



# Town of Erin

## Corporate Report

|  |                                 |
|--|---------------------------------|
| <b>Department:</b> Community Services  | <b>Report Number:</b> PD2021-35 |
| <b>Business Unit:</b> Planning   | <b>Meeting Date:</b> 12/16/2021 |
| <b>Presented/<br/>Prepared By:</b> Elizabeth Howson, Macaulay Shiomi Howson Ltd. |                                 |

### Subject

**Official Plan Amendment to Implement Interim Growth Management Requirements for the Town of Erin, Statutory Public Meeting**

### Recommendation

**Be it resolved that** Council hereby receive report number PD2021-35 “*Official Plan Amendment to Implement Interim Growth Management Requirements for the Town of Erin, Public Meeting*” for information.

### Highlights

Reports PD2021-22 and PD2021-33 presented at the October 19, 2021 and December 7, 2021 Council meetings, respectively, outlined the background to the requirement for the Town to prepare an Official Plan Interim Growth Management Amendment.

A draft Official Plan Amendment was prepared and attached to the reports. The Amendment was designed to address the requirements of the OPA 99 Settlement Agreement and the Special Policy 3.5.1 of the County Official Plan - specifically confirmation of future growth in each of Hillsburgh and Erin and updated growth management policies.

Since the release of the draft Official Plan Amendment and considering questions raised by Council, however, further review of the projected population with the Town’s consultants has been carried out. Through the review process it was determined that the forecast provided should reflect provision for employment as well as population, and that it should clarify that the projection is for additional growth over and above the existing population, including intensification and greenfield development. In addition, given the financial arrangements for the construction of the sewage plant, it was determined that the population and employment forecasts will be achieved no later than 2041 rather than 2051. The draft Amendment has been revised to reflect these changes.

## Background

Wellington County Council adopted County Official Plan Amendment 99 (OPA 99) in 2016 to implement Amendment No. 2 to the Growth Plan for the Greater Golden Horseshoe, 2006 (Growth Plan 2006). This Amendment introduced a new Schedule 3 allocating growth forecasts to affected municipalities to 2041. Owners of development lands in Erin appealed the growth policies of OPA 99.

A settlement was reached between the Appellants, the County and the Town which states, among other matters: “Amendments to the Town’s official plan will be required to confirm future growth in each of Hillsburgh and Erin to 2036 and 2041 and to update its official plan policies regarding growth management, including policies to guide the appropriate timing, phasing, servicing, location and financing of such growth.”

Special Policy 3.5.1 of the County of Wellington Official Plan implements the direction in the OPA 99 settlement. It states: “Table 7 provides forecasted growth for the Town of Erin. The 2036 and 2041 Population and Household growth forecasts for Hillsburgh and Erin Urban Centres combined are provided as ranges to recognize the Town of Erin is in the process of determining its future potential to accommodate growth on municipal water and wastewater services in the two Urban Centres....The Town is currently conducting Class Environmental Assessments for municipal water and wastewater servicing and is undertaking associated public consultation. Upon completion of these Class EA processes, Town Council will take the necessary steps to determine the appropriate amount of growth within the ranges set out in Table 7 for each of Hillsburgh and Erin to 2036 and 2041...” However, it should be noted that the policy continues to say “so long as those growth forecasts are within the ranges in Table 7, no further amendment to this Plan will be required.”

The Town’s Official Plan has not been updated and only reflects forecasts to 2031. Further, the Town’s Official Plan states “The Servicing and Settlement Master Plan must be completed and approved before any major development is permitted. The Study will be undertaken by the Town in consultation with the County and Credit Valley Conservation Authority. The master plan will be implemented by an amendment to the Official Plan for the Town of Erin.” This is found in Section 3.6.6, Urban Areas - Special Policy of the Town’s Official Plan. It should be noted that the Study was completed in 2014, although further work was carried out by the Town through the Class EA which provides for additional population and employment growth.

The Amendment has been prepared ahead of the results of the County’s current municipal comprehensive review and new Official Plan at the direction of the County of Wellington who feel that these matters need to be addressed immediately as a basis for assessing new development in the Urban Centres, instead of waiting for the results of the County’s ongoing review process which will provide updated population and employment forecasts for the Town. This direction has been reinforced by the release of the proposed Wellington County Official Plan Amendment No. 119 (Proposed County OPA 119), Municipal Comprehensive Review for public review which does not update the current growth projections which provide forecasts only to 2041.

With respect to growth management, the only reference in the Settlement Agreement is “to update its official plan policies regarding growth management, including policies to

guide the appropriate timing, phasing, servicing, location and financing of such growth.” The Growth Management Strategy prepared for the Town by Dillon Consulting does include fourteen recommended Official Plan policy directions. However, a review has indicated that implementation of the majority of the recommendations is premature outside of a comprehensive review of the Official Plan which cannot commence until the completion of the ongoing County of Wellington Official Plan review. Further, implementation of the recommendations is not necessary to address the OPA 99 Settlement Agreement and Special Policy 3.5.1 of the County Official Plan with respect to the current specific amendments directed by the County.

## **Analysis**

### **Town of Erin Future Growth**

The OPA 99 Settlement Agreement and the County Official Plan direction requires the Town to amend its Official Plan “to confirm future growth in each of Hillsburgh and Erin to 2036 and 2041 within the ranges in the County Official Plan”. Currently the County is in the process of updating their population and employment projections to 2051 in conformity with A Place to Grow: Growth Plan for the Greater Golden Horseshoe, Office Consolidation 2020 (Growth Plan 2020). However, with the release of Proposed County OPA 119 on November 4, 2021, it has become apparent that that process is not as far advanced as expected. Further, review with the Town’s consultants have identified that, given the financial arrangements for the construction of the sewage plant, it is anticipated that the current population and employment forecasts will be achieved no later than 2041, rather than 2051. Through the review process it was also determined that the forecast provided should reflect provision for employment as well as population, and that it should clarify that the projection is for growth including intensification and greenfield development in addition to existing development. The draft Amendment has been revised to reflect these changes.

The County Official Plan recognizes the potential that there may be a need to amend the County Plan to implement the required growth forecasts for the Town as it provides that there will be no need for further amendments if the projections fall in the County’s ranges. This wording leaves the potential open that if the projections to 2041 based on the results of the class environmental assessments do not fall in the current ranges that situation can be addressed through an amendment. This is appropriate as the forecasts should reflect the best available information to inform the public, other stakeholders and agencies who require this information to make planning decisions including planning for infrastructure related to transportation, stormwater management, services and community facilities, to support projected growth.

Therefore, in keeping with the direction of Town Council in Resolution 19-360, December 3, 2019, “that the County be requested to allocate sufficient population to the Town of Erin to facilitate development of both the Preferred Options and the Addendum Options”, it is proposed to amend the Town’s Official Plan to incorporate population and employment projections which reflect the capacity of the sewage treatment plant and when the development utilizing that capacity is anticipated to occur. Further, the amendment, as required by the County Official Plan, will identify how the future growth

will be allocated between the Hillsburgh and Erin Urban Centres.

The projections and allocation take into account the results of the Class Environmental Assessments for municipal wastewater servicing, as well as water, which have now been completed by the Town. The wastewater servicing Environmental Assessment (EA) is the key document which identifies the potential for new greenfield development and intensification in the two Urban Centres, while also recognizing provision for servicing existing development. That EA has identified a total of approximately 4,470 Single Detached Equivalent's (SDE's) for all new development including intensification (i.e., residential, commercial, employment and infill/intensification) which results in the following allocation for population growth:

| Residential SDEs | Growth       | Existing     | Total Residential |
|------------------|--------------|--------------|-------------------|
| Erin             | 2,534        | 1,051        | 3,585             |
| Hillsburgh       | 1,587        | 474          | 2,061             |
| <b>Total</b>     | <b>4,121</b> | <b>1,525</b> | <b>5,646</b>      |

The potential for population related development is generally distributed between Hillsburgh and Erin on a 38%/62% basis. It is appropriate to allocate future population growth on this same proportionate basis between the two Urban Centres and the Official Plan amendment is based on this principle. With respect to projected population this will result in a total population, assuming 2.8 people per unit (ppu) by 2041 of 5,770 in Hillsburgh and 10,038 in Erin with a total for both of +/- 15,808.

With respect to employment, Work At Home (WAH) and No Fixed Place of Work (NFPW) employment, which reflect approximately 30% of total employment, is accounted for in the residential SDEs. This leaves a projected employment of 2,128 to be accommodated by 346 SDEs allocated for employment lands. The majority of this employment (+/-88%) would be located in the Erin Urban Centre.

### **Growth Management**

The County OPA 99 Settlement Agreement states in item 4 "Amendments to the Town's official plan will be required .... to update its official plan policies regarding growth management, including policies to guide the appropriate timing, phasing, servicing, location and financing of such growth." This direction, which requires an update of the Official Plan, recognizes that the current Plan already provides a good growth management framework. This is found in particular in Official Plan Section 2.3, Growth Strategy; Section 3.5.3, Monitoring; Section 3.6, Municipal Services; and Section 3.6.6 Urban Areas – Special Policy. Updates to reflect the introduction of municipal services to the Urban Areas and the phasing of the services and related development build on the existing policy directions. Any further updates such as those proposed in the Growth Management Strategy prepared for the Town by Dillon Consulting will require

further study and analysis and should form part of a comprehensive review of the Official Plan once the County new Official Plan is approved.

### Public Consultation and Agency Comments

As prescribed by regulation under the *Planning Act*, a notice of the Public Meeting was placed in the November 25, 2021 edition of the Wellington Advertiser. Notice was also posted on the Town’s website under “Current Development Applications”.

To date, comments have been received from the following agencies:

| Agency                                     | Comments   |
|--|--|
| Credit Valley Conservation Authority (CVC) | <p>CVC staff have reviewed the draft OPA and generally have no comments however clarity is requested on the following statement under the proposed Section 3.6.6. Urban Areas – Special Policy:</p> <p>“Projects which would result in improved environmental protection or benefit may also be considered in conjunction with the conservation authority.”</p> <p>Please clarify the intent of this statement and what is meant by ‘projects’.</p> <p>Aside from the above comment, we have no concerns with the proposed OPA as drafted.</p> |
| Grand River Conservation Authority (GRCA)  | <p>The GRCA has no objection to the proposed Official Plan Amendment 13. We note that the directions are specific to areas outside the GRCA watershed.</p>   |

To date, the following written comments have been received from the public:

| Public              | Comments   |
|---------------------|--|
| Mattamy Corporation | <p>We have reviewed the report and proposed OPA included in the Council report going to Council today and just wanted some clarification on second paragraph of item 2.18 on page 6 (page 10 of the pdf) which states:</p> <p>“Until such time as the Town establishes a sewage treatment facility Council will only support development on individual private systems for minor redevelopment and infilling proposals such as a single detached dwelling on small vacant lots.....”</p> <p>I don’t believe this is the intent but I read this to say that the Town cannot approve draft plans until the treatment facility is established – it could be interpreted that established means built.</p> |

|  | <b>Comments</b>   |
|--|---|
|  | <p>We want to ensure staff can process and Council can approve development applications while the facility is underway and under construction.</p> <p>As a suggestion for consideration, to add clarify could a statement such as the below be added in the policy:</p> <p>“Until such time as the sewage treatment facility is constructed and operational, the Town will accept and process applications for draft plan of subdivision and zoning by-law amendment subject to a draft plan of subdivision condition which requires operation of the sewage treatment {sic} facility prior to registration.”</p> |

No additional comments have been received to date.

**NEXT STEPS**

The public meeting for this proposed amendment is scheduled for December 16, 2021, in order to present the proposal to the community and obtain public input.

All comments received will be noted and used as input to a Recommendation Planning Report for a subsequent meeting of Council.

**Strategic Pillar**

Growth Management

**Financial Impact**

No adverse impacts on the Town’s finances associated with the proposed recommendation.

**Conclusion**

That this Public Meeting Report regarding an Official Plan Amendment to Implement Interim Growth Management Requirements for the Town of Erin be received for information.

**Attachments**

Appendix A: Draft Official Plan amendment

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 Chief Administrative Officer