



# Town of Erin

## Corporate Report

<b>Department:</b> Community Services	<b>Report Number:</b> PD2024-14
<b>Business Unit:</b> Planning & Development	<b>Meeting Date:</b> 10/10/2024
<b>Presented/ Prepared By:</b> David Waters, Manager of Planning & Development	

### Subject

Application for Stage 1B (Earthworks) Site Alteration Permit for 5525 Eighth Line, EC (Erin) GP Inc. (Empire Developments); Public Meeting

### Recommendation

**That Council hereby receives report number PD2024-14 “Application for Stage 1B (Earthworks) Site Alteration Permit for 5525 Eighth Line, EC (Erin) GP Inc. (Empire Developments); Public Meeting” for information.**

### Highlights

The Town of Erin has received a Stage 1B Site Alteration application submitted by EC (Erin) GP Inc. (Empire Developments) to obtain a permit for major earthworks to be undertaken on lands located on east side of Eighth Line, north of Dundas Street West and Erin Heights Drive, within the Erin Urban Area. The application is seeking permission for the following works:

- Strip topsoil and stockpile topsoil to be re-used on site for landscaping use for lots, boulevards, parks, schools, ponds;
- Import fill material from the adjacent Mattamy/Coscorp site;
- Pre-grade the site in preparation for underground servicing and roads for the preparation of house construction;
- Construction of temporary Erosion and Sediment Control Basins and temporary sediment traps; and,
- Conversion of temporary Erosion and Sediment Control Basins to the Ultimate SWM Ponds.

Following the public meeting a site alteration agreement including responses to the input received will be presented to a future Council meeting prior to the issuance of the permit.

Notice of the public meeting was published in the Wellington Advertiser, posted on the Town’s website and mailed to all landowners with 120 metres of the subject property.

## Background

EC (Erin) GP Inc. (Empire Developments) was issued a Stage 1A Site Alteration Permit by the Town in March 2024 to permit vegetation removal, tree removal, tree preservation, clearing and grubbing on the subject lands including the installation and maintenance of required erosion and sediment controls (including silt fencing, swales, etc.).

The applicant has submitted planning applications for a plan of subdivision and zoning by-law amendment to permit the development of the subject lands for 288 dwelling units which are under review by the Town and County. A statutory public meeting was held in September 2022 to present the planning applications.

In accordance with Town of Erin 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

The Town has received a Stage 1B Site Alteration application submitted by EC (Erin) GP Inc. (Empire Developments) to obtain a permit for major earthworks to be undertaken on the property located 5525 Eighth Line, measuring approximately 13.8 hectares and a portion of the site is currently operating as a 9-hole golf course. The subject lands are located on the east side of Eighth Line, north of Dundas Street West and Erin Heights Drive, within the Erin Urban Area as shown on Figure 1.

*Figure 1 – Location Map*



Surrounding land uses include:

North: Woodlands, Erin Heights Golf Course  
East: Woodlands and further east, existing residential dwellings, the Town of Erin's Main Street South

South: Existing residential subdivision  
West: Agricultural uses, Woodlands and the proposed Mattamy/Coscorp residential plan of subdivision

#### County of Wellington Official Plan

The subject property is designated “Primary Urban Centre”, Settlement Area”, and “Designated Greenfield” on Schedule A.

#### Town of Erin Official Plan

On Schedule A-1 of the Town of Erin Official Plan, the subject lands are designated “Residential”, “Core Greenlands” and within the Erin Urban Centre and Built Boundary.

#### Zoning By-law 07-67

The subject lands are zoned “Future Development”, “Environmental Protection 1.”

The application is seeking permission for the following works:

- Strip topsoil and stockpile topsoil to be re-used on site for landscaping use for lots, boulevards, parks, schools, ponds;
- Import fill material from the adjacent Mattamy/Coscorp site;
- Pre-grade the site in preparation for underground servicing and roads for the preparation of house construction;
- Construction of temporary Erosion and Sediment Control Basins and temporary sediment traps; and,
- Conversion of temporary Erosion and Sediment Control Basins to the Ultimate SWM Ponds.

Tree protection fencing to be installed at the dripline of trees identified for preservation for the duration of the earthworks and a traffic control plan will be implemented including flagging on Sideroad 17 & Eighth Line for construction vehicles crossing Eighth Line moving earth from the Mattamy/Coscorp property to the Empire site. The earthworks are expected to take approximately 11 months to complete. A conceptual grading plan and construction management plan are found in Appendix A and B, respectively, to this report.

The applicant’s submission consists of the following reports and plans:

- Construction Management Plan
- Scoped Environmental Impact Study (EIS) Report,
- Site Alteration Stage 1B Sediment Pond, Grading and Topsoil drawings
- Phase 2 Environmental Site Assessment
- Soil Remediation
- Erosion & Sediment Control Report
- Geotechnical Investigation

- Hydrogeological Assessment, Water Balance Assessment and Source Water Protection Analysis
- Site Alteration Security Cost Estimate
- Arborist Report and Tree Protection Plan

#### 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 removal 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 the opportunity to make representations. Notice for the public meeting was published within the Wellington Advertiser, posted 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 submission requirements as per By-law 16-30. The application submission documents have been circulated to Town staff, the County of Wellington and Credit Valley Conservation. Following the public meeting, a Recommendation report with a site alteration agreement will be presented to Council prior to the issuance of the permit.

### **Strategic Pillar**

Growth Management

### **Financial Impact**

The application fees associated with a Site Alteration application are collected at the time of filing the application and included within the operating revenues of the Planning & Development Division of Community Services.

### **Conclusion**

The Town of Erin has received a Stage 1B Site Alteration application submitted by EC (Erin) GP Inc. (Empire Developments) to obtain a permit for earthworks to be undertaken on lands located on west side of Eighth Line, north of Dundas Street West and south of Sideroad 17, within the Erin Urban Area. The earthworks are expected to take approximately 11 months to complete.

Following the public meeting, a Recommendation report including a site alteration agreement will be presented to Council prior to the issuance of the permit.

## **Attachments**

Appendix A – Conceptual Proposed Grading Plan

Appendix B – Construction Management Plan

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Manager of Planning & Development

Rob Adams

Chief Administrative Officer