

TOWN OF  
**ERIN** Town of Erin  
**Corporate Report**

**Department:** Planning & Development

**Business Unit:** Planning & Development

**Presented/**

**Prepared By:** Jessica Peake, Senior Planner

**Report Number:**  
PD2025-20

**Meeting Date:**  
7/24/2025

## **Subject**

Zoning By-law Amendments Z22-06 and Z22-07 and Erin Conditions of Draft Approval for 23T-22004 and 23T-22003 submitted by 2779181 Ontario Inc. (Coscorp), 5552 Eighth Line and 2779176 Ontario Inc. (Mattamy), 5520 Eighth Line

## **Recommendation**

**That report number PD2025-20 “Zoning By-law Amendments Z22-06 and Z22-07 and Erin Conditions of Draft Approval for 23T-22004 and 23T-22003 submitted by 2779181 Ontario Inc. (Coscorp), 5552 Eighth Line and 2779176 Ontario Inc. (Mattamy), 5520 Eighth Line” be received for information;**

**And that Council approves the Zoning By-law Amendment Application by 2779181 Ontario Inc. (Coscorp), 5552 Eighth Line, and adopts By-law 25-47, to amend Zoning By-law 07-67, as listed on the July 24, 2025, agenda;**

**And that Council approves the Erin Conditions of Draft Plan Approval attached to this report as Appendix E and recommends that Draft Plan of Subdivision 23T-22004 (Coscorp) be granted Draft Plan Approval by the County of Wellington;**

**And that Council approves the Zoning By-law Amendment Application by 2779176 Ontario Inc. (Mattamy), 5520 Eighth Line, and adopts By-law 25-48, to amend Zoning By-law 07-67, as listed on the July 24, 2025, agenda;**

**And that Council approves the Erin Conditions of Draft Plan Approval attached to this report as Appendix F and recommends that Draft Plan of Subdivision 23T-22003 (Mattamy) be granted Draft Plan Approval by the County of Wellington.**

## **Highlights**

- This report responds to specific concerns raised by the public and Council regarding the Mattamy and Coscorp plans of subdivision and recommends approval of the Zoning By-law Amendments and Erin Conditions of Draft Plan Approval.
- The Discussion Section of this report represents new information which addresses the comments and concerns of the public and Council raised at the June 12, 2025, Council meeting regarding traffic management, groundwater management, trees, and buffer zones.

- The Developers worked with Town Staff and its consultants to undertake the appropriate revisions to the Zoning By-law Amendments and Draft Plans of Subdivision to address peer review, public and agency comments and concerns, including Erin Conditions of Draft Plan Approval.
- The proposed residential subdivisions represent 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, and present a built form that is compatible with the context of surrounding neighbourhood.
- The Zoning By-law Amendments and Draft Plans of Subdivision are consistent with matters of Provincial interest and conform to Provincial, County, and Town Plans. The Zoning By-law Amendments, Draft Plans and Conditions of Draft Plan Approval are appropriately supported by technical studies and represent good planning. Previous information regarding policy conformity has been presented to Council in report PD2022-27.

## **Background**

Applications were submitted for Zoning By-law Amendments and Draft Plans of Subdivision to facilitate two residential developments within the Erin Urban Area.

A non-statutory Community Information Meeting was held on September 12, 2022, to introduce the proposed developments to area residents. A Notice of Complete Application was issued by the Town of Erin for the Zoning By-law Amendments on July 14, 2022. A Notice of Complete Application for the Draft Plans of Subdivision was issued by Wellington County on August 29, 2022. A Statutory Public Meeting was held on September 22, 2022, to formally present the planning applications to Council and the public and receive initial input.

Zoning By-law Amendments (Z22-06 and Z22-07), which are the subject of this report, have been prepared to ensure the ultimate built form is consistent with the Draft Plans of Subdivision. Holding (H) provisions have been applied to the medium density blocks in the Coscorp development that will prohibit residential development until such time that adequate water and wastewater service is available, servicing allocation has been granted, Site Plan approval is granted, and a Site Plan Agreement is registered on title.

In addition, the Mattamy development includes site-specific provisions for townhouse dwellings to allow for flexibility based on market conditions, although none are currently shown in the Draft Plan. A Holding (H) provision has been applied to the townhouses that will prohibit development until such time that adequate water and wastewater service is available, servicing allocation has been granted, and final registration of a Draft Plan and a Subdivision Agreement is registered on title or other process satisfactory to the Town of Erin, for the townhouse dwellings.

Erin Conditions of Draft Approval for Draft Plans of Subdivision (23T-22004 and 23T-22003), which are also the subject of this report, 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 Conditions of Draft Plan Approval, they will be

forwarded to Wellington County who is the approval authority for Draft Plans of Subdivision within the County.

The following studies and reports have been submitted to support the proposed Draft Plans of Subdivision:

- Planning Justification Report
- Urban Design Brief
- Traffic Impact Study
- Noise Control Feasibility Study
- Tree Inventory and Protection Plan
- Stage 1 and 2 Archaeological Assessment Report
- Phase 1 Environmental Site Assessment
- Environmental Impact Study
- Ecological Benefit Actions and Monitoring Plan
- Functional Servicing Report (includes Stormwater Management, Site Servicing Plan, Grading Plans, Drainage Plans)
- Erosion Mitigation Assessment
- Geotechnical Investigation
- Heritage Impact Assessment
- Hydrogeological Investigation
- Drinking Water Threats Disclosure Report and Salt Management Plan

At the June 12, 2025, Council meeting, staff report PD2025-17 was presented for consideration. Council referred the report back to Staff to address the comments/concerns expressed by the public and Council with regards to road infrastructure, the man made pond at 5570 Eighth Line, screening, buffer zones and existing trees.

## **Proposal**

The subject lands are located on the west of Eighth Line and south of Sideroad 17, within the Erin Urban Area. The northern parcel of land (Coscorp) located at 5552 Eighth Line, has a total lot area of approximately 27.12 hectares (67.01 acres) and a lot frontage of approximately 118 metres along Eighth Line and 114 metres along Sideroad 17. The existing dwelling and barn fronting onto Eighth Line will be retained by Mr. Langen and are not subject to the planning applications.

The southern parcel of land (Mattamy) located at 5520 Eighth Line, has a total lot area of approximately 36.02 hectares (89 acres) and lot frontage of approximately 374.58 metres along Eighth Line. The existing dwelling and barn on the property were previously demolished to facilitate the development.

Surrounding land uses include:

North: Existing residential lots of records fronting Sideroad 17.

East: Erin Heights Golf Course, existing low density residential subdivision and a future residential subdivision proposed by Empire Communities.

South & West: Agricultural uses outside the Erin Urban Area and low density residential.

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

The tables below provide a breakdown of the various blocks / lots / streets to be created through the Draft Plans of Subdivision and their proposed uses. The Draft Plans of Subdivision, as revised, are included as Appendices B & C.

The Draft Plans of Subdivision consist of 384 single detached dwellings (plus 19 residential reserve lots), 121 street townhouse dwellings, two medium density blocks consisting of 104 townhouse dwellings (including opportunities for live-work units for one of the blocks), a park block, open space blocks, stormwater management blocks and environmentally protected lands.

#### Northern Parcel at 5552 Eighth Line (Coscorp)

<b>Block / Lot / Street</b>	<b>Land Area</b>	<b>Proposed Land Use</b>
Lots 1 - 202	7.59 hectares	202 Single Detached Dwellings
Blocks 203 - 221	2.43 hectares	121 Street Townhouse Dwellings
Block 222 and 223	2.88 hectares	Two Medium Density Blocks (104 units) <ul style="list-style-type: none"> <li>• Townhouse Dwellings</li> <li>• Townhouse Dwellings including Opportunities for Live-Work Units</li> </ul>
Block 224	1.95 hectares	Park
Blocks 225 - 227	3.41 hectares	Natural Heritage System
Blocks 228 & 229	3.80 hectares	Stormwater Management Ponds
Block 230	0.11 hectares	Open Space
Blocks 231 - 236	0.34 hectares	6 Residential Reserve Blocks (7 Single Detached Dwelling Lots)
Blocks 237 - 239	0.00 hectares	0.3 m Reserve
Block 240	0.04 hectares	Road Widening
Streets A, B, C, D, E, F	4.50 hectares	Rights-of-way
<b>Total</b>	<b>Approx. 27 hectares</b>	

#### Southern Parcel at 5520 Eighth Line (Mattamy)

<b>Block / Lot / Street</b>	<b>Land Area</b>	<b>Proposed Land Use</b>
Lots 1 - 182	7.22 hectares	182 Single Detached Dwellings
Blocks 183 - 186	1.40 hectares	Open Space
Blocks 20 - 22	24.07 hectares	Natural Heritage System
Blocks 190 - 197	0.51 hectares	8 Residential Reserve Blocks (12 Single Detached Dwelling Lots)

Blocks 198 - 200	0.00 hectares	0.3 m Reserve
Block 201	0.01 hectares	Servicing Block
Streets A, E, F, G, H	2.89 hectares	Rights-of-way
<b>Total</b>	<b>Approx. 36 hectares</b>	

The Developers have made several revisions to the draft plans to address comments received from Council, Town staff and its peer reviewers, commenting agencies and the public. These include the following:

- Draft Plans show full lot fabric for single detached dwellings and townhouse dwellings;
- Streets A, C and E were widened to 23 m;
- Cul-de-Sac bulb radii were increased to meet Erin engineering standards;
- Rear portion of 5528 Eighth Line has been added to the Mattamy draft plan for better configuration of lots;
- Grading blocks have been added to improve lot grading of future homes and improve protection of Natural Heritage System;
- Area added to the Natural Heritage System;
- Stable top of bank for the Natural Heritage System (Block 189) has been added to the plan and an appropriate buffer identified;
- Wildlife Tunnel reconfigured;
- South Stormwater Management Pond increased in size;
- Water booster station block has been removed in favour of new gravity sewer; and,
- Servicing Block on Street H has been added to better address water balance concerns.

The public submissions and responses to those comments are included as Appendix D in this report.

## Discussion

This section of the report addresses the comments and concerns of the public and Council which were raised at the June 12, 2025, Council meeting regarding traffic management, groundwater management, tree lines, and buffer zones.

### 1. Traffic Management

The Transportation Master Plan (TMP) under development by the Town's consultants provides direction for the planning, coordination and implementation of a multi-jurisdictional municipal road network for the short term (1 to 5 years) and the long term (6 to 30 years).

The Traffic Impact Studies submitted with the planning applications for Mattamy and Coscorp examined 2029 and 2034 projected traffic volumes that include the subject development, the Empire and Solmar developments, as well as growth rates to account for other sources.

The Traffic Impact Studies have the effect of advancing the road improvements required to support the ultimate development of the plans of subdivision including the rebuilding of the Eighth Line bridge, the urbanization of Eighth Line and Sideroad 17 including sidewalks and pedestrian crossings. These road infrastructure improvements have already been incorporated into the Town's current Development Charges By-Law.

The road improvements needed to support the ultimate development of the Mattamy and Coscorp plans of subdivision recommended by their respective traffic impact studies will be incorporated into the final version of the TMP. Any additional recommended transportation improvements will ultimately be added to the next version of the Development Charges By-law.

In addition, the proposed Conditions of Draft Plan Approval require the Developers to agree in the respective Subdivision Agreements to update the Traffic Impact Study to respond to all comments to the satisfaction of the Town Engineer and / or the County. This provides flexibility to accommodate any potential issues or concerns raised through the completion of the TMP.

As part of the Town's engineering review and with input from the Traffic Impact Studies, consideration has been given to the requirements for intersection signalization, all-way stop control, traffic calming, impact on the existing Erin Heights neighbourhood, and parking provisions, as discussed further below.

- Intersection Signalization and All-Way Stop Control

Traffic signal requirements for the intersections at Sideroad 17 and Eighth Line (south), as well as Sideroad 17 and Street 'C' were reviewed, and it was determined that signalization is not warranted until at least 2034. All-way stop control at these intersections is also not required until at least 2034.

- Traffic Calming

The detailed design process includes the incorporation of the following traffic calming measures:

- Appropriate lane widths, sidewalks, signage and pavement markings for both Sideroad 17 and Eighth Line.
- A pedestrian crossing for Eighth Line.
- Additional traffic calming measures, including signage, are also being considered for Erin Heights Drive to mitigate the traffic cut-through concerns.
- Consideration of speed limit reduction for Sideroad 17 and radar speed signs.

- Parking

Parking requirements have been reviewed as part of the subdivision design process. Sufficient parking will be provided in double and single car garages, on driveways, and on-street parking. In addition, parking requirements for the Medium Density Blocks are subject to a future Site Plan Approval process. Through the site plan process, once the proposed development plans for these blocks are better

understood, they will be subject to review and the specific requirements for parking can be determined at that time.

## 2. Groundwater Management

Various groundwater and surface water studies and assessments have been completed to date in support of the proposed planning applications. As a result of these studies, Conditions of Draft Approval have been imposed which recognize the sensitive features in proximity to the development, including existing well supplies, as well as wetlands and natural heritage features.

The purpose of the Conditions of Draft Plan Approval are to ensure that a baseline condition is established; that monitoring occurs during construction; that the plans can be adapted to mitigate any impacts should they become apparent; and to ultimately confirm that the post-development conditions are as expected.

A concern was raised by the resident at 5570 Eighth Line that the site alteration work being completed on the development lands has impacted the water level and clarity of the water in the man-made pond feature on their property. It is noted that the man-made pond is not part of the natural heritage system and is a separate, private feature that was constructed by the property owner in the 1990s.

Monitoring of this off-site, private man-made pond feature was completed as part of the development studies in 2023. The analyses that have been completed to date conclude that the private pond feature does not appear to reflect the trends in the regional groundwater levels in the area, meaning the pond is not being fed from the lower groundwater system.

However, the hydrogeological studies for the development lands indicate that there are local or shallow groundwater systems on the subject site that are supported by surface water infiltration. There is insufficient data to determine conclusively if the private man-made pond feature has a connection to the shallow groundwater system.

However, if a connection does exist, there is a potential that the site alteration / earthworks may have impacted the local hydrogeological regime and; therefore, the potential flow to the private man-made pond feature. It is further noted that, if this were to be the case, it is anticipated that this would be a temporary interruption only.

With the implementation of the water balance measures proposed for the development, and any changes required through ongoing monitoring and adaptive measures, the ultimate post-construction condition is expected to better reflect pre-construction conditions. It is also noted that there may be other site-specific factors contributing to the residents' observations of lower water levels, but again there is insufficient data to confirm this.

Based on the above, it is recommended that monitoring of the private man-made pond feature be resumed as part of the overall development monitoring program. The

Conditions of Draft Plan Approval already require monitoring during and post-construction on the subject lands. However, an additional Condition of Draft Plan Approval has been proposed and incorporated to address the residents' concern regarding monitoring of their off-site man-made pond feature (see Coscorp Condition 82c and Mattamy Condition 75c in Appendix E and F, respectively).

A second concern was raised by the resident at 9491 Sideroad 17 regarding water runoff from the development onto their property, impacting the driveway and potentially the ditch along Sideroad 17.

An investigation into this concern is ongoing by the Town's Peer Review consultant, but at this time, it is expected that any issue would be a construction related matter that can be addressed on site and through the Site Alteration Agreement, which includes provisions for managing site runoff and mitigating any damage to downstream lands.

### 3. Tree Lines

A tree inventory, preservation plan, and associated report were completed for the Draft Plans of Subdivision. The tree inventory concluded that 241 trees and 32 tree clusters were located on the subject development lands. Of these, 185 trees and 24 tree clusters were identified to be removed to accommodate the proposed development. In February of this year, a Site Alteration Agreement was entered into between the Developers and the Town. Since then, the majority of the tree removals have been completed.

The existing trees along the shared property line with 5570 Eighth Line have been preserved, in accordance with the Tree Preservation Plan.

There is a small area of trees along the previous east-west hedgerow adjacent to the property owner to the east that remain. The resident of the property to the east has requested that this small area of trees, which are located solely on the Coscorp property, be retained. However, these trees will need to be removed to facilitate the construction of the north Stormwater Management Pond (Block 228).

It is noted that as part of the detailed design process, the Developers' team will be required to prepare and submit detailed landscaping plans that must align with the Town's engineering standards and urban design guidelines, including recommended tree planting provisions.

Initial design submissions, which are still subject to review and approval by the Town, demonstrate additional trees will be planted within both the Mattamy and Coscorp developments. Tree planting includes trees within the Stormwater Management Blocks and the Park Block, as well as within the boulevards, which will provide enhanced streetscapes and tree canopies.



The Conditions of Draft Plan Approval require the Developers to complete the detailed design, including the landscaping design, and also require the Developers to agree in the Subdivision Agreements to satisfy all requirements of the Town related to the design and construction of all streetscaping and landscaping components.

#### 4. Buffer Zones

A request was made by the resident at 5570 Eighth Line to incorporate a buffer zone between the shared property line. The shared property line is approximately 260 m (850 feet) in total. Approximately 208 m (680 feet) of that property line abuts the proposed north Stormwater Management Pond Block (Block 228). This Block is approximately 84 m (275 feet) wide. A preliminary landscaping design has been provided for the SWM Pond Block, which although it is still subject to review by the Town, illustrates that the Block will be planted with varying sizes and types of vegetation, effectively providing a significant buffer zone between their property line and Street 'C'.

The resident had also requested the installation of a 2.4 m (8 foot) high wood fence between the SWM Pond Block (Block 228) and their property. The Town's engineering standards require a 1.5 m high chain link fence to be installed along the property line between a SWM Pond Block and an existing residential property. The challenge at this location is that the natural heritage system, including its setback, as well as the row of mature trees exists along this shared property line. Therefore, an alternate location for a fence would need to be determined. It is suggested that this matter can be addressed through detailed design and should not delay the proposed approvals or Conditions of Draft Plan Approval.

The remaining 52 m (170 feet) of the property to the east generally abuts a 10 m (33 feet) wide servicing easement within the Medium Density Block (Block 222). The purpose of this easement is to provide the Town with access to operate and maintain underground servicing through this corridor and, as such, this area cannot be built upon or landscaped. Therefore, the servicing easement itself effectively provides a separation between the existing residential property and the future Medium Density Block.

The Medium Density Block (Block 222) will be subject to a further, separate Site Plan Approval process. Through this subsequent process, once the proposed development plan for this block is better understood, it will be subject to review and the specific requirements for fencing, screening, and landscaping will be determined at that time.

## **Planning Analysis**

### Provincial Planning Statement (PPS) (2024)

The Provincial Planning Statement (2024) 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 draft plans provide 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 9.1 metres to 11.0 metres, street townhouse dwellings, two medium density blocks consisting of townhouse dwellings (including opportunities for live-work units for one of the blocks), protecting the existing Natural Heritage System, locating a park central to both developments adjacent to a stormwater management pond and establishing an active transportation network throughout the site including a connected streetscape, park trail and spine road. The proposed developments will also be serviced by both municipal water and wastewater infrastructure. Staff are satisfied that the proposed developments are consistent with the PPS and represent 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 Planning Staff are satisfied that the draft plans of subdivision and implementing zoning by-law amendments 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. The draft plans of subdivision consist of a total of 628 residential dwelling units which provides for a density of approximately 17 units per gross hectare and satisfies 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 developments provide single detached dwellings, street townhouse dwellings, and two medium density blocks which are intended to be developed with smaller, more affordable townhouse and back-to-back townhouse dwellings, including the opportunity for live-work units, 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 single detached, semi-detached and townhouse dwellings, to provide more housing options within proposed developments. Staff are of the opinion that the County's Official Plan policies have been met.

#### Town of Erin Official Plan (Office Consolidation March 2025)

The Town of Erin's Official Plan designates the lands as Residential, Greenlands and Core Greenlands. Within the Residential designation, single detached dwellings are the predominate built form, however a variety of housing types are permitted, to encourage and ensure that affordable housing is available (i.e. single detached, semi-detached, townhouses and apartment dwellings). The Greenland designation includes a Core Greenlands component where no development is permitted and a Greenlands component where some development may occur subject to the preparation of an Environmental Impact Study satisfactory to the Town, the applicable Conservation Authority and other applicable agencies.

As development is proposed on lands adjacent to the Greenlands and Core Greenlands areas, an Environmental Impact Study and a staking with the Credit Valley Conservation was completed to refine the limits of the Natural Heritage System which restricts development in both the Greenlands and Core Greenlands designations. The Natural Heritage blocks on the Draft Plans have been designed to include the necessary buffers to the significant Natural Heritage Features.

In addition, Official Plan Amendment (OPA 13) was approved to reflect provincially approved future growth projections for the Erin and Hillsburgh Urban Areas, and to recognize the approval of the wastewater treatment plan, which will allow for the provision of municipal sanitary service for these developments.

The northern parcel (Coscorp) has secured wastewater allocation of 365 Single Detached Equivalents (SDEs) and the southern parcel (Mattamy) has secured a wastewater allocation of 210 Single Detached Equivalents (SDEs) based on the capacity of the Wastewater Treatment Plant.

A single detached dwelling is equivalent to 1 SDE and a townhouse dwelling is equivalent to 0.72 SDEs. The proposed residential development (Coscorp) consists of 202 single detached dwellings (plus 7 residential reserve lots), 121 street townhouse dwellings, and two medium density blocks consisting of 104 townhouse dwellings (including opportunities for live-work units for one of the blocks), resulting in an SDE assignment of 371. As there is not enough wastewater allocation for the entire development, holding (H) provisions have been applied in the implementing Zoning By-law on the two medium density blocks in the Coscorp development that prohibit development until such time adequate water and wastewater service is available, servicing allocation has been granted, and Site Plan approval is granted and a Site Plan Agreement registered on title.

The proposed residential development (Mattamy) consists of 182 single detached dwellings (plus 12 residential reserve lots), resulting in an SDE assignment of 194. A

holding provision will not be required for the single detached dwellings in the Mattamy development. However, as stated previously, the Mattamy development includes site-specific provisions for townhouse dwellings to allow for flexibility based on market conditions, although none are currently shown in the draft plan. A holding (H) provision has been applied to the townhouse dwellings that will prohibit their development until such time adequate water and wastewater service is available, servicing allocation has been granted, and final registration of a Draft Plan and a Subdivision Agreement is registered on title or other process satisfactory to the Town of Erin, for those townhouse dwellings.

Staff are of the opinion that the Town's Official Plan policies have been met.

### **Zoning By-law Amendments to Zoning By-law No. 07-67, as amended**

- **Northern Parcel at 5552 Eighth Line (Coscorp)**  
The subject property is currently zoned Future Development 'FD' Zone and Village Environmental Protection 'EP1' Zone in the Town's Comprehensive Zoning By-law, Schedule "B" (Village of Erin Zoning Map). The proposed Zoning By-law Amendment rezones the subject lands Urban Residential One Exception 'UR1-106' Zone, Urban Residential One Exception 'UR1-107(H1)' Zone, Urban Residential One Exception 'UR1-108(H2)' Zone, Open Space Recreation 'OS1' Zone and Village Environmental Protection 'EP1' Zone.
- **Southern Parcel at 5520 Eighth Line (Mattamy)**  
The subject property is currently zoned Future Development 'FD' Zone and Village Environmental Protection 'EP1' Zone in the Town's Comprehensive Zoning By-law, Schedule "B" (Village of Erin Zoning Map). The proposed Zoning By-law Amendment rezones the subject lands to Urban Residential One Exception 'UR1-105(H)' Zone, Open Space Recreation 'OS1' Zone and Village Environmental Protection 'EP1' Zone.

The proposed Zoning By-law Amendments can be found under By-laws in the Council Agenda of June 12, 2025.

The site-specific zoning provisions are discussed below.

#### **1. Urban Residential**

##### **a. Single Detached Dwellings**

The developments include 384 single detached dwellings (plus 19 residential reserve lots) on lots with minimum lot frontages ranging from 9.1 m to 11.0 m with site-specific provisions listed below to facilitate development.

<b>Standard</b>	<b>Town of Erin Zoning By-law Provisions</b>	<b>Proposed Site-Specific Zoning Provisions</b>
Minimum Lot Area	280 sq. m	220 sq. m

Minimum Lot Frontage	10 m	8.0 m
Minimum Front Yard	4.0 m	3.0 m
Minimum Exterior Side Yard	4.0 m	3.0 m
Maximum Building Height	11.0 m	14.5 m
Minimum landscaped area of front yard or exterior side yard	33%	25%
Maximum garage width	N/A	60% of lot frontage

b. Street Townhouse Dwellings

The developments include a total of 121 street townhouse dwellings with site-specific provisions listed below to facilitate development.

<b>Standard</b>	<b>Town of Erin Zoning By-law Provisions</b>	<b>Proposed Site-Specific Zoning Provisions</b>
Minimum Lot Area	170 sq. m	150 sq. m
Maximum Building Height	11.0 m	14.5 m
Minimum Private Outdoor Amenity Area	10.0 m <sup>2</sup> per unit	N/A
Minimum Common Outdoor Amenity Area	10 sq. m. per unit	N/A
Maximum garage width - corner or end unit	N/A	50% of lot frontage
Maximum garage width - interior unit	N/A	60% of lot frontage

c. Medium Density Blocks

Two medium density blocks are proposed within the developments consisting of 104 townhouse dwellings (including opportunities for live-work units for one of the blocks).

A live-work unit is defined as a dwelling unit that contains an ancillary business, which is conducted only by an individual that lives in the dwelling, and which is restricted to the ground floor area of the live-work unit. Site-specific uses have been determined, as it is noted that a number of permitted uses for the live-work units would not be suitable to be integrated with residential uses therefore, the site-specific provisions are limited to the following commercial uses:

- Business or professional office, excluding the office of a medical practitioner or veterinarian
- Personal service shop, excluding, health clinic, dry cleaners, laundromat, pet grooming
- Service or Repair Shop, limited only to the servicing or repairing of small household appliances and home computers

- Studio

The site-specific provisions for the medium density blocks (townhouse dwellings) are listed below.

<b>Standard</b>	<b>Town of Erin Zoning By-law Provisions</b>	<b>Proposed Site-Specific Zoning Provisions</b>
Minimum Lot Area	150 m <sup>2</sup>	100 m <sup>2</sup> for townhouse and 85 m <sup>2</sup> for back-to-back townhouse
Minimum separation distance between buildings (rear to rear of main wall)	12.5 m for stacked townhouse; and 11.0 m for all other	8.0 m for all townhouse N/A for back-to-back townhouse
Maximum Building Height	11.0 m	14.5 m
Minimum Private Outdoor Amenity Area	10.0 m <sup>2</sup> per unit	7.0 m <sup>2</sup> per townhouse and 5 m <sup>2</sup> per back-to-back townhouse
Minimum Common Outdoor Amenity Area	10.0 m <sup>2</sup> per unit	4 m <sup>2</sup> per townhouse and back-to-back townhouse
Maximum garage width - corner or end unit	N/A	50% of lot frontage for townhouse and back-to-back townhouse
Maximum garage width - interior unit	N/A	60% of lot frontage for townhouse and back-to-back townhouse
Maximum garage width - where a garage is accessed from a rear lane	N/A	100% of lot frontage for townhouse and N/A for back-to-back

Site-specific provisions have also been requested for the encroachment of porches, balconies, bay windows, steps, landings and chimneys, and are included in the proposed Zoning By-law Amendments.

- The intent of a minimum lot area is to regulate density and to ensure sufficient room for structures, driveways, landscaping and amenity areas.
- 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 front yard and exterior side yard, as well a minimum landscaped area of front yard or 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 intent of the height restriction is to ensure an appropriate scale of a dwelling, including massing and shadow casting.
- The intent of a minimum separation distance between buildings (rear to rear of main wall) is to ensure sufficient room for landscaping and amenity areas.
- The intent of the minimum private outdoor amenity area and minimum common outdoor amenity area is to ensure a townhouse condominium development provides all residents with access to adequate and usable outdoor spaces for social interaction. Minimum private outdoor amenity area and common outdoor amenity area are intended for a townhouse condominium development and is not relevant to freehold street townhouse dwellings.
- The intent of the maximum garage width is not currently regulated in the Town's Zoning By-law, however a provision has been provided to ensure that the garage does not visually dominate the dwelling itself and the streetscape.

The general trend in urban form is more compact with decreased lot areas and frontages, reduced yards, and an increase in the number of storeys within a dwelling. All are common methods to maximize the development potential of a property and offer an affordable housing product to the market. 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 townhouse dwellings. Staff do not have any concerns with the site-specific provisions proposed.

## 2. Open Space Recreation

The developments provide for a park block, open space blocks and two stormwater management blocks.

## 3. Environmental Protection Area (Natural Heritage System and Buffers)

The existing Natural Heritage System within the development is proposed to be retained. As residential development is proposed on lands adjacent to the Natural Heritage areas, the Draft Plans have been designed to include the necessary buffers to the significant Natural Heritage Features.

## 4. Daylight Triangles

The Developers are proposing modifications to the daylight triangle provision at certain intersections within the developments. The Developers are proposing a reduction from the required 9.0 metres to 6.0 metres for local to local streets and local to collector 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. Staff do not have any concerns with the site-specific provisions proposed for daylight triangles.

#### 5. Holding (H) Provisions

As stated previously, Holding (H) provisions have been applied to the two medium density blocks are proposed within the Coscorp development consisting of 104 townhouse dwellings (including live-work units for one of the blocks), that will prohibit development for residential uses until such time that that adequate water and wastewater service is available, servicing allocation has been granted, and Site Plan approval is granted and a Site Plan Agreement registered on title.

As stated previously, the Mattamy development includes site-specific provisions for townhouse dwellings to allow for flexibility based on market conditions, although none are currently shown in the draft plan. A holding (H) provision has been applied to the townhouse dwellings that will prohibit their development until such time that adequate water and wastewater service is available, servicing allocation has been granted, and final registration of a Draft Plan and a Subdivision Agreement is registered on title or other process satisfactory to the Town of Erin, for those townhouse dwellings.

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 amending zoning by-laws represent good planning.

### **Erin Conditions of Draft Plan Approval for Draft Plans of Subdivision (Coscorp and Mattamy)**

#### 1. Phasing of Development

The Developers have acknowledged that the Draft Plans will be phased. Conditions of Draft Plan Approval require that detailed Phasing Plans be prepared and submitted to the Town for review and approval.

#### 2. Park Block / Natural Heritage System / Wildlife Tunnel

The Draft Plans contain a Natural Heritage System, a Park Block and a Wildlife Tunnel (Open Space Block 183). The draft plan for the Coscorp development includes a designated Park (Block 224), which provides the required size of Park for the two developments. A Condition of Draft Plan Approval requires the Developer to prepare and submit a Facility Fit Plan for the Park Block to the Town for review and approval.

As stated previously, the existing Natural Heritage System within the development is proposed to be retained and the Draft Plans have been designed to include the



necessary buffers to the significant Natural Heritage System. The Draft Plan for the Mattamy development includes a dedicated Wildlife Tunnel under the road (Street 'E') which is located between Open Space Block 183 & Open Space Block 184, for the movement of amphibians and other wildlife from the Natural Heritage System on the north side of the road to the Natural Heritage System on the south side of the road. Conditions of Draft Plan Approval require that the Wildlife Tunnel be designed in accordance with the Ecological Benefit Actions and Monitoring Plan and the Environmental Impact Study.

### 3. External Infrastructure Upgrades

To facilitate the developments a number of external infrastructure upgrades are required to be completed. Conditions of Draft Plan Approval require the three Developers (Mattamy, Coscorp and Empire) to enter into a Cost Share Agreement for the design and construction of the following external infrastructure:

- Eighth Line full reconstruction, from Sideroad 17 to Dundas Street West, including replacement / upsizing of watermain(s), storm sewer, trunk sanitary sewer, utilities, curbs, sidewalks and streetlights. Due to numerous challenges, including grading, Eighth Line will only include a single sidewalk from Sideroad 17 to the proposed Pedestrian Crossing on the Eighth Line, and south of the bridge and from Erin Heights Drive to Dundas Street West.
- Pedestrian Crossing on the Eighth Line where the internal sidewalks / trails from the Mattamy / Coscorp developments and Empire development meet at the Eighth Line.
- Sideroad 17 partial reconstruction from Elora Cataract Trail to the intersection with Street 'C' entrance to the Coscorp development including replacement / upsizing of watermain(s), trunk sanitary sewer, utilities, with curb, concrete sidewalk and streetlights along the south side and open ditch and gravel shoulder along the north side.

In addition, the wastewater servicing of the Coscorp development will require the creation and dedication of a 15m wide Sanitary Servicing Easement through external lands that are to be retained, between the Medium Density (Block 222) and Stormwater Pond (Block 229). Furthermore, Conditions of Draft Plan Approval will require the Developers to install sanitary service laterals up to the municipal property line for the existing homes that front onto the Eighth Line.

### 4. Pedestrian Connection

As mentioned above, Conditions of Draft Plan Approval require the Developers to construct a new concrete sidewalk(s) on the Eighth Line (from Sideroad 17 to Dundas Street West) and along the south side of Sideroad 17 (from the proposed Street 'C' entrance to the Coscorp development to the Elora Cataract Trail) that will provide residents with a pedestrian connection to the Elora Cataract Trail.

Further, the Developers will be required to construct sidewalks along all internal municipal roads and to construct trails within Park Block and Stormwater Management Pond (Block 229) which will connect the internal sidewalks to the external sidewalks on Sideroad 17 and the Eighth Line, to provide overall area connectivity.

In the future, as the developments proceed, the Town will undertake the design and reconstruction of Dundas Street West from Eighth Line to the existing bridge on Dundas Street West, using Development Charges, to upgrade the road and include a municipal sidewalk to provide pedestrian connectivity to downtown areas such as the Erin District High School and Centre 2000.

#### 5. External Water Booster Station

The Town's Water Model identified the need for the creation of a new high-pressure zone within the higher elevation areas of the Mattamy / Coscorp developments, and it was anticipated that a Water Booster Station would be required within the development to provide the necessary Fire Flows and Max Day Demands to the high-pressure zone of the developments. However, the Town's Engineering Consultant (Ainley), through the Town's current Water Infrastructure Project, have determined that this Water Booster Station can be combined with the Water Booster Station that is being proposed on Sideroad 17 to provide water to Hillsburgh. Therefore, a local Water Booster Station within these development lands is no longer needed.

#### 6. Stormwater Management Ponds

There are two Stormwater Management Ponds proposed within the Coscorp development, one adjacent to Sideroad 17 on Block 228 and the other adjacent to the Eighth Line on Block 229. These two facilities will treat all the stormwater from both Mattamy and Coscorp developments, before it is discharged into the Branch of the West Credit River. A recent on-site meeting with the representatives of the Developer's Engineer, CVC and Ainley confirmed that the discharge locations for the two Stormwater Management Ponds are suitable outlets.

With regard to the local groundwater, Conditions of Draft Plan Approval require the Developer's hydrogeologist to complete a hydrogeological assessment to ensure there is no impact to the shallow and / or deep groundwater and to any of the existing active wells found within the Zone of Influence. Additionally, a program to monitor groundwater and surface water levels in the wetland and upgradient catchment areas on the subject lands, including pre-construction, during and post-construction monitoring will be required.

#### 7. Site Alteration

The proposed developments will require the hauling of large quantities of fill from the Mattamy / Coscorp development across the Eighth Line to the Empire

development. The Stage 1B Site Alteration Agreements outlining the terms and conditions associated with the works were presented and approved at the May 8, 2025, Council meeting. The Developers are currently working to execute and provide the required securities back to the Town, following this it is anticipated that the Site Alteration works will start in June 2025 and proceed into the Spring of 2026.

#### 8. Green Development Standards / Energy Star

The Developers are 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.

A Condition of Draft Plan Approval requires the Developers to identify a list of Green Building Standard Features, in the Subdivision Agreement, that will be incorporated into every home built within the Plan to achieve Energy Star Certification. Further, the Green Building Standard Features will be listed in a Schedule of the Subdivision Agreement and any modifications to these specifications will require the prior written consent of the Town's Chief Building Official.

#### 9. Town's Urban Design Guidelines (2021)

The Developers have provided an Urban Design Brief to demonstrate how the proposed developments conform to the Town's Council approved 'Urban Design Guidelines' for the Villages of Erin and Hillsburgh. The Developers are proposing to develop a new community that is compatible with the existing character of the Village of Erin, 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 the draft plans of subdivision will achieve this vision by:

- Preserving and integrating the surrounding Natural Heritage System;
- 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;
- Providing a park which is central to both developments;
- Creating a connected streetscape for pedestrians with sidewalks along all internal municipal roads and to trails within Park Block and Stormwater Management Pond (Block 229) which will connect the internal sidewalks to the external sidewalks on Sideroad 17 to the Elora Cataract Trail, and to Eighth Line;
- Enhancing the transportation network by including a spine collector road connecting the developments to Sideroad 17 and Eighth Line;

- 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 requiring rear / side upgrades and lots fronting parks, stormwater management ponds, and Natural Heritage System; and
- Using building materials and architectural details that complement the character of the Village of Erin, such as the use of a variety of exterior cladding including brick, stone and hardy board (a type of siding) and predominant colours including red brown, grey, white and beige.

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 Conditions of Draft Plan Approval.

## 10. Heritage

There was an existing barn on the Mattamy property which was listed within Erin's Heritage Inventory. A Heritage Impact Assessment submitted with the planning applications determined these structures were not worthy of preservation. Demolition was approved by the Town subject to documentation and salvaging of building materials.

Mattamy has since demolished the barn to facilitate the construction of the proposed residential subdivision. The bulk of any salvaged material was provided to Amish barn builders for their reuse. A Condition of Draft Plan Approval requires that Mattamy implement the recommendations of the Heritage Impact Assessment.

The Erin Conditions of Draft Plan Approval for 23T-22004 and 23T-22003 are included in this report as Appendices E and F.

Detailed design will further be dealt with through the Subdivision Agreement process, finalization of the Engineering Drawings and Reports and Clearance of Draft Plan Conditions which will address all technical and design requirements listed above.

## **Strategic Priority Pillar** **Infrastructure and Finance**

### **Financial Impact**

The fee and deposit associated with the Zoning By-law Amendments and Draft Plans of Subdivision were collected at the time of filing the applications and included within the operating revenues of the Planning & Development Department.

### **Conclusion**

The proposed Zoning By-law Amendments (Z22-06 & Z22-07) and Draft Plans of Subdivision (23T-22004 and 23T-22003) are consistent with matters of Provincial interest

and conform with Provincial, County and Town Plans, and adhere to the principles set out in the Town's Urban Design Guidelines.

The proposed residential subdivisions represent 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, and present a built form that is compatible with the surrounding neighbourhood context.

Therefore, Staff recommend that Council adopt the site-specific Zoning By-law Amendments (Z22-06 & Z22-07) found under By-laws in the Council Agenda of June 12, 2025.

Staff also recommend that the Erin Conditions of Draft Plan Approval attached to this report as Appendices E and F be approved and that Draft Plans of Subdivision 23T-22004 and 23T-22003 be granted Draft Plan Approval by the County of Wellington.

## **Attachments**

Appendix A – Location Map

Appendix B – Draft Plan of Subdivision (Coscorp)

Appendix C – Draft Plan of Subdivision (Mattamy)

Appendix D – Response to Public Comments

Appendix E – Erin Conditions of Draft Plan Approval (Coscorp)

Appendix F – Erin Conditions of Draft Plan Approval (Mattamy)

Appendix G – Staff Presentation, Zoning By-law Amendments & Erin Conditions of Draft Plan Approval

Appendix H – Ainley Group Presentation, Zoning By-law Amendments & Erin Conditions of Draft Plan Approval

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