



DILLON
CONSULTING

TOWN OF ERIN

Growth Management Strategy

Final

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A	Community Growth Survey Results
B	Official Plan Amendment No. 99
C	Table of Contents for EIS
D	Detailed Population and Housing Forecasts

Executive Summary

The Town of Erin's (the Town) ability to accommodate growth has been limited for some time, largely due to infrastructure capacity constraints. The Town has undertaken several initiatives to address the infrastructure challenges in recent years, for example, the Urban Centre Wastewater Servicing Class Environmental Assessment (UCWS EA) and the Municipal Water Supply EA (ongoing). These infrastructure investments will support existing development and growth in the Town's Urban Centres. The Town's current supply of designated residential land in Erin and Hillsburgh exceeds demand to 2041; therefore, the Growth Management Strategy (GMS) must provide guidance on where to direct growth within the 2041 planning horizon. This study takes into consideration land use planning, infrastructure planning and market demand factors. The purpose of this report is to provide a recommended framework for growth to 2041 that is aligned with the UCWS EA.

Community Input

Community members and stakeholders contributed valuable input at key decisions points in the process by providing context and background from different perspectives. This helped to identify issues and opportunities associated with potential growth areas in the Town. Community engagement was achieved through a variety of mechanisms, including an online Community Growth Survey, stakeholder meetings, Technical Advisory Group and Steering Committee meetings (including public members), social media posts, Erin Connection newsletters, the Erin Advocate, and through the Town's website.

Policy Context

Growth management in Ontario is governed by a number of provincial policy documents. **Section 3** of the GMS report summarizes the relevant policies that guide growth management in the Town, including provincial, county and local plans. The Provincial Policy Statement (PPS) provides direction on matters of provincial interest related to land use planning and development. The PPS requires that planning authorities provide land uses and infrastructure to meet the long-term employment needs of its projected population, including the provision of a range and mix of land uses. Through the Growth Plan for the Greater Golden Horseshoe (Growth Plan), the Province also establishes minimum density and intensification targets for municipalities to implement through their Official Plans (OP). The Growth Plan requires that the County of Wellington (County) achieves a minimum Greenfield density of 40 residents and jobs combined per hectare within the horizon of the Growth Plan.

The County's OP also provides a population forecast to 2041, based on the Growth Plan, and further defines how that population is to be allocated to lower-tier municipalities such as the Town. Table 1 illustrates the population distribution in the Town. In addition to this, employment is projected to grow by 1,470 to a total of 5,240 jobs by 2041.

Table 1: Distribution of Population in the Town of Erin

Wellington Official Plan	Population			Households		
	2016	2036	2041	2016	2036	2041
Town of Erin	12,365	15,360 to 16,250	15,865 to 18,905	4,115	5,185 to 5,480	5,385 to 6,340
Hillsburgh and Erin	4,415	6,500 to 7,390	7,000 to 10,040	1,530	2,235 to 2,530	2,420 to 3,375
Outside of Urban Centres	7,950	8,860	8,865	2,585	2,950	2,965

The Ontario Municipal Board oversaw an appeal on the County's OP, known as Official Plan Amendment (OPA) No. 99. The appeal resulted in changes to Tables 1 and 7 and Policy 3.5.1 of the County's OP. The Minutes of Settlement are attached as an Appendix to this report.

The study area for this GMS includes the Urban Centres of the Town, Hillsburgh and Erin (Figure 1). Within both Urban Centres, the Town's OP designates land based on the following land use categories:

- Residential;
- Future Development;
- Central Business District;
- Highway Commercial;
- Residential Transition;
- Industrial;
- Core Greenlands;
- Greenlands; and
- Recreational.

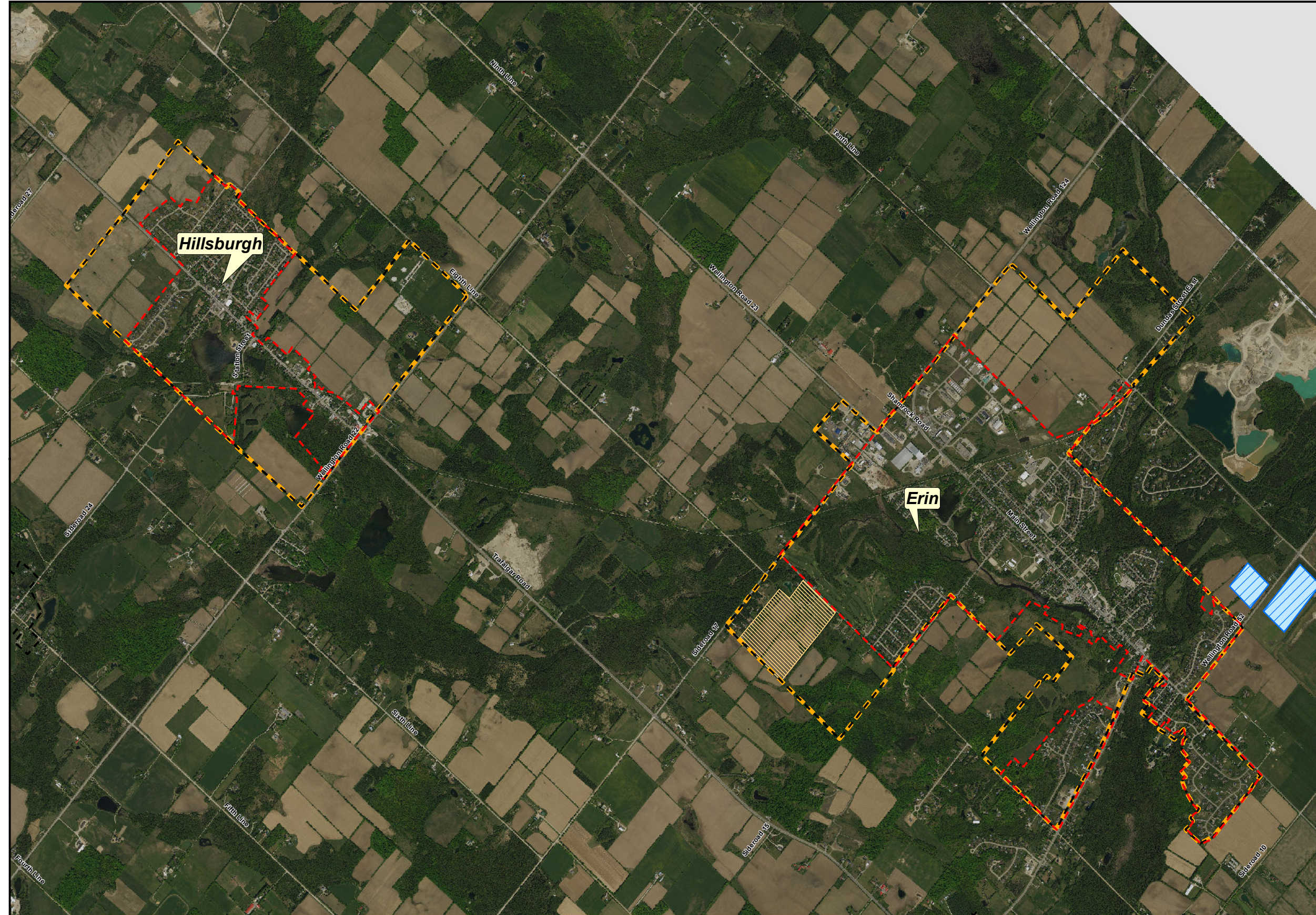
Figure 2 and Figure 3 illustrate the applicable land use designations, Built Boundary and Urban Centre boundaries in Hillsburgh and Erin, respectively. Community Areas are made up of Residential and Residential Transition land use designations. Employment Areas are made up of Central Business District, Highway Commercial and Industrial land uses.

Within each of the Urban Centres, the Town has established a Built Boundary. The Built Boundary is defined by the province as the limits of the developed urban area defined by the Minister in consultation with affected municipalities for the purpose of measuring the minimum intensification target. Lands outside of the Built Boundary, but within the Urban Centre are described as Greenfield lands intended to accommodate future growth.




TOWN OF ERIN GROWTH MANAGEMENT STRATEGY

STUDY AREA




FIGURE 1

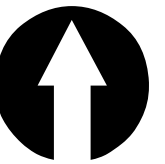


LEGEND

-  Deferral Area 2
-  Study Area
-  Potential Wastewater Treatment Plant Site

Base Mapping

-  Built Boundary
-  Urban Centre / Hamlet
-  Municipal Boundary



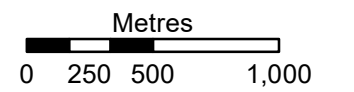
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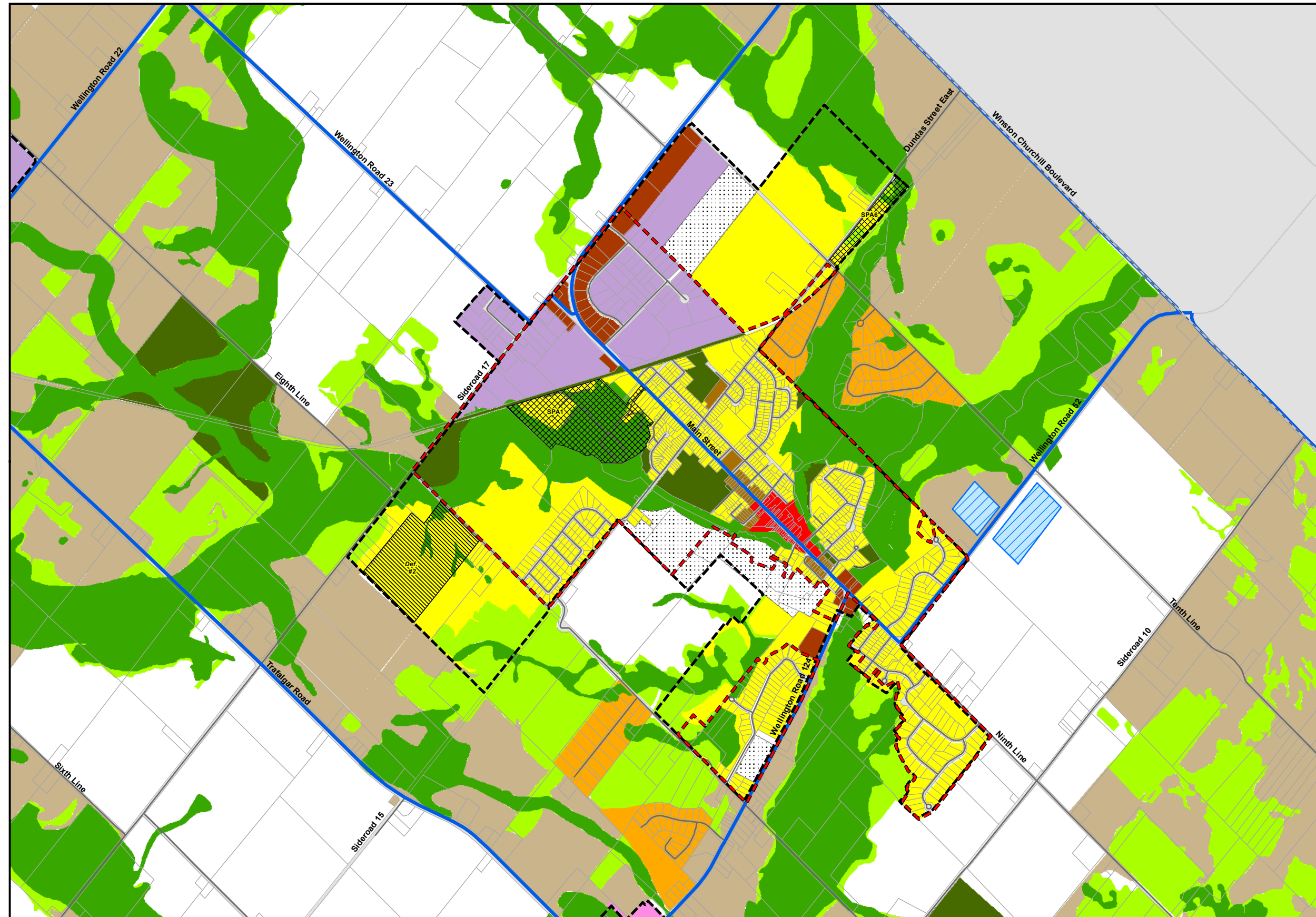
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TOWN OF ERIN GROWTH MANAGEMENT STRATEGY

OFFICIAL PLAN LAND USE - ERIN VILLAGE

FIGURE 2



LEGEND

Potential Wastewater Treatment Plant Site

Official Plan Land Use

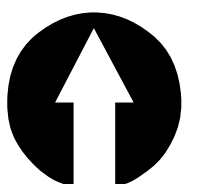
- Residential
- Country Residential
- Residential Transition
- Secondary Agricultural
- Hamlet
- Industrial
- Central Business District
- Highway Commercial
- Recreational
- Future Development
- Defferal Area 2
- Policy Area

The Greenlands System

- Core Greenland
- Greenland

Base Mapping

- County Road
- Other Road
- Parcel
- Built Boundary
- Urban Centre / Hamlet
- Municipal Boundary

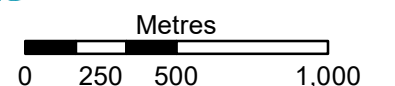


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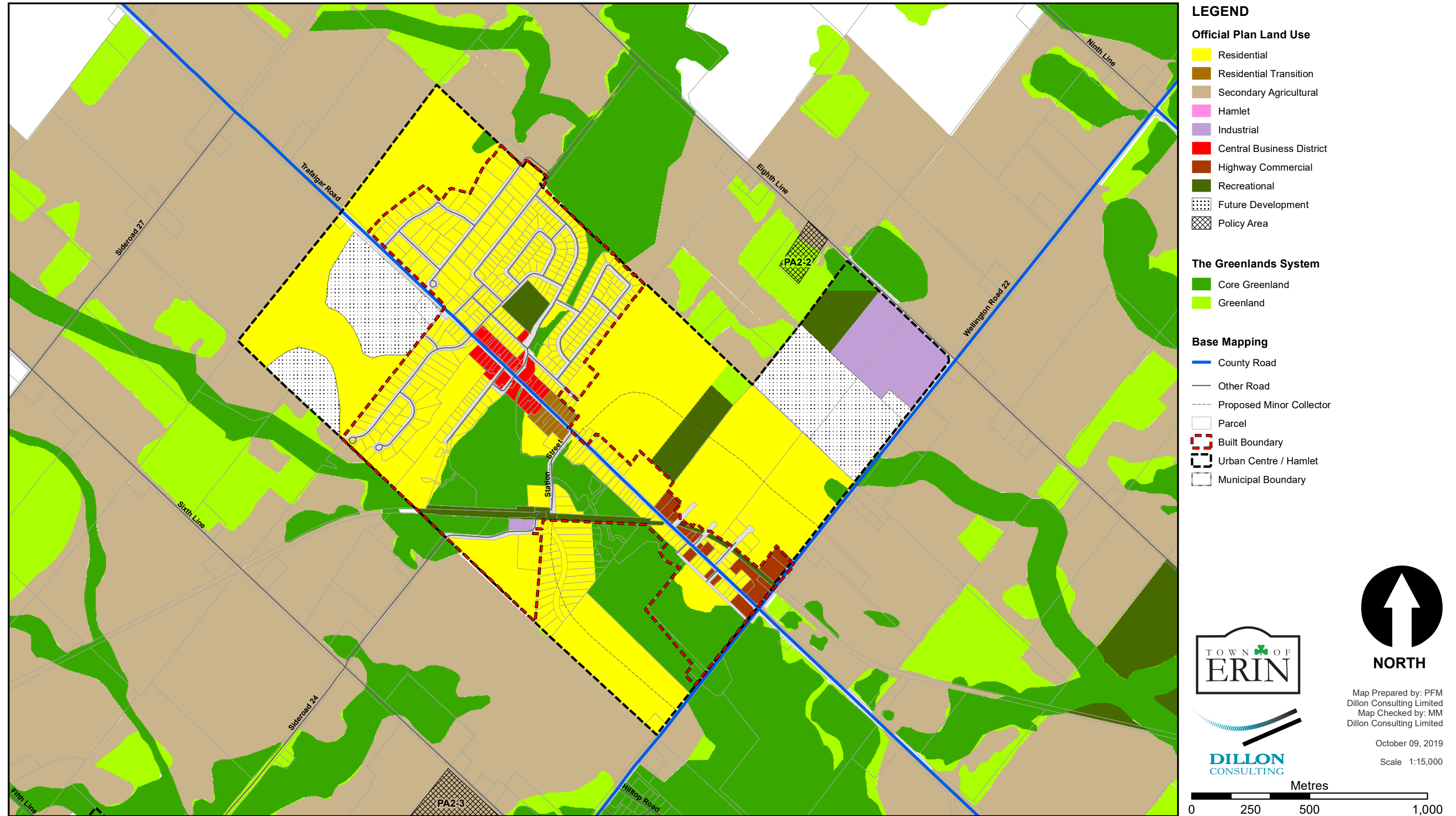
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TOWN OF ERIN GROWTH MANAGEMENT STRATEGY

OFFICIAL PLAN LAND USE - HILLSBURGH

FIGURE 3



Within each of the Urban Centres, the Town has established a Built Boundary. The Built Boundary is defined by the province as the limits of the developed urban area defined by the Minister in consultation with affected municipalities for the purpose of measuring the minimum intensification target. Lands outside of the Built Boundary, but within the Urban Centre are described as Greenfield lands intended to accommodate future growth.

Land Supply

To identify the supply of available land to accommodate future growth in the Town, lands were reviewed based on land use designation and status (i.e., developed or vacant). Lands designated for residential and employment uses within the Urban Centre were included in the land supply analysis. Vacant, designated areas within the Built Boundary were considered as potential Intensification Areas, whereas vacant, designated areas beyond the Built Boundary but within the Urban Centres were considered as potential Greenfield Areas. The land area calculations remove (net out) lands that prohibit development, such as natural heritage features, infrastructure corridors, etc., as well as developed parcels and parcels less than 1 ha. The potential developable area includes lands with no constraint to development from a land use designation perspective, as well as lands subject to an Environmental Impact Study (EIS) including potential buffers from environmental features as well as Conservation Authority Regulated Areas. These areas would be further evaluated and confirmed through a future EIS process.

The potential development areas identified are illustrated on Figure 4. In Erin Village, there are four (4) Greenfield areas which are located outside of the Built Boundary and are included as part of this analysis. In Hillsburgh, there are four (4) Greenfield areas which are located outside of the Built Boundary; however, one area was removed from the analysis as it is not currently designated for residential or employment uses. The land supply analysis found that there is 249 gross ha of designated residential land within Erin and Hillsburgh. Specifically, 29 gross ha are within the Built Boundary and the remaining 220 ha are within Greenfield areas. There is approximately 48 gross ha of designated employment lands in Erin and Hillsburgh.

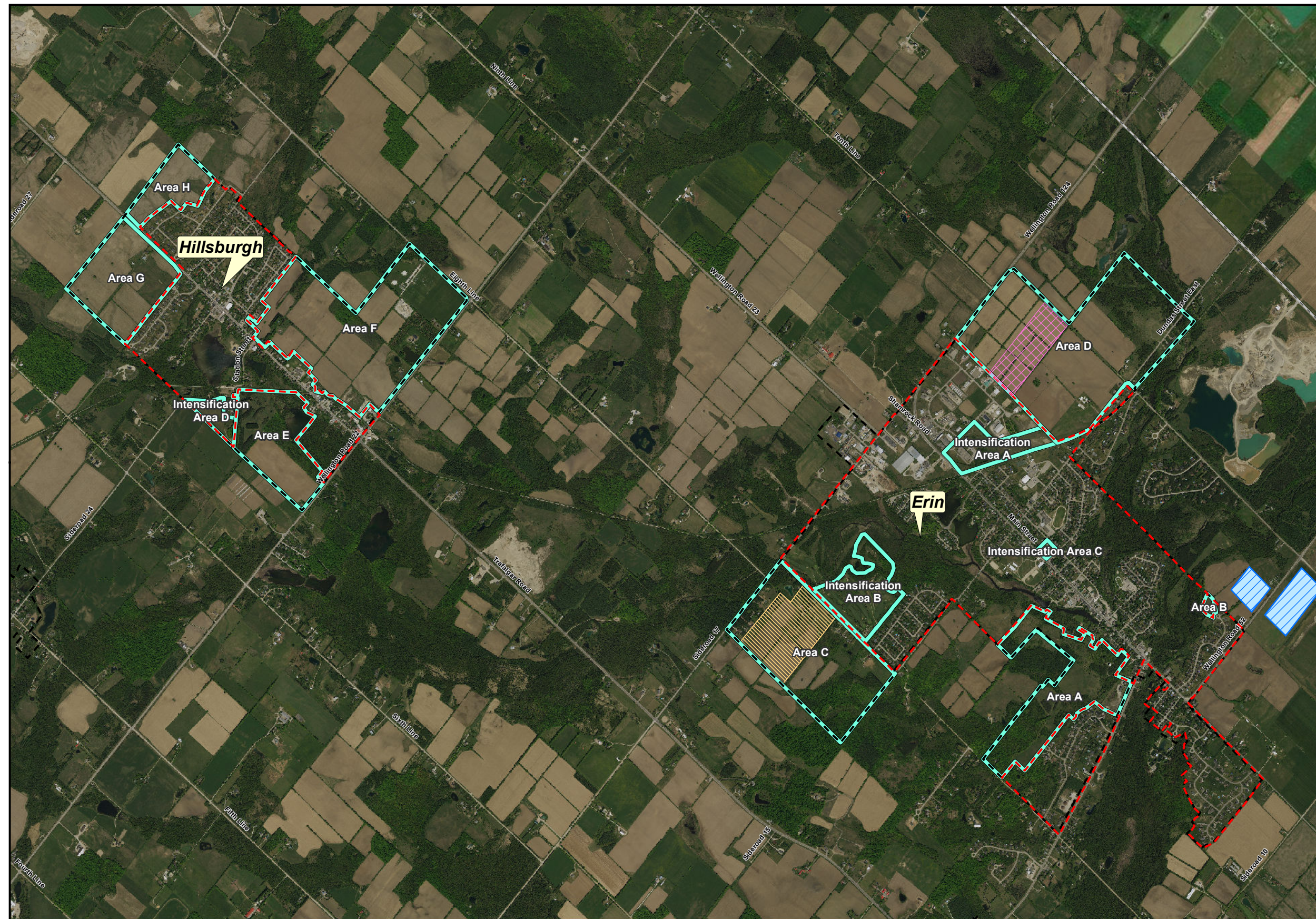
Wastewater Servicing

It is recognized that growth in the Town was previously constrained due to the lack of municipal servicing. The Town conducted an Environmental Assessment for future wastewater servicing, referred to as the UCWS EA. In August 2019, the Ministry of Environment, Conservation and Parks denied three (3) Part II Orders that were filed following the formal public review period of the EA process. With the denial of the Part II Orders, the Town can proceed with the design and construction of the wastewater infrastructure identified within the Environmental Study Report. The future wastewater servicing design proposed as part of the EA is illustrated on Figure 5. Servicing segments 1, 2, 3 and 4 have been identified to connect the existing and future units to the wastewater treatment plant (WWTP). Two potential locations for the wastewater treatment plant were identified on the southeast side of Erin, which will have an impact on future growth scenarios due to construction of infrastructure. The final site selection is dependent on timing and will be made in conjunction with the wastewater treatment plant project moving forward.

TOWN OF ERIN GROWTH MANAGEMENT STRATEGY

LAND SUPPLY - ERIN AND HILLSBURGH

FIGURE 4



LEGEND

- Potential Development Area
- Defferal Area Area 2
- Future Development Area
- Potential Wastewater Treatment Plant Site

Base Mapping

- Built Boundary
- Urban Centre / Hamlet
- Municipal Boundary

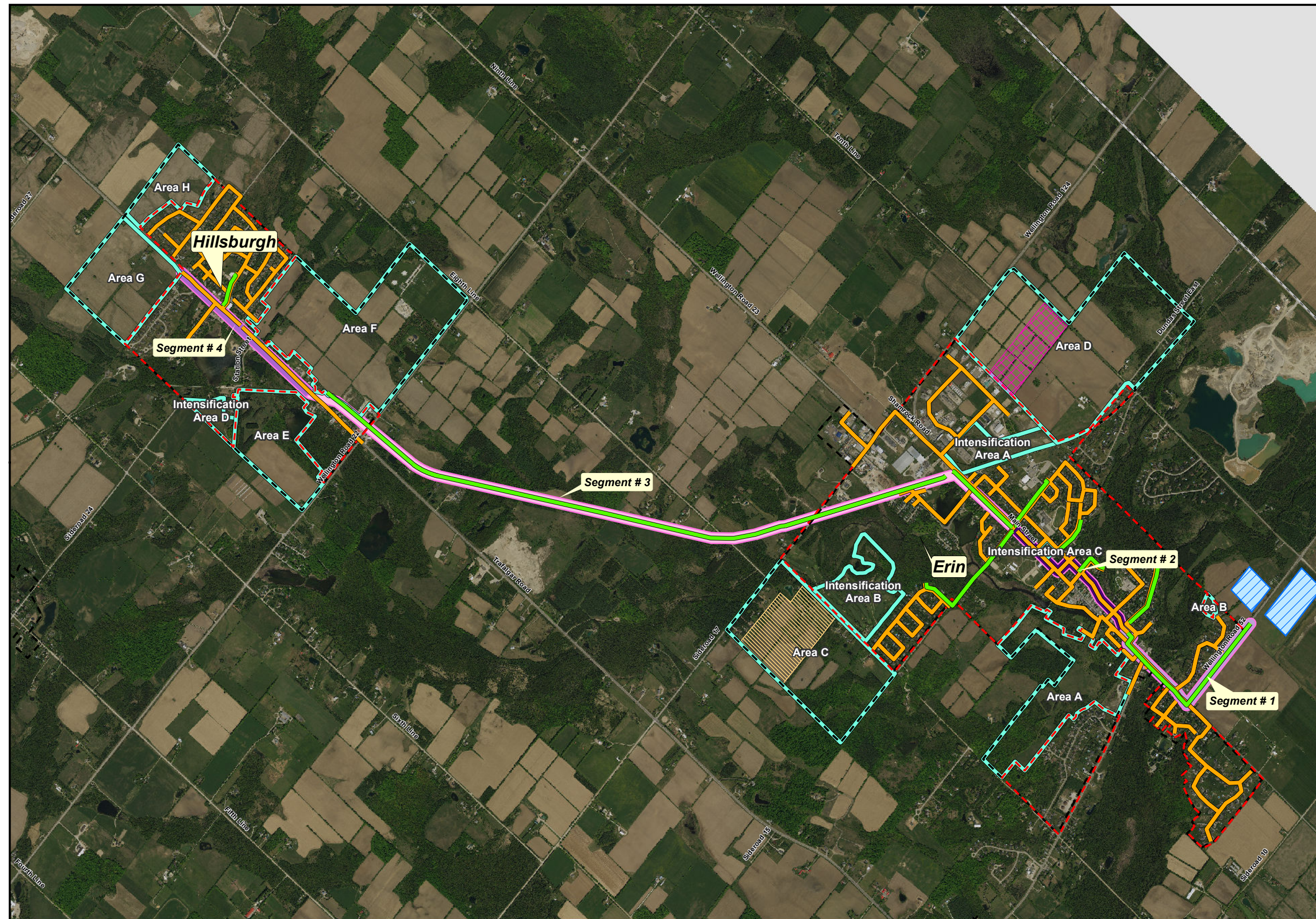


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TOWN OF ERIN GROWTH MANAGEMENT STRATEGY

WASTEWATER SERVICING NETWORK - ERIN AND HILLSBURGH

FIGURE 5



LEGEND

- Potential Development Area
- Defferal Area 2
- Future Development Area
- Potential Wastewater Treatment Plant Site

Wastewater Servicing

- Forcemain
- Gravity Sewer
- Segment #1
- Segment #2
- Segment #3
- Segment #4

Base Mapping

- Built Boundary
- Urban Centre / Hamlet
- Municipal Boundary



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Existing Conditions

Existing conditions are reviewed and summarized in **Section 5**, including land use, water and wastewater infrastructure, transportation infrastructure, natural heritage features as well as slope risk. Based on this, constraints were identified, including but not limited to the following:

- Land use constraints such as proximity to existing development and ease of development.
- Natural environmental constraints such as wetlands, core Greenlands and areas of natural and scientific interest exist throughout the study area. A future EIS will be required to evaluate and confirm delineation of features and appropriate buffers and/or mitigation.
- Transportation constraints such as future capacity on County Road 124 in Erin.
- Infrastructure constraints such as availability of water and wastewater services.

This analysis helped inform the development of evaluation criteria to assess the potential development areas identified.

Economic Overview

As part of the GMS process, it is important to acknowledge the Town's role in the context of the regional and local economy. Based on the population and employment outlook within the Greater Golden Horseshoe and the County (through Official Plan Amendment No. 99), population, housing and employment forecasts were developed for the Town of Erin. Based on the forecast conducted as part of this GMS, it is expected that the Town will grow to 19,000 people, 6,490 units, and 5,200 jobs by 2041. It should be noted that this includes Town-wide population (i.e., beyond the Urban Centres). The projected residential and non-residential growth is further described by policy area (i.e., Community Lands and Employment Lands). The Built-up Areas (BUA) are anticipated to receive 20% of the Town's total housing growth, accounting for 457 units over the 2019 to 2041 forecast period.

Urban Land Needs

Existing land supply within the designated growth areas is then compared with forecast demand to assess long-term needs. The urban land needs assessment identifies that the Town has a sufficient supply of both Community Lands and Employment Lands to accommodate growth to the year 2041. Specifically, based on the forecast housing and employment growth within the Built Boundary, a total of 100 ha of residential lands and 6 ha of non-residential land are required between 2019 and 2041. Therefore, there is sufficient land supply within the designated growth areas to accommodate the 2041 demand. In addition, there is sufficient capacity in the wastewater treatment plant to accommodate the 2041 demand.

Growth Scenarios

An evaluation matrix was prepared to objectively examine the development potential of each potential development area. The evaluation framework identified in **Section 10** includes 23 criteria relevant to the assessment of future growth in the Town, which were informed by public input through the Community Growth Survey. After examining the each of the potential development areas based on the evaluation

criteria, issues and opportunities for future growth began to emerge. These can be summarized into the following key themes:

- Land Use;
- Natural Features;
- Transportation;
- Wastewater Servicing; and
- Water Servicing.

Please refer to **Section 10** for further details for each of the potential development areas within the BUA.

Preferred Growth Option

The preferred growth scenario based on the evaluation Framework is to prioritize future population growth in Area C, Area D in Erin Village and Area E in Hillsburgh (Figure 6). The preferred growth scenario provides sufficient land to accommodate the 2041 demand forecast and aligns with the recommended municipal financing approach outlined in the Wastewater Financing Options Study undertaken in 2019. The Town should monitor and review the phasing approach over time and if proposals are presented that ultimately require a variation of the recommendations contained herein, this should be reviewed in accordance with the evaluation criteria set out through this document. Corresponding with these areas, it is assumed that the intensification areas will be developed within this planning horizon as well. These sites are considered to be within the BUA and are not restrained to meet any density requirements, but to achieve 20% of the Town's future residential housing growth. This equates to approximately 457 units.

At this time, growth allocation for each area within the preferred scenario will be considered on a first come, first serve basis to 2041. This report recommends that a detailed phasing strategy and allocation policy be developed by the Town reflecting the outcomes of the GMS, as well as other concurrent studies such as the Wastewater Financing Options Study.

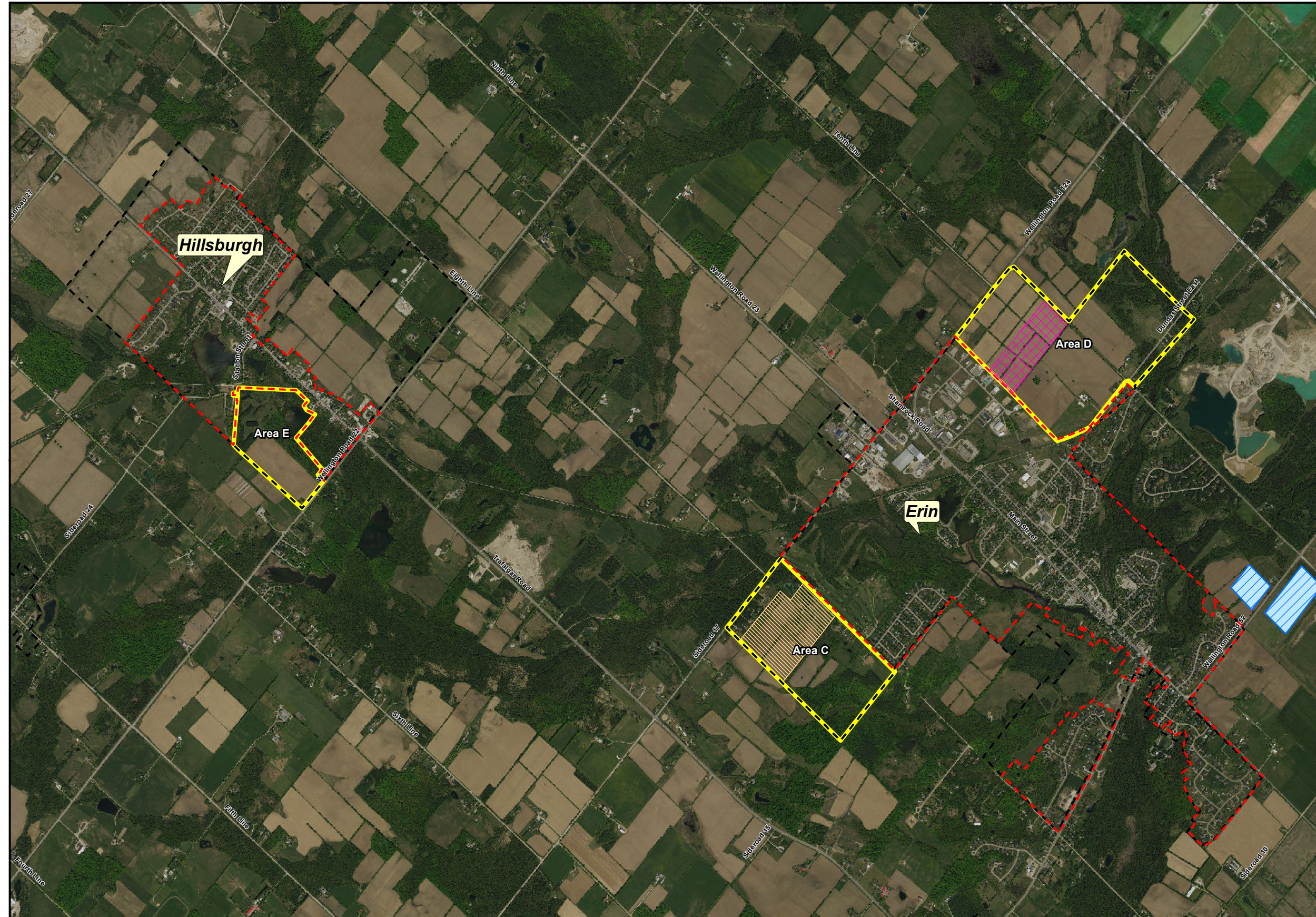
Key Findings

By 2041, Erin Village and Hillsburgh are forecast to reach a total population of 7,100 and 3,200 respectively. Table 2 summarizes the preferred residential growth allocation scenario for the Town of Erin between Erin Village, Hillsburgh and the remaining rural area. Between the 2019 and 2041 forecast period, approximately 70% of urban population growth has been allocated to Erin Village, while the remaining 30% of urban population growth has been allocated to Hillsburgh. Please refer to **Section 7** of the report for further details.

TOWN OF ERIN GROWTH MANAGEMENT STRATEGY

PREFERRED GROWTH SCENARIO

FIGURE 6



LEGEND

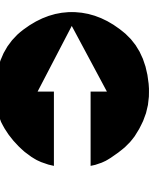
- Defferal Area 2
- Future Development Area
- Potential Wastewater Treatment Plant Site

Land Supply

- Preferred Growth Option

Base Mapping

- Built Boundary
- Urban Centre / Hamlet
- Municipal Boundary



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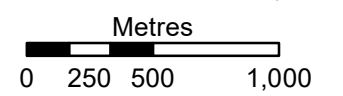


Table 2: Preferred Growth Allocation Scenario: Population & Housing Forecast by Settlement Area, 2019-2041

Period	Erin Village		Hillsburgh		Rural		Total	
	Total Population ¹	Total Households	Total Population ¹	Total Households	Total Population ¹	Total Households	Total Population ¹	Total Households
2016	3,100	1,200	1,400	500	7,400	2,500	11,900	4,100
2019	3,100	1,200	1,500	500	7,500	2,500	12,100	4,200
2031	4,500	1,700	2,000	700	7,800	2,700	14,300	5,100
2036	5,600	2,000	2,500	900	8,200	2,800	16,300	5,700
2041	7,100	2,500	3,200	1,100	8,600	2,900	18,900	6,500
2019-2041	4,000	1,300	1,700	600	1,100	400	6,800	2,300

Derived from Wellington County Official Plan (Revisions November 9, 2017) forecast for the Town of Erin by Watson & Associates Economists Ltd., 2019

¹ Includes Census undercount estimated at approximately 4.1%.

Notes: "Rural" includes other non-serviced urban settlement areas. (i.e., rural areas);

Numbers may not add due to rounding.

Table 3 illustrates that there is sufficient capacity in the wastewater system to accommodate development beyond the 2041 forecast if the rate of development should exceed the forecast in determined through this GMS. Specifically, Table 3 demonstrates that the WWTP can accommodate for existing units (2,273) and non-residential growth (528), and service 3,939 new units within the total build-out capacity of the WWTP.

Table 3: Summary of Wastewater Capacity

	UCWS EA Capacity ¹
Total Build-out Capacity (UCWS EA)	6,740
Total Single Family Units (2019)	2,273
Non-residential Growth 2019-Build-out	528
Capacity for Growth	3,939

Recommendations and Next Steps

The following policy directions are recommended to implement the outcomes of the Town's Growth Management Strategy.

1. Update the residential growth policies in the OP.
2. Update the Growth Strategy policies contained in the OP.
3. Strengthen policies related to monitoring and review of growth within the Town.

¹ Refer to the Urban Centre Wastewater Servicing EA and Wastewater Financing Options Study for further detail.

4. Delineate the Built Boundary and establish policies promoting intensification within the Built Boundary.
5. Update policies related to servicing in the Urban Centres based on the outcomes of servicing studies completed.
6. Strengthen policies related to the requirement of municipal servicing.
7. Introduce phasing policies and/or a Phasing Plan.
8. Strengthen language regarding efficiency of development.
9. Resolve Deferral Area 2.
10. Update guidance on Planning Act application submission requirements.
11. Develop a “definitions” section of the Town of Erin Official Plan to provide clarity on the application of terms.
12. Consider the development of Community Design and/or Streetscape Guidelines.
13. Consider the development of architectural guidelines and/or architectural control.
14. Conduct an Official Plan Review to address Provincial and County policy conformity.

Further details are provided in **Section 12** of the report.

As a result of this growth management planning process, as well as the related studies led by the Town, an OPA should be initiated by the Town to align the OP with the outcomes identified through these studies.

1.0 Introduction

The Town of Erin's (the Town) ability to accommodate growth has been limited for some time, largely due to infrastructure capacity constraints. The Town has undertaken several initiatives to address the infrastructure challenges over the last few years, for example, the Class Environmental Assessment (EA) for a new municipal wastewater treatment plant and new municipal water supply. These infrastructure investments will support existing development and growth in the Town's Urban Centres. We understand that there are several other initiatives currently being undertaken by the Town that need to be considered when reviewing how and where the Town should grow.

The Growth Management Strategy (GMS) relies on the infrastructure plans established through the EAs previously and currently being undertaken by the Town, and outlines a high level phasing strategy for growth within the two Urban Centres (Hillsburgh and Erin). The Town's current supply of designated residential land in Erin and Hillsburgh exceeds demand to 2041; therefore, the GMS must provide guidance on where to direct growth within the 2041 planning horizon. This study takes into consideration land use planning, infrastructure planning and market demand factors. The GMS ultimately provides a recommended framework for growth to 2041 that is aligned with the Urban Centre Wastewater Servicing Class EA (UCWS EA).

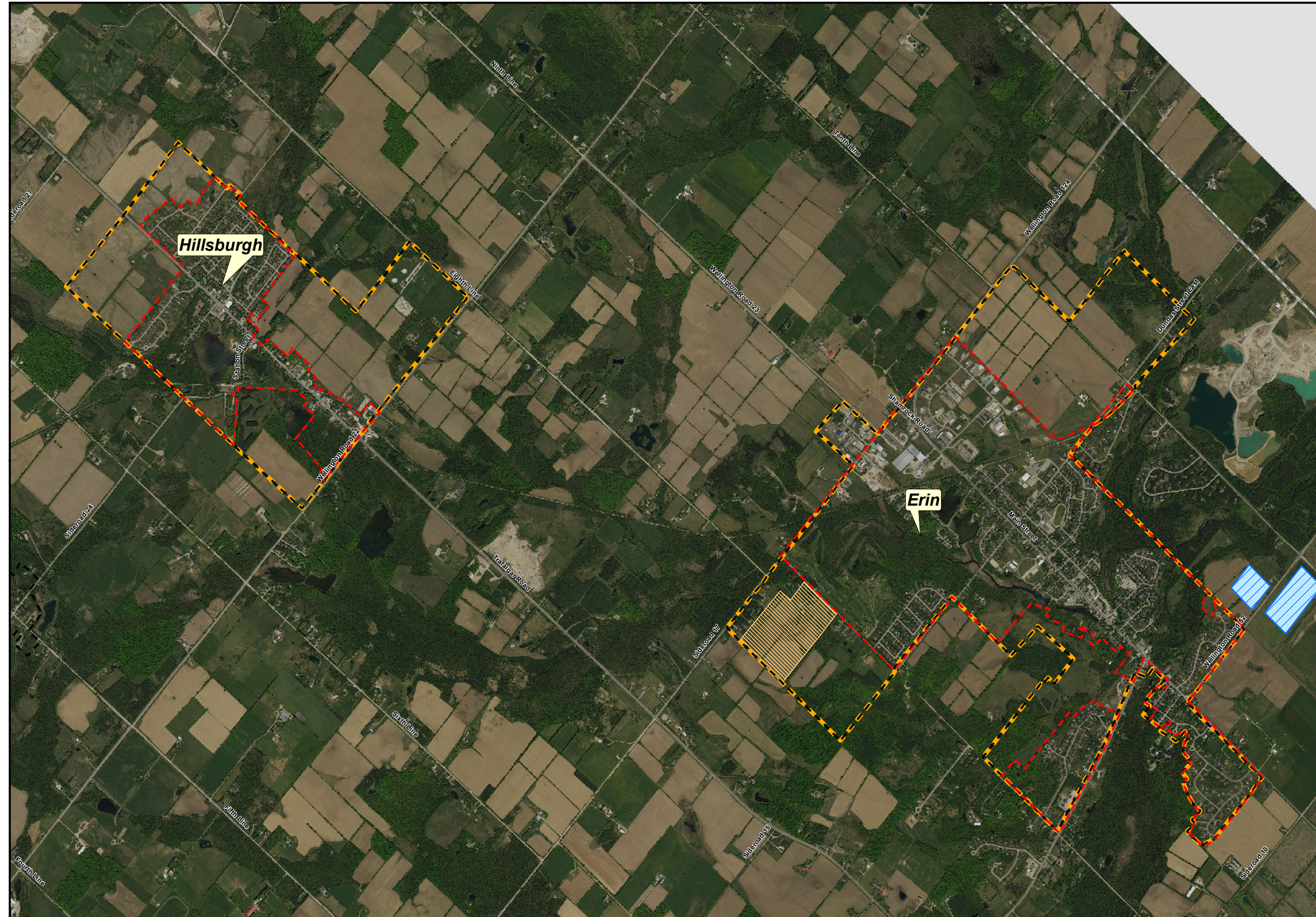
The study area for this GMS includes the Urban Centres of the Town, Hillsburgh and Erin (See Figure 1). Specifically, the GMS looked at vacant lands designated for residential and/or employment uses within the Built Boundary, and outside of the Built Boundary but within the Urban Centres, to consider where to allocate growth. It should be noted that a settlement boundary expansion was not considered as part of this study, as there is sufficient land supply within the Urban Centres to accommodate growth forecasted to 2041 and beyond.

The GMS followed a structured process where growth forecasts were reviewed and updated based on the Town's current initiatives including the UCWS EA, the Development Charges By-law, and the Wastewater Financing Options Study. Lands were identified for potential future development and assessed for development feasibility and infrastructure requirements. Based on this analysis, a preferred growth scenario emerged to guide future growth to 2041.

TOWN OF ERIN GROWTH MANAGEMENT STRATEGY

STUDY AREA

FIGURE 1

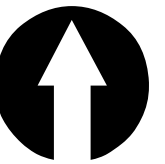


LEGEND

- Deferral Area 2
- Study Area
- Potential Wastewater Treatment Plant Site

Base Mapping

- Built Boundary
- Urban Centre / Hamlet
- Municipal Boundary



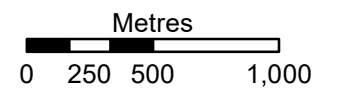
NORTH



Map Prepared by: PFM
Dillon Consulting Limited
Map Checked by: MM
Dillon Consulting Limited

October 10, 2019

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1.1 Report Organization

The report is structured to document the GMS project process including the policy framework which regulates growth allocation and density, identification of the current land supply, an analysis of demand (population, housing and jobs) to 2041, and infrastructure capacity in the Town. This analysis was used to determine the preferred solution to accommodate growth in the Town. Table 1 provides an overview of how the report is organized.

Table 1: Report Organization

Report Layout	Description	Report Section
Growth Management Strategy Project Process	This section describes the Growth Management Strategy process and outlines the steps taken during this project to determine where growth should occur to 2041.	Section 1.0 and 2.0
Policy Framework	This section outlines the provincial, county and municipal policies which impact growth management in Erin.	Section 3.0
Urban Land Supply	The Town's current land supply is identified and categorized as Community Lands or employment lands in this section.	Section 4.0
Existing Conditions	The existing conditions section of the report summarizes the current characteristics and infrastructure capacity in Erin.	Section 5.0
Economic Overview and Trends	This section provides a summary of Regional and local economic trends, including labour force and population trends.	Section 6.0
Population, Household and Employment Growth	This section examines the key drivers behind growth in the GTHA and Erin.	Section 7.0
Population and Employment Forecasts	This section covers the anticipated population growth to 2041.	Section 8.0
Urban Land Needs	This section identifies how much land is available to accommodate forecasted residential and employment growth.	Section 9.0
Growth Allocation Scenarios	Available lands for future residential and employment growth are assessed and prioritized based on factors including development feasibility and infrastructure costs.	Section 10.0
Preferred Growth Scenario and Phasing	This section describes the preferred option to accommodate growth to 2041.	Section 11.0
Official Plan Policy Directions and Next Steps	This section presents recommended updates to the Town's Official Plan, based on the findings of the Growth Management Strategy.	Section 12.0

2.0 Growth Management Strategy Process

The Growth Management Strategy focused on providing the Town with a defensible, supported and comprehensive vision for growth. The goal was to answer two key questions: 1. How do we want to grow? and, 2. Where do we want to grow? Building on the background demographic work undertaken as part of OPA 99, a Population, Housing and Employment Growth forecast was established to provide a baseline understanding of the amount of demand anticipated to 2041. The second component of the project was focused on land supply. This process included the identification of lands available to accommodate growth, evaluation framework to evaluate each of the areas, and the recommendation of a preferred solution to accommodate future growth. Throughout the process, community and stakeholder input was used to confirm approaches, and test potential growth scenarios.

GMS Project Overview

1. Provincial, County and Municipal Background Review
2. Community Growth Survey
3. Evaluation Framework
4. Growth Scenarios
5. Preferred Growth Scenario and Phasing
6. Policy Guidance
7. Council Meeting
8. Final Growth Management Strategy Report

2.1 Community Input

2.1.1 Overview of Consultation Activities

Community members and stakeholders contributed valuable input at key decisions points in the process by providing context and background from different perspectives. This helped to identify issues and opportunities associated with potential growth areas in the Town of Erin. It also provided information used to inform the evaluation criteria.

To complement and support the development of the GMS, a high-level engagement strategy was created. Community engagement was achieved through an online Community Growth Survey, stakeholder meetings, Technical Advisory Group and Steering Committee meetings (including public members), social media posts (Facebook, Twitter, and Instagram), Erin Connection newsletters, an advertisement in the Erin Advocate, and through the Town of Erin's website.



2.1.1.1 Community Growth Survey

The Community Growth Survey was designed to identify issues and opportunities associated with future growth, as well as to prioritize growth areas between Hillsburgh and Erin. The survey was launched on May 20, 2019 and closed on June 21, 2019. The survey was advertised through a link on the Town's website, through the Erin Advocate, and sent to the business community through the Economic Developers email subscription. In addition, Town staff attended the RibFest on June 8, 2019 and had a tablet available for residents to complete the survey. Hard copies of the survey were available at RibFest and throughout the survey period at Town Hall.

The Community Growth Survey received 284 responses. Overall, respondents were generally neutral or happy about future growth prospects in the Town of Erin. Erin Village was slightly favoured for future residential and employment growth over Hillsburgh. Respondents indicated that they would prefer residential growth to be focused on redevelopment of existing and small vacant sites. For employment growth, respondents indicated that they would prefer to see this focused to downtown main streets and business parks. When asked about what they want Erin to be known for in 2041, respondents emphasized a Vibrant Small Town. The survey data collected is attached in Appendix A.

2.1.1.2 Steering Committee and Technical Advisory Group Meetings

The purpose of the Steering Committee and the Technical Advisory Group was to provide the project team with input at key points in the process of developing the GMS for the Town. The Steering Committee and Technical Advisory Group provided input on the draft evaluation criteria, as well as the preferred growth scenario and draft policy guidelines. Two joint Steering Committee and Technical Advisory Group meetings were held. The first meeting was to review the potential development areas and the draft evaluation criteria proposed to evaluate these potential areas. A presentation summarized the work completed to-date and a group discussion followed.

The second meeting was focused on the preliminary preferred growth scenario and draft Official Plan policy guidance. The presentation provided a status update on the project and identified results of the analysis undertaken that led to a preliminary preferred scenario. The group discussed the interrelationship between the GMS and other related studies such as the Wastewater Financing Options Study and the need for an integrated approach to guide growth.

2.2 Summary

The input received through the initial community and stakeholder engagement was used to inform the evaluation framework. In the Community Growth Survey, respondents indicated additional evaluation criteria, for example ensuring the accommodation of seniors housing, daycare availability and identifying phasing of infrastructure projects.

Council, the Steering Committee and the Technical Advisory Group provided a local lens in discussing the potential growth areas and the evaluation criteria. Input and guidance was also received on the preliminary preferred growth scenario. Participants offered meaningful feedback on the draft Official Plan policy directions, as well as insight into messaging and engagement as part of a future Official Plan Amendment and/or Official Plan Review process.

3.0 Policy Framework

Growth management in Ontario is governed by a number of provincial policy documents. The following sections summarize the relevant policies that guide growth management in the Town of Erin, including provincial, county and local plans.

3.1 Provincial Policy

3.1.1 Provincial Policy Statement (2014)

The Provincial Policy Statement (PPS) came into effect on April 30, 2014² and provides policy direction on matters of provincial interest related to land use planning and development. The PPS is issued under Section 3 of the Planning Act. Land use planning decisions made by municipalities must be consistent with the PPS. The PPS encourages growth to be directed within urban and rural settlement areas.

A planning authority may identify a settlement area or allow the expansion of a settlement area boundary and when it can be demonstrated that sufficient opportunities for growth area not available through existing growth areas to accommodate the projected needs over the planning horizon. In conjunction, suitable services need to be planned or available to accommodate the new growth.

Section 1.3.2.1 of the PPS requires that planning authorities provide land uses and infrastructure to meet the long-term employment needs of its projected population.

The PPS requires that sufficient land be made available to accommodate an appropriate range and mix of land uses to meet project needs. Within settlement areas, sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas (DGA) (Section 1.1.2).

The PPS states that lands must be developed such that the development efficiently uses land and resources, is appropriate for and efficiently uses infrastructure and public service facilities, minimizes negative impacts to air quality and climate change, promotes energy efficiency, and supports active transportation, transit and freight (Section 1.1.3.2). New developments taking place in DGA should occur adjacent to existing BUA and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities (Section 1.1.3.6). Planning authorities must also establish phasing policies to ensure specific targets for intensification and redevelopment are achieved prior to, or concurrent with, new development within DGA, and the orderly progression of

² In July 2019, the Province released proposed amendments to the Provincial Policy Statement to reflect other recent changes including those of the approved Growth Plan, 2019. The proposed changes are open to public comment until October 21, 2019. This report is based on the in force and effect PPS (2014).

development within DGA and the timely provision of the infrastructure and public service facilities required to meet current and projected needs (Section 1.1.3.7).

Planning authorities shall maintain the ability to accommodate residential growth for a minimum of 10 years through residential intensification and redevelopment, and if necessary, lands which are designated and available for residential development. The planning authorities need to provide lands with sufficient servicing capacity to provide at least a three-year supply of residential units (Section 1.4).

The PPS also outlines planning for infrastructure, specifically, that growth should be directed in a manner which promote the efficient use and optimization of municipal sewage services and municipal water services (Section 1.6.6.1). Transportation systems should be provided which are safe, energy efficient, facilitate the movement of people and goods, and are appropriate to address projected needs (Section 1.6.7.1).

3.1.2 Growth Plan for the Greater Golden Horseshoe (2019)

The Growth Plan for the Greater Golden Horseshoe (the Growth Plan), approved under Section 7 of the Places to Grow Act, 2005 took effect on May 16, 2019. The Growth Plan builds on the policy foundation set by the PPS 2014 and is intended to promote the effective use of land for future generations. The horizon of the Growth Plan is to 2041. The Growth Plan encourages future growth to be directed to serviced areas to create compact and complete communities which protect agricultural and water resources for future generations. The Growth Plan provides population and employment forecasts for all upper and single-tier municipalities in the Greater Golden Horseshoe. Table 2 shows the projected population and employment for the County of Wellington.

Table 2: Growth Plan Population and Employment Projections

Growth Plan	Population			Employment		
	2031	2036	2041	2031	2036	2041
County of Wellington	122,000	132,000	140,000	54,000	57,000	61,000

To achieve the Growth Plan targets, minimum intensification and Greenfield density targets have been established for areas within the Growth Plan. The County of Wellington is mandated to achieve a minimum Greenfield density of 40 residents and jobs combined per hectare within the horizon of the Growth Plan. For reference, this is consistent with the County's target established through the previous version of the Growth Plan (2017). The intensification target is to be established through the next municipal comprehensive review based on maintaining or improving upon the minimum intensification target contained in the applicable upper- or single-tier official plan. Until the next municipal comprehensive review is approved and in effect, the annual minimum intensification target contained in the applicable official plan that is approved and in effect as of July 1, 2017 will continue to apply (Section 2.2.2.2).

During the preparation of this GMS, the Province of Ontario passed Bill 108, the More Homes, More Choice Act which received Royal Assent on June 6, 2019. The Bill amends 13 legislative acts, including the Planning Act. The changes made through Bill 108, the More Homes, More Choice Act do not result in any material change to the growth management approach for Erin.

3.2 County of Wellington Official Plan

County of Wellington Official Plan (County OP), which came into effect in May 1999, provides direction regarding growth and development across the County. All land use and servicing decisions made by member municipalities, including the Town of Erin, must conform to the policies of the County's OP.

The County OP generally directs growth to Urban Centres, specifically, those which offer municipal water and sewage. In an effort to conserve prime agricultural areas, growth could also be directed to secondary agricultural areas. The County OP sets targets for new development, including residential intensification, Greenfield development and affordable housing. Section 3.3.1 of the County OP sets out intensification targets. By the year 2015 and for each year thereafter, a minimum of 20 percent of all residential development occurring annually will be within a BUA. The designated Greenfield area will be planned to achieve an overall minimum density of not less than 40 residents and jobs per hectare.

The County OP also projects population to 2041. Table 3 shows the projected population for the County. The percentage of population in Urban Centres is projected to increase by approximately 10%.

Table 3: County of Wellington Population and Household Projections

	2016	2031	2036	2041
Total Population	95,805	122,000	132,000	140,000
% of Population in Urban Centres	51%	59%	61%	62%
Households	32,960	42,290	45,750	48,740
Total Employment	40,070	54,000	57,000	61,000

The population forecasts for the Town of Erin are outlined in the County's OP. Population and household growth forecasts for Hillsburgh and Erin Urban Centres were combined as additional analysis was needed to allocate growth between the two Urban Centres. A range was provided in the County's OP due to the uncertainty in land supply based on infrastructure constraints. Table 4 and Table 5 provide a summary of the population, household and employment forecast outlined in the County's OP.

Table 4: Distribution of Population in the Town of Erin

Wellington Official Plan	Population			Households		
	2016	2036	2041	2016	2036	2041
Town of Erin	12,365	15,360 to 16,250	15,865 to 18,905	4,115	5,185 to 5,480	5,385 to 6,340

Wellington Official Plan	Population			Households		
	2016	2036	2041	2016	2036	2041
Hillsburgh and Erin	4,415	6,500 to 7,390	7,000 to 10,040	1,530	2,235 to 2,530	2,420 to 3,375
Outside of Urban Centres	7,950	8,860	8,865	2,585	2,950	2,965

Table 5: Employment Projections in the Town of Erin

Wellington Official Plan	Employment		
	2016	2036	2041
Total Employment	3,770	5,220	5,240

3.2.1 Official Plan Amendment No. 99

The Ontario Municipal Board oversaw an appeal on the County of Wellington OP under Section 17 of the Planning Act. The Revised Minutes of Settlement are dated May 2017. OPA 99 speaks to two main issues relating to the phasing of future growth in Hillsburgh and Erin. It states that two Class EA processes will be completed to determine municipal water and wastewater service capacity. Following the completion of these Class EA's, the Town's Official Plan growth management policies will need to be amended to reflect the results of the Class EA process and include appropriate timing, phasing, servicing, location and financing of future growth. The Appeal also included updates to Tables 1 and 7 and Policy 3.5.1 of the County's Official Plan (See Appendix B).

3.3 Town of Erin Official Plan

The Town of Erin Official Plan (Erin OP) was adopted by Wellington County Council in December 2004; however, the current version contains Modification and Applications to May 2012. The purpose of the Erin OP is to provide local land use policies for future growth and development. The Erin OP sets out the major land use designations applicable to the Town, including the Urban and Rural Areas. Table 6 provides a summary of the population, household and employment forecasts to 2031, as referenced in the Town's OP.

Table 6: Town of Erin Official Plan Population, Household and Employment Forecasts

Years	2006	2011	2016	2021	2026	2031
Town of Erin						
Total Population	11,680	11,930	12,490	13,510	14,530	15,530
Households	3,810	3,960	4,160	4,510	4,850	5,180
Total Employment	3,550	3,590	3,780	4,600	5,020	5,460
Erin Village						
Total Population	3,020	3,000	3,100	3,540	3,980	4,400
Households	1,030	1,050	1,090	1,240	1,390	1,530
Hillsburgh						
Total Population	1,240	1,280	1,380	1,610	1,850	2,080
Households	410	430	460	540	610	690

The Erin OP designates land through three major land-use areas: the Greenlands system, the Rural system and the Urban system. The rest of the Town is made up of Greenlands and Rural system land use designations. The focus of this study is on the Urban Centres of Hillsburgh and Erin.

Within both Urban Centres, the Erin OP designates land based on the following land use categories:

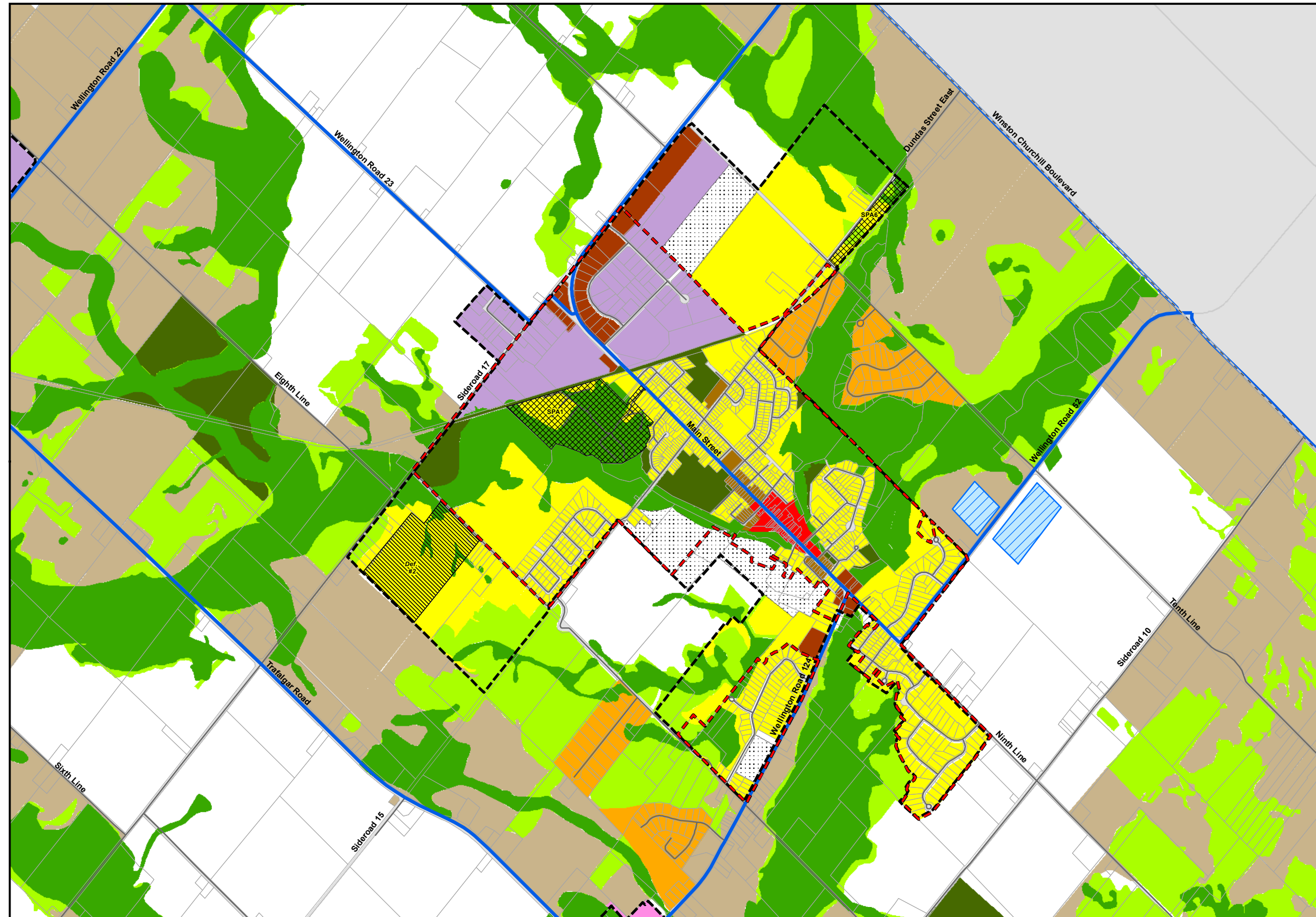
- Residential;
- Future Development;
- Central Business District;
- Highway Commercial;
- Residential Transition;
- Industrial;
- Core Greenlands;
- Greenlands; and
- Recreational.

Figure 2 and Figure 3 illustrate the applicable land use designations, Built Boundary and Urban Centre boundaries in Erin and Hillsburgh, respectively.

TOWN OF ERIN GROWTH MANAGEMENT STRATEGY

OFFICIAL PLAN LAND USE - ERIN VILLAGE

FIGURE 2



LEGEND

Potential Wastewater Treatment Plant Site

Official Plan Land Use

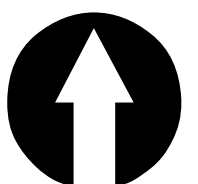
- Residential
- Country Residential
- Residential Transition
- Secondary Agricultural
- Hamlet
- Industrial
- Central Business District
- Highway Commercial
- Recreational
- Future Development
- Defferal Area 2
- Policy Area

The Greenlands System

- Core Greenland
- Greenland

Base Mapping

- County Road
- Other Road
- Parcel
- Built Boundary
- Urban Centre / Hamlet
- Municipal Boundary

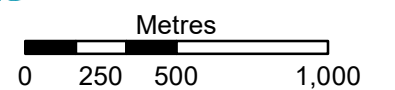


NORTH

Map Prepared by: PFM
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Map Checked by: MM
Dillon Consulting Limited

October 10, 2019

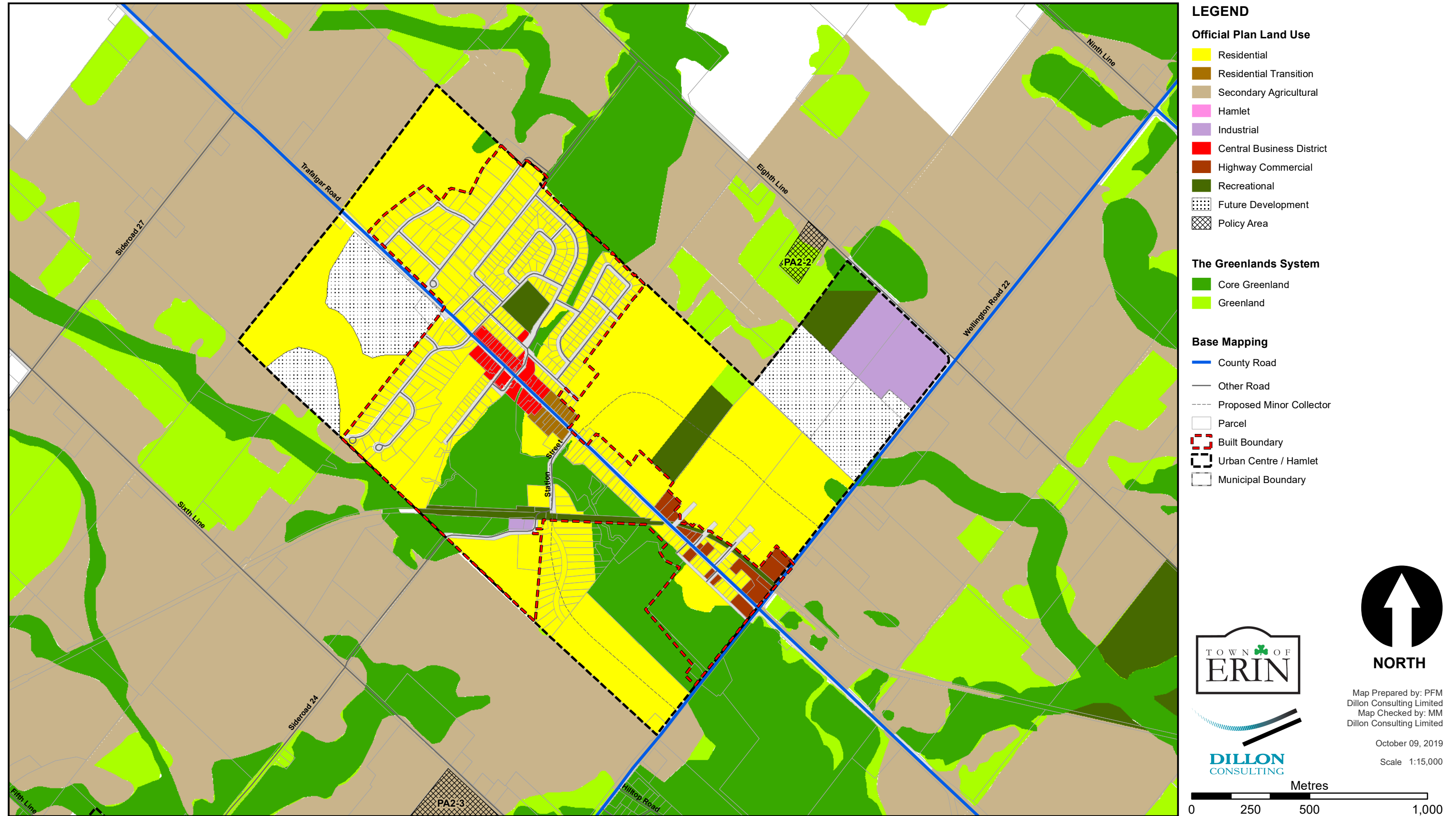
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TOWN OF ERIN GROWTH MANAGEMENT STRATEGY

OFFICIAL PLAN LAND USE - HILLSBURGH

FIGURE 3



Within each of the Urban Centres, the Town has established a Built Boundary. The Built Boundary is defined by the province as the limits of the developed urban area defined by the Minister in consultation with affected municipalities for the purpose of measuring the minimum intensification target. However, some lands designated for Future Development are also included within the Built Boundary. Lands outside of the Built Boundary, but within the Urban Centre are described as Greenfield lands intended to accommodate future growth. Future development refers to areas within the Town, where it is not possible to predesignate for future intended uses. Such lands may not be required over the planning period for development purposes or the specific nature of the intended land uses is not known at this time (OP Section 4.13). For the purposes of this GMS, land designated as Future Development has been excluded from the analysis.

In accordance with Section 3.5.2 of the OP, the Town shall maintain at all times, the ability to accommodate residential growth for a minimum of 10 years through residential intensification and redevelopment. The Town also states that they will maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.

Growth in the Town was previously constrained and put on hold until the completion of a Servicing and Settlement Master Plan and subsequent EA. This process is described in more detail below.

3.3.1 Wastewater Treatment Class Environmental Assessment

In 2006, a Wastewater EA was mandated by the Town and growth in Erin was put on hold. The first phase of the EA began in 2009 and was completed by R.M. Ross and Associates in 2014. This is referred to as the Servicing and Settlement Master Plan (see **Section 3.3.1.1**). The second phase of the EA was completed by Ainley Group (Ainley) in 2018, which is referred to as the Urban Centre Wastewater Servicing Class EA (UCWS EA) and described below in **Section 3.3.1.2**.

3.3.1.1 Servicing and Settlement Master Plan

The Servicing and Settlement Master Plan was required in order to assess the capacity to accommodate growth from a servicing perspective. It defines a preferred strategy for providing water supply and sanitary sewage facilities for existing and future development in Hillsburgh and Erin, and assesses stormwater and transportation infrastructure policy implications. It also provided the foundation for the Class EA process for the Wastewater Treatment Plant.

3.3.1.2 Wastewater Treatment Plant Environmental Assessment

The UCWS EA was completed for the wastewater servicing of Erin and Hillsburgh by Ainley. The notice of completion issued on May 3, 2018. A link to additional information is provided here: <http://www.erin.ca/town-hall/wastewater-ea>. In August 2019, the Ministry of Environment, Conservation and Parks (MECP) denied three (3) Part II Orders that were filed following the formal public review period of the EA process. With the denial of the Part II Orders, the Town can proceed with

the design and construction of the wastewater infrastructure identified within the Environmental Study Report (ESR). The consultant (Ainley) is currently in the process of updating the ESR to include the correspondence associated with the Part II Orders and expects to complete the final ESR in October 2019. This represents an important milestone in the process of proactively planning for future growth and development in Erin, allowing the Town to move forward with the next steps in construction of a wastewater treatment plant. Two potential locations for the wastewater treatment plant were identified on the southeast side of Erin, which will have an impact on future growth scenarios due to construction of infrastructure. The final site selection is dependent on timing and will be made in conjunction with the wastewater treatment plant project moving forward.

4.0 Urban Land Supply

The Urban Land supply analysis for this GMS is focused on the lands within the Urban Centres of Hillsburgh and Erin. The land use designations from the May 2012 Town Official Plan were used to identify three categories to support the growth management analysis; Community Area, Employment Area and Other Land Use.

4.1 Methodology

To identify the supply of available land to accommodate future growth in the Town of Erin, lands were reviewed based on land use designation and status (i.e., developed and vacant). Lands designated for residential and employment uses within the Urban Centre were included in the land supply analysis. Vacant, designated areas within the Built Boundary were considered as potential Intensification Areas and vacant, designated areas beyond the Built Boundary but within the Urban Centres were considered as Greenfield Areas.

The land area calculations remove (net out) lands that prohibit development, such as natural heritage features, infrastructure corridors, etc. The potential developable area includes lands with no constraint to development from a land use designation perspective, as well as lands subject to an Environmental Impact Study (EIS) including potential buffers from environmental features as well as Conservation Authority Regulated Areas. These areas would be further evaluated and confirmed through a future EIS process. Developed parcels were removed unless considered appropriate for intensification or redevelopment. Parcels less than 1 ha in area were also removed as these do not represent significant contribution to the land supply.

4.2 Potential Development Areas

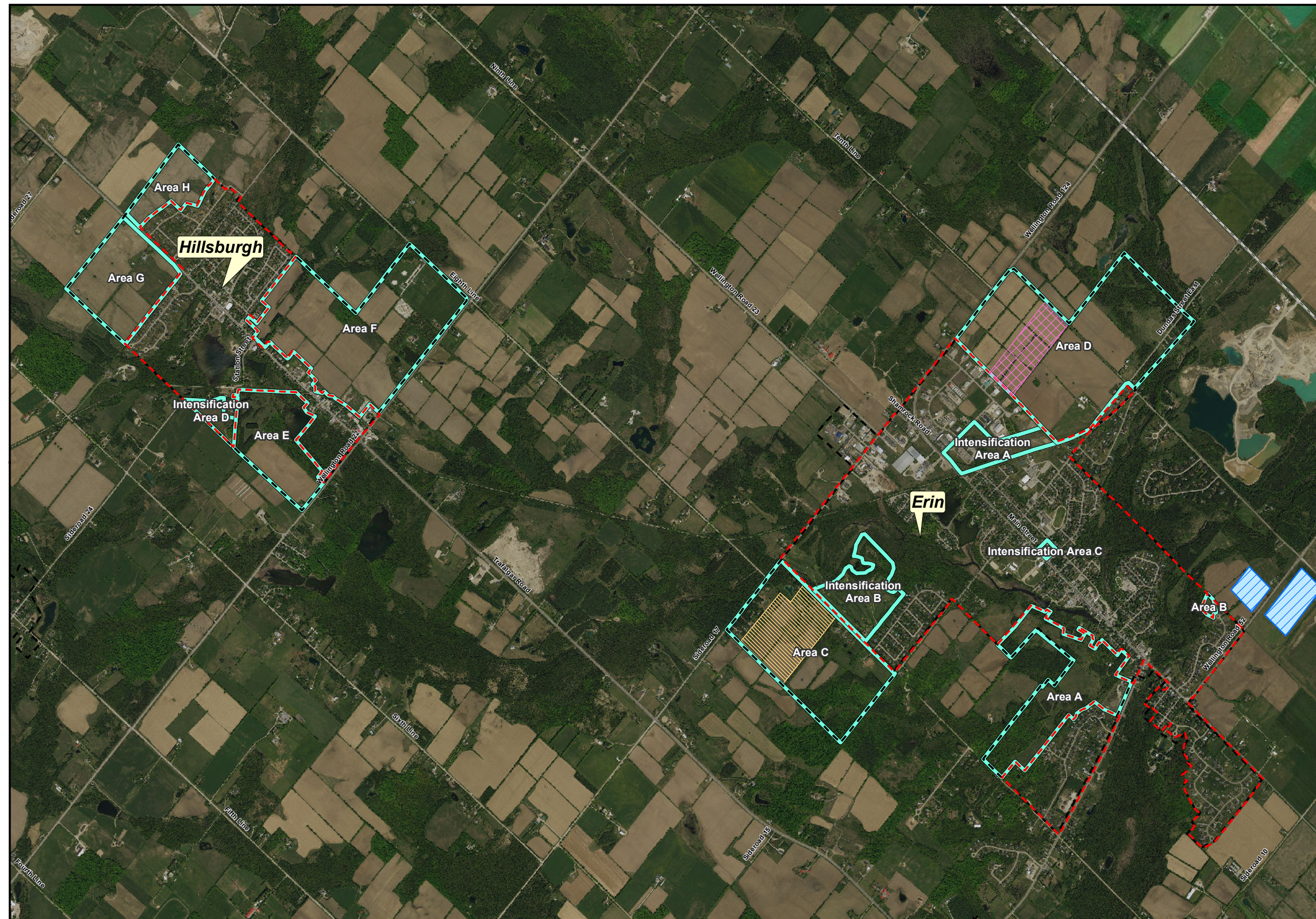
Community Areas are made up of Residential and Residential Transition land use designations. Employment Areas are made up of Central Business District, Highway Commercial and Industrial land uses. The Other Land Use category captures the remaining land uses – Core Greenlands, Greenlands, Recreational and Future Development land use designations.

In Erin Village, there are four Greenfield areas which are located outside of the Built Boundary and are included as part of this analysis. In Hillsburgh, there are four Greenfield areas which are located outside of the Built Boundary; however, one area was removed from the analysis as it is not currently designated for residential or employment uses. Figure 4 illustrates the land supply in both Hillsburgh and Erin.

TOWN OF ERIN GROWTH MANAGEMENT STRATEGY

LAND SUPPLY - ERIN AND HILLSBURGH

FIGURE 4



LEGEND

- Potential Development Area
- Defferal Area Area 2
- Future Development Area
- Potential Wastewater Treatment Plant Site

Base Mapping

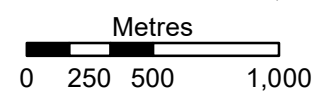
- Built Boundary
- Urban Centre / Hamlet
- Municipal Boundary



Map Prepared by: PFM
Dillon Consulting Limited
Map Checked by: MM
Dillon Consulting Limited

October 10, 2019

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4.3 Designated Community Lands

The designated Community Lands in Erin Village and Hillsburgh are shown in Table 7 below. There is a total of 118 ha of land available for Greenfield development in Erin and 102 ha of Greenfield land in Hillsburgh. Of the designated Community Lands, 57% of all available land is available in Erin and 43% is available in Hillsburgh. The majority of community lands available for future development in the Town are located in the Greenfield areas (220 ha outside of the Built Boundary within the Urban Centre). Approximately 29 ha of community land have been identified for intensification within the Built Boundary.

Table 7: Community Land Supply as of 2019 by Settlement

Geographic Location	Available Lands (ha)	Available Lands (%)
Erin	141	57%
Greenfield	118	47%
Intensification	23	9%
Hillsburgh	108	43%
Greenfield	102	41%
Intensification	6	2%
Total	249	100%

Note: An Environmental Impact Statement required as part of a future development application will confirm the area available for development.

4.4 Designated Employment Lands

Table 8 shows the vacant designated employment land area broken out by Urban Centre. Erin has the majority of the available employment lands with approximately 40 gross ha. Hillsburgh has 8 gross ha of vacant, designated employment lands.

Table 8: Employment Land Supply as of 2019 by Settlement

Geographic Location	Available Lands (ha)	Available Lands (%)
Erin	40	83%
Greenfield	25	52%
Intensification	15	32%
Hillsburgh	8	17%
Greenfield	8	17%
Intensification	0	0%
Total	48	100%

Note: An Environmental Impact Statement required as part of a future development application will confirm the area available for development.

4.5 Summary

There are 249 gross ha of designated residential land within Erin and Hillsburgh (of which 29 gross ha are within the Built Boundary and the remaining 220 ha are Greenfield areas). The available Greenfield residential land is distributed fairly evenly between Erin and Hillsburgh, with slightly more Greenfield land available in Erin. There is just over 48 gross ha of designated employment lands in Erin and Hillsburgh. The majority of the employment lands are located in Erin.

5.0 Existing Conditions

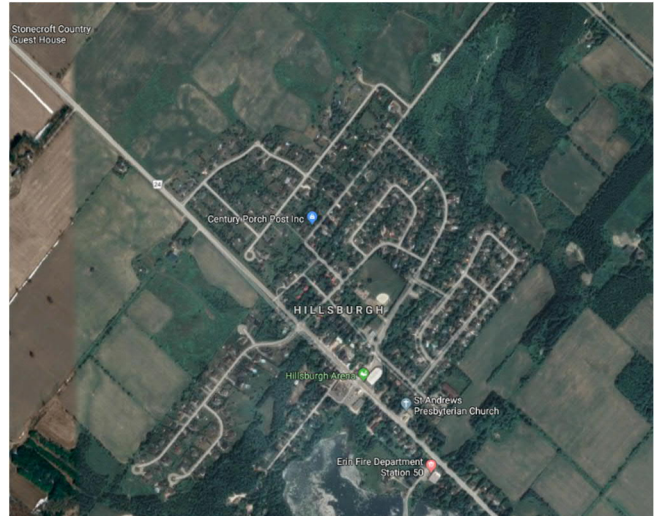
5.1 Land Use

5.1.1 Existing Land Use - Hillsburgh

Hillsburgh is made up of primarily large single family residential lots which create a rural estate feel within the community. The residential units are generally set back from the street. The streets are lined with mature trees and many of the residential streets do not have sidewalks, further reinforcing the small town character of the community.

The main commercial area is located along Trafalgar Road near the intersection of George Street. There is a mix of small commercial spaces with residential units above along the east side of Trafalgar Road. On the west side of the road, there are neighbourhood commercial uses, including a grocery store, liquor store and beer store.

Outside of the Built Boundary, Hillsburgh is surrounded by sprawling farmfields with active agricultural uses. There is very little development outside of Hillsburgh, except for individual farm houses. The Elora-Cataract Trailway intersects Trafalgar Road south of downtown, and connects Hillsburgh to Erin Village to the south.



5.1.3 Existing Land Use - Erin

Similar to Hillsburgh, development in Erin Village is dominated by single family residential units. The residential units in Erin Village are closer to the street than Hillsburgh; however, the streets contribute to the small town character as they are tree lined, limited sidewalks, and a low curb profile.

Erin Village has a bigger commercial area than Hillsburgh, with several blocks of Wellington Road having commercial properties fronting the street. Main Street has two travel lanes (one north and one south) with designated on-street parking on each side which creates a comfortable street environment. The western side of Main Street between Charles Street, north to the Valu-Mart is primarily a two-storey brick façade with commercial units on the ground floor. Independent retail shops are present along this corridor further contributing to the character of Erin Village.

Erin also has lands designated for industrial commercial activity, north of the railroad track along County Rd 124. This area is home to manufacturing and storage facilities which provide employment opportunities for the community.

Outside the Built Boundary, Erin is surrounded by sprawling farmland. Similar to Hillsburgh, there is very little development outside of Erin Village, except individual farm houses. There are also active gravel operations nearby.



5.2 Infrastructure Review

Historically, the Town has struggled to accommodate new growth due to servicing constraints. In the Urban Centres there is an existing municipal water source which some developments have accessed. It is the intention of the Town to provide a municipal water service to all lands within the designated Urban Centres. Currently, there is no municipal sanitary sewage facility in the Town. All sanitary sewage treatment is by individual private systems. It has been recognized by the Town that in order to provide municipal sanitary servicing to the existing Urban Centres and accommodate the growth forecasted by the County, it is necessary to construct a new wastewater treatment facility. The Town began the process for approving a new Wasterwater Treatment Plant with the support of Ainley for the EA (see **Section 5.3.1.2**). This EA, along with supplemental information (e.g., final servicing analysis) provided by Ainley, form the basis upon which the evaluation of the wastewater servicing options for the potential development areas was derived.

To provide clarity between the lands considered in both studies, Figure 5 shows the Development Areas used as part of the Wastewater EA, and the study areas defined through the GMS analysis.

5.3 Water and Wastewater Servicing

The communities of Erin and Hillsburgh are serviced using a combination of public and private infrastructure for potable water and wastewater discharge. Some properties have public potable water, whereas others are serviced by private wells or cisterns. As mentioned previously, there is no public infrastructure for wastewater; therefore, properties are primarily serviced with private septic systems or holding tanks.

5.3.1 Wastewater Servicing

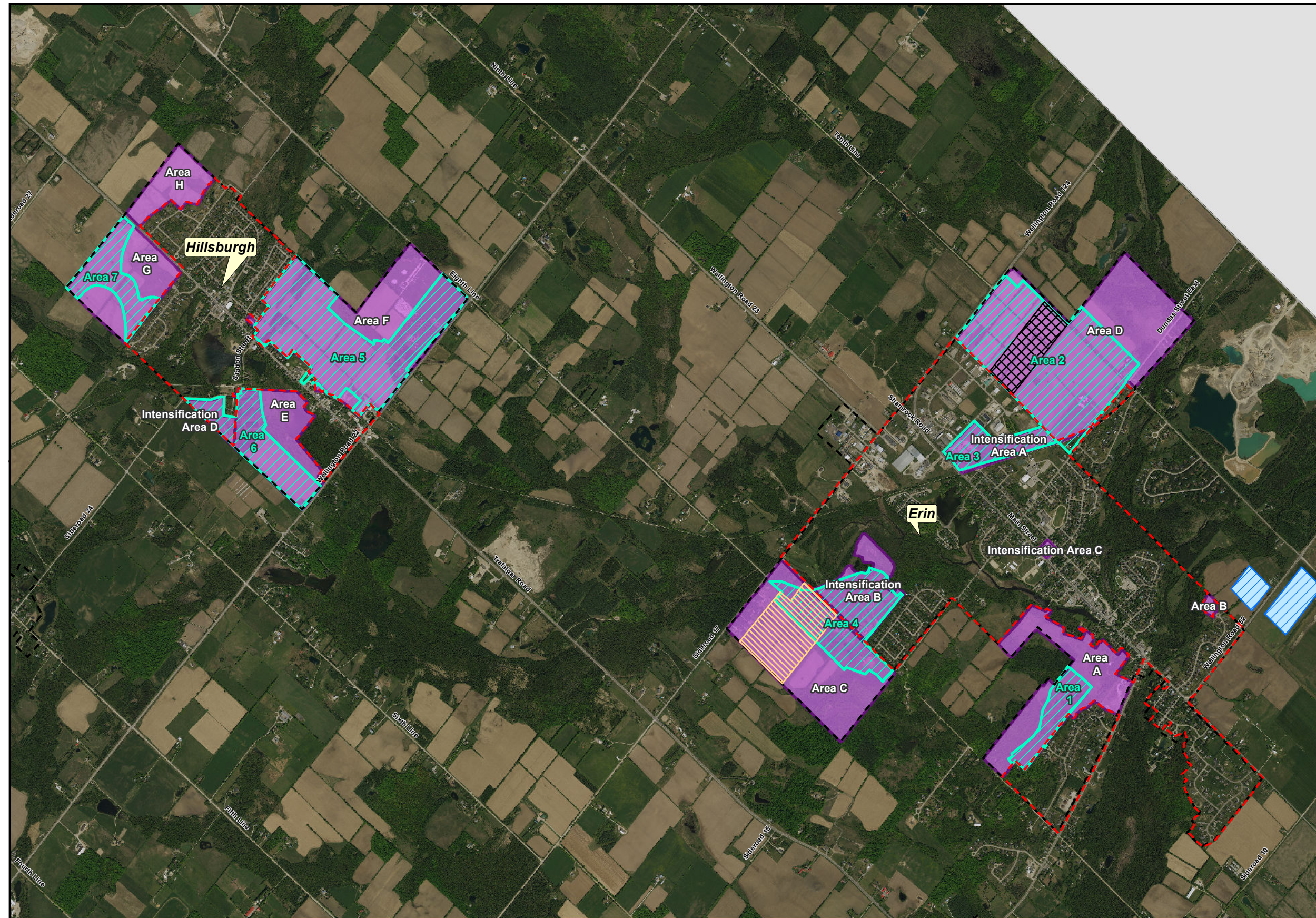
5.3.1.1 Existing Wastewater Conditions

Existing wastewater servicing in both Erin and Hillsburgh is exclusively managed through private wastewater systems. These systems are a combination of leaching fields/tanks and holding tanks. In some cases, the systems may have inadequate treatment processes prior to leaching which could cause ground water contamination.

TOWN OF ERIN GROWTH MANAGEMENT STRATEGY

DEVELOPMENT AREA COMPARISON

FIGURE 5



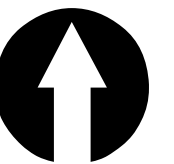
LEGEND

Land Supply

- GMS Potential Development Areas
- Wastewater Master Plan Development Areas
- Future Development Area
- Defferal Area 2
- Potential Wastewater Treatment Plant Site

Base Mapping

- Built Boundary
- Urban Centres / Hamlets
- Municipal Boundary



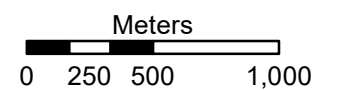
NORTH



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October 10, 2019

Scale 1:30,000



5.3.1.2 Proposed Wastewater Systems to Support Development

A wastewater EA was completed for the Town of Erin by Ainley, and was accepted in 2019. For further details on the proposed wastewater servicing details, refer to the Urban Centre Wastewater Servicing Class EA. The UCWS EA was undertaken to provide wastewater servicing for the Erin and Hillsburgh Urban Centres, including the connection of existing uses and the expansion of servicing to facilitate new development. The EA identified two possible locations for the Town's wastewater treatment plant (WWTP) and a basic infrastructure phasing plan that generally extends from south to north. The infrastructure plan was based on the need to facilitate new development, and may pick up existing development as the services are extended. The development areas that were identified to extend wastewater servicing are illustrated on Figure 6. Ainley provided approximate costs and analysis based on the EA work conducted. As such, the costs and details presented in the EA may not directly match those included in this analysis. It is possible that these costs may be revised further as the process for the design of the future wastewater system progresses.

The UCWS EA discretized the proposed wastewater system into 4 segments. To service the potential development areas in Erin, Segments 1 through 2 are required. To service the potential development areas in Hillsburgh, Segments 1 through 4 are required. For information regarding the cost associated with the construction of segments of wastewater servicing and the WWTP, refer to the UCWS EA and the Wastewater Financing Options Study.

During the detailed design of the sanitary connections from each development to the proposed trunks, the designer must account for the sanitary catchments that flow into the connection routing and size their pipes accordingly. The UCWS EA was relied upon to identify infrastructure requirements, costs and phasing for this assignment. The wastewater treatment capacity will need to be monitored to ensure sufficient capacity for all of the development areas identified within the UCWS EA.

5.3.2 Water Servicing

Portions of both Erin and Hillsburgh are serviced by potable water provided by the Town. The system is supplied by a series of groundwater wells. Those not serviced by municipal water are serviced either by private wells or by cisterns. The existing and proposed water service network is illustrated on Figure 7.

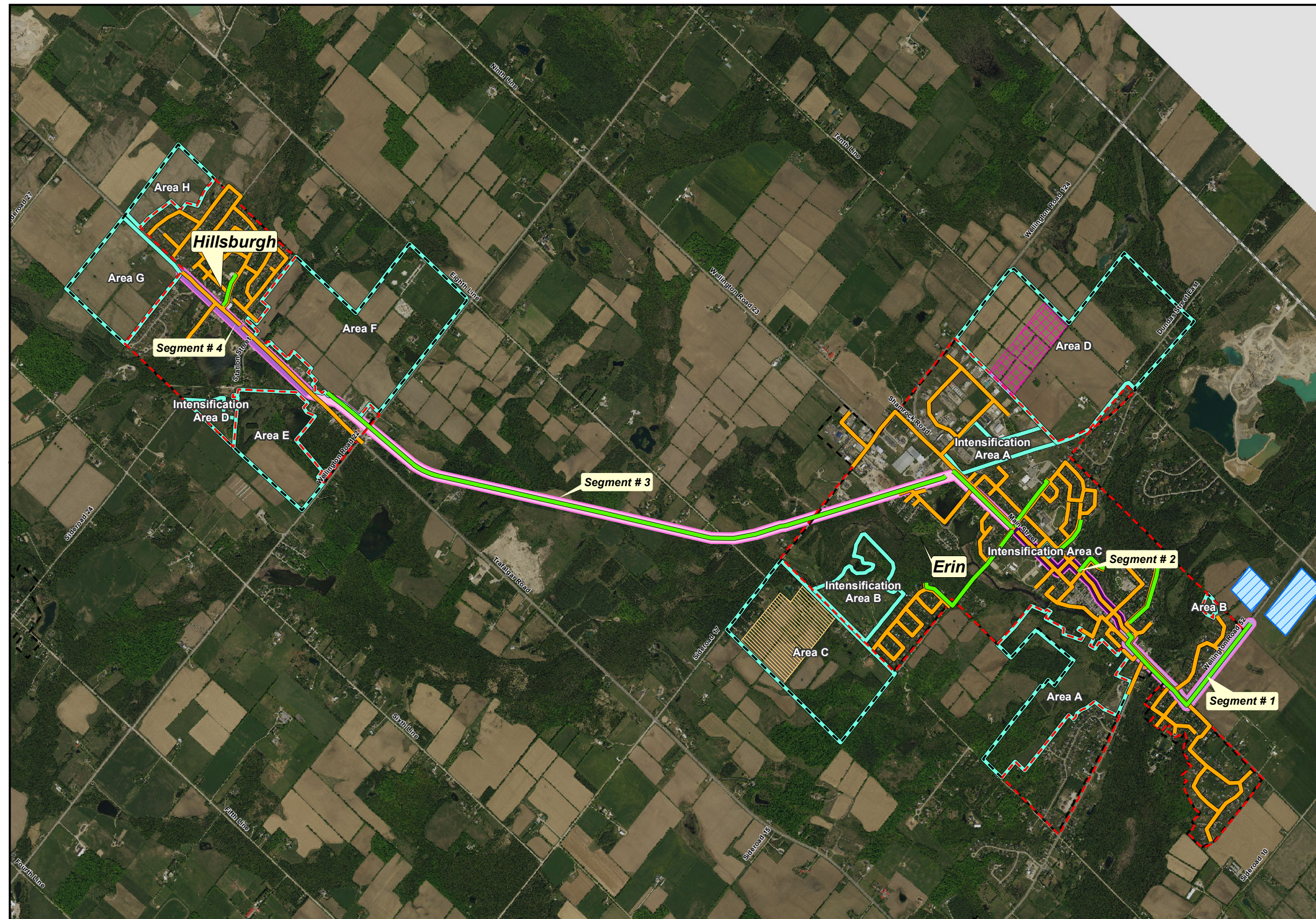
5.3.2.1 Existing Water Conditions

The municipal water systems are comprised primarily of pipes between 100mm and 250mm in diameters. Larger 600mm diameter pipes do exist adjacent to well locations, and smaller pipes, 50mm in diameter are located on cul-de-sacs, which is common practice. The pipe systems in comprised primarily of PVC pipe, with cast iron pipes, and ductile iron pipes in smaller quantities. One copper 50mm loop exists in the Aspen Court area of Erin. The system has a number of dead-end mains which likely require periodic flushing.

TOWN OF ERIN GROWTH MANAGEMENT STRATEGY

WASTEWATER SERVICING NETWORK - ERIN AND HILLSBURGH

FIGURE 6



LEGEND

- Potential Development Area
- Defferal Area 2
- Future Development Area
- Potential Wastewater Treatment Plant Site

Wastewater Servicing

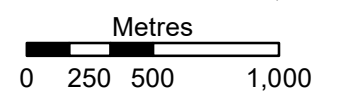
- Forcemain
- Gravity Sewer
- Segment #1
- Segment #2
- Segment #3
- Segment #4

Base Mapping

- Built Boundary
- Urban Centre / Hamlet
- Municipal Boundary



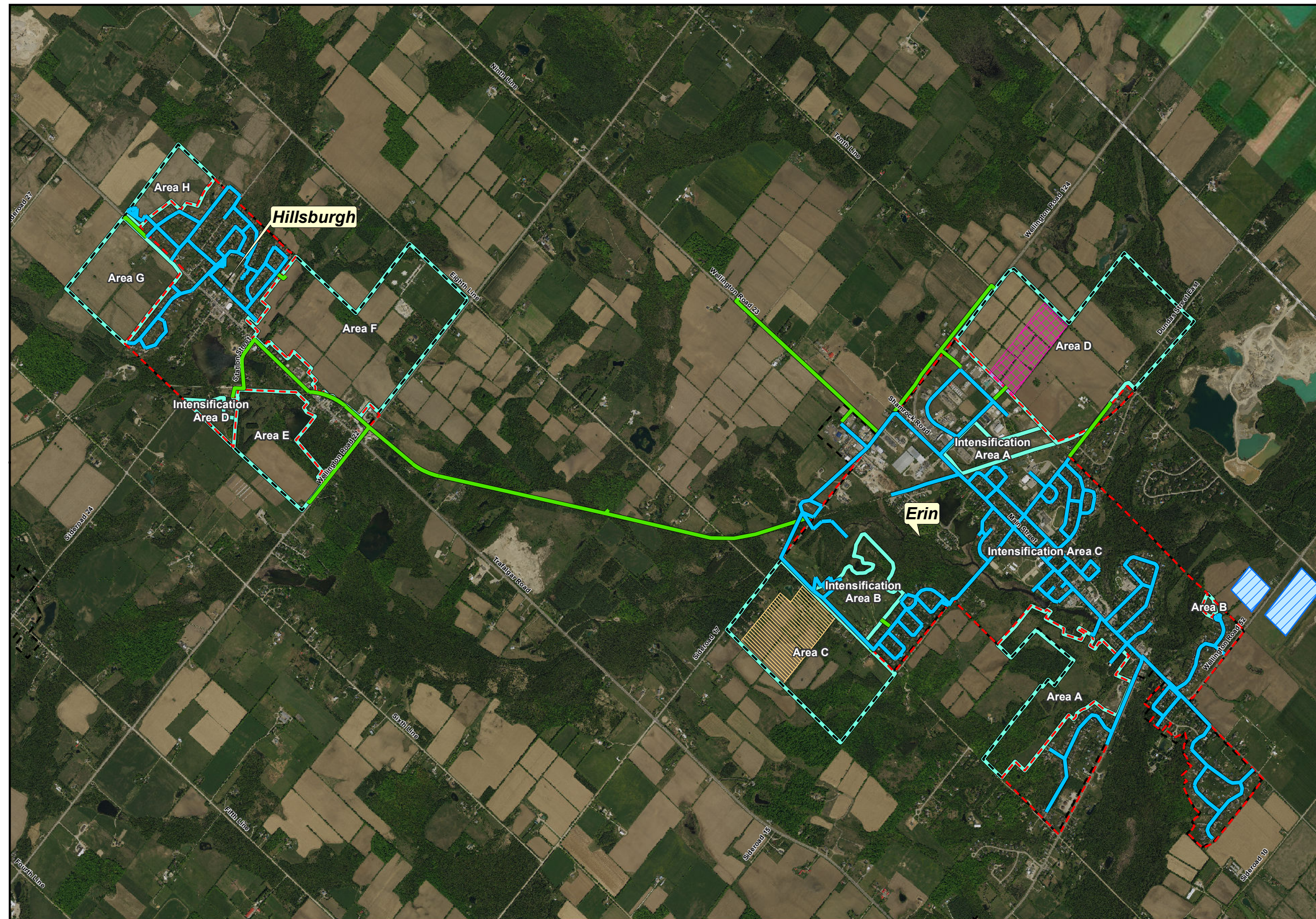
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TOWN OF ERIN GROWTH MANAGEMENT STRATEGY

WATER SERVICING NETWORK - ERIN AND HILLSBURGH

FIGURE 7



LEGEND

- Potential Development Area
- Defferal Area 2
- Future Development Area
- Potential Wastewater Treatment Plant Site

Water Servicing

- Existing Water Servicing
- Conceptual Water Servicing

Base Mapping

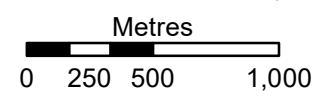
- Built Boundary
- Urban Centre / Hamlet
- Municipal Boundary



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5.3.2.2 Proposed Water Systems to Support Development

The various potential development areas will need to be connected to the municipal potable water system. The system as it stands is not able to provide a sufficient source of water for all the new potential developments. As part of the water supply EA, the Town has been working to identify supplemental sources of water, including new wells and connections to the existing water distribution network. These improvements would be required regardless of which areas are preferred to meet the growth projection. For further details on the proposed water system, including associated cost estimates, refer to the Town's Water Supply EA.

5.4 Transportation

5.4.1 Transportation Existing Conditions

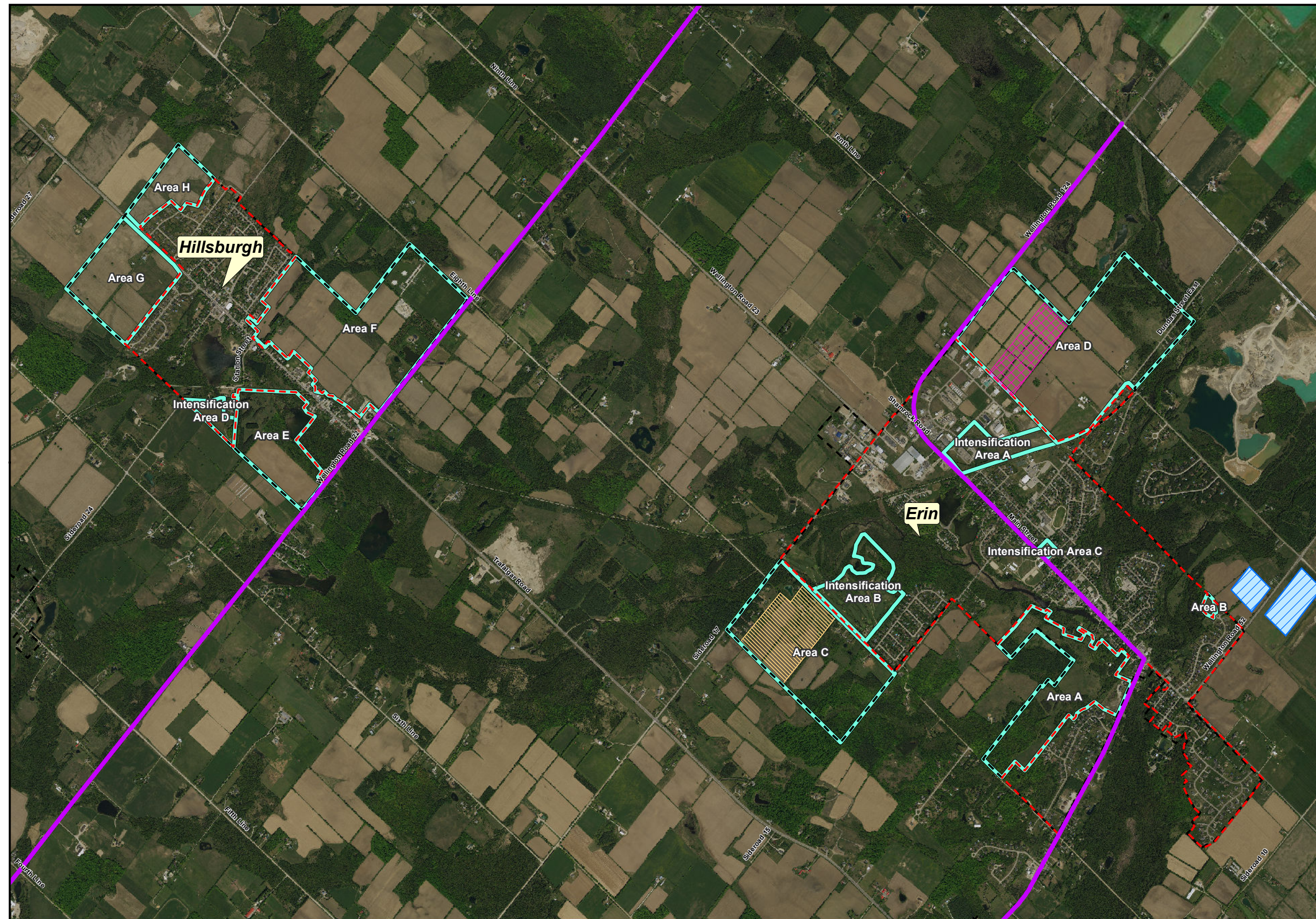
The transportation system for the Town is predominantly provided by the County road network. Alternate modes of transportation, including cycling, transit and pedestrian infrastructure, is anticipated to become an increased focus for the Town as part of a long-term transportation strategy to support growth. Active transportation was included as a criterion in the evaluation undertaken. Since the vehicular use of the road network is the primary mode of transportation in the Town of Erin, this network is the focus of the transportation analysis outlined below.

The County road network, mostly rural in nature, connects the Urban Centres (Hillsburgh and Erin) to the broader region, Guelph, Georgetown, Brampton and Orangeville. Township roads complete Erin's road network by providing connections to and from communities to the County road network. While Wellington County Road 22 and Sideroad 17 provide local connectivity between Erin and Hillsburgh, the most significant roadways in terms of connecting Erin and Hillsburgh to the broader region are Wellington County Road 124 and Wellington County Road 24. This transportation assessment focuses on the regional connections. Figure 8 illustrates the existing transportation network in Erin and Hillsburgh.





TOWN OF ERIN GROWTH MANAGEMENT STRATEGY

TRANSPORTATION NETWORK - ERIN AND HILLSBURGH


FIGURE 8






LEGEND

-  Potential Development Area
-  Defferal Area 2
-  Future Development Area
-  Potential Wastewater Treatment Plant Site

Transportation Network

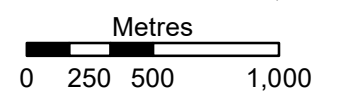
-  Road Considered in Transportation Study

Base Mapping

-  Built Boundary
-  Urban Centre / Hamlet
-  Municipal Boundary



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5.4.1.1

Existing Condition – County Road 124 (Erin)

Wellington County Road 124 is a two lane, predominantly an east-west, road classified as rural arterial road within the Town. It has a posted speed limit of 80 km/h outside of the Urban Centre of Erin limits which decreases to 50 km/h or 60 km/h on the approach into the community depending on direction travelled (east and west, respectively). Within the Urban Centre of Erin, County Road 124 is a north-south road that is also known as Main Street and has a posted speed limit of 40 km/h. On-street parking is available on both the east and west sides of Main Street from just south of Millwood Road to Church Boulevard and on the west side only from Church Boulevard to just north of English Street. Along this stretch, Main Street has four signalized intersections (Shamrock Road, Dundas Street, Church Boulevard/East Church Street and Wellington Road 52/ Wellington Road 124) all of which have dedicated northbound and southbound left turn lanes and the intersections at Shamrock Road and Wellington Road 52/ Wellington Road 124 also have dedicated southbound right turn lanes. There are sidewalks on both sides of Main Street through Erin between Lorne Street and Wellington Road 52/ Wellington Road 124 with sidewalks on one side of the road for the remaining sections Main Street. There is also an uncontrolled active transportation crossing (the Elora-Cataract Trailway) on Main Street just north of Ross Street.

It should be noted that prior to 1997, Wellington County Road 124 was Ontario Highway 24. Historically, Highway 24 was a provincial highway that connected the Town of Simcoe to the Town of Collingwood with connections to many communities (Brantford, Cambridge, Guelph, Erin, Caledon, Orangeville and Shelburne) along the way. Today, Wellington County Road 124 serves a much more regional focus within Erin and adjacent townships; however, still attracts longer distance trips and truck traffic.

5.4.1.2

Existing Conditions – County Road 24 (Hillsburgh)

Wellington County Road 24 or Trafalgar Road is a two lane north-south road classified as a rural arterial road within the Town. It has a posted speed limit of 80 km/h outside of the Urban Centre of Hillsburgh which decreases to 60 km/h on the approach into the community from the north. Within the community of Hillsburgh, County Road 24, locally known as Main Street, has a posted speed limit of 40 km/h. On-street parking is available on both the east and west sides of County Road 24 between St Andrews Church (160m north of Station Street) and just south of Upper Canada Drive/Church Street. County Road 24 has one signalized intersection within Hillsburgh at Wellington Road 22. This intersection has dedicated northbound and southbound left turn lanes. There are formal sidewalks on both sides of County Road 24 through Hillsburgh between Upper Canada Drive/Church Street and Ross R. MacKay Public School (320 m north of Jane Street). The remainder of the road has a formal sidewalk on one side of the road and/or paved asphalt shoulders that function as sidewalks. There is also an uncontrolled active transportation crossing (the Elora-Cataract Trailway) on County Road 24, 110 m north of Jane Street.

5.4.2 Transportation Capacity Analysis

Preliminary capacity analysis of the aforementioned County Roads was conducted. The following sections summarize the existing capacity analysis results.

5.4.2.1 Capacity - County Road 124 (Erin)

Table 9 presents the existing capacity analysis for Wellington County Road 124 which travels through Erin village. Wellington County Road 124 is operating well during the PM peak hour. The critical section of Wellington County Road 124 is located just south of Dundas Street. The volume to capacity ratio for this section of roadway (0.81) indicates a level of service D or approaching unstable traffic flow conditions. This roadway has limited excess capacity should additional traffic need to be accommodated.

Table 9: Wellington Road 124 - Existing Capacity Analysis

Location	Year	Average Annual Daily Traffic Count	Design Hour Volume	Directional Split %	Vehicle Capacity	Existing PM Peak Hour (Peak Direction)	Volume to Capacity
West of Winston Churchill Boulevard	2018	7,068	14%	55%	900	550	0.61
South of Dundas Street	2018	9,392	14%	55%	900	730	0.81
West of Wellington Road 52	2017	8,768	14%	55%	900	680	0.76

5.4.2.2 Capacity - County Road 24 (Hillsburgh)

Table 10 presents the existing capacity analysis for Wellington County Road 24 which travels through Hillsburgh. Wellington County Road 24 is operating well during the PM peak hour. The volume to capacity (v/C) ratios (0.44 and 0.47) indicates a level of service C or stable traffic flow conditions. This roadway has excess capacity should additional traffic need to be accommodated.

Table 10: Wellington Road 24 - Existing Capacity Analysis

Location	Year	Average Annual Daily Traffic Count	Design Hour Volume	Directional Split %	Vehicle Capacity	Existing PM Peak Hour (Peak Direction)	Volume to Capacity
South of Side Road 27	2016	5,092	14%	55%	900	400	0.44
North of Wellington Road 22	2019	6,817	n/a	n/a	900	426	0.47

5.5 Natural Heritage

In order to delineate the natural heritage features, a desktop Natural Heritage Assessment was conducted including the review of best available information from the Ministry of Natural Resources and Forestry (MNRF), the Credit Valley Conservation Authority (CVC), and the Grand River Conservation Authority (GRCA). The intent of this review was to determine areas where development would likely not occur due to environmental constraints.

Section 8.9 of the County's Official Plan provides policy direction regarding the Greenlands System, which includes features such as rivers, their adjacent flood prone land and valley slopes. Also included in the Greenlands System are wetlands, significant woodlands, smaller watercourses and other areas with physical constraints (e.g., poor drainage or steep slopes).

Consistent with the County's Official Plan, the Town Official Plan includes policy direction regarding Core Greenlands and Greenlands land use designations. The Core Greenlands designation includes provincially significant and other wetlands; habitat of endangered or threatened species; and floodways and hazardous lands. The Greenlands designation includes other significant natural heritage features including but not limited to fish, wildlife and plant habitat, areas of natural and scientific interest, streams and valleylands, woodlands, and other environmentally sensitive areas. No development is permitted in the Core Greenlands designation. Some development is permitted to occur within the Greenlands designation, subject to the preparation of an EIS to the satisfaction of the Town, the applicable Conservation Authority and other agencies if necessary.

For reference, a sample Table of Contents for an EIS is provided in Appendix C.

5.5.1 Natural Heritage Assessment

The Natural Heritage constraints mapping was completed through a desktop analysis of available natural heritage data obtained from the County, MNRF, CVC and GRCA. After reviewing the data, the following layers were identified as high constraints:

- Provincially Significant Wetlands – MNRF;
- Unevaluated Wetlands – MNRF;
- Area of Natural and Scientific Interest (ANSI), Earth Science – MNRF;
- ANSI, Life Science – MNRF; and
- Core Greenlands – County of Wellington.

Figure 9 illustrates the natural heritage features areas mapped in Erin and Hillsburgh. High constraints were defined as natural features which local agencies consider having high ecological function and development is generally not permitted in these areas. A 30 metre buffer was applied to the high constraints layer since these areas often require buffers to protect and maintain their function. The 30 metre buffer was determined based on review of relevant policies and guides including but not limited to the Greenbelt Plan (2017), MNR's Natural Heritage Reference Manual (2010), and regulations under the *Conservation Authorities Act, 1990*. A conservative approach was taken to provide increased protection of environmentally significant lands and provide for more clarity on developable areas.

Once the high constraints were determined, the areas where an EIS is required for development were identified. These included:

- Greenlands – County of Wellington; and
- 30 m high constraints Buffer – Dillon.

Development within Greenlands and buffers may be possible if limited impacts and appropriate mitigation and/or compensation are identified through an EIS and agreed to with local regulatory agencies. These areas contain lower quality habitat or are areas that abut high-quality habitat.

As a final layer, the regulated areas provided by both the CVC and GRCA were distinguished. Development within these areas require consultation with the appropriate Conservation Authority.

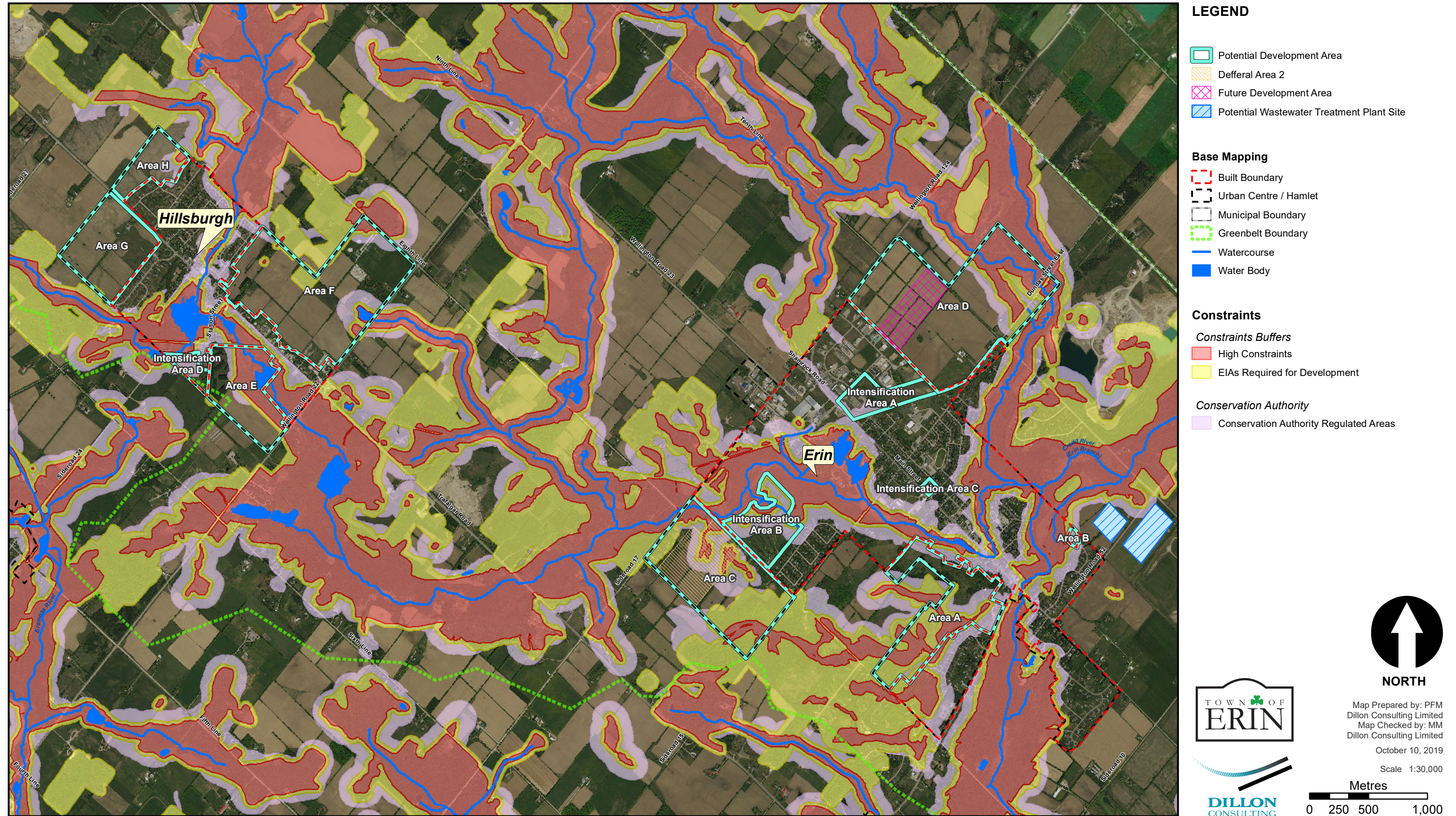
5.6 Slope Risk

Slope stability was also reviewed as part of the existing conditions. Using the mapping information provided by Credit Valley Conservation, areas which were categorized as Valleylands were identified. Figure 10 illustrates the areas of slope risk in Erin and Hillsburgh. Areas with slope risk were deemed unsuitable for development and removed from the study area.

TOWN OF ERIN GROWTH MANAGEMENT STRATEGY

NATURAL FEATURES

FIGURE 9



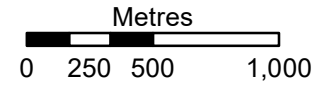
- LEGEND**
- Potential Development Area
 - Defferal Area 2
 - Future Development Area
 - Potential Wastewater Treatment Plant Site

- Base Mapping**
- Built Boundary
 - Urban Centre / Hamlet
 - Municipal Boundary
 - Greenbelt Boundary
 - Watercourse
 - Water Body

- Constraints**
- Constraints Buffers*
- High Constraints
 - EIAs Required for Development
- Conservation Authority*
- Conservation Authority Regulated Areas



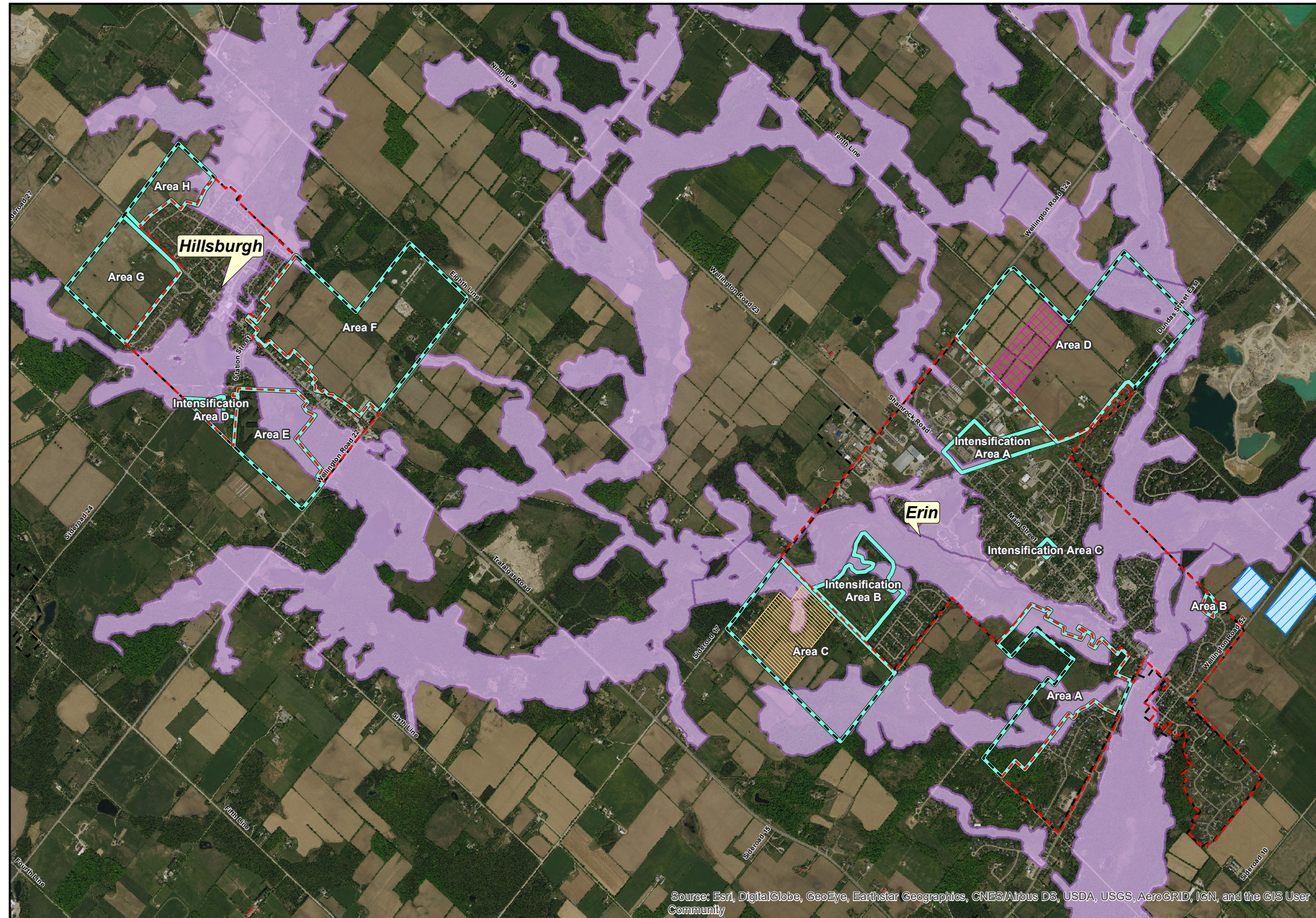
Map Prepared by: PFM
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TOWN OF ERIN GROWTH MANAGEMENT STRATEGY

SLOPE RISK - ERIN AND HILLSBURGH

FIGURE 10



LEGEND

- Potential Development Area
- Defferal Area 2
- Future Development Area
- Potential Wastewater Treatment Plant Site

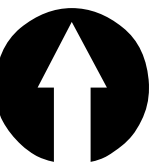
Slope Risk

- Valleylands (CVC)

Base Mapping

- Built Boundary
- Urban Centre / Hamlet
- Municipal Boundary

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



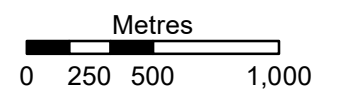
NORTH



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5.7 Summary

The following summarizes the constraints identified through this desktop review:

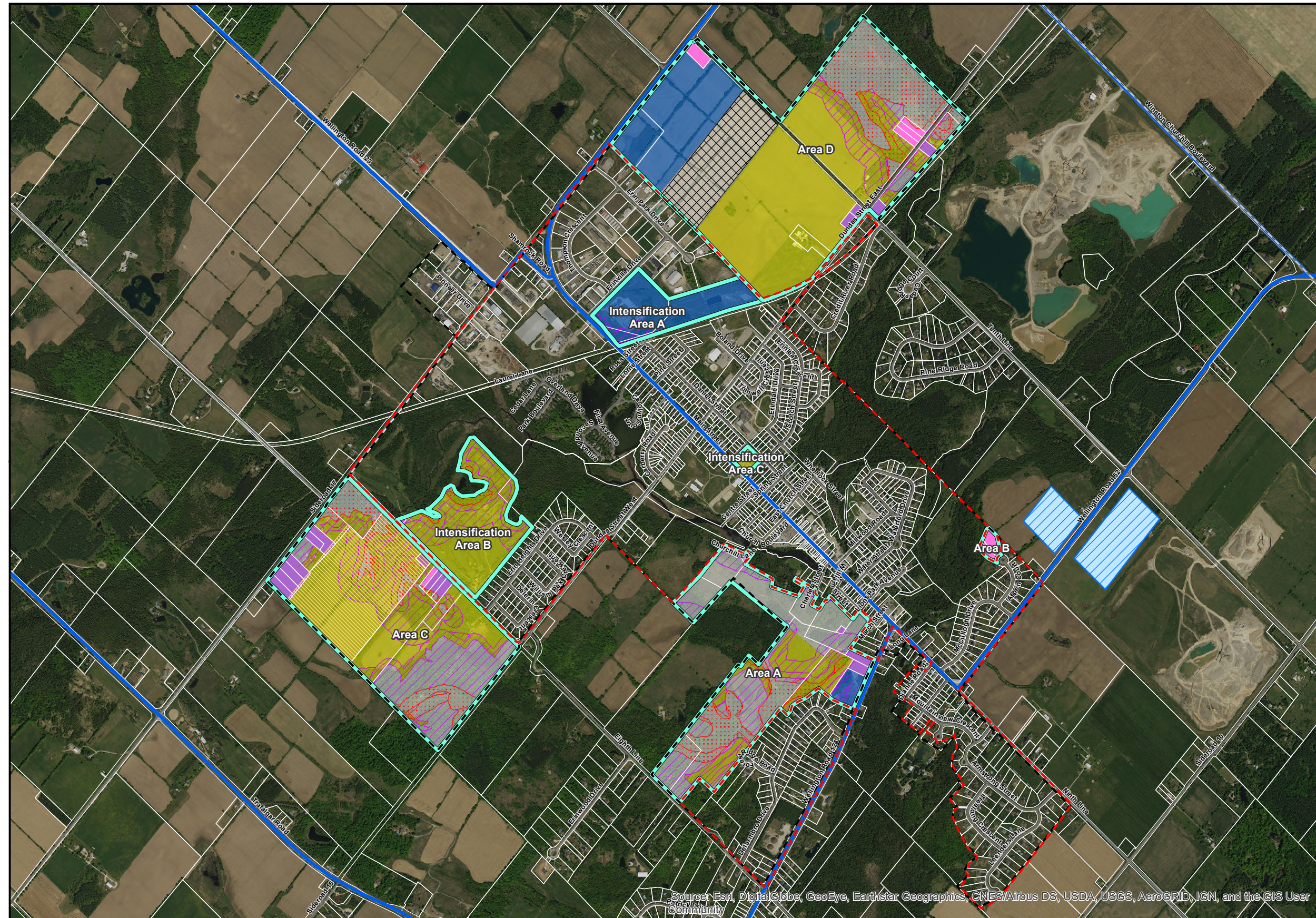
- Land use constraints such as proximity to existing development, and ease of development.
- Natural environmental constraints such as wetlands, core Greenlands and areas of natural and scientific interest exist throughout the study area. A future EIS will be required to evaluate and confirm delineation of features and appropriate buffers and/or mitigation.
- Transportation constraints such as future capacity on County Road 124 in Erin.
- Infrastructure constraints such as availability of water and wastewater services.

The review of existing conditions resulted in the development of high constraint areas which were removed from the calculation of available land supply. Development constraints were considered in establishing the evaluation criteria and used to identify realistic growth options. Figure 11 shows the refined land supply for Erin and Figure 12 shows the refined land supply for Hillsburgh.

TOWN OF ERIN GROWTH MANAGEMENT STRATEGY

ERIN - REFINED LAND SUPPLY

FIGURE 11



LEGEND

- Potential Development Area
- Defferal Area 2
- Future Development Area

Classified by OP Land Use

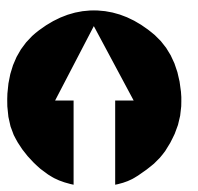
- Community Area
- Employment Area
- Other Land Use

Constraints

- High Constraint
- Parcel < 1 ha
- Parcel Developed
- EIA + CA

Base Mapping

- County Road
- Other Road
- Built Boundary
- Urban Centre / Hamlet
- Municipal Boundary

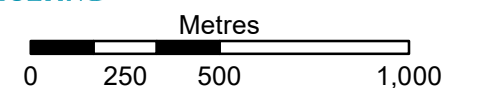


NORTH

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Scale 1:20,000

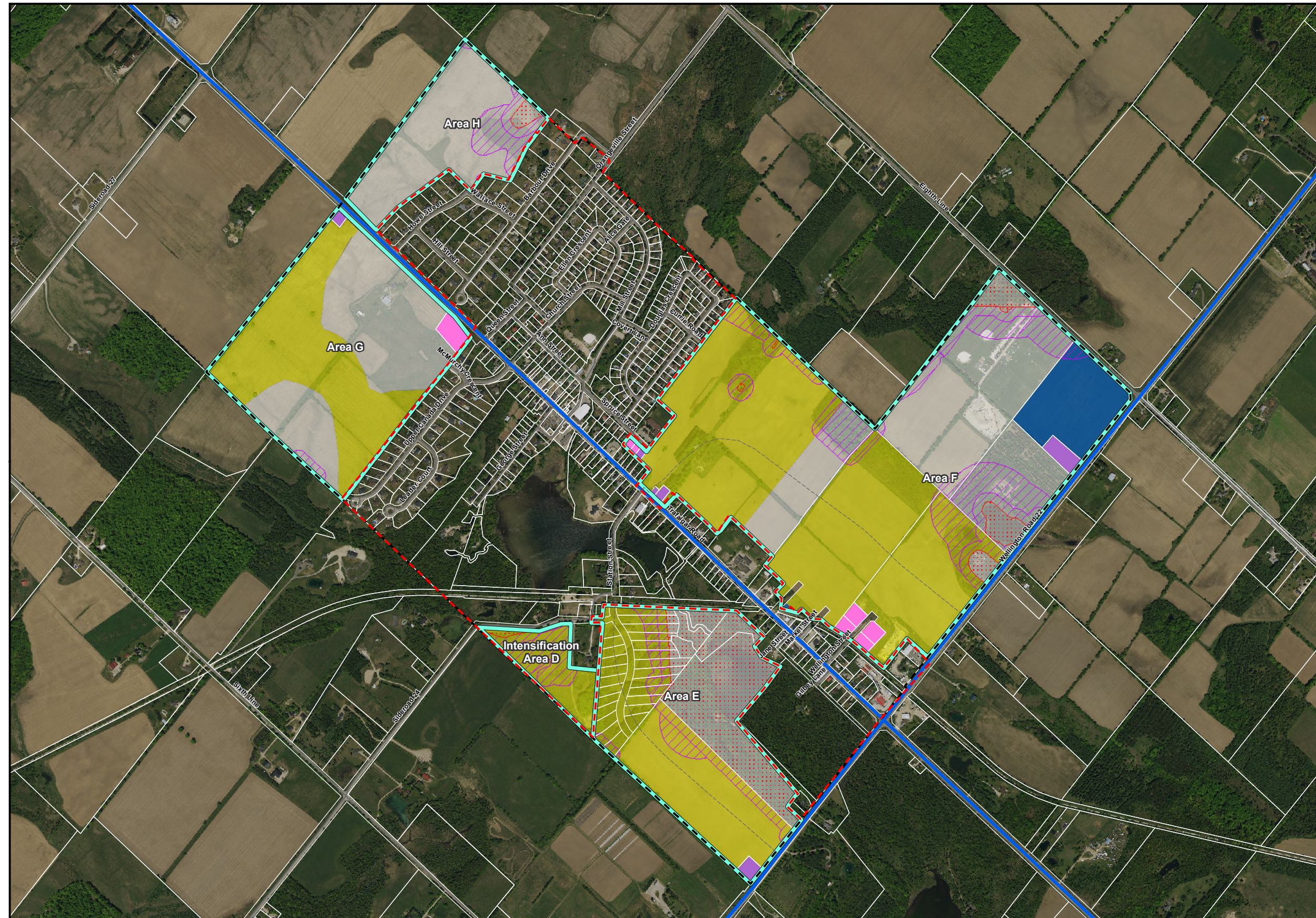


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

TOWN OF ERIN GROWTH MANAGEMENT STRATEGY

HILLSBURGH - REFINED LAND SUPPLY

FIGURE 12



LEGEND

Potential Development Area

Classified by OP Land Use

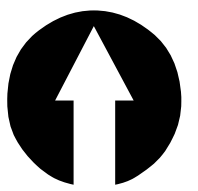
- Community Area
- Employment Area
- Other Land Use

Constraints

- High Constraint
- Parcel < 1 ha
- Parcel Developed
- EIA + CA

Base Mapping

- County Road
- Other Road
- Proposed Minor Collector
- Built Boundary
- Urban Centre / Hamlet
- Municipal Boundary



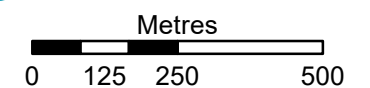
NORTH



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October 09, 2019

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6.0 Regional and Local Economic Overview

6.1 Greater Golden Horseshoe Population and Employment Outlook, 2041

A key driver of the Town of Erin's future economic potential is its geographic location within Ontario. As illustrated on Figure 13, the Town of Erin is located within south Wellington County within the Greater Golden Horseshoe (GGH). The GGH comprises the municipalities that make up the Greater Toronto Hamilton Area (GTHA), as well as the surrounding Regions/Counties within Central Ontario, known as the GGH "Outer Ring," which extends from Haldimand County in the southwest, to Simcoe County in the north, and to Peterborough County in the northeast. Wellington County is located in the GGH Outer Ring.

The population of the GGH is forecast to increase from 9.5 million in 2016 to 13.5 million in 2041. This represents a population increase of 4 million people (approximately 160,000 annually), or 1.4% annually between 2016 and 2041. With respect to the region's economic potential, the GGH employment base is forecast to increase from 4.6 million in 2016 to 6.3 million in 2041. This represents an employment increase of 1.7 million jobs (approximately 68,000 annually), or 1.2% annually between 2016 and 2041. The GGH represents the fourth largest and one of the fastest growing City/Regions in North America.

The GGH represents the economic powerhouse of Ontario and the centre of a large portion of the economic activity in Canada. The GGH is also economically diverse with most of the top 20 traded industry clusters throughout North America having a strong presence in this region. The industrial and office commercial real estate markets within this region are significant, having the third and sixth largest inventories, respectively, in North America.³

With a robust economy and diverse mix of export-based employment sectors, the GGH is highly attractive on an international level to new businesses and investors. The GGH also has a strong appeal given the area's regional infrastructure (i.e., Toronto Pearson International Airport, other regional airports, provincial highways, inter-modal facilities), access to labour force, post-secondary institutions and proximity to the U.S. border. In turn, this continues to support steady population and housing growth within this region, largely driven by international, inter-provincial and intra-provincial net migration to the area.

³ Source: Derived from Cushman & Wakefield Toronto Industrial Market Beat and U.S. Industrial Market Beat Snapshot, Q3 2017 and Cushman & Wakefield Toronto Office Market Beat and U.S. Office Market Beat Snapshot, Q3 2017 by Watson & Associates Economists Ltd.

Figure 13: The Town of Erin within the Context of the Greater Golden Horseshoe

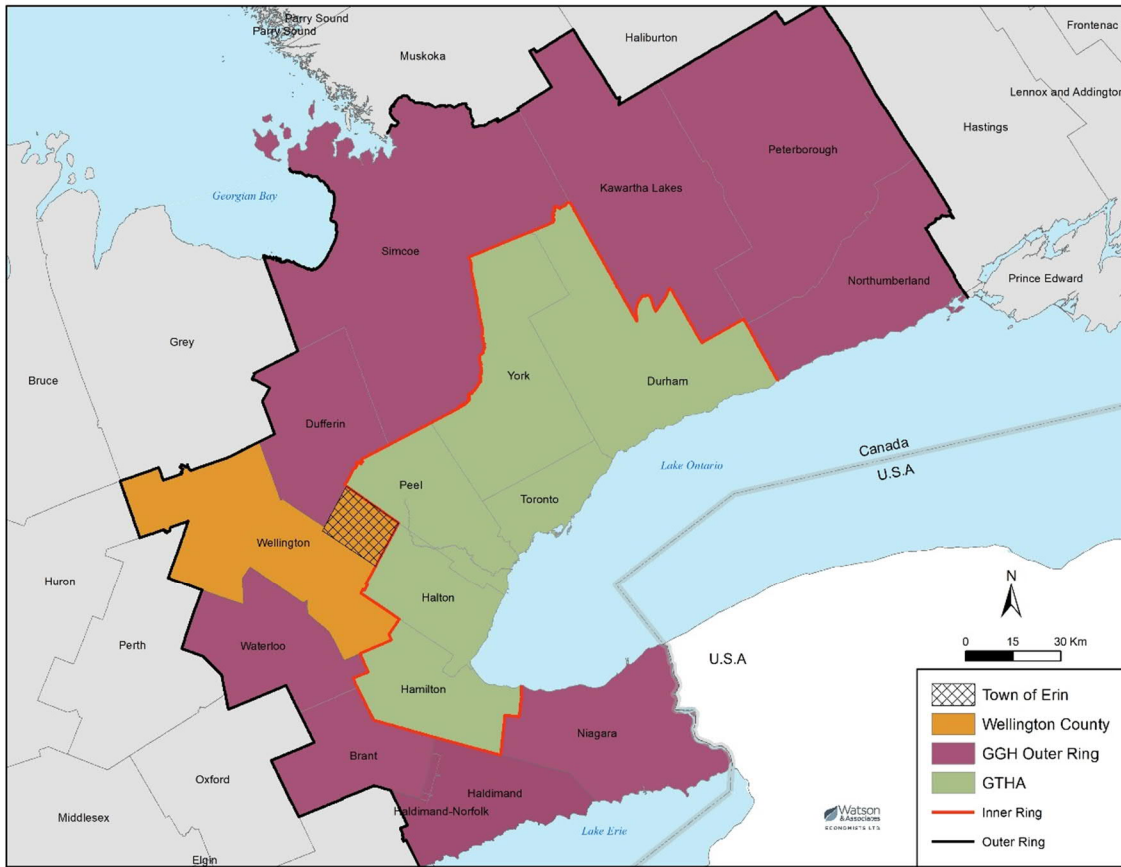


Table 11 and Table 12 summarize the long-term population employment growth forecast for the GGH between the GTHA and the GGH Outer Ring. Figure 14 identifies that the GTHA has historically experienced a higher rate of population and employment relative to the GGH over the 2001 to 2016 period. Looking forward, the forecast annual population and employment growth rate of the GGH Outer Ring is anticipated to increase significantly, driven by continued outward growth pressure from the GTHA. In fact, the forecast annual rate of employment growth in the GGH Outer Ring is expected to exceed that of the GTHA between 2016 and 2041.

Table 11: Historical and Forecast Population Growth for the Greater Golden Horseshoe, 2001 to 2041

Area	Population			2001-2016		2016-2041	
	2001	2016	2041	Total Population Growth	Annual Population Growth Rate	Total Population Growth	Annual Population Growth Rate
GTHA	5,808,000	7,183,000	10,130,000	1,375,000	1.4%	2,947,000	1.4%
GGH Outer Ring	2,046,000	2,355,000	3,350,000	309,000	0.9%	995,000	1.4%
Total	7,854,000	9,538,000	13,480,000	1,684,000	1.3%	3,942,000	1.4%

Source: 2001 to 2016 derived from Statistics Canada Census, 2001 and 2016. 2016 to 2041 derived from Growth Plan for the Greater Golden Horseshoe 2017 by Watson & Associates Economists Ltd., 2019.

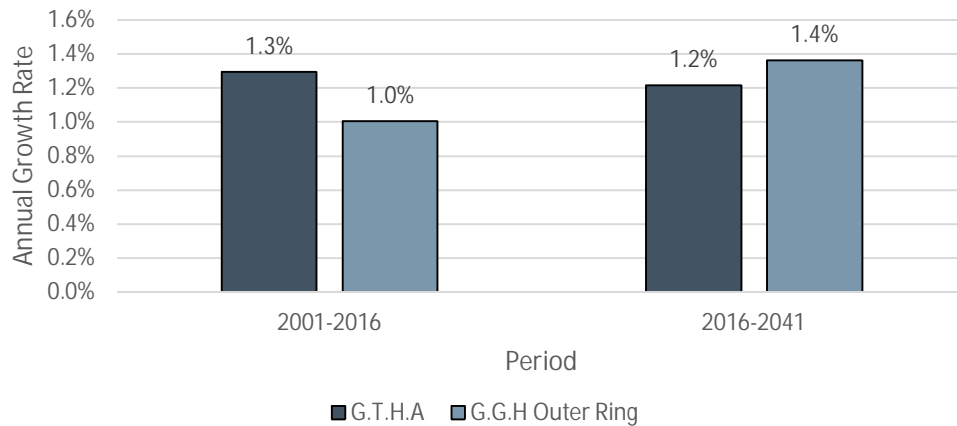
Note: Population includes the Census undercount.

Table 12: Historical and Forecast Employment Growth for the Greater Golden Horseshoe, 2001 to 2041

Area	Employment			2001-2016		2016-2041	
	2001	2016	2041	Total Employment Growth	Annual Employment Growth Rate	Total Employment Growth	Annual Employment Growth Rate
GTHA	2,938,000	3,564,000	4,820,000	626,000	1.3%	1,256,000	1.2%
GGH Outer Ring	890,000	1,034,000	1,450,000	144,000	1.0%	416,000	1.4%
Total	3,828,000	4,598,000	6,270,000	770,000	1.2%	1,672,000	1.2%

Source: 2001 to 2016 derived from Statistics Canada Census, 2001 and 2016. 2016 to 2041 derived from Growth Plan for the Greater Golden Horseshoe 2017 by Watson & Associates Economists Ltd., 2019.

Figure 14: Historical and Forecast Annual Employment Growth Rate for the Greater Golden Horseshoe, 2001 to 2041



The strength of the broader regional GGH economy, in particular the GGH Outer Ring, presents a significant opportunity for Wellington County as a whole and more specifically, the Town of Erin economy and its residents, given its commuting distance to growing regional employment markets. The influence of the regional labour market on future population growth potential in the Town of Erin is discussed in greater detail in **Section 3.3**.

6.2 Wellington County Population and Employment Growth Outlook, 2041

Figure 15 summarizes the long-term population and employment growth outlook for Wellington County to the year 2041 as summarized in Schedule 3 of the Growth Plan for the GGH As previously mentioned, between 2016 and 2041, Wellington County’s population and employment base is forecast to reach 140,000 people and 61,000 jobs. This represents a respective population and employment increase of 46,000 persons and 21,000 jobs from 2016, in accordance with Statistics Canada Census data.

Figure 15: Long-Term Population and Employment Growth for Wellington County, 2016 to 2041

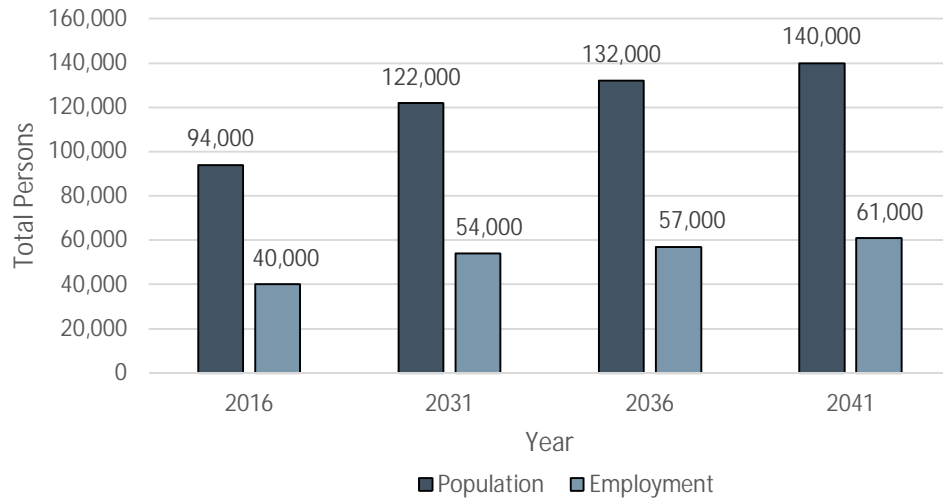


Figure 16 and Figure 17 rank forecast annual population and employment growth for each of the GGH Outer Ring municipalities between 2016 and 2041. Wellington County ranks 5th and 4th, respectively, out of the fifteen GGH Outer Ring municipalities in terms of annual population and employment growth over the 2016 to 2041 forecast period.

Figure 16: Annual Population Growth Rate, 2016 to 2041

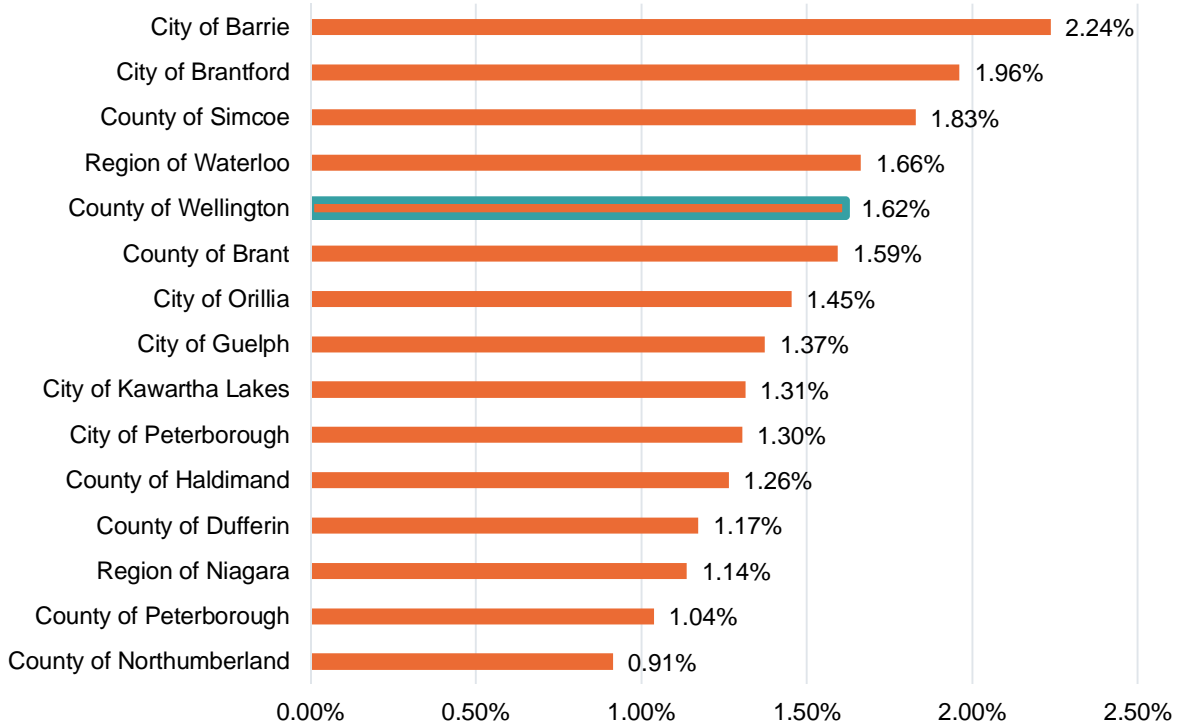
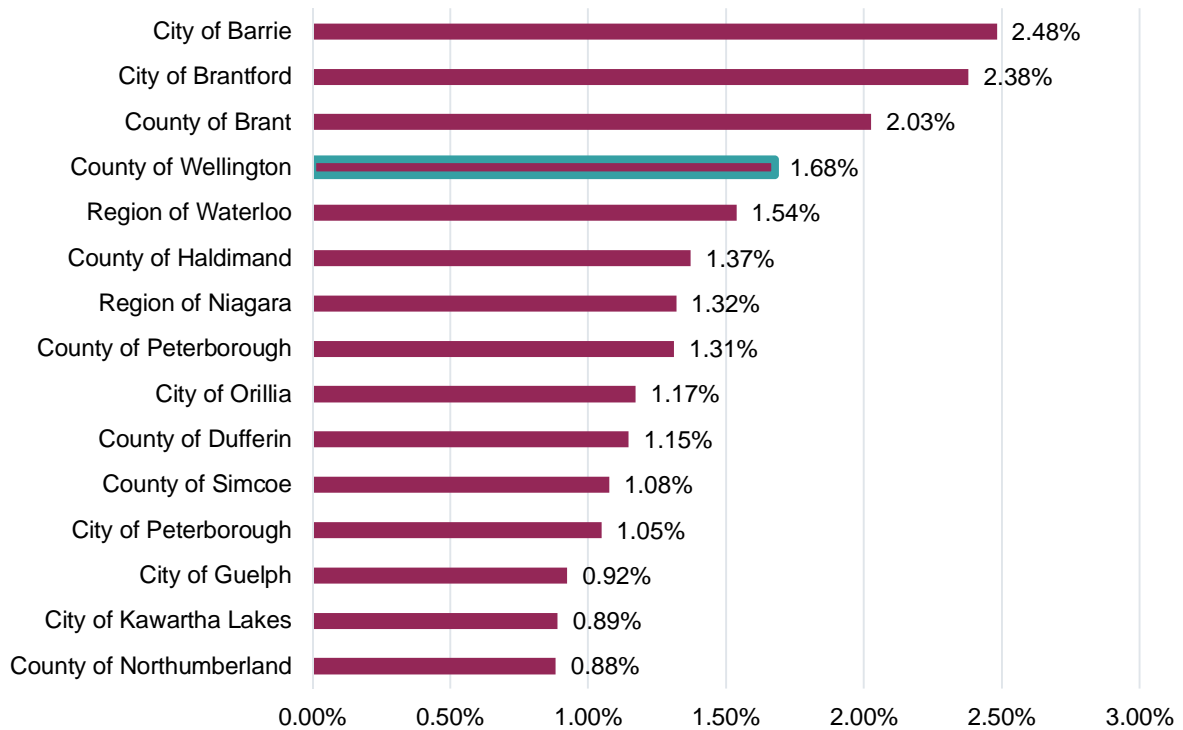


Figure 17: Annual Employment Growth Rate, 2016 to 2041



6.3 Town of Erin Economic Trends

6.3.1 Town of Erin Labour Force Trends, 2001 to 2016

Table 13 and Figure 18 summarize historical labour force growth trends for the Town of Erin between 2001 and 2016. Labour force data represents the number of residents who live in the Town and are within the labour force, regardless of where they work. This includes residents who live and work within the Town of Erin, including those who work from home, and those who commute outside the Town for work. Key observations include:

- As of 2016, the Town's total labour force is estimated at approximately 7,050;
- Over the 2001 to 2016 period, the Town's total labour force⁴ expanded from 6,550 to 7,050, an increase of 0.5% annually;
- The unemployment rate within Town of Erin was recorded at approximately 4.3% in 2016.⁵ Comparatively, the Ontario unemployment rate was estimated at 5.4%.⁶ As of August 2019, the Province of Ontario unemployment rate is estimated at 5.6%;⁷

⁴ Total labour force includes unemployed persons looking for work.

⁵ Unemployment rate based on Statistics Canada 2016 Census.

⁶ Ibid.

⁷ Statistics Canada, Labour Force Survey.

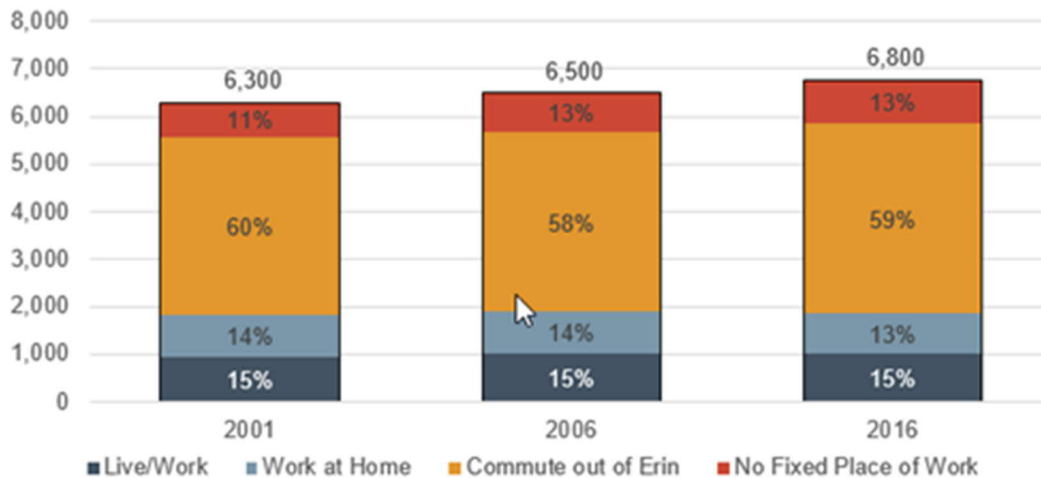
- The Town’s live/work ratio remained steady at 15% from 2001 to 2016. From an economic perspective, a high live-work ratio is desirable to ensure that the local labour force (i.e., residents of the Town of Erin) is well-served by the opportunities available in the local employment market (i.e., jobs in the Town of Erin); and
- As of 2016, approximately 59% of the Town’s labour force base commutes outside the Town for work, while approximately 41% live and work within the Town, work from home or are defined as having no fixed place of work (N.F.P.O.W.).

Table 13: Town of Erin Historical Labour Force, 2001-2016

Year	Total Labour Force	Employed Labour Force	Unemployment Rate (%)	Participation Rate (%)
2001	6,555	6,290	4.0%	77%
2006	6,680	6,485	2.8%	75%
2011	6,485	6,200	4.3%	73%
2016	7,055	6,750	4.3%	73%

Source: Derived from 2001-2016 Statistics Canada Labour Force data by Watson & Associates Economists Ltd., 2019.

Figure 18: Town of Erin Employed Labour Force Base 2001, 2006, and 2016



Source: Derived from 2001 to 2016 Statistics Canada Labour Force and Place of Work data by Watson & Associates Economists Ltd.

6.3.2 Town of Erin Commuting Trends

Figure 19 geographically illustrates the primary commuter-shed for Town of Erin residents in accordance with the 2016 Census. In total, the municipalities highlighted in Figure 20 represent the employment destination of approximately 90% of the total out-commuters in the Town of Erin. For the purpose of this study, the municipalities highlighted in Figure 21 represent the primary commuter-shed for employed Town of Erin residents. Given the relatively higher forecast employment growth rates of the

GGH municipalities and the relatively high concentration of the Town of Erin’s out-commuters to GGH Outer Ring municipalities, it is anticipated that the County’s proportion of out-commuters will remain steady or potentially increase over the 2016 to 2041 planning horizon.

The municipalities within the Town’s primary commuter-shed are forecast to add approximately 604,000 jobs by 2041, an increase from 2,551,800 in 2016 to 3,155,900 by 2041. Projected job growth within the Town’s commuter-shed represents a significant opportunity for labour force growth within the Town of Erin.

Figure 19: Town of Erin Primary Commuter-Shed

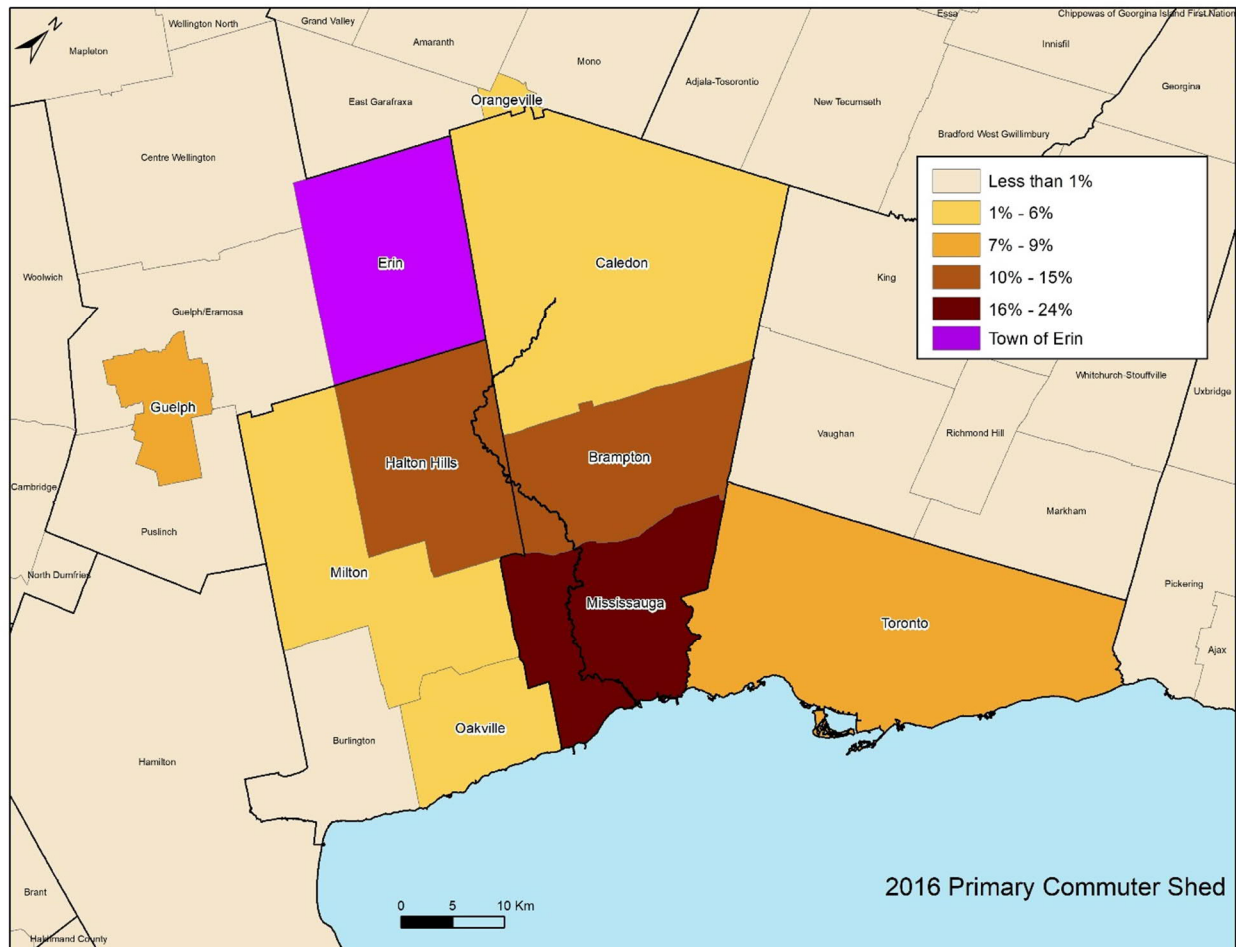
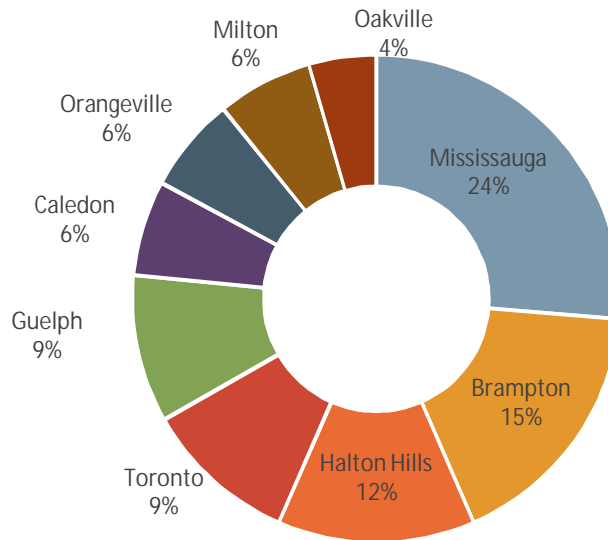


Figure 20 provides further details with respect to the geographic destination of Town of Erin out-commuters. As summarized, a large share (24%) of Town of Erin out-commuters travel to the City of Mississauga for work. This is followed by the City of Brampton (15%), the Town of Halton Hills (12%), the City of Guelph (9%), the City of Toronto (9%), the Town of Caledon (6%), the Town of Milton (6%), the Town of Orangeville (6%) and the Town of Oakville (4%). As previously mentioned, these municipalities comprise approximately 90% of the Town of Erin commuter-shed.

Figure 20: Where Town of Erin Employees Commute to Work, 2016



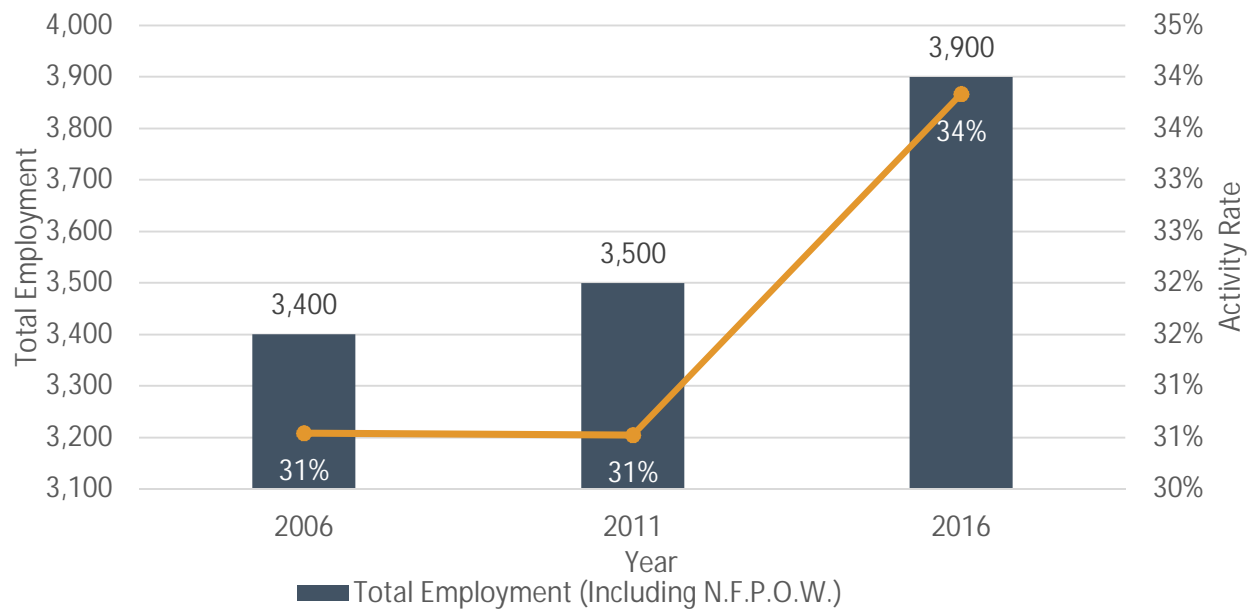
Source: Data from Statistics Canada, 2016 Census of Population, Statistics Canada Catalogue no. 98-400-X2016391 by Watson & Associates Economists Ltd., 2019.

6.3.3 Town of Erin Employment Trends

Figure 21 summarizes the total change in the Town of Erin's employment base between 2006 and 2016 in accordance with Statistics Canada Census data. Employment represents the number of jobs located within the Town of Erin. This includes the live/work employment, including work at home employees and employees with N.F.P.O.W., as well as in-commuters.

During the historical time-period reviewed, the total employment base for Town of Erin grew at a rate of 1.4% annually, increasing from approximately 3,400 in 2006 to 3,900 in 2016. Figure 21 also summarizes the Town's employment activity rate (ratio of Town-wide jobs to Town-wide population) over the 2006 to 2016 period. Over this 10-year period, the Town of Erin's employment activity rate increased slightly from 31% to 34%, indicating that the local employment base increased at a slightly faster rate than the local population base. Relative to Wellington, the Town of Erin had a comparable activity rate ratio in 2016.

Figure 21: Town of Erin Historical Employment Base



Note: Population used for activity rate excludes Census undercount.

Source: Derived from Statistics Canada, 2006-2016 data by Watson & Associates Economists Ltd., 2019.

6.3.4 Town of Erin Employment Trends by Place of Work

Figure 21 above summarizes the historical change in the Town of Erin's employment base by usual place of work (i.e., work at home and N.F.P.O.W.) during the 2006 to 2016 period.

As previously discussed, the Town of Erin serves as a source of labour to a number of GGH municipalities. With an estimated employed labour force base of 3,900 in 2016, the Town's employment base (i.e., local jobs) is approximately 2,850 lower (approximately 58%) than its employed labour force base (3,900 local jobs versus 6,750 employed labour force).

Of the Town's 2016 employment base, approximately 55% of employees are reported as having a usual place of work. The remaining 45% work from home or are reported as having N.F.P.O.W. Over the past 10 years, the share of the Town of Erin's total employment base to employed labour force steadily increased from 53% to 57%, as shown in Table 14. This is a positive trend regarding the strength of the Town of Erin's employment market, because it indicates that the local employment base is growing at a faster pace than the local labour force base. This trend, however, also addresses a rather urgent need for the Town to focus efforts on retaining and attracting new labour.

Table 14: Town of Erin Relationship Between Employment (Local Jobs) and Employment Labour Force, 2006 to 2016

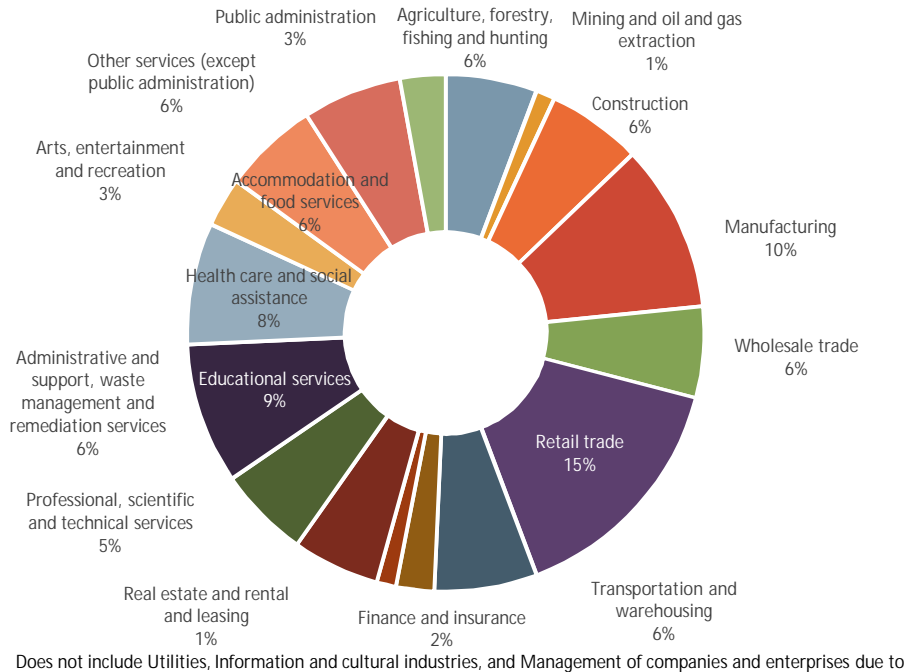
Year	Town of Erin Employment					Relationship of Employment to Employed Labour Force	
	Employed Labour Force	Employment (Usual Place of Work)	Work at Home	No Fixed Place of Work (N.F.P.O.W.)	Total Employment (Including N.F.P.O.W. and Work at Home)	Difference (Employed Labour Force Less Total Employment)	Employment as % of Labour Force
2006	6,485	1,700	885	820	3,405	3,080	53%
2011	6,200	1,865	770	850	3,485	2,715	56%
2016	6,750	2,145	845	880	3,870	2,880	57%

Source: Derived from 2006 to 2016 Statistics Canada Place of Work and Labour Force Survey data by Watson & Associates Economists Ltd., 2019.

6.3.5 Town of Erin Employment Trends by Sector

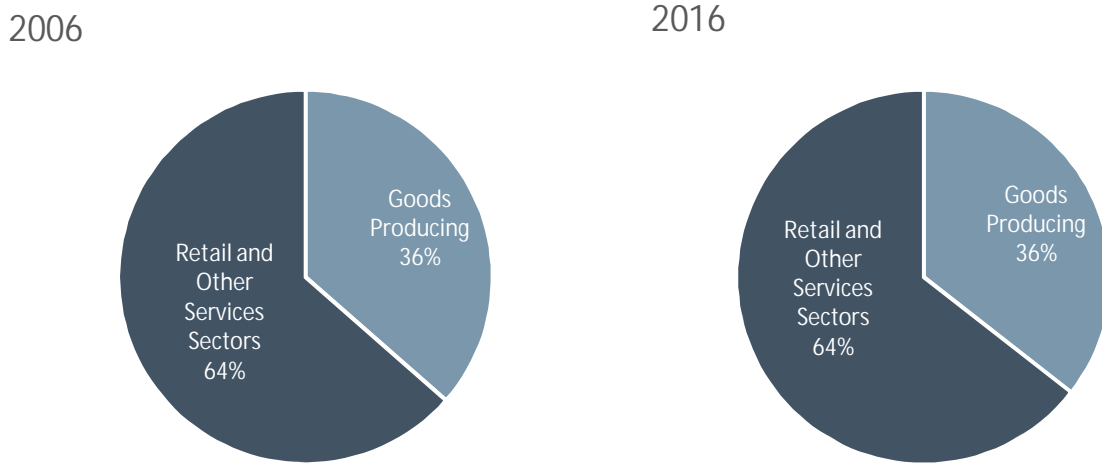
Figure 22 summarizes the Town of Erin employment base by sector for 2016. The largest employment sector in the Town of Erin is Retail Trade which accounts for 15% of the total employment base. Other key sectors in the Town of Erin include manufacturing (10%), educational services (9%), health care and social assistance (8%) and transportation and warehousing (6%), which comprise a total of 33% of the total employment base.

Figure 22: Town of Erin Employment Base by Sector, 2016 (Usual Place of Work)



The structure of the Town's economy has remained relatively steady over the past decade where the Province has steadily shifted away from traditional good-producing sectors to the retail sector and other service sectors. Figure 23 summarizes the Town's employment base between goods-producing sectors (largely industrial and agricultural) and retail/other service sectors. As of 2016, retail and other service sectors comprised approximately 64% of the Town's employment base. In contrast, during this period the Province as a whole, experienced a steady increase in the share of retail and other services sector employment, increasing from 68% to 75%.

Figure 23: Town of Erin Employment Trends by Major Sector, 2006 and 2016



Source: Derived from 2006, 2016 Statistics Canada Place of Work data by Watson & Associates Economists Ltd.

6.4 Observations

The future population and employment growth potential of the Town is closely tied to the economic potential of the broader economic region which forms the Town's primary commuter-shed. Local and regional economic growth and associated job creation represent key drivers of population growth across the County and the Town. The Town's economy is concentrated in a number of employment sectors related to manufacturing, transportation and warehousing, construction, health care, education, retail and accommodation and food services. Looking forward, existing and emerging knowledge-based and "creative class" sectors such as professional, technical and scientific services, health care and social assistance, educational services, tourism, and advanced manufacturing, are expected to represent some of the fastest growing employment sectors of the Town. In addition, the Town is anticipated to experience steady employment growth in the service and construction sector driven by future population growth.

Despite the local and regional economic growth potential identified herein, the Town's labour force base has increased modestly over the last decade. For the Town of Erin's local economic base to continue to grow, effort will be required to retain and attract new skilled working residents to the Town. Attraction efforts must also be linked to housing accommodation (both ownership and rental), municipal services and infrastructure, as well as quality of life attributes that appeal to a younger mobile population, while not detracting from the Town's attractiveness to older population segments.

7.0 Population, Household and Employment Growth Outlook, 2016 to 2041

7.1 What Drives Population Growth?

As previously discussed, it is important to recognize that future population and employment growth within the Town is strongly correlated with the employment growth outlook and competitiveness of the employment sectors with the local and regional economies. As previously identified, the regional economy can be broadly defined as the Town's primary commuter-shed. Potential employment, both local as well as within the surrounding commuter-shed, represents the primary driver of net migration to the Town. In turn, net migration drives population growth within the Town's working-age population and their dependents (i.e., children, spouses not in the labour force and other family members).

The employment base within the Town and the surrounding commuter-shed can be grouped into two broad categories – export-based sectors and community-based sectors. The latter primarily refers to local population-serving employment. Export-based sectors are comprised of industries (i.e., economic clusters) that produce goods that reach markets outside the community (e.g., agriculture and primary resources, manufacturing, research and development as well as other knowledge-based industries). Export-based industries also provide services to temporary and/or other residents of the municipality not captured by Census data as part of the permanent population base (hotels, restaurants, tourism-related sectors, colleges and universities) or to businesses outside the community/municipality (specialized financial, professional, scientific and technical services).

Economic growth in the regional export-based economy generates wealth and economic opportunities that, in turn, stimulate community-based or population-related employment sectors, including retail trade, accommodation and food, and other services sectors. As such, regional economic growth represents the key driver of net migration and, ultimately long-term population and housing growth within the Town. On the other hand, long-term population growth of the County's population aged 65+ will be largely driven by the aging of the Town's existing population and, to a lesser extent, the attractiveness and affordability of the Town to existing and new seniors.

7.2 Population Growth Drivers in the Town of Erin

7.2.1 Outward Growth Pressure from the Greater Golden Horseshoe

As previously mentioned, the Town is located within the GGH Outer Ring. The magnitude and distribution of growth throughout the GGH is of key significance to the Town. More specifically, as the more mature areas of the GGH gradually build out, increasing outward growth pressure will be placed on the outlying municipalities of the GGH Outer Ring, and beyond. It is anticipated that the majority of all new residents migrating to the Town will be within the 0-54 age group; however, a proportion of new

migrants are also expected in the 55-74 age group, given the Town's attractiveness as a retirement destination and its proximity to outdoor recreation, as well as arts, culture and entertainment, both locally and within neighbouring municipalities such as Centre Wellington, the City of Guelph, the Town of Orangeville and the Town of Caledon.

The bulk of new residents coming to the Town are in the 19-54 age category and will ultimately seek competitively priced ground-oriented housing forms (i.e., low and medium density) to accommodate existing and/or future families. Relative to the municipalities in the west GGH, average housing prices in the Town are lower and more affordable relative to local income.

As housing prices continue to steadily rise across the Town and County, it is foreseeable that an increasing proportion of the population in the Town will be accommodated in various forms of medium- and high-density housing (i.e., townhouses, walk-up apartments, triplexes, and low-rise apartments). In addition, a proportion of new migrants plus existing residents in the County's growing 55+ age group will also seek higher density housing accommodations, ranging from traditional apartments to assisted living accommodations and seniors' housing, within the Town's urban settlement areas (i.e., Erin Village and Hillsburgh) given their access to urban amenities and health care services.

7.2.2 Population Growth of the 55+ Age Group

Population growth of the 55+ age group across Ontario will continue to be a key driver of housing growth in Town over the next 25 years. For the Province of Ontario as a whole, the percentage of the 55+ age group to the total population is projected to increase from 30% in 2016 to 36% in 2041.⁸ The source of net migration to Town of Erin in the 55+ age category is anticipated to be largely driven from the surrounding GGH region.

It is important to recognize that the population base of Town is slightly older on average, and aging at a slightly faster rate than the Province as a whole. The Town's 55+ age group has grown considerably over the past 25 years and is expected to increase in both percentage and absolute terms over the next several decades, largely due to the aging of the Town's Baby Boom population. Over the next 25 years, the aging of the Town's population base is anticipated to place downward pressure on the rate of population growth within the Town. Similar to the Province of Ontario and County of Wellington, the Town will increasingly become more reliant on net migration as a source of population growth as a result of these demographic conditions. It is important to recognize these demographic trends, as they are anticipated to impact the rate of population and economic growth expected across the Town over the next several decades. It is also important to recognize that forecast population growth rates are not anticipated to be homogenous across the Town's urban and rural areas.

⁸ Ministry of Finance, Spring 2017 Update, Table 6: Ontario Population Projections, 2016-2041, reference scenario.

In the Town’s rural areas, the population is anticipated to increase moderately over time as these areas are expected to experience limited new housing growth. While the aging of the Town’s population will have a downward impact on population growth in the Town’s rural areas, these same demographic trends are anticipated to place increasing development pressures on the Town’s Urban Centres. This is because the aging of the Town’s population is anticipated to drive the need for seniors’ housing and other housing forms geared to older adults (e.g., assisted living, affordable housing, adult lifestyle housing), that are not available, or cannot be provided for, in the surrounding rural area.

Given the diversity of the 55-74 and 75+ population age groups, forecast housing demand across Town of Erin within this broad 55+ demographic group is anticipated to vary considerably. Within the 55+ age group, housing demand within the 55-74 age group is anticipated to be relatively strong for ground-oriented housing forms (i.e., single detached, semi-detached and townhouses) that provide proximity to urban amenities, municipal services and community infrastructure. With respect to the 75+ age group, the physical and socio-economic characteristics of this age group (on average) are considerably different from those of younger seniors, empty-nesters and working adults with respect to income, mobility and health. Typically, these characteristics of the 75+ population age group drive demand for medium- and high-density housing forms (including seniors’ housing) that are in proximity to urban amenities, health care services and other community facilities geared toward this age group.

7.2.3 **Attracting Millennials and Generation Z**

Future housing needs in Town will be increasingly impacted by the Millennial generation. While there is no standard age group associated with the Millennial generation, persons born between 1980 and 1992 best fit the definition of this age group. Given the age and size of this cohort, Millennials will play a key role with respect to labour force supply, which as previously mentioned is critical to the steady growth of Town of Erin’s population. The extent to which Town can capitalize on this shift is subject to a number of economic and socio-economic variables (e.g., relative housing costs/affordability, local and regional employment opportunities, fuel costs, lifestyle preferences and perceived quality of life between larger urban municipalities and relatively smaller urban areas/rural service centres).

In an effort to retain and attract a segment of this population group, opportunities should be explored across Town to provide a mix of future housing by tenure across a range of density types, to accommodate new and existing residents with varying levels of income (including affordable housing options) within new Greenfield areas as well through intensification areas across the Town.

7.2.4 **Quality of Life**

Quality of life is a key factor influencing the residential location decisions of individuals and their families. It is also a factor considered by companies in their respective relocation decisions. Typically, quality of life encompasses several factors such as employment opportunities, cost of living, housing affordability, crime levels, quality of schools, transportation, recreational opportunities, climate, arts

and culture, entertainment, amenities and population diversity. The importance of such factors; however, will vary considerably depending on life stage and individual preferences.

The Town offers opportunities for small-town living with access to shopping and urban amenities, arts and culture, recreation and the rural countryside. The Town’s urban and rural character offers a high quality of life which is expected to drive net migration from a broad range of demographic groups, including the 55-74 age group (i.e., Baby Boomers (population born between 1946 and 1964) and younger seniors) and the remaining adult population age groups.

7.3 Town of Erin Population, Household and Employment Forecast, 2016 to 2041

7.3.1 Labour Growth Potential Within the Town of Erin Commuter-Shed

Section 6.3.2 provides a summary of the Town’s commuter-shed trends where, historically, out-commuters within the Town of Erin have represented a rather small but relatively steady share of the employment market within the Town of Erin’s primary commuter-shed. In 2016, the Town’s out-commuters accounted for approximately 3,900 jobs, which represents approximately 0.14% of the total jobs within the Town’s primary commuter-shed. In accordance with historical trends, it is reasonable to assume that the ratio of the Town’s out-commuters will remain relatively stable over the next 25 years.

Figure 24 summarizes Erin’s labour force growth potential related to out-commuters, assuming a steady ratio of Town of Erin out-commuters to employment growth within the primary commuter-shed. This scenario generates an increase of 1,100 out-commuters in the Town over the 25-year planning horizon, from 3,500 in 2016 to 4,600 in 2041. As previously mentioned, the number of out-commuters within the primary commuter-shed represents approximately 90% of the total Town’s commuter-shed.

Figure 24: Town of Erin Forecast Out-Commuters, 2016 to 2041

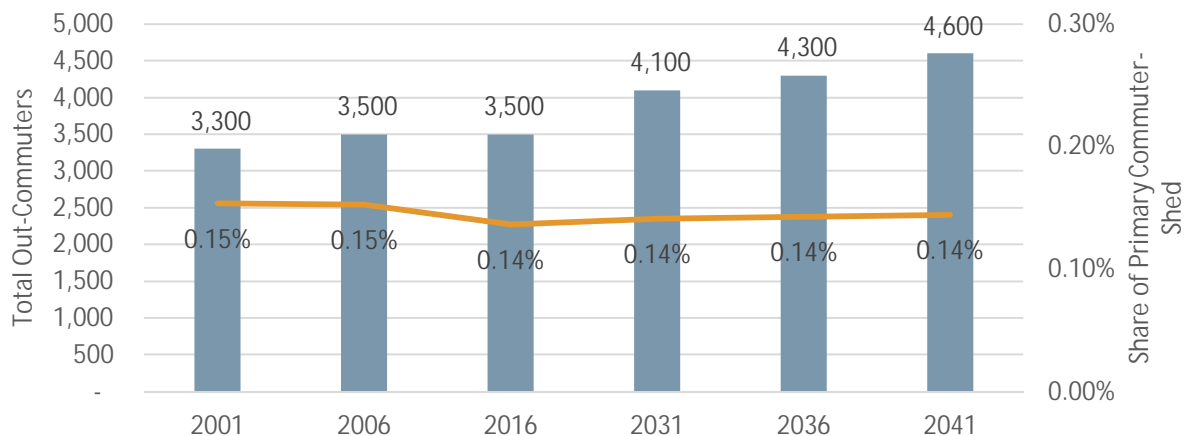
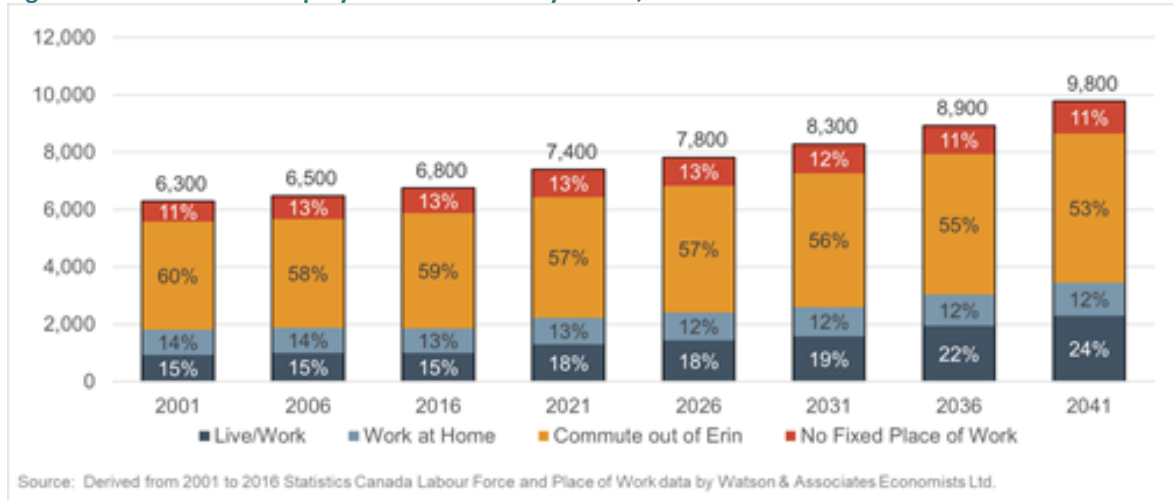


Figure 25 summarizes the total labour force forecast for the Town of Erin including out-commuters, live/work employment, work at home employment and employees with N.F.P.O.W. In total, the Town of

Erin’s total labour force base is forecast to increase by 3,000 between 2016 and 2041, from 6,800 to 9,800. This represents an annual labour force growth rate of 1.5%. As the Town’s population continues to grow, designated employment lands are serviced and the Town’s Business Centres continue to mature, the share of live/work employment is anticipated to steadily rise.

Figure 25: Town of Erin Employed Labour Force by Sector, 2001 to 2041



7.3.2 Population, Housing and Employment Growth Potential, 2016 to 2041

Table 15 summarizes the long-term population forecast for persons aged 15+ within the Town of Erin from 2016 to 2041 in accordance with the forecast labour force trends identified in Section 7.3.1. Over the 2016 to 2041 period, the Town of Erin’s population aged 15+ is forecast to increase by just over 6,300 persons from 9,900 in 2016 to 16,200 in 2041 including the net Census undercount.

Table 15: Town of Erin Working-Age Population Forecast, 2016 to 2041

Town of Erin	Census			Forecast				
	2001	2006	2016	2021	2026	2031	2036	2041
Total Labour Force	6,300	6,500	6,800	7,400	7,800	8,300	8,900	9,800
Labour force participation Rate (Total Labour Force/Pop 15+)	76.4%	74.9%	73.0%	72.1%	71.2%	70.3%	66.7%	62.2%
Population 15 and Over	8,800	9,200	9,900	10,600	11,300	12,100	13,800	16,200

Note: Population includes the net Census undercount. Numbers have been rounded.

Source: 1991 to 2016 derived from Statistics Canada Census data. 2016 to 2041 forecast derived by Watson & Associates Economists Ltd., 2019.

As previously mentioned, the Town’s historical share of population aged 15+ to total population has been steadily increasing as a result of the aging of the population, primarily those in the 55+ age group. Consistent with historical trends, the share of the Town’s 15+ population is forecast to increase from approximately 84% in 2016 to 85% in 2041. Combining the 15+ and 0-15 population provides a total 2041 population for Town of Erin of 19,000. The total Town population forecast is summarized below in Figure 26 and Table 16.

Figure 26: Town of Erin Population Forecast, 2016 to 2041

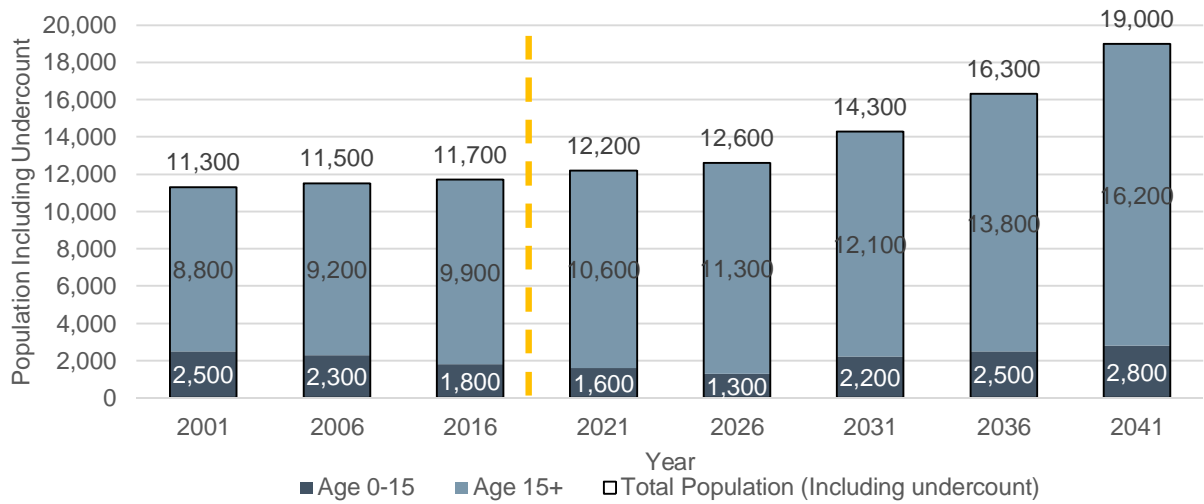


Table 16: Town of Erin Population Forecast, 2016 to 2041

Town of Erin	Census			Forecast				
	2001	2006	2016	2021	2026	2031	2036	2041
Population Under 15	2,500	2,300	1,800	1,600	1,300	2,200	2,500	2,800
Population 15 and Over	8,800	9,200	9,900	10,600	11,300	12,100	13,800	16,200
Total Population	11,300	11,500	11,700	12,200	12,600	14,300	16,300	19,000
Share of Population 15+	78%	80%	85%	87%	90%	85%	85%	85%

Note: Population includes the net Census undercount. Numbers have been rounded.

Source: 2001 to 2016 derived from Statistics Canada Census data. 2016 to 2041 forecast derived by Watson & Associates Economists Ltd., 2019.

7.3.3 Town of Erin Housing Forecast, 2016 to 2041

Figure 27 summarizes the long-term housing forecast for the Town in accordance with the population forecast outlined in **Section 5.3.2**. Key observations include:

- Between 2016 and 2041, the Town’s housing base is forecast to increase by approximately 2,380 units, from 4,110 in 2016 to 6,490 in 2041. This represents an annual increase of 95 households per year;
- New housing development is anticipated to remain dominated by ground-oriented housing forms; however, as previously mentioned, demand for medium and high-density housing forms is anticipated to steadily increase over the forecast period, driven by the aging of the Town’s population base and rising housing prices relative to household income; and
- Over the forecast period, average household occupancy levels (i.e., persons per unit or P.P.U.) are anticipated to steadily increase, driven by housing demand from families.

Figure 27: Town of Erin Long-term Housing Forecast

Year	Population (Including Census Undercount) ¹	Housing Units					Person Per Unit (P.P. U.): Total Population/Total Households
		Singles and Semi-Detached	Multiple Dwellings ²	Apartments ³	Other	Total Households	
Mid 2006	11,610	3,495	65	125	115	3,800	2,934
Mid 2011	11,890	3,755	10	95	95	3,955	2,887
Mid 2016	11,910	3,805	35	120	150	4,110	2,783
Mid 2031	14,340	4,682	103	184	150	5,118	2,691
Mid 2036	16,250	5,198	137	184	150	5,669	2,753
Mid 2041	18,900	5,878	187	274	150	6,489	2,799
Mid 2006-Mid 2011	280	260	-55	-30	-20	155	
Mid 2011-Mid 2016	20	50	25	25	55	155	
Mid 2016-Mid 2031	2,430	877	68	64	0	1,008	
Mid 2016 – Mid 2036	4,340	1,393	102	64	0	1,559	
Mid 2016-Mid 2041	6,990	2,073	152	154	0	2,379	

Derived from Wellington County Official Plan (Revisions November 9, 2017) forecast for the Town of Erin by Watson & Associates

¹ Census undercount estimated at approximately 4.1%. Note: Population including the undercount has been rounded.

² Includes townhouses and apartments in duplexes.

³ Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

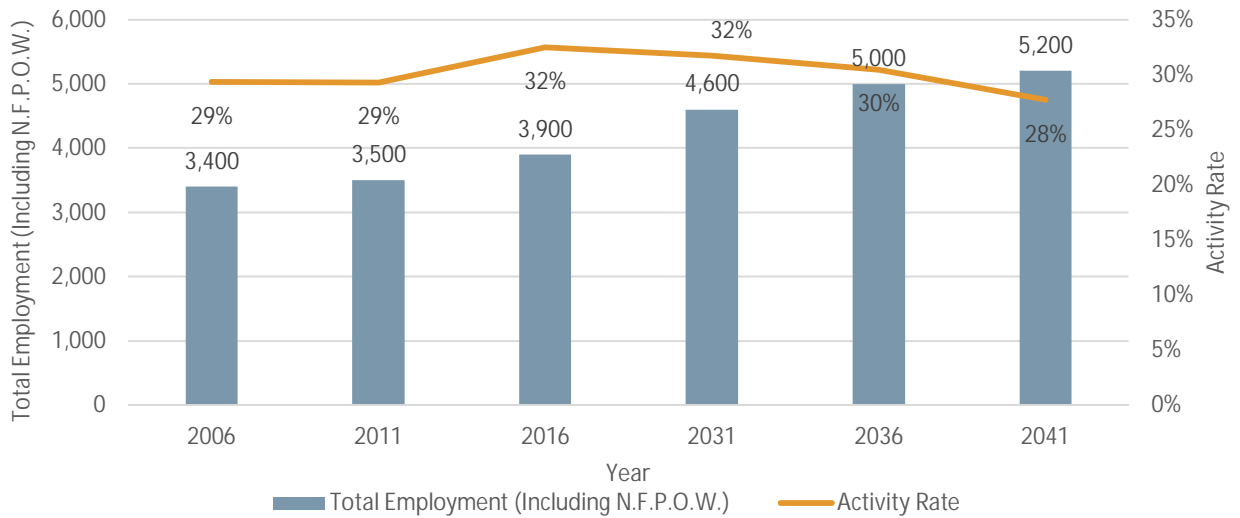
⁴ Buildout represents the buildout of urban residential excluding rural development.

7.3.4 **Town of Erin Employment Forecast, 2016 to 2041**

Figure 28 summarized the Town-wide employment forecast from 2016 to 2041. The employment forecast is based on the 2019 Wellington County Official Plan employment allocation for the Town of Erin. Key observations include:

- Town-wide employment base is forecast to increase by approximately 1,400 jobs between 2016 and 2041;
- This represents an annual employment growth rate of 1.2% and 7% of Wellington County total employment growth;
- Comparably, the Wellington County employment base is anticipated to increase at an annual rate of 1.7%; and
- The Town’s employment activity rate (ratio of jobs to population) is anticipated to decline slightly from 32% in 2016 to 28% by 2041.

Figure 28: Town of Erin Employment Base forecast, 2016 to 2041



7.3.5

Share of Town of Erin Population and Employment Growth Relative to Wellington County, 2016 to 2041

Over the past two decades, population and employment growth in the Town has been constrained by available municipal water and wastewater capacity. With approved municipal water and wastewater servicing capacity, the Town is forecast to accommodate approximately 15% of the County-wide population growth from 2016 – 2041 as shown in Figure 29. As previously mentioned, the Town is forecast to accommodate approximately 7% of County-wide employment growth from 2016 – 2041 as shown in Figure 30.

Figure 29: Wellington County Share of Growth by Municipalities, 2001 to 2041

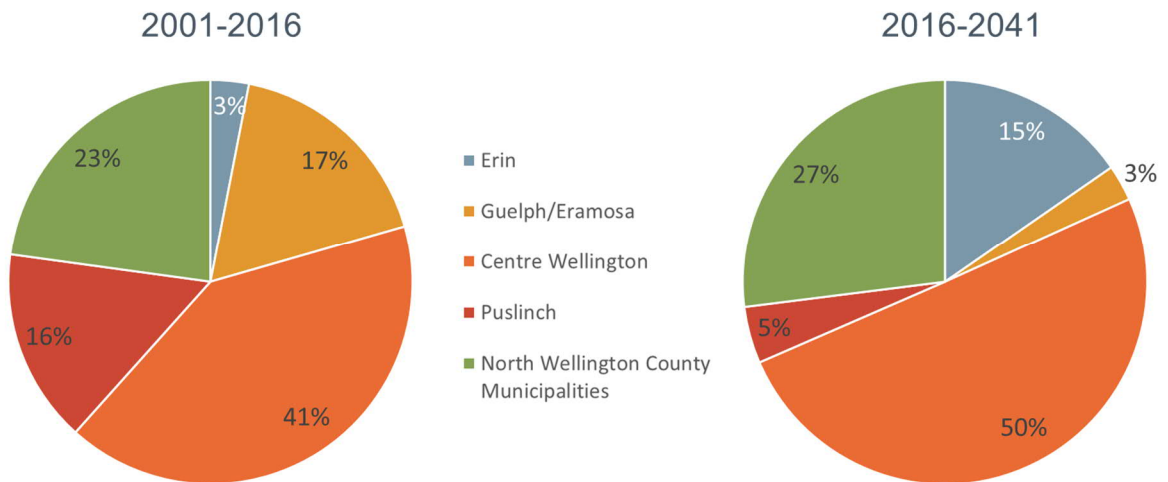
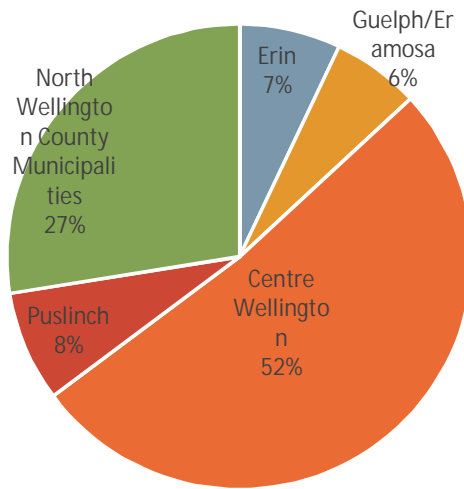


Figure 30: Wellington County Employment Growth by Municipality, 2016 to 2041



7.3.6

Observations

Future population and housing growth potential for the Town is significant given the Town’s proximity to west GTHA employment market. Over the forecast period, employment levels within the Town’s commuter-shed are forecast to increase by over 600,000. Job growth in the surrounding commuter-shed represent the key driver of net-migration to the Town. The growth assessment undertaken herein identifies that the high growth scenario for the Town (approximately 19,000 people), as identified in the County Official Plan⁹, represents that appropriate long-term population growth range for the Town. It is further noted that the provided that municipal water and wastewater capacity is available, the Town’s population could potentially exceed the high growth scenario by 2041. As such, it is recommended that the Town’s long-term population growth is regularly monitored and updated in accordance with the review of the Wellington County and Town of Erin Official Plans.

⁹ Wellington County Official Plan, August 15, 2019, Pg. 15.

8.0 Residential and Non-Residential Growth Forecast by Planning Policy Area

8.1 Housing Forecast by Planning Policy Area, 2016 to 2041

This section provides a more detailed allocation of the Town’s growth forecast by planning policy area including; the Built-up Areas (BUA), Designated Greenfield Areas (DGA) and remaining rural lands. The 2019 County of Wellington Official Plan identifies the BUA as all lands within the built boundary, while the DGA refers to the area within a settlement area that is not a BUA. The Wellington County Official Plan states that for each year post 2015, a minimum of 20% of all residential development annually will occur within the built-up area and the DGA area will achieve an overall minimum density of not less than 40 residents and jobs per hectare.¹⁰

As shown below in Table 17, the BUA is anticipated to receive 20% of the Town’s total housing growth, accounting for 457 units over the 2019 to 2041 forecast period. Of this total housing intensification allocation, 50% are in the form of low-density units (single and semi-detached), 20% are medium-density units (townhouses and duplexes), and 30% are high density units (apartments).

It is anticipated that the DGA will receive 62% of the total growth, reaching an average density of 50 residents and jobs per hectare over the 2019-2041 time-horizon. The Town’s rural area is expected to grow by approximately 16 units per year over the next 25 years. This represents approximately 400 new low-density units of growth over the 2019-2041 time-horizon or approximately 18% of the Towns total housing forecast.

Table 17: Town of Erin Residential Housing Growth, 2016-2041

Residential Growth	Households Growth by Structure Type			
	Low-Density ¹	Medium-Density ²	High-Density ³	Total
Town of Erin	1,990	152	142	2,284
Built-up Area (BUA)	228	91	137	457
Designated Greenfield Area (DGA)	1,360	61	5	1,425
Rural	402	0	0	402

¹Includes Single and Semi-detached.

²Includes townhouses and apartments in duplexes.

³Includes apartments.

¹⁰ Wellington County Official Plan, Office Consolidation. August 15, 2019.

8.2 Employment Forecast by Sector and by Planning Policy Area, 2016 to 2041

Employment within the Town of Erin is anticipated to occur in either designated Employment Areas or within the Community Lands. As shown in Table 18, the Town’s employment base is anticipated to increase by approximately 1,300 jobs from 2019-2041. Of this total approximately 61% of new jobs have been allocated to the Town’s Community Lands, while the remaining 39% have been allocated to the Town’s designated Employment Areas.

Table 18: Town of Erin Employment Growth by Planning Area, 2016 to 2041

Employment Sector	Employment Lands Growth, 2016-2041	Community Lands Growth, 2016-2041	Total Employment Growth, 2016-2041
Primary	0	0	0
Work at Home	0	295	295
Industrial	268	0	268
Commercial/Population Related	124	371	494
Institutional	4	32	35
No Fixed Place of Work	116	116	232
Total	511	813	1,324

Source: Watson & Associates Economists Ltd., 2019

Table 19 provides a further allocation of the Town’s urban employment forecast on Community Lands by Planning Policy Area (i.e., BUA and DGA). Of the approximate 800 jobs forecast on Community Lands, just over 200 have been allocated to the BUA while just under 600 new jobs have been allocated to the DGA lands.

Table 19: Town of Erin Employment Growth within Community Lands, 2019 to 2041

Employment Sector	Emp. Growth on Designated Greenfield Area (Community Lands)	Emp. Growth within BUA	Total Employment on Community Lands
Primary	0	0	0
Work at Home	252	44	296
Industrial	0	0	0
Commercial/Population Related	259	111	371
Institutional	22	9	32
No Fixed Place of Work	58	58	116
Total	591	222	813

Source: Watson & Associates Economists Ltd., 2019

9.0 Urban Land Needs Analysis

9.1 Urban Land Demand, 2019 to 2041

9.1.1 Community Land Needs

This section builds on the Town's long-term residential and on-residential land supply assessment presented in **Section 4.0** for the DGA Community Lands within both the Erin Urban Centre and the Hillsburgh Urban Centre. Existing land supply within the DGA Community Lands is then compared with forecast demand to assess long-term needs. A key factor that was considered in this analysis is the build out capacity of the wastewater treatment plant, as described in **Section 5.3** of this report. As summarized in Table 20 and Table 21, findings include:

- Between 2019 and 2041, the Town's DGA lands are anticipated to accommodate approximately 4,700 persons and 1,400 housing units.
- An additional 600 new jobs area also anticipated within the Town's DGA Community Lands between 2019 and 2041.
- The Town currently has a total land supply of 220 gross ha within its DGA Community Lands.
- In accordance with forecast housing and employment growth within the DGA, a total of 100 ha of residential lands and 6 ha of non-residential land are required between 2019 and 2041. Therefore, there is sufficient land supply within the DGA Community Lands to accommodate the 2041 demand. In addition, there is sufficient capacity in the WWTP to accommodate the 2041 demand.

Table 20: Town of Erin Community Lands Designated Greenfield Residential and Non-residential Land Needs, 2019-2041

Designated Greenfield Area - Community Lands	
	Total (Erin + Hillsburgh)
Residential Demand	
Total Housing Demand, 2019 to 2041	1,425
Net Density (units per net ha)	22
Net Land Requirement (net ha)	65
Gross Land Area Surplus/Deficit - 65% Net to Gross Ratio (Gross ha)	100
Non-Residential Demand	
Total Employment Demand including N.F.P.O.W and W.A.H, 2019 to 2041	591
Net Density (Jobs per net ha)	133
Net Land Requirement (net ha)	4
Gross Land Area Surplus/Deficit - 75% Net to Gross Ratio (Gross ha)	6
Total Land Demand	
Total Residential and Non-residential Land Demand (Gross ha)	106
Community Land Supply	
Residential Land Supply (Gross ha), 2019	220
Community Land Needs	
Land Area Surplus/ Deficit (Gross ha)	114

Note: Numbers may not add precisely due to rounding

Source: Watson & Associates Economists Ltd., 2018

Table 21 identifies the average density of new development within the Town's DGA Community Lands between 2019 and 2041. In summary, new development within the Town's DGA Community Lands is anticipated to average 50 residents and jobs per hectare.

Table 21: Town of Erin Community Land Average Population and Employment Density, 2019 to 2041

Town of Erin Community Land Average Population and Employment Density 2019-2041	
Population	4,673
Employment	591
Total Population and Employment	5,264
Land Need (ha)	106
Residents and Jobs Density per ha	50

Source: Watson & Associates Economists Ltd., 2019

9.1.2 Employment Land Needs

Employment Areas typically include a broad range of designated lands, including light, medium and heavy industrial lands, business parks and rural industrial lands. Employment Areas accommodate primarily export-based employment, including a wide range of industrial uses (e.g., manufacturing, distribution/logistics, transportation services), as well as specific commercial and institutional uses (e.g., office, services, ancillary/accessory retail).

The Town is anticipated to add approximately 500 jobs within its designated Employment Areas. This represents 39% of the Town's total job growth between 2019 and 2041. Based on an average employment density of 16 jobs per gross hectare, this generates an Employment Area land need of 32 gross ha. As summarized in Table 22, an Employment Area surplus of 16 ha has been identified by 2041 based on available land supply.

Table 22: Employment Land Demand, 2019-2041

Employment Land Demand	Area (ha)
Employment on Employment Lands, 2019 to 2041 ¹	511
Forecast Employment Density on Employment Lands (Jobs/ Gross Ha)	16
Gross Land Area (gross ha)	32
Employment Land Supply	
Employment Land Supply (Gross Ha)	48
Employment Land Needs	
Employment Land Surplus/Deficit (Gross Ha)	16

Source: Watson & Associates Economists Ltd., 2019

¹ Includes N.F.P.O.W and W.A.H.

Note: Numbers may not add precisely due to rounding.

9.1.3

Summary

The urban land needs assessment provided herein identifies that the Town of Erin has a sufficient supply of DGA lands, including both Community Lands and Employment Lands to accommodate growth to the year 2041. In addition, there is sufficient capacity within the wastewater treatment plant to accommodate the 2041 population and employment forecast to 2041. As previously mentioned, it is foreseeable that urban land demand could exceed the 2041 forecast provided herein, provided this demand does not exceed the Town's municipal water and wastewater servicing capacity.

10.0 Growth Allocation Scenarios

Based on our review of the County Official Plan, the Town of Erin Official Plan and the various background reports, there is an excess of designated residential and employment land in the Urban Centres to meet the population and employment forecast for Hillsburgh and Erin to 2041. As a result and as required through the PPS, it is necessary to identify, prioritize and phase lands which will accommodate this growth.

10.1 Evaluation Framework

An evaluation matrix was prepared to objectively examine the development potential of each potential development area. The evaluation framework included using 23 criteria relevant to the assessment of future growth in the Town, which were informed by public input through the Community Growth Survey. The criteria shown in Table 23, covers all aspects of the development cycle and evaluates each of the areas based on how feasible they are to develop. Key questions considered:

- Is the growth area adjacent to existing BUAs to allow for efficient use of land, infrastructure and public service facilities?
- Does the growth area provide sufficient land to meet the Town's long-term housing demand?
- Are there known constraints that would impact the ease of development?
- Can the land be efficiently served by existing or planned transportation and active transportation networks?
- Can the area be efficiently serviced by a future municipal sanitary sewer system?

Table 23: Evaluation Criteria

Evaluation Criteria		
1. Proximity to Existing Development	2. Natural Heritage Features	3. Human-made Hazards
4. Proximity to Existing and Planned Facilities, Parks and Open Space	5. Surface and Groundwater	6. Active Transportation
7. Land Use Compatibility	8. Agricultural Impacts	9. Road Network
10. Housing	11. Mineral and Petroleum Resources	12. Water Improvements
13. Employment	14. Cultural Heritage and Archaeology	15. Sanitary Sewer System
16. Ease of Development	17. Natural Hazards	18. Emergency Services
19. Air Quality and Climate Change	20. Overall Capital Costs	21. Cross-Jurisdictional
22. Community Character	23. Phasing	

10.2 Issues and Opportunities

After examining the each of the potential development areas based on the evaluation criteria, issues and opportunities for future growth began to emerge. For simplicity, these are summarized into key themes, including:

- Land Use;
- Natural Features;
- Transportation;
- Wastewater Servicing; and
- Water Servicing.

Highlights of this analysis are described below for Erin and Hillsburgh.

10.2.1 Land Use

As previously mentioned, the lands examined as part of this GMS are lands within the Urban Centres are designated for development. The potential development areas were also examined based on proximity to existing built up areas and public service facilities. Table 24 shows the land use considerations for each potential development area.

Table 24: Land Use Considerations

Potential Development Area	Comments
Erin	
Area A	Designated Greenlands, Core Greenlands and Residential. Close proximity to existing built-up areas. Not in close proximity to existing parks.
Area B	Designated Residential. In close proximity to existing neighbourhoods; however, is not in close proximity to existing parks.
Area C	Primarily designated as Residential. Small portion in the south as Greenlands and Core Greenlands. Not in close proximity to existing built-up areas or parks.
Area D	Designated Highway Commercial, Industrial, Future Development and Residential. Is in close proximity to existing development and parks.
Hillsburgh	
Area E	Designated Residential and Core Greenlands. In close proximity to Trafalgar Road through Station street. Not in close proximity to existing parks.
Area F	Designated Residential, Recreational, Future Development and Industrial. Is in close proximity Trafalgar Road and close to public school which has a playground and playing fields.
Area G	Designated Residential and Future Development. Is in close proximity to existing residential developments; however, not in close proximity to parks.

10.2.2 People and Jobs

The total housing demand for the Town to 2041 is 1,425 and the total employment demand to 2041 was 1,112. Each of the growth areas was assessed based on the percentage each of the areas could accommodate. Table 25 below show the capacity for each of the growth areas in Erin and Hillsburgh.

Table 25: People and Jobs

Area	Housing Demand to 2041	Employment Demand on Community Lands to 2041	Employment Demand on Employment Lands to 2041
Erin			
Area A	17%	13%	9%
Area B	0%	0%	0%
Area C	68%	52%	0%
Area D	88%	67%	96%
Hillsburgh			
Area E	34%	26%	0%
Area F	66%	66%	34%
Area G	30%	23%	0%

10.2.3 Natural Heritage Features

Each of the potential development areas were evaluated based on proximity to natural environmental features. At the time of development application, additional studies will be required to determine specific buffers for the natural heritage features and any potential Species-at-Risk. Table 26 shows the natural features constraints by potential development area.

Table 26: Natural Heritage Features Constraints

Potential Development Area	Comments
Erin	
Area A	Surrounded and bisected by several natural heritage features
Area B	Within a Conservation Authority regulated area. There are no significant natural heritage features present.
Area C	Surrounded and bisected by several natural heritage features.
Area D	Some natural heritage features present on the north side of the development area
Hillsburgh	
Area E	Some natural heritage features which exist along the northern boundary of the growth area.
Area F	Some natural heritage features which are present in the growth area.
Area G	No significant natural heritage features present.

10.2.4 **Transportation**

Each of the growth areas were evaluated based on the accessibility to the existing transportation network. Table 27 shows the transportation considerations by potential development area.

Table 27: Transportation Considerations

Potential Development Area	Comments
Erin	
Area A	Direct access to municipal road network – WR 124 & Eighth Line. Eighth Line is not paved and would likely require upgrades.
Area B	Indirect access to municipal road network – WR 52 and Ninth Line.
Area C	Direct access to municipal road network – Sideroad 17, Eighth Line and Dundas St. W.
Area D	Direct access to municipal road network – WR 124, Sideroad 15 (Dundas St. E.), and Tenth Line.
Hillsburgh	
Area E	Direct Access to municipal road network – WR 22 and Sideroad 25 (Station Street). Sideroad 24 (Station Street) may require upgrades.
Area F	Direct access to municipal road network – Trafalgar Road, WR 22, and Eighth Line.
Area G	Direct access to municipal road network – Trafalgar Road. Significant frontage is present.

To service Hillsburgh, Segments #1, #2 and #3 would need to be constructed. These segments includes a pumping station and twin forcemains to the proposed wastewater treatment plant, a series of trunk gravity sewers through the Erin town core, a pumping station at the south end of Hillsburgh and twin forcemains between Hillsburgh and Erin. The developer would be responsible for the design and construction of either pressure or gravity infrastructure to connect the development area itself to the pumping station. Table 28 shows the required wastewater segments by potential development area.

Table 28: Wastewater Servicing

Potential Development Area	Comments
Erin	
Area A	Segment #1 is required to service development.
Area B	Segment #1 is required to service development as well as a gravity system on Aspen and McCulloch.
Area C	Segment #1 and # 2 are required to service development.
Area D	Segment #1 and #2 are required to service development.
Hillsburgh	
Area E	Segment #1, #2, and #3 are required to service development.
Area F	Segment #1, #2, and #3 are required to service development.
Area G	Segment #1, #2, #3 and #4 are required to service development.

Note: The developer would be responsible for the design and construction of either pressure or gravity infrastructure to connect the development area to the pumping station.

10.2.5

Water

As previously mentioned, some municipal water services are available in the Town. Each of the potential development areas were examined based on how feasible it would be to connect to existing or proposed water servicing. Table 29 shows the water servicing considerations by potential development area.

Table 29: Water Servicing

Potential Development Area	Comments
Erin	
Area A	Direct connections to existing systems are available; Forest Ridge, W.R. 124, William St., Charles St. There will be minimal benefit to other areas.
Area B	Direct connections to existing system are available; Aspen Court. There will be no benefit to other areas.
Area C	Direct connections to existing system are available; Eighth Line. Indirect connections to existing system are available; SDRD 17, SDRD 15 (Unopened ROW). There will be no benefit to other areas.
Area D	Indirect connections to existing system are available; extension of watermain on W.R.124, Dundas St. East, Erinville Dr. (Unopened ROW). There will be benefit to Intensification Area A.
Hillsburgh	
Area E	Indirect connections to existing system are available; extension of watermain on Station St., Watermain will need to be extended down Trafalgar to the Rail Trail to W.R.22 and down W.R.22 to allow watermain looping; Benefit to existing units on Trafalgar Rd, Intensification Area D and Area F.
Area F	Direct connections to existing system are available: Currie Rd, Spruce St. Indirect connections to existing system are available: extension of watermain down Trafalgar Rd and the Rail Trail; Benefit to existing units on Trafalgar Rd, Area D and Area E.
Area G	Direct connections to existing system are available; Upper Canada Dr. and Howe St; Benefit to existing units on Upper Canada Dr.

10.3

Summary of Growth Allocation

The potential development areas identified were examined against the evaluation criteria for future growth. The analysis resulted in the preferred growth scenario, presented in **Section 11**.

11.0 Preferred Growth Option and Phasing

The Evaluation Framework was used by the technical planning team to test scenarios and develop a preferred scenario for future growth in Erin.

11.1 Preferred Scenario

The preferred growth scenario based on the evaluation framework is to prioritize future population growth in Area C, Area D in Erin Village and Area E in Hillsburgh (Figure 31). The preferred growth scenario provides sufficient land to accommodate the 2041 demand forecast and aligns with the recommended municipal financing approach outlined in the Wastewater Financing Options Study undertaken in 2019. The Town should monitor and review the phasing approach over time and if proposals are presented that ultimately require a variation of the recommendations contained herein, this should be reviewed in accordance with the evaluation criteria set out through this document. This provides the Town with flexibility to adjust areas to be considered for development, as necessary, based on a variety of factors, including but not limited to market realities. Corresponding with these areas, it is assumed that the intensification areas will be developed within this planning horizon as well. These sites are considered to be within the BUA and are not restrained to meet any density requirements, but to achieve 20% of the Town's future residential housing growth. This equates to approximately 457 units (see Table 17).

11.1.1 Recommended Phasing

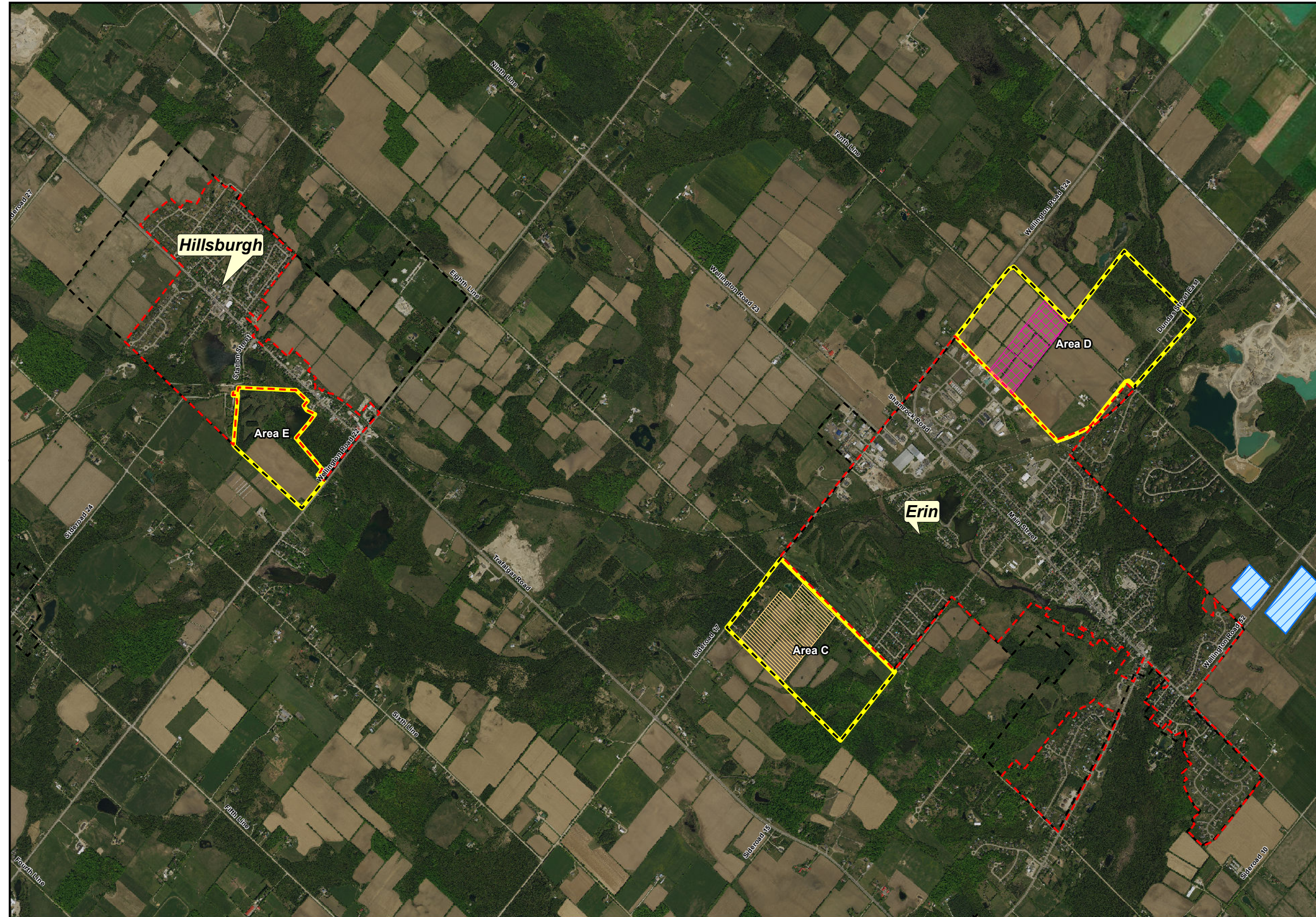
The recommended phasing of growth is tied to the construction of the wastewater treatment plant and timing of the construction of servicing segments. Developers have the opportunity to accelerate the servicing construction through front-ending the costs and recovering funds through future development agreements. Based on the planned future servicing discussed in **Section 5.3**, and the preferred scenario illustrated in Figure 31, the logical progression of servicing is from south to north, originating at the WWTP. As Segments 1, 2 and 3 are constructed, adjacent lands can be connected and allocated servicing capacity. It is the intent of the Town to construct the necessary wastewater servicing segments (1, 2 and 3) to service the preferred scenario as soon as funding is available.

At this time, growth allocation for each area within the preferred scenario will be considered on a first come, first serve basis to 2041. This report recommends that a detailed phasing strategy and allocation policy be developed by the Town reflecting the outcomes of the GMS, as well as other concurrent studies such as the Wastewater Financing Options Study.

TOWN OF ERIN GROWTH MANAGEMENT STRATEGY

PREFERRED GROWTH SCENARIO

FIGURE 31



LEGEND

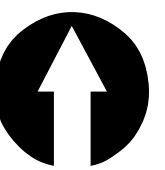
- Defferal Area 2
- Future Development Area
- Potential Wastewater Treatment Plant Site

Land Supply

- Preferred Growth Option

Base Mapping

- Built Boundary
- Urban Centre / Hamlet
- Municipal Boundary

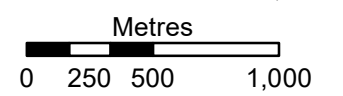


NORTH

Map Prepared by: PFM
Dillon Consulting Limited
Map Checked by: MM
Dillon Consulting Limited

October 10, 2019

Scale 1:30,000



11.1.2 Preferred Growth Allocation Scenario

Table 30 summarizes the preferred residential growth allocation scenario for the Town of Erin between Erin Village, Hillsburgh and the remaining rural area. The preferred residential growth allocation is based on the results of the urban land supply and demand analysis provided in **Section 7**. By 2041, Erin Village and Hillsburgh are forecast to reach a total population of 7,100 and 3,200 respectively. Between the 2019 and 2041 forecast period, approximately 70% of urban population growth has been allocated to Erin Village, while the remaining 30% of urban population growth has been allocated to Hillsburgh. A more detailed population and housing growth forecast is provided in Appendix D.

Table 30: Preferred Growth Allocation Scenario: Population & Housing Forecast by Settlement Area, 2019-2041

Period	Erin Village		Hillsburgh		Rural		Total	
	Total Population ¹	Total Households	Total Population ¹	Total Households	Total Population ¹	Total Households	Total Population ¹	Total Households
2016	3,100	1,200	1,400	500	7,400	2,500	11,900	4,100
2019	3,100	1,200	1,500	500	7,500	2,500	12,100	4,200
2031	4,500	1,700	2,000	700	7,800	2,700	14,300	5,100
2036	5,600	2,000	2,500	900	8,200	2,800	16,300	5,700
2041	7,100	2,500	3,200	1,100	8,600	2,900	18,900	6,500
2019-2041	4,000	1,300	1,700	600	1,100	400	6,800	2,300

Derived from Wellington County Official Plan (Revisions November 9, 2017) forecast for the Town of Erin by Watson & Associates Economists Ltd., 2019

¹ Includes Census undercount estimated at approximately 4.1%.

Notes: "Rural" includes other non-serviced urban settlement areas. (i.e., rural areas);
Numbers may not add due to rounding.

Table 31 summarizes the preferred non-residential growth allocation scenario for the Town of Erin between Erin Village and Hillsburgh. Similar to the residential allocations, the preferred non-residential residential growth allocation is based on the results of the urban land supply and demand analysis provided in **Section 4** and **Section 7** of this report. Between the 2019 and 2041 forecast period, all of the Town's forecast growth on employment lands and 70% of the Town's employment growth on Community Lands has been allocated to Erin Village. The remaining 30% of employment growth on Community Lands has been allocated to Hillsburgh. A net increase in employment growth in the Town's rural areas is not anticipated over the long-term forecast period.

Table 31: Employment Projections

Period	Employment on Employment Lands	Employment on Community Lands	Total Employment
Town of Erin			
2016-2019	20	30	50

Period	Employment on Employment Lands	Employment on Community Lands	Total Employment
2019-2031	240	370	610
2019-2036	500	800	1,300
2019-2041	510	810	1,320
Erin Village			
2016-2019	20	20	40
2019-2031	240	260	500
2019-2036	500	560	1,060
2019-2041	510	570	1,080
Hillsburgh			
2016-2019	0	10	10
2019-2031	0	110	110
2019-2036	0	240	240
2019-2041	0	240	240

The incremental housing growth for the period of 2019 to 2041 is 1,767¹¹. Table 32 illustrates that there is sufficient capacity in the wastewater system to accommodate development beyond the 2041 forecast if the rate of development should exceed the forecast in determined through this GMS. This provides the Town flexibility to grow beyond the forecast anticipated herein. Please refer to the Wastewater Financing Options Study and the UWCS EA for further information and detail.

Table 32: Summary of Wastewater Capacity

	UCWS EA Capacity ¹²
Total Build-out Capacity (UCWS EA)	6,740
Total Single Family Units (2019)	2,273
Non-residential Growth 2019-Build-out	528
Capacity for Growth	3,939

The Table above demonstrates that the WWTP can accommodate for existing units (2,273) and non-residential growth (528), and service 3,939 new units within the total build-out capacity of the WWTP.

¹¹ Refer to Table 30. Adjusted to single family equivalent households.

¹² Refer to the Urban Centre Wastewater Servicing EA and Wastewater Financing Options Study for further detail.

12.0 Recommendations and Next Steps

The following section provides the recommended policy directions resulting from the Growth Management Strategy and the next steps in facilitating development within the Town of Erin.

12.1 Recommended Official Plan Policy Directions

The following policy directions are recommended to implement the outcomes of the Town's Growth Management Strategy.

1. **Update the residential growth policies in the OP.** Section 2.2.2 outlines the community vision for residential growth for the Town. This section should be updated to reflect the updated municipal servicing status and the population and housing market demand analysis which identified a demand for a broader range of housing types and densities.
2. Update the Growth Strategy policies contained in the OP. Section 2.3 of the Town's OP identifies the Growth Strategy for the Town. This section should be updated to include direction regarding how growth will be managed within the Town in conformity with Provincial policy direction and the County's OP. Further, this updated section should outline the 2041 population, housing and employment forecast for County approval.
3. Strengthen policies related to monitoring and review of growth within the Town. Section 3.5.3 of the OP addresses monitoring of housing and land supply. This section should be updated to allow the Town to monitor and report regularly (term to be confirmed), and modify the Town's growth objectives based on actual supply and demand circumstances.
4. **Delineate the Built Boundary and establish policies promoting intensification within the Built Boundary.** Section 3.5.5 of the Town's OP references the role of the Built Boundary in supporting intensification. The OP should be updated to delineate the Built Boundary and clearly define its role in achieving the intensification target of the Town, in accordance with Provincial policy.
5. Update policies related to servicing in the Urban Centres based on the outcomes of servicing studies completed. Section 3.6 of the Town's OP includes the municipal servicing policies. This section, and several other sections, should be updated to reflect the completion of the Servicing and Settlement Master Plan (completed in 2014), the UCWS EA (completed in 2019), and highlight the long-term municipal servicing strategy for the Town's Urban Centres.
6. Strengthen policies related to the requirement of municipal servicing. Section 3.6.3 and 3.6.5 of the OP address servicing requirements and acknowledge that sanitary servicing is not yet available. These policies should be strengthened to require municipal sanitary servicing for new development and redevelopment.
7. Introduce phasing policies and/or a Phasing Plan. Based on the outcomes of this Growth Management Strategy, the Town should develop a wastewater capacity allocation system to coordinate and track the available allocation as new development proceeds and/or existing

- areas are connected to the system. These policies and/or the Phasing Plan should be monitoring and regularly updated to ensure accuracy based on the pace of development.
8. Strengthen language regarding **efficiency** of development. Section 3.6.2 of the OP provides some direction regarding fiscal efficiency of servicing provision. This language should be strengthened to direct that development efficiently uses land, resources and infrastructure. Additional policies regarding water resource protection and water conservation should be included. The Town may also wish to consider the development of a strategy regarding water conservation and efficiency, including detailed criteria and standards to guide future development.
 9. Resolve Deferral Area 2. The Town, in consultation with the County, should remove the Deferral (known as Deferral Area 2) in Erin Village. This is required to be addressed in advance of development proceeding in this area.
 10. **Update guidance on Planning Act application submission requirements.** Additional clarity should be established to assist applicants in preparing submission materials in support of a complete application. Specifically, **section 5.16** of the OP should be updated to capture a fulsome list of potential supporting studies that may be required to form a complete submission, to the satisfaction of the Town. In addition, the Terms of Reference for a scoped EIS as included in Appendix C herein should be either included as an appendix to the OP or provided to proponents through other means.
 11. **Develop a “definitions” section of the Town of Erin Official Plan to provide clarity on the application of terms.** The Town Official Plan does not currently identify any definitions. A new section should be added to the OP to include definitions for terms such as Built Boundary, Urban Centre, development, intensification, Greenfield Area, etc. The inclusion of definitions in an OP document provides clarity regarding the intent of key terms and is considered good practice.
 12. Consider the development of Community Design and/or Streetscape Guidelines. The Town should identify policies in the OP to establish the need to undertake a community design and/or streetscape guidelines to inform the preparation of development proposals and ensure built form and character of the town is preserved.
 13. Consider the development of architectural guidelines and/or architectural control. The Town should identify policies in the OP to establish the need to undertake architecture guidelines and consider appropriate architectural controls.
 14. Conduct an **Official Plan Review** to address Provincial and County policy conformity. Several new Provincial policies have been introduced since the adoption of the Town’s Official Plan. In addition to the policy directions noted herein, a fulsome review of the OP should be undertaken to confirm conformity with Provincial and County policies.

12.2 Next Steps

As a result of this growth management planning process, as well as the related studies led by the Town, an Official Plan Amendment should be initiated by the Town to align the OP with the outcomes identified through these studies.

The availability of municipal servicing sets the Town up for growth in a way that has not been experienced to date. There are some key studies that the Town should consider undertaking to strengthen the foundation for a smooth development review and approvals process. Specifically, this may include the establishment of Community Design and/or Streetscape Guidelines, and a list of background studies that may be required to support a complete application. Further, both residents and the development community should be aware of the updated Development Charges applicable to future development and how growth is funded (this study is underway).

As noted above, it is recommended that the Town's long-term population growth is regularly monitored and updated in accordance with the review of the Wellington County and Town of Erin Official Plans. In addition to this policy lens, ongoing public education and engagement is recommended to ensure a common understanding of the growth landscape within the Town's two Urban Centres, and building an understanding of the development review and approvals process.

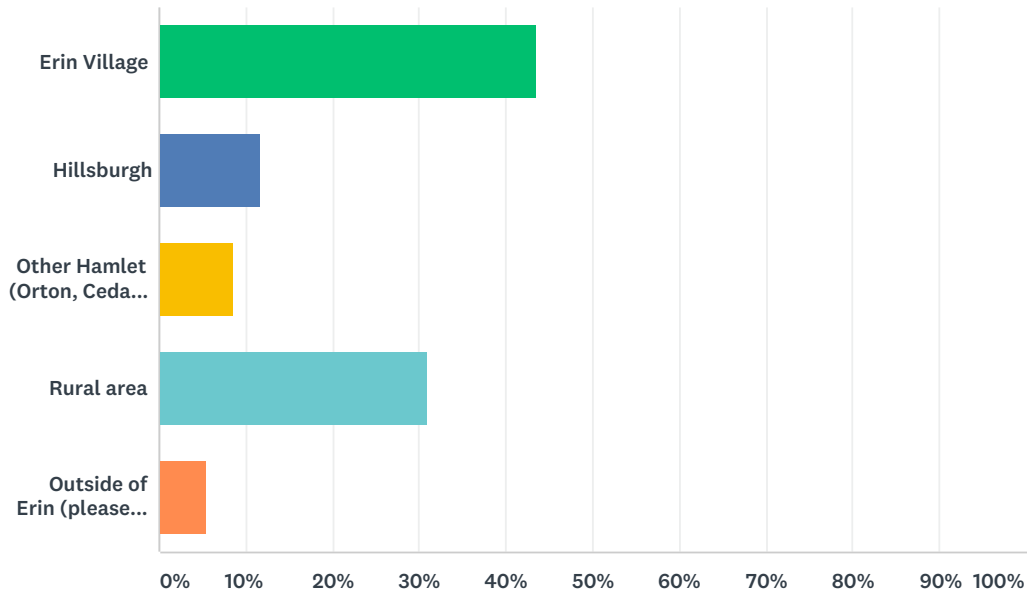
The Town may also wish to explore the implications of the additional development activity including the necessary staffing complement (e.g., planning and engineering expertise), and appropriate application and review fees to account for the effort involved.

Appendix A

Community Growth Survey Results

Q1 Where in the Town of Erin do you live?

Answered: 281 Skipped: 3



ANSWER CHOICES	RESPONSES
Erin Village	43.42% 122
Hillsburgh	11.74% 33
Other Hamlet (Orton, Cedar Valley, Brisbane, Ospringle, Ballinafad, Crewsons Corners)	8.54% 24
Rural area	30.96% 87
Outside of Erin (please specify)	5.34% 15
TOTAL	281

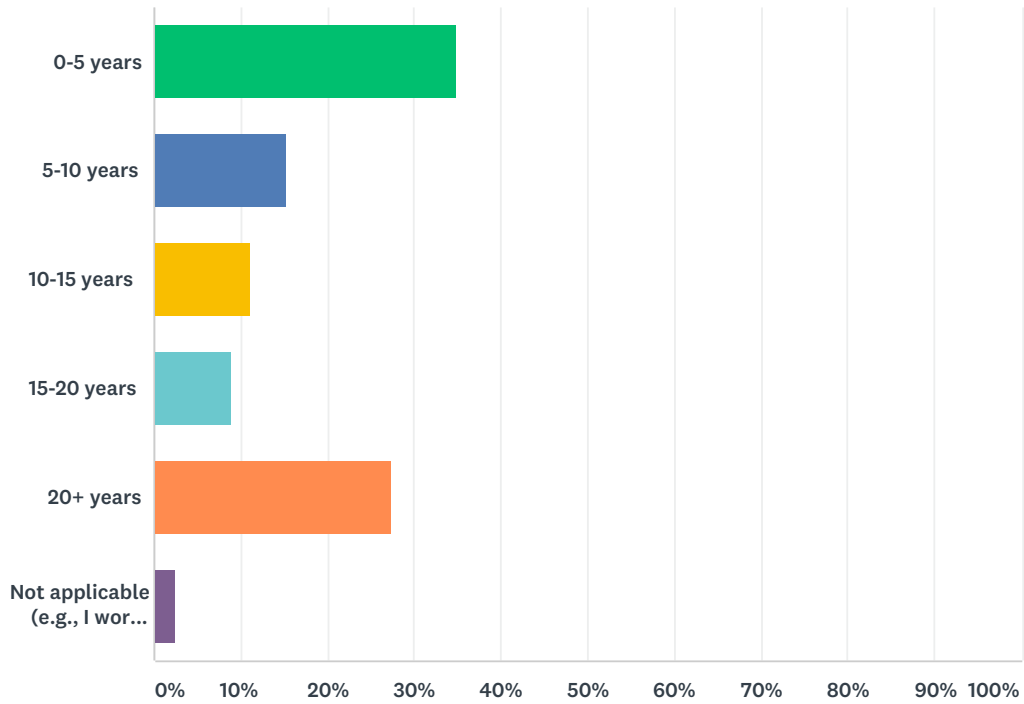
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3	Belfountain	6/20/2019 3:40 PM
4	Northern Ontario	6/16/2019 5:19 PM
5	Guelph Eramosa	6/13/2019 9:11 PM
6	RR 1	6/13/2019 3:12 PM
7	Oakville - I work for an Erin landowner	6/13/2019 8:54 AM
8	4PM has 8tydti9y7 an7t74886858666d I 77inches u7998co8 t87	6/12/2019 5:46 PM
9	Belfountain	6/11/2019 9:18 PM
10	Brisbane	6/11/2019 7:28 PM
11	Rural caledon	6/11/2019 2:52 PM
12	Trafalgar Road, between Brisbane and Hillsburgh.	6/11/2019 12:15 PM
13	Live in Fergus, volunteer in Erin	6/10/2019 8:54 AM

Town of Erin Growth Management Strategy

14	Brampton	6/8/2019 2:59 PM
15	Fergus	6/8/2019 1:24 PM

Q2 How long have you lived in Erin?

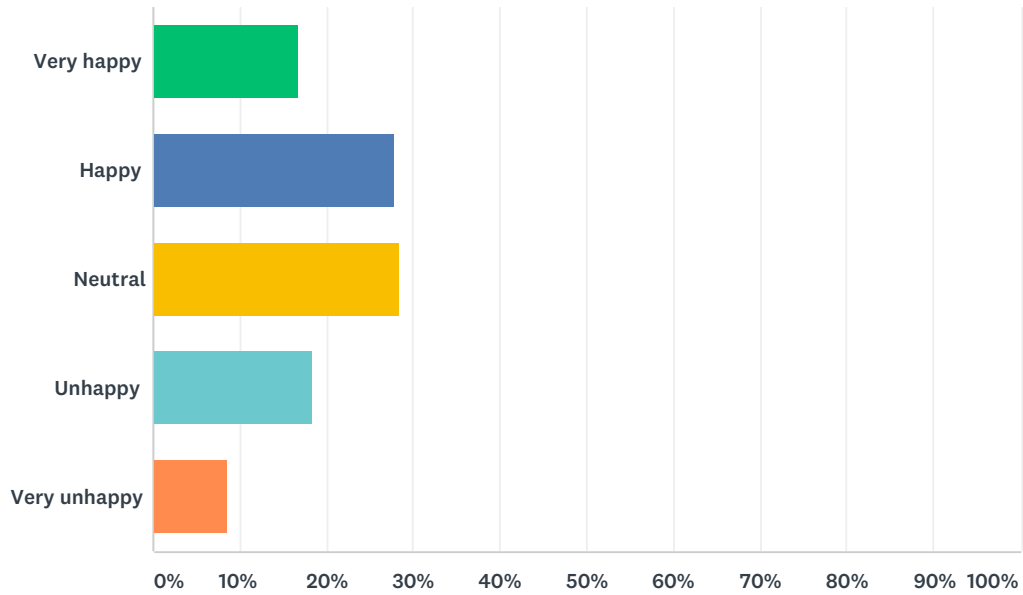
Answered: 281 Skipped: 3



ANSWER CHOICES	RESPONSES	
0-5 years	34.88%	98
5-10 years	15.30%	43
10-15 years	11.03%	31
15-20 years	8.90%	25
20+ years	27.40%	77
Not applicable (e.g., I work in Erin and live elsewhere)	2.49%	7
TOTAL		281

Q3 How do you feel about the prospect of growth in the Town of Erin? Please choose one.

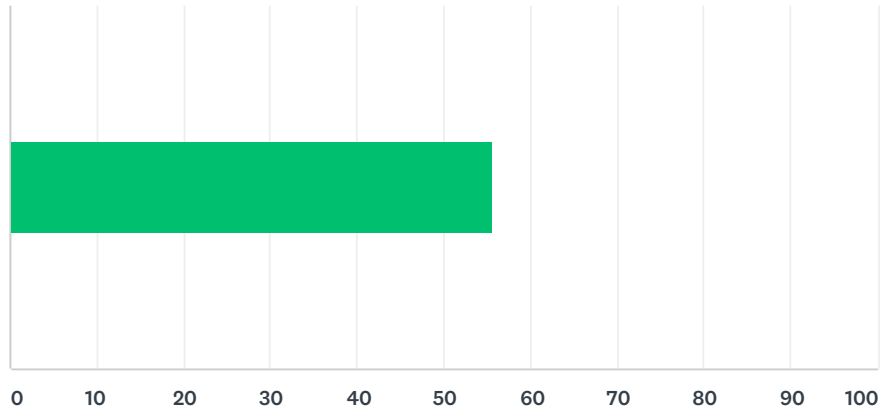
Answered: 281 Skipped: 3



ANSWER CHOICES	RESPONSES	
Very happy	16.73%	47
Happy	27.76%	78
Neutral	28.47%	80
Unhappy	18.51%	52
Very unhappy	8.54%	24
TOTAL		281

Q4 Based on the provincial growth targets, the majority of this growth is expected to be accommodated within the built-up areas of Hillsburgh and Erin. Based on this, how should future residential growth be distributed?

Answered: 250 Skipped: 34



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Total Respondents: 250			

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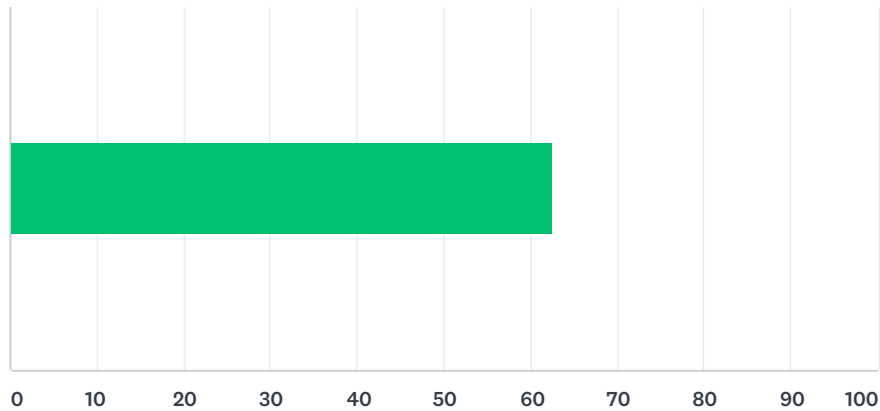
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Q5 Where do you think future employment areas should be distributed between Hillsburgh and Erin?

Answered: 253 Skipped: 31



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
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Total Respondents: 253			

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167	63	6/11/2019 1:11 PM
168	66	6/11/2019 1:04 PM
169	53	6/11/2019 1:01 PM
170	67	6/11/2019 1:01 PM
171	50	6/11/2019 1:00 PM
172	52	6/11/2019 12:57 PM
173	86	6/11/2019 12:55 PM
174	95	6/11/2019 12:53 PM
175	92	6/11/2019 12:51 PM
176	91	6/11/2019 12:50 PM
177	59	6/11/2019 12:49 PM
178	53	6/11/2019 12:48 PM
179	51	6/11/2019 12:48 PM
180	52	6/11/2019 12:46 PM
181	99	6/11/2019 12:46 PM
182	68	6/11/2019 12:45 PM
183	49	6/11/2019 12:39 PM
184	54	6/11/2019 12:37 PM
185	54	6/11/2019 12:35 PM

Town of Erin Growth Management Strategy

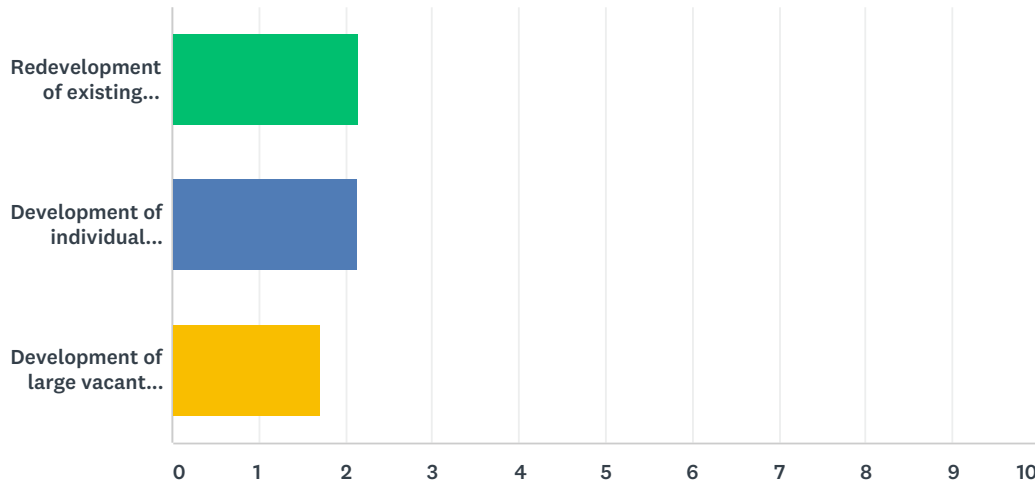
186	92	6/11/2019 12:34 PM
187	92	6/11/2019 12:30 PM
188	85	6/11/2019 12:28 PM
189	50	6/11/2019 12:20 PM
190	85	6/11/2019 12:19 PM
191	100	6/11/2019 12:17 PM
192	68	6/11/2019 12:17 PM
193	50	6/11/2019 12:16 PM
194	49	6/11/2019 12:15 PM
195	95	6/11/2019 12:14 PM
196	87	6/11/2019 12:14 PM
197	100	6/11/2019 12:13 PM
198	59	6/11/2019 12:13 PM
199	100	6/11/2019 12:12 PM
200	59	6/11/2019 12:11 PM
201	55	6/11/2019 12:09 PM
202	79	6/11/2019 12:09 PM
203	58	6/11/2019 12:09 PM
204	50	6/11/2019 12:07 PM
205	80	6/11/2019 12:06 PM
206	50	6/11/2019 12:05 PM
207	52	6/11/2019 12:05 PM
208	62	6/11/2019 12:05 PM
209	75	6/11/2019 12:05 PM
210	50	6/11/2019 12:04 PM
211	100	6/11/2019 12:04 PM
212	53	6/11/2019 12:03 PM
213	75	6/10/2019 8:54 AM
214	50	6/10/2019 8:51 AM
215	100	6/8/2019 3:52 PM
216	51	6/8/2019 3:02 PM
217	49	6/8/2019 2:40 PM
218	55	6/8/2019 2:27 PM
219	76	6/8/2019 1:38 PM
220	52	6/8/2019 1:27 PM
221	47	6/8/2019 1:13 PM
222	50	6/8/2019 1:02 PM
223	57	6/8/2019 12:54 PM
224	52	6/8/2019 12:46 PM
225	55	6/8/2019 12:35 PM
226	51	6/8/2019 12:29 PM

Town of Erin Growth Management Strategy

227	54	6/7/2019 10:44 AM
228	50	6/3/2019 10:24 AM
229	57	5/31/2019 1:32 AM
230	51	5/30/2019 10:37 PM
231	53	5/30/2019 10:08 PM
232	69	5/29/2019 6:25 PM
233	51	5/29/2019 3:54 PM
234	56	5/29/2019 12:46 PM
235	40	5/28/2019 9:58 PM
236	50	5/28/2019 10:38 AM
237	50	5/28/2019 8:46 AM
238	100	5/27/2019 10:32 PM
239	100	5/27/2019 8:54 PM
240	99	5/27/2019 8:18 PM
241	50	5/26/2019 4:35 AM
242	63	5/25/2019 9:36 PM
243	53	5/25/2019 5:49 PM
244	1	5/25/2019 3:23 PM
245	59	5/25/2019 2:18 PM
246	76	5/25/2019 1:39 PM
247	51	5/25/2019 12:05 PM
248	51	5/25/2019 11:33 AM
249	94	5/25/2019 10:37 AM
250	76	5/25/2019 10:24 AM
251	49	5/25/2019 9:43 AM
252	32	5/25/2019 9:39 AM
253	63	5/22/2019 4:20 PM

Q6 Growth can be accommodated in several ways, such as developing large parcels of vacant lands, or individual smaller sites within urban centres (Erin and Hillsburgh). Keeping in mind that the Town already has policies in place to guide development, such as compatibility with existing neighbourhood character, what is your preference for future development based on the options below? Please rank the following development options from most desirable to least desirable, from your perspective.

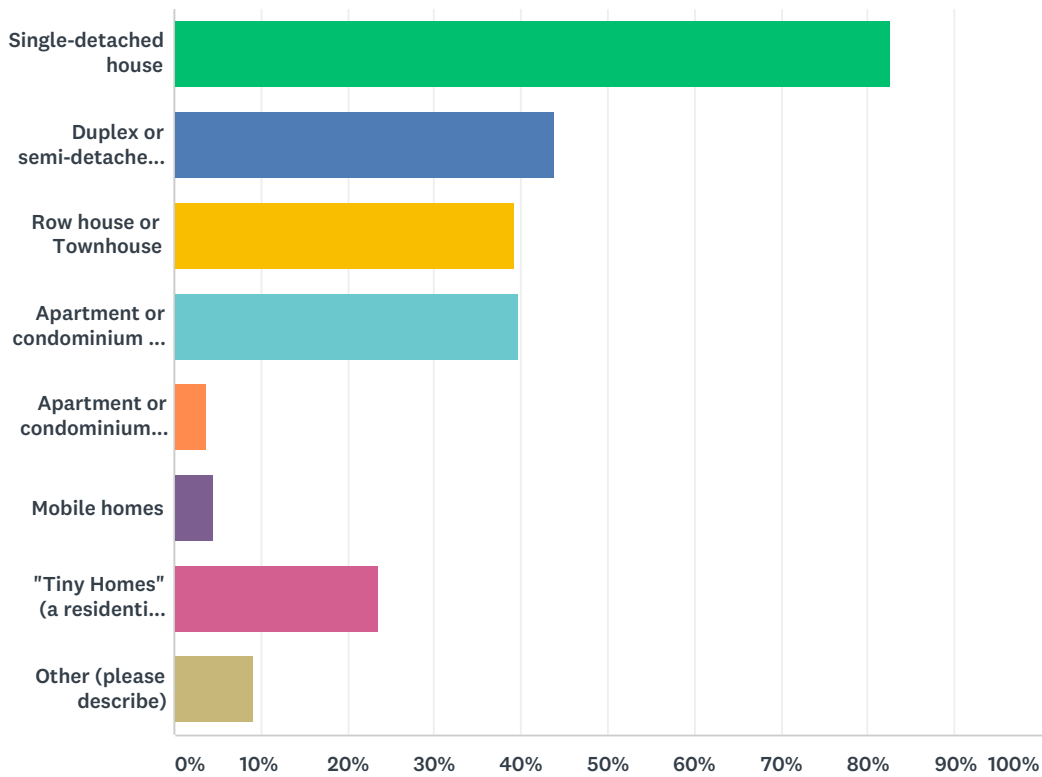
Answered: 254 Skipped: 30



	1	2	3	TOTAL	SCORE
Redevelopment of existing (typically small) sites within the urban centres	45.90% 112	24.59% 60	29.51% 72	244	2.16
Development of individual (typically small) vacant sites within the urban centres	25.51% 63	62.75% 155	11.74% 29	247	2.14
Development of large vacant parcels that are next to existing development	29.48% 74	13.15% 33	57.37% 144	251	1.72

Q7 What forms of new housing do you feel are most appropriate in the Town of Erin? Check all that apply:

Answered: 259 Skipped: 25



ANSWER CHOICES	RESPONSES
Single-detached house	82.63% 214
Duplex or semi-detached house	44.02% 114
Row house or Townhouse	39.38% 102
Apartment or condominium (up to 3 stories)	39.77% 103
Apartment or condominium (greater than 3 stories)	3.86% 10
Mobile homes	4.63% 12
"Tiny Homes" (a residential structure under 400 sq. ft)	23.55% 61
Other (please describe)	9.27% 24
Total Respondents: 259	

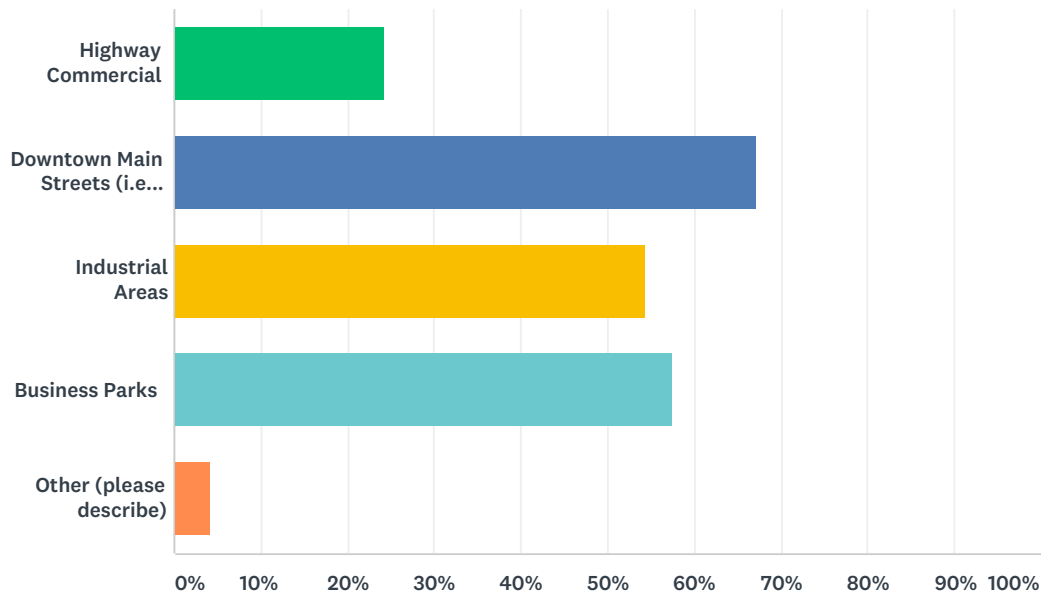
#	OTHER (PLEASE DESCRIBE)	DATE
1	Seniors housing	6/20/2019 5:59 PM
2	Senior living centre	6/20/2019 3:14 PM
3	Combination of different homes	6/20/2019 2:48 PM
4	mobile and Tiny homes would be an excellent answer to housing seniors and starter homes	6/15/2019 8:23 PM

Town of Erin Growth Management Strategy

5	Senior living	6/15/2019 9:33 AM
6	Apartments above commercial to keep downtown vibrant	6/13/2019 9:15 PM
7	Need for affordable housing so young people (such as those who graduate from EDHS) and seniors can afford to live in Erin.	6/13/2019 12:47 PM
8	Senior Housing	6/13/2019 12:33 PM
9	granny flats	6/13/2019 11:27 AM
10	To attract people to develop an employable demographic it will be necessary to have "affordable" housing such as "starter homes". You must also keep in mind that every home WILL require driveways that can accommodate at least 2 good size vehicles (ie - a family van and a pick up truck.) You must also, have adequate parking for visitors as well as a place to pile snow. This would be best described a the old style storey and a half design of house. To provide for a proper septic tank and bed the front of the home should be allocated for this purpose..	6/12/2019 4:43 PM
11	Co-housing for Seniors	6/11/2019 4:53 PM
12	Retirement Residences, Small Starter Homes	6/11/2019 3:27 PM
13	1200 sq ft homes	6/11/2019 2:40 PM
14	I would encourage the Town to consider co-housing or other forms of co-operative housing. These types of housing have multiple benefits, including affordability, facilitation of shared resources, low environmental footprint from development and resource sharing, and aiding a transition to a low carbon future.	6/11/2019 2:06 PM
15	Affordable homes to keep young people in the area	6/11/2019 1:13 PM
16	We need a combination of all the above. We need to bring affordable housing to greater Erin to allow our youth to remain in a the area as they "leave the nest". Fourier we need to allow the elderly to retire in Erin as well. As we grow our industrial base we need our workers to live where they work.	6/11/2019 12:16 PM
17	Homes suitable for people downsizing. Retirement community	6/11/2019 12:12 PM
18	Maximum density housing using the least land is most appropriate	6/11/2019 12:04 PM
19	Seniors	6/10/2019 8:51 AM
20	Retirement homes	6/8/2019 3:02 PM
21	Subsidized housing for low income families	6/8/2019 1:27 PM
22	Shouldn't be my discision. If it were it would be affordable housing. Shocked that isn't an option.	6/3/2019 10:24 AM
23	no to high density residential developing	5/28/2019 8:46 AM
24	Modular community 55+ like the one in Belwood http://www.pinemeadows.ca/	5/25/2019 1:39 PM

Q8 Where do you feel it is most appropriate to focus new employment uses in the Town of Erin? Check all that apply:

Answered: 259 Skipped: 25



ANSWER CHOICES	RESPONSES
Highway Commercial	24.32% 63
Downtown Main Streets (i.e., Central Business Districts)	67.18% 174
Industrial Areas	54.44% 141
Business Parks	57.53% 149
Other (please describe)	4.25% 11
Total Respondents: 259	

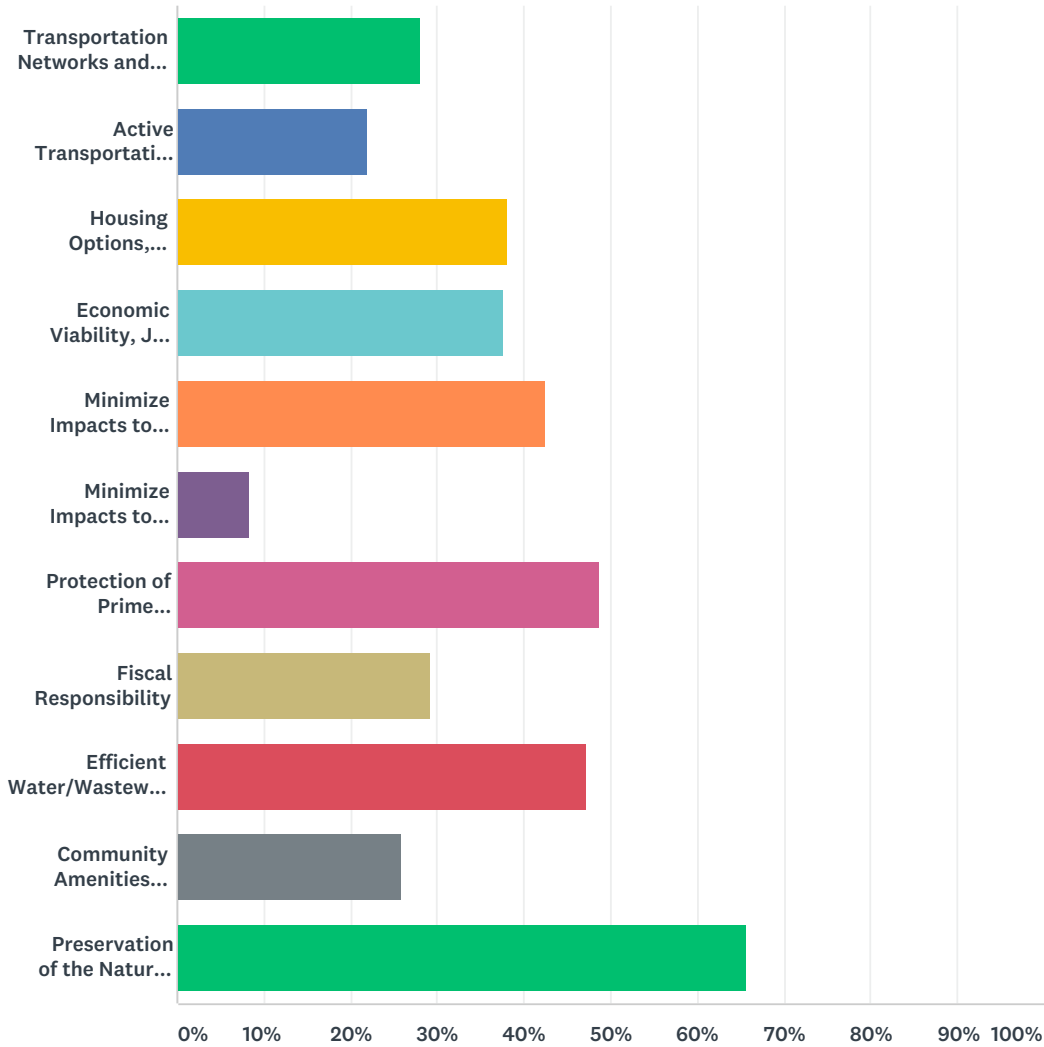
#	OTHER (PLEASE DESCRIBE)	DATE
1	new business in the rural area is also very appropriate.	6/15/2019 9:34 AM
2	What are new employment uses?Need to define to answer question. Using planning terms average citizen will not understand.	6/13/2019 12:47 PM
3	all of the above	6/13/2019 10:23 AM
4	I'm not sure what is meant by "new employment uses". This is a very poorly worded question. Retail should be focused on downtown main streets, offices should be in business parks, and factories in industrial areas.	6/12/2019 8:09 AM
5	rural/agricultural/environmental in nature, use existing industrial space only and focus on clean industries	6/12/2019 6:06 AM
6	Industrial area at the north end of town	6/11/2019 6:04 PM
7	Mixed with residential to facilitate walkable communities.	6/11/2019 2:06 PM
8	professional health, research & development think tanks, etc. maybe ask residents where they are employed/underemployed. look at what talent is here and utilize it	6/11/2019 1:26 PM
9	I don't understand the question.	6/11/2019 12:03 PM

Town of Erin Growth Management Strategy

10	Rural on farm companies need to be given more flexibility to expand in order to grow. Maybe a tax and development fee between farm and commercial...? Get creative and thrive with a more rural vibe is my thought.	5/25/2019 1:39 PM
11	Erin is beautiful and nature is what most value the town, taking it out of this feel will be an absolute mistake, you can see modern homes and over popularity in all other towns and they all have lost the country feels which made just like other big towns which no one likes. Protecting our identity of who we are will definitely creat great feel and will attract more and more people. Log homes is best picture instead of monster modern homes, small apartments building and mobile home parks that affordable for everyone will make our foundation of employees living and tourists. Moving built out skirt on Trafalgar will between Brisbane and hillsbourgh will creat life to serve the town will and expand the size and will be easier move to attract more people faster than original plan. Baby steps to bring home owners to where you want them to be. That also quick fix to your financial trouble at the town as more sites will creat more land taxes per year and more business growth. Think logic and built proper foundation to carry on with bigger plans.	5/25/2019 10:37 AM

Q9 The Town of Erin is developing decision making criteria to help evaluate different options for how we grow. Please select your top 4 most important criteria:

Answered: 250 Skipped: 34



ANSWER CHOICES	RESPONSES
Transportation Networks and Road Capacity	28.00% 70
Active Transportation (e.g., walking, cycling, etc.)	22.00% 55
Housing Options, Affordability	38.00% 95
Economic Viability, Job Creation	37.60% 94
Minimize Impacts to Existing Residential	42.40% 106
Minimize Impacts to Existing Business	8.40% 21
Protection of Prime Agricultural Areas	48.80% 122
Fiscal Responsibility	29.20% 73

Town of Erin Growth Management Strategy

Efficient Water/Wastewater Infrastructure	47.20%	118
Community Amenities (e.g., libraries, public services, etc.)	26.00%	65
Preservation of the Natural Environment	65.60%	164
Total Respondents: 250		

Q10 In addition to the potential decision making criteria listed above, are there any additional criteria that you feel should be used to decide on the best growth options? Enter up to five additional key themes that should be considered. Please limit each response to 200 characters or less.

Answered: 117 Skipped: 167

ANSWER CHOICES	RESPONSES	
1.	99.15%	116
2.	76.92%	90
3.	57.26%	67
4.	42.74%	50
5.	28.21%	33

#	1.	DATE
1	Environmental responsibility	6/21/2019 7:52 AM
2	Splash park	6/20/2019 11:28 PM
3	Tourism/Promotion	6/20/2019 8:16 PM
4	Parks with more amenities	6/20/2019 8:03 PM
5	Public swimming pool	6/20/2019 6:13 PM
6	Recreational facilities	6/20/2019 6:06 PM
7	No increase to taxes !!	6/20/2019 4:13 PM
8	Preserve water and environme	6/20/2019 3:58 PM
9	Keeping country rural character and charm	6/20/2019 3:34 PM
10	Preserving the character of a small town.	6/19/2019 7:37 PM
11	projects that include green technology in their building	6/19/2019 8:50 AM
12	Draws for young families - schooling, affordable housing, daycare	6/17/2019 7:12 PM
13	Small town vibe	6/17/2019 11:01 AM
14	infrastructure - water, waste treatment, hydro, roads, public transit	6/15/2019 8:34 PM
15	New development designed to retain natural environment look & trees.	6/15/2019 1:03 PM
16	housing for seniors	6/15/2019 9:39 AM
17	Preserving small town downtown	6/15/2019 8:39 AM
18	MUST maintain small town charm and country feel of entire area	6/15/2019 8:31 AM
19	Ensure the downtown's of both Erin and Hillsburgh are vibrant	6/14/2019 12:56 PM
20	No cookie-cutter monster-homes. Keep the new homes varied in size/shape/type. Don't develop sub-divisions that are closed and where all the houses look the same.	6/14/2019 10:17 AM
21	Manage increasing property taxes	6/14/2019 10:13 AM
22	would like to see a bypass for heavy traffic for both villages	6/13/2019 3:45 PM
23	Preserve the CHARM of Erin and the current lifestyle, not turning us into urban sprawl with no character. We want to remain a rural community with agriculture.	6/13/2019 1:27 PM

Town of Erin Growth Management Strategy

24	Building practices that are in line with the needs of the future - ie. sustainability - can we look to build homes that are more passive solar/reuse of grey water systems/etc.	6/13/2019 12:49 PM
25	climate change - to be used as a lens to consider the sustainability of all development.	6/13/2019 11:35 AM
26	compatible or sympathetic housing designs or styles	6/13/2019 9:20 AM
27	Mitigation and Adaptation to Climate Change	6/13/2019 9:13 AM
28	Highway bypass for trucks out of downtown	6/13/2019 6:40 AM
29	promote "green" solutions; sustainability	6/12/2019 5:35 PM
30	keep the business area concentrated for walkability.	6/12/2019 5:30 PM
31	Emergency response	6/12/2019 3:37 PM
32	Plans for Climate Change Mitigation/Adaptation	6/12/2019 2:46 PM
33	disruptive technology: advance of automation, autonomous vehicles, efficiencies through workplace automation. (cont'd)	6/12/2019 11:22 AM
34	art galleries	6/12/2019 10:24 AM
35	allow farms to sever 1 to 2 acre lots along frontage on the existing roads.	6/12/2019 10:00 AM
36	Green focus, a Green, sustainable Erin	6/12/2019 8:17 AM
37	We do not want development - this is why we live in Erin	6/12/2019 7:44 AM
38	More infrastructure.	6/12/2019 7:33 AM
39	Preserve small town environment	6/12/2019 7:04 AM
40	maintain the rural and environmental culture within the town of Erin	6/12/2019 6:30 AM
41	senior's housing options	6/12/2019 6:20 AM
42	net zero carbon in all new home & commercial construction	6/12/2019 12:32 AM
43	Making internet availability a priority. It's a shame the services that are available in the area.	6/11/2019 11:32 PM
44	Preservation of rural way of life	6/11/2019 10:35 PM
45	Affordability	6/11/2019 10:07 PM
46	TRUCK BYPASS OF MAIN STREET	6/11/2019 9:30 PM
47	keeping a small town feel	6/11/2019 9:21 PM
48	Attract young professionals to Erin	6/11/2019 9:20 PM
49	Stop referencing quaint and charm these do not get finances to support the town.	6/11/2019 9:17 PM
50	Protect scenic downtown and historic areas	6/11/2019 9:16 PM
51	Attracting high net worth individuals on large parcels of land 3 to 10 acres	6/11/2019 8:31 PM
52	Child care	6/11/2019 8:18 PM
53	Consider population impact versus corporate compensation for new initiatives	6/11/2019 8:15 PM
54	Impact to existing residents	6/11/2019 7:37 PM
55	Ability of our schools to handle the new growth	6/11/2019 7:02 PM
56	Present rural roads are not satisfactory for more traffic. Extra growth should stay in already built up areas.	6/11/2019 6:18 PM
57	Maintaining existing schools	6/11/2019 6:08 PM
58	Environmentally responsible development with respect for the credit valley conversation and the watershed.	6/11/2019 6:07 PM
59	Do not want farmers land being bought up and houses being built. We need our farming area. We are rural. This isn't Brampton	6/11/2019 5:49 PM
60	Fewer big trucks going through Erin village	6/11/2019 5:35 PM

Town of Erin Growth Management Strategy

61	Affordability - existing residents should NOT pay for the cost of development....	6/11/2019 5:23 PM
62	better recycling programs	6/11/2019 3:59 PM
63	The Quarry moved further away from the residential area	6/11/2019 3:55 PM
64	Sustainable, Green business plans.	6/11/2019 3:41 PM
65	Retirement Residence so we don't lose current residents	6/11/2019 3:30 PM
66	Affordable Housing	6/11/2019 3:21 PM
67	Maintenance of small-town feel	6/11/2019 3:03 PM
68	Water	6/11/2019 2:43 PM
69	No more growth	6/11/2019 2:24 PM
70	Sustainability	6/11/2019 2:22 PM
71	Reasonable ongoing costs to residents for water and sewage rates	6/11/2019 2:20 PM
72	Low carbon, carbon neutral	6/11/2019 2:20 PM
73	Any new industry should be sensitive to the environment and low impact on existing homes and properties	6/11/2019 1:53 PM
74	Fiscal Responsibility	6/11/2019 1:43 PM
75	Within transportation, diverting trucks from town	6/11/2019 1:39 PM
76	community feedback/ townhall meetings	6/11/2019 1:32 PM
77	Maintain small town culture	6/11/2019 1:23 PM
78	Small business required	6/11/2019 1:22 PM
79	Community Amenities	6/11/2019 1:14 PM
80	Public indoor swimming pool added onto the high school	6/11/2019 1:04 PM
81	Any developments should be in character of the existing town	6/11/2019 12:54 PM
82	Family friendly	6/11/2019 12:53 PM
83	Transportation networks	6/11/2019 12:47 PM
84	Bring in small industry. I've been looking to do this for some years! But there isn't incentives.	6/11/2019 12:32 PM
85	Impacts to species at risk, beyond "natural enviroment"	6/11/2019 12:29 PM
86	Too much growth, more crime	6/11/2019 12:26 PM
87	DEVELOPERS SHOULD SOURCE LOCAL SUPPLIERS	6/11/2019 12:26 PM
88	The Town needs a "Vision" that goes past the term of our politicians. 10 year minimum	6/11/2019 12:26 PM
89	Off leash dog park	6/11/2019 12:23 PM
90	Infrastructure- schools, doctors, community events (Milton neglected to make sure they had space before growing)	6/11/2019 12:22 PM
91	need young families to come to town so schools do not close	6/11/2019 12:20 PM
92	Better use of fairgrounds	6/11/2019 12:17 PM
93	Retirement community	6/11/2019 12:14 PM
94	Equine! Support the horse world, incentive to business to come, etc.	6/11/2019 12:13 PM
95	Reroute trucks from Main St.	6/11/2019 12:08 PM
96	creation of roads, schools, parks before houses are built	6/11/2019 12:06 PM
97	Space - we moved here to be more in the country, but can't afford to buy a house.	6/11/2019 12:06 PM
98	Infrastructure	6/10/2019 8:55 AM
99	Efficient water/ wastewater infrastructure	6/10/2019 8:52 AM

Town of Erin Growth Management Strategy

100	Sewers	6/8/2019 3:53 PM
101	Keep the small townfeeling	6/8/2019 3:05 PM
102	Wifi high speed	6/8/2019 2:31 PM
103	Stop allowing Nestle to extract ground water please,	6/8/2019 1:32 PM
104	Maintain rural character of town & area	6/8/2019 1:19 PM
105	Rural high speed internet	6/8/2019 12:40 PM
106	Keep atmosphere of Main Street business area and quaint village feel	5/30/2019 10:44 PM
107	Enhance the already existing Main Street shops that bring in tourists and revenue to the community . Shops sitting empty is unacceptable	5/30/2019 10:17 PM
108	Create a space for tiny homes, this is the way of the future, as people in their 20-30 are no longer able to buy houses with the rate its going	5/28/2019 10:48 AM
109	projected growth is too much. residence are not in favour of this	5/28/2019 8:49 AM
110	Maintain small town flare of existing town WITHOUT the Kleinberg affect.	5/27/2019 9:16 PM
111	Attract businesses that employ bright young technologically savvy and well paid people	5/26/2019 8:19 PM
112	keep erin small, thats why people want to live here	5/25/2019 3:28 PM
113	seriously consider making growth small and sticking to a rural tourist vibe for the town	5/25/2019 1:47 PM
114	Downtown businesses need help to survive	5/25/2019 11:47 AM
115	Cancel business licence fees for 2 years to motivate owners to open business	5/25/2019 10:46 AM
116	Town needs to work agressively to get development going	5/22/2019 4:37 PM
#	2.	DATE
1	Reduce crime	6/21/2019 7:52 AM
2	Pool	6/20/2019 11:28 PM
3	Healthcare/Mental Health Support	6/20/2019 8:16 PM
4	No increase to property taxes to pay for the new waste water facility.	6/20/2019 8:03 PM
5	Small McDonalds	6/20/2019 6:13 PM
6	Medical/healthcare facilities	6/20/2019 6:06 PM
7	Current residents NOT paying for new development	6/20/2019 4:13 PM
8	Relocate and reevaluate the waste water treatment plant location and effectiveness	6/20/2019 3:58 PM
9	Protecting small town sense of community and properties of existing residents	6/20/2019 3:34 PM
10	Minimal sprawl	6/19/2019 7:37 PM
11	projects that have a low environmental impact	6/19/2019 8:50 AM
12	Keep it small	6/17/2019 11:01 AM
13	fiscal responsibility -- balanced budget without huge tax increases	6/15/2019 8:34 PM
14	Any new housing should be matched by sufficient industry for tax base.	6/15/2019 1:03 PM
15	Bringing in businesses decreasing rent for them so they will join the downtown	6/15/2019 8:39 AM
16	Strict architectural control to avoid horrid mass development like Brampton	6/15/2019 8:31 AM
17	Ensure the downtown's of both Erin and Hillsburgh are pedestrian friendly	6/14/2019 12:56 PM
18	Fulfill your commitment to make/keep Erin a horse friendly town. Acknowledge trail riding and work to create more trails, working with landowners.	6/13/2019 1:27 PM
19	Improved internet access with better rates so people can work from home without any interruption	6/13/2019 12:49 PM
20	social viability - residential development should facilitate a sense of interconnectedness.	6/13/2019 11:35 AM
21	Public Green Space and Gardens	6/13/2019 9:13 AM

Town of Erin Growth Management Strategy

22	Ambulance service	6/13/2019 6:40 AM
23	growth should take into account the heritage nature of town	6/12/2019 5:35 PM
24	what is Erin doing to facilitate these sorts of technologies. (one example answer would be: better network connectivity, another could be education, etc.)	6/12/2019 11:22 AM
25	crafts	6/12/2019 10:24 AM
26	allow builders to develop these properties on the existing roads.	6/12/2019 10:00 AM
27	Lifestyle choices for living a healthy lifestyle	6/12/2019 8:17 AM
28	Do not bring in low-income housing or you will see an exodus of your white collar residents	6/12/2019 7:44 AM
29	attract young families	6/12/2019 6:20 AM
30	Indigenous inclusion in town council and land use planning.	6/12/2019 12:32 AM
31	Community amenities	6/11/2019 11:32 PM
32	Economic viability	6/11/2019 10:07 PM
33	Increase students in local schools	6/11/2019 9:20 PM
34	Showcase Erin's unique features & waterways	6/11/2019 9:16 PM
35	We need to create infrastructure to support long term growth & sustainability- internet, water & waste.	6/11/2019 8:31 PM
36	Improve leadership with subject matter experts guiding council	6/11/2019 8:15 PM
37	Maintaining the rural life of Erin ie. farms	6/11/2019 7:02 PM
38	Obviously, more businesses would help to maintain a reasonable tax base for residences.	6/11/2019 6:18 PM
39	Maintaining the small town atmosphere	6/11/2019 6:08 PM
40	Focus on developers creating their own waste water systems	6/11/2019 5:35 PM
41	. Since it is not affordable business such as the theatre have left. We need to attract commercial industrial business but we dont have infrastructure for them to use.	6/11/2019 5:04 PM
42	sewage system	6/11/2019 3:59 PM
43	Starter homes so youth can stay	6/11/2019 3:30 PM
44	Community Amenities	6/11/2019 3:21 PM
45	Protection of woodlands and farmland	6/11/2019 3:03 PM
46	Upkeep of roads especially rural	6/11/2019 2:43 PM
47	No more growth	6/11/2019 2:24 PM
48	Limit growth	6/11/2019 2:22 PM
49	Sidewalks in the outlying areas (Erin Heights area)	6/11/2019 2:20 PM
50	Sustainable and resilient design and systems	6/11/2019 2:20 PM
51	Minimizing impact to existing residential	6/11/2019 1:43 PM
52	Protection of wetlands	6/11/2019 1:39 PM
53	more opportunities for youth to network and gain experience	6/11/2019 1:32 PM
54	Improved and intensive policing	6/11/2019 1:23 PM
55	Better town management (new ideas required)	6/11/2019 1:22 PM
56	Transportation and road capacities	6/11/2019 1:14 PM
57	Bringing a agricultural college to town	6/11/2019 1:04 PM
58	No big box store	6/11/2019 12:54 PM
59	Senior affordability	6/11/2019 12:53 PM
60	Job creation with small business support	6/11/2019 12:47 PM

Town of Erin Growth Management Strategy

61	Minimize the environmental footprint.	6/11/2019 12:32 PM
62	Impacts to water sources such as aquifers, beyond "natural environment"	6/11/2019 12:29 PM
63	Protection of woods	6/11/2019 12:26 PM
64	NEW HOUSING SHOULD ENHANCE AND STRENGTHEN COMMUNITY	6/11/2019 12:26 PM
65	We have an outstanding opportunity to make Erin a wonderful equine destination. This means an integrated trail network, bed and bales and more!	6/11/2019 12:26 PM
66	Daycare	6/11/2019 12:23 PM
67	Community involvement - create opportunity to function as a community to avoid new and old divide	6/11/2019 12:22 PM
68	need affordable housing for young families and seniors	6/11/2019 12:20 PM
69	Increased police presence on roads	6/11/2019 12:17 PM
70	Tourism - eco and green both quaint town and rural areas	6/11/2019 12:13 PM
71	Keep property values from deteriorating	6/11/2019 12:06 PM
72	Infrastructure - we left Guelph because the growth was not supported by infrastructure	6/11/2019 12:06 PM
73	Sewers	6/10/2019 8:55 AM
74	Assisted living houses	6/10/2019 8:52 AM
75	Housing	6/8/2019 3:53 PM
76	Get affordable housing for seniors they will spend money in town	6/8/2019 3:05 PM
77	Local employment	6/8/2019 2:31 PM
78	Don't accept Nestle's voluntary levy anymore	6/8/2019 1:32 PM
79	Consider tourism as the business opportunity	6/8/2019 1:19 PM
80	Comprehensive recreation and trails	6/8/2019 12:40 PM
81	Make the permit process less restrictive and more accessible for new business opportunists	5/30/2019 10:17 PM
82	Mobile home community as again people in their 20-30 can no longer afford to buy houses	5/28/2019 10:48 AM
83	no to WWTP	5/28/2019 8:49 AM
84	Do not cater strictly to the visitor, focus on needs of locals.	5/27/2019 9:16 PM
85	employ building standards that reinforce our reputation of being an attractive small town with a pretty main street	5/26/2019 8:19 PM
86	find a way for transport trucks to bypass the main strip in Erin	5/25/2019 3:28 PM
87	Make trails of all kinds a drawing card and people who come to use them will frequent other establishments	5/25/2019 1:47 PM
88	Main Street needs resurfacing	5/25/2019 11:47 AM
89	Cancel development fees for mobile homes parks and apartments building.	5/25/2019 10:46 AM
90	Encourage several developers to build so that all housing will not look the same (cookie cutter)	5/22/2019 4:37 PM
#	3.	DATE
1	More stores	6/20/2019 11:28 PM
2	Small Walmart (affordable children's clothing, etc)	6/20/2019 6:13 PM
3	Housing options for seniors	6/20/2019 6:06 PM
4	New subdivision = self sufficiency	6/20/2019 4:13 PM
5	Redesign traffic control volume from and to town and surrounding areas	6/20/2019 3:58 PM
6	Protecting wildlife habitats and agriculture lands	6/20/2019 3:34 PM
7	Keep rural areas rural.	6/19/2019 7:37 PM

Town of Erin Growth Management Strategy

8	Protect environment	6/17/2019 11:01 AM
9	emergency services - police, fire, ambulance	6/15/2019 8:34 PM
10	Deal with the improvement of streets and roads to attract new owners	6/15/2019 8:39 AM
11	Buildings must have designs that are complimentary and respectful of existing historic properties	6/15/2019 8:31 AM
12	Built up area so it attracts tourists. Day use and overnight. Beautiful areas with a lot of assists that can attract small business for tourism (biking, hiking, horseback riding etc)	6/14/2019 12:56 PM
13	Affordable housing for those graduating from EDHS through to seniors who are downsizing and want to stay in the area. Both groups are leaving as they cannot afford to live here.	6/13/2019 1:27 PM
14	Making sure public park spaces/walking & bike trails are integrated in the new plan	6/13/2019 12:49 PM
15	Sidewalks Everywhere	6/13/2019 9:13 AM
16	Improved police presence	6/13/2019 6:40 AM
17	try to keep the "small town" atmosphere	6/12/2019 5:35 PM
18	clothing stores	6/12/2019 10:24 AM
19	Allow the town to add to the tax base without adding to existing expenses	6/12/2019 10:00 AM
20	Transport to GTA	6/12/2019 8:17 AM
21	Keep it consistant and local - KEEP US SMALL	6/12/2019 7:44 AM
22	become a leading community powered by solar energy	6/12/2019 6:20 AM
23	zero imprint microhomes in coordination with rural property owners.	6/12/2019 12:32 AM
24	Job creation	6/11/2019 11:32 PM
25	Access to public greenspace	6/11/2019 10:07 PM
26	Enhance entrepreneurs to serve increased population	6/11/2019 9:20 PM
27	Learn what NOT to do from the sprawl that is Brampton & Mississauga	6/11/2019 9:16 PM
28	Consider future generations long term on key decisions	6/11/2019 8:15 PM
29	Maintains the small town feel of the villages	6/11/2019 7:02 PM
30	Truck traffic through Erin village discourages businesses from expanding or coming.	6/11/2019 6:18 PM
31	Maintains amenities for families eg. libraries, recreation	6/11/2019 6:08 PM
32	Climate change and sustainable initiatives should be on the forefront of town council initiatives.	6/11/2019 5:04 PM
33	Affordable family homes, so families can support business	6/11/2019 3:30 PM
34	Preserving quality of life features	6/11/2019 3:21 PM
35	Affordable housing	6/11/2019 3:03 PM
36	Transportation	6/11/2019 2:43 PM
37	No more growth	6/11/2019 2:24 PM
38	Trailways and maintained garbage cans in the town Erin	6/11/2019 2:20 PM
39	Food security / local, sustainable, resilient food economy	6/11/2019 2:20 PM
40	invest in updating infrastructure-waste of money grading the roads and dealing with floods multiple times a year	6/11/2019 1:32 PM
41	small industry, commerce, community and environment working together	6/11/2019 1:22 PM
42	Fiscal Responsibilities	6/11/2019 1:14 PM
43	Creating a leash free dog park	6/11/2019 1:04 PM
44	STOP big business from taking and polluting our natural resources, for their own gain.	6/11/2019 12:32 PM
45	Renaturalization of agricultural areas where owners can explore alternative models	6/11/2019 12:29 PM
46	Water protection	6/11/2019 12:26 PM

Town of Erin Growth Management Strategy

47	DEVELOPMENT SHOULD TAKE PLACE OVER 20+ YEARS	6/11/2019 12:26 PM
48	Tim Hortons in Hillsburgh	6/11/2019 12:23 PM
49	Benefits to existing residents- make sure they are not just giving and never getting!	6/11/2019 12:22 PM
50	attract business both small and large	6/11/2019 12:20 PM
51	Bypass of 124	6/11/2019 12:17 PM
52	Youth / new rural communities - support people leaving town for a healthier living (tiny homes community, community farms, etc)	6/11/2019 12:13 PM
53	housing for people who've graduated and want to stay in Erin	6/10/2019 8:52 AM
54	Transperation	6/8/2019 3:05 PM
55	Variety of businesses (not all convenience stores for example	6/8/2019 2:31 PM
56	Listen to what your local environmental activists say	6/8/2019 1:32 PM
57	Funds for bia from all businesses & individual stores	6/8/2019 1:19 PM
58	Restaurants	6/8/2019 12:40 PM
59	Kids require improved playgrounds in park spaces and community gathering sites	5/30/2019 10:17 PM
60	Rent to own properties	5/28/2019 10:48 AM
61	Move truck traffic back to south end of town, according to initial plans.	5/27/2019 9:16 PM
62	improve road and property maintenance standards to reflect an image of a progressive community	5/26/2019 8:19 PM
63	do not force people into a municipal waste water system	5/25/2019 3:28 PM
64	Create a new development fee and tax bracket for commercial ventures on rural/farm properties so that they can afford to build/expand/employ but also get more tax than agriculture	5/25/2019 1:47 PM
65	Rerouting of heavy trucks off our mainstreet with delivery exception	5/25/2019 11:47 AM
66	Creat more business areas and plazas and cancel development fees for a year	5/25/2019 10:46 AM
67	Housing for seniors should be a priority - condos with no stairs	5/22/2019 4:37 PM
#	4.	DATE
1	More business for jobs	6/20/2019 11:28 PM
2	Basketball ball court	6/20/2019 6:13 PM
3	New developments increase tax base to decrease taxes	6/20/2019 4:13 PM
4	Develop AFFORDABLE housing not huge manors	6/20/2019 3:58 PM
5	Consider infrastructure. How will the town manage double the population?	6/19/2019 7:37 PM
6	Keep it pretty! No ugly structures and signs!	6/17/2019 11:01 AM
7	support services - schools, medical centers, senior services, recreation centers	6/15/2019 8:34 PM
8	Deal with septic/sewer issue for all residents not bringing in sewer for only new development	6/15/2019 8:39 AM
9	Strictly enforce Green-Belt vision as a guiding principle in development	6/15/2019 8:31 AM
10	Erin is well known for its red tape and un-business atmosphere. We do want to be selective, but don't continue to drive away viable business due to red tape.	6/13/2019 1:27 PM
11	No monster homes. Smaller and more affordable is the only option for our planet	6/13/2019 12:49 PM
12	Housing Intensification	6/13/2019 9:13 AM
13	antique stores	6/12/2019 10:24 AM
14	Access to rural engagement, country lifestyle	6/12/2019 8:17 AM
15	regenerative strategy consulting to develop community food growing programs .	6/12/2019 12:32 AM
16	Attracting Businesses to the area	6/11/2019 11:32 PM
17	Educational institutions	6/11/2019 10:07 PM

Town of Erin Growth Management Strategy

18	Improved transportation	6/11/2019 9:20 PM
19	Connect the Villages to existing transit hubs	6/11/2019 9:16 PM
20	Do more surveys get public input more frequently	6/11/2019 8:15 PM
21	Quiet and peacefulness of living in a rural area	6/11/2019 7:02 PM
22	A by-pass on 17 sdrd. seems to be the best alternative, but construction costs would be very high.	6/11/2019 6:18 PM
23	Maintaining heritage sites	6/11/2019 6:08 PM
24	Housing Diversity (enough large, high price homes)	6/11/2019 3:30 PM
25	Completion of sewer system	6/11/2019 3:03 PM
26	No more growth	6/11/2019 2:24 PM
27	More police presence, security cameras perhaps in Erin	6/11/2019 2:20 PM
28	Densification and diversification in designated growth areas	6/11/2019 2:20 PM
29	stronger police presence for safety (highway traffic and business/residential theft)	6/11/2019 1:32 PM
30	Public transport required	6/11/2019 1:22 PM
31	Presevation of Natural Environment	6/11/2019 1:14 PM
32	Expanding outdoor activities all year	6/11/2019 1:04 PM
33	Public transport for commuting between larger hubs (Guelph, Georgetown etc).	6/11/2019 12:32 PM
34	Keep Erin safe	6/11/2019 12:26 PM
35	MAINTAIN TOWN OWNERSHIP OF INFRASTRUCTURE	6/11/2019 12:26 PM
36	Speed bumps in Hillsburgh	6/11/2019 12:23 PM
37	Feeding funds into 4H, agricultural events etc- to maintain traditional culture	6/11/2019 12:22 PM
38	Green energy / town sustainability	6/11/2019 12:13 PM
39	Transportation within and connecting to GO transit	6/10/2019 8:52 AM
40	Commercial l'll notto much	6/8/2019 3:05 PM
41	Traffic flow	6/8/2019 2:31 PM
42	Money isn't everything, what matters is community	6/8/2019 1:32 PM
43	Improve/expand trails walking/biking	6/8/2019 1:19 PM
44	Full use of existing facilities e.g. Centre 2000 theatre	6/8/2019 12:40 PM
45	require any new residential development to incorporate seniors housing	5/26/2019 8:19 PM
46	water costs per cuft are too high,	5/25/2019 3:28 PM
47	Get a company to build a 55+ community like the one in Belwood and share the cost of building recreation facilities so that this town gets a rec center it can afford	5/25/2019 1:47 PM
48	A community pool	5/25/2019 11:47 AM
49	Let people buildup there ideas and homes without high fees and taxes and easier process	5/25/2019 10:46 AM
50	Walkability to amenities in new construction areas is important	5/22/2019 4:37 PM
#	5.	DATE
1	Large play gym park similar to Hillsburg park	6/20/2019 6:13 PM
2	Control noise and light noise from traffic and housing.	6/20/2019 3:58 PM
3	Have a clear vision and plan. Move forward with care. Do not turn Erin into another town that people will look back on wistfully in the future lamenting what it has become.	6/19/2019 7:37 PM
4	Keep Main Street functioning with appropriate rent rates for business	6/17/2019 11:01 AM
5	Be smart about traffic flow design and truck routing	6/15/2019 8:31 AM

Town of Erin Growth Management Strategy

6	Fiscal responsibility, honesty & transparency to the citizens.	6/13/2019 1:27 PM
7	Improved community services to grow with the housing increase	6/13/2019 12:49 PM
8	Focus on the Sharing Economy	6/13/2019 9:13 AM
9	horses and animals as part of lifestyle	6/12/2019 8:17 AM
10	Affordable housing	6/11/2019 11:32 PM
11	Main Street revitalization	6/11/2019 10:07 PM
12	High speed internet to attract small businesses	6/11/2019 9:20 PM
13	Slow traffic/give heavy-trucks a bypass around the urban centres	6/11/2019 9:16 PM
14	Be more transparent about decisions	6/11/2019 8:15 PM
15	Work with other villages to find a by-pass that would perhaps by-pass Erin, Hillsburgh, Caledon Village and Alton. Work together !	6/11/2019 6:18 PM
16	Limiting any more gravel pit operations	6/11/2019 6:08 PM
17	No more growth	6/11/2019 2:24 PM
18	Alternate Truck route	6/11/2019 2:20 PM
19	Walkability and livability	6/11/2019 2:20 PM
20	invest in hillsburghs downtown core. erin is too chaotic and busy. spread it out.	6/11/2019 1:32 PM
21	Active Transportation Options	6/11/2019 1:14 PM
22	Bringing in an Uber program	6/11/2019 1:04 PM
23	ENERGY EFFICIENT DESIGN, HIGH SPEED INTERNET CONNECTED	6/11/2019 12:26 PM
24	Internet towers	6/11/2019 12:23 PM
25	Supporting arts and creative endeavours - which are less lucrative but makes sure we keep our soul!	6/11/2019 12:22 PM
26	Employment for people so they can spent there money in Town	6/8/2019 3:05 PM
27	Help local people understand the beauty of all types of diversity	6/8/2019 1:32 PM
28	Protect aquifers	6/8/2019 1:19 PM
29	property taxes are too high for what we get	5/25/2019 3:28 PM
30	Don't get too big. Our small town vibe is all we have got. Don't destroy it.	5/25/2019 1:47 PM
31	Sewage system	5/25/2019 11:47 AM
32	Home knowing and listen to our people and issues and ideas	5/25/2019 10:46 AM
33	Remember to plan for parking for events like the fair	5/22/2019 4:37 PM

Q11 In a few words, please describe what you want the Town of Erin to look like in 2041.

Answered: 172 Skipped: 112

#	RESPONSES	DATE
1	A bustling small town where people want to come to spend the day or two	6/21/2019 7:52 AM
2	Environmentally responsible! No wealth in the world will matter if there are no bees, or clean water or trees. Stop focussing on money. There's plenty! Just distribute it equitably.	6/21/2019 6:12 AM
3	Mostly unchanged. Don't destroy the small town atmosphere. Erin won't disappear without growth.	6/21/2019 6:07 AM
4	Small but thriving	6/20/2019 11:28 PM
5	Growing and viable.	6/20/2019 11:08 PM
6	Thriving businesses along the Main Street, moderate expansion of housing (to sustain economic development), destination of eco-tourism	6/20/2019 8:16 PM
7	I would like the town to remain small. We moved here because we like the small town environment. I don't think a lot of growth is a good option for the environment. Waste water from the new plant will be going to the credit river . I'm also concerned about rising property taxes as Erin is already very expensive.	6/20/2019 8:03 PM
8	A town with more than one grocery store and building centre and maybe a park for kids to play	6/20/2019 6:32 PM
9	Diverse, balanced	6/20/2019 6:17 PM
10	Pretty much the same but with sewers in the whole village, public swimming pool, more places for kids to have fun at, more affordable restaurants & small department stores. No transport truck traffic through town on Main Street	6/20/2019 6:13 PM
11	A healthy active community where young families can afford to raise their kids and grandparents can afford to stay.	6/20/2019 6:06 PM
12	Thriving town, locally owned businesses, family focused with recreation for children and teens... A rural town with a modern vibe.	6/20/2019 5:15 PM
13	Run on Green energy	6/20/2019 4:46 PM
14	Much the same small - quaint	6/20/2019 4:13 PM
15	Erin can keep the rural atmosphere. Protecting its water (or lack of it). Not building a waste water treatment plant. Controlling how and what developers build. Preserving the rural environment and all the species within.	6/20/2019 3:58 PM
16	A good balance of new low intensity homes, green space and more businesses. And roads that you don't need a 4x4 to drive on.	6/20/2019 3:44 PM
17	I want to see it protected as an agricultural area close to GTA and not get swallowed up the way Milton was destroyed	6/20/2019 3:34 PM
18	In 2041 I will be 66 years old. I hope by then there is a vibrant seniors living centre so I don't have to leave town in my later years. I also want it to retain the character and small town feel.	6/20/2019 3:17 PM
19	More local job opportunities, high speed internet available to all areas, increased housing	6/20/2019 2:55 PM
20	I would like the town to keep the small town feeling and look.	6/20/2019 2:50 PM
21	I want the Town of Erin to look like a small town. I do not want it to look like an urban centre with big box stores that you can find a 15 minute drive away. I want it to be a green (literally) welcoming community without traffic congestion and city noise. I want it to be a place where people can live their whole lives and love where they live.	6/19/2019 7:37 PM
22	live and work in Erin, multi-generational families	6/19/2019 8:50 AM
23	Maintain the small-town vibe that drew us in the first place.	6/17/2019 7:12 PM

Town of Erin Growth Management Strategy

24	We came here because it was a small rural town. We do not want it to look like Georgetown or Brampton . It should preserve its quaint quality with small amounts of growth. Homes that reflect the town and not squeezed into tiny lots. A safe place for children to ride bikes and play.	6/17/2019 11:01 AM
25	Quiet. No traffic jams	6/17/2019 5:17 AM
26	town with 50 000 residents and all amenities including shopping mall	6/16/2019 7:12 PM
27	Still a small town	6/16/2019 5:22 PM
28	would like it to retain its small town flavour, with modern services - a place where our grandchildren would be proud to live	6/15/2019 8:34 PM
29	Maintain natural environment character requiring trees, parks, Library expansion, walking & cycling trails with sufficient tax base from industry & business which also support employment for residents. A rural feel. Horse & agriculture surrounding urban areas.	6/15/2019 1:03 PM
30	small town flavour with sufficient employment	6/15/2019 9:39 AM
31	Anchored to the Community Vision statement already created during the SSMP.	6/15/2019 9:35 AM
32	I want to see the town still a tourist small town vibe with more businesses coming to the Main Street, including a decent restaurant to go to, see expansion in the outside of town not taking away from a small town "feel" a council that deals with roads and septic issues Erin remaining the small town vibe it has now with community events like it has now	6/15/2019 8:39 AM
33	Erin is a spectacular small rural agricultural community north of the GTA that surpasses the quaintness and charm of Niagara on the Lake, or similar destinations in Ontario	6/15/2019 8:31 AM
34	Paved rural roads!	6/15/2019 6:42 AM
35	I would like Erin to look a bit more like a developed, exciting, town. Similar to Georgetown or Orangeville. but on a smaller scale	6/14/2019 6:50 PM
36	Small town. Against sewers and growth	6/14/2019 1:02 PM
37	Create a nice vibrant downtown in Hilsburgh. Create a pedestrian friendly town in Hilsburgh (including a safe way for people to cross Trafalge). A self contained community. Rather than bedroom community. Bring the employment and the people here.	6/14/2019 12:56 PM
38	I'd like the downtown to look as it does now, but with all stores occupied, and people on the street enjoying our small-town warmth. Approaching the town, people should drive by fields with crops growing or animals grazing - not a strip of businesses. Cluster the businesses in a designated business development zone. Don't allow tall buildings to impede on the openness that surrounds the town.	6/14/2019 10:17 AM
39	Keep the small town feel and charm. Not a town surrounded by big box stores and high density housing.	6/14/2019 10:13 AM
40	I would like it to still retain its small town feel within the villages, no monster houses, no tearing down of the old store fronts. Keeping the community feel of Erin, so people feel safe to walk, bike and commune with their neighbours and nature. Job growth opportunities on the outskirts of the village, with business parks etc...	6/14/2019 8:22 AM
41	A town that feels small to to people that visit, but large enough to think one could live and work and be able to raise a family with amenities needed to live prosperously.	6/13/2019 9:30 PM
42	A tax base community with a balance of industry and residential, where at least 40% of individuals living here, also work here.	6/13/2019 8:53 PM
43	to maintain village same village atmosphere	6/13/2019 3:45 PM
44	We choose Erin because of its small size, rural nature and the ability to own acreage and have horses at home. Although the town needs more housing and business, do not turn us into another Milton! In too many of our neighbouring towns houses are taking over farms, that are just places to live and no community. Keep in mind, how are we going to feed ourselves if all our farms become houses! With the current trade wars, this may happen sooner than later.	6/13/2019 1:27 PM
45	I would like to see Erin be a leader - taking into account the true needs of our future. Not only as a community but as a planet. Somehow maintaining the charm of Erin but allowing for the necessary growth. Trees should be planted on each new lot. I know it sounds trite...but it isn't. How wonderful if people could live in Erin and work in Erin. This would require the necessary incentives to bring business here. Hopefully something that can be considered. Good luck.	6/13/2019 12:49 PM

Town of Erin Growth Management Strategy

46	A community that is resilient and sustainable with respect to its natural environment and its economy. A community that is oriented to the common good, open to diversity and change and shares a vision for the community's future whether the population is 4500 or 10,000!	6/13/2019 11:35 AM
47	Similar small town culture but with better water and housing for existing and new people	6/13/2019 10:24 AM
48	A stronger, more diverse community with wastewater capabilities and workplaces for residents	6/13/2019 9:20 AM
49	Sustainable and Socially Responsible Community where people can care for oneanother.	6/13/2019 9:13 AM
50	A bigger version of itself, finally grown up , successful and has the same basic character it has today	6/13/2019 8:10 AM
51	Slightly larger. Fiscally prudent. Highway bypass from downtown. Small town charm.	6/13/2019 6:40 AM
52	Small town but with more amenities for residents; no big box stores except on outskirts of town; some form of public transit to nearest Go station.	6/12/2019 5:35 PM
53	No ghetto areas. No cheap mass housing for taxes only. No division of business or retail areas. Keep a core. Promote the arts and culture.	6/12/2019 5:30 PM
54	A town that doesn't need more traffic lights to control the excess number of cars traveling. A small town that meets the needs of its residents.	6/12/2019 3:37 PM
55	Strong sense of community, self-reliant, preservation of natural features, economic opportunities, family-centered.	6/12/2019 2:46 PM
56	small town look and feel	6/12/2019 10:24 AM
57	Nice of you to ask but from above I would like the town to continue to look like a pretty rural town with a couple of central hubs such as Hillsburgh and Erin	6/12/2019 10:00 AM
58	Rustic, quaint, inviting and matching the beautiful natural environment of the landscape.	6/12/2019 9:59 AM
59	A green, sustainable community supported by a viable green industrial base, with access to local farms, horses and country lifestyle.	6/12/2019 8:17 AM
60	I want it to look identical to now. And so does everyone else. Do not develop this area or I will move. I can promise you that.	6/12/2019 7:44 AM
61	It needs to remain a small village. Leave the cancer of urban sprawl in Peel Region.	6/12/2019 7:33 AM
62	I would like to see a variety of amenities, with lots of parks. I would like a lot of entertainment amenities.	6/12/2019 7:33 AM
63	Keeping it's small town charm, offering a choice of employment in the area and upgraded access to emergency services.	6/12/2019 7:10 AM
64	I don't want it to look like Orangeville. Mix of small business and small town feel	6/12/2019 7:04 AM
65	Mostly rural, mostly farming with small town centres that draw weekend city dwellers for tourism. Focus on main streets - much like Orangeville and Elora.	6/12/2019 6:30 AM
66	A town where multi generations can live affordably and work, within the village and rural areas, in a healthy environment, minimizing the carbon footprint and becoming as self sustaining as possible.	6/12/2019 6:20 AM
67	Same character, no high density housing	6/12/2019 5:50 AM
68	Not like Milton. I grew up in Milton when it was still a small town and have just been devastated by what it has become. DO NOT ALLOW THIS HERE. I'm glad to see that consideration appears to be given to what residents think/feel. We moved to Erin for a reason... it's a small town and having grown up in a small town I know what that means. Bigger towns mean yes, potentially more money coming in, but more money going out as well. My mother still lives in Milton and having grown up there herself, is just heartbroken over what it has become. Too much too fast.	6/12/2019 4:58 AM
69	Given the unique opportunity to develop a town like Erin, I would focus on microhome, zero imprint housing. -shuttle services to GoTrain - regenerative culture	6/12/2019 12:32 AM
70	Green, with control over it's water and natural resources and a world class place to live and grow that allows it's residents to thrive.	6/11/2019 11:32 PM
71	A small, friendly, non commercialized rural town. Single main street with traditional shops. Not Georgetown, Not Orangeville, No strip malls, power centers etc	6/11/2019 10:35 PM

Town of Erin Growth Management Strategy

72	Maintain the heritage landscape of the Town, while integrating green and economic initiatives that support a self sufficient town that is well integrated with the surrounding regions.	6/11/2019 10:07 PM
73	Big enough to have jobs and infrastructure, but a great place to live and enjoy life.	6/11/2019 9:52 PM
74	Still quaint and charming. What a shame it would be to add cookie cutter subdivisions with massive houses. Please try to keep the charm of the town.	6/11/2019 9:21 PM
75	A thriving downtown with excellent restaurants, art galleries and community gathering places while preserving the charm of a small town community. Parks and trails to serve existing and new movers of our community.	6/11/2019 9:20 PM
76	Growing and prosperous	6/11/2019 9:17 PM
77	Charming, historic downtown with local art, boutiques and great places to sit out and enjoy local fare and events - a place families can stay and grow up or get older, surrounded by beautiful hills, farmland, trails and parks. All convenient to public and commuting-transit (close enough to work in the city but so different in character, pace and unique sense of space). A place where people walk to do their chores/enjoy time outside and take pride in their front yards. Let's be smart about development (unlike some of our neighbours to the south and grow in a smart, green and unique kind of way...). Thanks for asking BTW.	6/11/2019 9:16 PM
78	A natural extension of Caledon or Georgetown communities, affluent suburb within the expanded GTA. Thriving downtown with entrepreneurs catering to families enjoying both affordability & connectivity to nature.	6/11/2019 8:31 PM
79	Small town feel with cute shops on Main Street same as now. One big box store between Hillsburgh and Erin	6/11/2019 8:18 PM
80	Green city, connected high speed every where , young progressive leadership. A hub for young professional families looking to leave the urban centres for a quality of life that this town will offer.	6/11/2019 8:15 PM
81	Place with small town feel but still having all amenities (ie like fergus now)	6/11/2019 7:37 PM
82	Bustling! Teens have lots of job opportunities, businesses are thriving, libraries are busy, seniors have affordable housing, schools are full.	6/11/2019 7:18 PM
83	A rural escape from the city... a rural place that stays smaller than guelph, Acton, Georgetown Orangeville and Milton. We moved to Erin for the rural serenity and we hope it continues.	6/11/2019 7:02 PM
84	A well planned community with a balance of housing; businesses; rural living still viable, and a reasonable network of roads.	6/11/2019 6:18 PM
85	I would like to see the wastewater sewage plant in place allowing for growth . I would like to see the natural environment outside the built up areas preserved. I would hope to see water resources preserved for future residents.	6/11/2019 6:08 PM
86	Don't change anything leave it the way it is. Let's preserve our small town charm	6/11/2019 5:49 PM
87	Retain the village feel while growing. Bustling streetscape that safe and quieter without trucks	6/11/2019 5:35 PM
88	In my perfect world, it would look much the same as now. We moved here to live in a small town. If that changes, we will likely leave.	6/11/2019 5:23 PM
89	Dont forget about Hillsburgh, Enough talks and studies lets get together and make the world take notice. We are friendly folks here invite them from out of town to visit. Young people need jobs to stay here, lets get it going	6/11/2019 5:04 PM
90	I would like to see a town that has all their stores open and people using them. I would certainly like to see us have a hardware store again. I would like to see a town where it doesn't cost an arm and a leg to purchase items. I'd love to see a new grocery store. This town has alot of the same stores. I'd like to see some affordable housing as well. However I would not like to see a McDonald's come here or a Walmart. I like the small town charm.	6/11/2019 5:04 PM
91	Same as now	6/11/2019 4:48 PM
92	The Town of Erin should be a prosperous community with a rural/natural environment emphasis that supports a diverse community of people.	6/11/2019 4:36 PM
93	Clean and affordable living for young families. Jobs , so they don't have to drive to the city for work.	6/11/2019 4:10 PM
94	vibrant, with a small town and traditional feel	6/11/2019 3:59 PM
95	Not be overly built up with condos and townhouses	6/11/2019 3:55 PM

Town of Erin Growth Management Strategy

96	Thriving economy, affordable housing options, tax burdens reasonable.	6/11/2019 3:41 PM
97	I want the town to be small enough to maintain it's small town charm and feel, but big enough to support the businesses that are here. I want there to be enough housing options that people don't need to leave Erin for their next home type (retirement), or to buy their first home (young families, or single individual). Having business growth so families can live AND work in town would be great!	6/11/2019 3:30 PM
98	The same charm and character	6/11/2019 3:24 PM
99	Small town feel with enough population to enable shopping and service choices and enough industrial/commercial to keep unemployment low.	6/11/2019 3:21 PM
100	Still a small town in a rural environment. Not enveloped by surrounding municipalities. Emphasis on provision of affordable housing	6/11/2019 3:03 PM
101	About the same as now. No urban sprawl.	6/11/2019 2:43 PM
102	Nice small community	6/11/2019 2:43 PM
103	Don't know. I won't be here.	6/11/2019 2:42 PM
104	A nice, quite small town. We live in a gem compared to other towns. Let's keep it small and quite. Let's preserve our natural lands and keep it safe and small.	6/11/2019 2:24 PM
105	Erin could be a unique town that had protected its small town feel. Investing in small growth projects, and sustainable infrastructure. This would make Erin a desirable place to live and work.	6/11/2019 2:22 PM
106	A place where young families and seniors can live and support local businesses.	6/11/2019 2:20 PM
107	A vibrant, full service community where engaged residents live and work. A post carbon community that is resilient in the face of climate disruption and ecological decline. A community with strong social networks and support for the well-being of all residents. An aware citizenry that is committed to working collectively to providing for equity and access to food and housing. A community that eats within its foodshed.	6/11/2019 2:20 PM
108	Exactly as it is. It is currently perfect in my opinion and I hope they keep the growth to a minimum. Brampton used to be a nice place too but growth has ruined it which is why I moved to Erin.	6/11/2019 2:08 PM
109	I'd like it to maintain a small town feeling and protect the environment as much as possible.	6/11/2019 2:04 PM
110	Much like today with walk ability and small cohesive neighbourhoods.	6/11/2019 1:53 PM
111	Amenities such as a better grocery store (like in Acton) and a thriving main street in Erin. Having shops that cater to all the needs of the community	6/11/2019 1:43 PM
112	Same as today. Lots of amenities with a small town charm.	6/11/2019 1:40 PM
113	A mix of homes with a diverse population. Industry available with jobs. A vibrant down town core with stores, space for events and for kids.	6/11/2019 1:39 PM
114	Engaging community with local business and natural environment thriving. New residents partaking in community groups and outdoor spaces.	6/11/2019 1:39 PM
115	thriving, but i doubt it. too many smaller communities near the GTA are just places for GTA employees to live. the local jobs here are for those who could not "get out" or who are "stuck". this is a very rural area. there is not nearly enough opportunity for residents with education, talent, experience to find meaningful work without commuting elsewhere. you're losing people.	6/11/2019 1:32 PM
116	Still a small town with low crime rate where people are still treated politely	6/11/2019 1:23 PM
117	The town, small industry, commerce, community and environment working together to make the best small town in Canada.	6/11/2019 1:22 PM
118	Mix of housing types and variety of workplaces within walking and cycling distance of home. Concentrated in urban area, with natural and farmland surrounding.	6/11/2019 1:21 PM
119	Growth in all areas, schools fully utilized, transportation options	6/11/2019 1:21 PM
120	The Future Town of Erin would still have small town charm and character but also have industry and businesses and services that will allow people to afford housing and be part of a community. Adequate health care and services and stores that would be self supportive without residents driving 20-30 minutes to access, creating a close knit community.	6/11/2019 1:14 PM

Town of Erin Growth Management Strategy

121	A thriving community socially, environmentally and culturally with lots of access to the natural environment.	6/11/2019 1:03 PM
122	I want the town to stay it's small charming self. People that want to move to a small town for the feel will continue to enjoy erin. Growth is not required or wanted. Who wants to be the next brampton or milton or any of those other busy congested polluted places. I moved to Erin to live in a small cute town.	6/11/2019 1:01 PM
123	Small quaint town	6/11/2019 12:54 PM
124	Like it is now with character and charm. Not a busy centre that feels like city's on our outskirts. Want to be able to walk down the street and people say hi. Do not want to worry about locking my doors and windows at night because of the people that came to town because of low income housing...we already have enough of that because of e.w.a.g. And their people. We need to grow but extremely cautious. The way it is now with some plans people can not afford and will be leaving...me included.	6/11/2019 12:53 PM
125	The same as it has been. With a core main street and minimal housing development. With a core agrarian business.	6/11/2019 12:51 PM
126	Not an busy/hectic urban centre. But to still have its charm and small town feel.	6/11/2019 12:51 PM
127	same as now	6/11/2019 12:47 PM
128	Energized, quirky, a destination with opportunities for local residents to work with walking or cycling distance. Not a commuter bedroom.	6/11/2019 12:47 PM
129	The town of Erin should be an easily accessible, self supporting community. With farms, local industry and commerce working together with the environment. To make the best community it Ontario. If managed correctly this can be done well before 2041.	6/11/2019 12:32 PM
130	I wish for Erin to look much like it does now in 2041, save for increases in re-wilded and re-naturalized areas, and decreases in highly intensive "traditional" agriculture. Ours should be a role which shows those in urban areas the value of the natural world, and how things can be done with economic viability, while emphasizing the persistence of the natural world and the happiness of Erin's residents. Many of us who move to Erin do so for its small-town feel and its substantially rural character. This is an asset which could render Erin, depending on one's perspective, as "developed", or "grown", already. As we grapple with, among other things, the climate crisis – an existential issue for humanity – our hand is being forced: The earth cannot sustain endless economic growth, so what are we, in Erin, going to do to face this reality? How are we not going to stick our collective head in the sand regarding this cold, hard fact? We, in Erin, have been gifted with large natural and agricultural areas which we haven't yet covered with residences, warehouses, and pavement. This is an exceptional positive situation considering our proximity to the GTA. Let's resist pressure to "grow" – endless growth, by mathematical fact, being an implicitly unsustainable activity; endless "sustainable growth" is a paradoxical notion – and recognize instead that what we have now works fabulously well, so we must do whatever we can to keep things in the current sweet-spot. The realization that we cannot have endless growth will be foisted upon us eventually, so let's assert the primacy of choice now and say, this is where it stops: We're happy now, we need for nothing more, so we'll do what's necessary to keep things just perfect as they are.	6/11/2019 12:29 PM
131	Beautiful and peaceful and safe	6/11/2019 12:26 PM
132	A COMMUNITY THAT BLENDS THE BEST OF THE COUNTRY, PRISTINE ENVIRONMENT AND STRONG PERSONAL CONNECTIONS, WITH URBAN AWARENESS AND SENSITIVITY TO THE REST OF THE WORLD	6/11/2019 12:26 PM
133	A self sustaining Town where you do not have to leave to get what you need. You should be able to work, shop, play and live in this one truly unique destination...Erin	6/11/2019 12:26 PM
134	Small town feel, economically friendly, community events, ice cream shops, litter free	6/11/2019 12:23 PM
135	A co operative and eclectic town, slower paced than other towns but full of opportunity. Not commerce driven but community driven. A place with heart and support for new endeavours.	6/11/2019 12:22 PM
136	controlled growth for both young families and somewhere for our seniors to go to when their property is to big.	6/11/2019 12:20 PM
137	Contemporary but keeping small town look	6/11/2019 12:17 PM
138	Same charm. more support services. More housing options	6/11/2019 12:14 PM

Town of Erin Growth Management Strategy

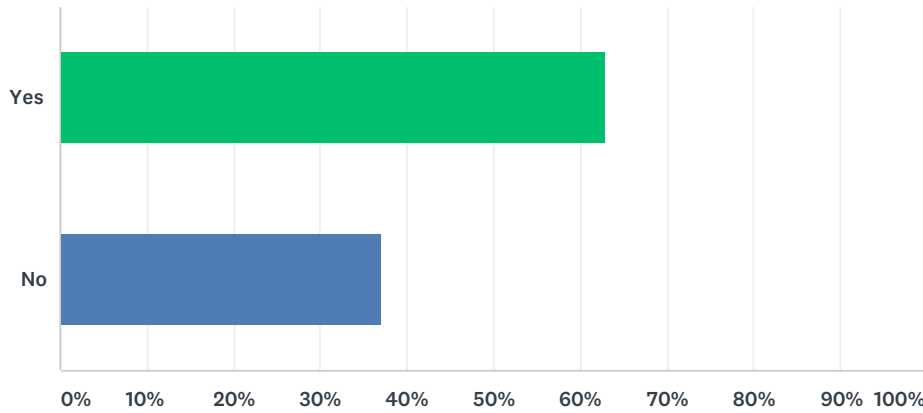
139	An healthy township coupling sustainable residential areas with younger communities and tourism and successful agricultural areas that support green / eco tourism. A boasting equestrian community and Erin considered as a hub for all horse related things. In short, a modern township that has figured how to grow in a sustainable manner and efficiently without losing its charm and strong rural / equine roots, and building on it to attract more activity and revenues	6/11/2019 12:13 PM
140	Small town feel. But better use of tax dollars.	6/11/2019 12:10 PM
141	Sustainable, economically successful, a clear focus on environment, welcoming, peaceful, clean.	6/11/2019 12:10 PM
142	No idea	6/11/2019 12:08 PM
143	Sustainable growth that is self contained and serving the community to avoid becoming another commuter town	6/11/2019 12:07 PM
144	Like Georgetown	6/11/2019 12:06 PM
145	I don't want it to change much. I moved here to get away from the city and large towns. I want to be able to walk a block or two and be in a field or the woods. Please don't make me have to move again.	6/11/2019 12:06 PM
146	Small but still growing	6/8/2019 3:53 PM
147	Love the town my son and daughter live her	6/8/2019 3:05 PM
148	Attractive, bustling centre with hometown feel to attract tourism, businesses, easy shopping and events	6/8/2019 2:31 PM
149	A vibrant, diverse town with values that reflect the best of humanity.	6/8/2019 1:32 PM
150	Vibrant downtown, regulated attractive signage, rural character, avoid storefronts that are just offices, highway bypass T	6/8/2019 1:19 PM
151	Small town friendly and affordable	6/8/2019 1:03 PM
152	Not much different than it is	6/8/2019 12:56 PM
153	Vibrant community where people can live, work, play, raise children, age gracefully.	6/8/2019 12:40 PM
154	Still small and quaint. New development that fits the style of the town. Small house with good yards	5/31/2019 1:33 AM
155	Like a quaint small town with vibrant local businesses	5/30/2019 10:44 PM
156	Thriving , beautiful, scenic ...surrounded by farming and rural communities. Wastewater in place and Main Street drawing in tourists to visit one of a kind shops and local artisans products . Education and opportunity for youth comparable to Oakville's small districts - Restrict overpopulation but utilize spaces already permitted for development . The large old school on Main has been waiting ..	5/30/2019 10:17 PM
157	I would hope that it retain the magic of small town charm..people are so friendly..and involved...so easy to feel part of this community with the variety of organizations we have. Would love to see the village downtown shops thrive	5/29/2019 6:33 PM
158	A vibrant town with a flourishing economic and arts base.	5/29/2019 3:55 PM
159	I would love for the town of Erin to stay a small knit community. Maybe add some bigger named stores on the main street in Erin so the locals dont have to drive 20-30mins to another town. (Shoppers drugmart, giant tiger, dollarama...ect) Instead of building homes that the younger generation cant afford.. i think we could add tiny home community's, more mobile home community's (not only 55+ aged).	5/28/2019 10:48 AM
160	Housing for young and old, transportation to neighbouring towns/cities, all amenities in town, sewage system and continued focus on it's position in a splendid natural environment.	5/27/2019 9:16 PM
161	A vibrant community with affordable taxes	5/27/2019 8:20 PM
162	It should have a charming main shopping street in Erin village, with a variety of restaurants. There should be a wide variety of housing, both in cost and appearance; no endless rows of nearly identical facades like Brampton and Mississauga. Industrial/commercial areas would have mandated sizeable trees and landscaping associated with each enterprise	5/26/2019 8:19 PM
163	Small town community that supports it's farming community as well as it's residents. An understanding that the community needs some growth but knows the limitations of the town and it's residents.	5/25/2019 5:58 PM

Town of Erin Growth Management Strategy

164	i would like to see it much as it is today. a small quiet town where crime is very low, and neighbors help each other	5/25/2019 3:28 PM
165	A well maintained version of its current self. There is no need to double in size, it won't be the same.	5/25/2019 2:21 PM
166	Still small but more creative. Galleries, parks, trails, rural farm based tourism. Wine, cider, beer, beef, farm markets, green space, recreation and eco tourism are doable here. No need for major development or massive housing. Let's be different and really focus on our strengths. Being another Milton would just be sad.....let's not get gobbled up into cookie cutter sub division living :(Let's be farm fresh, rural chic, Peel and Haltons backyard playground!	5/25/2019 1:47 PM
167	A thriving local community where people can afford to live, have job opportunities and be able to downsize and retire. The town needs to have amenities and stores that can serve those who live here - we are such a boutique community right now that we are driving families and seniors away from the community they grew up in. We need to better by 2041.	5/25/2019 12:10 PM
168	Vibrant full downtown shops, water walkways and restaurants with water view. More parking offered. We need more tourism.	5/25/2019 11:47 AM
169	Beautiful town of nature that you can live and work in!	5/25/2019 10:46 AM
170	A well Planned community where the new blends with older .(Homes and people) A well rounded service focused community	5/25/2019 9:55 AM
171	Would prefer it not end up looking like, for example, Brampton- where houses are so close together, no yards, all the same or they are row houses. Moved to erin because it was appealing as a small town surrounded by farm areas which does not appear to have any of the things named above.	5/25/2019 9:43 AM
172	The Town should be a busy actively used place that looks great and attracts new people and businesses. More people will bring more businesses and jobs so that residents can get competitively prices services of all kinds (no more driving to other cities).	5/22/2019 4:37 PM

Q12 Do you want to be involved in future public consultation activities for the Growth Management Strategy?

Answered: 235 Skipped: 49



ANSWER CHOICES	RESPONSES	
Yes	62.98%	148
No	37.02%	87
TOTAL		235

Q13 If yes, how would you like to be involved?

Answered: 121 Skipped: 163

#	RESPONSES	DATE
1	Surveys	6/21/2019 10:56 AM
2	Surveys like this one.	6/21/2019 6:19 AM
3	Open forums	6/21/2019 6:07 AM
4	Fourms	6/20/2019 11:09 PM
5	Email	6/20/2019 6:34 PM
6	Provide feedback	6/20/2019 6:17 PM
7	Meetings, surveys	6/20/2019 6:14 PM
8	Public meetings about important growth decisions	6/20/2019 6:07 PM
9	Notifications of meetings, questions regarding Erin's future, any Aggregate changes, including purchasing etc.	6/20/2019 4:03 PM
10	Surveys like this one	6/20/2019 3:45 PM
11	not sure	6/20/2019 2:51 PM
12	By attending public meetings	6/19/2019 7:37 PM
13	email updates and notice of pubic meetings and council discussions	6/19/2019 8:51 AM
14	Consultation	6/17/2019 7:13 PM
15	Emails to update etc	6/17/2019 11:02 AM
16	by email	6/16/2019 7:13 PM
17	Committees, consultation, written information.	6/15/2019 1:04 PM
18	Surveys, townhalls	6/15/2019 8:32 AM
19	Survey	6/15/2019 6:42 AM
20	Anyway you want	6/14/2019 1:03 PM
21	surveys, providing feedback on proposals- do not want to be on a committee	6/14/2019 10:18 AM
22	I'll sit on committees and be involved.	6/14/2019 10:14 AM
23	meetings, surveys	6/14/2019 8:24 AM
24	Be part of small business association.	6/13/2019 9:36 PM
25	public meeting forums	6/13/2019 3:33 PM
26	You need help creating surveys not in planning jargon!	6/13/2019 1:31 PM
27	Notified with option to indicate approval or didapproval	6/13/2019 1:25 PM
28	willing to sit on a liaison committee	6/13/2019 11:36 AM
29	Attend Meetings, Workshops	6/13/2019 9:14 AM
30	Given the opportunity to provide input	6/13/2019 9:01 AM
31	Survey	6/13/2019 6:40 AM
32	Communication from town to be transparent in its plans	6/12/2019 3:42 PM
33	Through community engagement	6/12/2019 2:47 PM
34	possible committee work or consultation	6/12/2019 10:02 AM

Town of Erin Growth Management Strategy

35	Focus groups, town hall meetings, action committees	6/12/2019 8:18 AM
36	As a consultant	6/12/2019 7:45 AM
37	Anyway that I can help in any capacity. Boards, information groups, town hall meetings	6/12/2019 7:11 AM
38	More survey requests	6/12/2019 7:05 AM
39	Discussion forum	6/12/2019 6:38 AM
40	surveys	6/12/2019 6:21 AM
41	Survey	6/12/2019 5:52 AM
42	Anyway I can. I would like to receive more information on the ways in which the community can get involved.	6/12/2019 4:59 AM
43	I would be interested in working with the town on a test project in a forest micro home development on my property.	6/12/2019 12:36 AM
44	Council / committee positions	6/11/2019 11:32 PM
45	Voting rights, rural preservation committee	6/11/2019 10:36 PM
46	I would like to participate in consultation, events and as a community liaison wherever possible.	6/11/2019 10:08 PM
47	Emails and surveys	6/11/2019 9:53 PM
48	BEING INFORMED	6/11/2019 9:31 PM
49	surveys, phone calls, writing articles	6/11/2019 9:22 PM
50	Public meetings not controlled by a few obnoxious people who do not want to listen to an other persons opinion.	6/11/2019 9:22 PM
51	Happy to volunteer time on a committee	6/11/2019 8:32 PM
52	by survey questions	6/11/2019 7:56 PM
53	Email about plans/decison making proces/	6/11/2019 7:38 PM
54	Online	6/11/2019 7:23 PM
55	Public meetings	6/11/2019 7:18 PM
56	Continue to be updated and given surveys to voice my opinions like this one	6/11/2019 7:03 PM
57	Interested in meetings	6/11/2019 6:27 PM
58	Public forums, surveys	6/11/2019 5:51 PM
59	I would attend meetings, serve on committees, etc.	6/11/2019 5:24 PM
60	task force as a committee, town hall meeting?	6/11/2019 5:05 PM
61	I would like to attend meetings.	6/11/2019 5:05 PM
62	Surveys	6/11/2019 4:45 PM
63	informed of planning meetings etc.	6/11/2019 3:59 PM
64	Planning commities.	6/11/2019 3:42 PM
65	survey	6/11/2019 3:34 PM
66	Continued opportunity for community involvement and input	6/11/2019 3:31 PM
67	Public Forums	6/11/2019 3:21 PM
68	Meetings, emails	6/11/2019 3:03 PM
69	Vote	6/11/2019 2:24 PM
70	Town halls, public meetings, committees	6/11/2019 2:22 PM
71	not sure, maybe on a consultation basis	6/11/2019 2:21 PM
72	Surveys	6/11/2019 2:09 PM
73	Meetings	6/11/2019 1:58 PM

Town of Erin Growth Management Strategy

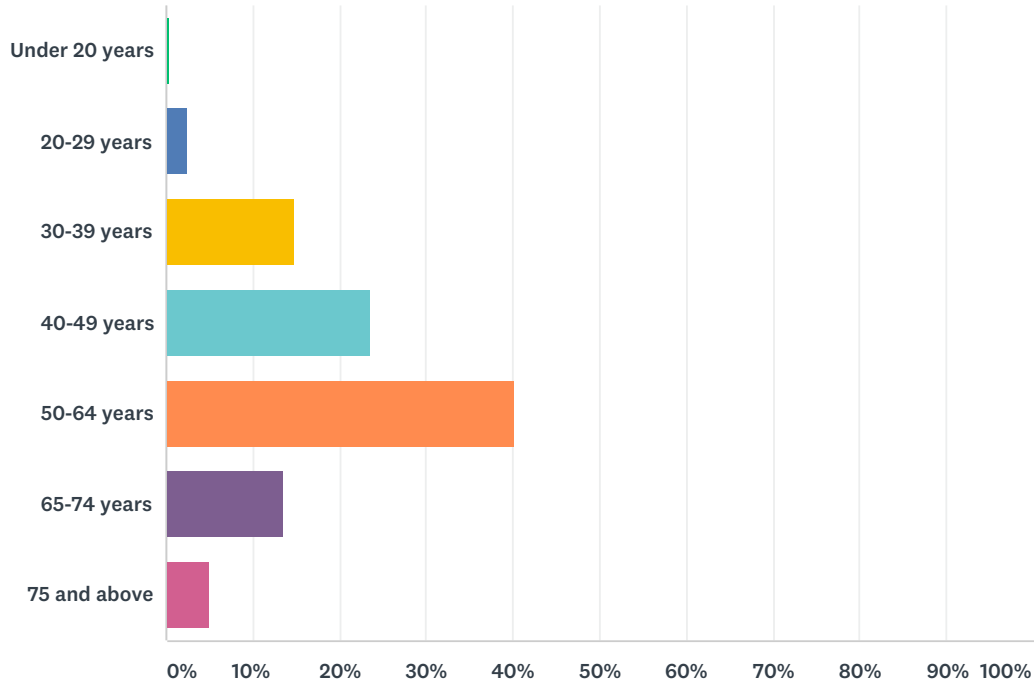
74	surveys - email or phone	6/11/2019 1:43 PM
75	input via surveys or questions.	6/11/2019 1:40 PM
76	Planning	6/11/2019 1:23 PM
77	Be active to help push Erin forward.	6/11/2019 1:23 PM
78	not sure	6/11/2019 1:21 PM
79	Email with follow up answer to the results of the surveys	6/11/2019 1:15 PM
80	Committees	6/11/2019 1:04 PM
81	Focus group	6/11/2019 1:04 PM
82	Surveys	6/11/2019 12:55 PM
83	Email, surveys	6/11/2019 12:54 PM
84	Email and survey. Can't get to meetings unfortunately	6/11/2019 12:54 PM
85	Email mat_fuller@hotmail.com	6/11/2019 12:52 PM
86	Surveys, potentially focus groups if timing allows	6/11/2019 12:48 PM
87	voting	6/11/2019 12:47 PM
88	Actively	6/11/2019 12:33 PM
89	In any way possible	6/11/2019 12:30 PM
90	email, survey etc	6/11/2019 12:28 PM
91	FACILITATED PUBLIC MEETINGS TO DRAW OUT IDEAS IN PUBLIC	6/11/2019 12:27 PM
92	I would love to be helpful. Contributing ideas	6/11/2019 12:24 PM
93	Informed	6/11/2019 12:15 PM
94	Committee, or other depending on the need	6/11/2019 12:14 PM
95	Consulted via email surveys about major changes or decisions	6/11/2019 12:11 PM
96	Just the knowledge of what is taking place. The town has a real issue with not telling the info.	6/11/2019 12:09 PM
97	Consulted at each stage	6/11/2019 12:09 PM
98	attend meetings sit on committees	6/11/2019 12:07 PM
99	In whatever way possible. I am not aware of the options.	6/11/2019 12:07 PM
100	If I can get transportation to meetings	6/10/2019 8:53 AM
101	Cosulted	6/8/2019 2:41 PM
102	Email, town hall	6/8/2019 2:32 PM
103	Come to Erin United Church and give a presentation	6/8/2019 1:33 PM
104	Committee	6/8/2019 12:47 PM
105	Via email	6/8/2019 12:30 PM
106	emailed updates	6/3/2019 10:29 AM
107	Committees, panels etc	5/31/2019 1:34 AM
108	Committee member	5/30/2019 10:17 PM
109	Public meetings	5/29/2019 6:34 PM
110	Email or mail	5/28/2019 10:01 PM
111	More surveys, town meetings?	5/28/2019 10:51 AM
112	email, survey, meetings	5/28/2019 8:49 AM
113	Planing	5/27/2019 9:18 PM
114	public meetings	5/27/2019 8:21 PM

Town of Erin Growth Management Strategy

115	seniors housing requirements	5/26/2019 8:29 PM
116	However I can. Committee? Meetings? Focus Groups?	5/25/2019 1:48 PM
117	In meetings, open discussion,	5/25/2019 12:11 PM
118	Ideas, I've been involved in the community and I have an idea of what a lot of us wants	5/25/2019 10:50 AM
119	Yes	5/25/2019 9:57 AM
120	Through surveys	5/25/2019 9:44 AM
121	Have more surveys as development goes along.	5/22/2019 4:38 PM

Q14 What is your age range?

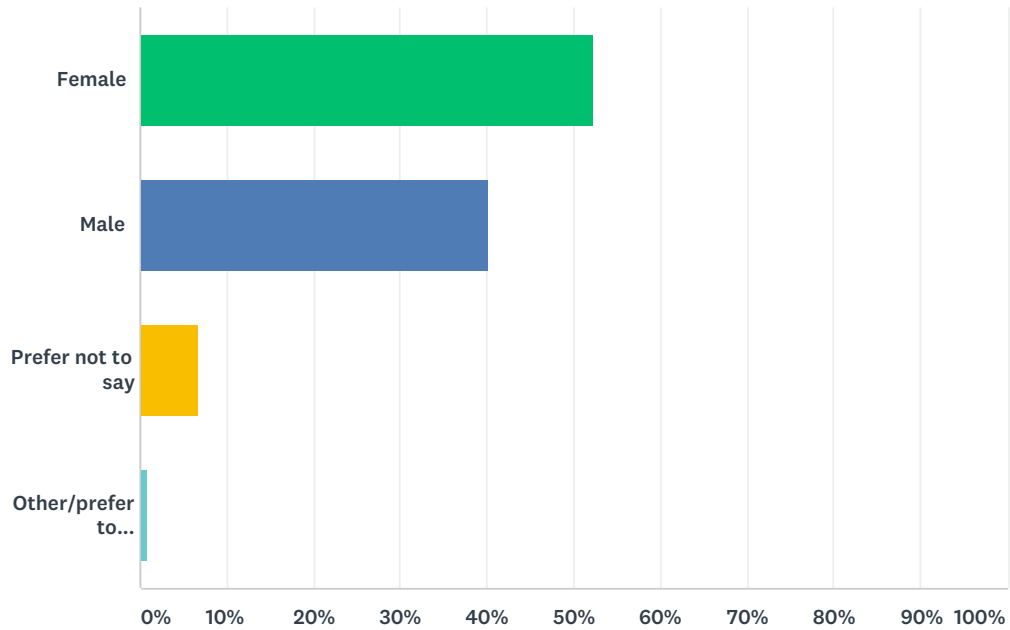
Answered: 237 Skipped: 47



ANSWER CHOICES	RESPONSES
Under 20 years	0.42% 1
20-29 years	2.53% 6
30-39 years	14.77% 35
40-49 years	23.63% 56
50-64 years	40.08% 95
65-74 years	13.50% 32
75 and above	5.06% 12
TOTAL	237

Q15 What is your gender?

Answered: 239 Skipped: 45

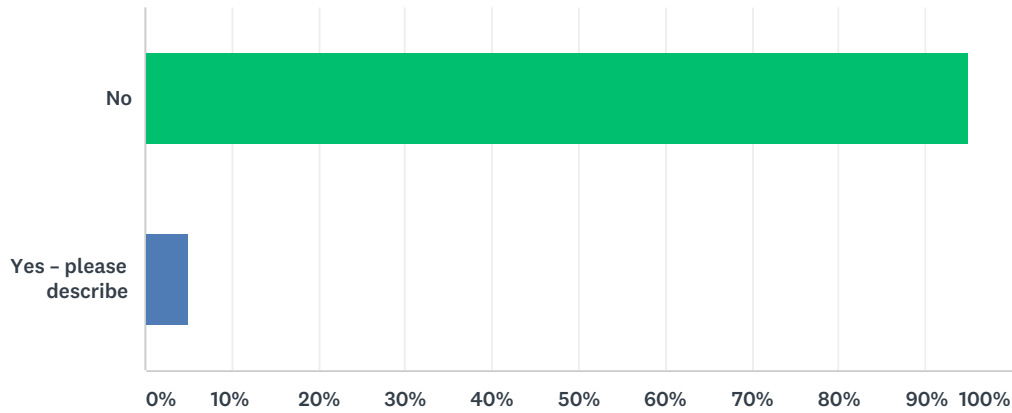


ANSWER CHOICES	RESPONSES
Female	52.30% 125
Male	40.17% 96
Prefer not to say	6.69% 16
Other/prefer to self-describe	0.84% 2
TOTAL	239

#	OTHER/PREFER TO SELF-DESCRIBE	DATE
1	family of husband and wife hence male and female!	6/13/2019 3:47 PM
2	S	6/11/2019 12:36 PM

Q16 Do you identify as a visible minority?

Answered: 236 Skipped: 48



ANSWER CHOICES	RESPONSES	
No	94.92%	224
Yes – please describe	5.08%	12
TOTAL		236

#	YES – PLEASE DESCRIBE	DATE
1	white anglo Saxon male	6/16/2019 5:23 PM
2	a senior citizen who has to leave the community to join an active seniors center with an assortment of programs geared to seniors, when this should be available in Erin	6/15/2019 8:37 PM
3	East Indian	6/13/2019 9:01 AM
4	I am an immigrant from Rhodesia	6/12/2019 10:02 AM
5	Not sure why this question is relevant to the topic because in n Erin all minorities are visible	6/12/2019 6:38 AM
6	Asian	6/11/2019 2:43 PM
7	Japanese	6/11/2019 1:23 PM
8	Female	6/11/2019 12:23 PM
9	East Asian	5/29/2019 3:55 PM
10	Asians	5/26/2019 4:38 AM
11	i am a single white male.	5/25/2019 3:29 PM
12	I am a white male.	5/25/2019 2:22 PM

Appendix B

Official Plan Amendment No. 99

PL160660

ONTARIO MUNICIPAL BOARD

IN THE MATTER OF subsection 17(36) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Case Number:	PL160660
File Number:	PL160660
Municipality:	County of Wellington
Official Plan Number:	OPA 99
Property Location:	Entire County of Wellington
Appellant(s):	4135199 Canada Inc., 2084937 Ontario Limited and Sebecca Enterprises Corp.

Revised Minutes of Settlement

The undersigned parties hereby agree as follows:

1. They will request the Ontario Municipal Board, as soon as reasonably possible after execution of these Minutes of Settlement, to make an Order allowing the appeal in part and modifying and approving OPA 99, as follows:
 - a. All of Tables 2, 3, 4, 5, 6 and 8 are to be approved as adopted.
 - b. Tables 1 and 7 are to be revoked and replaced by the modified versions of Tables 1 and 7, attached as Attachment A hereto; and by new policy 3.5.1, attached as Attachment B hereto. As so modified, Tables 1 and 7 and policy 3.5.1 are to be approved by the Board.
 - c. The appeal is otherwise dismissed, without costs.
2. As so modified, OPA 99 is consistent with the PPS 2014; conforms with the Growth Plan for the Greater Golden Horseshoe that is currently in effect, including Amendment #2; and represents good planning for the County of Wellington and for the Town of Erin. The County of Wellington will provide the expert evidence necessary to support the approval of this settlement by the Ontario Municipal Board and the County agrees to cooperate with the other parties to allow them reasonable opportunity to review and satisfy themselves regarding the appropriate nature of the evidence to be presented by the County to the Board.

REVISED MINUTES OF SETTLEMENT – Execution Copy May 16, 2017

3. The Town of Erin intends to complete its current Class Environmental Assessments for municipal water and wastewater services as soon as reasonably possible. By late 2018 the Town anticipates that these two Class EA processes will be complete and that Town Council will then consider the results of these Class EA processes, including the results of the Assimilative Capacity Study, consider public input and be able to determine, by Council Resolution, the amount of population growth considered appropriate for each of Hillsburgh and Erin to 2036 and 2041.
4. Amendments to the Town's official plan will be required to confirm future growth in each of Hillsburgh and Erin to 2036 and 2041 and to update its official plan policies regarding growth management, including policies to guide the appropriate timing, phasing, servicing, location and financing of such growth. The Town intends to proceed with the preparation and adoption of such amendments as soon as reasonably possible following the completion of and Council's consideration of the results of the Class EA processes.
5. In the event that the current Growth Plan for the Greater Golden Horseshoe is repealed, replaced or amended by the Province of Ontario such that a new or amended Growth Plan takes effect and applies to this matter prior to the final disposition of this matter by the Ontario Municipal Board, the undersigned parties shall forthwith notify the OMB that they are reconsidering these Revised Minutes of Settlement in light of the new or amended Growth Plan. In that event, following their reconsideration, any of the undersigned parties may notify the OMB and other parties that they no longer support these Revised Minutes of Settlement, whereupon these Revised Minutes of Settlement shall be null and void and of no effect.
6. These Revised Minutes of Settlement revoke and replace the Minutes of Settlement with the Header "Execution Copy – March 31, 2017, which were executed by the Appellants on April 3, 2017 and by the County of Wellington and Town of Erin.
7. These Revised Minutes of Settlement may be signed electronically and/or in counterparts.
8. Signature page follows.

REVISED MINUTES OF SETTLEMENT – Execution Copy May 16, 2017

Dated this 17th day of MAY, 2017

~~4135199 Canada Inc.,
2084987 Ontario Limited, and
Sebecca Enterprises Corp.~~

Per: MARIZIO ROZATO, ASO

I have authority to bind all three Corporations

CORPORATION OF THE COUNTY OF WELLINGTON

Per: SWILSON, CAO

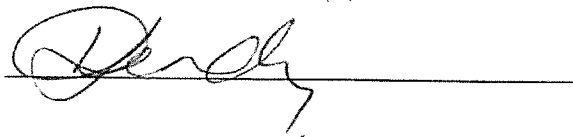


CORPORATION OF THE TOWN OF ERIN

Per: Allan Ails, Mayor



Per: Dina Lundy, Clerk



Attachment A – Modified Tables 1 and 7 of OPA 99

Table 1
Wellington County
Projected Growth in Wellington County to 2041

	2016	2031	2036	2041
<i>Total Population¹</i>	95,805	122,000	132,000	140,000
<i>% of Population in Urban Centres</i>	51	59	61	62
<i>Households</i>	32,960	42,290	45,750	48,740
<i>Total Employment²</i>	40,070	54,000	57,000	61,000

NOTES TO MINUTES OF SETTLEMENT:

RE: EXISTING FOOTNOTES TO TABLE 1:

Footnotes 1 and 2 shall remain the same as in the adopted version of OPA 99.

ADDITIONAL POLICY TO BE ADDED IMMEDIATELY FOLLOWING TABLE 1:

The Total Population and Total Employment figures for 2031, 2036 and 2041 in Table 1 above reproduce the population and employment figures for the County of Wellington for those years in Schedule 3 of the *Growth Plan for the Greater Golden Horseshoe, 2006*, as amended. In Tables 2 through 8 that follow, a portion of the overall County population and employment is allocated to each lower-tier municipality. In the event that any settlement boundary expansions appear to be required to accommodate the growth projections in Tables 2 through 8, the need for any such expansions must be confirmed through a municipal comprehensive review in accordance with the requirements of policy 2.2.8.2 of the Growth Plan, as amended, and section 4.8 of the County Official Plan. If a new provincial growth plan applicable to the County of Wellington comes into effect the policies in that document will apply.

Table 7
Town of Erin
Projected Growth in Wellington County to 2041

	2016	2036**	2041**
<i>Total Population</i> ¹	12,365	15,360 to 16,250	15,865 to 18,905
<i>Households</i>	4,115	5,185 to 5,480	5,385 to 6,340
<i>Total Employment</i> ²	3,770	5,220	5,240

	2016	2036**	2041**
HILLSBURGH AND ERIN*			
<i>Total Population</i> ¹	4,415	6,500 to 7,390	7,000 to 10,040
<i>Households</i>	1,530	2,235 to 2,530	2,420 to 3,375

OUTSIDE URBAN CENTRES			
<i>Total Population</i> ¹	7,950	8,860	8,865
<i>Households</i>	2,585	2,950	2,965

* Erin Village and Hillsburgh are combined until the Town of Erin Council determines how much growth will go to each community and how much growth will be serviced by municipal water and wastewater and/or partial services.

** See Policy 3.5.1

NOTE TO MINUTES OF SETTLEMENT RE: EXISTING FOOTNOTES TO TABLE 7:
 Footnotes 1 and 2 shall remain the same as in the adopted version of OPA 99.

Attachment B – New Policy 3.5.1

Policy 3.5.1 Special Policy: Hillsburgh and Erin Urban Centres

Table 7 provides the forecasted growth for the Town of Erin. The 2036 and 2041 Population and Household growth forecasts for Hillsburgh and Erin Urban Centres combined are provided as ranges to recognize that the Town of Erin is in the process of determining its future potential to accommodate growth on municipal water and wastewater services in these two Urban Centres.

New development within the Hillsburgh and Erin Urban Centres shall be serviced in a manner that conforms to the requirements of the Growth Plan and is consistent with the PPS 2014, including Section 1.6.6.

The Town is currently conducting Class Environmental Assessments for municipal water and wastewater servicing and is undertaking associated public consultation. Upon completion of these Class EA processes, Town Council will take the necessary steps to determine the appropriate amount of growth within the ranges set out in Table 7 for each of Hillsburgh and Erin to 2036 and 2041. The official plan for the Town of Erin will require amendment to confirm the future growth forecasts for Hillsburgh and Erin to 2036 and 2041; however, so long as those growth forecasts are within the ranges in Table 7, no further amendment to this Plan will be required. If the population and household growth for 2036 and/or 2041 as confirmed in the Town of Erin Official Plan is less than the upper range set out in Table 7, the County may reallocate any surplus forecasts in Table 7 among the area municipalities of the County, as appropriate, by an amendment to this Plan.

ONTARIO MUNICIPAL BOARD

IN THE MATTER OF subsection 17(36) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Case Number: PL160660
File Number: PL160660
Municipality: County of Wellington
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Property Location: Entire County of Wellington
Appellant(s): 4135199 Canada Inc., 2084937 Ontario Limited
and Sebecca Enterprises Corp.

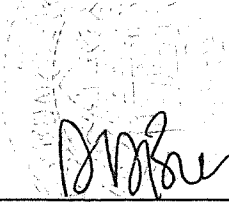
Supplementary Affidavit of Gary Cousins, MCIP, RPP

1. On April 19, 2017, I swore an affidavit in this matter, in support of Minutes of Settlement among the County of Wellington, the Town of Erin and the Appellants, which had been executed by the parties to that settlement on April 3 and 5, 2017.
2. Since that time, comments on the settlement were received from legal counsel for the Minister of Municipal Affairs and Housing, requesting that the parties to the settlement consider making certain revisions to the proposed modifications to the settlement. The Appellants, the County and the Town considered those requests and agreed to revise their settlement.
3. Accordingly, Revised Minutes of Settlement, bearing the header "REVISED MINUTES OF SETTLEMENT – Execution Copy May 16, 2017" have been executed by the Appellants, the County and the Town. These Revised Minutes of Settlement revoke and replace the earlier Minutes of Settlement. The Revised Minutes of Settlement are filed separately.
4. I make this Supplementary Affidavit in support of the revised settlement of this matter, as reflected in these Revised Minutes of Settlement.
5. I hereby reiterate paragraphs 3 through 17 inclusive from my affidavit of April 19, 2017. These paragraphs are equally applicable to the Revised Settlement and I adopt them for the purposes of this affidavit.
6. The Revised Settlement has the effect of adding a new policy immediately following Table 1 of OPA 99 (See Attachment A to the Revised Minutes of Settlement). This new policy clarifies the purpose and effect of Table 1 and of Tables 2 through 8 of OPA 99 and clarifies the applicable policy requirements in the event that a settlement boundary expansion may be required to implement the growth forecasts in these Tables.
7. On May 18, 2017 the Province announced that a new growth plan, Growth Plan (2017) would take effect on July 1, 2017. Until that time, the existing Growth

Plan 2006, as amended by Amendment #2, continues to be in effect. Schedule 3 to the Growth Plan (2017) contains the same growth forecasts for Wellington County to 2041 as does the existing Growth Plan (2006), as amended by Amendment #2.

8. The Growth Plan (2017), however, does contain a number of policies and procedural requirements that, if applicable to OPA 99, may require the County of Wellington to abandon OPA 99 and to recommence the planning process that led to OPA 99 in order to achieve conformity with the new requirements. It has taken the County of Wellington approximately four years of study, planning, consultation and work, at considerable taxpayer expense, to reach this point where it is in a position to implement the requirements of the existing Growth Plan (2006), as amended by Amendment #2. In my opinion, it would not be in the public interest for OPA 99 to be abandoned at this stage, when a comprehensive settlement has been reached which will establish growth forecasts for the County and all of its area municipalities to 2041 in conformity with the existing growth plan, as amended.
9. In my opinion, OPA 99 as proposed to be modified by the Revised settlement agreement implements and conforms with the Province's existing Growth Plan, as amended by Amendment #2, is consistent with the Provincial Policy Statement 2014 and represents good planning for the County of Wellington and for the Town of Erin.

Sworn before me at the
City of Guelph in the
County of Wellington
this 25 day of May, 2017.



A Commissioner for Oaths, etc.

A handwritten signature in cursive script, reading "Gary Cousins", is written above a horizontal line.

Gary Cousins, MCIP, RPP

ONTARIO MUNICIPAL BOARD

IN THE MATTER OF subsection 17(36) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Case Number:	PL160660
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Municipality:	County of Wellington
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Property Location:	Entire County of Wellington
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Affidavit of Gary Cousins, MCIP, RPP

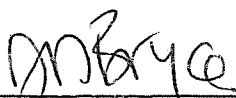
1. I, Gary Cousins, am a full member of the Canadian Institute of Planners and a Registered Professional Planner in Ontario. I have been the Director of Planning and Development for the County of Wellington for the last 35 years and will be retiring May 31, 2017. Official Plan Amendment 99 was prepared by County staff under my direction.
2. I make this affidavit in support of a settlement that has been reached regarding the OMB appeal of OPA 99 by the above referenced Appellants. This settlement is set out in Minutes of Settlement among the County of Wellington, the Town of Erin and the Appellants, executed by the parties on April 3 and 5, 2017 (filed separately).
3. On June 16, 2013, Amendment #2 to The Growth Plan for the Greater Golden Horseshoe, 2006 came into effect. The amendment introduced a new Schedule 3 allocating growth forecasts to affected municipalities until 2041.
4. On June 17, 2013 the Minister of Municipal Affairs sent a letter to each affected municipality directing them to bring their Official Plans into conformity with the amended Growth Plan by June 17, 2018.
5. The County has undertaken the following actions to comply with the Minister's directive:
 - a) In 2014, CN Watson was retained to extend the County's forecast.
 - b) In May 2015, County Council received an updated growth forecast and circulated to local municipalities.
 - c) In March 2016, County Council received a proposed Official Plan Amendment related to the growth forecast and second units.
 - d) In April 2016, a public meeting was held on the proposed Official Plan Amendment (#99).

- e) On May 26, 2016 County Council adopted Amendment 99 to the Wellington County Official Plan.
6. On June 27, 4135199 Canada Inc., 2084937 Ontario Inc. and Sebecca Enterprise Corp. (owners of development land in the Town of Erin) filed an appeal of Official Plan Amendment 99 related to the growth policies. (No concerns were raised related to the second unit provisions which are now in effect.)
 7. OPA 99 is now in front of the Ontario Municipal Board as case PL160660. A prehearing was held in January 2017.
 8. OPA 99 implements the amended Growth Plan by accepting the extended population and employment forecasts for Wellington County for 2036 and 2041. The amendment allocates growth to the local municipalities in the County based on a background study prepared by CN Watson and Associates as well as consultation with local municipalities.
 9. The growth forecasts for the Town of Erin (which are of concern to the appellant) were based on a Town of Erin approved 2014 Servicing and Settlement Master Plan which set out a level of population growth that could be achieved through the development of a municipal waste water system.
 10. Since 2008, the Town of Erin has been conducting studies under the Municipal Class Environmental Assessment process to examine the opportunities to service the existing villages of Erin and Hillsburgh and new growth with full municipal services. The villages have municipal water but no municipal waste water system.
 11. In August 2014, the Town of Erin's consultants, BM Ross, submitted a report entitled Town of Erin Servicing and Settlement Master Plan Final Report, indicating that the maximum full service population for the two villages combined was 6,000 people. The report provided 3 options as to how the new growth could be split between the two villages. This prevented the County from separating the population forecast for the two urban centres which is our normal procedure. This report was approved by the Town of Erin Council and was used by the County for OPA 99. The County added an additional 1,000 people to allow for the potential of partially serviced land within the existing urban boundary. Therefore, the forecast for the two villages combined to 2041 was 7,000 people.
 12. The Servicing and Settlement Master Plan addressed Phase 1 and components of Phase 2 for an Urban Centre Waste Water Servicing Municipal Class EA. In April 2016, the Town issued a Notice of Study Commencement indicating that it had retained Ainley Group to review Phase 2 and initiated Phase 3 and 4 of the Class EA process.
 13. In late 2016, well after County Council's approval of OPA 99, The Ainley Group working for the Town of Erin determined that a much higher amount of growth may be

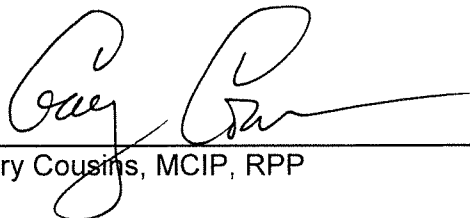
achievable, as much as 14,500 people, based on a technical review of the previous assimilative capacity work and on a higher level of treatment technology. This new estimate was received by the Town in November 2016, but not adopted by Town Council. The Class EA is continuing using the most recent work.

14. The new information on growth potential for the villages of Erin and Hillsburgh provided a basis to consider settlement discussions between the County, the Town and the appellant.
15. In allocating growth forecasts to the local municipalities in OPA 99, the County held back population growth of 890 people to 2036 and 3,040 people to 2041 and corresponding household growth of 295 households and 955 households. This was done to provide a contingency if it was determined that extra growth was required in any part of the County.
16. Given the significant potential for a change in Erin's future growth, the County and Town have agreed that a range of growth forecasts, incorporating these previously unallocated forecasts for population and households, would be appropriate to allow the Town to better plan for a range of potential growth outcomes from the ongoing Class EAs. The added potential for growth may also allow the Town to better afford to develop a waste water treatment plant. This is an important step in encouraging two full service villages, which is in keeping with both the policy and spirit of the Growth Plan. This range of growth forecasts provides a degree of flexibility for the Town while it completes its Class EAs and local planning.
17. The proposed "3.5.1 Special Policy: Hillsburgh and Erin" provides the Town of Erin with the ability to allocate growth to both Erin Village and Hillsburgh, within a range set out in Table 7, once the Class EA process is completed. An amendment to the Town Official Plan will be required to implement the growth allocations. An amendment to the County Official Plan is not required if the allocation is within the range established by Table 7.
18. In my opinion, OPA 99 as proposed to be modified by the settlement agreement implements and conforms with the province's Growth Plan, is consistent with the Provincial Policy Statement 2014 and represents good planning for the County of Wellington and for the Town of Erin.

Sworn before me at the
City of Guelph in the
County of Wellington
this 19 day of April, 2017.



A Commissioner for Oaths, etc.



Gary Cousins, MCIP, RPP

DONNA BRYCE
CLERK
COUNTY OF WELLINGTON
A COMMISSIONER OF OATHS
IN THE PROVINCE OF ONTARIO

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Appendix D

Detailed Population and Housing Forecasts

**Town of Erin
Residential Growth Forecast**

	Year	Population (Including Census Undercount) ¹	Population Excluding Census Undercount	Housing Units				Person Per Unit (P.P.U.): Total Population/ Total Households	
				Singles & Semi-Detached	Multiple Dwellings ²	Apartments ³	Other		Total Households
Historical	Mid 2011	11,890	11,418	3,755	10	95	95	3,955	2.887
	Mid 2016	11,910	11,439	3,805	35	120	150	4,110	2.783
Forecast	Mid 2019	12,060	11,570	3,890	40	130	150	4,210	2.748
	Mid 2031	14,340	13,770	4,680	100	180	150	5,120	2.689
	Mid 2036	16,250	15,610	5,200	140	230	150	5,710	2.734
	Mid 2041	18,900	18,160	5,880	190	270	150	6,490	2.798
Incremental	Mid 2011 - Mid 2016	20	21	50	25	25	55	155	
	Mid 2016 - Mid 2019	150	131	85	5	10	0	100	
	Mid 2019 - Mid 2031	2,280	2,200	790	60	50	0	910	
	Mid 2019 - Mid 2036	4,190	4,040	1,310	100	100	0	1,500	
	Mid 2019 - Mid 2041	6,840	6,590	1,990	150	140	0	2,280	

Derived from Wellington County Official Plan (Revisions November 9, 2017) forecast for the Town of Erin by Watson & Associates Economists Ltd., 2019

¹ Census undercount estimated at approximately 4.1%. Note: Population including the undercount has been rounded.

² Includes townhouses and apartments in duplexes.

³ Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

Note: Numbers may not add due to rounding

**Erin (Village)
Residential Growth Forecast**

	Year	Population (Including Census Undercount) ¹	Population Excluding Census Undercount	Housing Units				Person Per Unit (P.P.U.): Total Population/ Total Households	
				Singles & Semi-Detached	Multiple Dwellings ²	Apartments ³	Other		Total Households
Historical	Mid 2011	2,983	2,865	880	5	65	95	1,045	2.742
	Mid 2016	3,077	2,955	935	15	90	115	1,155	2.558
Forecast	Mid 2019	3,110	2,980	950	20	100	120	1,180	2.525
	Mid 2031	4,460	4,290	1,350	60	140	120	1,670	2.569
	Mid 2036	5,570	5,350	1,650	80	170	120	2,020	2.649
	Mid 2041	7,130	6,850	2,070	110	200	120	2,500	2.740
Incremental	Mid 2011 - Mid 2016	94	90	55	10	25	20	110	
	Mid 2016 - Mid 2019	33	25	15	5	10	5	25	
	Mid 2019 - Mid 2031	1,350	1,310	400	40	40	0	490	
	Mid 2019 - Mid 2036	2,460	2,370	700	60	70	0	840	
	Mid 2019 - Mid 2041	4,020	3,870	1,120	90	100	0	1,320	

Derived from Wellington County Official Plan (Revisions November 9, 2017) forecast for the Town of Erin by Watson & Associates Economists Ltd., 2019

¹ Census undercount estimated at approximately 4.1%. Note: Population including the undercount has been rounded.

² Includes townhouses and apartments in duplexes.

³ Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

Note: Numbers may not add due to rounding

**Hillsburgh
Residential Growth Forecast**

	Year	Population (Including Census Undercount) ¹	Population Excluding Census Undercount	Housing Units				Person Per Unit (P.P.U.): Total Population/ Total Households	
				Singles & Semi-Detached	Multiple Dwellings ²	Apartments ³	Other		Total Households
Historical	Mid 2011	1,380	1,325	425	5	30	0	460	2.880
	Mid 2016	1,418	1,362	455	10	30	10	505	2.699
Forecast	Mid 2019	1,460	1,400	480	10	30	10	530	2.642
	Mid 2031	2,030	1,950	640	40	50	10	740	2.635
	Mid 2036	2,510	2,410	770	50	60	10	890	2.708
	Mid 2041	3,170	3,060	940	70	70	10	1,090	2.807
Incremental	Mid 2011 - Mid 2016	39	37	30	5	0	10	45	
	Mid 2016 - Mid 2019	42	38	25	0	0	0	25	
	Mid 2019 - Mid 2031	570	550	160	30	20	0	210	
	Mid 2019 - Mid 2036	1,050	1,010	290	40	30	0	360	
	Mid 2019 - Mid 2041	1,710	1,660	460	60	40	0	560	

Derived from Wellington County Official Plan (Revisions November 9, 2017) forecast for the Town of Erin by Watson & Associates Economists Ltd., 2019

¹ Census undercount estimated at approximately 4.1%. Note: Population including the undercount has been rounded.

² Includes townhouses and apartments in duplexes.

³ Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

Note: Numbers may not add due to rounding

**Erin Rural
Residential Growth Forecast**

	Year	Population (Including Census Undercount) ¹	Population Excluding Census Undercount	Housing Units				Total Households	Person Per Unit (P.P.U.): Total Population/ Total Households
				Singles & Semi-Detached	Multiple Dwellings ²	Apartments ³	Other		
Historical	Mid 2011	7,526	7,228	2,450	0	0	0	2,450	2.950
	Mid 2016	7,415	7,122	2,415	10	0	25	2,450	2.907
Forecast	Mid 2019	7,490	7,190	2,470	10	0	20	2,500	2.876
	Mid 2031	7,840	7,530	2,680	10	0	20	2,710	2.779
	Mid 2036	8,160	7,840	2,780	10	0	20	2,810	2.790
	Mid 2041	8,590	8,250	2,870	10	0	20	2,900	2.845
Incremental	Mid 2011 - Mid 2016	-110	-106	-35	10	0	25	0	
	Mid 2016 - Mid 2019	75	68	55	0	0	-5	50	
	Mid 2019 - Mid 2031	350	340	210	0	0	0	210	
	Mid 2019 - Mid 2036	670	650	310	0	0	0	310	
	Mid 2019 - Mid 2041	1,100	1,060	400	0	0	0	400	

Derived from Wellington County Official Plan (Revisions November 9, 2017) forecast for the Town of Erin by Watson & Associates Economists Ltd., 2019

¹ Census undercount estimated at approximately 4.1%. Note: Population including the undercount has been rounded.

² Includes townhouses and apartments in duplexes.

³ Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

Note: Numbers may not add due to rounding