

TOWN OF
ERIN Town of Erin
Corporate Report

Department: Planning & Development
Business Unit: Planning & Development
**Presented/
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Report Number:
PD2025-16
Meeting Date:
5/22/2025

Subject

Statutory Public Meeting – Zoning By-Law Amendment (Z25-02), MHBC Planning Consulting on behalf of 2503273 Ontario Inc., 5483 Trafalgar Rd

Recommendation

That report number PD2025-16 “Statutory Public Meeting – Zoning By-Law Amendment (Z25-02), MHBC Planning Consulting on behalf of 2503273 Ontario Inc., 5483 Trafalgar Rd” be received for information.

Background

The purpose of this report is to provide information for a statutory public meeting presenting a Zoning By-Law Amendment Application submitted by MHBC Planning on behalf of 2503273 Ontario Inc.

The Zoning By-law Amendment (ZBA) is required to permit the use and operation of the existing rehabilitation treatment centre with site-specific provisions.

Discussion

Proposal

The purpose of the Zoning By-law Amendment Application is to rezone the subject property from a Rural Commercial (C3-113) Zone and Rural Environmental Protection (EP2) Zone to a Rural Commercial Exception (C3-XXX) Zone and Rural Environmental Protection (EP2) Zone to permit the use and operation of the existing rehabilitation treatment centre with site-specific provisions.

Subject Property and Surrounding Uses

The property subject to the Zoning By-Law Amendment Application is located at 5483 Trafalgar Rd, legally described as Part Lot 15, between Concessions 7 and 8, Town of Erin. The subject property has a total site area of 5.32 hectares (13.12 acres) with a frontage of approximately 351.12 metres (1,152 ft.) onto Trafalgar Rd. The location of the subject property is shown in Appendix A to this report.

The subject property currently contains an existing two-storey building (rehabilitation treatment centre), storage shed, two gravel parking lots with one driveway access from Trafalgar Rd, and a woodlot. The property is adjacent to Provincially Significant Wetland

(PSW) that extends along the Erin Branch of the Eramosa River Blue Springs Creek Wetland and is within the Regulated Area of Grand River Conservation Authority. The proposed site plan is attached to this report as Appendix B.

The area surrounding the subject property primarily includes agricultural and residential uses with natural features located in the north and east surrounding areas. Land uses within the vicinity of the subject property are as follows:

| | |
|--------|--|
| North: | Rural residential uses agricultural uses and natural heritage features. |
| East: | Rural residential uses, agricultural uses and natural heritage features. |
| South: | Fox Run Retirement Home, rural residential and agricultural uses. |
| West: | Rural residential and agricultural uses. |

A Notice of Complete Application was issued by the Town of Erin for the Zoning By-law Amendment application on April 3, 2025. The first submission of the application has been circulated for review to Town departments and commenting agencies.

Policy Review

This section of the report provides a high-level overview of the planning policy framework that applies to the subject property.

Provincial Planning Statement (PPS) (2024)

The Provincial Policy Statement provides policy direction on matters of provincial interest related to land use planning and development, and plays a key role in setting the policy foundation for regulating development and the use of land in Ontario.

The PPS supports a variety of rural land uses in municipalities, provided appropriate servicing is available, while also promoting development aligned with rural service capacities and encouraging employment opportunities.

The PPS also prohibits development and site alteration on adjacent lands to the natural heritage features and areas unless the ecological function of the adjacent lands have been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

The policies in the PPS will be further reviewed in preparation of a future recommendation report to Council.

County of Wellington Official Plan (Office Consolidation July 2024)

The subject property is designated as Secondary Agricultural Area, Core Greenlands, and Greenlands in accordance with Schedule B2 – Land Use in the County of Wellington Official Plan.

The intent of the County's Official Plan is for a long-term planning vision that promotes sustainable development and healthy communities by balancing planning decisions that protect the environment, support economic growth, and promote social well-being. The

County Official Plan describes healthy communities as those that support overall well-being and provide access to essential services.

Section 6.5 of the County Official Plan identify Secondary Agricultural Areas as lands within the Rural System which are determined to be non-prime agricultural areas, but which can sustain certain agricultural activities. A range of other uses are also permitted in the Secondary Agricultural Areas which include all uses allowed in Prime Agricultural Areas, along with small-scale commercial, industrial, and institutional uses, as well as public service facilities. Small scale commercial, industrial, and institutional uses may be permitted provided they meet the following criteria:

- Appropriate sewage and water system systems can be established;
- The proposed use is compatible with surrounding uses;
- The use requires a non-urban location due to:
 - Market requirements,
 - Land requirements,
 - Compatibility issues,
- The use will not hinder or preclude the potential for agriculture or mineral aggregate operations; and
- The use will be small scale and take place on one lot and large scale proposals or proposals involving more than one lot will require an official plan amendment.

In addition, Section 6.5.7 of the County's Official Plan requires the minimum distance separation formulae (MDS) be applied to new land uses, as well as Section 5.5.4 which provides for the protection of significant woodlands from development or site alteration which would negatively impact the woodlands or their ecological functions.

The policies in the County Official Plan will be further reviewed in preparation of a future recommendation report.

Town of Erin Official Plan (Office Consolidation March 2025)

In accordance with Schedule A-1 of the Town of Erin's Official Plan, the subject property is designated Secondary Agricultural Areas, Core Greenlands and Greenlands.

Section 4.2.3 of the Official Plan states that the use of land in Primary and Secondary Agricultural Area designations are guided by the policies of the County of Wellington Official Plan which has been discussed in the previous section.

Town of Erin Comprehensive Zoning By-law No. 07-67

The subject property is zoned Rural Commercial (C3-113) and Rural Environmental Protection (EP2) in accordance with Schedule A of Zoning By-law 07-67, as amended.

The purpose of the Zoning By-law Amendment Application is to rezone the subject property from a Rural Commercial (C3-113) Zone and Rural Environmental Protection (EP2) Zone to a Rural Commercial Exception (C3-XXX) Zone and Rural Environmental

Protection (EP2) Zone to permit the use and operation of the existing rehabilitation treatment centre with site-specific provisions.

The site-specific provision, including a definition, are as follows:

- Add “treatment centre” as a permitted use to the Rural Commercial (C3-113) Zone.
- A “treatment centre” to be defined as: “A single detached dwelling which is occupied by not less than 3 or not more than 21 persons exclusive of staff, who live as a single housekeeping unit, and require 24-hour residential, sheltered, specialized or group care, and treatment and rehabilitation for addiction to drugs or alcohol.”

The definition of “treatment centre” is currently not a defined term in the Town’s Comprehensive Zoning By-law.

The subject property is currently zoned to permit all the Rural Commercial (C3) zone uses, as well as a bed and breakfast operation and a conference centre, including accessory dining facilities, which was approved on October 3, 1995 by By-law 95-31.

The use is subject to the following regulations:

- Minimum lot size of 4.8 hectares;
- Maximum of 10 guest bedrooms;
- Maximum conference facility size of 35 people; and
- Minimum of 20 parking spaces.

The Planning Justification Report states that no new development or changes to existing structures are proposed for the subject lands. In addition, no changes are proposed for the portion of the subject property zoned Rural Environmental Protection (EP2).

A draft zoning by-law amendment is attached to this report as Appendix C.

The Draft Zoning By-law will require further refinement of the site-specific provisions which will be brought forward to Council at a later date. The Applicant will be required to submit a Site Plan which is subject to staff approval at the Town of Erin.

Planning Process and Next Steps

The draft Zoning By-law Amendment and 1st submission 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 Planning Statement;
- Conformity with the County of Wellington Official Plan;
- Conformity with the Town of Erin Official Plan;
- Conformity with the Town of Erin Zoning By-law 07-67, as amended;
- Land use compatibility with adjacent land uses;

- Appropriateness of the proposed site-specific zoning provisions; 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 to a future Council meeting.

Strategic Pillar

Good Governance and Organizational Management

Financial Impact

There is no financial impact associated with the proposal.

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 – Location of Subject Property

Appendix B – Proposed Site Plan

Appendix C – Draft Zoning By-Law Amendment

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