



# Town of Erin

## Corporate Report

**Department:** Community Services

**Business Unit:** Planning

**Presented/  
Prepared By:** Angela Sciberras, Planning Consultant

**Report Number:**  
PD2022-28

**Meeting Date:**  
9/22/2022

### Subject

**RECOMMENDATION REPORT *Town-Initiated Technical Zoning By-law Amendment (Z21-05), Technical Amendment***

### Recommendation

**Be it resolved that** Council hereby receive report number PD2022-28, “*RECOMMENDATION REPORT Town-Initiated Technical Zoning By-law Amendment (Z21-05) (Technical Amendment)*” for information;

**And that** Council enact the Zoning By-law amendments as presented in Appendix A.

### Background

In March 2020 the Town of Erin Council passed Housekeeping By-Law No. 20-06 which had the effect of amending Zoning By-Law 07-67, in order to add new definitions, amend existing provisions to provide better clarity, and make minor corrections.

Approval for the construction of the Waste Water Treatment Plant (WWTP) allows for the development of plans of subdivision on full municipal services within the urban areas of Erin and Hillsburgh. The Town’s Zoning By-law 07-67, as amended, does not provide for zoning provisions and performance standards for smaller residential lots on full municipal services.

The new zoning provisions for the Urban Residential Zones (UR1 and UR2) will provide clarity and allow for more consistent subdivision development and design. These zoning provisions will also assist in implementing the vision and intent of the Town’s Urban Design Guidelines.

In addition, Staff have identified a number of additional amendments, items requiring clarification and updates required to the By-Law, that were not captured in By-Law 20-06.

The majority of the proposed changes were outlined in Staff Report *PD2022-15*. A Statutory Public Meeting was held on June 30, 2022.

## Discussion

The proposed Zoning By-law Amendment is attached to this report as **Appendix A**; and, can be summarized in Table 1 below:

*Table 1: Summary of Proposed Zoning Changes*

<b>Clarifications</b>
<ul style="list-style-type: none"><li>• Update definition of Lot Frontage &amp; provide diagram to provide clarity</li><li>• Update definition of Hobby Farm to distinguish from “bona fide” farm operation; and, to prohibit on-farm diversified uses</li><li>• Update Townhouse definition to provide consistency with new additional townhouse built form definitions</li><li>• Revise Section 4.27 to require designated visitor parking</li><li>• Revise Sections 4.27.5 and 4.33.1.2 to improve landscape strips/buffer requirements</li><li>• Incorporate Model Home &amp; Temporary Sales Office Provisions to be consistent with Town agreements</li><li>• Update the definition and requirement for Daylighting Triangles to provide clarity and recognize reduced standards for new urban zones</li><li>• Update barrier free parking space requirements in accordance with AODA standards</li></ul>
<b>New Definitions</b>
<ul style="list-style-type: none"><li>• Add new definitions for: street, back-to-back, block and stacked townhouse and provide diagrams for clarity</li><li>• New definitions for barrier free access aisle, parking spaces, etc., in accordance with AODA standards</li><li>• New definition for Live-work units</li></ul>
<b>New Urban Residential Zones &amp; Standards for development on full municipal services</b>
<ul style="list-style-type: none"><li>• Introduction of new Urban Residential Zones and related standards<ul style="list-style-type: none"><li>○ Urban Residential One (UR1)</li><li>○ Urban Residential Two (UR2)</li></ul></li><li>• Includes provisions for reduced minimum lot frontages, maximum height, building setbacks, landscaped areas, amenity areas, parking, etc.</li></ul>
<b>Minor Clerical Revisions/Corrections</b>
<ul style="list-style-type: none"><li>• Correct mapping for 2 Churchill Lane to reflect R2 zone</li><li>• Correct Site specific Zone Code references to remove duplicate numbers</li></ul>

**Consultation**

The Statutory Public Meeting was held on June 30, 2022 to present the details of the proposed amendments and a draft by-law to Council and the Public. Notice of the meeting was advertised in the Wellington Advisor and on the Town’s website.

Subsequent to posting the Notices, Staff also circulated the draft amendment and engaged in discussions with internal Departments, agencies; and, stakeholders.

**Public, Departmental & Agency Comments**

A full consolidation of the comments received, Staff responses and required action is outlined in the Summary Chart as **Appendix B**.

**Strategic Pillar**

Economic Prosperity

**Financial Impact**

There is no financial impact associated with the proposed recommendation.

**Conclusion**

Staff recommend approval of the Town-Initiated Technical Zoning By-law Amendment Z21-05, to implement the inclusion of urban residential zone provisions and to address technical issues identified, as outlined in **Appendix A** to this Report. The amendment is intended to provide greater clarity and consistency to guide development in the urban areas of Erin and Hillsburgh.

**Attachments**

- Appendix A – Zoning By-law
- Appendix B – Summary Response to Comments

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Director of Planning & Development

Nathan Hyde  
Chief Administrative Officer