Isaiah Awrey, but also several other family members.

3 Station Street was constructed in 1894 as a residence for Isaiah Awrey. Isaiah Awrey was a well-known and prominent community member who played an important role in the commercial development of Hillsburgh. Along with his brother John Awrey, Isaiah was involved in numerous commercial ventures in the village, such as operating a mill and cider press on the old Gooderham & Worts property and a creamery.

As prosperous farmers and businessmen within the village, the Awrey brothers built multiple large brick residences on Station Street using clay from their own farms to build the brick. The Awrey brothers played an important role in ecumenical and civic matters within the village. For example, they donated land at the north end of the millpond, near George Street, as a park which included a pavilion, band stand, and a dock for recreational boating. The park was eventually sold to the Caledon Mountain Trout Club for use as a fishing pond.

Isaiah Awrey was involved in establishment of the Hillsburgh Christian Church (located at 72 Trafalgar Road); where he hosted events to help pay for the construction of the church building. In addition, Isaiah Awrey was involved in the construction of the Disciple Church at 72 Trafalgar Road and hosted a supper to help defray construction costs. The Awrey brothers were also integral to the founding of the Caledon Mountain Trout Club, which used the mill pond as a sport fishing location.

3 Station Street is also associated with Olive Awrey. Olive owned the property from 1933 until her death in 1982. Olive worked as a teacher in local schools such as Coningsby and Hillsburgh, and after her retirement she served as Hillsburgh's librarian in the 1970s.

3 Station Street is important in supporting the 19th century and early 20th century character of the historic village of Hillsburgh. Several residential side streets were developed at the same time as the core Historic Village of Hillsburgh and supports the legibility and character of the historic village. Located off or parallel to the main street (Trafalgar Road), the buildings are comprised of predominantly one to two-and-a-half storey residences, primarily brick construction, with modest setbacks. 3 Station Street exhibits setback, massing, style, decorative details consistent with the historic village character.

Description of Heritage Attributes

3 Station Street is a representative example of the Italianate architectural style. The property contains the following heritage attributes that reflects this value:

- Two-storey Italianate building
- Irregular plan with red brick construction
- Gable roof
- Front and side gable pediments finished with rounded shingles
- Rhythmic and balanced façade
- Wide overhanging eaves with paired decorative wood brackets
- Bay window
- Segmental arched windows with decorative limestone hoodmould moulds and sills
- Quoins

3 Station Street is associated with Isaiah Awrey and his daughter Olive Awrey. The property contains the following heritage attributes that reflect this value:

- Two-storey Italianate building
- Red brick construction
- Datestone on east elevation "AD 1894"
- Prominent location on property fronting to Station Street

3 Station Street is important in supporting the 19th century and early 20th century character of the historic village of Hillsburgh. The property contains the following heritage attributes that reflect this value:

- Two-storey Italianate building including massing, setback, and decorative details
- Prominent location on property fronting to Station Street

Schedule "B" to By-law 25-24

Legal Description

PT LT 24 CON 7 ERIN PART 8



THE CORPORATION OF THE TOWN OF ERIN

By-Law #25 – 25

**Being a By-law to designate 12 Orangeville Street under Part IV,
Section 29 of the Ontario Heritage Act, as being of cultural
heritage value or interest.**

Whereas, Section 29 of the *Ontario Heritage Act, 1990* (the "Act") authorizes the council of a municipality to enact by-laws to designate a property to be of cultural heritage value or interest;

And Whereas, the Council of The Corporation of the Town of Erin (the "Council") has consulted with the Town of Erin Heritage Committee, with respect to the designation of the property as being of cultural heritage value or interest;

And Whereas, the Council has caused notice of its intention to designate the property to be given in accordance with subsections 29(3), 29(4) and 29(4.1) of the *Act*;

And Whereas, the statement of cultural heritage value or interest and description of the heritage attributes in respect of the property are set out in Schedule "A" to this by-law;

Now Therefore, the Council of The Corporation of the Town of Erin hereby enacts as follows:

1. That the property at 12 Orangeville Street (the "Property"), more particularly described in Schedule "B" to this by-law, is designated as being of cultural heritage value or interest for reasons set out in Schedule "A" to this by-law.
2. That a copy of this by-law be registered against the Property described in Schedule "B" to this by-law in the property Land Registry Office.
3. That a copy of this by-law be served upon the owner of the Property and upon the Ontario Heritage Trust, and to cause notice of this by-law to be published in the newspaper having general circulation to The Corporation of the Town of Erin as required by the *Ontario Heritage Act, 1990*.
4. And that this By-law shall come into force and take effect upon the day of its passing, subject to the applicable provisions of the *Ontario Heritage Act, 1990*.

Passed in open Council on March 13, 2025.

Mayor, Michael Dehn

Town Clerk, Nina Lecic

Schedule "A" to By-law 25-25

Description

The property is located on a residential side street within the core of the historic village of Hillsburgh, in the Town of Erin. It consists of a two-storey rectangular Italianate residence constructed in 1889.

Statement of Cultural Heritage Value or Interest

12 Orangeville Street is a representative example of the Italianate architectural style. The architectural style is expressed in the two-storey building through the L-shaped plan with a hip roof, wide overhanging eaves, dichromatic detailing on segmental arch windows and door opening with transom framed with brick voussoirs and surrounds which mimic the appearance of hoodmould. The balanced three-bay façade and decorative diamond quoins work to reinforce the Italianate architectural style.

12 Orangeville Street has an association with Charles James "C.J." McMillan, who was important to the development of the community of Hillsburgh. 12 Orangeville Street was built in 1889 as a residence for Charles James "C.J." McMillan and his family. As a local farmer and cattle buyer, McMillan began shipping potatoes from Hillsburgh to larger cities via rail in the late 19th century. Potatoes were relatively easy to grow in the Hillsburgh agricultural landscape and McMillan shipped his first load of around 200 bags of potatoes in 1881 to Toronto. By 1921, C.J.'s son, and then owner of the subject property, Hugh "Fred" McMillan, could ship 3,000 bags of potatoes a day. Potato farming was an important crop which supported the agricultural industry in and around the village of Hillsburgh during the late 19th and early 20th century.

12 Orangeville Street is important in supporting the 19th century and early 20th century character of the historic village of Hillsburgh. Several residential side streets were developed at the same time as the core and support the legibility and character of the historic village. The residential side streets are located off the main street (Trafalgar Road), the buildings are comprised of predominantly one to two-and-a-half storey residences, primarily brick construction, with modest setbacks. 12 Orangeville exhibits massing, style, decorative details consistent with the historic village character.

Description of Heritage Attributes

12 Orangeville Street is a representative example of the Italianate architectural style. The property contains the following heritage attributes that reflect this value:

- Two-storey Italianate building
- L-shaped plan with a hip roof
- Wide overhanging eaves
- Dichromatic detailing on segmental arch windows and door opening with transom framed with brick voussoirs and surrounds which mimic the appearance of hood mould
- Diamond quoins

12 Orangeville Street has an association with Charles James "C.J." McMillan, who was important to the development of the community of Hillsburgh. The property contains the following heritage attributes that reflect this value:

- Two-storey Italianate building
- Date stone which reads "A.D. 1889"

12 Orangeville Street is important in supporting the 19th century and early 20th century character of the historic village of Hillsburgh. The property contains the following heritage attributes that reflect this value:

- Two-storey Italianate building including massing and decorative details

Schedule "B" to By-law 25-25Legal Description

PART LOT 4, PLAN 806; PART SIMMONS ST PLAN 62 ERIN CLOSED BY ROS580127
DESIGNATED AS PART 2, 61R22084; T/W RO783933, RO783938; ERIN



THE CORPORATION OF THE TOWN OF ERIN

By-Law # 25 – 26

A By-law to exempt certain blocks within Plan 61M-261, Town of Erin, from the Part Lot Control provisions of the Planning Act.

Whereas, the Council of The Corporation of the Town of Erin deems it appropriate to enact a By-law pursuant to subsection 50(7) of the *Planning Act, 1990*, to exempt the lands hereinafter described from the Part Lot Control provisions in subsection 50(5) of the said Act;

Now Therefore, the Council of The Corporation of the Town of Erin hereby enacts as follows:

1. Subsection 50(5) of the *Planning Act, 1990*, shall not apply to the following lands:

<u>Plan</u>	<u>Description</u>
61M-261	Block 205, (Designated as Parts 1 to 9 inclusive, Plan 61R-22935)
61M-261	Lot 66 (Designated as Parts 10 and 11, Plan 61R-22935)
61M-261	Lot 65 (Designated as Parts 12 and 13, Plan 61R-222935)
61M-261	Block 206, (Designated as Parts 1 to 7 inclusive, Plan 61R- 22937)
61M-261	Lot 67 (Designated as Parts 8 and 9, R-Plan 61R-22937)
61M-261	Lot 68 (Designated as Parts 10 and 11, Plan 61R-22937)
61M-261	Block 207 (Designated as Parts 1 and 7, inclusive, Plan 61R-22960)
61M-261	Lot 76 (Designated as Parts 8 and 9, Plan 61R-22960)
61M-261	Lot 75 (Designated as Parts 10 and 11, Plan 61R-22960)

2. Pursuant to section 50(7.3) of the *Planning Act, 1990* this By-law shall expire upon two (2) years from the date of registration of this By-law, unless it is repealed or extended by the Council of The Corporation of the Town of Erin prior to the expiration date herein.
3. This By-law shall come into effect upon final approval by the County of Wellington pursuant to subsection 50(7.1) of the *Planning Act, 1990*, and upon registration of the By-law in the Land Registry Office pursuant to subsection 50(28) of the said Act.

4. And that the Town Clerk is directed to forward this By-law to the County of Wellington for approval.

Passed in open Council on March 13, 2025.

Mayor, Michael Dehn

Town Clerk, Nina Lecic



THE CORPORATION OF THE TOWN OF ERIN

By-Law # 25 – 27

A By-law to confirm the proceedings of Council at its Regular Meeting held March 13, 2025.

Whereas, it is deemed expedient that the proceedings of the Council of The Corporation of the Town of Erin (hereinafter referred to as “Council”) at its meeting held on **March 13, 2025** be confirmed and adopted by by-law;

Now Therefore, the Council of The Corporation of the Town of Erin hereby enacts as follows:

1. That the proceedings and actions of the Council at its Regular Meeting held on **March 13, 2025**, in respect to each report, motion, resolution or other action passed and taken by the Council at its meeting, is hereby adopted, ratified and confirmed, as if each resolution or other action was adopted, ratified and confirmed by separate by-law.
2. That the Mayor and the proper officers of The Corporation of the Town of Erin are hereby authorized and directed to do all things necessary to give effect to the said action, or to obtain approvals where required, and, except where otherwise provided, the Mayor and the Clerk are hereby directed to execute all documents necessary in that behalf and to affix the corporate seal of The Corporation of the Town of Erin to all such documents.

Passed in open Council on March 13, 2025.

Mayor, Michael Dehn

Town Clerk, Nina Lecic