



Town of Erin

Corporate Report

Department: Community Services

Business Unit: Planning

Presented/

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Report Number:
PD2021-05

Meeting Date:
2/16/2021

Subject

Zoning By-law Amendment (Z20-13) Part Lot 15 Concession 11, Geographic Township of Erin, Town of Erin (*Roland Hill Property*); Public Meeting

Recommendation

Be it resolved that the Council of Erin hereby receive report number PD2021-05 “*Zoning By-law Amendment (Z20-13) Roland Hill Property, Part of Lot 15 Concession 11 Town of Erin, Public Meeting*” for information.

Highlights

The purpose of this application is to rezone the subject site from Future Development Zone (FD) to Residential One Exception Zone (R1-xx) and Village Environmental Protection Zone (EP1).

This rezoning is required as a condition of approval for Consent applications B104-17, B105-17, and B106-17, which received provisional Consent on June 18, 2020 from the County of Wellington Planning and Land Division Committee for the creation of three new residential lots. The intent of the application is to apply a residential zone, create building envelopes and site specific performance standards on the proposed severed lots, and to apply an EP Zone to wooded features and planting areas on each lot. The applicant is seeking a zoning amendment to fulfil the aforementioned condition of approval and finalize the registration of the new lots with the Land Registry Office. The proposed amendment is in accordance with the land use designations of the County and Town Official Plans.

It is recommended that this Public Meeting Report regarding proposed Zoning By-law Amendment Z20-13 be received for information.

Background

In response to the Notice of Public Meeting for this proposed rezoning application, we provide Council with the following comments:

LOCATION

The land subject to the proposed zoning by-law amendment (Application Z20-13) is legally described as Part of Lot 15, Concession 11, in the Town of Erin; no municipal address has been assigned to the subject site.

The subject site is located on the south side of Dundas Street East, east of Tenth Line, with a total area of approximately 2.31 hectares (5.71 acres). It has a frontage of approximately 255.0 metres on Dundas Street East, a depth of approximately 70.0 m and is generally rectangular in shape.

The proposed severed and retained lots contain significant woodland as identified through an Environmental Impact Study.

The Elora Cataract Trailway runs along the southern property boundary.

Surrounding land uses are primarily agricultural and rural residential. An aggregate operation is located south east of the subject site.

An aerial photo identifying the subject site is included with this report as *Appendix A*.

PROPOSAL

The purpose of the application is to rezone the subject site from the current “Future Development (FD) Zone” to a “Residential One Exception (R1-xx)” and “Village Environmental Protection (EP1) Zone”.

On June 24th, 2020, the County Planning and Land Division Committee issued its Notice of Decision for Consent Applications B104/17, B105/17 and B106/17 allowing for the creation of three (3) residential lots subject to Conditions. The Conditions for each of the Consent applications are identical. Conditions 12 and 13 of the approvals state:

12. THAT the proposed lot receives zoning compliance to the satisfaction of the Town of Erin; and further that the Town of Erin file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

13. THAT the wooded areas and restoration areas identified in the EIS on the severed and retained lots be rezoned to an appropriate Environmental Protection Zone to the satisfaction of the Town of Erin and the County of Wellington; and further that the Town of Erin and the Planning and Development Department file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition”

The applicant intends to rezone the subject site (severed and retained lots) to a Residential One Exception Zone (R1-xx) and Village Environmental Protection Zone (EP1) which will allow for the construction of a single detached dwelling within a specified building envelope; and, protect the balance of the existing tree cover on each lot.

The proposed building envelope for each lot has been identified through the submission of an Environmental Impact Study (EIS) prepared by the Owner’s consultant, GWS Ecological & Forestry Services Inc. (GWS).

The EIS was reviewed by the CVC and was subject to a Peer Review conducted by Natural Resource Solutions Inc. (NRSI), as part of the County's Consent application review process. An Addendum prepared by GWS, dated xxx, addressing the comments provided by the County, CVC and NRSI, was deemed acceptable in meeting the policies of the County's OP and the Greenbelt Plan.

The site plan is attached to this report as *Appendix C*.

The identified building envelopes will result in a total loss of tree cover of approximately 0.284 Ha (0.70 Acres). A tree restoration and compensation plan has been approved as a condition of the Consent which will result in an anticipated net gain of 0.1586 ha of woodland.

PROVINCIAL PLANS AND POLICIES, OFFICIAL PLANS AND ZONING

The policies of the Provincial Policy Statement, 2020 (PPS), The Greenbelt Plan (2017) and the Growth Plan for the Greater Golden Horseshoe 2019 (Growth Plan), are applicable.

The PPS encourages growth and development within settlement areas, which includes urban areas. The subject site is located within the Erin Urban Area.

The Greenbelt Plan designates the subject site as "Town/Villages" within the Protected Countryside area. The applicable policies of the County and Local Official Plans continue to apply where lands are located within the "Town/Villages" designation.

The Growth Plan identifies the subject site as being within the "Greenbelt Area". The Growth Plan applies the policies for "Towns/Villages" of the Greenbelt Plan for lands designated "Towns/Villages" within the "Greenbelt Area".

The Wellington County Official Plan Schedule A2, designates the subject site as "Urban Centre" and Schedule A2-1, as "Settlement Area". Residential uses of various types and densities are permitted.

The site is also subject to the Woodlands policies 5.5.4, set out in the County's OP.

The Town of Erin Official Plan, designates the subject site as "Residential" and "Greenlands" in Schedule A-2, in keeping with the County's Official Plan. The Residential policies of the Town OP permit a single-detached dwelling.

The site is currently zoned Future Development (FD) Zone in the Town's Zoning By-law 07-67, as amended, and shown on *Appendix B*. A Zoning By-law Amendment is required to implement the proposed severances. The proposed amendment will rezone the site to Residential One Exception (R1-xx) Zone and Village Environmental Protection (EP1) Zone which will allow for a single-detached dwelling on each lot and fulfil Conditions 12 and 13 of the applicable Consent approvals.

A single-detached dwelling is a permitted use within the Residential One Zone (R1).

The site specific provisions will establish a building footprint and associated performance standards, including minimum lot area, setbacks, coverage, etc.

All necessary approvals and/or permits will be required for the construction of any buildings and structures, and private water and septic services.

PUBLIC AND AGENCY & TOWN COMMENTS

No additional comments have been received from the public or Town Staff to date.

NEXT STEPS

The public meeting for this application is scheduled for February 16, 2021. Planning Staff will be in attendance at the public meeting to hear the applicant's presentation and any public comments. Planning Division recommendations will be provided following the public meeting and resolution of any outstanding issues and a draft by-law will be presented to Council for consideration.

Strategic Pillar

Growth Management

Financial Impact

There is no financial impact associated with the proposed recommendation.

Conclusion

That this Public Meeting Report regarding proposed Zoning By-law Amendment (Z20-13) be received for information.

Attachments

Appendix A: Location Map

Appendix B: Zoning Map

Appendix C: Site Plan

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