



Town of Erin

Corporate Report

Department:	Community Services	Report Number:	PD2020-07
Business Unit:	Building/Enforcement	Meeting Date:	5/5/2020
Presented/ Prepared By:	Paul Evans, Director of Building/Enforcement & CBO		

Subject

Langen Property Deferral Area # 2

Recommendation

Be it resolved that Council hereby receive report number PD2020-07 “*Langen Property Deferral Area #2*” for information;

And that Council supports the removal of Deferral Area #2 to the Town of Erin Official Plan;

And that Council hereby requests the County of Wellington to further approve the Town of Erin Official Plan, as adopted, in respect of the Deferral Area #2 lands (Langen Property).

Background

A deferral was applied to 5552 Eighth Line, Part Lot 17 Concession 8, within the County of Wellington Official Plan in the 1990s at the request of the property owner.

In 2000, the property owner applied for a draft plan of subdivision and the application was considered to be incomplete. At that time, the planning and engineering consultants had recommended that the owner wait until the Erin Growth Strategy was complete, and identified environmental constraints, and required studies to be completed, and also noted that the draft plan did not meet the Town’s Servicing Standards.

In 2004, the County of Wellington Official Plan was amended through Amendment No. 40 to make changes to the County Official Plan to provide for a new local Official Plan for the Town of Erin to expand urban boundaries and to establish a Secondary Agricultural Area. Through this process the County had noted it would request that the Ministry of Municipal Affairs delete the deferral from the County of Wellington Official Plan. Through this process, Mr. Langen had written indicating that he supported the removal of the deferral provided his land became part of Erin’s urban expansion. The deferral was removed within the County of Wellington Official Plan, but remained within the Local Official Plan as described below.

At the same time, the Town of Erin had adopted a new local Official Plan on November 4, 2003. The new plan required approval and adoption by the County of Wellington. In early 2004 the County of Wellington circulated the adopted the plan for review and received comments back that required modifications to the Local Official Plan. As part of this process Deferral #2 was identified as a deferral area to be carried forward within the Local Official Plan by Town Council. On December 14, 2004 the County of Wellington approved the Local Official Plan which was effective January 4, 2005.

In 2019, the Growth Management Strategy was completed by Dillon Consulting for the Town of Erin. Within the Strategy, it is recommended that the Town, in consultation with the County of Wellington, should remove Deferral # 2. The removal of this deferral area is required to be addressed in advance of development proceeding in this area.

In 2020, the Town received a request to lift deferral #2 from the Town of Erin Official Plan from the property owner.

In order for the deferral to be removed, the County of Wellington would have to issue a 'further decision' and would need to issue a notice of decision. The County first requires a request and resolution from the Town of Erin recommending that the deferral be lifted from the Local Official Plan. The County will consider the recommendation and rationale provided by the Town in making a further decision on the deferral. A planning report will be required to be prepared for the County of Wellington Planning Committee, which would then be forwarded to County Council for final approval. A notice of decision would then be issued with the applicable appeal period.

Strategic Pillar

Growth Management

Financial Impact

There is no financial impact associated with the proposed recommendation.

Conclusion

That Council supports a resolution that the County of Wellington be advised that the Town of Erin supports the removal of Deferral Area #2 to the Town of Erin Official Plan and requests the County to further approve the Town of Erin Official Plan, as adopted, in respect of the Deferral Area #2 lands (Langen Property)

Attachments

Appendix A - Letter from Arnold Foster requesting the lifting of Deferral Area #2

Appendix B - Map of Deferral Area # 2

Paul Evans

Director

Nathan Hyde

Chief Administrative Officer