



Town of Erin

Corporate Report

Department: Planning & Development	Report Number: PD2025-03
Business Unit: Planning & Development	Meeting Date: 2/13/2025
Presented/ Prepared By: Jessica Peake, Senior Planner	

Subject

Zoning By-law Amendment Z23-02, Blackthorn Development Corporation on behalf of Beachcroft Investments Inc., 63 and 63A Trafalgar Road

Recommendation

That report number PD2025-03 “Zoning By-law Amendment Z23-02, Blackthorn Development Corporation on behalf of Beachcroft Investments Inc., 63 and 63A Trafalgar Road” be received for information;

And that Council approves the Zoning By-law Amendment Application by Blackthorn Development Corporation on behalf of Beachcroft Investments Inc., 63 and 63A Trafalgar Road, and adopts By-law 25-14, to amend Zoning By-law 07-67, as listed on the February 13, 2025, agenda.

Highlights

The purpose of the proposed Zoning By-law Amendment (Z23-02) is to rezone a 52 hectare property located at 63 and 63A Trafalgar Road to permit the development of a plan of subdivision consisting of 375 single detached dwellings, 227 street townhouse dwellings, 68 back-to-back townhouse dwellings, an existing heritage dwelling, a low-rise seniors housing block, a mixed-use seniors housing block, park block, future elevated water tower block, stormwater management blocks and environmentally protected lands. The exception zones establish site-specific zoning provisions related, but not limited to, definitions, permitted uses, lot area, lot lines, setbacks, height and daylight triangles.

A Holding (H1) provision has been applied to a block set aside for a future elevated water tower that will prohibit development for residential uses until such time that the Town of Erin confirms that the block is not required for the water tower, the lots are subdivided by part lot control exemption or other method satisfactory to the Town of Erin, and confirmation that servicing allocation has been granted. Additionally, a Holding (H2) provision has been applied to the mixed-use seniors housing block that will prohibit development until such time that adequate water and wastewater service is available, servicing allocation has been granted, and a site plan agreement is registered on title.

The proposed Zoning By-law Amendment is consistent with the Provincial Planning Statement (2024), which is a streamlined land use planning policy framework that replaced both the Provincial Policy Statement (2020) and the Growth Plan for the Greater

Golden Horseshoe (2019). The proposed development is also consistent with the Greenbelt Plan (2017) and is in keeping with the intent of the County of Wellington and Town of Erin Official Plans. Additionally, the proposal aligns with the principles listed in the Town's Urban Design Guidelines.

The applicant has worked with Town Staff to make appropriate revisions to the application, satisfying public and agency comments. The proposal represents good planning and will contribute to the mix of uses, provides an additional form of housing and affordability to the Town's current housing stock, and presents a built form that is compatible with the surrounding neighbourhood.

Conditions of Draft Plan Approval related to the Draft Plan of Subdivision Application 23T-23003 will be presented to Council at a future meeting. This report reviews and recommends approval of the proposed Zoning By-law Amendment (Z23-02).

Background

The applicant, Blackthorn Development Corporation, has submitted an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision to permit a development consisting of 375 single detached dwellings, 227 street townhouse dwellings, 68 back-to-back townhouse dwellings, a low-rise seniors housing block, a mixed-use seniors housing block, an existing heritage dwelling, park block, future elevated water tower block, stormwater management blocks and environmentally protected lands.

A non-statutory 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 present the Official Plan Amendment to Council and the general public, to receive input.

Official Plan Amendment (OPA 16) redesignates certain areas of the subject property from i) 'Recreational' to 'Residential'; ii) 'Residential' to 'Greenlands'; iii) 'Greenlands' to 'Residential' and 'Greenlands'; and iv) Removal of the 'Proposed New Firehall Location'. OPA 16 was adopted by the Town of Erin on June 27, 2024, and approved by the County on October 30, 2024. OPA 16 was prepared in accordance with the County of Wellington's Official Plan Amendment (OPA 120) and Town of Erin's Official Plan Amendment (OPA 13), which were introduced to address the County-wide and municipal growth management requirements directed by the Province.

The June 8, 2023, Public Meeting did not include Notice for the proposed Zoning By-Law Amendment for the subject lands. In consultation with the applicant, it was agreed to implement the land use designations in the Official Plan before proceeding with the public process for the Zoning By-Law Amendment. A Notice of Complete Application was issued by the Town of Erin for the Zoning By-law Amendment on March 24, 2024, and the Statutory Public Meeting was held on May 9, 2024.

Since the Community Information Meeting and Public Meetings, the applicant has made several revisions to the proposal to address comments received by Council, Town staff, commenting agencies, and the public which include the following:

- Reducing the total number of dwelling units from 799 to 670 and offering a broader range of housing options and built form with the inclusion of single detached dwellings on lots with minimum lot frontages ranging from 9.8 metres to 13.7 metres, street townhouse dwellings and back-to-back townhouse dwellings.
- Inclusion of a low-rise seniors housing block and relocation of the mixed-use seniors housing block further south in the development;
- Lower densities adjacent to the existing single detached neighbourhood to the north;
- Consolidation of park blocks and relocation of the park to a more central location adjacent to Ross R. MacKay Public School with increased public road frontage;
- Reconfiguration of the south stormwater management facility and removal of the underground stormwater management tank in favour of larger, more traditional stormwater management facilities;
- Relocation of the future elevated water tower in consultation with the Town; and
- Adjustment to trailhead / walkway connections to align with existing informal trails within the existing woodlots.

The public submissions and responses to those comments have been included as **Appendix C** in this report.

A detailed Zoning By-law Amendment, which is the subject of this report, has been prepared to ensure the ultimate built form is consistent with the plan of subdivision. A Holding (H1) provision has been applied to a block set aside for a future elevated water tower that will prohibit development for residential uses until such time that the Town of Erin confirms that the block is not required for the water tower, the lots are subdivided by part lot control exemption or other method satisfactory to the Town of Erin, and confirmation that servicing allocation has been granted. Additionally, a Holding (H2) provision has been applied to the mixed-use seniors housing block that will prohibit development until such time that adequate water and wastewater service is available, servicing allocation has been granted, and a site plan agreement is registered on title.

A Notice of Complete Application for the Draft Plan of Subdivision was issued by Wellington County on May 23, 2023. The proposed Draft Plan of Subdivision to facilitate the proposed development will be brought forward to Council with Erin Conditions of Draft Approval to a future meeting. The draft plan conditions will address all technical and design requirements including, but not limited to, final built form, road network, servicing, stormwater management, and any other relevant matters, as deemed appropriate. Following Council approval of the Erin Draft Plan Conditions, they will be forwarded to the County who is the approval authority for plans of subdivision.

Discussion

The lands subject of the proposed Zoning By-law Amendment are located at 63 and 63A Trafalgar Road, legally described as Part of Lots 11 & 12 East of Market Street, Part of Lot 14, all of Lots 15 & 16 West of Market Street, Part of Lots 4 and 17, all of Lots 18, 19 and 20, east of Guelph Street, Part of Lots 21 & 22, all of Lots 23 & 24, west of Guelph Street, Registered Plan 95. The lands are located on the east side of Trafalgar Road, north of Wellington Road 22, within the Hillsburgh Urban Area. The lands have a total area of approximately 52 hectares (128 acres), with approximately 87 metres (285 feet) of broken frontage along Trafalgar Road. The lands are presently occupied by an existing heritage dwelling which has been retained and subject to designation under Part IV of the Ontario Heritage Act as a condition of draft plan approval.

Surrounding land uses include:

North: Meadow View Non-Profit Housing and low density residential dwellings

East: Woodlands, agricultural land and Barbour Field

South: Commercial uses, agricultural land, rural residential dwellings and Wellington Road 22

West: Commercial uses, low density residential and Ross R. MacKay Public School fronting Trafalgar Road

An aerial photo identifying the subject site is included as **Appendix A** in this report.

Proposal

The applicant has submitted applications for an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision to facilitate a residential development within the Urban Area of Hillsburgh.

The table below provides a breakdown of the various blocks / lots/ streets to be created through the Draft Plan of Subdivision and their proposed uses. The Draft Plan of Subdivision, as revised, is included as **Appendix B** in this report.

Blocks/Lots	Land Area	Land Use
Lots with 13.7 m frontage	5.942 hectares	116 Single Detached Dwellings
Lots with 11.6 m frontage	5.376 hectares	135 Single Detached Dwellings
Lots with 9.8 m frontage	3.920 hectares	124 Single Detached Dwellings
Lots with 6.1 m frontage	4.901 hectares	227 Street Townhouse Dwellings
Lots with 6.1 m frontage	0.654 hectares	68 Back-to-Back Townhouse Dwellings
Block 422	0.276 hectares	Existing Heritage Dwelling
Block 423	2.167 hectares	Mixed-Use Seniors Housing Block
Block 424	3.395 hectares	Low-Rise Seniors Housing Block
Blocks 425 & 426	3.616 hectares	Stormwater Management Facilities
Block 427	0.157 hectares	Bioretention Cell
Blocks 428	1.186 hectares	Park

Blocks 429 - 435	0.265 hectares	Trailhead / Walkway Connections
Block 436 & 437	8.013 hectares	Woodlot
Blocks 438 & 439	1.723 hectares	Buffer
Block 440	0.191 hectares	Future Elevated Water Tower
Block 449	0.076 hectares	Walkway Connection
Streets 1 to 16	10.411 hectares	Municipal Roads
Total	Approximately 52 hectares	

Planning Analysis

Provincial Planning Statement, (2024)

The Provincial Planning Statement (2024) is a streamlined land use planning policy framework that replaced both the Provincial Policy Statement (2020) and the Growth Plan for the Greater Golden Horseshoe (2019). All planning decisions are required to be consistent with the applicable policies of the 2024 Provincial Planning Statement (PPS).

The 2024 PPS directs growth and development to be located within settlement areas which include urban areas and rural settlement areas. The 2024 PPS speaks to general intensification and redevelopment which supports the achievement of complete communities by accommodating an appropriate range and mix of land uses, housing and transportation options, employment, public service facilities, institutional uses, recreation, parks and open space, and other uses to meet long-term needs of the community. The 2024 PPS also promotes the implementation of phasing plans and policies to ensure that development within designated growth areas is orderly and aligns with the timely provision of infrastructure.

The proposed plan of subdivision provides for a complete community by incorporating a range of housing options and built form with the inclusion of single detached dwellings on lots with minimum lot frontages ranging from 9.8 metres to 13.7 metres, street townhouse dwellings, back-to-back townhouse dwelling, a low-rise seniors housing block, a mixed-use seniors housing block, locating a public park adjacent to the existing school which is central to the site and within walking distance for future residents, protecting existing woodlots, and establishing an active transportation network throughout the site which connects to the existing community to the west along Trafalgar Road and east to Barbour Field. The proposed development will also be serviced by both municipal water and wastewater infrastructure. Staff are satisfied that the proposed development is consistent with the PPS and represents good planning.

Greenbelt Plan (2017)

The subject property is located within a Settlement Area identified as Towns/Villages in the Greenbelt Plan. The Plan directs development to these built-up Settlement Areas, which are designed to include a balanced mix of housing, employment opportunities, and access to infrastructure and services. This approach supports the creation of complete communities and Staff are satisfied that the draft plan of subdivision and implementing zoning by-law amendment are consistent with the policies of the Greenbelt Plan.

County of Wellington Official Plan (Office Consolidation July 2024)

The County of Wellington Official Plan designates the subject property Greenfield Area and Urban Centre. The County's Official Plan directs the majority of forecasted growth to greenfield areas which incorporate increased densities and a broader mix of housing, as well as commercial and institutional uses, and parks and open space that are compatible with adjacent uses and where appropriate infrastructure is provided.

The County Official Plan also strives to attain a density target of 16 units per gross hectare. As previously stated, as a result of the comments received, the applicant revised the proposal to reduce the number of dwelling units from 799 to 670. The revised proposal provides a density of approximately 15.5 units per hectare (excluding the low-rise seniors housing block and mixed-use seniors housing block). Both County and Town planning staff have accepted the revised density on the basis that upon completion of the seniors housing component, the estimated ultimate density will be greater than 21 units per gross hectare which satisfies the intent of the County's density target for new development within designated greenfield areas.

In addition to density requirements, the County's Official Plan speaks to affordable housing and the majority of affordable housing opportunities to be provided within Urban Areas. The proposal provides for single detached dwellings on lots with minimum lot frontages ranging from 9.8 metres to 13.7 metres, street townhouse dwellings, back-to-back townhouse dwellings, a low-rise seniors housing block and a mixed-use seniors housing block, thereby offering a wider range of built form and housing options.

Furthermore, Additional Residential Dwelling Units are permitted as of right per the Planning Act for singles detached, semi-detached and townhouse dwellings, to provide more housing options within proposed development. Staff are supportive of the revisions made to the proposal and are of the opinion that the intent of the County's Official Plan policies have been met.

Town of Erin Official Plan (Office Consolidation January 2023)

As previously stated, OPA 16 was submitted by the applicant to redesignate certain areas of the subject property from i) 'Recreational' to 'Residential'; ii) 'Residential' to 'Greenlands'; iii) 'Greenlands' to 'Residential' and 'Greenlands'; and iv) Removal of the 'Proposed New Firehall Location' in order to facilitate the proposed development which is to be connected to municipal servicing, and consisting of single detached dwellings, street townhouse dwellings, back-to-back townhouse dwellings, a low-rise seniors housing block, a mixed-use seniors housing block, an existing heritage dwelling, park block, future elevated water tower block, stormwater management blocks and environmentally protected lands.

OPA 16 was adopted by the Town of Erin on June 27, 2024, and approved by the County on October 30, 2024. OPA 16 was prepared in accordance with the County of Wellington's Official Plan Amendment (OPA 120) and Town of Erin's Official Plan Amendment (OPA 13), which were introduced to address the County-wide and municipal growth

management requirements directed by the Province. Staff are of the opinion that the intent of the Town's Official Plan policies have been met.

Town's Urban Design Guidelines (2021)

The applicant has provided an Urban Design Brief to demonstrate how the proposed development conforms to the Town's Council approved 'Urban Design Guidelines' for the Villages of Erin and Hillsburgh. The applicant is proposing to develop a new community that is compatible with the existing character of the Village of Hillsburgh, while adding new housing stock to the Town of Erin.

Section 5.0 'New Neighbourhoods' outlines the guidelines regarding neighbourhood structure, public realm and built form for new residential developments to follow in order to enhance the character of the community. The Urban Design Brief speaks to how draft plan of subdivision will achieve this vision by:

- Maintaining lower densities adjacent to the existing single detached dwellings to the north which provides for an appropriate transition between the proposed development and the existing neighbourhood;
- Locating higher density built forms along the north-south collector road in prominent locations near the park and the existing elementary school;
- Locating the park adjacent to the existing elementary school which is more central to the site and walkable to residents in the subdivision;
- Creating a connected road network and streetscape for vehicles and pedestrians to access nearby amenities such as the park, existing elementary school, mixed-use block and existing commercial uses along Trafalgar Road;
- Creating priority lotting within areas that have a higher degree of public visibility, such as gateway lots, corner lots, view terminus and elbow lots, and lots along trailhead / walkway connections and open space;
- Using building materials and architectural details that complement the character of the Village of Hillsburgh, such as the use of face brick, stone veneer, board and batten siding, vertical siding with predominant colours including red, beige, taupe, white, light grey and tan;
- Inclusion of two stormwater management ponds which not only serve an engineering purpose for managing runoff but also enhance the area with open space that is visible and accessible from adjacent streets;
- Preserving and integrating the existing natural features (woodlots) along the east portion of the site into the development; and
- Creating multiple trailhead / walkway connections to the existing woodlots to align with existing informal trails which will provide access to Barbour Field.

Based on the peer review of the Urban Design Brief by The Planning Partnership, the proposal is consistent with the Town's Guidelines. To ensure these principles are effectively implemented, prior to issuance of a building permit, each dwelling will be subject to architectural control as a condition of draft plan approval.

Green Development Standards

The applicant is required to provide Green Development Initiatives to demonstrate how the proposed development encourages sustainable community design by creating environmentally conscious, energy-efficient homes using sustainable building practices and materials.

The Town of Erin is in the process of developing its own Green Development Standards, which will be incorporated into all planning approvals for new developments. At the same time, the Tri-County Green Development Standards project is underway, which is a collaborative initiative between Grey, Dufferin, and Wellington Counties. To avoid duplicating efforts, once the Tri-County Green Standards are finalized, the Town of Erin will consider these standards, adapting them as needed to create a Green Development Standards document specifically for the Town. To ensure that these green principles are properly implemented, prior to issuance of a building permit, each dwelling will be subject to architectural control as a condition of draft plan approval.

The proposed Zoning By-law Amendment does not regulate the implementation of Green Development Standards. However, a draft plan condition will be introduced that requires the applicant to implement a number of Green Development Initiatives in new builds.

Zoning By-law No. 07-67, as amended

The subject property is zoned Future Development 'FD' and Residential One 'R1' in the Town's Comprehensive Zoning By-law, Schedule "C" (Hillsburgh Zoning Map). The proposed Zoning By-law Amendment will rezone the lands to Urban Residential One Exception Zone 'UR1-103', Urban Residential One Exception Zone 'UR1-104(H1)', Residential One Exception Zone 'R1-117', Village Environmental Protection Zone 'EP1', Open Space Recreation Exception Zone 'OS1-114' and Mixed Use Exception Zone 'MU-4(H2)'.

The proposed Zoning By-law Amendment can be found under By-laws in the Council Agenda of February 13, 2025.

The site-specific zoning provisions are discussed below.

Single Detached Dwellings

The proposal includes 375 single detached dwellings on lots with minimum frontages ranging from 9.8 metres to 13.7 metres with site-specific provisions related to lot frontage and exterior side yard to facilitate development.

The Zoning By-law Amendment proposes a minimum lot frontage of 9.8 metres and minimum exterior side yard of 3.0 metres, whereas the Town's Zoning By-law requires a minimum lot frontage of 10.0 metres and minimum exterior side yard of 4.0 metres. The intent of the minimum lot frontage is to establish a consistent streetscape, and to ensure sufficient room for driveways and landscaping. The intent of a minimum exterior side yard

is to establish an appropriate setback along the streetscape, and to ensure sufficient room for landscaping, grading and in some cases the corner lot may incorporate a wrap-around porch that extends along the exterior side yard.

The general trend in urban form is more compact with decreased lot frontage and reduced yards which are common methods to maximize the development potential of a property. Staff do not have any concerns with the site-specific provisions proposed.

Street Townhouse Dwellings and Back-to-Back Townhouse Dwellings

The proposal includes a total of 227 street townhouse dwellings and 68 back-to-back townhouse dwellings on lots with a minimum frontage of 6.1 metres with site-specific provisions for the lot area for back-to-back townhouse dwellings and height of back-to-back townhouse dwellings to facilitate development.

The Zoning By-law Amendment proposes a minimum lot area of 85 square metres per unit for back-to-back townhouse dwellings and a maximum height of 14.0 metres for back-to-back townhouse dwellings, whereas the Town's Zoning By-law requires a minimum lot area of 170 square metres per unit for street and back-to-back townhouse dwellings and maximum height of 11.0 metres for back-to-back townhouse dwellings.

The intent of a minimum lot area is to regulate density and to ensure sufficient room for structures, driveways, landscaping and amenity area. The intent of the height restriction is to ensure an appropriate scale of a structure, including massing and shadow casting.

The provision to modify the maximum dwelling height is requested, in part, to accommodate the grade differences on the subject lands for certain lots and accommodate 3-storey back-to-back townhouse dwellings. In addition, the general trend in urban form is more compact, with an increase in the number of storeys within a dwelling and reduced lot area, which are common methods to maximize the development potential of a property and offer an affordable housing product on the market today. Staff do not have any concerns with the site-specific provisions proposed.

Low-Rise Seniors Housing Block

A low-rise seniors housing block has been established that permits a mix of detached dwellings and street townhouse dwellings including the site-specific provisions outlined above. The low-rise seniors housing will also incorporate private amenity space for future residents and will be further refined through the Draft Plan of Subdivision process and subject to Site Plan Approval. Staff do not have any concerns with the low-rise seniors housing block proposed.

Existing Heritage Dwelling

The existing heritage dwelling on the subject property is listed on Erin's Heritage Registry. As condition of draft approval, the applicant will be required to designate the dwelling under Part IV of the Ontario Heritage Act.

The applicant is proposing to conserve the existing dwelling with site-specific provisions, including all the permitted uses in the Residential One 'R1' Zone as well as the following mixed uses:

- Antique Shop
- B & B (Class 2) in accordance with Section 4.3
- Business or Professional Office
- Convenience Store
- Craft Shop
- Day Nursery in accordance with subsection 4.7
- Medical Clinic
- Personal Service Shop
- Restaurant or Tavern
- Retail Store excluding Grocery Store
- Specialty Food Store
- Studio
- Uses accessory to a permitted use

The existing heritage dwelling is being retained and renovated. Staff do not have any concerns with the site-specific provisions for the existing heritage dwelling.

Mixed-Use Block Including Seniors Housing

The proposal includes a future mixed-use seniors housing block which will include a holding provision until such time as water and wastewater service is available, servicing allocation is granted, and a site plan agreement is registered on title. Site-specific uses have been determined, as it is noted that a number of permitted uses in the Mixed Use (MU) zone would not be suitable adjacent to or integrated with residential uses therefore, the future mixed-use seniors housing block includes site-specific provisions which limit the uses to the following, and will only be permitted in conjunction with a Seniors Home or Nursing Home:

- Convenience Store
- Restaurant excluding Tavern, Dining restaurant, Drive-in/drive-thru restaurant and Take-out restaurant
- Retail Store excluding Grocery Store
- Specialty Food Store

Staff do not have any concerns with the site-specific uses proposed.

Future Elevated Water Tower Block

A block for a future elevated water tower has been reserved in the proposed development which includes site-specific provisions to facilitate development and limit the permitted uses to the following:

- Public Uses

- Single Detached Dwellings in accordance with the UR1-103 Zone
- Uses accessory to the foregoing permitted uses

Should the Town of Erin determine that a water tower is not required, the block may be used for residential purposes in accordance with the Town's Zoning By-law provisions for the UR1-103 zone. Furthermore, the residential use will be subject to a holding provision until such time as the lots are subdivided by part lot control exemption or other method satisfactory to the Town of Erin, and servicing allocation is granted. Staff do not have any concerns with the site-specific uses proposed.

Open Space Recreation

The proposal provides for a park block adjacent to the existing elementary school and two stormwater management blocks. Staff do not have any concerns with the site-specific provisions proposed.

Woodlots and Buffers (Environmental Protection Area)

The existing natural features (woodlots) within the development are proposed to be retained. A buffer has been established from the natural heritage features and trails have been proposed within this buffer. The trail system will provide access to Barbour Field which is located to the east of the proposed development.

Trailhead / Walkway Connections

In addition to the permitted uses under the Urban Residential One Exception Zone 'UR1-103' for single detached dwellings, street townhouse dwellings and back-to-back townhouse dwellings, 'Passive Recreation' will also be a permitted use to facilitate multiple access points (seven in total) which align with existing informal trails within natural features (woodlots).

Daylight Triangles

The applicant is proposing modifications to the daylight triangle provision at certain intersections within the development. The applicant is proposing a reduction from the required 9.0 m to 6.0 metres for local to local streets, and local to collector streets, and an increase from the required 9.0 metres to 15.24 metres for local or collector to arterial streets.

In the review of the Town's Engineering Design Standards and current subdivision developments in the Town, the reduction of daylight triangles for local to local streets and local to collector streets to 6.0 metres is supported by the Town's consulting engineer. The daylight triangles for local or collector to arterial streets should be increased to 15.24 metres, as this is consistent with County requirements. Staff do not have any concerns with the site-specific provisions proposed for daylight triangles.

Holding (H) Provisions

As stated previously, a Holding (H1) provision has been applied to a block set aside for a future elevated water tower that will prohibit development for residential uses until such time that the Town of Erin confirms that the block is not required for the water tower, the lots are subdivided by part lot control exemption or other method satisfactory to the Town of Erin, and confirmation that servicing allocation has been granted. Additionally, a Holding (H2) provision has been applied to the mixed-use seniors housing block that will prohibit development until such time that adequate water and wastewater service is available, servicing allocation has been granted, and a site plan agreement is registered on title.

In summary, Provincial, County and Municipal policies aim to achieve more compact urban form in newer developments, and as such Town staff do not have any concerns with the site-specific provisions discussed herein and the zoning by-law represents good planning.

Strategic Pillar

Growth Management

Healthy Lifestyle & Vibrant Community

Financial Impact

There are no adverse financial impacts on the Town as a result of the adoption of the proposed Zoning By-law Amendment.

Through the Conditions of Draft Plan Approval, the Town shall impose a condition that requires the applicant to pay applicable Development Charges (less Development Charge credits to be provided as per the front ending agreement between the Town and the developer). Development Charges will be calculated and collected at the building permit stage. In addition, the Town shall also impose a draft plan condition that requires the applicant to satisfy parkland dedication in accordance with the Town's Parkland Dedication By-law.

Conclusion

The proposed Zoning By-law Amendment (Z23-02) is consistent with the Provincial Planning Statement (2024) and the Greenbelt Plan (2017). The proposed development is in keeping with the intent of the County of Wellington and Town of Erin Official Plans and adheres to the principles set out in the Town's Urban Design Guidelines.

Planning staff gave consideration to Town staff, agency and public comments. It is the opinion of staff that the proposed subdivision within the boundaries of the Hillsburgh Settlement Area provides for appropriate development on lands slated for intensification through the Town's Growth Management Strategy.

The proposed Zoning By-law Amendment represents good planning. The proposal represents appropriate greenfield development and will contribute to the mix of uses, provide an additional form of housing and affordability to the Town's current housing stock, presents a built form that is compatible with the surrounding neighbourhood, and works toward the creation of a complete community.

Staff recommend that Council adopt the site-specific Zoning By-law Amendment (Z23-02) found under By-laws in the Council Agenda of February 13, 2025.

Attachments

Appendix A – Location Map

Appendix B – Submitted Draft Plan of Subdivision

Appendix C – Response to Public Comments

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