



Town of Erin

Corporate Report

Department: Community Services
Business Unit: Planning & Development
**Presented/
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Report Number:
PD2024-04
Meeting Date:
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Subject

Final Recommendation Report for Official Plan Amendment Application OP23-01, Beachcroft Investments Inc., 63 and 63A Trafalgar Road, Hillsburgh

Recommendation

Be it resolved that Council hereby receive report number PD2024-04 “*Final Recommendation Report for Official Plan Amendment Application OP23-01, Beachcroft Investments Inc., 63 and 63A Trafalgar Road, Hillsburgh*” for information;

And that Council adopt Official Plan Amendment No.16, as presented in **Appendix D** to this report, to redesignate the subject lands from “Recreational” to “Residential”, “Greenlands” to “Residential”, “Residential” to “Greenlands”, designate “Special Policy Area 9”; and, remove the “Proposed New Firehall Location” symbol as outlined in **Appendix C** to this report;

And that Council direct Staff to submit Official Plan Amendment No.16 to Wellington County for approval, in accordance with the *Planning Act*, recognizing approval of this Official Plan Amendment will follow the Province’s approval of Wellington County Official Plan Amendment No. 120 and the County of Wellington’s approval of Town-initiated Official Plan Amendment No.13.

Highlights

The applicant, Beachcroft Investments Inc., has submitted applications for Official Plan Amendment (OPA), Zoning By-law Amendment (ZBA) and Draft Plan of Subdivision (DPS) to permit a residential subdivision consisting of 375 detached dwelling units, 218 street townhouse dwelling units, 68 back-to-back townhouse dwelling units and 1 existing heritage dwelling, for a total of 662 dwelling units. The ZBA and DPS to facilitate the proposed development will be brought forward to Council at a later date.

Background

Beachcroft Investments Inc., submitted applications for OPA, ZBA and DPS, to facilitate the development of a residential subdivision comprised of 799 residential units, park and open space blocks; and, a new road network. A Community Information Meeting was held on May 23, 2023 to introduce the proposed development to area residents. A Statutory

Public Meeting was held June 8, 2023 to formally introduce the OPA to Council and the general public, and receive initial input.

Since the Community Information Meeting and the Public Meeting, the applicant has made revisions to the proposal to address comments received by Council, Town Staff, commenting agencies, and members of the public. The revisions made to the proposal to address comments received include, but are not limited to, the following:

- Reduced total unit yield from 799 to 662
- Addition of low-rise seniors housing and apartments increasing the diversity of unit types and sizes comply with the County's Official Plan policies for affordable housing
- Addition of walkway connections through development blocks for improved internal pedestrian circulation
- Minor adjustments to road layout
- Reconfiguration of south stormwater management facility; and
- Relocation of future water tower.

The public submissions and responses to the public comments have been included in **Appendix E** to this report.

The proposed planning applications have been prepared in accordance with the County of Wellington's Official Plan Amendment (OPA) No. 120 and Town of Erin's OPA No. 13, which were introduced to address the County-wide and municipal growth management requirements directed by the Province. The purpose of this report is to provide a recommendation on the presently proposed OPA 16 to support the proposed residential subdivision development on the subject lands. Staff are recommending that Council adopt the proposed OPA 16 and direct County of Wellington Council to approve the OPA, following the Province's approval of the County of Wellington OPA 120 and Wellington County's approval of Town-initiated OPA 13.

The June 8, 2023 Public Meeting did not include Notice for the proposed ZBA for the subject lands. In consultation with the applicant it was agreed to establish the land use designations of the OPA before proceeding with the ZBA. A separate Public Meeting will be scheduled in the near future for the ZBA application and will give Council and the public an opportunity to provide any additional comments to those received to date.

Discussion

Proposal

The applicant has submitted applications for Official Plan Amendment (OP23-01), Zoning By-law Amendment (Z23-02) and Draft Plan of Subdivision (23T-23003), to facilitate a residential development within the urban area of Hillsburgh.

The table below summarizes the various blocks/lots to be created through the draft plan of subdivision and their proposed uses. The Draft Plan of Subdivision has been included in **Appendix B** to this report for reference purposes.

Block/Lot	Land Area (ha)	Proposed Use
13.7 m frontage	6.002	116 single detached dwellings
11.6 m frontage	5.110	131 single detached dwellings
9.8 m frontage	4.170	128 single detached dwellings
6.1 m frontage	4.734	218 street townhouse dwellings
6.1 m frontage	0.654	68 Back to Back townhouse dwellings
Block 422	0.276	Heritage House
Block 423	2.243	Mixed Use Seniors Housing
Block 424	3.395	Low Rise Seniors Housing
Blocks 425 & 426	3.616	Stormwater Management Facilities
Blocks 427 & 428	1.343	Park
Blocks 419 - 435	0.265	Trailhead Park
Blocks 436 & 437	7.887	Woodlot
Blocks 438 & 439	1.702	Buffer
Block 440	0.191	Future Water Tower
Blocks 441 & 442	0.016	Open Space
Block 443	0.074	Environmental Protection
Blocks 444 – 448	0.183	Walkways
Streets 1 to 16	10.411	Municipal Roads
Total	52.272 hectares (129.166 acres)	

The original submission proposed to construct 446 single detached dwellings on lots with minimum frontages ranging from 9.8 metres to 13.7 metres, 353 townhouse dwelling units contained within 57 townhouse blocks, a future mixed use/seniors housing block, a future water tower block, as well as blocks for environmental protection, woodlots, buffer and open space; and, a new road network. This proposal provided a density of 19 units per hectare, which meets the policies of the County and Town Official Plans requiring new development within greenfield areas to strive to attain at least 16 units per hectare.

As a result of technical comments received, together with comments from Council and the public, the applicant revised the proposal to reduce the total number of dwelling units from 799 to 662. The units are comprised of 375 single detached dwellings, 218 street townhouse dwellings, and 68 back to back townhouse dwellings. The revised proposal maintains the same range of lot frontages for the single detached lots but provides for a broader range of housing options and built form with the inclusion of back to back townhouses, and additional seniors low rise housing. Other revisions include

modifications to the road network design, the relocation of the future water tower, relocation of a park block adjacent to the public school, and other minor adjustments. Both proposals retain the existing heritage dwelling.

The revised proposal provides a density of 15.5 units per hectare (excluding the seniors housing). Both the County and Town planning staff accept the revised density on the basis that upon completion of the seniors housing, the estimated ultimate density will be 21.8 units per gross hectare.

The OPA will redesignate the subject lands to facilitate the above noted mixed use residential development by:

- Removing the Proposed New Firehall Location symbol
- Redesignating a portion of the lands from “Recreational” to “Residential”
- Redesignating a portion of the lands from “Greenlands” to “Residential”
- Adding “Greenlands” designation
- Adding Site Specific policies to allow for mixed use development in conjunction with Seniors housing

A new Firehall (Station 50) has been constructed at the corner of Station Road and Trafalgar Road, northwest of the subject lands. Town Staff have confirmed that an additional firehall is not required in this area. As a result, the “Proposed New Firehall Location” symbol is no longer applicable.

Through the preparation and review of the Environmental Impact Assessment, Arborist Report and related documents, the existing Woodlot boundaries and associated buffers were delineated and refined, supporting the proposed modifications to the “Greenlands” and “Residential” designations.

Based on the information provided and a detailed technical review, Staff are recommending approval of the application for Official Plan Amendment. A copy of the draft Official Plan Amendment is attached as **Appendix D**.

A Public Meeting for the ZBA will be held in the near future. Comments received to date as part of the OPA application review process have resulted in refinement to the draft zoning by-law initially submitted. Following the ZBA Public Meeting, Staff will bring forward the implementing zoning by-law and the Draft Plan of Subdivision for Council consideration.

Public Comments

On May 23, 2023, the applicant hosted an in-person and virtual Community Information Meeting. Over 70 residents were in attendance to learn more about the proposed development. On June 8, 2023, a Statutory Public Meeting was held. A Summary and Response to comments received from the public are included within **Appendix E** to this Report.

Town and Agency Comments

County of Wellington Planning Department

- No further comments with regard to this application.
- County Planning Staff have notified Town Planning Staff that this Official Plan Amendment will not be approved by County Council until County OPA 120 and Town OPA 13 has been approved.

Infrastructure Services Department & Engineering Peer Reviewer (Ainley & Associates Limited)

- No further comments with regard to this application.

Environmental Peer Reviewer (Natural Resource Solutions Inc.)

- No further comments with regard to this application.

Building Services Department

- No concerns with the application.

Fire Services Department

- No further comments with regard to this application.

Upper Grand District School Board

- No further comments with regard to this application.

Source Water Protection

- No further comments with regard to this application.

Planning Analysis

1. Consistent with the 2020 Provincial Policy Statement (PPS) and the 2020 Growth Plan

All planning decisions are required to be consistent with the applicable policies of the PPS and 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 a designated greenfield area. The Growth Plan states that new development that takes place in designated greenfield areas will be planned, designated, zoned and designed in a manner that supports the achievement of complete communities; supports active transportation; and encourages the integration

of sustained viability of transit services. Erin's urban areas currently do not have a transit system, however the proposed subdivision provides for a complete community, incorporating a range of housing types, locating the public park central to the site and within walking distance to each proposed dwelling unit, and establishing a well-designed active transportation network throughout the site, which connects to the larger network.

Both the PPS and Growth Plan promotes efficient development within settlement areas, where necessary infrastructure is available. The subject lands are located within the Hillsburgh Urban Area and will be serviced by both municipal water and wastewater.

The proposed development is consistent with both the PPS and Growth Plan.

2. Revised Proposal Conforms to the County's Official Plan Policies

Section 4.4.4 of the County's Official Plan speaks to density requirements within designated greenfield areas. Although the Official Plan speaks to striving to attain 16 units per gross hectare, it recognizes that lower densities may be considered where there are physical and environmental constraints, including the need for transition from adjacent land uses.

The applicant's submission proposes a minimum 15.5 units per hectare. It is noted that a unit count has not been assigned to the seniors housing blocks at this time; however, these will ultimately increase the proposed density. The density meets the intent of the County's density requirement for development within designated greenfield areas.

In addition to meeting minimum density requirements, the County's Official Plan speaks to affordable housing and that the bulk of affordable housing opportunities be provided within urban areas. The applicant was asked to demonstrate how the proposed development addresses this policy. The applicant is proposing to make provision for additional residential units (basement apartments) within some of the detached dwellings, has added back to back townhouse units and has increased the seniors housing component, thereby offering a wider range of built form and housing options. Planning Staff are supportive of the revisions made to the proposal and are of the opinion that the intent of these policies has been met.

3. Proposal is consistent with the design objectives of the Town's Urban Design Guidelines

The applicant has provided an Urban Design Brief to demonstrate how the proposed development adheres to the Town's Council approved Community and Architectural Design Guidelines for the Villages of Erin and Hillsburgh (the Guidelines). The applicant is proposing to develop a new community that is compatible with the existing character of the Village of Hillsburgh, while providing new housing stock to Erin. The Urban Design Brief speaks to how the developer will achieve this vision including a mix of architectural styles that complement the character of the Village of Hillsburgh through the use of high quality materials and architectural details, identification of key priority lots, gateway lots/blocks, etc.

Based on the peer review of the Brief by the authors of the Town's Guidelines, The

Planning Partnership, the proposal is consistent with the Town's Guidelines. To ensure these principles are implemented prior to issuance of a building permit, as conditions of draft plan approval, each dwelling will be subject to architectural control.

4. *Preservation and Protection of the Existing Farmhouse*

The portion of the subject lands identified as 63 Trafalgar Road, is occupied by a 19th century farmhouse that is currently listed as a non-designated structure within Erin's Heritage Register. In support of the application, a Heritage Impact Assessment (HIA) was completed by the applicant, which determined that the property has enough Cultural Heritage Value and Interest to support a proposed heritage designation, in accordance with the *Ontario Heritage Act*.

The farmhouse has frontage on and gains access from Trafalgar Road and will not be impacted by the design of the balance of the subdivision. The farmhouse will be designated under the *Ontario Heritage Act* as part of the Draft Plan of Subdivision approvals process. Conditions for protection, preservation and conservation will be incorporated into the Conditions of Draft Plan Approval.

Strategic Pillar

Growth Management

Financial Impact

No financial impacts are associated with the recommendations of this Report. Future impacts will be associated with the recommendation of the Draft Plan of Subdivision (see notes below).

Notes

Through conditions of draft plan approval, the Town shall impose a condition that requires the applicant to pay applicable development charges (less development charge grants to be provided as per the front ending agreement between the Town and the developer). These development charges shall be calculated and collected at the building permit stage.

Through conditions of draft plan approval, the Town shall impose a condition that requires the applicant to satisfy the Town in regard to parkland dedication.

Conclusion

The Town of Erin is expecting to accommodate significant population growth within the current Planning Horizon into the year 2051. The proposed development supports the intensification objectives of the Growth Plan and works toward the creation of complete communities.

Planning Staff gave consideration to Provincial policy; County and Town policy; departmental and agency comments; as well as compatibility within the existing and surrounding neighbourhoods. It is the opinion of Staff that the proposed Official Plan Amendment establishes policies for the implementation of the residential subdivision within the boundaries of the Hillsburgh Settlement Area and provides for appropriate

development on lands slated for intensification through the Town's Growth Management Strategy and on-going growth related work. Staff is of the opinion that the proposed application is consistent with the Provincial Policy Statement, conforms to the County of Wellington Official Plan and the Town of Erin Official Plan, and meets the general intent and purpose of the Town of Erin Zoning By-law.

Staff recommend that Council adopt the site-specific Official Plan Amendment (OPA) found in **Appendix D** of this Report, and request Wellington County Council to approve the Official Plan Amendment following the approval of Wellington OPA 120 and Town OPA 13.

Attachments

Appendix A – Location Map

Appendix B – Draft Plan of Subdivision

Appendix C – Existing Town Official Plan Schedule

Appendix D – Draft Official Plan Amendment

Appendix E – Response to Public Comments

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