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Corporate Report

Department: Planning & Development	Report Number: PD2025-08
Business Unit: Planning & Development	Meeting Date: 4/10/2025
Presented/ Prepared By: David Waters, Manager of Planning & Development	

Subject

Statutory Public Meeting – Zoning By-Law Amendment (Z24-01), Thomasfield Homes Ltd., Part of Lot 23, Concession 7, Geographic Town of Erin

Recommendation

That report number PD2025-08 “Statutory Public Meeting – Zoning By-Law Amendment (Z24-01), Thomasfield Homes Ltd., Part of Lot 23, Concession 7, Geographic Town of Erin” be received for information.

Highlights

- The purpose of this report is to provide preliminary information for a statutory public meeting presenting a Zoning By-Law Amendment Application submitted by Thomasfield Homes.
- The draft plan of subdivision proposes a mix of single detached dwellings and townhouse dwellings and a “Multiple Residential” block for condominium townhouse units.

Background

The Town of Erin is in receipt of an application for a Zoning By-law Amendment submitted by GSP Group on behalf of Thomasfield Homes Ltd. A related application has been made to the County of Wellington for a proposed draft plan of subdivision, File #23T-24001.

Proposal

The purpose of the Zoning By-law Amendment Application is to facilitate the development of a proposed draft plan of subdivision by re-zoning the Subject Property from “FD” (“Future Development”) to a combination of “UR1” (“Urban Residential One”) and “OS1” (“Open Space Recreation”). The draft zoning by-law amendment is attached hereto as Appendix A.

The proposed draft plan of subdivision proposes 215 dwelling units in a mix of single detached and townhouse dwellings, and a “Multiple Residential” block for condominium townhouse units on municipal wastewater and water services. The draft plan also includes a 0.92-hectare park block, a ten-metre buffer to provide protection for an

adjacent woodland, a stormwater management block, a block for a sanitary pumping station and a 0.3-metre reserve block to provide an eventual road connection to the abutting lands to the northwest. The proposed draft plan of subdivision is attached hereto as Appendix B.

With regards to access, principal access to the proposed development will be provided from Wellington County Road 22 via Street A, although, in the longer term, Street C will connect to a future public road in the Carson Reed subdivision north of the Subject Property providing access to Station Street.

The public roads in the draft plan are intended to be built to an urban cross-section and will include a sidewalk on both sides of the road. The sidewalks will provide pedestrian connections throughout the subdivision, including the park block, and ultimately to the Carson Reed subdivision to the north.

According to the Planning Justification Report submitted with the planning application, it estimates that the 215 dwelling units in the proposed development will house approximately 604 people and 61 work-at-home jobs, for a gross density of approximately 47 people and jobs per hectare. The proposed development has a gross density of 15.2 units per hectare.

A Notice of Complete Application was issued by the Town of Erin for the Zoning By-law Amendment application on February 20, 2025. The first submission of the application has been circulated for review to Town departments and commenting agencies.

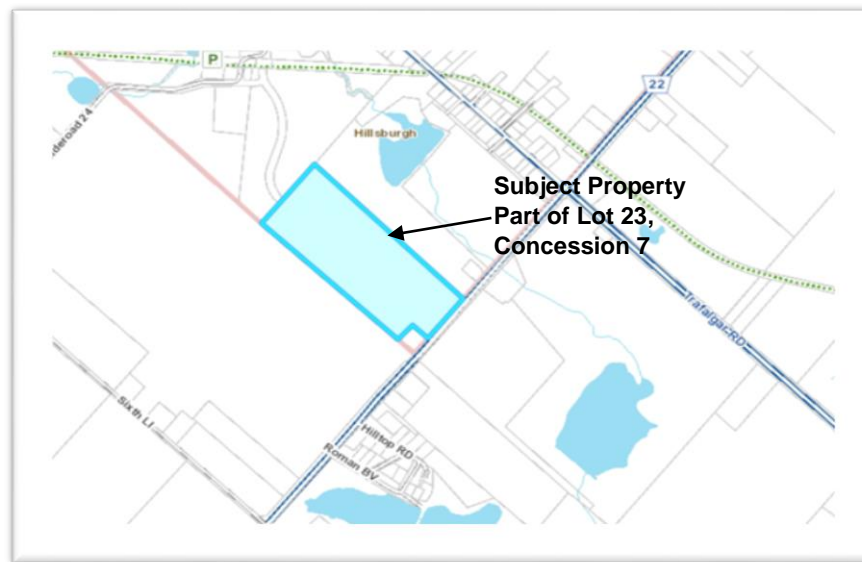
Discussion

The property subject to the Zoning By-Law Amendment Application and proposed draft plan of subdivision has not been assigned a municipal address, but is described legally as Part of Lot 23, Concession 7, Geographic Township of Erin, and is located within the Hillsburgh Urban Area fronting Wellington County Road 22.

The Subject Property has a total site area of 14.4 ha. (35.5 acres) with a frontage of approximately 163 metres (534 ft.) on Wellington County Road 22. The location of the Subject Property is shown in Figure 1.

The Subject Property is unoccupied by buildings or structures and is currently being used for agricultural uses. The abutting lands east of the Subject Property contain a large woodlot and is part of a larger Provincially Significant Wetland ("PSW") that extends along the Erin Branch of the Credit River. The presence of a large woodlot and the Provincially Significant Wetland means that parts of the Subject Property along the shared lot line fall within the Regulated Area of Credit Valley Conservation.

Figure 1



The site's topography generally slopes downward both to the east and west, with the highest elevations being situated along the midline of the property running from the rear lot line to the front along Wellington Road 22. The grade becomes more pronounced east of the Subject Property, as the terrain slopes down towards the PSW and the Credit River.

Surrounding land uses are generally described as follows:

North: rural residential uses, agricultural uses, natural heritage features, Hillsburgh Village

South: rural residential uses, agricultural uses and natural heritage features.

East: rural residential uses, agricultural uses and natural heritage features, Hillsburgh Village

West: BlueTriton well, rural residential dwellings, agricultural uses and natural heritage features.

Policy Review

This section of the report provides a high-level overview of the land use policy framework that applies to the Subject Property.

Provincial Planning Statement (2024)

The Provincial Planning Statement (2024) directs growth and development 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.

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 is intended to support the creation of complete communities.

Hillsburgh is located at the westerly edge of the Greenbelt Area shown on Schedule 1 to the Greenbelt Plan (2017) and is identified on that Schedule as a “Town/Village in the Protected Countryside” designation to which the policies of Section 3.4.3 apply.

County of Wellington Official Plan (WCOP)

The Subject Property is within the “Designated Greenfield Area” and is one of two “Primary Urban Centres” as identified in the WCOP.

“Primary Urban Centres” are recognized as “larger urban places ... which have existing or planned sewer and water services.” The priorities for the County’s general growth strategy, set out in Section 3.1 of the WCOP, state that “the majority of growth will be directed to Primary Urban Centres that offer municipal water services and municipal sewage services”.

The density target for development in the Designated Greenfield Area is stated in Section 3.3.1 as “not less than 40 residents and jobs per hectare.” Development in the Designated Greenfield Areas as per Section 4.4.4 of the WCOP states that “the County will encourage increased densities and a broader mix of housing,” by requiring that new developments “achieve densities which promote the overall designated greenfield area density target” and that “strive to attain at least 16 units per gross hectare”.

Section 7.4.5 of the WCOP regarding residential uses in Primary Urban Centres, states that “Wellington will plan for a diverse range and mix of housing options, densities, and unit sizes on full municipal services”.

Town of Erin Official Plan (TEOP)

Schedule “A-1” of the Town’s Official Plan identifies the Subject Property within the Village of Hillsburgh Urban Area. Schedule “A-3” to the TEOP shows the Subject Property as designated “Residential”.

A policy in section 4.7.1 of the Residential designation states that “new housing types are needed to provide a greater variety of residential accommodation as well as a more affordable housing supply”.

Section 4.7.2 b) of the Residential designation states the objective of providing a variety of dwelling types to satisfy a broad range of residential. Another objective of the Residential designation (section 4.7.2 h) encourages residential developments which incorporate innovative and appropriate design principles which contribute to public safety, affordability, energy conservation and that protect, enhance and properly manage the natural environment.

Community & Architectural Design Guidelines: ‘Urban Design Guidelines’ for the Villages of Erin & Hillsburgh (April 2021).

The Town of Erin Community and Architectural Design Guidelines (the ‘Guidelines’) apply to the Villages of Erin and Hillsburgh, and are intended to help shape the form and character of future development within these areas by containing conceptual diagrams and recommendations that demonstrate the design intent of the Guidelines.

Section 5.0 of the Guidelines focuses on the development of new neighbourhoods like the Thomasfield Homes’ application. The Guidelines present a framework that enhances the existing character of the community by providing recommendations on Neighbourhood Structure, Public Realm and Built Form to guide the overall design of a development.

Town of Erin Comprehensive Zoning By-law 07-67

The subject lands are currently zoned “FD” (“Future Development”) in the Town’s Comprehensive Zoning By-law 07-67, as amended. The FD zones does not permit the proposed plan of subdivision but does permit the following uses:

- agricultural uses
- a single detached dwelling on an existing lot subject to the applicable provisions of the R1 zone and other regulations of this By-law
- uses, buildings and structures existing on a lot zoned FD
- Additional residential dwelling unit.

An amendment to the Town’s Comprehensive Zoning by-law 07-67 is required to permit the proposed plan of subdivision.

Planning Process and Next Steps

The draft Zoning By-law Amendment and 1st submission of the draft plan of subdivision materials are under review by Town staff and commenting agencies. Consideration for the review of this application includes, but is not limited to, the following:

- Consistency with the Provincial Policy Statement and Greenbelt Plan;
- Conformity with the County of Wellington Official Plan;
- Conformity with the Town of Erin Official Plan and Community & Architectural Design Guidelines;
- Conformity with the Town of Erin Zoning By-law 07-67;
- Land use compatibility with surrounding development and existing land uses;
- Appropriateness of the proposed site-specific zoning regulations; and,
- Comments received from Council, the public, Town staff and commenting agencies.

Following this statutory public meeting, Staff will review comments received at the public meeting and from the circulation of the application. During this stage of the process, Staff will work with the applicant to address agency comments received through the circulation of the planning application and public input prior to presenting a recommendation report at a future Council meeting.

Strategic Pillar

Growth Management

Financial Impact

There is no financial impact associated with the proposed recommendation.

Conclusion

A recommendation report will be presented to Council for consideration at a future meeting following the public meeting and resolution of any concerns received through the circulation of the planning application and the input received from the public.

Attachments

Appendix A – Draft Zoning By-Law Amendment

Appendix B – Proposed draft plan of subdivision

David Waters, MCIP, RPP, PLE

Manager of Planning and Development

Rob Adams

Chief Administrative Officer