



Town of Erin

Corporate Report

Department: Community Services
Business Unit: Planning & Development
**Presented/
Prepared By:** Michelle Baya, Senior Planner

Report Number:
PD2024-01
Meeting Date:
2/8/2024

Subject

Application for Site Alteration Permit for 5520 Eighth Line and 5552 Eighth Line, Mattamy (Erin) Limited and 2779181 Ontario Inc. (Coscorp); Public Meeting

Recommendation

Be it resolved that Council hereby receive report number PD2024-01 “*Application for Site Alteration Permit for 5520 Eighth Line and 5552 Eighth Line, Mattamy (Erin) Limited and 2779181 Ontario Inc. (Coscorp); Public Meeting*” for information.

Highlights

The Town is currently reviewing applications for Draft Plans of Subdivision (23T-22003 & 23T-22004) and Zoning By-law Amendments (Z22-06 & Z22-07) for the proposed residential subdivision at 5520 Eighth Line and 5552 Eighth Line. The applicant is currently working on revised submissions to address comments raised by the Town, agencies, Council and the public.

The Town of Erin’s Site Alteration By-law 16-30 prohibits and regulates the removal of topsoil, the placing or dumping of fill and the alteration of the grade of lands within Erin (i.e. site alteration). The applicant has submitted a Site Alteration Application to obtain permission for the following works to take place this year:

- Vegetation and tree removal
- Installation of erosion and sediment controls
- Stripping and stockpiling of topsoil
- On-site cut and fill operations.

As per the By-law 16-30, the proposed earth works is considered a large scale site alteration and requires Council to hold a Public Meeting to consider the application.

Discussion

Proposal

The proposed Draft Plans of Subdivision (23T-22003 & 23T-22004) and associated Zoning By-law Amendment applications (Z22-06 & Z22-07) encompass two separate properties that will form one residential subdivision consisting of a total of 572 residential units, a park and stormwater management facilities.

The subject site is generally located on the west side of Eighth Line, north of Dundas Street West and south of Sideroad 17, within the Erin Urban Area.

The applicant is currently preparing subsequent planning application submissions to address all Town staff, agency, Council and Public comments/questions.

The applicant is requesting that the Town allow for site alteration to begin later this Spring 2024. This will allow for tree removal outside of the bird nesting season, as required by the Migratory Birds Convention Act.

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- On-site cut and fill operations.

Although this property will require a substantial amount of fill to be imported to facilitate the grading of the entire property, the applicant has indicated that no fill will be brought onto the site as part of this site alteration application.

Requirements within Site Alteration By-law 16-30

The Town's Site Alteration By-law identifies submission requirements for site alteration applications. If an applicant proposes to place or dump or remove fill and alter the grade involving more than 1,000 cubic metres of fill or where the elevation of the site will increase or decrease by more than 1 metre at any point on the site, it is considered a large scale site alteration permit. By-law 16-30 outlines submission requirements for large scale site alteration applications, including the requirement for a Public Meeting before Council.

The purpose of this public meeting is for the applicant and any interested members of the public to be provided fair opportunity to make representation. Notice for the public meeting was published within the Wellington Advertiser, on the Town's website and mailed to all landowners with 120 metres of the subject property.

Next Steps

The applicant has provided the application requirements as per By-law 16-30. The application submission documents have been circulated to internal Town staff (Planning, Building, Engineering, Fire), the County of Wellington (Planning, Roads), Conservation Authority and School Board for review and approval. 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 the site alteration application submitted by Mattamy (Erin) Limited and 2779181 Ontario Inc. (Coscorp); be received for information.

Attachments

Appendix A – Preliminary Grading Plan

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Senior Planner

Jim Sawkins

Interim Chief Administrative Officer