



Town of Erin

Corporate Report

Department: Community Services	Report Number: PD2022-27
Business Unit: Planning	Meeting Date: 9/22/2022
Presented/ Prepared By: Jack Krubnik, Director of Planning and Development	

Subject

Draft Plan of Subdivision (23T-22003) and Zoning By-law Amendment (Z22-07), 2779176 Ontario Inc. (Mattamy (Erin) Limited), 5520 Eighth Line and Draft Plan of Subdivision (23T-22004) and Zoning By-law Amendment (Z22-06), 2779181 Ontario Inc. (Coscorp), 5552 Eighth Line; Statutory Public Meeting

Recommendation

Be it resolved that Council hereby receive report number PD2022-27 “*Draft Plan of Subdivision (23T-2203) and Zoning By-law Amendment (Z22-07), 2779176 Ontario Inc. (Mattamy (Erin) Limited), 5520 Eighth Line and Draft Plan of Subdivision (23T-2204) and 5520 Eighth Line and Zoning By-law Amendment (Z22-06), 2779181 Ontario Inc (Coscorp), 5552 Eighth Line; Statutory Public Meeting*” for information.

Highlights

This report provides preliminary information regarding applications for Draft Plan of Subdivision and Zoning By-law Amendments, submitted by Korsiak Urban Planning on behalf of Mattamy (Erin) Limited and Coscorp, to facilitate a residential development consisting of 618 dwelling units.

Background

In response to the County’s request for Town Staff to host a Public Meeting for the Draft Plan of Subdivision (23T-22003 and 23T-22004) applications and the Notice of Public Meeting for Zoning By-law Amendment (Z22-06 and Z22-07) applications, we provide Council with the following comments:

The Town of Erin is in receipt of applications for a Draft Plan of Subdivision (through Wellington County), and Zoning By-law Amendment (ZBA), by Korsiak Urban Planning on behalf of the owners of 5552 Eighth Line (Coscorp) and 5520 Eighth Line (Mattamy (Erin) Limited).

A Notice of Complete Applications was issued by the Town of Erin for the Zoning Bylaw Amendments and the applications were circulated July 14, 2022. A Notice of Complete application of the Plan of Subdivision was issued by the County on August 29, 2022.

Location of Lands

The lands owned by 2779181 Ontario Inc. (Coscorp) are legally described as Part of Lot 17, Concession 8; Part 3 on RP 61R-20446, ROS235079, Except Part 1 on RP 61R-6356 in the Town of Erin, municipally known as 5552 Eighth Line. It is located on the west side of Eighth Line and south side of Sideroad 17, within the Erin Urban Area.

The portion of the lands part of the subdivision have a total lot area of approximately 27.12 hectares (67.01 acres) and a lot frontage of approximately 118 metres along Eighth Line and 114 metres along Sideroad 17. The existing house and barn fronting onto Eighth Line will be retained by Mr Langen.

The lands owned by 2779176 Ontario Inc. (Mattamy (Erin) Limited) are legally described as Part of Lot 16, Concession 8; RO732357, save and except Part 1 on RP 61R-21410; Part 1 on RP 61R-21372, municipally known as 5520 Eighth Line. It is located on the west side of Eighth Line, within the Erin Urban Area.

The lands have a total lot area of approximately 36.02 hectares (89 acres) and a lot frontage of approximately 374.58 metres along Eighth Line. The existing dwelling and barn on the property are proposed to be demolished in order to facilitate the residential subdivision.

Surrounding land uses include:

- North: To the north are detached dwellings that front onto Sideroad 17.
- East: On the east side of Eighth Line is a residential subdivision, golf course and future residential subdivision proposed by Empire Communities.
- South & West: Lands to the south and west are agricultural lands outside of the Erin Urban Area. The west side of Eighth Line consists of large detached dwellings.

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

Proposal

The applicants are proposing a residential development consisting of 618 dwelling units, connected by a municipal road network (see **Appendix B** and **Appendix C**).

The Zoning By-law Amendment is intended to rezone the lands from 'FD' Future Development to an appropriate residential zone category and establish any site specific development standards to facilitate the changes necessary to implement the proposed residential uses, park, and stormwater management facility.

The applicants have prepared blocks with no lots in order to provide flexibility for the mix and range of dwelling units to be constructed, based on market trends and demands. The tables below summarize the various blocks to be created through the draft plans of subdivision and their proposed uses.

Table 1. Northern Parcel (5552 Eighth Line)

Block/Lot	Land Area	Proposed Use
Blocks 1 to 13	10.27 hectares	Single Detached and Townhouse
Blocks 14 & 15	3.20 hectares	Medium Density Block
Block 16	1.93 hectares	Park
Blocks 17 to 19	3.26 hectares	Natural Heritage System
Blocks 20 & 21	3.30 hectares	Stormwater Management
Block 22	0.15 hectares	Pump Station
Block 23	0.02 hectares	Sanitary Servicing Block
Block 24	0.15 hectares	Reserve
Blocks 25 to 30	0.33 hectares	Residential Reserve
Blocks 31 to 33	0.00 hectares	0.3 metre Reserve
Blocks 34 & 35	0.23 hectares	Open Space
Block 36	0.04 hectares	Road Widening
	4.24 hectares	Roads
Total	27.12 hectares	

Table 2. Southern Parcel (5520 Eighth Line)

Block/Lot	Land Area	Proposed Use
Blocks 1 to 14	8.60 hectares	Single Detached
Blocks 15 to 18	0.32 hectares	Open Space
Blocks 19 to 21	24.05 hectares	Natural Heritage System
Blocks 22 to 28	0.35 hectares	Residential Reserve
Blocks 29 to 31	0.00 hectares	0.3 metre Reserve
	2.70 hectares	Roads
Total	36.02 hectares	

The existing structures on both subject properties are listed within Erin's Heritage Inventory, as structures with heritage significance. The applicant of 5520 Eighth Line is proposing to demolish the structures in order to facilitate the construction of the proposed residential subdivision. The applicant of 5552 Eighth Line is proposing to retain a residential lot with the existing structures.

The draft plans primarily consist of single detached dwellings with lot frontages between 9.15 metres to 20.1 metres, and the two medium-density blocks within the parcel to the north (5552 Eighth Line) will consist of condominium townhomes. The single detached dwellings will have a massing of 2 to 3-storeys, and the height of the medium density condominium blocks shall be a minimum of 3-storeys. Within each Block of the Composite Lotting Plan (see Appendix C), there are +/- Single Detached Equivalent (SDE) values to provide information on the total amount of SDEs based on proposed units.

Access to the proposed development will be provided by a new local road connection (Street 'E') at Eighth Line and a new connection (Street 'C') at Sideroad 17. These

entrances are proposed to be two-way stop-controlled intersections. The main spine (Street 'A' and part of Street 'E') are proposed to have a right-of-way width of 20 metres. All other roads are proposed to have a right-of-way width of 18 metres. Street 'E' aligns with Erin Heights Drive, located on the east side of Eighth Line. 1.5 metre sidewalks are proposed along one side of the proposed roads and along Eighth Line. In addition, the applicants are proposing pedestrian trails through the proposed park and Stormwater Management facilities.

The applicant is proposing a 1.93 hectare neighbourhood park along the main spine, central to the two subdivisions (Block 16). The park is proposed to have a play area, splash pad, shade structure with seating, and a pedestrian pathway that connects to sidewalks. The applicant will be required to prepare the detailed design of the park through conditions of draft plan approval.

Provincial Regulations, Plans and Policies, Official Plans and Zoning

Provincial Policy Statement 2020 (PPS) and Growth Plan for the Greater Golden Horseshoe: A Place to Grow, 2020 (Growth Plan)

All planning decisions are required to be consistent with the applicable policies of the PPS and conform to the Growth Plan. In the event of a conflict between the PPS and Growth Plan, the Growth Plan prevails.

Both the PPS and Growth Plan require the focus of growth and development to be within settlement areas, which include urban areas and rural settlement areas. Further, the Growth Plan directs forecasted growth to settlement areas that have a delineated built boundary; have existing or planned municipal water and wastewater systems; and can support the achievement of complete communities. Complete communities are well designed to meet people's needs, by providing convenient access to an appropriate mix of jobs, local services, public service facilities, and a full range of housing options, including additional residential units and affordable housing, to accommodate a range of incomes and household sizes.

The subject property is located within the Erin Urban Area, and will be serviced by the future Waste Water Treatment Plant.

County of Wellington Official Plan

The subject property is designated Urban Centre in the County's Official Plan.

Within the Urban Centre designation, the Wellington Official Plan permits residential uses, encouraging a broad range of housing type, commercial, industrial and institutional uses as well as parks and open space uses where they are compatible and where services are available. Urban Centres are to provide opportunities for an adequate supply and diversity of housing to satisfy the varied needs of a growing community. These developments should utilize urban design principles to ensure public safety and security for local residents and visitors. Adequate parkland, open space and recreational opportunities must be available to meet the needs of every citizen, while

protecting, preserving and where practical enhancing, the unique natural and cultural heritage resources of the community.

The County Official Plan requires new development to achieve a density target of 40 persons and jobs per hectare and strive to attain at least 16 units per gross hectare in newly developing subdivisions. The applicants are proposing to construct 618 dwelling units. Based on the submitted plans to date, it appears the proposals have a density of 17.24 units per gross hectare. The proposed density appears to meet the County's minimum requirement. This is based on the plans submitted to date and could increase or decrease based on any changes resulting from the application review.

Town of Erin Official Plan

The Town of Erin's Official Plan designates the lands as Residential, Core Greenlands and Greenlands. Within the Residential designation, single detached dwellings are the predominate built-form, however a variety of housing types shall be permitted, to encourage and ensure that affordable housing is available (i.e. single detached, semi-detached, townhouses and apartment dwellings). The Greenland designation includes a Core Greenlands component where no development is permitted and a Greenlands portion where some development may occur subject to the preparation of an Environmental Impact Assessment satisfactory to the Town, the applicable Conservation Authority and other applicable agencies.

Special Policy 3.6.6 for the Urban Areas requires that the Town undertake a Servicing and Settlement Master Plan (the Master Plan) to assess the sites capacity to accommodate growth from an environmental and servicing perspective, before approving any major development. The Town has completed the Master Plan and has allocated density based on the capacity of the future Wastewater Treatment Plant. Through funding agreements with the Town, the northern parcel has secured an allocation of 365 Single Detached Equivalents (SDEs)) and the southern parcel has secured an allocation of 210 SDEs. Single Detached Equivalents or SDEs equate to the maximum residential or non-residential development permitted, based on the capacity of the future Waste Water Treatment Plant. For residential SDEs, a detached dwelling is equivalent to 1 SDE and a townhouse dwelling is equivalent to 0.72 SDEs. The proposed residential development for the northern lands consist of 276 single detached dwelling and 142 townhouse dwellings, resulting in an SDE of 379. The proposed residential development for the southern lands consist of 182 single detached dwelling, resulting in an SDE of 182. Through the review of the proposed developments, staff will ensure the proposals are within its allocation for SDEs.

The Town of Erin has initiated a local Official Plan Amendment (OPA 13) to amend the Official Plan to reflect provincially approved future growth projections for the Erin and Hillsburgh Urban Areas, and to recognize that the Town has approved the construction of a wastewater treatment plan, which will allow for the provision of municipal sanitary service.

Urban Design Guidelines for the Villages of Erin and Hillsburgh

The Town of Erin Council recently approved the Community & Architectural Design Guidelines 'Urban Design Guidelines' for the Villages of Erin and Hillsburgh (April 2021). The Guidelines were developed to provide clear built form guidance that is in keeping with the aesthetic desire, historical significance and small town feel as expressed in the Town's Official Plan. To ensure new development contributes to and enhances the character of its historic downtowns, the Guidelines ensure new development:

- incorporates and integrates the surrounding natural heritage;
- enhances the character and attributes of the community;
- supports active transportation and community connectivity;
- encourages quality built form;
- creates pedestrian friendly urban spaces and streets; and,
- integrates sustainability into the design of building, open space and infrastructure.

Through the review process, the proposed development will be reviewed in detail to ensure the requirements of the Guidelines have been met. The applicant has submitted an Urban Design Brief demonstrating their compliance with the Guidelines, which will be peer reviewed.

Zoning By-law 07-67

The subject lands are currently zoned Future Development "FD" and Village Environmental Protection "EP1" in Erin's Zoning By-law 07-67, as amended. The applicants are requesting to rezone to an appropriate residential zone category with site-specific performance standards to facilitate the proposal, and zoning all environmental lands to an appropriate zone category.

Agency, Department and Peer Review Comments

A summary of all agency and peer review comments received to date are summarized below.

Erin Fire Services

- No comments were received at the time of writing this report

Erin Building Services

- No comments were received at the time of writing this report

Infrastructure Services - Ainley & Associates Limited

- No comments were received at the time of writing this report

GWS Ecological & Forestry Services Inc.

- No comments were received at the time of writing this report

Valcoustics Canada Ltd.

- Town's peer reviewer agrees with the conclusions of the Noise Feasibility Study
- A detailed noise study is required once grading information, refined traffic data and updated site plans are available.

Upper Grand District School Board

- requested a 5 to 6 acre elementary school block be provided
- provided conditions of draft plan approval

Canada Post

- the completed project will be serviced by centralized mail delivery through Canada Post Community Mail Boxes
- provided conditions of draft plan approval

The Planning Partnership

- revisions are required to the Urban Design Brief, draft plan and landscape plans, including but not limited to:
 - enhancing the presence of and access to the natural heritage system
 - creating a central focus point
 - establishing a hierarchy of streets
 - creating a pedestrian-scale, walkable and connected development
 - revising the material, roof forms, and material of the preliminary elevations

Enbridge

- request that as a condition of final approval that the owner/developer provide to Union the necessary easements and/or agreements required by Union for the provision of gas services for this project, in a form satisfactory to Enbridge.

Public Consultation and Comments

The applicant hosted an in-person Community Information Meeting on September 12, 2022.

As prescribed by regulation under the *Planning Act*, a notice of the Statutory Public Meeting was mailed to all property owners assessed within 120 metres of the subject property and a Notice was placed in the September 8, 2022 edition of the Wellington Adviser; and, on the Town's website.

To date, comments were received from an adjacent landowner (owners of 5570 Eighth Line). Comments include:

- request an 8 foot privacy fence be installed along the dripline, along the west property line of 5570 Eighth Line
- request details on the proposed planting within the Stormwater Management facilities, Natural Heritage System blocks, and for future residential lots

- request details on the proposed housing form within Block 14 - Medium Density Block
- recommend the street lighting be designed to eliminate light pollution
- request details on the required maintenance of the Stormwater Management facilities
- request clarification on Block 23
- recommend that the developers monitor the water level and quality of the well and pond at 5570 Eighth Line, to ensure no negative impacts from the construction
- request copies of the developer's reports
- question whether the bridge at the south end of Eighth Line will be preserved
- request a construction timeframe.

No further comments were received from the public.

Planning and Development Comments

The following matters have been identified by staff for further review and consideration prior to a final recommendation report to Council:

- conform with Provincial policies, the Town's Official Plan and Urban Design Guidelines for the Villages of Erin and Hillsburgh
- appropriate zoning performance standards are implemented to facilitate dwelling designs that are consistent with the Urban Design Guidelines
- ensure the design of the dwellings take into account the grades and close proximity to the Natural Heritage System
- mitigate any potential negative impacts to the natural features adjacent to this property
- evaluate the design and geometry of the proposed road network to ensure efficient and cost effective development patterns, and to ensure turning movements can accommodate municipal garbage collections and fire trucks
- ensure the park is well situated and the pedestrian network is optimized for connectivity
- housing diversity to reflect municipal housing needs
- further issues may be identified following receipt and review of comments from the circulated departments, agencies and public

Supporting Studies and Reports

The applicant has submitted the following studies and reports, to support the proposed development:

- Test Pit Investigations, prepared by Shad & Associates Inc., dated January 18, 2021
- Planning Justification Report, prepared by Korsiak Urban Planning, dated June 2022
- Draft Zoning By-law Amendment

- Urban Design Brief, prepared by Nak design strategies, dated June 2022
- Environmental Impact Study, prepared by R.J. Burnside & Associates Limited, dated June 2022
- Erosion Mitigation Assessment, prepared by GEO Morphix Ltd., dated June 8, 2022
- Functional Servicing and Stormwater Management Report, prepared by David Schaeffer Engineering Ltd., dated June 2022
- Geotechnical Report, prepared by Shad & Associates Inc., dated March 13, 2021
- Hydrogeological Report, prepared by R.J. Burnside & Associates Limited, dated June 2022
- Phase 1 Environmental Site Assessment, prepared by Pinchin, dated June 24, 2021
- Stage 1 & 2 Archaeological Assessment, prepared by Lincoln Environmental Consulting Corp., dated March 2022
- Threats Disclosure Report, prepared by R.J. Burnside & Associates Limited, dated June 2022
- Traffic Impact Study, prepared by R.V. Anderson Associates Limited, dated July 11, 2022
- Tree Inventory and Preservation Plan Report, prepared by Jackson Arboriculture Inc., dated May 26, 2022
- Noise Compatibility Study, prepared by HGC Engineering, dated June 10, 2022

NEXT STEPS

The Public Meeting for this application is September 22, 2022. County and Town Planning Staff will be in attendance at this public meeting, to hear the applicant's presentation and any public comments. Following the public meeting, Town Planning Staff will provide all comments from circulated departments, agencies and public, for the applicants review and action. All resubmissions will be circulated for review. A recommendation report will be presented to Council for consideration, following the resolution of any outstanding issues.

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 (Z22-07) and Draft Plan of Subdivision (23T-22003), and Zoning By-law Amendment (Z22-06) and Draft Plan of Subdivision (23T-22004) be received for information.

Attachments

Appendix A – Location Map

Appendix B – Draft Plan of Subdivision for 5552 Eighth Line

Appendix C – Draft Plan of Subdivision for 5520 Eighth Line

Appendix D – Composite Lotted Plan

Appendix E – Town Official Plan Schedule

Appendix F – Town Zoning Schedule

Appendix G – Draft Zoning By-law

Jack Krubnik

Director of Planning & Development

Nathan Hyde

Chief Administrative Officer