



THE CORPORATION OF THE TOWN OF ERIN

OFFICIAL PLAN AMENDMENT NO. 13

(Hillsburgh and Erin Urban Centres Distribution and Growth Management,
Town of Erin, County of Wellington)

_____ 2021

DRAFT



THE CORPORATION OF THE TOWN OF ERIN

BY-LAW No. 2021-xxx

**A By-law to adopt an amendment to the Official
Plan of the Town of Erin – Official Plan
Amendment No. 13 – Hillsburgh and Erin Urban
Centres Distribution and Growth Management
Town of Erin**

The Official Plan for the Corporation of the Town of Erin is amended as follows:

1. The text attached hereto as Part Two is adopted as an amendment to the Official Plan for the Corporation of the Town of Erin; and,

Approved _____, 2021

**AMENDMENT NO. 13
TO THE OFFICIAL PLAN OF THE TOWN OF ERIN**

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STATEMENT OF COMPONENTS

PART ONE - INTRODUCTION is included for information purposes and is not an operative part of this Official Plan Amendment.

PART TWO - THE AMENDMENT, consisting of the text attached hereto, is an operative part of this Official Plan Amendment.

THE APPENDICES are not an operative part of this Official Plan Amendment.

DRAFT

PART ONE - INTRODUCTION

1. PURPOSE

To amend the provisions of the Official Plan of the Town of Erin (Town of Erin Official Plan 2021) as required by the County of Wellington Official Plan Amendment 99 Settlement Agreement, and the County of Wellington Official Plan, to confirm future growth in each of the Hillsburgh and Erin Urban Centres on a proportionate basis to 2041. The proposed amendment also updates the Official Plan polices regarding growth management, to reflect the introduction of municipal services to the Urban Areas and the direction regarding the phasing of the services and related development builds on the existing policy directions.

2. LOCATION

This Amendment applies to all lands in the Town of Erin, County of Wellington.

3. BASIS

Wellington County Council adopted County Official Plan Amendment 99 (OPA 99) in 2016 to implement Amendment No. 2 to the Growth Plan for the Greater Golden Horseshoe (Growth Plan 2006), 2006. This Amendment introduced a new Schedule 3 allocating growth forecasts to affected municipalities to 2041. Owners of development lands in Erin appealed the growth policies of OPA 99.

A settlement was reached between the Appellants, the County and the Town which states, among other matters: "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."

Special Policy 3.5.1 of the County of Wellington Official Plan implements the direction in the OPA 99 settlement. It states: "Table 7 provides 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 the Town of Erin is in the process of determining its future potential to accommodate growth on municipal water and wastewater services in the two Urban Centres.....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..."

An Official Plan Amendment is required designed to address the requirements of the OPA 99 Settlement Agreement and the Special Policy 3.5.1 of the County Official Plan - specifically confirmation of future growth in each of Hillsburgh and Erin to 2041 and updated growth management policies. The Amendment has been prepared ahead of the results of the County's current municipal comprehensive review and new Official Plan at the direction of the County of Wellington who feel that these matters need to be addressed immediately as a basis for assessing new development in the Urban Centres, instead of waiting for the results of the County's ongoing review process.

The Official Plan Amendment does not, however, reflect the precise direction in the referenced documents – which is that future growth in each of Hillsburgh and Erin be established to 2036 and 2041 in accordance with the forecasted growth for the Town in Table 7 of the County of Wellington Official Plan. Rather the Amendment establishes a forecasted population and employment for the two Urban Centres which is based on the projected capacity of the sewage plant now that it has been established through completion of the Environmental Assessment (EA) which population and employment is anticipated to be achieved no later than 2041.

With respect to the growth management policies, the amendment also updates the Official Plan polices regarding growth management, to reflect the introduction of municipal services to the Urban Areas and the direction regarding the phasing of the services and related development builds on the existing policy directions.

Once the County municipal comprehensive review and new Official Plan is complete, the Town will undertake a comprehensive review of their Official Plan to bring it into conformity with the Growth Plan and the new County Plan, as well as to reflect current Town initiatives.

PART TWO - THE AMENDMENT

1. PURPOSE

To amend the provisions of the Official Plan of the Town of Erin (Town of Erin Official Plan 2021) as required by the County of Wellington Official Plan Amendment 99 Settlement Agreement, and the County of Wellington Official Plan, to confirm future growth in each of the Hillsburgh and Erin Urban Centres on a proportionate basis to 2041. The proposed amendment also updates the Official Plan polices regarding growth management, to reflect the introduction of municipal services to the Urban Areas and the direction regarding the phasing of the services and related development builds on the existing policy directions.

2. THE AMENDMENT

The Official Plan of the Town of Erin is hereby amended as follows:

2.1 By deleting the term “2031” in the second paragraph of Section 1.1, General, and replacing it with the term “2041”.

2.2 By deleting the second sentence of Section 1.3, Relationships with the County of Wellington Official Plan, “The County of Wellington amendment to include policies of the Provincial Greenbelt Plan is forthcoming.” and replacing it with the following:

“The County of Wellington Official Plan has been amended to include policies of the Provincial Greenbelt Plan.”

2.3 By deleting the following reference to the County Plan:
“(<https://www.wellington.ca/en/resident-services/pl-landusepolicies.aspax#Wellington-County-Official-Plan>)”

at the end of the Section 1.3, Relationships with the County of Wellington Official Plan, and replacing it with the following sentence:

“The County Official Plan is also required to be amended to conform with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan). The Town of Erin Official Plan will require further amendment to conform to the Growth Plan and the amended County Official Plan.”

2.4 By deleting the last sentence, “Municipal sanitary sewage disposal is not available in any part of the Town.” from Section 2.1, Introduction.

- 2.5 By deleting the phrases “consisting of primarily single detached dwellings,” and “given the lack of municipal sewers” in Section 2.2.2 a) Residential Growth.
- 2.6 By adding the following at the end of the first paragraph of Section 2.3.1, Relationship to the County Growth Strategy, after the phrase “overall growth strategy”:

“including any updates to the County Official Plan to conform with A Place to Grow: Growth Plan for the Greater Golden Horseshoe, Office Consolidation 2020”.
- 2.7 By adding to the third sentence of Section 2.3.1, Relationship to the County Growth Strategy, the phrase “as of 2021” after the phrase “The County growth strategy”.
- 2.8 By deleting Section 2.3.2, Current County Growth Forecast and replacing it with the following:

“2.3.2 Current County Growth and Urban Centre Forecast

Projected growth for the Town of Erin to 2041 is found in Table 7 of the County of Wellington Official Plan. Table 1 updates those projections for population and employment for the Urban Centres of Hillsburgh and Erin. Table 1 also provides direction with respect to the appropriate allocation of growth to each of Hillsburgh and Erin. The allocation of growth is proportionate and reflects the results of the Town’s Class Environmental Assessments for municipal water and wastewater service in conformity with the direction in Section 3.5.1 of the County Official Plan.

The County’s growth forecast is under review by the County in conformity with the Growth Plan 2020 and will be updated by the County for the Town in its entirety through an amendment(s) to the County Plan to 2051. Once the County Plan is approved by the Province, Table 1 will be amended to reflect the adjusted projected population and employment for the Town in its entirety.

Table 1 Hillsburgh and Erin Urban Centre Projected 2041 Population and Employment

Hillsburgh and Erin Urban Centres	2041
<i>Projected Additional Population Growth</i>	11,540
<i>Allocation between Hillsburgh and Erin Urban Centres</i>	Approximately 38% of any new population assigned to the Urban Centres will be allocated to the Hillsburgh Urban Centre and 62% will be allocated to the Erin Urban Centre

Hillsburgh and Erin Urban Centres	2041
<i>Projected Additional Employment Land Related Growth</i>	2,128
<i>Allocation between the Hillsburgh and Erin Urban Centres</i>	The majority of the projected additional employment land related growth will be allocated to the Erin Urban Centre - +/- 88%

- “
- 2.9 Delete the phrase “and the lack of municipal sewage treatment” at the end of the first sentence of Section 3.5.1 Variety of Housing.
 - 2.10 Delete the phrase “until such time as municipal wastewater servicing is provided” at the end of the second sentence of Section 3.5.4 Affordable Housing.
 - 2.11 Delete the phrase “this constraint and” in the third sentence of Section 3.5.4 Affordable Housing after the word “Given”.
 - 2.12 Delete the phrase “once municipal sewage service is available” at the end of Section 3.5.5 a) Residential Intensification.
 - 2.13 Delete the phrase “subject to the appropriate levels of servicing, after the phrase “In Greenfield areas,” in the first paragraph of Section 3.5.6. Greenfield Housing and add the phrase “particularly in areas with full municipal services,” after the phrase “a broader mix of housing,”.
 - 2.14 Add the phrase “or the lot has full municipal sewer and water services” at the end of Section 3.5.8 f) Accessory Garden Suite.
 - 2.15 Delete the portion of the first sentence of Section 3.6.1 after the word “recognizing” - “there are not municipal sanitary sewage systems in the municipality” - and replace it with the following:

“municipal sanitary sewage and water systems are only planned for the Hillsburgh and Erin Urban Centres.”
 - 2.16 Add the word “sewage” after the phrase “Infrastructure such as roads” in Section 3.6.3, c) General Policies.

- 2.17 Delete Section 2.6.4, Extension of Services and replace it with the following:

“3.6.4 Extension of Services

The Erin and Hillsburgh Urban Centres have municipal water service systems and a planned municipal sanitary sewage system. New development will be required to connect to the municipal water and sewage systems, wherever feasible. It is the intention of the Town, over time and where practical to provide municipal water and sewage service from the Town’s central systems to all lands within the designated Urban Centres or any approved expansion of those Urban Centres.

However, the Town recognizes that not all parts of the Urban Centres currently have access to municipal water or sewage services, where no municipal service is available to small vacant lots within the urban areas limited development such as a single detached dwelling, may be permitted on individual private services on vacant lots where in compliance with the provisions of the Zoning By-law.

Where, and as, local municipal services become available along property boundaries, adjacent owners shall connect to municipal services and decommission any existing wells and septic tanks. Adjacent owners may be subject to service area charges.”

- 2.18 Delete the first four paragraphs of Section 3.6.5 Sanitary Sewage Treatment and replace them with the following:

“3.6.5 Sanitary Sewage Treatment

At the present time there are no municipal sanitary sewage facilities in the Town of Erin. All sanitary sewage treatment is by individual private systems. However, a sewage treatment system is planned and once constructed all major new development shall be required to connect to the system.

Until such time as the Town establishes a sewage treatment facility Council will only support development on individual private systems for minor redevelopment and infilling proposals such as a single detached dwelling on small vacant lots. Such proposals must be accompanied by detailed hydrogeologic and geotechnical assessments that have been deemed acceptable to Council in consultation with the other approval agencies. These studies must demonstrate the viability of the development on individual services and demonstrate that the proposed development will not result in an unacceptable level of impact on ground and surface water resources.

Consideration may be given by the Town to approving communal sanitary sewage systems to accommodate new development outside the Urban Centres, where it is demonstrated to the satisfaction of the Town that the proposed communal system is technically sound and financially feasible.

Site specific multi-lot or multi-unit development applications outside the Urban Centres relying on communal or individual servicing systems will be required to undertake an assessment of the viability of all reasonable servicing options and an assessment of the impact of the proposed means of servicing on ground and surface water. Consideration will be given to the policies of Section 11.2 of the County Official Plan.”

- 2.19 Delete Section 3.6.6 Urban Areas – Special Policy and replace it with the following:

“3.6.6 Urban Areas - Special Policy

Implementation of the Class Environmental Assessments through the construction of new or expansion of municipal water or wastewater systems are to serve growth in a manner that supports achievement of the intensification target and density target and the projected population.

The Town, may, in its Official Plan identify new land use designations but these designations will not be implemented through further planning approvals until the review of site specific planning applications is completed and approved. The Town shall phase development based on availability of municipal water and sewage services in the Urban Areas.

Projects which would result in improved environmental protection or benefit may also be considered in conjunction with the conservation authority.”

3. IMPLEMENTATION AND INTERPRETATION

This Official Plan Amendment shall be implemented and interpreted in accordance with the implementation and interpretation provisions set out in the Amendment and the relevant sections of the Official Plan.