



## Minutes of the Regular Town of Erin Council Meeting

September 22, 2022

3:00 PM

Municipal Council Chamber

<b>Absent:</b>	<b>Allan Alls</b>	<b>Mayor</b>
	<b>John Brennan</b>	<b>Councillor</b>
	<b>Rob Smith</b>	<b>Councillor</b>
	<b>Jamie Cheyne</b>	<b>Councillor</b>
	<b>Michael Robins</b>	<b>Councillor</b>
<b>Staff Present:</b>	<b>Nathan Hyde</b>	<b>Chief Administrative Officer</b>
	<b>Lisa Champion</b>	<b>Director of Legislative Services &amp; Clerk</b>
	<b>Jim Sawkins</b>	<b>Director of Fire &amp; Emergency Services/Fire Chief</b>
	<b>Nick Colucci</b>	<b>Director of Infrastructure Services &amp; Engineer</b>
	<b>Jack Krubnik</b>	<b>Director of Planning &amp; Development</b>

### 1. Call to Order

Mayor Alls called the meeting to order.

### 2. Approval of Agenda

**Resolution # 22-216**

**Moved By** Councillor Brennan

**Seconded By** Councillor Cheyne

**Be it resolved that** the agenda be approved as circulated.

**Carried**

### 3. Declaration Pecuniary Interest

None.

**4. Closed Session**

**Resolution # 22-217**

**Moved By** Councillor Cheyne

**Seconded By** Councillor Smith

**Be it resolved that** Council adjourns the meeting to proceed into a closed session at the hour of 3:01 PM to discuss matters under the following exemptions in the Municipal Act S. 239 (2):

(c) a proposed or pending acquisition or disposition of land by the municipality or local board.

**Carried**

**5. Return from Closed Session**

**5.1 Motion to Reconvene**

**Resolution # 22-218**

**Moved By** Councillor Brennan

**Seconded By** Councillor Smith

**Be it resolved that** the meeting be reconvened at the hour of 3:13 PM.

**Carried**

**5.2 Report Out**

**Resolution # 22-219**

**Moved By** Councillor Brennan

**Seconded By** Councillor Cheyne

**Be it resolved that** Council authorize the acquisition of the Subject Lands pursuant to section 30 of the *Expropriations Act* for the purposes of providing the Town with access to maintain and repair the municipal water tower, providing public access to the Subject Lands for hiking and outdoor recreation purposes, and preventing private roadway uses over lands owned by the Town where municipal services are located, on terms and conditions satisfactory to the Director of Legislative Services & Town Clerk and Chief Administrative Officer;

**And that** the Director of Legislative Services & Town Clerk and Chief Administrative Officer be authorized to execute all necessary documents to complete the agreement and transaction referred to in Part 1 above;

**And that** Council introduce the necessary by-law to give effect to these recommendations.

**Carried**

## **6. Public Meetings**

### **6.1 Draft Plan of Subdivision (23T-22002) and Zoning By-law Amendment (Z22-02) EC (Erin) GP Inc. (Empire), 5525 Eighth Line, Statutory Public Meeting**

Mayor Alls read the following:

The purpose of the Public Meeting is to inform and provide the public with the opportunity to ask questions, or express views with respect to this proposal. Members of Council are here to observe and listen to public comments, they will not take a position on the matter. Council's decision will come after full consideration of input from the meeting, submissions from the public and comments from agencies.

When Council makes a decision, should you disagree with that decision, the Planning Act provides you with an opportunity to appeal this application to the Ontario Land Tribunal. Please note that if a person or public body does not make oral submissions at a public meeting or written submissions to the Town of Erin before the decision is made, the person or public body is not entitled to appeal the decision of the Town to the Ontario Land Tribunal. In addition, if a person or public body does not make an oral submission at a public meeting, or make written comments to the Town of Erin before the decision is made, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Council requests that anyone wishing to provide comments or concerns to Town Council and/or staff do so in written form to ensure that the message is provided effectively and accurately and to record their interest in the matter and to request a notice of decision of the matter.

Jack Krubnik – Director of Planning & Development

Provided an overview of the proposed development at 5525 Eighth Line, submitted by Armstrong Planning and Project Management, on behalf of the landowner.

Informed Council the subject site is located on the east side of Eighth Line, north of Erin Heights Drive, municipally known as 5525 Eighth Line. That the subject site has a total lot area of approximately 13.9 hectares (34.35 acres) and a lot frontage of approximately 535 metres along Eighth Line. And that the site is presently part of Erin Heights Golf Course, occupied by a 9 hole golf course, a clubhouse, three residential buildings and a maintenance shed.

Advised a Notice of Complete Application was issued by the Town of Erin for the Zoning Bylaw Amendment and the application was circulated June 1, 2022. Also advised a Notice of Complete application and circulation of the Plan of Subdivision was issued by the County on June 23, 2022.

Advised all planning decisions are required to be consistent with the applicable policies of the Provincial Policy Statement and conform to the Growth Plan. In the event of a conflict between the Provincial Policy Statement and Growth Plan, the Growth Plan prevails.

Advised both the Provincial Policy Statement 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.

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

Advised the subject property is designated Urban Centre in the County's Official Plan. Further, 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.

Advised 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 applicant is proposing to construct 197 single detached dwellings and 91 townhouses dwellings. The proposal appears to meet a density of 20.78 units per 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.

Advised the Town of Erin's Official Plan designates the lands as Residential. Within the Residential designation, single detached dwellings are the predominate built-form, however a variety of housing types shall be permitted, to encourage housing diversity and affordability (i.e. single detached, semi-detached, townhouses and apartment dwellings).

Advised 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 applicant has secured an allocation of 250 Single Detached Equivalents (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 of 197 single detached dwelling and 91 townhouse dwellings, for a total of 288 units. This results in an SDE of 263. Through the review of the proposal, staff will ensure the proposal is within its allocation for SDEs.

Advised 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 facility, which will allow for the provision of municipal sanitary service. OPA 13 has been approved by Town Council and submitted to the County of Wellington for approval.

Advised 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.

Advised that 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 compliance with the Guidelines which will be peer reviewed.

Advised 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 applicant is requesting to rezone to an appropriate residential zone category with site-specific performance standards to facilitate the proposal.

Advised the applicant has submitted applications for Draft Plan of Subdivision and Zoning By-law Amendment to facilitate a residential development consisting of 288 residential units, providing a mix and range of lot sizes and housing type.

Advised 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.

Advised the applicant has 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 proposed 197 single detached dwellings will have minimum lot frontages ranging from 8.2 metres to 11.6 metres, minimum lot depths of 28.0 metres, and are proposed to be two-stories in height. The proposed 91 street townhouse dwelling units will have a minimum 6.1 metres lot width.

Advised the existing structures on the subject property are listed within Erin's Heritage Inventory, as structures with heritage significance. The applicant is proposing to demolish the structures in order to facilitate the construction of the proposed residential subdivision.

Advised the dwellings proposed along Eighth Line are proposed to be accessed internally off of Street A. Enhanced architectural treatment is proposed for the elevations that front onto Eighth Line. In addition, along Eighth Line, there will be a mix of single detached units and townhomes that will be three-storeys in height, with driveway access from the rear. The single detached units will have minimum lot frontages of 8.2 metres and the townhomes will have minimum lot frontages of 5.0 metres.

Advised two road connections (Street 'A' and 'B') are proposed from Eighth Line into and out of the subdivision. The two existing entrances onto Eighth Line will be removed. The right-of-way width of the proposed subdivision road network is 20 metres. A 6 metre wide pedestrian connection is proposed between the proposed development and the existing subdivision to the south.

Advised the applicant is proposing a 0.691 of a hectare park parcel adjacent to the Town's well located at 5555 Eighth Line (Block 30). Access to the park is proposed through Block 29 which is proposed to contain an underground stormwater management facility. The proposed underground stormwater management facility will allow the surface to be useable and act as additional park lands. The park is proposed to provide a range of recreational opportunities. The applicant will be required to prepare the detailed design of the park through conditions of draft plan approval.

Informed Council the applicant hosted an in-person Community Information Meeting on September 12, 2022 at Erin Centre 2000. Further, as prescribed by regulation under the *Planning Act*, for today's meeting 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.

Informed Council that to date, comments were received from one resident, who had questions about road drainage, salt control, and sewage discharge. Further, to date, comments have been provided from various commenting agencies and peer reviewers, on behalf of the Town. The Town's peer reviewers have reviewed the submitted plans and studies, to provide technical revisions and recommendations to be addressed with the second submission.

Informed Council Source Water Protection and Upper Grand District School Board have no concerns with the proposal and have provided conditions of draft plan approval. Further, Credit Valley Conservation Authority has requested revisions to the submitted reports, to be addressed with the second submission.

Advised that through the review of the application, Planning Staff will be ensuring the proposal:

- conforms with applicable Provincial, County and Town policies
- conforms with affordable housing policies, density requirements and allocation
- adheres to the urban design guidelines
- mitigates negative impacts to the natural heritage system
- provides a well-designed road and pedestrian network, that connects and links to existing trails and pedestrian paths

Advised that following today's Public Meeting, Staff will prepare a comment letter that includes all public, council, staff and agency comments raised to date. The applicant will review all comments received, and respond to them with the second submission. Once all concerns and outstanding comments have been addressed, Staff will bring forward a recommendation report to Council.

#### Carleigh Oude-Reimerink – Armstrong Planning & Project Management

Provided an overview of the proposed development located at 5525 Eighth Line on behalf of Empire Communities.

Advised the subject site is located on the east side of Eight Line, south of 17<sup>th</sup> Sideroad and north of the existing Erinheights subdivision. Advised the property is 13.9 hectares in size.

Advised the Provincial Policy Statement and Growth Plan were considered. Further, under the County of Wellington Official Plan the site is designated "Urban Centres".

Advised the subject site is also subject to a wellhead protection area at the north corner of the site. Therefore, the applicant is required to follow the wellhead protection area policies and appropriate consultants have been engaged to ensure there is no negative impact to the wellhead protection area.

Advised under the Town of Erin Official Plan designation the subject site is located within the urban boundary and designated Residential.

Advised the subject site is part of the regulated area of the Credit Valley Conservation Authority. Advised within the subject site there are no environmental features or buffer areas.



Advised the applicant is proposing a draft plan of subdivision, creating new lots and a road network as well as associated storm water management facilities, parks and open spaces. A total of 288 residential dwellings are proposed including 197 single detached units and 91 townhomes.

Provided an overview of the Lotting Concept Plan.

Advised the existing site zoning is Future Development “FD” and Village Environmental Protection (EP1) and that in order to implement the proposed housing and lot types the applicant is seeking a site-specific R1 zoning as well as open space zoning for the stormwater management, park blocks and open space.

Provided and overviewed renderings of the proposed dwellings.

Provided and overviewed the proposed Draft Park Concept Plan. Noted at the present time, the proposed park plan includes a senior and junior play area, a swing area, a covered pergola, a multi-use court and pathways that connect through the underground stormwater management pond back into the subdivision as well as pathways connecting to Eighth Line.

Advised the applicant has retained Urbantech Consulting for engineering design of the subject site. Two new connections to the Eighth Line watermain at Street A and Street B are proposed. Stormwater management facilities are proposed. A third pipe system is proposed to collect clean water runoff from all dwelling unit roofs. All stormwater management units will remove approximately 80 percent of suspended solids and will meet all regulatory requirements. For sanitary servicing, a new sanitary sewer is required to be constructed along Eighth Line and the final design of sanitary servicing is being considered through consultation with the Town.

Advised the applicant will work closely with the Credit Valley Conservation Authority to mitigate effects to water balance to nearby wetlands.

Provided a concept of urbanization of Eighth Line along development frontages based on the Town of Erin’s right of way standard.

Brian Norrish – Area Resident

Indicated concern over a potential increase in traffic.

Cathy Aylard – 9535 Dundas Street West

Indicated concern over the draft plan of subdivision’s lack of alternative housing or housing for seniors. Additionally indicated concern over

affordability. Indicated the application's designs do not adequately address sustainability. Expressed concern over adequate infrastructure in place to accommodate increased traffic. Asked for clarification on the financial impact to the municipality.

Martin Rudd – 9366 Wellington Road 22

Asked what the developers are doing in regards to the urban study report. Expressed concern over traffic, pollution, and effects of wildlife. Indicated a desire for transparency as the application proceeds. Expressed concern over environmental affects including air, water conservation, green space loss and replacements.

Indicated sidewalks should be included and a windbreak should be included along the perimeter of both the projects. Asked if it is possible to bury the hydro wires and further if fibre optics are going to be included as part of the project.

Asked if it's possible for a walking or bike trail be include as part of the project. Asked if it is possible to include wildlife habitats at the wet areas.

Asked if sustainable building materials can be used to construct dwellings and if geothermal and solar panel technologies can be included. Asked if electric plug in will be included for individuals who own electric vehicles.

Indicated a desire for water conservation.

Indicated a desire for a canopy to be created on the houses to allow for additional green space.

Asked if the park can save cedar logs from the deforestation of the golf course and if a community garden can be included.

Asked if another meeting can be organized to allow for additional public comments.

Steve Charbonneau – 9467 Sideroad 17

Asked what the timeline is for a final decision to be made on this application.

Expressed concern over the proposed grading for these developments.

Jack Krubnik – Director of Planning & Development

Advised presently there is no timeline for the recommendation report to come forward and that subsequent circulations will take place prior to that.

Troy Luehof – Area Resident

Asked where comments provided by the Credit Valley Conservation Authority can be accessed by the public.

Asked what provisions are in place if the necessary acquisitions on Eighth Line cannot be completed.

Asked if there is an urbanization plan for Dundas Street including traffic and the use of sound barriers.

Asked about construction of the wastewater treatment plant and its effect on traffic.

Expressed concern over dust and debris management.

Asked about the developers' responsibility for funding the wastewater treatment plant.

Jack Krubnik – Director of Planning & Development

Indicated comments from agencies are identified and responded to through the circulation response matrix in the applicant's second submission.

Advised through this application process the municipality is obtaining lands from the applicants and that other lands would be acquired through a separate process.

Nick Colucci – Director of Infrastructure Services

Advised redevelopment along Dundas Street will likely not require land acquisition and will utilize the existing right of way.

Advised Enbridge Inc. will be conducting work in Erin Village this year and that work for the wastewater system within Erin Village will be coordinated with Enbridge and that traffic management will be included where works occur. Further, work on Trafalgar Road will involve lane closures and that public notification will be provided.

Advised each subdivision will include an erosion and sedimentation control plan to manage erosion and dust. Advised subdivision agreements with developers will require them to control dust, erosion and sedimentation.

Mayor Alls

Advised developers are contributing to the funding for the wastewater treatment plant.

Ann Seymour – Caledon Resident

Expressed concern over the proposed subdivisions' use of the west Credit River to release urban drainage from stormwater ponds.

Asked that developers refrain from using the west Credit River and if the west Credit River will be used for stormwater drainage.

Asked if in ground infiltration will be used at the site of the subdivisions. Asked if stormwater ponds can be placed underground for the other proposed developments.

Asked if the assimilative capacity study will be redone.

Brett Davis – 5711 Second Line

Asked about guidelines for lot size. Expressed concern over stormwater management and runoff.

Jack Krubnik – Director of Planning & Development

Advised provincial and County policies direct minimum density within a subdivision site. Advised this subdivision meets density requirements.

Councillor Smith

Asked about the future status of the bridge on Eighth Line in regards to traffic.

Nick Colucci – Director of Infrastructure Services

Advised staff are working with the developers regarding funding for the reconstruction of that bridge.

Councillor Brennan

Asked how light pollution is addressed through the direction of street lights within the design guidelines.

Jack Krubnik – Director of Planning & Development

Advised it is standard practice to speak to the applicants regarding light pollution.

Councillor Brennan

Suggested notice publications be expanded to include additional members of the public.

Noted the school board has recommended the inclusion of a school in the development on the west side of the Eighth Line. Asked how children will cross the Eighth Line to attend school and if traffic lights will be included to ensure people can cross the road safely.

Councillor Cheyne

Asked about heritage considerations relating to the bridge on Eighth Line and nearby buildings.

Mayor Alls

The Mayor declared the public meeting adjourned.

**Resolution # 22-220**

**Moved By** Councillor Smith

**Seconded By** Councillor Cheyne

**Be it resolved that** Council hereby receive report number PD2022-26 *“Draft Plan of Subdivision (23T-22002) and Zoning By-law Amendment (Z22-02) EC (Erin) GP Inc. (Empire), 5525 Eighth Line, Part of Lot 16, RCP 686; parts 6 to 12 on RP 61R-7462; Statutory Public Meeting”* for information.

**Carried**

**6.2 Draft Plan of Subdivision and Zoning By-law Amendment, 2779176 Ontario Inc. (Mattamy (Erin) Limited), 5520 Eighth Line and 2779181 Ontario Inc. (Coscorp), 5552 Eighth Line, Statutory Public Meeting**

Mayor Alls read the following:

The purpose of the Public Meeting is to inform and provide the public with the opportunity to ask questions, or express views with respect to this proposal. Members of Council are here to observe and listen to public comments, they will not take a position on the matter. Council’s decision will come after full consideration of input from the meeting, submissions from the public and comments from agencies.

When Council makes a decision, should you disagree with that decision, the Planning Act provides you with an opportunity to appeal this application to the Ontario Land Tribunal. Please note that if a person or

public body does not make oral submissions at a public meeting or written submissions to the Town of Erin before the decision is made, the person or public body is not entitled to appeal the decision of the Town to the Ontario Land Tribunal. In addition, if a person or public body does not make an oral submission at a public meeting, or make written comments to the Town of Erin before the decision is made, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Council requests that anyone wishing to provide comments or concerns to Town Council and/or staff do so in written form to ensure that the message is provided effectively and accurately and to record their interest in the matter and to request a notice of decision of the matter.

Jack Krubnik – Director of Planning & Development

Provided an overview of two proposed developments at 5552 and 5520 Eighth Line, submitted by Korsiak Urban Planning, on behalf of the landowners.

Advised the lands owned by 2779181 Ontario Inc. (Coscorp) municipally known as 5552 Eighth Line, are 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 the present owner.

Advised the lands owned by 2779176 Ontario Inc. (Mattamy (Erin) Limited), municipally known as 5520 Eighth Line, are 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.

Advised Notices of Complete Applications were issued by the Town of Erin for the Zoning Bylaw Amendments and the applications were circulated July 14, 2022. Notices of Complete applications and circulation of the Plan of Subdivisions were issued by the County on August 29, 2022.

Advised all planning decisions are required to be consistent with the applicable policies of the Provincial Policy Statement and conform to the Growth Plan. In the event of a conflict between the Provincial Policy Statement and Growth Plan, the Growth Plan prevails.

Both the Provincial Policy Statement 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.

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

Advised 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 proposal generally conforms to these policies.

Advised the proposal meets minimum density requirements set out in County and provincial policies.

Advised the Town of Erin's Official Plan designates the lands as Residential. Within the Residential designation, single detached dwellings are the predominate built-form, however a variety of housing types shall be permitted, to encourage housing diversity and housing affordability (i.e. single detached, semi-detached, townhouses and apartment dwellings).

Advised 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. 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. 5552 Eighth Line is anticipated to provide 426 units and 5520 Eighth Line is anticipated to consist of 192 units. Through the review of the proposal, staff will ensure the proposal is within its allocation for SDEs.

Advised 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 facility, which will allow for the provision of municipal sanitary service. OPA 13 has been approved by Town Council and submitted to the County of Wellington for approval.

Advised 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.

Advised 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 compliance with the Guidelines which will be peer reviewed.

Advised 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.

Advised that combined, the two developments are proposing 618 dwelling units, connected by a municipal road network. 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.

Advised the draft plans primarily consist of single detached dwellings with lot frontages between 9.15 metres to 20.1 metres, and two medium-density blocks within the parcel to the north (5552 Eighth Line) proposed to consist of condominium townhouses. 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.

Advised 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.

Advised 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.

Noted the applicant hosted an in-person Community Information Meeting on September 12, 2022, at the Erin Centre 2000. As prescribed by regulation under the Planning Act, a notice for today's 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 Advertiser; and, on the Town's website.

Advised to date, the Town has received comments from two residents. One resident requested fencing and landscaping, along with additional details and clarification. Another resident had questions about road drainage, salt control, and sewage discharge.

Advised to date, comments have been provided from various commenting agencies and peer reviewers, on behalf of the Town. The Town's peer reviewers have reviewed the submitted plans and studies, to provide technical revisions and recommendations to be addressed with the second submission. Upper Grand District School Board has requested a 5 to 6 acre elementary school block, and provided conditions of draft plan

approval. Enbridge and Canada Post provided conditions of draft plan approval.

Through the review of the application, Planning Staff will be ensuring the proposal:

- conforms with applicable Provincial, County and Town policies
- conforms with affordable housing policies, density requirements and allocation
- adheres to the urban design guidelines
- mitigates negative impacts to the natural heritage system
- locates the park in a suitable spot with a well-designed pedestrian network
- provides a well-designed road network

Advised following today's Public Meeting, Staff will prepare a comment letter that includes all public, council, staff and agency comments raised to date. The applicants will review all comments received, and respond to them with the second submission. Once all concerns and outstanding comments have been addressed, Staff will bring forward a recommendation report to Council.

#### Catherine McEwan – Korsiak Urban Planning

Advised the property to the north, 5552 Eighth Line, is approximately 27 hectares and is owned by Coscorp Inc. and the property to the south, 5520 Eighth Line is approximately 36 hectares and is owned by Mattamy.

Advised the proposed subdivisions include residential, open space uses which are consistent with the Town of Erin Official Plan policies. Both properties are proposed to be developed primarily with single detached dwellings and some townhouse dwellings. The north property includes two medium density blocks that will be subject to further refinement. The preliminary concept for these blocks include townhouse dwellings. The approximate unit count for both properties is 618 units with a density of 17.25 units per hectare.

Advised the draft plans currently propose un-lotted blocks to allow flexibility in market trends but the allocated SDEs will remain.

Advised stormwater is proposed to be managed by two pond blocks on north parcel, and the plan also proposes five natural heritage blocks and a neighbourhood park. Access to the north parcel is gained from 17 Sideroad and south parcel via Eighth Line. Circulation through the development has been designed to accommodate the unique grading of the lands.

Advised the County Official Plan designates the subject land as primary urban centre. The proposed development achieves the minimum net density of both the County and Town Official Plans.

Advised the proposed draft plan of subdivision for 5520 Eighth Line consists of 182 single detached dwellings, open space and nhs blocks. The proposed draft plan of subdivision for 5552 Eighth Line consists of 308 single detached dwellings and townhouse dwellings, two medium density blocks with approximately 110 units and two stormwater management blocks, open space and nhs blocks.

Advised the lands are currently zoned 'future development' which only permits legal existing uses, single detached dwellings and agricultural. A zoning by-law amendment is required to permit the proposed dwelling types, park, open space and stormwater management facilities.

Advised a community information meeting was held on September 12<sup>th</sup> and matters raised included the transportation network, connectivity with adjacent lands, stormwater management servicing, natural heritage system protection and urban design.

Cathy Aylard – 9535 Dundas Street West

Asked how to encourage development that aligns with the natural terrain.

Rob Jackett – 9479 Sideroad 17

Expressed concern over the proposal's alignment with the growth plan. Expressed concern over drainage, alignment with grading of existing streetscape, sourcewater, environmental design and innovation, density, growth management, and the inclusion of a traffic study and the impacts of traffic.

Expressed concern over the availability of commercial services and infrastructure.

Martin Rudd – 9366 Wellington Road 22

Asked about the provision of a traffic light.

Nicole Maciel – 9491 Sideroad 17

Expressed concern about fencing at property line for bordering property owner. Asked if trees can be planted along property line and if the proposed road can be moved further away from the owner's property line. Asked if Sideroad 17 and the proposed Street "c" can be designated community safety zones. Expressed concern about effects on well.

Expressed concern about grading and flooding impacts. Asked if a noise assessment can be completed for the construction phase of the development.

Ann Seymour – Caledon Resident

Asked if all stormwater ponds can be covered. Asked if sidewalks can be included and swales for drainage.

Asked if subdivisions can be redesigned with respect to rainfall and snowmelt.

Asked what the ratio is of housing to other uses.

Councillor Brennan

Asked if comments provided regarding both public meeting items can be taken into consideration for all three proposed developments and provided comments on stormwater management.

Asked if traffic studies can be designed to understand the aggregate impact of the proposed developments.

Asked about the provision of school bus transportation.

Asked about coordination of developments with the wastewater treatment system to minimize disruption.

Councillor Smith

Commented on traffic studies, cost sharing for Eighth Line bridge, the viability of a bypass, and the maximum height of buildings.

Sandra Preslack – 23 Erin Heights Drive

Expressed concern of traffic impacts on Erin Heights Drive. Asked if road links can be adjusted to avoid traffic flow onto Erin Heights Drive.

Al McKlewan – 40 Erin Heights Drive

Expressed concern over density and water infrastructure.

Jack Krubnik – Director of Planning & Development

Advised proposals also require County approval.

Catherine Dutfield – Eighth Line

Expressed concern over the water table and wastewater.

Mayor Alls

The Mayor advised that, upon a decision by Council, notice will be provided to all persons who requested notice in writing.

The Mayor declared the public meeting adjourned.

**Resolution # 22-221**

**Moved By** Councillor Smith

**Seconded By** Councillor Brennan

**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.

**Carried**

**7. Community Announcements**

- EWFH Team continues its series of virtual workshops on a variety of topics. Please consult their website for more information.
- Don't miss the Farmers Market running Thursday afternoons each week at the Fair Grounds.
- Congratulations and thanks to the Erin Optimist Club on raising over \$11,000 at the annual Terry Fox Run last Sunday morning.
- September 21st was the kick-off day for the 4th annual Scarecrow Festival, so look for some fabulous creations coming to a lamppost or storefront near you until October 19th.
- Hillsburgh Lions Club is holding a Corn Roast in Victoria Park on Saturday, September 24th starting at 4:00PM.
- Sunday, September 25th will see a Carbon Free Ride, Walk, Cycle event starting at 10:00AM at the north entrance to the Fair Grounds.

- The Erin Chamber of Commerce is hosting an All Candidates Meeting at the Royal Canadian Legion on Tuesday, October 4th at 6:30PM.
- The Erin Fall Fair runs from Friday, October 7th to Thanksgiving Day, October 10th.
- The Erin Lions Club is holding an open house on Thursday, October 13th at 6:30PM in the Shamrock Room at Centre 2000. Light refreshments will be served.

Details on these and more at [www.erin.ca/whats-on/](http://www.erin.ca/whats-on/)

## 11. Reports

### 11.2 Community Services

#### 11.2.1 Planning & Development

##### 11.2.1.1 Final Recommendation Report - Town-Initiated Technical Zoning By-law Amendment (Z21-05), Technical Amendment

##### Resolution # 22-225

**Moved By** Councillor Brennan

**Seconded By** Councillor Smith

**Be it resolved that** Council hereby refer report number PD2022-28, "*RECOMMENDATION REPORT Town-Initiated Technical Zoning By-law Amendment (Z21-05) (Technical Amendment)*" back to staff.

**Carried**

## 8. Adoption of Minutes

### Resolution # 22-222

**Moved By** Councillor Cheyne

**Seconded By** Councillor Smith

**Be it resolved that** Council hereby adopts the following meeting minutes as circulated;

September 8 Regular Council

**Carried**

**9. Business Arising from the Minutes**

None.

**10. Delegations/Petitions/Presentations**

None.

**11. Reports**

**11.1 Infrastructure Services**

**11.1.1 Roads**

**11.1.1.1 Street and Park Naming Policy and Committee**

**Resolution # 22-223**

**Moved By** Councillor Smith

**Seconded By** Councillor Cheyne

**Be it resolved that** Council hereby receive report number R2022-09 “*Street and Park Naming Policy and Committee*” for information and approve the street naming process contained therein;

**And that** Council create a “Street and Park Naming Committee” consisting of the following members; The Mayor, the Council representative to the Heritage Committee, the Clerk and the Director of Infrastructure Services.

**Carried**

**11.1.2 Parks, Recreation & Culture**

**11.1.2.1 Commemorative Bench and Tree Policy**

**Resolution # 22-224**

**Moved By** Councillor Brennan

**Seconded By** Councillor Smith

**Be it resolved that** Council hereby receive report number PR2022-06 – “*Commemorative Bench and Tree Policy*” for information;

**And that** the Council authorize staff to proceed with implementing the policy, fee structure and request form contained therein as amended.

**Carried**

**12. New Business**

**12.1 Notice of Motion - Councillor Brennan**

**Resolution # 22-226**

**Moved By** Councillor Brennan

**Seconded By** Councillor Cheyne

**Be it resolved that** staff shall prepare and present financial results to Council within 3 months of the end of each fiscal quarter.

**Carried**

**12.2 Notice of Motion - Councillor Brennan**

**Resolution # 22-227**

**Moved By** Councillor Brennan

**Seconded By** Councillor Smith

**Be it resolved that** staff shall report to Council regarding:

- 1) The role of the Town with respect to the Chamber going forward;
- 2) How the \$5,000 authorized by Council was spent;
- 3) The scope of the Chamber regarding geography; and,
- 4) Whether the new Chamber supersedes the need for a Business Improvement Area.

**Carried**

**13. Correspondence**

**Resolution # 22-228**

**Moved By** Councillor Cheyne

**Seconded By** Councillor Smith

**Be it resolved that** Council receives correspondence item 13.1 for information.



**Carried**

**13.1 Ontario Sheep Farmers - Livestock Guardian Dogs (LGDs) and Herding Dogs**

**14. By-Laws**

**Resolution # 22-229**

**Moved By** Councillor Smith

**Seconded By** Councillor Brennan

**Be it resolved that** By-Law number 22-44 is hereby passed.

**22-44**

Being a By-law to appoint Wendy Parr as Director of Finance & Treasurer / Tax Collector for the Corporation of the Town of Erin and to Repeal By-law 21-26.

**Carried**

**Resolution # 22-230**

**Moved By** Councillor Smith

**Seconded By** Councillor Cheyne

**Be it resolved that** the Council of the Corporation of the Town of Erin having given due consideration to the following By-law 22-45 as reproduced in this days Council agenda be passed and authorize the Mayor and Clerk to sign and seal same.

**22-45**

A By-law to confirm the proceedings of Council at its Regular Meeting held September 22, 2022

**Carried**

**15. Notice of Motion**

*Councillor Cheyne presented the following Notice of Motion:*

**Be it resolved that** the Town of Erin Heritage Committee requests a Heritage designation, under the Ontario Heritage Act, on the pre- and post- confederation SS#6 schoolhouse, locally known as Hillsburgh Feed Mill, located at 29 Trafalgar Road, and that Council support the committee in this motion. A full history and

heritage report is required if heritage designation is not realized, at the owner's expense.

**16. Adjournment**

**Resolution # 22-231**

**Moved By** Councillor Brennan

**Seconded By** Councillor Cheyne

**Be it resolved that** the meeting be adjourned at the hour of 6:28 PM.

**Carried**

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Mayor Michael Dehn

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Clerk Lisa Campion