



PLANNING REPORT for the TOWN OF ERIN

Prepared by the County of Wellington Planning and Development Department in our capacity as planning consultants for the Town

DATE: March 2, 2020
TO: Nathan Hyde, CAO
Town of Erin
FROM: Zach Prince, Planner
County of Wellington Planning and Development
SUBJECT: **PUBLIC MEETING (Erin Fitness)**
Zoning By-law Amendment (Z20-02)
To add Medical Clinic as a permitted use
7 Thompson Crescent, Town of Erin
SCHEDULES: Schedule 1: Preliminary Site Plan, from Baker Planning Group
Schedule 2: Preliminary Building Layout, from Baker Planning Group

SUMMARY

The purpose of the above noted application is to permit a medical clinic within the Industrial zone as an additional use to a proposed fitness facility.

It is recommended that this Public Meeting Report regarding proposed Zoning By-law Amendment Z20/03 be received for information.

In response to the notice of public meeting for this proposed rezoning application, we provide Council with the following comments.

LOCATION

The land subject to the proposed zoning by-law amendment Z20/02 is located in the Urban centre of Erin. The 0.97ha (2.4ac) property is triangular in shape and currently has 151m of frontage on Thompson Crescent. (See Figure 1 and 2).

The site is currently vacant and the applicant has included a draft site plan as part of the Planning Justification Report which was filed in



Figure 1: Aerial of Subject Property

support of their application (see Schedule 1).

PROPOSAL

The purpose of the proposed zoning by-law amendment is to allow a medical clinic within the industrial zone within the same building as a proposed fitness facility.

SUPPORTING STUDIES AND REPORTS

- Planning Justification Report by Baker Planning Group, dated: January 30, 2020

POLICY CONTEXT

PROVINCIAL POLICY STATEMENT (PPS)

The subject property is located within the settlement area of Erin. Section 1.1.3.1 of the Provincial Policy Statement states that “settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted.” Settlement areas are encouraged to include a mix of densities and land uses.

Section 1.1.3.2.a states: “Densities and a mix of land uses which are appropriate for, and efficiently use, the infrastructure and public services facilities which are planned or available, and avoid the need for unjustified and/or uneconomical expansion.”

PROVINCIAL GROWTH PLAN

All planning decisions are required to conform to the applicable policies of the Growth Plan for the Greater Golden Horseshoe (GGH). The Provincial Growth Plan directs the majority of growth to settlement areas as a better use of land and infrastructure while prioritizing intensification in strategic growth areas, including urban growth centres, major transit station areas, brownfield sites and greyfields.

COUNTY OF WELLINGTON OFFICIAL PLAN

The land subject to the amendment is located in the Urban Centre of Erin. Section 7.5.1 permits a variety of uses including commercial and industrial uses within the Urban Area. Section 7.5.8 of the Official Plan supports a variety of commercial uses in the urban centre, specifically, “commercial uses requiring large sites and unable to locate in the ‘main street’ area and convenience commercial uses to serve neighbourhood needs”.

TOWN OF ERIN OFFICIAL PLAN

The subject property is designated INDUSTRIAL.

Under Section 4.11.3 Permitted Uses include: “a variety of industrial uses including, but not limited to, manufacturing, processing, fabricating, assembly warehousing and repair establishments. Certain commercial uses requiring large sites or which may not be suitable in a commercial area due to their nature may also locate within Industrial areas.”

The applicant has submitted a preliminary site plan, which includes outdoor fields and facilities (tennis courts and running track) and shows opportunities for expansion to the building in the future.

TOWN ZONING BY-LAW

According to Schedule ‘A’ of the Zoning By-law 07-67, the subject property is zoned GENERAL INDUSTRIAL (M-2). Commercial Recreation and uses accessory to permitted uses are permitted within the M-2 zone. The medical clinic is proposed to be located within the same structure as the fitness facility but operate independently. The medical clinic is proposed to include a range of health professionals with expertise in sports treatment.

The area of the treatment area in the proposed site plan (Schedule 2) is approximately 234m² with a maximum 4 practitioners at any given time.

PUBLIC AND AGENCY COMMENTS

Building Department: No comments.

Public Works Department: No comments.

No written comments have been received from the public at this time.

NEXT STEPS

The public meeting for this application is scheduled for March 17th, 2020. Planning Staff will be in attendance at the public meeting to hear the applicant's presentation and any public comments. Our planning recommendations will be provided following the public meeting and resolution of any outstanding issues.

RECOMMENDATION

That this Public Meeting Report regarding proposed Zoning By-law Amendment (Z20/02) be received for information.

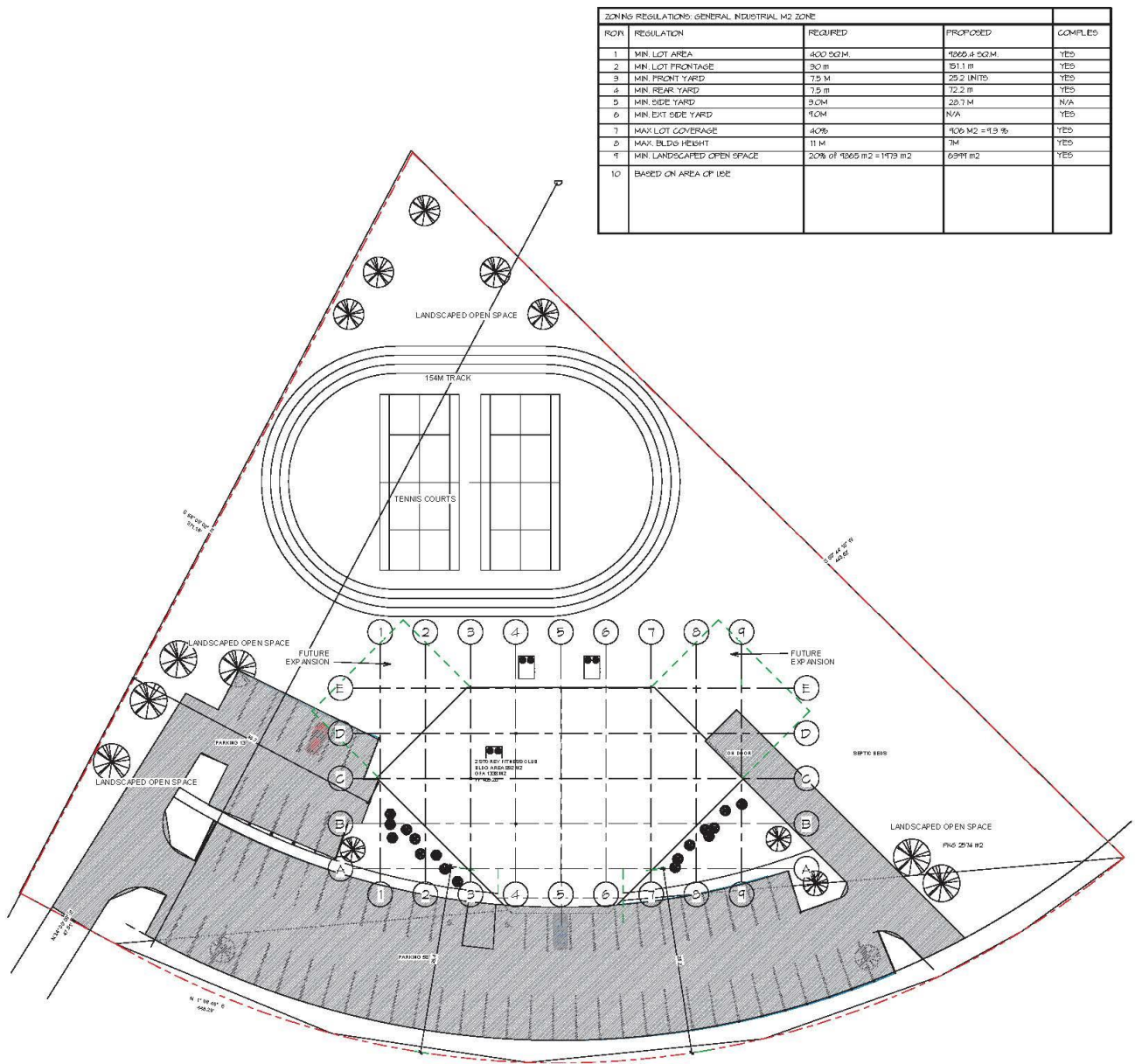
Respectfully submitted

County of Wellington Planning and Development Department

A handwritten signature in black ink, appearing to read 'Zach Prince', is written over a horizontal line.

Zach Prince MCIP RPP
Planner

SCHEDULE 1: Preliminary Site Plan



SITE PLAN

FIGURE 3B PROPOSED SITE PLAN & BUILDING RENDERINGS

7 Thompson Crescent
Town of Erin, County of Wellington
Erin Fitness



SCHEDULE 2: Preliminary Building Layout

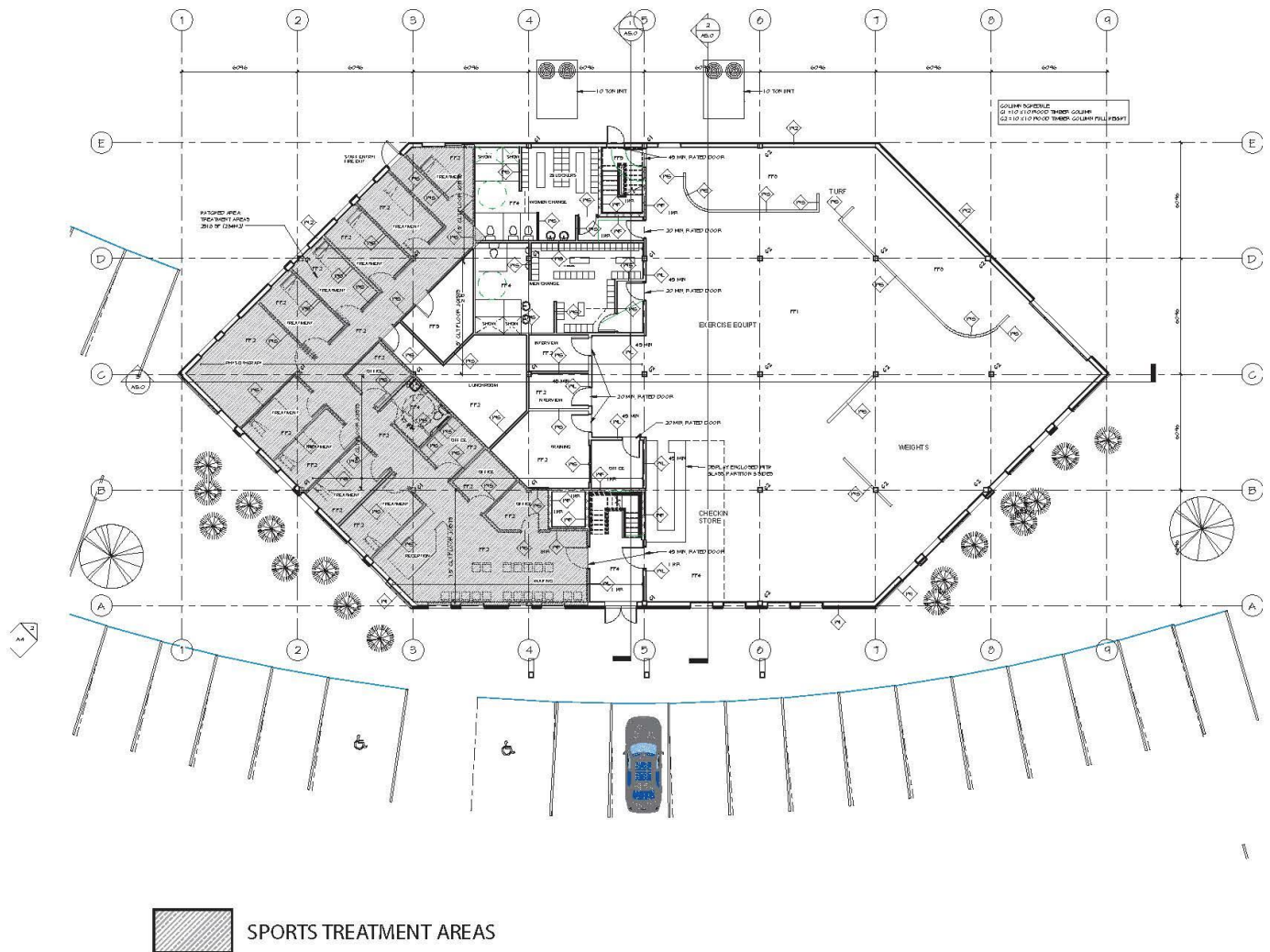


FIGURE 3C PROPOSED SITE PLAN & BUILDING RENDERINGS

7 Thompson Crescent
Town of Erin, County of Wellington
Erin Fitness

