

WESTON  
CONSULTING



P L A N N I N G  
J U S T I F I C A T I O N  
R E P O R T

4910 TENTH LINE  
TOWN OF ERIN

JANUARY 2025  
FILE #12119

# TABLE OF CONTENTS

- 1. INTRODUCTION . . . . . 4
  - 1.1. Purpose of the Report. . . . . .5
- 2. SITE DESCRIPTION AND CONTEXT . . . . . 6
  - 2.1 Site Description and Neighbouring Context. . . . . .7
  - 2.2 Surrounding Context . . . . . .8
- 3. PROPOSED DEVELOPMENT . . . . . 10
  - 3.1 Description of Proposed Development . . . . . 11
- 4. SUPPORTING STUDIES . . . . . 14
  - 4.1 Scoped Environmental Impact Study/ Natural Heritage Evaluation. . . . . 15
- 5. PLANNING POLICY FRAMEWORK . . . . . 16
  - 5.1 Planning Act, R.S.O 1990, c.P.13 . . . . . 18
  - 5.2 Provincial Planning Statement, 2024 . . . . . 19
  - 5.3 Greenbelt Plan (2017) . . . . . 22
  - 5.4 County of Wellington Official Plan (June 24 Office Consolidation). . . . . 24
  - 5.5 Town of Erin Official Plan (January 2023 Consolidation). . . . . 27
  - 5.6 Town of Erin Zoning By-law 07-67 (2024 Consolidation). . . . . 28
- 6. PROPOSED APPLICATION . . . . . 30
  - 6.1. Zoning By Law Amendment . . . . . 31
- 7. PUBLIC CONSULTATION STRATEGY. . . . . 32
- 8. ARCHITECTURE . . . . . 34
- 9. CONCLUSION . . . . . 36

# LIST OF FIGURES

Figure 1: Aerial Photo of Subject Property . . . . .	7
Figure 2: Site Plan . . . . .	11
Figure 3: Elevations. . . . .	12
Figure 4: Extract from Greenbelt Plan, 2017 Schedule 1 . . . . .	22
Figure 5: County of Wellington Official Plan Schedule B2 . . . . .	24
Figure 6: County of Wellington Official Plan Schedule B2-1 . . . . .	25
Figure 7: Town of Erin Official Plan, 2023 Schedule A-1 . . . . .	27
Figure 8: Town of Erin Zoning By-law 07-67 Schedule A 1 . . . . .	28



# 1. INTRODUCTION



## 1.1. PURPOSE OF THE REPORT

Weston Consulting has been retained by the registered owner of the property municipally known as 4910 10<sup>th</sup> Line (herein referred to as the “subject property” or “site”), in the Town of Erin. This Report has been prepared in support of an application for a Zoning By-law Amendment (“ZBA”) to construct a new primary single detached dwelling while maintaining the existing dwelling as an additional residential dwelling unit; and provides a planning analysis and justification in support of this proposed development.

The application and supporting materials are submitted in accordance with the Pre-Consultation Meeting held with planning staff on October 25th, 2024, and constitute a Complete Application as described in Sections 34(10) of the Planning Act. This report provides the planning rationale in support of the proposed development and provides a planning analysis and justification for the proposal in accordance with good planning principles.

The purpose of this Report is to outline the nature of the proposed development and to evaluate the Zoning By-law Amendment application in the context of applicable planning policy. The Report evaluates the merits of the proposed development through consistency with the Provincial Planning Statement 2024 (‘PPS 2024’), conformity with the Greenbelt Plan (2017), the County of Wellington Official Plan (January 2024 consolidation), the Town of Erin Official Plan (January 2023 consolidation), and compliance with the City of Town of Erin Zoning By-law 07 - 67. This Report provides the analysis and justification for the proposed development in accordance with good planning and urban design principles and provides the basis for the advancement of the development applications through the planning process. Definitions of the proposed Accessory Dwelling Unit (“ADU”) differ amongst the various policy documents so for the purposes of this Report, the proposed use will be referred to as an ADU



## 2. SITE DESCRIPTION AND CONTEXT

---

## 2.1 SITE DESCRIPTION AND NEIGHBOURING CONTEXT

The subject property is municipally addressed as 4910 10th Line and legally described as Part of Lot 1 CONSEESION 10, TOWN OF ERIN, COUNTY OF WELLINGTON (Figure 1). The subject property is not subject to any easements. The subject property is rectangular in shape with an area of approximately 243,049.62 square metres (60.05 acres), with a frontage of approximately 614.14 metres (2,014.89 feet) along 10th Line. The subject property currently contains a single detached dwelling fronting onto 10th Line and a detached garage with driveway access from 10th Line. There is an existing gravel driveway access at the northeast corner of the subject property that is proposed to be removed in accordance with Town Staff's comments.

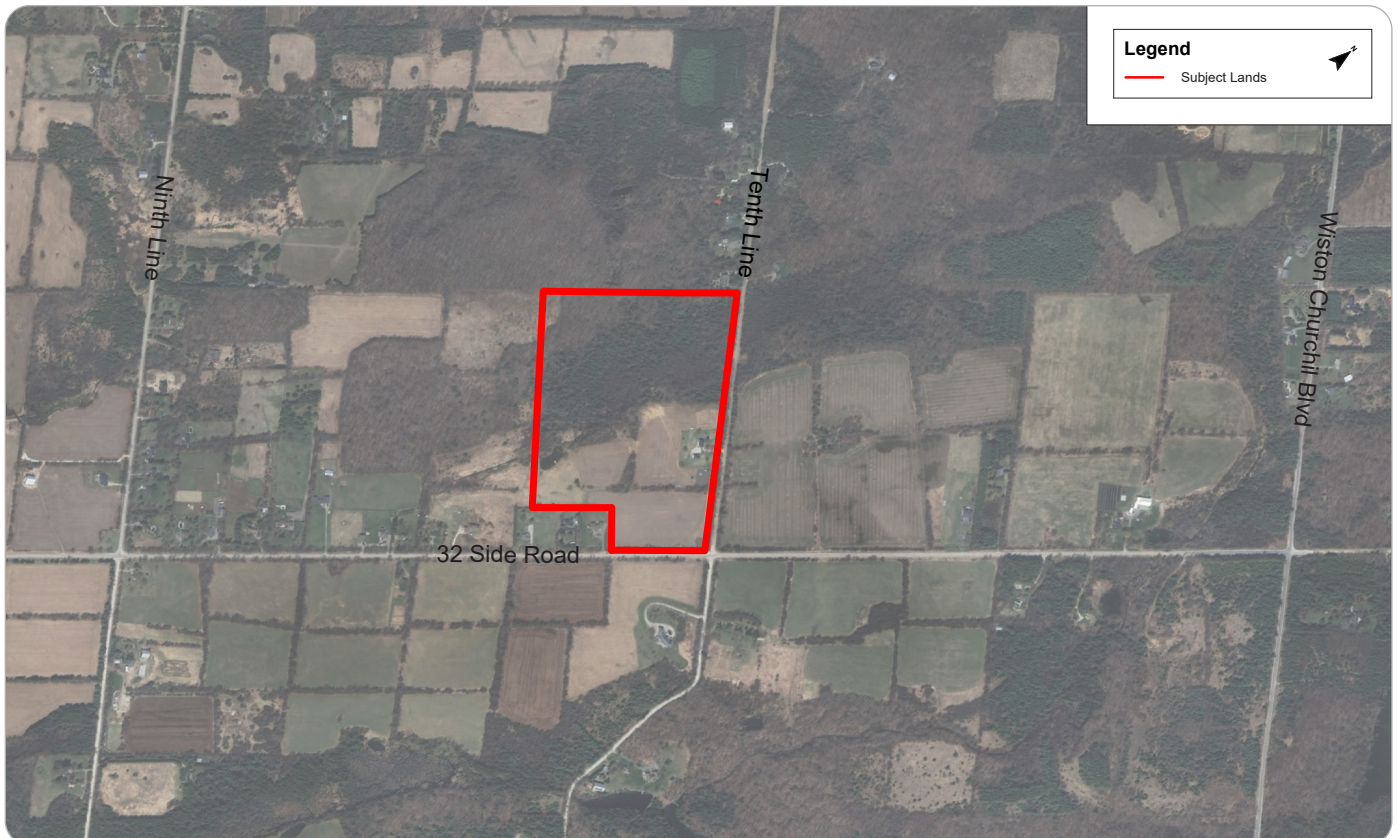


Figure 1: Aerial Photo of Subject Property

## 2.2 SURROUNDING CONTEXT

The subject property is located within the Town of Erin, a predominantly rural community in southern Wellington County. The area surrounding the subject property primarily includes agricultural and residential uses with natural features embedded throughout. Land uses within the vicinity of the subject property are as follows:

North: Located immediately north of the subject property are single detached dwellings with accessory structures. Further north are agricultural uses surrounded by natural features.

East: East along 32 Side Road are residential dwelling units surrounded by agricultural lands. Further east, are additional residential units along 32 Side Road, bordered by agricultural lands and woodlands.

South: Immediately south along 10<sup>th</sup> Line is a similarly placed residential single detached dwelling unit surrounded by agricultural lands. Further south are woodlots and additional single detached residential dwellings with accessory structures.

West: West of the subject property are single detached residential dwellings with accessory structures, and agricultural uses. Further west along 32 Side Road is the hamlet of Ballinafad, which includes a range of residential, commercial, and institutional uses.



*This page intentionally left blank.*



## 3. PROPOSED DEVELOPMENT

### 3.1 DESCRIPTION OF PROPOSED DEVELOPMENT

The proposed development consists of constructing a new primary single detached dwelling on the subject property, with the existing dwelling to be repurposed as an ADU. The existing detached garage on the subject property will be maintained. The ADU will contain four bedrooms and have a floor area of approximately 366.68 square metres, which constitutes 56.8% of the primary residential unit's floor area. The primary residential unit will be located in the front yard, approximately 46 metres from the primary dwelling, and have a height of approximately 7.6 metres. The new primary residence is designed with a total floor area of 645.47 square metres.

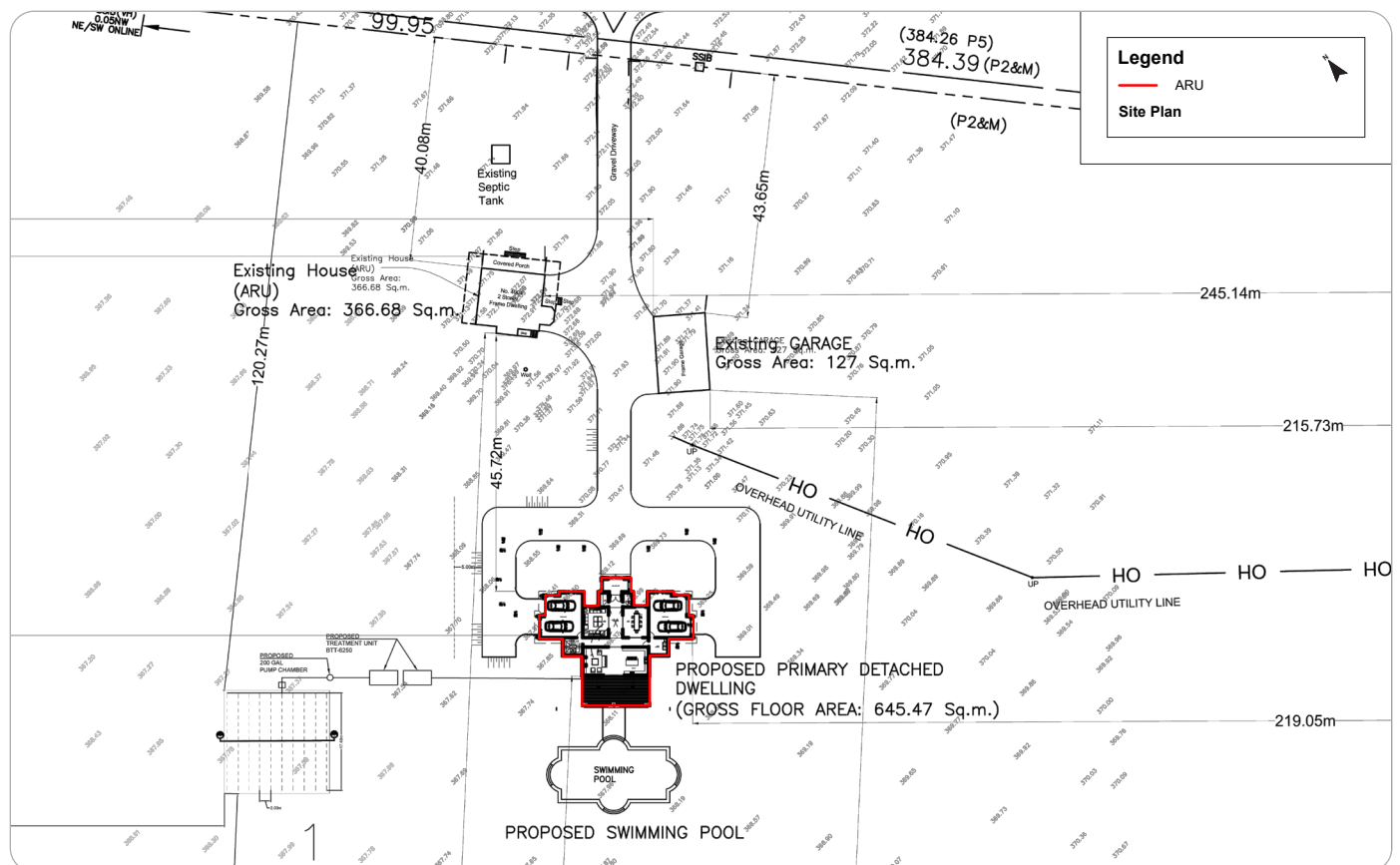


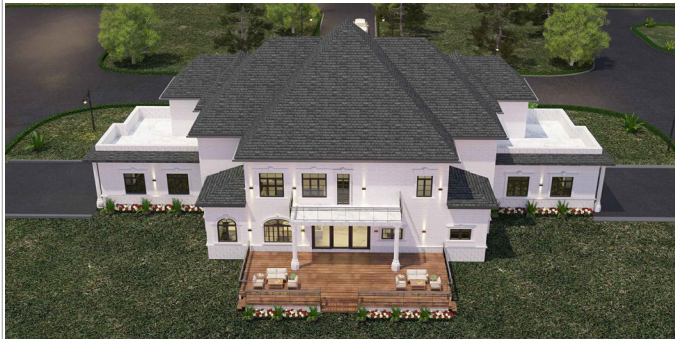
Figure 2: Site Plan



FRONT VIEW



FRONT ELEVATION



REAR VIEW-1



REAR VIEW-2

Figure 3: Elevations



*This page intentionally left blank.*



## 4. SUPPORTING STUDIES

---

## 4.1 SCOPED ENVIRONMENTAL IMPACT STUDY/ NATURAL HERITAGE EVALUATION

The Environmental Impact Study was prepared by Azimuth Environmental Engineers in January 2025. It concludes that the proposed development of a new primary single-detached dwelling will not negatively impact the environmental features.



## 5. PLANNING POLICY FRAMEWORK



The following section of this Report analyzes the relevant statutory policy documents to determine how the proposed development is supported by the applicable planning framework, and how the proposed development represents good planning. The following documents have been considered in this evaluation:

- *The Planning Act;*
- *Provincial Planning Statement (2024);*
- *The Greenbelt Plan (2017);*
- *County of Wellington Official Plan (;*
- *Town of Erin Official Plan; and,*
- *Town of Erin Zoning By-law 07-67.*

The following Section of the Report provides an overview of key policies pertaining to the subject property. The merits of the proposed development relate to the land use planning regime of the Province of Ontario, County of Wellington, and Town of Erin.

## 5.1 PLANNING ACT, R.S.O 1990, C.P.13

The *Planning Act* establishes a framework for controlling land use and delineates responsibilities for planning decisions. It promotes sustainable economic development, provides a land-use planning system, and ensures that matters of provincial interest are integrated into decision-making processes. The Provincial Planning Statement is developed under the authority of The Planning Act.

### Section 2 Provincial Interest

The Minister, the council of a municipality, a local board, a planning board and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as,

- a) the protection of ecological systems, including natural areas, features and functions;*
- c) the conservation and management of natural resources and the mineral resource base;*
- d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;*
- e) the supply, efficient use and conservation of energy and water;*
- f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;*
- g) the minimization of waste;*
- h) the orderly development of safe and healthy communities;*
- j) the adequate provision of a full range of housing, including affordable housing;*
- m) the co-ordination of planning activities of public bodies;*

*n) the resolution of planning conflicts involving public and private interests;*

*o) the protection of public health and safety;*

*p) the appropriate location of growth and development;*

*q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;*

*r) the promotion of built form that,*

*i). is well-designed,*

*ii). encourages a sense of place, and*

*iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;*

It is our opinion that the proposed development has regard for matters of Provincial Interest in terms of representing a well-designed built form that is compatible with the surrounding area and will not result in adverse impacts on the surrounding ecological system.

## 5.2 PROVINCIAL PLANNING STATEMENT, 2024

### Section 35.1 Restrictions for Residential Units

In accordance with Section 35.5 (1) of *The Planning Act*, “the authority to pass a by-law under section 34 does not include the authority to pass a by-law that prohibits the use of,

*(c) one residential unit in a building or structure ancillary to a detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the detached house, semi-detached house or rowhouse contains any residential units. 2022, c. 21, Sched. 9, s. 9.”*

The proposed development provides one residential dwelling unit in a building ancillary to the primary single detached dwelling on the subject property. It is our professional opinion that the proposed development has regard for *The Planning Act*.

The Provincial Planning Statement 2024 (‘PPS 2024’) replaces both the Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019. The PPS 2024 provides directions on matters of provincial interest that guide land use planning and development. The PPS 2024 is issued under authority of the Planning Act and came into effect on October 20, 2024. The aim of the PPS 2024 is to “focus growth within settlement areas and away from significant or sensitive resources and areas which may pose a risk to public health and safety”. Development is to proceed in an efficient manner to optimize the use of land, resources, public infrastructure and public service facilities. Communities are to be designed to promote a mix of housing, employment, parks and open spaces and transportation choices, including active transportation methods. The policies of the PPS are divided into three categories: Building Strong Communities; Wise Use and Management of Resources; and Protecting Public Health and Safety. It is our professional opinion that the proposed development conforms to the policies and objectives of the Provincial Planning Statement. There is a section of policies that support the creation of a secondary unit in agricultural areas, through the creation of second units. In support of the re-zoning application the following PPS policies demonstrate this support.

### 4.3 Agriculture

#### 4.3.2 Permitted Uses

4.3.2.5. *Where a residential dwelling is permitted on a lot in a prime agricultural area, up to two additional residential units shall be permitted in accordance with provincial guidance, provided that, where two additional residential units are proposed, at least one of these additional residential units is located within or attached to the principal dwelling, and any additional residential units:*

- a) *comply with the minimum distance separation formulae;*
- b) *are compatible with, and would not hinder, surrounding agricultural operations;*
- c) *have appropriate sewage and water services;*
- d) *address any public health and safety concerns;*
- e) *are of limited scale and are located within, attached, or in close proximity to the principal dwelling or farm building cluster; and*
- f) *minimize land taken out of agricultural production. Lots with additional residential units may only be severed in accordance with policy 4.3.3.1.c).*

The proposed single detached dwelling, located west of the existing dwelling, is sufficiently separated from the surrounding agricultural lands and will not hinder the surrounding agricultural operations. The new single detached dwelling and ADU will be clustered together in close proximity and will be adequately serviced by private services.

#### **4.1 Natural Heritage**

##### **1. Protection of Natural Features and Areas**

*1.1. Natural features and areas shall be protected for the long term.*

##### **2. Ecological Function and Biodiversity**

*2.1. The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored, or, where possible, improved.*

*2.2. This recognizes linkages between and among:*

- *Natural heritage features and areas,*
- *Surface water features, and*
- *Groundwater features.*

#### **3. Identification of Natural Heritage Systems**

*3.1. Natural heritage systems shall be identified in Ecoregions 6E & 7E1, acknowledging that these systems will vary in size and form depending on the context, including:*

- *Settlement areas,*
- *Rural areas, and*
- *Prime agricultural areas.*

#### **4. Restrictions on Development and Site Alteration (Significant Wetlands and Coastal Wetlands)**

*4.1. Development and site alteration shall not be permitted in:*

- *Significant wetlands in Ecoregions 5E, 6E, and 7E1; and*
- *Significant coastal wetlands.*

#### **5. Restrictions on Development and Site Alteration (Other Natural Features)**



*5.1. Development and site alteration shall not be permitted in:*

- *Significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E, and 7E1;*
- *Significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River);*
- *Significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River);*
- *Significant wildlife habitat;*
- *Significant areas of natural and scientific interest; and*
- *Coastal wetlands in Ecoregions 5E, 6E, and 7E1 that are not subject to policy 4.1.4.b) unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.*

The proposed development is sufficiently separated from the surrounding natural features and therefore, will not adversely impact the surrounding natural features. The scoped Environmental Impact Study (EIS) accompanying this application confirms that the proposed development will have no adverse impact on the natural features. This ensures that the ecological functions of the subject property are protected and maintained.

The proposed ZBA to permit the proposed ADU is consistent with the PPS 2024.

## 5.3 GREENBELT PLAN (2017)

The Greenbelt Plan was first established in 2005 under the authority of the Greenbelt Act, 2005 to help shape the future of growth within the Greater Golden Horseshoe. The Greenbelt Plan identifies where urbanization should not occur in order to provide permanent protection to the ecological and hydrological features within the area. The Greenbelt Plan includes lands within the Niagara Escarpment, the Oak Ridges Moraine, and the Parkway Belt West Plan Area.

The subject property is designated Protected Countryside in accordance with Schedule 1 - Green Belt Area Map (Figure 4). The intent of the Protected Countryside is to enhance the spatial extent of agriculturally and environmentally protected lands.

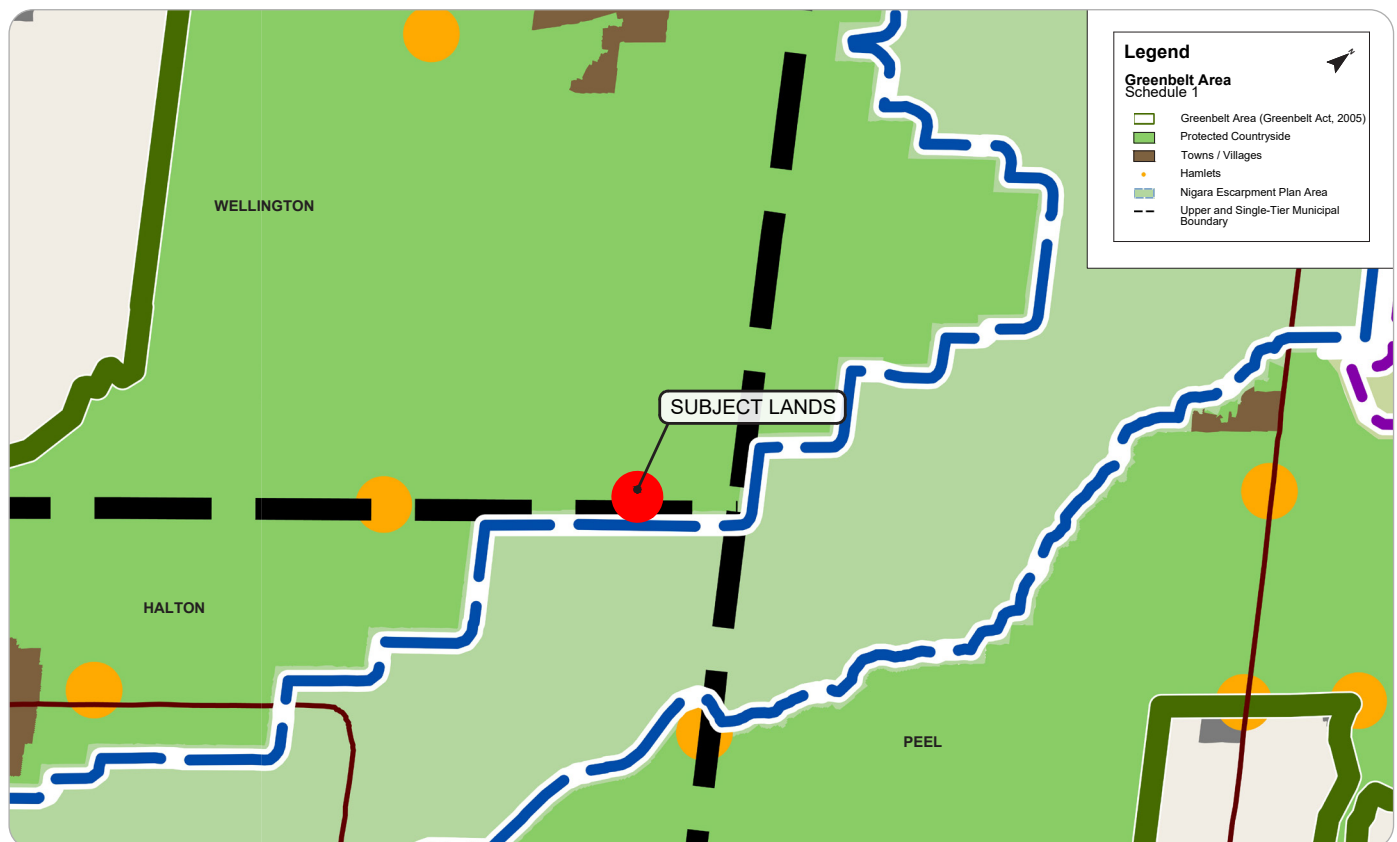


Figure 4: Extract from Greenbelt Plan, 2017 Schedule 1

The following Greenbelt Plan policies are applicable to the *Protected Countryside*:

### **General Non-Agricultural Use Policies**

*For non-agricultural uses, the following policies apply:*

#### *1. Restrictions on Non-Agricultural Uses*

##### *1.1. Non-agricultural uses are not permitted in:*

- *Specialty crop areas as shown on Schedule 2 and Schedule 3 of this Plan, or*
- *Prime agricultural areas in the Protected Countryside, except for uses permitted under sections 4.2 to 4.6 of this Plan.*

#### *2. Requirements for Proposals for Non-Agricultural Uses*

*Proposals for non-agricultural uses must demonstrate that:*

*2.1. The use is appropriate for location on rural lands.*

*2.2. The type of water and sewer servicing proposed is appropriate for the type of use.*

*2.3. There are no negative impacts on:*

- *Key natural heritage features,*
- *Key hydrologic features, or*
- *Their functions.*

*2.4. There are no negative impacts on the biodiversity or connectivity of the Natural Heritage System.*

The proposed development does not include any alterations to natural features. As identified in the EIS, it has been demonstrated that the proposed development will be adequately setback from adjacent natural features and will not adversely impact the surrounding natural features. It is our opinion that the ZBA for the proposed development is in conformity with the relevant sections of the Greenbelt Plan.

## 5.4 COUNTY OF WELLINGTON OFFICIAL PLAN (JUNE 2024 OFFICE CONSOLIDATION)

The County of Welling Official Plan ('WCOP') sets out policies to protect and enhance the County's natural and cultural heritage, manage the County's resources, implement efficient growth, coordinate land use planning among the local municipalities, ensure economic sustainability and promote public health and safety.

The subject property is designated as *Secondary Agricultural*, *Core Greenlands*, and *Greenlands* in accordance with Schedule B2 – Land Use. Furthermore, as outlined above, the subject property is located within the *Greenbelt Area*.

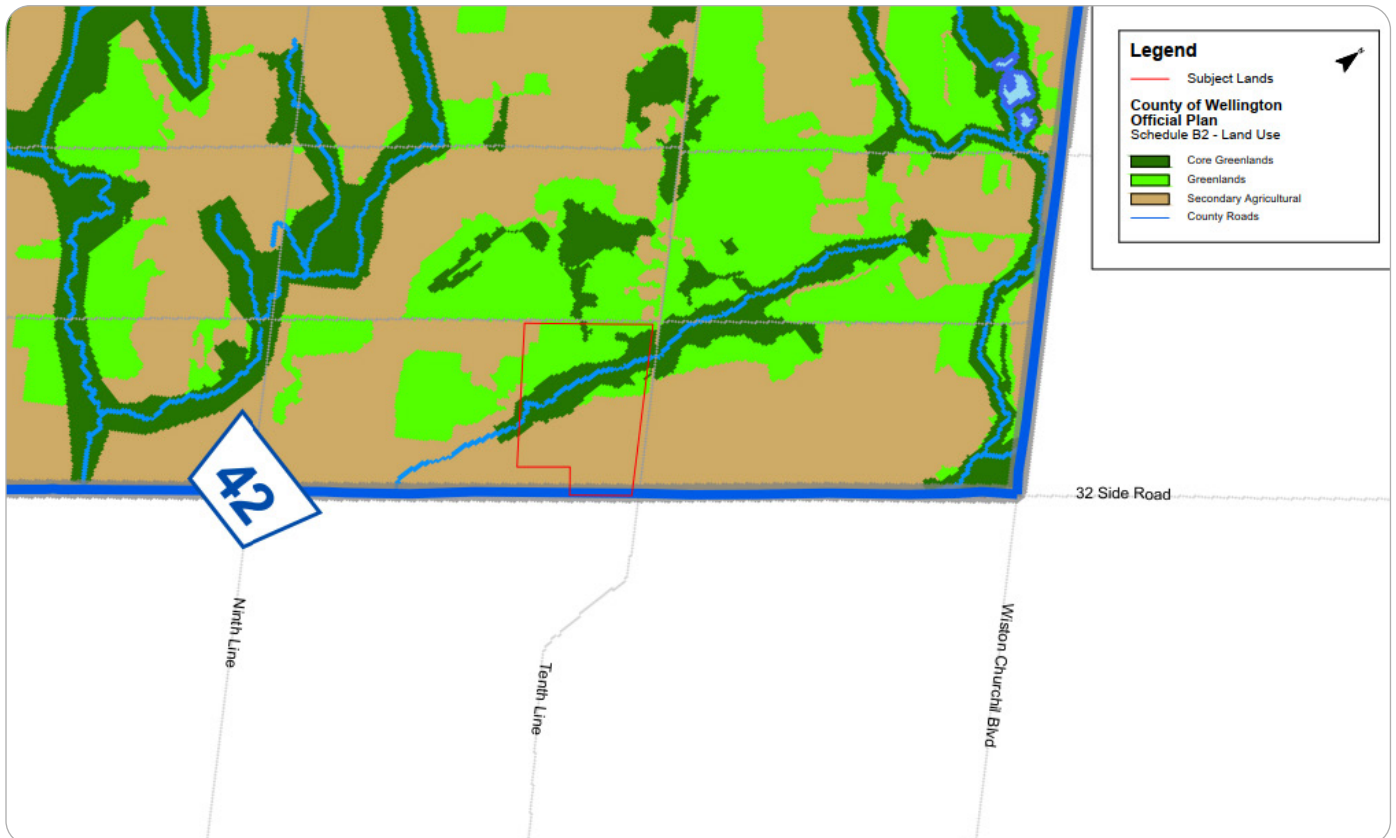


Figure 5:

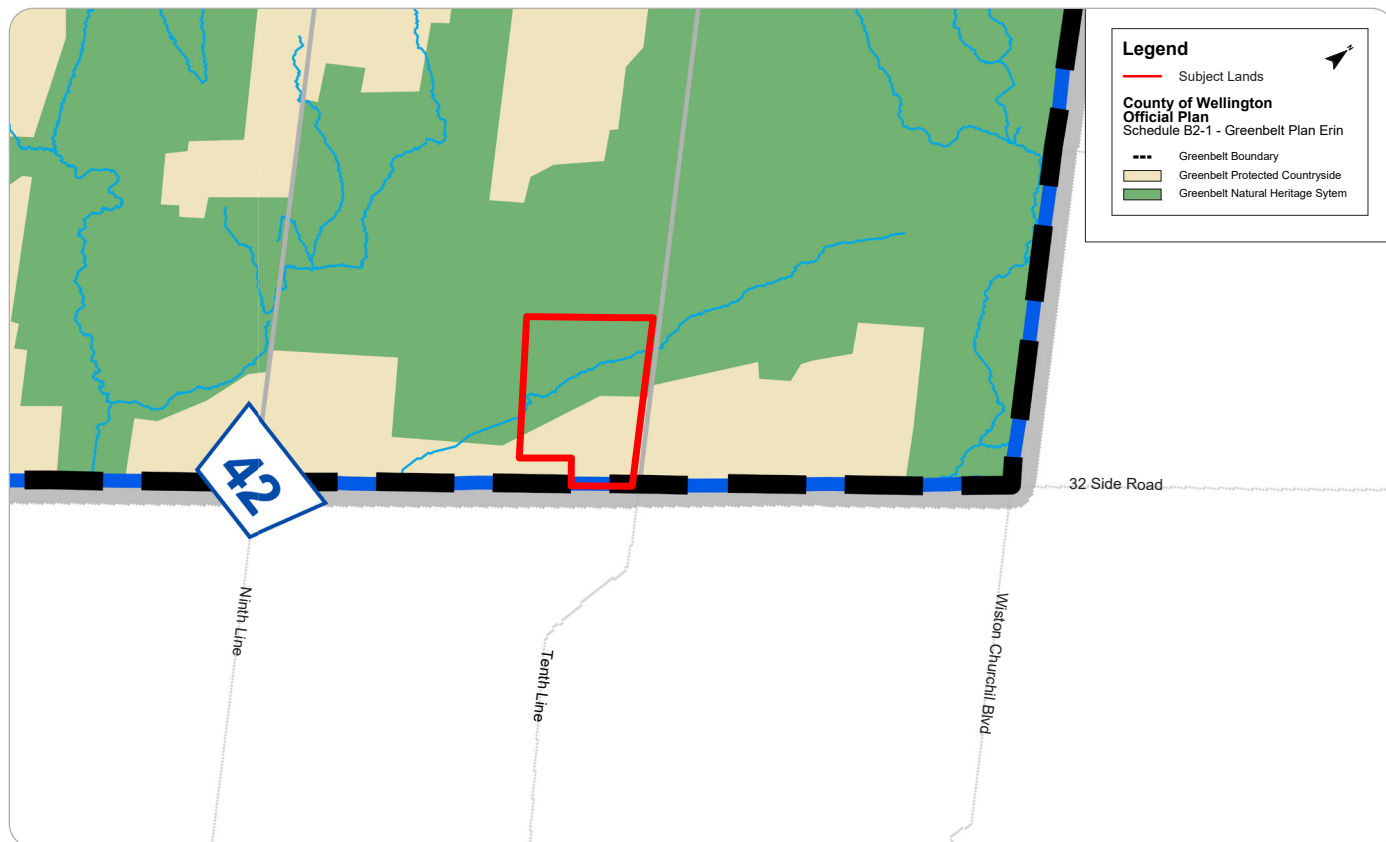


Figure 6:

1

In accordance with Section 6.5.3, the permitted uses in secondary agricultural area are as follows:

- a) all uses allowed in the Prime Agricultural Area;
- b) small scale commercial, industrial and institutional uses;
- c) public service facilities.

Section 6.4.3 Permitted Uses sets out the Permitted Uses in Prime Agricultural Areas referred to in Section 6.5.3 a) above, and include the following:

- a) agricultural uses
- b) secondary uses including home businesses and farm businesses
- e) single detached homes
- f) additional residential unit.

In accordance with Section 4.4.6 of the WCOP, Additional Residential Units ("ARU"), also known as accessory apartments are self-contained residential units that are subordinate in scale and function to the main residence on the property, and are an effective form of intensification.

The following policies apply to additional residential units:

**4.4.6.2 Additional Residential Units Within an Ancillary Building or Structure** Local municipalities shall enact zoning provisions to allow one Additional Residential Unit within a building or structure that is ancillary to a single detached dwelling, semi-detached dwelling or rowhouse, provided that a residential unit does not already exist in an ancillary building on the property. For clarity, an Additional Residential Unit may be permitted as a separate standalone ancillary building or as part of an ancillary building. An Additional Residential Unit is prohibited from being severed from the property.

When developing zoning provisions to address Additional Residential Units in ancillary buildings local municipalities should give consideration to the items listed in section 4.4.6.1. and shall have zoning provisions to address the following:

- a) *the Additional Residential Unit is located within the main building cluster on the property;*  
*Wellington County Official Plan Page 26 July 2024*
- b) the Additional Residential Unit will be clearly secondary to the main residence on the property; and
- c) Minimum Distance Separation formulae is complied with, where applicable.

The proposal complies with all criteria for an accessory residential unit as the ADU is located on the same lot, is clearly secondary to the primary dwelling, and is sufficiently separated from surrounding agricultural uses.

The ZBA for the proposed development conforms to the WCOP.

## 5.5 TOWN OF ERIN OFFICIAL PLAN (JANUARY 2023 CONSOLIDATION)

The Town of Erin Official (“OP”) is a guiding document that seeks to ensure that growth and development in the Town of Erin appropriately balances the social, economic, cultural and environmental interests of the community. In accordance with Schedule A-1 of the OP, the subject property is primarily designated as Secondary Agricultural Areas with the north portion of the subject property designated as Core Greenlands and Greenlands. As previously noted, the subject property is also within the Greenbelt Protected Countryside in Greenbelt Plan – Schedule B2-1.

Section 4.2.3 of the OP states that “*The use of lands in the Secondary Agricultural Area designation shall be guided by the policies of Section 6.5 of the County of Wellington OP*”.

Based on the foregoing policy, the OP defers to the WCOP policies for uses in the Secondary Agricultural Area designation, which are referenced in Section 5.6 above. Therefore, based on the analysis contained in Section 5.6, the proposed ZBA for the proposed development conforms to both the WCOP and OP.



Figure 7:

0

1



## 5.6 TOWN OF ERIN ZONING BY-LAW 07-67 (2024 CONSOLIDATION)

The subject property is zoned Agricultural (A) and Rural Environmental Protection (EP2) in accordance with Schedule A of the Town of Erin's Zoning By-law 07-67 ("ZBL"), as amended.

The permitted uses of the A Zone are listed in Section 5.1 of the By-law and include a single detached dwelling and accessory dwelling unit in accordance with Section 4.1.1 and Section 4.1.2.

Section 4.2 of the ZBL contains the following provisions as it relates to an Accessory Dwelling Unit:

### *Accessory Uses, Buildings or Structures*

### **4.2 Use of Accessory Buildings**

*.1 Where this By-law permits a building or structure or use, an accessory use, building or structure shall also be permitted, but shall not include:*

*.1 Any occupation for gain or profit conducted within a residential zone, except as may be permitted by this By-law;*

*.2 An accessory dwelling unit is not permitted in an accessory structure except where permitted by Special Zoning Provision.*



Figure 8: Town of Erin Zoning By-law 07-67 Schedule A 1

## **.2 Location**

*.1 Any accessory building or structure which is not an integral part of the main building shall be constructed to the rear of the required front yard and shall be located a minimum of 1.0 m from any interior side or rear lot line.*

*.2 Notwithstanding the foregoing, in a Residential or Mixed Use Zone, all accessory buildings shall be constructed to the rear of the front building line of the main building and may be constructed and used in the required side or rear yard provided that such accessory buildings and uses shall be no closer than 1.2 m to the interior side or rear lot line.*

*.3 Where an accessory building is built on a corner lot, it shall be built no closer to the front or exterior side lot lines than the minimum distance required in this Bylaw for the main building on the lot.*

*.4 Any accessory building or structure on a corner lot is subject to daylight triangle requirements (see Section 4.8).*

*.5 Any accessory building or structure which is not an integral part of the main building shall maintain a minimum separation distance of 3.0 m from a main building on an adjacent lot.*

## **.3 Building Height**

*The building height of an accessory building used for an agricultural use in an "A" zone shall not exceed 11.0 m. The building height of all other accessory buildings in the "A" zone shall not exceed 4.5 m. The building height of an accessory building in all other zones shall not exceed 4.5 m.*

## **.4 Lot Coverage**

*The total lot coverage of all accessory buildings on a lot shall not exceed 10% of the lot area. The area of an open swimming pool shall not be calculated in determining lot coverage.*

*Provided the maximum lot coverage is not exceeded for an accessory building or structure the maximum ground floor area permitted for all accessory buildings or structures located on a lot are as follows:*

- 1. On a lot 0.8 ha (2 ac) in size or less the maximum ground floor area for an accessory building or structure is 116 m<sup>2</sup> (1,250 ft<sup>2</sup>);*
- 2. On a lot 2 ha (5 ac) in size or less and larger than 0.8 ha (2 ac) in size the maximum ground floor area for an accessory building or structure is 185.8 m<sup>2</sup> (2,000 ft<sup>2</sup>); and*
- 3. On a lot larger than 2 ha (5 ac) in size the maximum ground floor area for an accessory building or structure is 464.5 m<sup>2</sup> (5,000 ft<sup>2</sup>).*

## **.5 Establishment of an Accessory Building or Use**

*No accessory building or accessory use shall be established on any lot or site until the main building has commenced construction.*

As previously noted, a site-specific ZBA is required to permit the existing dwelling as an Accessory Dwelling Unit on the subject property. Details regarding the site-specific ZBA are contained in Section 6.0 of this Report.



## 6. PROPOSED APPLICATION

## 6.1. ZONING BY LAW AMENDMENT

The Draft ZBA proposes to maintain the existing Agricultural zoning with a site-specific provision to maintain the existing dwelling as an ADU with the following special provisions:

- To permit an Accessory Dwelling Unit located in the front yard; whereas, an Accessory Dwelling Unit within an accessory building is only permitted in the interior side yard, exterior side yard or rear yard of the lot.
- To permit an Accessory Dwelling Unit with four bedrooms.
- To permit a maximum floor area of approximately 367 square metres and 57 percent of the floor area of the primary residential unit.

For further details, please refer to the Draft ZBA appended as Schedule X to this Report.



## 7. PUBLIC CONSULTATION STRATEGY

The proposed strategy for consulting with the public with respect to the application will follow the requirements of the Planning Act for statutory meetings and the Town of Erin's Official Plan and Zoning Bylaw Amendment process. The statutory public meeting will enable the community to gather information about the proposal and share their feedback and insights. Notice will be provided by the Town in advance of the meeting. We recognize that a community information meeting may also be required as part of the Town's revised process to implement Bill 109, the details of which will be determined in consultation with Town Staff.



## 8. ARCHITECTURE



The neighborhood features a mix of Craftsman, Georgian, and Colonial Revival styles. The new building is generally consistent in height and massing with adjacent units on the streetscape and adopts a Victorian style, incorporating elements such as dormer windows, porches, and pitched roofs and articulated facades. Additionally, public utility services are screened from public view.



## 9. CONCLUSION

The proposed development is consistent with the PPS 2024 by optimizing land use, leveraging existing and planned infrastructure, and contributing to the residential housing supply. It conforms to the policies of the Greenbelt Plan and the WCOP by ensuring no impact on environmental features on-site. Furthermore, it is consistent with the Town of Erin Official Plan, adhering to its general intent and policies regarding the type of development proposed.

The proposed development upholds the intent of the Zoning By-law, fostering harmonious integration with the broader community vision. It is our opinion that the proposal represents good land use planning and is appropriate for the subject property.

#### Appendix 1: Draft Zoning By-law

 Digitally signed by Katie Pandey, MAES, RPP  
DN: cn=Katie Pandey, MAES, RPP, c=CA,  
o=Weston consulting, ou=Associate,  
email=kpandey@westonconsulting.com  
Reason: I agree to the specified portions of  
this document  
Location: Markham  
Date: 2025.03.17 13:15:24 -04'00'

Kadambini Pandey (Katie Pandey), MAES, MCIP, RPP  
Associate, Weston Consulting





WESTON  
CONSULTING







THE CORPORATION OF THE TOWN OF ERIN  
BY-LAW NO. \_- 2025

To amend By-law 07-67, as amended

By-law Number XXXX-XX amends the Town of Erin Zoning By-law 07-67 by rezoning the lands municipally addressed as 4910 Tenth Line and legally described as "PT LT 1 CON 10 ERIN, PTS 3 & 4, EXCEPT PT 1, 61R4500, PTS 1 TO 4 INCL, 61R10597; TOWN OF ERIN" from the current "Agricultural (A) Zone" and "Environmental Protection Zone (EP2)" to "Agricultural (A-XXX)" and "Environmental Protection Zone (EP2)". The purpose of the proposed Zoning By-law is to rezone the property to permit a new primary single detached dwelling while maintaining the existing dwelling as an additional residential dwelling unit.

**WHEREAS** the lands shown on Schedule "A" attached hereto are the subject of an application to amend Zoning By-law 07-67 pursuant to the provisions of Section 34 of the Planning Act, R.S.O. 1990 to permit a new primary single detached dwelling while maintaining the existing dwelling as an additional residential dwelling unit on the lands municipally addressed as 4904 Tenth Line and legally described as PT LT 1 CON 10 ERIN, PTS 3 & 4, EXCEPT PT 1, 61R4500, PTS 1 TO 4 INCL, 61R10597; TOWN OF ERIN;

**NOW THEREFORE** the Council of the Corporation of the Town of Erin hereby enacts as follows:

1. **THAT** Schedule A, Erin Zoning Map Town of Erin, is amended by rezoning the lands municipally addressed as 4910 Tenth Line and legally described as "PT LT 1 CON 10 ERIN, PTS 3 & 4, EXCEPT PT 1, 61R4500, PTS 1 TO 4 INCL, 61R10597; TOWN OF ERIN", from "Agricultural (A) Zone" and "Environmental Protection Zone (EP2)" to "Agricultural (A-XXX)" and "Environmental Protection Zone (EP2)".
2. **THAT** Section 14. "SPECIAL PROVISIONS", be amended by the addition of the following new subsections to the AGRICULTURAL ZONE subsections as applicable:

*Notwithstanding Provision 4.1.1.1, the additional residential dwelling unit shall not contain more than four bedrooms.*

*Notwithstanding Provision 4.1.1.3, the maximum floor area shall not exceed 57% of the floor area of the primary residential unit up to a maximum of 367 square metres.*

*Notwithstanding Provision 4.1.1.4, the building height of the additional residential dwelling unit shall be a maximum of 7.7 metres.*

*Notwithstanding Provision 4.1.3.5, the additional residential dwelling unit within an accessory building or structure shall be located in the required front yard.*

*Notwithstanding Provision 4.1.3.5, the additional residential dwelling unit shall be located within 46 m of the main building of the lot.*

## EXPLANATORY NOTE

### THE PURPOSE OF BY-LAW -2025

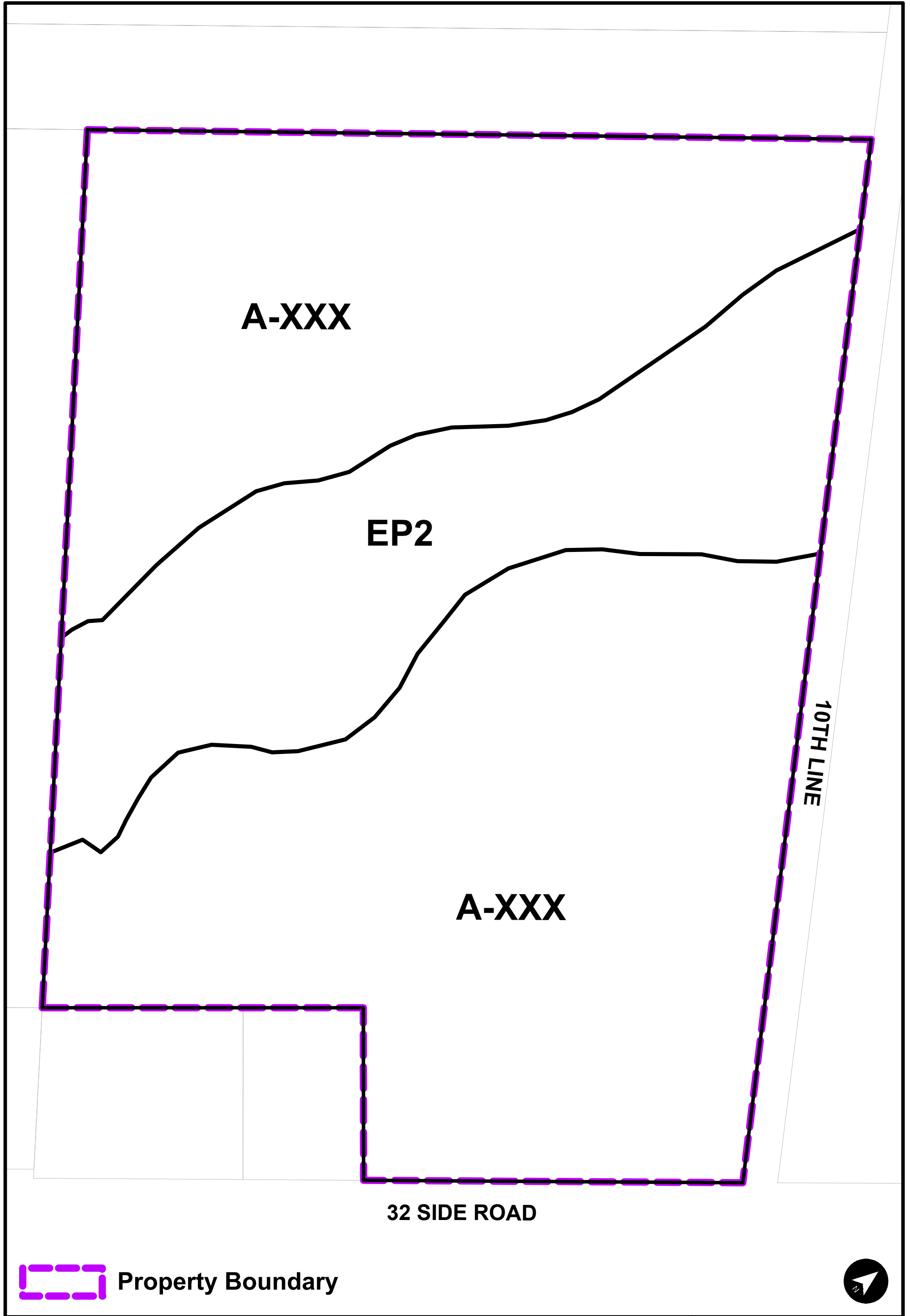
The purpose of By-law -2025 is to amend Town of Erin Zoning By-law 07-67, as amended, pursuant to the Zoning By-law Amendment Application by Weston Consulting.

### EFFECT OF THE BY-LAW

The effect of By-law -2025 is to permit a Zoning By-law Amendment on the subject lands, in accordance with the requirements set out in the by-law.

### LOCATION OF LANDS AFFECTED

The lands affected by By-law -2025 are located west of Tenth Line and north of 32 Side Road, municipally addressed as 4910 Tenth Line and legally described as "PT LT 1 CON 10 ERIN, PTS 3 & 4, EXCEPT PT 1, 61R4500, PTS 1 TO 4 INCL, 61R10597; TOWN OF ERIN".



Property Boundary

SCALE N.T.S.  
January 6, 2025

**PROPOSED ZONING**  
TOWN of ERIN, COUNTY of WELLINGTON