



Town of Erin

Corporate Report

Department: Community Services

Business Unit: Planning & Development

**Presented/
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Development

Report Number:
PD2023-07

Meeting Date:
2/9/2023

Subject

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

Recommendation

Be it resolved that Council hereby receive report number PD2023-07, “*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

Town Staff initiated a Technical Amendment to the Town’s current Zoning By-law 07-67, as amended, to, among other things, add new urban residential zoning provisions and performance standards for residential lots on full municipal services. The draft By-law was presented at a Statutory Public Meeting held on June 30, 2022. Following the review and consideration of all comments and feedback received from Council, the public and commenting agencies, Staff brought forward a recommendation report with a final By-law on September 22, 2022 (see Appendix D, Report Number PD2022-28) and November 24, 2022 (see Appendix E, Report Number PD2022-29).

At the November 24, 2022 Council Meeting, Council requested clarification regarding the purpose and intent of the proposed changes introduced in the Technical Amendment. This report includes all past Council Reports and clarification on the proposed Town-Initiated Amendments to Zoning By-law 07-67, as amended.

Discussion

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

Since that time, the construction of the Waste Water Treatment Plant (WWTP) was approved allowing for the development of plans of subdivision on full municipal services. The Town’s Zoning By-law 07-67, as amended, does not provide for zoning provisions

and performance standards for residential lots on full municipal services. One draft plan of subdivision to be serviced by municipal water and wastewater was approved by the Local Planning Appeal Tribunal (LPAT) in January 2021 which included a site specific zoning amendment. A number of additional draft plan of subdivision applications to be on full municipal services have recently been, or are expected to be, submitted to the County and Town.

Staff are proposing to create new urban residential zone categories and zoning provisions that will provide consistent design standards within the urban areas of Erin and Hillsburgh going forward. This has also resulted in the need to create new definitions.

In April 2021, Council approved the Town of Erin Community & Architectural Design Guidelines- ‘Urban Design Guidelines’ (UDGs). The UDGs provide recommendations for various building standards including, but not limited to, building setbacks, landscaped areas, etc., within the Town’s urban areas of the Villages of Erin and Hillsburgh. The UDGs have been reviewed as part of this technical amendment exercise and, where appropriate, provisions have been incorporated into the draft amendment to ensure consistency.

Finally, Staff have identified a number of additional edits, items requiring clarification and updates required to the By-Law that were not captured in the 2020 Housekeeping Amendment, By-Law 20-06. The draft zoning by-law has been prepared to address the items outlined above for Council’s consideration. A copy is attached to this report as Appendix A.

The proposed amendments fall into four main categories:

1. Updates to existing definitions and provisions to provide better clarity;
2. Addition of new definitions;
3. Addition of new urban residential zones and zoning standards to reflect full municipal servicing; and,
4. minor corrections to existing site-specific zone codes and By-law provisions.

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

Clarifications
<ul style="list-style-type: none"> • Update definition of Lot Frontage & provide diagram to provide clarity • Update definition of Hobby Farm to distinguish from “bona fide” farm operation; and, to prohibit on-farm diversified uses • Update Townhouse definition to provide consistency with new additional townhouse built form definitions • Revise Section 4.27 to require designated visitor parking • Revise Sections 4.27.5 and 4.33.1.2 to improve landscape strips/buffer requirements • Incorporate Model Home & Temporary Sales Office Provisions to be consistent with Town agreements

<ul style="list-style-type: none"> • Update the definition and requirement for Daylighting Triangles to provide clarity and recognize reduced standards for new urban zones • Update barrier free parking space requirements in accordance with AODA standards
<p>New Definitions</p>
<ul style="list-style-type: none"> • Add new definitions for: street, back-to-back, block and stacked townhouse and provide diagrams for clarity • New definitions for barrier free access aisle, parking spaces, etc., in accordance with AODA standards • New definition for Live-work units
<p>New Urban Residential Zones & Standards for development on full municipal services</p>
<ul style="list-style-type: none"> • Introduction of new Urban Residential Zones and related standards <ul style="list-style-type: none"> ○ Urban Residential One (UR1) ○ Urban Residential Two (UR2) • Includes provisions for reduced minimum lot frontages, maximum height, building setbacks, landscaped areas, amenity areas, parking, etc.
<p>Minor Clerical Revisions/Corrections</p>
<ul style="list-style-type: none"> • Correct mapping for 2 Churchill Lane to reflect R2 zone • Correct Site specific Zone Code references to remove duplicate numbers

At some point in the future, Council may wish to consider a Comprehensive Zoning By-Law Review. This would likely occur upon completion of the County’s Municipal Comprehensive Review and, the Town’s own Official Plan Review. The comprehensive zoning review would be substantially larger in scope and scale than the proposed technical amendment, and would include the review of the Zoning By-Law in its entirety.

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, as well as 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 addition of new 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, and align with Provincial policies.

Attachments

Appendix A – PD2023-07 Zoning By-law
Appendix B – Summary Response to Comments
Appendix C – Proposed Zoning Modifications
Appendix D – PD2022-15 Public Meeting Report
Appendix E – PD2022-28 Recommendation Report
Appendix F – PD2022-29 Recommendation Report

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