



Ontario

Environment and Land Tribunals Ontario  
**Ontario Municipal Board**

655 Bay Street, Suite 1500  
Toronto ON M5G 1E5

Telephone: 416-212-6349

Toll Free: 1-866-448-2248

Fax: 416-326-5370

Website: [www.elto.gov.on.ca](http://www.elto.gov.on.ca)

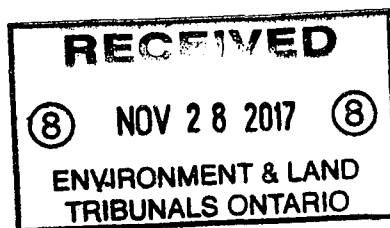
**Municipal/Approval Authority  
Submission**

Reference Number (OMB Office Use Only)

PL171266

## Instructions

- Material and information is to be forwarded to the Ontario Municipal Board (OMB) by the Municipality/Approval Authority **within 15 days after the last day for filing a notice of appeal (or as otherwise directed by legislation). Please check the section of the Act under which the appeal(s) has/have been filed.**
- We are committed to providing services as set out in the *Accessibility for Ontarians with Disabilities Act, 2005*. If you have any accessibility needs, please contact our Accessibility Coordinator as soon as possible at:  
Toll free: 1-866-448-2248; or  
TTY: 1-800-855-1155 via Bell relay
- E-mail is the primary form of communication used by the OMB. Providing an e-mail address ensures prompt delivery/receipt of documents and information. Please include e-mail addresses for all contacts in the space provided on this form.
- The checklist(s) of required supplementary documentation is included at the end of the form and **must** be submitted in the **order** listed in the checklist(s) with the appeal form(s) and fee(s) that the municipality/approval authority received.
- To assist in the timely processing of the appeal package, please prepare the package in the following manner:
  - Single-sided only.
  - No staples. Please keep the documents held together with a clip or elastic only.
  - No binding.
  - Letter size (8 ½ x 11") and legal size (8 ½ x 14") documents only.
- Submit your completed Municipal/Approval Authority Submission Form with the checklist(s) and the required documents including the appeal form(s) or letter(s) and filing fee(s) to the OMB by the filing deadline.
- The *Planning Act* and the *Ontario Municipal Board Act* are available on the OMB's website [<http://elto.gov.on.ca/omb/legislation-and-regulations/>].
- Fields marked with an asterisk (\*) are mandatory.



**1. Appeal Type** (Please check all applicable boxes) \*

Subject of Appeal	Type of Appeal	Reference (Section)
<b>Planning Act Matters</b>		
<b>Official Plan or Official Plan Amendment</b> (Use R1 checklist)	<input type="checkbox"/> Appeal a decision by local council that adopted an OP or OPA (exempt from approval by Minister or Approval Authority)	17(24)
	<input type="checkbox"/> Appeal a decision of an Approval Authority that approved or did not approve all or part of a plan or amendment	17(36)
	<input type="checkbox"/> Approval Authority failed to make a decision on the plan within 180 days	17(40)
	<input type="checkbox"/> Council failed to adopt the requested amendment within 180 days	22(7)
	<input type="checkbox"/> Council refused the requested amendment	
<b>Zoning By-law or Zoning By-law Amendment</b> (Use R2 checklist)	<input type="checkbox"/> Appeal the passing of a Zoning By-law	34(19)
	<input type="checkbox"/> Application for an amendment to the Zoning By-law – failed to make a decision on the application within 120 days	34(11)
	<input type="checkbox"/> Application for an amendment to the Zoning By-law – refused by the municipality	
<b>Interim Control Zoning By-law</b> (Use R2 checklist)	<input type="checkbox"/> Appeal the passing of an Interim Control By-law	38(4)
<b>Minor Variance</b> (Use R3 checklist)	<input type="checkbox"/> Appeal a decision of the Committee of Adjustment that approved or refused the application	45(12)
<b>Consent/Severance</b> (Use R4 checklist)	<input type="checkbox"/> Appeal a decision that approved or refused the application	53(19)
	<input type="checkbox"/> Appeal conditions imposed	
	<input type="checkbox"/> Appeal changed conditions	53(27)
	<input type="checkbox"/> Application for consent – Approval Authority failed to make a decision on the application within 90 days	53(14)
<b>Plan of Subdivision</b> (Use R5 checklist)	<input checked="" type="checkbox"/> Application for a plan of subdivision – Approval Authority failed to make a decision on the plan within 180 days	51(34)
	<input type="checkbox"/> Appeal a decision of an Approval Authority that <b>approved</b> a plan of subdivision	51(39)
	<input type="checkbox"/> Appeal a decision of an Approval Authority that did <b>not approve</b> a plan of subdivision	
	<input type="checkbox"/> Appeal a lapsing provision imposed by an Approval Authority	
	<input type="checkbox"/> Appeal conditions imposed by an Approval Authority	
	<input type="checkbox"/> Appeal conditions – after expiry of 20 day appeal period but before final approval (only applicant or public body may appeal)	51(43)
	<input type="checkbox"/> Appeal changed conditions	51(48)
<b>Development Charges Act Matters</b>		
<b>Development Charge By-law</b> (Use R6 checklist)	<input type="checkbox"/> Appeal a Development Charge By-law	14
	<input type="checkbox"/> Appeal an amendment to a Development Charge By-law	19(1)
<b>Development Charge Complaint</b> (Use R6 checklist)	<input type="checkbox"/> Appeal municipality's decision regarding a complaint	22(1)
	<input type="checkbox"/> Failed to make a decision on the complaint within 60 days	22(2)
<b>Front-ending Agreement</b> (Use R6 checklist)	<input type="checkbox"/> Objection to a front-ending agreement	47
	<input type="checkbox"/> Objection to an amendment to a front-ending agreement	50

Subject of Appeal	Type of Appeal	Reference (Section)
<b>Education Act Matters</b>		
<b>Education Development Charge By-law</b> (Use R6 checklist)	<input type="checkbox"/> Appeal an Education Development Charge By-law	257.65
	<input type="checkbox"/> Appeal an amendment to an Education Development Charge By-law	257.74(1)
<b>Education Development Charge Complaint</b> (Use R6 checklist)	<input type="checkbox"/> Appeal school board's decision regarding a complaint	257.87(1)
	<input type="checkbox"/> Failed to make a decision on the complaint within 60 days	257.87(2)
<b>Aggregate Resources Act Matters</b>		
<b>Aggregate Removal Licence</b> (Use R7 checklist)	<input type="checkbox"/> Objection(s) to an application for a 'Class A' aggregate removal licence	11(5)
	<input type="checkbox"/> Objection(s) to an application for a 'Class B' aggregate removal licence	
	<input type="checkbox"/> Application for a 'Class A' licence – refused by Minister	11(11)
	<input type="checkbox"/> Application for a 'Class B' licence – refused by Minister	
	<input type="checkbox"/> Changes to conditions to a licence	13(6)
	<input type="checkbox"/> Amendment of site plans	16(8)
	<input type="checkbox"/> Minister proposes to transfer the licence – applicant does not have licensee's consent	18(5)
	<input type="checkbox"/> Minister proposes to refuse transfer of licence – applicant is licensee or has licensee's consent to transfer	
	<input type="checkbox"/> Minister proposes to refuse transfer of licence – applicant does not have licensee's consent to transfer	
	<input type="checkbox"/> Revocation of licence	20(4)
<b>Municipal Act Matters</b>		
<b>Ward Boundary By-law</b> (Use R8 checklist)	<input type="checkbox"/> Appeal the passing of a by-law to divide the municipality into wards	222(4)
	<input type="checkbox"/> Appeal the passing of a by-law to redivide the municipality into wards	
	<input type="checkbox"/> Appeal the passing of a by-law to dissolve the existing wards	
<b>Ontario Heritage Act Matters</b>		
<b>Heritage Conservation District</b> (Use R9 checklist)	<input type="checkbox"/> Appeal the passing of a by-law designating a heritage conservation study area	40.1(4)
	<input type="checkbox"/> Appeal the passing of a by-law designating a heritage conservation district	41(4)
<b>Other Matters</b> (Use R10 checklist)		
Subject of Appeal	Act/Legislation Name	Section Number

## 2. Location Information

Address and/or Legal Description of property subject to the appeal \*

Part of Lot 16 & 17, Concession 10, Part Lot 16, concession 11, geographic Township of Erin, Erin Village

Municipality \*

Town of Erin

Upper Tier (Example: county, district, region)

County of Wellington

Approval Authority (if different than above)

## 3. Municipal/Approval Authority Contact Information

Last Name \*

Salis

First Name \*

Aldo

Professional Title \*

Director of Planning & Development

Email Address

aldos@wellington.ca

Telephone Number \*

519-837-2600

ext. 2190

Fax Number

519-823-1694

### Mailing Address

Unit Number

Street Number \*

74

Street Name \*

Woolwich Street

PO Box

City/Town \*

Guelph

Province \*

ON

Postal Code \*

N1H 3T9

## 4. Municipal/Approval Authority Representative Information (Legal or Planning)

Last Name

NOT KNOWN AT THIS TIME

First Name

Company Name

Professional Title

Email Address

Daytime Telephone Number \*

519-837-2600

ext.

Alternate Telephone Number

Fax Number

### Mailing Address

Unit Number

Street Number \*

74

Street Name \*

Woolwich Street

PO Box

City/Town \*

Guelph

Province \*

ON

Country \*

Canada

Postal Code \*

N1H 1S8

## 5. Subject Information

Municipal Reference Number(s) \*

23T-12001

Outline of the purpose of the matter and the nature of the issues raised in the appeal(s)/objection(s) \*

To create 1,240 residential units in the form of Detached Dwellings, Semi-detached Dwellings, Row/Townhouse, Apartments and Seniors Housing. Also included in the proposed subdivision area are four Parks, a Place of Worship, a High School, Stormwater Management Facility, Employment Commercial, Employment Industrial and streets.

Issue raised - Approval Authority failed to make a decision on the plan within 180 days.



Did this matter start with a request/application

☒ Yes ☐ No ▼

If yes, date **complete** request received by approval authority (yyyy/mm/dd)  
2012/10/12

Date of Decision/Notice of Passing (yyyy/mm/dd)

Date Notice of Decision/Passing was issued/provided (yyyy/mm/dd)

## 6. Related Matters

Are there other matters related to this appeal?

☒ Yes ☐ No ▼

If yes, please provide OMB Case/File Number(s) and/or Municipal File Number(s)  
OP-2012-06

## 7. Scheduling Information

Estimated number of days needed for hearing this appeal

Expected number of witnesses at the hearing

Describe witness(es)' area of expertise  
Planners & Engineers

Do you believe this matter would benefit from mediation?

☒ Yes ☐ No

If yes, do you believe all parties would consent to participating in mediation?  
(Prior to scheduling a matter for mediation, the OMB will conduct an assessment to determine its suitability for mediation)

☐ Yes ☐ No

## 8. Declaration

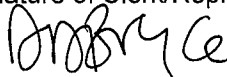
I solemnly declare that all of the statements and the information provided, as well as any supporting documents are true, correct and complete.

I confirm that I have included applicable checklist(s) with required documents in the order listed in the checklist(s).

Name of Clerk/Representative

Donna Bryce

Signature of Clerk/Representative



Date (yyyy/mm/dd)

2017/11/27

Personal information requested on this form is collected under the provisions of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, and the *Ontario Municipal Board Act*, R.S.O. 1990, c. O. 28 as amended. After an appeal is filed, all information relating to this appeal may become available to the public.



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Fax: 416-326-5370  
Website: [www.elto.gov.on.ca](http://www.elto.gov.on.ca)

## Checklist (R5) Subdivisions Planning Act

### Required Documentation (Please check boxes below to indicate that the document is included)

#### Appeal

- ☒ Original or certified copy of each notice of appeal received and reasons for appeal **with indication of the date on which each notice was filed.**
- ☒ Board fee paid by each appellant made payable to the Minister of Finance. The appeal will not be processed without this fee being paid by **each** appellant. Ensure that cheque/fee payment is affixed to each appeal.

#### Application

- ☒ Original or a certified copy of the application received by the approval authority.
- ☐ If applicable, a copy of the proposed changes to the conditions of draft plan approval. [Sections 51(39), 51(43) and 51(48)]

#### Plan of Subdivision

- ☒ A copy of the proposed plan of subdivision, which includes the prescribed information and material received under subsection 51(17) of the Act and the proposed conditions of draft plan approval.

#### Decision

- ☐ A copy of the decision of the approval authority, including the conditions and the lapsing provisions, if any. [Sections 51(39), 51(43) and 51(48)]

#### Conditions appealed and imposed

- ☐ A copy of the conditions and lapsing provisions, if any. [Sections 51(39), 51(43) and 51(48)]

#### List

- ☒ List of names, e-mail addresses and mailing addresses of all parties (including the applicant) and persons and agencies to be notified of OMB hearing.
- ☐ Where notice of a decision was issued by e-mail, a list of all names and e-mail addresses and an indication of the date that the e-mail was sent.

#### Affidavit

- ☒ Where the approval authority gives notice of an application for approval of a plan of subdivision, an affidavit or sworn declaration of an employee of the approval authority certifying that the requirements for the giving of notice under clause 51(20)(a) of the *Planning Act* have been complied with.
- ☐ Where the local municipality or planning board gives notice and holds the public meeting, the affidavit or sworn declaration by an employee of the local municipality or the planning board submitted to the approval authority under paragraph 3 of section 6 of O.Reg.544/06 of the Regulations under the *Planning Act*.
- ☐ Where the approval authority gives notice and holds the public meeting, the affidavit or sworn declaration by an employee of the approval authority certifying that the requirement for the giving of notice and the holding of a public meeting under clause 51(20)(b) of the *Planning Act* have been complied with.
- ☐ Where the local municipality or planning board holds the public meeting, the affidavit or sworn declaration by an employee of the local municipality or planning board submitted to the approval authority under paragraph 3 of section 6 of O.Reg.544/06 of the Regulations under the *Planning Act*.
- ☐ Where the approval authority holds the public meeting, an affidavit or sworn declaration of an employee of the approval authority including a Schedule with a typed list of the names, e-mail addresses, mailing addresses and telephone numbers of all persons and public bodies that made oral submissions at the public meeting.

- ☐ A statement from an employee of the municipality or planning board as to whether the decision of the approval authority,
  - i. is consistent with the policy statements issued under subsection 3(1) of the Act, and
  - ii. conforms to or does not conflict with any applicable provincial plan or plans, and
  - iii. conforms to the official plan of the municipality or planning board.
- ☐ If applicable, an affidavit or sworn declaration certifying that the requirements for the giving of notice of the decision under subsection 51(37) of the *Planning Act* have been complied with. Include the date notice was given under subsection 51(40). [Sections 51(39), 51(43) and 51(48)]
- ☐ If applicable, an affidavit or sworn declaration certifying that the requirements for the giving of notice of change of conditions under subsection 51(45) of the *Planning Act* have been complied with. [Sections 51(43) and 51(48)]

#### **Notice of Public Meeting**

- ☐ Where a public meeting has been held, a copy of the Notice.

#### **Minutes**

- ☐ Where a public meeting has been held, a copy of the minutes of the public meeting (printed format).

#### **Planning Report**

- ☐ A copy of any planning report considered by the approval authority.

#### **Oral/Written Submissions**

- ☒ All information and material that the municipal council or approval authority considered in making their decision and/or received in relation to the matter such as any written or oral submissions from the public relating to the planning matter.  
Examples:
  - Hard copies of any written submissions
  - Minutes containing oral submission records
  - Electronic/Video (Thumb drive)
  - Other

#### **Other Information**

- ☒ If applicable, the original or certified copy of any other information and material that the applicant was required to provide to the approval authority.



## Instructions for preparing and submitting the Appellant Form (A1)

- **Important: Do not send your appeal directly to the Ontario Municipal Board (OMB).**  
Submit your completed appeal form(s) and filing fee(s) by the filing deadline to either the Municipality or the Approval Authority/School Board, as applicable. The notice of decision provided by the municipality/approval authority will tell you where to send the form and appeal fee.
- The Municipality/Approval Authority/School Board will forward your appeal(s) and fee(s) to the OMB.
- We are committed to providing services as set out in the *Accessibility for Ontarians with Disabilities Act, 2005*. If you have any accessibility needs, please contact our Accessibility Coordinator as soon as possible at:  
Toll free: 1-866-448-2248; or  
TTY: 1-800-855-1155 via Bell relay
- E-mail is the primary form of communication used by the OMB. Providing an e-mail address ensures prompt delivery/receipt of documents and information. Please ensure to include your e-mail address in the space provided on the appeal form.
- A filing fee of \$300 is required for each type of appeal you are filing.  
Example: An appeal of an official plan and a zoning by-law would be \$300 + \$300 for a total fee of \$600.
- To view the Fee Schedule, visit the OMB's website [<http://elto.gov.on.ca/omb/fee-chart/>].
- The filing fee **must** be paid by certified cheque or money order, in Canadian funds, payable to the **Minister of Finance**. Do not send cash.
- If you are represented by a solicitor the filing fee may be paid by a solicitor's general or trust account cheque.
- Professional representation is not required but please advise the OMB if you retain a representative after the submission of this form.
- The *Planning Act*, *Development Charges Act*, *Education Act* and *Ontario Municipal Board Act* are available on the OMB's website [<http://elto.gov.on.ca/omb/legislation-and-regulations/>].
- Fields marked with an asterisk (\*) are mandatory.



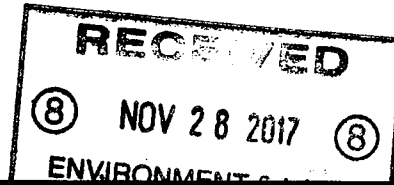
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# Appellant Form (A1)

Receipt Number (OMB Office Use Only)

#193398

Date Stamp - Appeal Received by Municipality



## 1. Appeal Type (Please check all applicable boxes)

Subject of Appeal	Type of Appeal	Act Reference (Section)
<b>Planning Act Matters</b>		
<b>Official Plan or Official Plan Amendment</b>	<input type="checkbox"/> Appeal a decision by local council that adopted an OP or OPA (exempt from approval by Minister or Approval Authority)	17(24)
	<input type="checkbox"/> Appeal a decision of an Approval Authority that approved or did not approve all or part of a plan or amendment	17(36)
	<input type="checkbox"/> Approval Authority failed to make a decision on the plan within 180 days	17(40)
	<input type="checkbox"/> Council failed to adopt the requested amendment within 180 days	22(7)
	<input type="checkbox"/> Council refused the requested amendment	
<b>Zoning By-law or Zoning By-law Amendment</b>	<input type="checkbox"/> Appeal the passing of a Zoning By-law	34(19)
	<input type="checkbox"/> Application for an amendment to the Zoning By-law – failed to make a decision on the application within 120 days	34(11)
	<input type="checkbox"/> Application for an amendment to the Zoning By-law – refused by the municipality	
<b>Interim Control Zoning By-law</b>	<input type="checkbox"/> Appeal the passing of an Interim Control By-law	38(4)
<b>Minor Variance</b>	<input type="checkbox"/> Appeal a decision of the Committee of Adjustment that approved or refused the application	45(12)
<b>Consent/Severance</b>	<input type="checkbox"/> Appeal a decision that approved or refused the application	
	<input type="checkbox"/> Appeal conditions imposed	53(19)
	<input type="checkbox"/> Appeal changed conditions	53(27)
	<input type="checkbox"/> Application for consent – Approval Authority failed to make a decision on the application within 90 days	53(14)
<b>Plan of Subdivision</b>	<input checked="" type="checkbox"/> Application for a plan of subdivision – Approval Authority failed to make a decision on the plan within 180 days	51(34)
	<input type="checkbox"/> Appeal a decision of an Approval Authority that <b>approved</b> a plan of subdivision	
	<input type="checkbox"/> Appeal a decision of an Approval Authority that did <b>not approve</b> a plan of subdivision	51(39)
	<input type="checkbox"/> Appeal a lapsing provision imposed by an Approval Authority	
	<input type="checkbox"/> Appeal conditions imposed by an Approval Authority	
	<input type="checkbox"/> Appeal conditions - after expiry of 20 day appeal period but before final approval (only applicant or public body may appeal)	51(43)
	<input type="checkbox"/> Appeal changed conditions	51(48)

Subject of Appeal	Type of Appeal	Act Reference (Section)
Development Charges Act Matters		
Development Charge By-law	<input type="checkbox"/> Appeal a Development Charge By-law	14
	<input type="checkbox"/> Appeal an amendment to a Development Charge By-law	19(1)
Development Charge Complaint	<input type="checkbox"/> Appeal municipality's decision regarding a complaint	22(1)
	<input type="checkbox"/> Failed to make a decision on the complaint within 60 days	22(2)
Front-ending Agreement	<input type="checkbox"/> Objection to a front-ending agreement	47
	<input type="checkbox"/> Objection to an amendment to a front-ending agreement	50
Education Act Matters		
Education Development Charge By-law	<input type="checkbox"/> Appeal an Education Development Charge By-law	257.65
	<input type="checkbox"/> Appeal an amendment to an Education Development Charge By-law	257.74(1)
Education Development Charge Complaint	<input type="checkbox"/> Appeal approval authority's decision regarding a complaint	257.87(1)
	<input type="checkbox"/> Failed to make a decision on the complaint within 60 days	257.87(2)
Aggregate Resources Act Matters		
Aggregate Removal Licence	<input type="checkbox"/> One or more objections against an application for a 'Class A' aggregate removal licence	11(5)
	<input type="checkbox"/> One or more objections against an application for a 'Class B' aggregate removal licence	
	<input type="checkbox"/> Application for a 'Class A' licence – refused by Minister	11(11)
	<input type="checkbox"/> Application for a 'Class B' licence – refused by Minister	
	<input type="checkbox"/> Changes to conditions to a licence	13(6)
	<input type="checkbox"/> Amendment of site plans	16(8)
	<input type="checkbox"/> Minister proposes to transfer the licence – applicant does not have licensee's consent	18(5)
	<input type="checkbox"/> Minister proposes to refuse transfer of licence – applicant is licensee or has licensee's consent to transfer	
	<input type="checkbox"/> Minister proposes to refuse transfer of licence – applicant does not have licensee's consent to transfer	
	<input type="checkbox"/> Revocation of licence	20(4)
Municipal Act Matters		
Ward Boundary By-law	<input type="checkbox"/> Appeal the passing of a by-law to divide the municipality into wards	222(4)
	<input type="checkbox"/> Appeal the passing of a by-law to redivide the municipality into wards	
	<input type="checkbox"/> Appeal the passing of a by-law to dissolve the existing wards	
Ontario Heritage Act Matters		
Heritage Conservation District	<input type="checkbox"/> Appeal the passing of a by-law designating a heritage conservation study area	40.1(4)
	<input type="checkbox"/> Appeal the passing of a by-law designating a heritage conservation district	41(4)

Subject of Appeal	Act/Legislation Name	Section Number
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## 2. Location Information

Address and/or Legal Description of property subject to the appeal \*  
Part of Lots 16 and 17, Concession 10 and Part of Lot 16, Concession 11

Municipality \*  
Town of Erin

Upper Tier (Example: county, district, region)  
County of Wellington

## 3. Appellant/Objector Information

**Note:** You must notify the OMB of any change of address or telephone number in writing. Please quote your OMB Case/File Number(s) after they have been assigned.

Last Name

First Name

Company Name or Association Name (Association must be incorporated – include copy of letter of incorporation) \*  
4135199 Canada Inc., 2084937 Ontario Limited, Sebecca Enterprises Corp.

Professional Title

Email Address

Daytime Telephone Number \*

ext.

Alternate Telephone Number

Fax Number

### Mailing Address

Unit Number

Street Number \*

Street Name \*

PO Box

City/Town \*

Province \*

Country \*

Postal Code \*

## 4. Representative Information

☒ I hereby authorize the named company and/or individual(s) to represent me

Last Name

McDermid

First Name

Meaghan

Company Name  
Davies Howe LLP

Professional Title  
Lawyer

Email Address  
meaghanm@davieshowe.com

Daytime Telephone Number

416-263-4514

ext.

Alternate Telephone Number

416-977-7088

Fax Number

416-977-8931

### Mailing Address

Unit Number

10th Fl.

Street Number

425

Street Name

Adelaide Street West

PO Box

City/Town

Toronto

Province

Ontario

Country

Canada

Postal Code

M5V 3C1

**Note:** If you are representing the appellant and are **not** a solicitor, please confirm that you have written authorization, as required by the OMB's Rules of Practice and Procedure, to act on behalf of the appellant. Please confirm this by checking the box below.

☐ I certify that I have written authorization from the appellant to act as a representative with respect to this appeal on his or her behalf and I understand that I may be asked to produce this authorization at any time.

## 5. Appeal Specific Information

Municipal Reference Number(s)  
County File 23T-12001

Outline the nature of your appeal and the reasons for your appeal \*  
Please see attached letter.

### Oral/written submissions to council

Did you make your opinions regarding this matter known to council?

☐ Oral submissions at a public meeting ☐ Written submissions to council

## 6. Related Matters

Are there other appeals not yet filed with the Municipality?

☐ Yes ☒ No

Are there other matters related to this appeal? (For example: A consent application connected to a variance application)

☒ Yes ☐ No ▼

If yes, please provide OMB Reference Number(s) and/or Municipal File Number(s)  
Please see attached letter.

## 7. Scheduling Information

How many days do you estimate are needed for hearing this appeal?

☐ 1 day ☐ 2 days ☐ 3 days ☐ 4 days ☐ 1 week

☒ More than 1 week ► Please specify number of days 10

How many expert witnesses and other witnesses do you expect to have at the hearing providing evidence/testimony?  
4

Describe expert witness(es)' area of expertise (For example: land use planner, architect, engineer, etc.)  
land use planner, servicing engineer, traffic engineer, environmental



Do you believe this matter would benefit from mediation?

(Prior to scheduling a matter for mediation, OMB will conduct an assessment to determine its suitability for mediation)

☒ Yes ☐ No


## 8. Required Fee

Total Fee Submitted \* \$ 300

Payment Method \* ☐ Certified cheque ☐ Money Order ☒ Solicitor's general or trust account cheque

## 9. Declaration

I solemnly declare that all of the statements and the information provided, as well as any supporting documents are true, correct and complete.

Name of Appellant/Representative	Signature of Appellant/Representative	Date (yyyy/mm/dd)
Meaghan McDermid		2017/11/13

Personal information requested on this form is collected under the provisions of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, and the *Ontario Municipal Board Act*, R.S.O. 1990, c. O. 28 as amended. After an appeal is filed, all information relating to this appeal may become available to the public.

November 14, 2017

**By Same Day Courier**

Ms. Donna Byce  
County Clerk  
County of Wellington  
Administration Centre  
74 Woolwich Street  
Guelph, Ontario  
N1H 3T9

Dear Ms. Byce:

**Re: Notice of Appeal to the Ontario Municipal Board (the "Board")  
Subsections 22(7) and 51(34) of the *Planning Act*  
Official Plan Amendment and Plan of Subdivision Applications  
County File Nos. OP-2012-06 and 23T-12001  
Part of Lots 16 and 17, Concession 10 and Part of Lot 16, Concession 11  
Town of Erin (the "Town"), County of Wellington (the "County")**

We are counsel to 4135199 Canada Inc., 2084937 Ontario Limited, and Sebecca Enterprises Corp. (collectively, the "Owners"). The Owners collectively own approximately 116 hectares of land, legally described as above (the "Subject Lands"). The Subject Lands are within the Village of Erin.

In October 2012, our clients filed applications for amendments to the County Official Plan (the "County OPA Application"), the Town Official Plan and the Town's Zoning By-law No. 07-67, along with an application for approval of a plan of subdivision (the "Draft Plan") for the Subject Lands (collectively, the "Applications"). The County gave notice to the Owners on November 19, 2012 that the County OPA and Draft Plan Applications were complete as of November 14, 2012.

The Applications will permit the proposed development of the Subject Lands as a mixed-use community, consisting of residential, commercial, employment, institutional and open spaces uses.

The Draft Plan consists of 570 single-detached, 472 semi-detached and 48 townhouse dwellings on residential lots, blocks for seniors apartments and medium density apartments totalling approximately 1,240 units, three park blocks, a central square, a place of worship block, a high school block, three blocks for employment and

commercial uses, a natural heritage block, a stormwater management block and the associated street network for the proposed development.

The Subject Lands are designated "Urban Centre" in the County Official Plan, which classifies the lands as part of the urban system, permitting residential uses of various types and densities, commercial, industrial and institutional uses. The proposed County OPA allows for the development of the number of residential units proposed for the Subject Lands at the densities identified in the Applications.

Pursuant to subsections 22(7) and 51(34) of the *Planning Act*, the Owners hereby appeal the County OPA Application and the Draft Plan to the Ontario Municipal Board (the "Board"). The reasons for the appeals are as follows:

1. The County has failed to make a decision on the County OPA Application and the Draft Plan, and more than 180 days have elapsed since they were filed with the County and deemed to be complete.
2. The County OPA Application and the Draft Plan each conform to the *Growth Plan for the Greater Golden Horseshoe, 2017* and the *Greenbelt Plan, 2005*, and are consistent with the *Provincial Policy Statement, 2014*.
3. The County OPA Application is accompanied by, and allows for, the proposed Town Official Plan Amendment, Town Zoning By-law Amendment and Draft Plan, which are also being appealed to the Board.
4. The Draft Plan conforms with the County Official Plan and Town Official Plan, as amended by the Applications. The Draft Plan is accompanied by, and implements, the proposed Zoning By-law Amendment for the Subject Lands.
5. The Draft Plan has regard for all matters set out in subsection 51(24) of the *Planning Act*.
6. The proposed development of the Subject Lands sought in the Applications represents a complete community with a mix of land uses. The proposed development is appropriate for the Subject Lands, represents good planning and is in the public interest.
7. Such further and other reasons as counsel may provide and the Board permit.

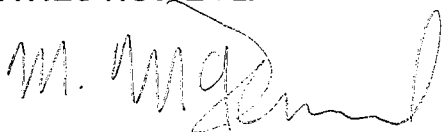
We have enclosed with this Notice of Appeal our firm cheque in the amount of \$600.00, payable to the Minister of Finance, which represents the filing fees for these two appeals. We have also enclosed a completed copy of the required O.M.B. Appellant Form (A1) for each of the County OPA and Draft Plan appeals.

We request that the appeals be consolidated and heard together to ensure that they are determined in the most efficient and cost-effective manner.

We would appreciate receiving your confirmation of receipt of this Notice of Appeal.

Should you have any questions or if you require additional information, please do not hesitate to contact me.

Yours truly,  
**DAVIES HOWE LLP**

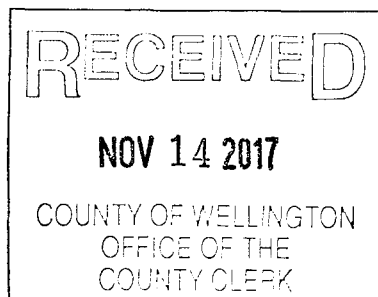


Meaghan McDermid

MM

encls.: As above

copy: Mr. Keith MacKinnon, KLM Planning Partners Inc.  
Client



**County of Wellington**  
**SUBDIVISION/CONDOMINIUM APPLICATION FORM**

<b>OFFICE USE ONLY</b>		File Name:
File Number: 237-12601		Local File Number:
Date Received:		Amount Paid:
Date Received (Complete): OCTOBER 12, 2012		Date Fee Received:

1. **TYPE OF APPLICATION:**      ☒ Subdivision      OR      ☐ Condominium  
Condominium Type: \_\_\_\_\_

2. **APPLICANT INFORMATION:**

All communications will be directed to the Prime Contact only. Please indicate who this is to be.

**Prime Contact:** \_\_\_\_\_ JAMES KENNEDY, KLM PLANNING PARTNERS INC.

4135199 CANADA INC., 2084937 ONTARIO INC., SEBECCA  
a) Registered Owner's Name (s): ENTERPRISES CORP. (C/O SOLMAR DEVELOPMENT CORP.)

Address: 122 ROMINA DRIVE      CONCORD, ON      L4K 4Z7

Phone: (905) 660-9222      Fax: (905) 660-4002  
E-mail address (if applicable): \_\_\_\_\_

Are the subsurface rights and the surface rights held by the same owner?    YES ☒ NO ☐

If NO, who owns the subsurface rights? \_\_\_\_\_

b) Applicant (Agent) Name (s): KLM PLANNING PARTNERS INC. (JAMES KENNEDY)

Address: 64 JARDIN DRIVE, UNIT 1B      CONCORD, ON      L4K 3P3

Phone: (905) 669-4055      Fax: (905) 669-0097

c) Solicitor Name (s): \_\_\_\_\_

Address: \_\_\_\_\_

Phone: ( )      Fax: ( )

d) Planner Name (s): KLM PLANNING PARTNERS INC. (JAMES KENNEDY)

Address: 64 JARDIN DRIVE, UNIT 1B      CONCORD, ON      L4K 3P3

Phone: (905) 669-4055      Fax: (905) 669-0097

e) Surveyor Name (s): RADY-PENTEK AND EDWARD

Address: 643 CHRISLEA ROAD,      WOODBRIDGE, ON      L4L 8A3

Phone: (905) 635-5000      Fax: ( )

f) Engineer Name (s): SCHAEFFERS CONSULTING ENGINEERS

Address: 6 RONROSE DRIVE      CONCORD, ON      L4K 4R3

Phone: (905) 738-6100      Fax: ( )



### 3. PROVIDE A DESCRIPTION OF THE SUBJECT PROPERTY:

- a) Local Municipality Name: TOWN OF ERIN
- b) Lot(s)/Block(s) PT 16+17 Concession(s) 10 Reg. Plan No. \_\_\_\_\_  
PT LOT 16 11
- c) Civic Address (if appropriate) N/A
- d) Are there any easements or restrictive covenants affecting the subject lands? YES [ ] NO ☒  
 If YES, supply a copy of such documents and provide a brief description below of its effect:

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### 4. PROPOSED LAND USE: Please fill out the table below:

PROPOSED USES	No. of Resid. Units	Number of Lots/Blocks (As labeled on plan)		Area in Hectares	Density (specify Units per hectare)	No. of Parking Spaces
		Lots	Blocks			
4.1 RESIDENTIAL						
Detached Dwellings	570	565	9	24.35	23.41	N/A
Semi-detached Dwellings	472	236		13.94	33.86	N/A
Row/Townhouse (Multiple Attached)	48		4	0.892	53.81	N/A
Apartments Residential <del>less than 2 bedrooms</del> <u>2 bedrooms or more</u>	150		2	1.085	138.25	N/A
Seasonal Residential						
Mobile Home						
Other (Specify under 4.4)						
4.2 NON-RESIDENTIAL						
Neighbourhood Commercial						
Other Commercial			2	4.611	N/A	N/A
Industrial			1	14.985	N/A	N/A
Local and Community Park	Nil		4	5.371	Nil	N/A
Open Space and Hazard Lands	Nil		13	19.55	Nil	N/A
Institutional (Specify under 4.4)			2	5.72	N/A	N/A
Road Allowances	Nil		1	17.315	Nil	N/A
Other (Specify under 4.4) (SWM)			1	5.858	N/A	N/A
4.3 TOTAL	1,240	801	39	113.7	10.9	N/A
4.4 DESCRIBE USE IF OTHER RESIDENTIAL, INSTITUTIONAL, OTHER NON-RESIDENTIAL						
STORMWATER MANAGEMENT FACILITY (BLOCK 820),						
PLACE OF WORSHIP (BLOCK 822), HIGH SCHOOL (BLOCK 827)						
*OPEN SPACE/HAZARD LANDS INCLUDES BUFFER BLOCKS 831-840						





## 5. ADDITIONAL INFORMATION FOR CONDOMINIUM APPLICATIONS ONLY:

### NEW BUILDING:

N/A

- a) Has the local municipality approved a site plan? YES [ ] NO [ ]
- b) Has a site plan agreement been entered into? YES [ ] NO [ ]
- c) Has a building permit been issued? YES [ ] NO [ ]
- d) Is the proposed development under construction? YES [ ] NO [ ]
- e) If construction is completed, indicate date of completion \_\_\_\_\_

### EXISTING BUILDING:

- a) Is this a conversion of an existing building containing rental residential Units? YES [ ] NO [ ]

If YES, indicate the date of construction \_\_\_\_\_

If YES, indicate the number of units to be converted \_\_\_\_\_ units

- b) Does this proposal comply with the Tenant Protection Act? YES [ ] NO [ ]

## 6. SERVICING INFORMATION:

	YES	NO	Indicate Studies/Reports	Attached
<b>6.1 WATER SUPPLY AND SEWAGE</b>				
a) municipal sanitary sewers	✓		FUNCTIONAL SERVICING	✓
b) municipal piped water	✓		FUNCTIONAL SERVICING	✓
c) wells and/or septic(s) for a residential subdivision only, with five or fewer lots (or units)				
d) wells and/or septic(s) for a residential subdivision only, with six or more lots (or units)				
e) communal wells and/or communal sanitary services for a residential subdivision only				
f) other means				
g) If the plan would permit development of more than five lots or units on privately owned and operated individual or communal wells or septic systems, and more than 4500 litres of effluent be produced per day as a result of the development being completed a <b>servicing options report</b> and a <b>hydrogeological report</b> are to be provided.				
h) If the plan would permit development of fewer than five lots or units on privately owned and operated individual or communal septic systems, and 4,500 litres of effluent or less would be produced per day as a result of the development being completed a <b>hydrogeological report</b> is to be provided				
<b>6.2 STORM DRAINAGE</b>				
a) sewers	✓		STORMWATER MANAGEMENT REPORT	✓
b) ditches, swales				
c) other (specify)				



	YES	NO	Indicate Studies/Reports	Attached
<b>6.3 ROADS AND ACCESS</b>				
a) Provincial <input type="checkbox"/> County <input checked="" type="checkbox"/> Local <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		TRAFFIC IMPACT STUDY	<input checked="" type="checkbox"/>
b) Private Road				
c) Other				

If local access, is municipal road maintained all year or seasonally?

If access will be by water only, indicate the parking and docking facilities and the approximate distance of these facilities from the subject land and the nearest public road.

#### 6.4 SUBJECT TO PROVISIONS OF ENVIRONMENTAL ASSESSMENT ACT?

Are the water, sewage and road works associated with the proposed development subject to the provisions of the Environmental Assessment Act?

YES ☒ NO ☐

If YES, should the notice of public meeting for this application be modified to state that the public meeting will address the requirements of both the Planning Act and the Environmental Assessment Act?

YES ☒ NO ☐ (CONCURRENT WITH SSMP PROCESS)

#### 7. ARCHAEOLOGICAL RESOURCES OR AREAS OF ARCHAEOLOGICAL POTENTIAL:

7.1 Would the plan permit development on land that contains known archaeological resources or areas of archaeological potential?

YES ☒ NO ☐

If YES, has an **archaeological assessment** prepared by a person who holds a licence that is effective with respect to the subject land, issued under Part VI (Conservation of Resources of Archaeological Value) of the *Ontario Heritage Act* been provided?

YES ☒ NO ☐ (STAGE 2 REPORT TO BE PREPARED)

AND

Has a **conservation plan** for any archaeological resources identified in the assessment been provided?

YES ☐ NO ☒

#### 8. HOUSING INFORMATION:

8.1 FOR EACH TYPE OF HOUSING, COMPLETE THE REST OF THE ROW.

Housing Type	No. of Units	Unit Size (sq.m.) or Lot Width	Number of Bedrooms	Tenure (a)	Specialized Housing (b)
Detached Dwellings	570	11.0-16.8m	3	F/H	N/A
Semi-Detached Dwellings	472	7.65-8.40m	3	F/H	N/A
Multiple Attached	48	4.5m	3	C/E	N/A
Apartment Block(s)	150	N/A - T.B.D.	N/A	RENT.	SENIORS
Other Types (Specify)					

**NOTES:** a) "Tenure" means ownership (freehold/condominium/cooperative), market rental, assisted rental, municipal Non-profit, other

b) "Specialized Housing" means such groups as senior citizen housing, housing for the disabled, student housing, etc.

8.2 DOES THE MUNICIPALITY HAVE A CURRENT MUNICIPAL HOUSING STATEMENT? YES ☐ NO ☒



**9. LAND USES FOR THE SITE AND SURROUNDING AREA:**

- 9.1 Provide the location and area of land adjoining or adjacent to lands to be subdivided in which the owner has an interest?

BETWEEN DUNDAS STREET AND COUNTY ROAD 124

---

- 9.2 What is the current use of the Subject land?

AGRICULTURAL

---

- 9.3 What were the previous uses of the Subject land, if known?

AGRICULTURAL

---

- 9.4 Has there been an industrial or commercial use of the site or adjacent lands?

YES [ ] NO [✓] UNKNOWN [ ]

If YES, indicate the last year \_\_\_\_\_ and type of use \_\_\_\_\_

- 9.5 Has fill been placed on the site? YES [ ] NO [✓] UNKNOWN [ ]

- 9.6 Is there reason to believe the site may have been contaminated by former uses either on the site or on adjacent sites?

(i.e. gas station, petroleum, other fuel, landfill or other materials stored on site or on an adjacent site)

YES [ ] NO [✓] UNKNOWN [ ]

If YES, then an environmental investigation including all former uses of the site and, if appropriate, the adjacent site, to the satisfaction of the County, is required. This study must be prepared by a qualified consultant and submitted with this application.

If NO, on what basis did you come to this determination?

RESULTS OF PHASE 1 ESA

---

**10. STATUS OF OTHER PLANNING RELATED APPLICATIONS:**

- 10.1 Has the subject land ever been the subject of a previous application for approval of a plan of subdivision or a consent?

YES [ ] NO [ ] UNKNOWN [✓]

(If YES, indicate the application file number and the status of the application below)

---

- 10.2 a) What is the land use designation of the site in the approved Local Official Plan?

RESIDENTIAL, FUTURE DEVELOPMENT, INDUSTRIAL, HIGHWAY COMMERCIAL

---

- b) Does the proposal conform with the existing: County Official Plan? YES [ ] NO [✓]  
Local Official Plan? YES [ ] NO [✓]

- c) If NO, has application for a County/Local Official Plan Amendment been made?

YES [✓] NO [ ] (If YES, indicate the application file number and its status below)

APPLICATION FOR COUNTY & LOCAL O.P.A. SUBMITTED CONCURRENTLY.

---



10.3 a) What is the existing zoning of the subject lands? FD - FUTURE DEVELOPMENT

b) Does the proposal conform to zoning? YES [ ] NO [☒]

c) If NO, has application for a Zoning By-law Amendment been made?

YES [☒] NO [ ] (If YES, indicate the application file number and its status below)

APPLICATION FOR AMENDMENT TO THE ZONING BY-LAW SUBMITTED CONCURRENTLY

TO THE TOWN OF ERIN

10.4 Is the subject land also the subject of an application for consent, site plan control or minor variance?

YES [ ] NO [☒] (If YES, indicate the application(s) file number and its (their) status below)

## 11. PROVINCIAL POLICY

11.1 Is the plan consistent with policy statements issued under subsection 3(1) of the Act?

YES [☒] NO [ ] REFER TO ENCLOSED PLANNING JUSTIFICATION

An outline of the Provincial Policy Statement (PPS) is provided in the Table (following page). Planning Authorities "shall be consistent with" the PPS in making decisions on all applications. Please indicate on table which, if any, features or development circumstances apply (**BE SPECIFIC**). Where applicable, information addressing PPS conformity must be provided in table. Indicate the report/study title, as well as page numbers for each PPS issue

11.2 Is the subject land within an area of land designated under any provincial plan or plans?

Greenbelt Plan [☒] Places to Grow [☒] Other (*please specify*):

If YES, does the application conform to and not conflict with the applicable provincial plan or plans?

YES [☒] NO [ ] REFER TO ENCLOSED PLANNING JUSTIFICATION





## PROVINCIAL POLICY STATEMENT (PPS)

General PPS Policy Section	Determine any potential PPS issues. Indicate below, specifically, which PPS subsection applies and the Feature or Circumstance involved	Where has the Issue been Addressed?	
		Report/Study Title	Page
1.1 Development and Land Use Patterns	PLEASE REFER TO ENCLOSED PLANNING JUSTIFICATION REPORT	PLEASE REFER TO ENCLOSED PLANNING JUSTIFICATION REPORT	
1.4 Housing			
1.6 Infrastructure			
2.1 Natural Heritage			
2.2 Water Quality and Quantity			
2.3 Agricultural Policies			
2.4 Mineral Resources			
2.6 Cultural Heritage, Archeological Resources			
3.1 Natural Hazards			
3.2 Human-made Hazards			



**12. OWNER'S AUTHORIZATION:**

(If an agent is employed, the registered owner(s) must complete the following or provide similar authorization on the face of the draft plan)

I, (we) BENNY MAROTTA, being the  
(name(s) of owner, individuals or company)

registered owner(s) of the subject lands, hereby authorize KLM PLANNING PARTNERS INC.  
(name of agent)

to prepare and submit a draft plan of subdivision/condominium for approval.

  
Signature of Owner(s)

October 5<sup>th</sup>, 2012  
Date

**NOTE:** If the Owner is an incorporated company, the company seal shall be applied. If there is no company seal, a statement of authority to bind is required.

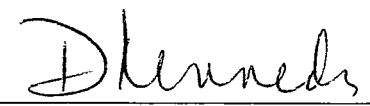
**13. DECLARATION:** (This must be signed in the presence of a Commissioner)

I (we) JAMES KENNEDY of the CITY of BRAMPTON in the  
County/Region of PEEL solemnly declare that all the statements contained in this  
application are true, and I (we) make this solemn declaration conscientiously believing it to be true, and knowing that it is  
of the same force and effect as if made under oath and by virtue of the **CANADA EVIDENCE ACT**.

DECLARED before me at the CITY of VAUGHAN in the  
County/Region of

REGION OF YORK this 11<sup>th</sup> day of OCTOBER,  
2012.

  
Signature of Owner(s) or Authorized Solicitor or Authorized Agent

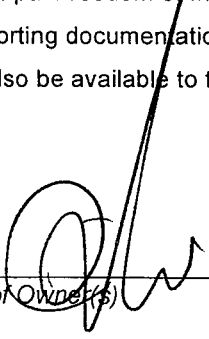
  
Signature of Commissioner

Draga Louise Kennedy, a Commissioner  
etc., Regional Municipality of York for  
KLM Planning Partners Inc.  
Expires September 5, 2015



#### 14. APPLICANT'S CONSENT (FREEDOM OF INFORMATION):

In accordance with the provisions of the Planning Act, it is the policy of the County Planning and Development Department to provide public access to all development applications and supporting documentation. In submitting this development application and supporting documentation, I, BENNY MAROTTA, the applicant, hereby acknowledge the above-noted and provide my consent in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act that the information on this application and any supporting documentation provided by myself, my agents, consultants solicitors, will be part of the public record and will also be available to the general public.

  
Signature of Owner(s)

October 5<sup>th</sup>, 2012  
Date

#### THIS APPLICATION PACKAGE IS TO BE SUBMITTED TO:

Director of Planning and Development  
Planning and Development Department  
County of Wellington  
74 Woolwich Street  
Guelph, Ontario  
N1H 3t9

Phone (519) 837-2600 Ext. 214  
Fax (519) 823-1694





64 Jardin Drive, Unit 1B  
Concord, Ontario  
L4K 3P3  
T. 905.669.4055  
F. 905.669.0097  
klmplanning.com

File: P-1793

October 12, 2012

County of Wellington  
Planning Department  
74 Woolwich Street, Third Floor  
Guelph, ON  
N1H 3T9

RECEIVED

OCT 12 2012

COUNTY OF WELLINGTON  
Planning & Development Dept.

**Attention:** Mr. Gary Cousins, MCIP, RPP  
Director, Planning and Development

**Re:** Applications for Amendment to the County Official Plan and Draft Plan of Subdivision  
Proposed Mixed-Use Residential Community  
Part of Lots 16 and 17, Concession 10 & Part of Lot 16, Concession 11  
Town of Erin, County of Wellington  
4135199 Canada Inc., 2084937 Ontario Limited, Sebecca Enterprises Corp.  
c/o Solmar Development Corp.

Dear Mr. Cousins:

On behalf of our client, Solmar Development Corp., we are pleased to submit the enclosed applications for amendment to the County of Wellington Official Plan and Draft Plan of Subdivision on the above noted property.

The subject lands are located between County Road 124 and Dundas Street East in the Village of Erin, generally east of Erin Park Drive. An unopened road allowance for Tenth Line bisects the southern portion of the lands. They are legally described as Part of Lots 16 and 17, Concession 10 and Part of Lot 16, Concession 11 and are approximately 116 hectares (288 acres) in size.

The County of Wellington Official Plan identifies the subject lands to be within the "Urban Area", which is further designated in the Town of Erin Official Plan for "Residential", "Commercial", "Industrial", and "Future Development". It is also zoned as "Future Development" in the Town of Erin Zoning By-law.

The enclosed applications propose a mixed-use community consisting of residential, commercial, employment, institutional and open space uses. The plan is comprised of 570 single detached, 472 semi-detached and 48 townhouse dwellings. It also includes two blocks for seniors apartments and medium density apartments respectively, providing for an estimated total of 1,240 units. Additional blocks for three parks (4.234 ha), a central square (1.137 ha), place of worship (0.553 ha), high school (5.167 ha),





commercial (4.611 ha), employment (14.985 ha), natural heritage (19.142 ha), and stormwater management (5.858 ha) have also been included in the plan. The plan is proposed to be implemented in phases.

An amendment to the County of Wellington Official Plan is required in order to facilitate the proposed development. The proposed amendment will update the projected population growth for the Town and Village of Erin, as well as allow an increase the maximum permitted density for medium density development in both townhouse and apartment format on the subject lands. Further amendments to the Local Official Plan and Zoning By-law are also required, and have been submitted to the Town of Erin concurrent with these applications.

We recognize that the Town of Erin has completed the first Phase of its Servicing and Settlement Master Plan (SSMP), and that major development approvals cannot be granted until this plan has been completed. Please note that the enclosed applications are intended to be reviewed concurrently with the development of the SSMP, which would allow for a comprehensive and coordinated review together with the Town's projected and planned growth.

In support of the noted applications, please find enclosed the following materials:

1. One (1) original and twenty (20) fully executed copies of the Application to Amend the County Official Plan;
2. One (1) original and twenty (20) fully executed copies of the Application for Plan of Subdivision;
3. One (1) copy of the registered deed(s) on the property;
4. Eight (8) copies of a Plan of Survey, of each corresponding property;
5. Two (2) letter sized reductions of the same;
6. Twenty (20) copies of the Draft Plan of Subdivision (1793-DES13), prepared by KLM Planning Partners Inc.;
7. Two (2) letter sized reductions of the same;
8. Twenty (20) copies of the draft County Official Plan Amendment;
9. Eight (8) copies of the draft Local Official Plan Amendment;
10. Eight (8) copies of the draft Zoning By-law Amendment;
11. Eight (8) copies of the Planning Justification Report, dated October 2012 and prepared by KLM Planning Partners Inc.;
12. Eight (8) copies of the Environmental Impact Assessment, dated October 10, 2012 and prepared by Dillon Consulting Limited;
13. Eight (8) copies of the Traffic Impact Study, dated October 2012 and prepared by LEA Consulting Ltd.;
14. Eight (8) copies of the Fiscal Impact Assessment, dated October 2, 2012 and prepared by Altus Group;
15. Eight (8) copies of the Heritage Impact Assessment, dated October 5, 2012 and prepared by the M.W. Hall Corporation;

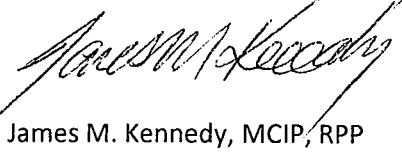


16. Eight (8) copies of the Stage 1 Archaeological Assessment, dated September 28, 2012 and prepared by Archaeological Assessments Ltd.;
17. Eight (8) copies of the Functional Servicing Report, dated October 2012 and prepared by Schaeffers Consulting Engineers;
18. Eight (8) copies of the Stormwater Management Report, dated October 2012 and prepared by Schaeffers Consulting Engineers;
19. Eight (8) copies of the Phase 1 Environmental Site Assessment (west half of lands), dated November 17, 2008 and prepared by Soil Engineers Ltd.;
20. Eight (8) copies of the Phase 1 Environmental Site Assessment (east half of lands), dated April 12, 2012 and prepared by Soil Engineers Ltd.;
21. Eight (8) copies of the Soil Investigation Report (west half of lands), dated March 2011 and prepared by Soil Engineers Ltd.;
22. Eight (8) copies of the Soil Investigation Report (east half of lands), dated April 2012 and prepared by Soil Engineers Ltd.;
23. One (1) compact disc contain digital files of the above materials in AutoCAD and PDF format;
24. Cheque No. 128 in the amount of \$4,450.00 representing the applicable fees (\$2,450.00) and the security deposit (\$2,000.00) for the application for Official Plan Amendment;
25. Cheque No. 129 in the amount of \$7,450.00 representing the applicable fees (\$5,450.00) and the security deposit (\$2,000.00) for the application for Draft Plan of Subdivision;
26. Cheque No. 127 in the amount of \$775.00 representing the applicable fees for the review of a Local Official Plan Amendment; and,
27. One (1) copy of the application form submitted to the Town of Erin for amendments to the Local Official Plan and Zoning By-law, for your files.

I trust the enclosed materials are satisfactory to constitute a complete application. Should you have any questions with respect to the enclosed or require any further materials, please do not hesitate to contact the undersigned.

Yours truly,

**KLM PLANNING PARTNERS INC.**



James M. Kennedy, MCIP, RPP  
President

cc: Sally Stull, Town of Erin  
Benny Marotta, Solmar Development Corp.



Official Plan Amendment Appeal File: OP-2012-06 & 23T-12001 - Solmar Development Corp.  
4135199 Canada Inc., 2084937 Ontario Limited, and Sebecca Enterprises Corp.


OMB File No.

APPELLANT:

Meaghan McDermid  
Davies Howe LLP  
10<sup>th</sup> Floor  
425 Adelaide Street West  
TORONTO, ON M5V 3C1

416 263 4514 (phone – direct line)  
416 977 7088 (fax)

[meaghanm@davieshowe.com](mailto:meaghanm@davieshowe.com)



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Donna Bryce, Clerk  
County of Wellington

# Davies Howe

LAND DEVELOPMENT ADVOCACY & LITIGATION

Meaghan McDermid  
meaghanm@davieshowe.com  
Direct: 416.263.4514  
Main: 416.977.7088  
Fax: 416.977.8931  
File No. 702445

November 14, 2017

**By Same Day Courier**

Ms. Donna Byce  
County Clerk  
County of Wellington  
Administration Centre  
74 Woolwich Street  
Guelph, Ontario  
N1H 3T9

Dear Ms. Byce:

**Re: Notice of Appeal to the Ontario Municipal Board (the "Board")  
Subsections 22(7) and 51(34) of the *Planning Act*  
Official Plan Amendment and Plan of Subdivision Applications  
County File Nos. OP-2012-06 and 23T-12001  
Part of Lots 16 and 17, Concession 10 and Part of Lot 16, Concession 11  
Town of Erin (the "Town"), County of Wellington (the "County")**

We are counsel to 4135199 Canada Inc., 2084937 Ontario Limited, and Sebecca Enterprises Corp. (collectively, the "Owners"). The Owners collectively own approximately 116 hectares of land, legally described as above (the "Subject Lands"). The Subject Lands are within the Village of Erin.

**Davies Howe**  
LAND DEVELOPMENT ADVOCACY & LITIGATION  
The Tenth Floor • 425 Adelaide Street West  
Toronto • Ontario • M5V 3C1

CANADIAN IMPERIAL BANK OF COMMERCE  
ONE QUEEN STREET EAST  
TORONTO, ONTARIO M5C 2W5  
Shield

026754

026754

DATE **14112017**  
D D M M Y Y Y Y

\*\*\*\*\*Six Hundred and 00/100

**\$600.00**

PAY  
TO THE  
ORDER OF

**Minister of Finance**

DAVIES HOWE LLP  
GENERAL ACCOUNT

PER

*Meaghan McDermid*

026754 10090200101 310034120



OP-2012-06 & 23T-12001 – Solmar Development Corp.

4135199 Canada Inc., 2084937 Ontario Limited, and Sebecca Enterprises Corp.

OMB File No.

**LIST OF WRITTEN SUBMISSIONS REQUESTING DECISION:**

Jurgen & Judy Pinkpank  
186 Daniel Street  
P.O. Box 591  
ERIN, ON N0B 1T0

6/11/13

Roy & Kerry Val  
18 Pine Ridge Road  
Erin, ON N0B 1T0

2/20/13

Shari & John Martin  
19 Erindale Drive  
Erin, ON N0B 1T0

2/28/13

Linda Saunders  
24 Waterford Drive  
Box 893  
Erin, ON N0B 1T0

3/5/13

Martin Hassenbach  
31 Douglas Crescent  
P.O. box 1777  
Hillsburgh, ON N0B 1Z0

3/5/13

Cathy & Bill Star  
8 Erinlea Crescent  
Erin, ON N0B 1T0

3/7/13

Martin & Rupika Lamprecht  
5420 Tenth line  
Erin, ON N0B 1T0

3/7/13

Karen & Rodney Flynn  
48 Waterford Drive  
Erin, ON N0B 1T0

3/7/13

Edward N. Delaporte Jr  
9 Aspen Court  
Erin, ON N0B 1T0

3/12/13

Bob & Janice Porter  
32 McCulloch Drive  
Erin, ON N0B 1T0

3/12/13





Shelley Foord & Liz Armstrong, co-Chairs  
Wastewater Solutions Group, Transition Erin  
Box 880, 92 Main Street  
Erin, ON N0B 1T0

3/19/13

Brad & Shelley Sheridan  
37 Waterford Drive  
Box 844  
Erin, ON N0B 1T0

3/15/13

Brett, Kelly & Brandie Kirk  
49 Waterford Drive  
Erin, ON N0B 1T0

3/28/13

Al & Debbie Puncher  
Box 17-96 Waterford Dr.  
Erin ON N0B 1T0

4/19/13

Linda Horowitz  
29 Waterford Drive  
PO Box 609  
Erin ON N0B 1T0

4/19/13

Judy Howitt & George Nicholl  
3 McCulloch Drive  
ERIN, ON N0B 1T0

4/24/13

Stephanie & Joe Andrews  
39 Waterford Drive  
ERIN, ON N0B 1T0

4/24/13

Matthew & Paulina Sammut  
6 Aspen court  
Erin, ON N0B 1T0

3/22/13

Brett & Wanda Lawrie  
2 Aspen Court  
Erin, ON N0B 1T0

3/15/13

Barb Sherar  
4 Cedar Ridge Court  
Erin, ON N0B 1T0

3/25/13

Donna Agnew  
1 Cedar Ridge Court  
Erin, ON N0B 1T0

3/28/13

Adam Ball  
17 McCulloch Drive  
Erin, ON N0B 1T0

4/23/13

Michael MacWilliam  
5481 10<sup>th</sup> Line  
ERIN, ON N0B 1T0

4/24/13

Larry & Linda Bentley  
20 Pine Ridge Road  
ERIN, ON N0B 1T0

4/24/13



Diane Sardi & Brooke Bradburn  
15 Aspen Court  
Erin ON N0B 1T0

4/30/13

George Graham  
9759 Dundas Street E  
Erin ON N0B 1T0

4/30/13

Stan & Jane Parzgnat  
9780 Wellington Road 52  
ERIN, ON N0B 1T0

4/29/13

Brian Gray  
46 Treelong Crescent  
Erin ON N0B 1T0

4/30/13

Cam Lavers  
5 Erinwood Drive  
ERIN, ON N0B 1T0

5/29/13



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Donna Bryce, Clerk  
County of Wellington



4135199 Canada Inc., 2084937 Ontario Limited, and Sebecca Enterprises Corp.

OMB File No.

**LIST OF WRITTEN SUBMISSIONS (Commenting Authorities):**

Community Planning and Development  
Ministry of Municipal Affairs and Housing  
Municipal Services Office - Southwestern  
659 Exeter Road, 2<sup>nd</sup> Floor  
LONDON ON N6E 1L3

(519) 873 4020  
1 800 265 4736

February 22, 2013

Josh Campbell MES, MCIP Rpp  
Manager Planner  
Credit Valley Conservation Authority  
1255 Old Derry Road  
MISSISSAUGA, ON NL5N 6R4

(905) 670 1615

[JCampbell@creditvalleycons.com](mailto:JCampbell@creditvalleycons.com)

January 14, 2013

Jennifer Passy, BEX MCIP RPP  
Upper Grand District School Board  
500 Victoria Road North  
GUELPH, ON N1E 6K2

(519) 822 2134  
[jennifer.passy@ugdsb.on.ca](mailto:jennifer.passy@ugdsb.on.ca)

December 24, 2012

Pasquale Costanzo C.E.T.  
Technical Services Supervisor  
County of Wellington – County Engineer Dept  
74 Woolwich Street  
GUELPH, ON N1H 3T9

(519) 837 2600 x2250

[pasqualec@wellington.ca](mailto:pasqualec@wellington.ca)

January 17, 2013

Theresa Yu  
Delivery Planning Officer  
Canada Post Corporation  
955 highbury Avenue North  
LONDON, ON N5Y 1A3

(519) 494 0797

December 7, 2012

Hydro One  
185 Clegg Road  
MARKHAM, ON

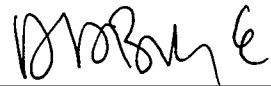
(905) 946 6374  
[subdivision@Hydroone.com](mailto:subdivision@Hydroone.com)  
November 30, 2012



Bell  
Yeun  
Lina Raffoul, Manager  
Development & Municipal Services Control Centre  
Floor 5, 100 borough Drive  
SCARBOROUGH, ON M1P 4W2

(419) 296 6590 – Sandra Hugh-

November 22, 2012



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Donna Bryce, Clerk  
County of Wellington





4135199 Canada Inc., 2084937 Ontario Limited, and Sebecca Enterprises Corp.

OMB File No.

**ADDITIONAL CIRCULATION:**

**Owner/Applicant**

James Kennedy, MCIP RPP  
KLM Planning Partners Inc.  
64 Jardin Drive, Unit 1B  
Concord, Ontario L4K 3P3

(905) 669 4055

**Guelph/Eramosa Municipal contacts**

Dina Lundy, Clerk  
Town of Erin  
5684 Trafalgar Road  
R. R. #2  
HILLSBURGH, ON N0B 2T0

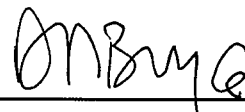
(519) 855 4407 x233  
[dina.lundy@erin.ca](mailto:dina.lundy@erin.ca)

Mayor Allan Alls  
5684 Trafalgar Road  
R. R. #2  
HILLSBURGH, ON N0B 2T0

(519) 855 4407 x232  
[allan.alls@erin.ca](mailto:allan.alls@erin.ca)

Councilor Pierre Brianceau  
County Ward 9  
5737 Third Line  
HILLSBURGH, ON N0B 2T0

(519) 855 3254  
[pierreb@wellington.ca](mailto:pierreb@wellington.ca)



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**Donna Bryce, Clerk  
County of Wellington**



Wellington County

Draft Plan of Subdivision Appeal File: 23T-12001 - Solmar Development Corp.

4135199 Canada Inc., 2084937 Ontario Limited, and Sebecca Enterprises Corp.

OMB File No.

## AFFIDAVIT

AFFIDAVIT

THAT at the direction of the Ontario Municipal Board, I, Donna Bryce, Clerk, Corporation of the County of Wellington, in the Province of Ontario.

MAKE OATH AND SAY as follows:

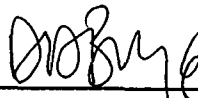
1. THAT Where the approval authority gives notice of an application for approval of a plan of subdivision, I certify that the requirements for the giving of notice under clause 51(20(a) of the Planning Act have been complied with.

DECLARED BEFORE ME at THE CITY of GUELPH

IN THE COUNTY of WELLINGTON

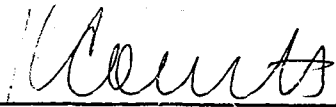
this 27<sup>th</sup> day of November

A.D. 2017



Donna Bryce, Clerk

County of Wellington



A Commissioner, etc.

KIM COURTS  
DEPUTY CLERK  
COUNTY OF WELLINGTON  
A COMMISSIONER OF OATHS  
IN THE PROVINCE OF ONTARIO



Name	Date modified	Type	Size
11-247R01.pdf	10/11/2012 9:44 AM	Adobe Acrobat D...	164 KB
11-247R02.pdf	10/11/2012 9:44 AM	Adobe Acrobat D...	170 KB
11-247R03.pdf	10/11/2012 9:44 AM	Adobe Acrobat D...	180 KB
0810-E086 ESA Ph1.pdf	7/23/2012 4:40 PM	Adobe Acrobat D...	1,043 KB
1101-S047 Soil Report Final.pdf	7/23/2012 4:42 AM	Adobe Acrobat D...	629 KB
1202-S072 Soil Report Final.pdf	7/23/2012 4:42 AM	Adobe Acrobat D...	601 KB
1202s072e Phase One ESA doc.pdf	10/11/2012 10:27 AM	Adobe Acrobat D...	1,038 KB
1793des13.dwg	10/9/2012 11:02 AM	DWG File	638 KB
9112_TIS_2012-10-11_FINAL.pdf	10/11/2012 4:43 PM	Adobe Acrobat D...	4,002 KB
2084937 pf 2050596.pdf	10/9/2012 9:57 AM	Adobe Acrobat D...	10 KB
4135199 pf armstrong.pdf	10/9/2012 9:57 AM	Adobe Acrobat D...	18 KB
DRAFT COUNTY OPA.pdf	9/10/2012 9:23 PM	Adobe Acrobat D...	130 KB
DRAFT OPA.pdf	9/10/2012 4:44 PM	Adobe Acrobat D...	108 KB
Draft Zoning By-law.pdf	9/10/2012 4:44 PM	Adobe Acrobat D...	114 KB
FSR - 2813.pdf	10/10/2012 10:11 AM	Adobe Acrobat D...	3,837 KB
Heritage Impact Assessment.pdf	10/9/2012 9:12 PM	Adobe Acrobat D...	91,021 KB
PLANNING JUSTIFICATION REPORT.pdf	10/9/2012 1:13 PM	Adobe Acrobat D...	10,319 KB
sabecca pf footman.pdf	10/9/2012 9:57 AM	Adobe Acrobat D...	10 KB
Solmar EIS Draft_Oct10_2012_Full_Version...	10/10/2012 10:44 AM	Adobe Acrobat D...	1,048 KB
Solmar Holdings Erin Revised Archaeolo...	10/9/2012 9:58 AM	Adobe Acrobat D...	111 KB
SWM Report - 2813.pdf	10/10/2012 10:12 AM	Adobe Acrobat D...	110 KB
Town of Erin and Wellington County - Fis...	10/9/2012 9:57 AM	Adobe Acrobat D...	189 KB





Environment and Land Tribunals Ontario  
**Ontario Municipal Board**

655 Bay Street, Suite 1500  
Toronto ON M5G 1E5

Telephone: 416-212-6349

Toll Free: 1-866-448-2248

Fax: 416-326-5370

Website: [www.elto.gov.on.ca](http://www.elto.gov.on.ca)

**Municipal/Approval Authority  
Submission**

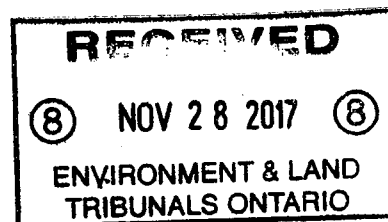
Reference Number (OMB Office Use Only)

PL171265

Municipal  
Submission  
Letter

## Instructions

- Material and information is to be forwarded to the Ontario Municipal Board (OMB) by the Municipality/Approval Authority **within 15 days after the last day for filing a notice of appeal (or as otherwise directed by legislation). Please check the section of the Act under which the appeal(s) has/have been filed.**
- We are committed to providing services as set out in the *Accessibility for Ontarians with Disabilities Act, 2005*. If you have any accessibility needs, please contact our Accessibility Coordinator as soon as possible at:  
Toll free: 1-866-448-2248; or  
TTY: 1-800-855-1155 via Bell relay
- E-mail is the primary form of communication used by the OMB. Providing an e-mail address ensures prompt delivery/receipt of documents and information. Please include e-mail addresses for all contacts in the space provided on this form.
- The checklist(s) of required supplementary documentation is included at the end of the form and **must** be submitted in the **order** listed in the checklist(s) with the appeal form(s) and fee(s) that the municipality/approval authority received.
- To assist in the timely processing of the appeal package, please prepare the package in the following manner:
  - Single-sided only.
  - No staples. Please keep the documents held together with a clip or elastic only.
  - No binding.
  - Letter size (8 ½ x 11") and legal size (8 ½ x 14") documents only.
- Submit your completed Municipal/Approval Authority Submission Form with the checklist(s) and the required documents including the appeal form(s) or letter(s) and filing fee(s) to the OMB by the filing deadline.
- The *Planning Act* and the *Ontario Municipal Board Act* are available on the OMB's website [<http://elto.gov.on.ca/omb/legislation-and-regulations/>].
- Fields marked with an asterisk (\*) are mandatory.





# 1. Appeal Type (Please check all applicable boxes) \*

Subject of Appeal	Type of Appeal	Reference (Section)
<b>Planning Act Matters</b>		
<b>Official Plan or Official Plan Amendment</b> (Use R1 checklist)	<input type="checkbox"/> Appeal a decision by local council that adopted an OP or OPA (exempt from approval by Minister or Approval Authority)	17(24)
	<input type="checkbox"/> Appeal a decision of an Approval Authority that approved or did not approve all or part of a plan or amendment	17(36)
	<input type="checkbox"/> Approval Authority failed to make a decision on the plan within 180 days	17(40)
	<input checked="" type="checkbox"/> Council failed to adopt the requested amendment within 180 days	22(7)
	<input type="checkbox"/> Council refused the requested amendment	
<b>Zoning By-law or Zoning By-law Amendment</b> (Use R2 checklist)	<input type="checkbox"/> Appeal the passing of a Zoning By-law	34(19)
	<input type="checkbox"/> Application for an amendment to the Zoning By-law – failed to make a decision on the application within 120 days	34(11)
	<input type="checkbox"/> Application for an amendment to the Zoning By-law – refused by the municipality	
<b>Interim Control Zoning By-law</b> (Use R2 checklist)	<input type="checkbox"/> Appeal the passing of an Interim Control By-law	38(4)
<b>Minor Variance</b> (Use R3 checklist)	<input type="checkbox"/> Appeal a decision of the Committee of Adjustment that approved or refused the application	45(12)
<b>Consent/Severance</b> (Use R4 checklist)	<input type="checkbox"/> Appeal a decision that approved or refused the application	53(19)
	<input type="checkbox"/> Appeal conditions imposed	
	<input type="checkbox"/> Appeal changed conditions	53(27)
	<input type="checkbox"/> Application for consent – Approval Authority failed to make a decision on the application within 90 days	53(14)
<b>Plan of Subdivision</b> (Use R5 checklist)	<input type="checkbox"/> Application for a plan of subdivision – Approval Authority failed to make a decision on the plan within 180 days	51(34)
	<input type="checkbox"/> Appeal a decision of an Approval Authority that <b>approved</b> a plan of subdivision	51(39)
	<input type="checkbox"/> Appeal a decision of an Approval Authority that did <b>not approve</b> a plan of subdivision	
	<input type="checkbox"/> Appeal a lapsing provision imposed by an Approval Authority	
	<input type="checkbox"/> Appeal conditions imposed by an Approval Authority	
	<input type="checkbox"/> Appeal conditions – after expiry of 20 day appeal period but before final approval (only applicant or public body may appeal)	51(43)
	<input type="checkbox"/> Appeal changed conditions	51(48)
<b>Development Charges Act Matters</b>		
<b>Development Charge By-law</b> (Use R6 checklist)	<input type="checkbox"/> Appeal a Development Charge By-law	14
	<input type="checkbox"/> Appeal an amendment to a Development Charge By-law	19(1)
<b>Development Charge Complaint</b> (Use R6 checklist)	<input type="checkbox"/> Appeal municipality's decision regarding a complaint	22(1)
	<input type="checkbox"/> Failed to make a decision on the complaint within 60 days	22(2)
<b>Front-ending Agreement</b> (Use R6 checklist)	<input type="checkbox"/> Objection to a front-ending agreement	47
	<input type="checkbox"/> Objection to an amendment to a front-ending agreement	50

Subject of Appeal	Type of Appeal	Reference (Section)
<b>Education Act Matters</b>		
<b>Education Development Charge By-law</b> (Use R6 checklist)	<input type="checkbox"/> Appeal an Education Development Charge By-law	257.65
	<input type="checkbox"/> Appeal an amendment to an Education Development Charge By-law	257.74(1)
<b>Education Development Charge Complaint</b> (Use R6 checklist)	<input type="checkbox"/> Appeal school board's decision regarding a complaint	257.87(1)
	<input type="checkbox"/> Failed to make a decision on the complaint within 60 days	257.87(2)
<b>Aggregate Resources Act Matters</b>		
<b>Aggregate Removal Licence</b> (Use R7 checklist)	<input type="checkbox"/> Objection(s) to an application for a 'Class A' aggregate removal licence	11(5)
	<input type="checkbox"/> Objection(s) to an application for a 'Class B' aggregate removal licence	
	<input type="checkbox"/> Application for a 'Class A' licence – refused by Minister	11(11)
	<input type="checkbox"/> Application for a 'Class B' licence – refused by Minister	
	<input type="checkbox"/> Changes to conditions to a licence	13(6)
	<input type="checkbox"/> Amendment of site plans	16(8)
	<input type="checkbox"/> Minister proposes to transfer the licence – applicant does not have licensee's consent	18(5)
	<input type="checkbox"/> Minister proposes to refuse transfer of licence – applicant is licensee or has licensee's consent to transfer	
	<input type="checkbox"/> Minister proposes to refuse transfer of licence – applicant does not have licensee's consent to transfer	
	<input type="checkbox"/> Revocation of licence	20(4)
<b>Municipal Act Matters</b>		
<b>Ward Boundary By-law</b> (Use R8 checklist)	<input type="checkbox"/> Appeal the passing of a by-law to divide the municipality into wards	222(4)
	<input type="checkbox"/> Appeal the passing of a by-law to redivide the municipality into wards	
	<input type="checkbox"/> Appeal the passing of a by-law to dissolve the existing wards	
<b>Ontario Heritage Act Matters</b>		
<b>Heritage Conservation District</b> (Use R9 checklist)	<input type="checkbox"/> Appeal the passing of a by-law designating a heritage conservation study area	40.1(4)
	<input type="checkbox"/> Appeal the passing of a by-law designating a heritage conservation district	41(4)
<b>Other Matters</b> (Use R10 checklist)		
Subject of Appeal	Act/Legislation Name	Section Number

## 2. Location Information

Address and/or Legal Description of property subject to the appeal \*

Part of Lots 16 & 17, Concession 10, Part Lot 16, concession 11, geographic Township of Erin, Erin Village

Municipality \*

Town of Erin

Upper Tier (Example: county, district, region)

County of Wellington

Approval Authority (if different than above)

## 3. Municipal/Approval Authority Contact Information

Last Name \*

Bryce

First Name \*

Donna

Professional Title \*

County of Wellington Clerk

Email Address

donnab@wellington.ca

Telephone Number \*

519-837-2600 ext. 2520

Fax Number

### Mailing Address

Unit Number

Street Number \*

74

Street Name \*

Woolwich Street

PO Box

City/Town \*

Guelph

Province \*

ON

Postal Code \*

N1H 3T9

## 4. Municipal/Approval Authority Representative Information (Legal or Planning)

Last Name

NOT KNOWN AT THIS TIME

First Name

Company Name

Professional Title

Email Address

Daytime Telephone Number \*

519-837-2600 ext.

Alternate Telephone Number

Fax Number

### Mailing Address

Unit Number

Street Number \*

74

Street Name \*

Woolwich Street

PO Box

City/Town \*

Guelph

Province \*

ON

Country \*

Canada

Postal Code \*

N1H 3T9

## 5. Subject Information

Municipal Reference Number(s) \*

OP-2012-06

Outline of the purpose of the matter and the nature of the issues raised in the appeal(s)/objection(s) \*

Purpose - amend County of Wellington's Official Plan to revise the projected growth for Erin Village for 2031 and to increase residential densities, to accommodate the development of a proposed draft plan of subdivision within the urban area of the Town of Erin.

Appeal - Council failed to adopt the requested amendment within 180 days

Did this matter start with a request/application

☒ Yes ☐ No ▼

If yes, date **complete** request received by approval authority (yyyy/mm/dd)

2012/10/12

Date of Decision/Notice of Passing (yyyy/mm/dd)

Date Notice of Decision/Passing was issued/provided (yyyy/mm/dd)

## 6. Related Matters

Are there other matters related to this appeal?

☒ Yes ☐ No ▼

If yes, please provide OMB Case/File Number(s) and/or Municipal File Number(s)

23T-12001

## 7. Scheduling Information

Estimated number of days needed for hearing this appeal

Expected number of witnesses at the hearing

Describe witness(es)' area of expertise  
Planners & Engineers

Do you believe this matter would benefit from mediation?

☒ Yes ☐ No

If yes, do you believe all parties would consent to participating in mediation?

(Prior to scheduling a matter for mediation, the OMB will conduct an assessment to determine its suitability for mediation)

☐ Yes ☐ No

## 8. Declaration

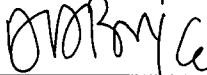
I solemnly declare that all of the statements and the information provided, as well as any supporting documents are true, correct and complete.

I confirm that I have included applicable checklist(s) with required documents in the order listed in the checklist(s).

Name of Clerk/Representative

Donna Bryce

Signature of Clerk/Representative



Date (yyyy/mm/dd)

2017/11/27

Personal information requested on this form is collected under the provisions of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, and the *Ontario Municipal Board Act*, R.S.O. 1990, c. O. 28 as amended. After an appeal is filed, all information relating to this appeal may become available to the public.



Environment and Land Tribunals Ontario  
**Ontario Municipal Board**  
655 Bay Street, Suite 1500  
Toronto ON M5G 1E5  
Telephone: 416-212-6349  
Toll Free: 1-866-448-2248  
Fax: 416-326-5370  
Website: [www.elto.gov.on.ca](http://www.elto.gov.on.ca)



## Checklist (R1) Official Plans and Amendments *Planning Act*

### Required Documentation (Please check boxes below to indicate that the document is included)

#### Appeal

- ☒ Original or certified copy of each notice of appeal received and reasons for appeal **with indication of the date on which each notice was filed.**
- ☒ Board fee paid by each appellant made payable to the Minister of Finance. The appeal will not be processed without this fee being paid by **each** appellant. Ensure that cheque/fee payment is affixed to each appeal.

#### Application

- ☒ Original or certified copy of the request for an amendment to the official plan. [Section 22(7)]
- ☒ If applicable, the original or certified copy of the prescribed information and material received by council or the planning board under subsection 22(4) of the *Planning Act* or the original or certified copy of the record received by the approval authority under section 7 of O.Regulation 543/06 under the *Planning Act*.

#### Decision/Resolution/Notice of Adoption

- ☐ A certified copy of the by-law adopting the proposed official plan or plan amendment. [Section 17(24)]
- ☐ A certified copy of the decision of the approval authority, if applicable.
- ☐ If applicable, a copy of the resolution of the council or planning board refusing to adopt the requested amendment.
- ☐ If applicable, a copy of the council or planning board's written explanation for the notice of refusal, including the date that the giving of notice of refusal was completed and an indication that notice of the refusal was given in accordance with the provisions of the Act. [Section 17(36) and 22(7)]

#### List

- ☒ List of names, e-mail addresses and mailing addresses of all parties (including the **applicant**) and persons and agencies to be notified of OMB hearing.
- ☐ Where notice of a decision was issued by e-mail, a list of all names and e-mail addresses and an indication of the date that the e-mail was sent.

#### Affidavit/Statement

- ☐ If applicable, an affidavit or sworn declaration from an employee of the municipality or approval authority certifying:
  - a) The statutory requirements for the giving of notice and the holding of public meetings and open houses, if required, or the alternative measures for informing and obtaining the views of the public as set out in the official plan have been complied with; and
  - b) The statutory requirements for the giving of notice of adoption have been complied with. Include date written notice was given.
  - c) If subsection 22(6.4) of the Act applies, a certificate that the requirements of clause 22(6.4)(a) of the Act have been complied with.
  - d) That the information and material provided as required by paragraph 10 of section 7 is accurate.
- ☐ An affidavit or sworn declaration made by an employee of the approval authority certifying that the requirements for giving notice of the decision under subsection 17(35) of the Act have been complied with. [Section 17(36)]
- ☐ In the case of a proposed official plan, a statement as to whether it replaces an existing official plan. [Section 17(36)]
- ☐ A statement from an employee of the municipality or planning board as to whether the decision of the council, planning board or approval authority,
  - i. is consistent with the policy statements issued under subsection 3(1) of the Act, and
  - ii. conforms to or does not conflict with any applicable provincial plan or plans. [Sections 17(36), 17(40), 22(7)]

- ☒ An affidavit or sworn declaration of an employee of the municipality and/or approval authority listing all persons and public bodies that provided **written** submissions or comments, if applicable. Attach a Schedule with a **typed list** of their full names, e-mail addresses, mailing addresses and telephone numbers. [Sections 17(24), 17(36) and 22(7)]
- ☐ An affidavit or sworn declaration of an employee of the municipality and/or approval authority listing all persons and public bodies that made **oral** submissions at the public meeting, if applicable. Attach a Schedule with a **typed list** with their full names, e-mail addresses, mailing addresses and telephone numbers. [Sections 17(24), 17(36) and 22(7)]
- ☐ A statement indicating whether or not an extension was provided under section 17(40.1) and, if an extension was provided, an indication of the number of days that were allowed for the extension. Include a copy of the notice of extension.
- ☐ A statement addressing whether or not the 2-year no application restriction under section 22(2.2) is applicable. If a restriction is applicable, please provide a copy of any notice that was provided.

#### **Notice of Public Meeting**

- ☐ Where a public meeting has been held, a copy of the Notice.

#### **Minutes**

- ☐ Where a public meeting has been held, a copy of the minutes of the public meeting (printed format).

#### **Planning Report**

- ☐ A copy of any planning report considered by the council or planning board.

#### **Oral/Written Submissions**

- ☒ All information and material that the municipal council or approval authority considered in making their decision and/or received in relation to the matter such as any written or oral submissions from the public relating to the planning matter.  
Examples:
  - Hard copies of any written submissions
  - Minutes containing oral submission records
  - Electronic/Video (Thumb drive)
  - Other

#### **Official Plan Amendment (or Proposed OPA)**

- ☒ Certified copy of the proposed official plan or plan amendment. (If municipal staff have not drafted a proposed amendment, this draft can be requested from the applicant.)

#### **Other Information**

- ☒ The original or a certified copy of any other information and material that is required to be provided by the official plan of the municipality or planning board.





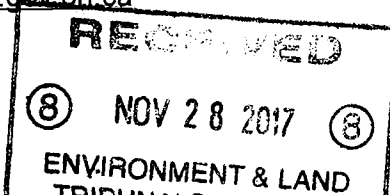
Environment and Land Tribunals Ontario  
**Ontario Municipal Board**  
 655 Bay Street, Suite 1500  
 Toronto ON M5G 1E5  
 Telephone: 416-212-6349  
 Toll Free: 1-866-448-2248  
 Fax: 416-326-5370  
 Website: [www.elto.gov.on.ca](http://www.elto.gov.on.ca)

# Appellant Form (A1)

Receipt Number (OMB Office Use Only)

#1933918

Date Stamp - Appeal Received by Municipality



PEAL

## 1. Appeal Type (Please check all applicable boxes) \*

Subject of Appeal	Type of Appeal	Act Reference (Section)
<b>Planning Act Matters</b>		
<b>Official Plan or Official Plan Amendment</b>	<input type="checkbox"/> Appeal a decision by local council that adopted an OP or OPA (exempt from approval by Minister or Approval Authority)	17(24)
	<input type="checkbox"/> Appeal a decision of an Approval Authority that approved or did not approve all or part of a plan or amendment	17(36)
	<input type="checkbox"/> Approval Authority failed to make a decision on the plan within 180 days	17(40)
	<input checked="" type="checkbox"/> Council failed to adopt the requested amendment within 180 days	22(7)
	<input type="checkbox"/> Council refused the requested amendment	
<b>Zoning By-law or Zoning By-law Amendment</b>	<input type="checkbox"/> Appeal the passing of a Zoning By-law	34(19)
	<input type="checkbox"/> Application for an amendment to the Zoning By-law – failed to make a decision on the application within 120 days	34(11)
	<input type="checkbox"/> Application for an amendment to the Zoning By-law – refused by the municipality	
<b>Interim Control Zoning By-law</b>	<input type="checkbox"/> Appeal the passing of an Interim Control By-law	38(4)
<b>Minor Variance</b>	<input type="checkbox"/> Appeal a decision of the Committee of Adjustment that approved or refused the application	45(12)
<b>Consent/Severance</b>	<input type="checkbox"/> Appeal a decision that approved or refused the application	
	<input type="checkbox"/> Appeal conditions imposed	53(19)
	<input type="checkbox"/> Appeal changed conditions	53(27)
	<input type="checkbox"/> Application for consent – Approval Authority failed to make a decision on the application within 90 days	53(14)
<b>Plan of Subdivision</b>	<input type="checkbox"/> Application for a plan of subdivision – Approval Authority failed to make a decision on the plan within 180 days	51(34)
	<input type="checkbox"/> Appeal a decision of an Approval Authority that <b>approved</b> a plan of subdivision	
	<input type="checkbox"/> Appeal a decision of an Approval Authority that did <b>not approve</b> a plan of subdivision	51(39)
	<input type="checkbox"/> Appeal a lapsing provision imposed by an Approval Authority	
	<input type="checkbox"/> Appeal conditions imposed by an Approval Authority	
	<input type="checkbox"/> Appeal conditions - after expiry of 20 day appeal period but before final approval (only applicant or public body may appeal)	51(43)
	<input type="checkbox"/> Appeal changed conditions	51(48)



Subject of Appeal	Type of Appeal	Act Reference (Section)
Development Charges Act Matters		
Development Charge By-law	<input type="checkbox"/> Appeal a Development Charge By-law	14
	<input type="checkbox"/> Appeal an amendment to a Development Charge By-law	19(1)
Development Charge Complaint	<input type="checkbox"/> Appeal municipality's decision regarding a complaint	22(1)
	<input type="checkbox"/> Failed to make a decision on the complaint within 60 days	22(2)
Front-ending Agreement	<input type="checkbox"/> Objection to a front-ending agreement	47
	<input type="checkbox"/> Objection to an amendment to a front-ending agreement	50
Education Act Matters		
Education Development Charge By-law	<input type="checkbox"/> Appeal an Education Development Charge By-law	257.65
	<input type="checkbox"/> Appeal an amendment to an Education Development Charge By-law	257.74(1)
Education Development Charge Complaint	<input type="checkbox"/> Appeal approval authority's decision regarding a complaint	257.87(1)
	<input type="checkbox"/> Failed to make a decision on the complaint within 60 days	257.87(2)
Aggregate Resources Act Matters		
Aggregate Removal Licence	<input type="checkbox"/> One or more objections against an application for a 'Class A' aggregate removal licence	11(5)
	<input type="checkbox"/> One or more objections against an application for a 'Class B' aggregate removal licence	
	<input type="checkbox"/> Application for a 'Class A' licence – refused by Minister	11(11)
	<input type="checkbox"/> Application for a 'Class B' licence – refused by Minister	
	<input type="checkbox"/> Changes to conditions to a licence	13(6)
	<input type="checkbox"/> Amendment of site plans	16(8)
	<input type="checkbox"/> Minister proposes to transfer the licence – applicant does not have licensee's consent	18(5)
	<input type="checkbox"/> Minister proposes to refuse transfer of licence – applicant is licensee or has licensee's consent to transfer	
	<input type="checkbox"/> Minister proposes to refuse transfer of licence – applicant does not have licensee's consent to transfer	
	<input type="checkbox"/> Revocation of licence	20(4)
Municipal Act Matters		
Ward Boundary By-law	<input type="checkbox"/> Appeal the passing of a by-law to divide the municipality into wards	222(4)
	<input type="checkbox"/> Appeal the passing of a by-law to redivide the municipality into wards	
	<input type="checkbox"/> Appeal the passing of a by-law to dissolve the existing wards	
Ontario Heritage Act Matters		
Heritage Conservation District	<input type="checkbox"/> Appeal the passing of a by-law designating a heritage conservation study area	40.1(4)
	<input type="checkbox"/> Appeal the passing of a by-law designating a heritage conservation district	41(4)

Subject of Appeal	Act/Legislation Name	Section Number
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**2. Location Information**

Address and/or Legal Description of property subject to the appeal \*

Part of Lots 16 and 17, Concession 10 and Part of Lot 16, Concession 11

Municipality \*

Town of Erin

Upper Tier (Example: county, district, region)

County of Wellington

**3. Appellant/Objector Information**

**Note:** You must notify the OMB of any change of address or telephone number in writing. Please quote your OMB Case/File Number(s) after they have been assigned.

Last Name

First Name

Company Name or Association Name (Association must be incorporated – include copy of letter of incorporation) \*

4135199 Canada Inc., 2084937 Ontario Limited, Sebecca Enterprises Corp.

Professional Title

Email Address

Daytime Telephone Number \*

ext.

Alternate Telephone Number

Fax Number

**Mailing Address**

Unit Number

Street Number \*

Street Name \*

PO Box

City/Town \*

Province \*

Country \*

Postal Code \*

**4. Representative Information**

☒ I hereby authorize the named company and/or individual(s) to represent me

Last Name

McDermid

First Name

Meaghan

Company Name

Davies Howe LLP

Professional Title

Lawyer

Email Address

meaghanm@davieshowe.com

Daytime Telephone Number

416-263-4514

ext.

Alternate Telephone Number

416-977-7088

Fax Number

416-977-8931

**Mailing Address**

Unit Number

10th Fl.

Street Number

425

Street Name

Adelaide Street West

PO Box

City/Town

Toronto

Province

Ontario

Country

Canada

Postal Code

M5V 3C1

**Note:** If you are representing the appellant and are **not** a solicitor, please confirm that you have written authorization, as required by the OMB's Rules of Practice and Procedure, to act on behalf of the appellant. Please confirm this by checking the box below.

☐ I certify that I have written authorization from the appellant to act as a representative with respect to this appeal on his or her behalf and I understand that I may be asked to produce this authorization at any time.

## 5. Appeal Specific Information

Municipal Reference Number(s)  
County File OP-2012-06

Outline the nature of your appeal and the reasons for your appeal \*  
Please see attached letter.

### Oral/written submissions to council

Did you make your opinions regarding this matter known to council?

☐ Oral submissions at a public meeting ☐ Written submissions to council

### Planning Act matters only

Applicable only to official plans/amendments, zoning by-laws/amendments and minor variances that came into effect/were passed on or after July 1, 2016 (Bill 73)

Is the 2-year no application restriction under section 22(2.2) or 34(10.0.0.2) or 45(1.4) applicable?

☐ Yes ☒ No

## 6. Related Matters

Are there other appeals not yet filed with the Municipality?

☐ Yes ☒ No

Are there other matters related to this appeal? (For example: A consent application connected to a variance application)

☒ Yes ☐ No ▼

If yes, please provide OMB Reference Number(s) and/or Municipal File Number(s)  
Please see attached letter.

## 7. Scheduling Information

How many days do you estimate are needed for hearing this appeal?

☐ 1 day ☐ 2 days ☐ 3 days ☐ 4 days ☐ 1 week

☒ More than 1 week ► Please specify number of days 10

How many expert witnesses and other witnesses do you expect to have at the hearing providing evidence/testimony?

4

Describe expert witness(es)' area of expertise: (For example: land use planner, architect, engineer, etc.)  
land use planner, servicing engineer, traffic engineer, environmental

Do you believe this matter would benefit from mediation?

(Prior to scheduling a matter for mediation, the OMB will conduct an assessment to determine its suitability for mediation)

☒ Yes ☐ No


## 8. Required Fee

Total Fee Submitted \* \$ 300

Payment Method \* ☐ Certified cheque ☐ Money Order ☒ Solicitor's general or trust account cheque

## 9. Declaration

I solemnly declare that all of the statements and the information provided, as well as any supporting documents are true, correct and complete.

Name of Appellant/Representative	Signature of Appellant/Representative	Date (yyyy/mm/dd)
Meaghan McDermid		2017/11/13

Personal information requested on this form is collected under the provisions of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, and the *Ontario Municipal Board Act*, R.S.O. 1990, c. O. 28 as amended. After an appeal is filed, all information relating to this appeal may become available to the public.

November 14, 2017

**By Same Day Courier**

Ms. Donna Byce  
County Clerk  
County of Wellington  
Administration Centre  
74 Woolwich Street  
Guelph, Ontario  
N1H 3T9

Dear Ms. Byce:

RECEIVED  
2017 NOV 28 A 11: 21  
ENVIRONMENT & LAND  
TRIBUNALS ONTARIO

**Re: Notice of Appeal to the Ontario Municipal Board (the "Board")  
Subsections 22(7) and 51(34) of the *Planning Act*  
Official Plan Amendment and Plan of Subdivision Applications  
County File Nos. OP-2012-06 and 23T-12001  
Part of Lots 16 and 17, Concession 10 and Part of Lot 16, Concession 11  
Town of Erin (the "Town"), County of Wellington (the "County")**

We are counsel to 4135199 Canada Inc., 2084937 Ontario Limited, and Sebecca Enterprises Corp. (collectively, the "Owners"). The Owners collectively own approximately 116 hectares of land, legally described as above (the "Subject Lands"). The Subject Lands are within the Village of Erin.

In October 2012, our clients filed applications for amendments to the County Official Plan (the "County OPA Application"), the Town Official Plan and the Town's Zoning By-law No. 07-67, along with an application for approval of a plan of subdivision (the "Draft Plan") for the Subject Lands (collectively, the "Applications"). The County gave notice to the Owners on November 19, 2012 that the County OPA and Draft Plan Applications were complete as of November 14, 2012.

The Applications will permit the proposed development of the Subject Lands as a mixed-use community, consisting of residential, commercial, employment, institutional and open spaces uses.

The Draft Plan consists of 570 single-detached, 472 semi-detached and 48 townhouse dwellings on residential lots, blocks for seniors apartments and medium density apartments totalling approximately 1,240 units, three park blocks, a central square, a place of worship block, a high school block, three blocks for employment and

commercial uses, a natural heritage block, a stormwater management block and the associated street network for the proposed development.

The Subject Lands are designated "Urban Centre" in the County Official Plan, which classifies the lands as part of the urban system, permitting residential uses of various types and densities, commercial, industrial and institutional uses. The proposed County OPA allows for the development of the number of residential units proposed for the Subject Lands at the densities identified in the Applications.

Pursuant to subsections 22(7) and 51(34) of the *Planning Act*, the Owners hereby appeal the County OPA Application and the Draft Plan to the Ontario Municipal Board (the "Board"). The reasons for the appeals are as follows:

1. The County has failed to make a decision on the County OPA Application and the Draft Plan, and more than 180 days have elapsed since they were filed with the County and deemed to be complete.
2. The County OPA Application and the Draft Plan each conform to the *Growth Plan for the Greater Golden Horseshoe, 2017* and the *Greenbelt Plan, 2005*, and are consistent with the *Provincial Policy Statement, 2014*.
3. The County OPA Application is accompanied by, and allows for, the proposed Town Official Plan Amendment, Town Zoning By-law Amendment and Draft Plan, which are also being appealed to the Board.
4. The Draft Plan conforms with the County Official Plan and Town Official Plan, as amended by the Applications. The Draft Plan is accompanied by, and implements, the proposed Zoning By-law Amendment for the Subject Lands.
5. The Draft Plan has regard for all matters set out in subsection 51(24) of the *Planning Act*.
6. The proposed development of the Subject Lands sought in the Applications represents a complete community with a mix of land uses. The proposed development is appropriate for the Subject Lands, represents good planning and is in the public interest.
7. Such further and other reasons as counsel may provide and the Board permit.

We have enclosed with this Notice of Appeal our firm cheque in the amount of \$600.00, payable to the Minister of Finance, which represents the filing fees for these two appeals. We have also enclosed a completed copy of the required O.M.B. Appellant Form (A1) for each of the County OPA and Draft Plan appeals.

We request that the appeals be consolidated and heard together to ensure that they are determined in the most efficient and cost-effective manner.

We would appreciate receiving your confirmation of receipt of this Notice of Appeal.

Should you have any questions or if you require additional information, please do not hesitate to contact me.

Yours truly,  
**DAVIES HOWE LLP**

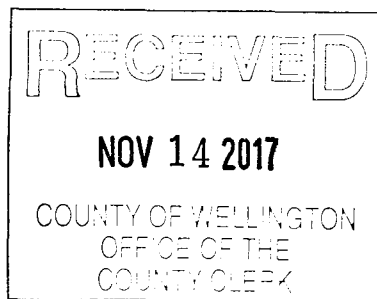


Meaghan McDermid

MM

encls.: As above

copy: Mr. Keith MacKinnon, KLM Planning Partners Inc.  
Client







**SCHEDULE TO BY-LAW 4241-98**

**COUNTY OF WELLINGTON**

**Application for Official Plan Amendment**

ORIGINAL

<b>OFFICE USE ONLY</b>	<b>County File No.:</b> <u>OP-2012-06</u>
<b>File Name:</b> <u>SOLMAR DEV. CORP.</u>	<b>Local File Number:</b>
<b>Date Received:</b>	<b>Amount Paid:</b>
<b>Date Received (Complete):</b> <u>OCTOBER 12, 2012</u>	<b>Date Fee Received:</b>

**A. THE AMENDMENT**

**TYPE OF AMENDMENT:** County Oriented [ ] Locally Oriented [✓]  
 (affects two or more local municipalities) (affects one local municipality)

**2. WHAT IS THE PURPOSE OF AND REASONS FOR THE PROPOSED AMENDMENT(S)?**

To update the projected growth for Erin Village to 2031, to accommodate the development of a proposed draft plan of subdivision within the urban area of the Town of Erin, and to increase the maximum permitted density for townhouse and apartment dwellings.

**B. GENERAL INFORMATION**

**3. APPLICANT INFORMATION**

4135199 Canada Inc.  
 2084937 Ontario Inc.

a) Registered Owner's Name(s): Sebecca Enterprises Corp.

Address: c/o Solmar Development Corporation, 122 Romina Dr, Concord ON, L4K 4Z7

Phone No. Home: ( ) Work: (905) 660-9222 Fax: (905) 660-4002

b) Applicant (Agent) Name(s): KLM Planning Partners Inc. (James Kennedy)

Address: 64 Jardin Drive, Unit 1B Concord, ON L4K 3P3

Phone No. Home: ( ) Work: (905) 669-4055 Fax: (905) 669-0097

c) Name, address, Phone of all persons having any mortgage charge or encumbrance on the property:  
N/A

d) Send Correspondence To: Owner [ ] Agent [✓] Other [ ]

e) When did the current owner acquire the subject land? N/A

**4. WHAT AREA DOES THE AMENDMENT COVER?** [ ] the "entire" property  
 [ ] a "portion" of the property N/A

(This information should be illustrated on the required drawing under Item H of this application.)



**5. PROVIDE A DESCRIPTION OF THE "ENTIRE" PROPERTY:**

Municipal Address: N/A

Concession: 10 & 11 Lot: Pt Lots 16 & 17 Registered Plan No. N/A

Area: 113.7 hectares      Depth: N/A metres      Frontage (width): N/A metres  
280.9 acres      N/A feet      N/A feet

**6. PROVIDE A DESCRIPTION OF THE AREA TO BE AMENDED  
IF ONLY A "PORTION" OF THE PROPERTY:**

Area: N/A hectares      Depth: \_\_\_\_\_ metres      Frontage (width): \_\_\_\_\_ metres  
\_\_\_\_\_ acres      \_\_\_\_\_ feet      \_\_\_\_\_ feet

**7. IS THE REQUESTED AMENDMENT CONSISTENT WITH THE PROVINCIAL POLICY STATEMENT?**

YES ☒ ] NO [ ☐ ]

**8. IS THE SUBJECT LAND WITHIN AN AREA OF LAND DESIGNATED UNDER ANY PROVINCIAL  
PLAN OR PLANS?      Greenbelt Plan ☒      Places to Grow [ ☐ ]**

Other: \_\_\_\_\_  
Please refer to Planning Justification Report.

**9. WHAT IS THE CURRENT COUNTY OFFICIAL PLAN DESIGNATION OF THE SUBJECT PROPERTY?**

Urban System / Urban Centre

**10. LIST LAND USES THAT ARE PERMITTED BY CURRENT COUNTY OFFICIAL PLAN DESIGNATION:**

Residential, commercial, industrial and institutional, parks and open space

If the application is to alter any part of the boundary of an area of settlement or to establish a new area of settlement, provide details of the current official plan policies, if any, dealing with the alteration or establishment of an area of settlement \_\_\_\_\_

N/A

If the application is to remove land from an area of employment, provide details of the current official plan policies, if any, dealing with the removal of land from an area of employment \_\_\_\_\_

N/A

**11. WHAT IS THE CURRENT ZONING OF THE SUBJECT PROPERTY?**

FD - Future Development, Town of Erin Zoning By-law 07-67



**C. EXISTING AND PROPOSED LAND USES AND BUILDINGS**

**12. WHAT IS THE "EXISTING" USE(S) OF THE SUBJECT LAND?**

Agricultural

**13. HOW LONG HAS THE "EXISTING" USE(S) CONTINUED ON THE SUBJECT LAND?** N/A

**14. WHAT IS THE "PROPOSED" USE OF THE SUBJECT LAND?**

Proposed subdivision, including commercial, industrial, and opens space blocks.

**15. PROVIDE THE FOLLOWING DETAILS FOR ALL BUILDINGS OR STRUCTURES  
ON THE SUBJECT LAND: (Please use a separate page if necessary.)**

	<u>Existing</u>	<u>Proposed</u>
a) Type of Building(s) or Structure(s)	<u>N/A</u>	<u>Refer to Draft Plan of Subdivision</u>
b) Date of Construction	<u></u>	<u></u>
c) Building Height	<u></u> (m.) <u></u> (ft.)	<u></u> (m.) <u></u> (ft.)
d) Number of Floors	<u></u>	<u></u>
e) Total Floor Area	<u></u> (sq.m.) <u></u> (sq.ft.)	<u></u> (sq.m.) <u></u> (sq.ft.)
f) Ground Floor Area (exclude basement)	<u></u>	<u></u>
g) Distance from building/structure to the:		
front lot line	<u></u> (m.) <u></u> (ft.)	<u></u> (m.) <u></u> (ft.)
side lot line	<u></u> (m.) <u></u> (ft.)	<u></u> (m.) <u></u> (ft.)
side lot line	<u></u> (m.) <u></u> (ft.)	<u></u> (m.) <u></u> (ft.)
rear lot line	<u></u> (m.) <u></u> (ft.)	<u></u> (m.) <u></u> (ft.)
h) % Lot Coverage	<u></u>	<u></u>
i) # of Parking Spaces	<u></u>	<u></u>
j) # of Loading Spaces	<u></u>	<u></u>



**D. EXISTING AND PROPOSED SERVICES**

**16. WHAT IS THE ACCESS TO THE SUBJECT PROPERTY?**

Provincial Highway ☐ Continually maintained municipal road ☒ Right-of-way ☐  
County Road ☒ Seasonally maintained municipal road ☐ Water access ☐

**17. WHAT IS THE NAME OF THE ROAD OR STREET THAT PROVIDES ACCESS TO THE SUBJECT PROPERTY?** County Road 124 / Dundas Street

**18. IF ACCESS IS BY WATER ONLY, PLEASE DESCRIBE THE PARKING AND DOCKING FACILITIES USED OR TO BE USED AND THE APPROXIMATE DISTANCE OF THESE FACILITIES FROM SUBJECT LAND TO THE NEAREST PUBLIC ROAD.**

(This information should be illustrated on the required drawing under Item H of this application.)

N/A

**19. INDICATE THE APPLICABLE WATER SUPPLY AND SEWAGE DISPOSAL:**

	<u>Municipal Water</u>	<u>Communal Water</u>	<u>Private Well</u>	<u>Other Water Supply</u>	<u>Municipal Sewers</u>	<u>Communal Sewers</u>	<u>Private Septic</u>	<u>Other Sewage Disposal</u>
a) Existing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**19.1 If the requested amendment would permit development on a privately owned and operated individual or communal septic system would more than 4,500 litres of effluent be produced per day as a result of the development being completed?**

YES ☐ NO ☐ N/A

If YES, have the following reports been provided?

Servicing Options Report YES ☐ NO ☐ N/A  
Hydrogeological Report YES ☐ NO ☐

**20. HOW IS STORM DRAINAGE PROVIDED?**

Storm Sewers ☒ Ditches ☐ Swales ☐ Other means ☐

**E. OFFICIAL PLAN AMENDMENT**

**21. DOES THE PROPOSED OFFICIAL PLAN AMENDMENT DO THE FOLLOWING?**

Change a policy in the Official Plan	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	UNKNOWN <input type="checkbox"/>
Replace a policy in the Official Plan	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	UNKNOWN <input type="checkbox"/>
Delete a policy in the Official Plan	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	UNKNOWN <input type="checkbox"/>
Add a policy in the Official Plan	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	UNKNOWN <input type="checkbox"/>
Add or Change a designation in the Official Plan	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	UNKNOWN <input type="checkbox"/>





**22. AS APPLICABLE PROVIDE THE FOLLOWING:**

- a) Section Number(s) of Policy to be changed Section 3.5, Table 7
- b) Text of the proposed new policy attached on a separate page? YES ☒ NO ☐
- c) New designation name No change in land use proposed.
- d) Map of proposed new Schedule attached on a separate page? YES ☐ NO ☒ N/A

**23. LIST LAND USES THAT WOULD BE PERMITTED BY THE PROPOSED AMENDMENT**

No change in land use proposed.

**F. OTHER RELATED PLANNING APPLICATIONS**

**24. HAS THE CURRENT OWNER (OR ANY PREVIOUS OWNER) MADE APPLICATION FOR ANY OF THE FOLLOWING, EITHER ON OR WITHIN 120 METRES OF THE SUBJECT LAND?**

Local Official Plan Amendment	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
Zoning By-law Amendment	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
Minor Variance	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Plan of Subdivision	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
Consent (severance)	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Site Plan Control	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>

\* Files submitted concurrently.

**25. IF THE ANSWER TO QUESTION 22 IS YES, PLEASE PROVIDE THE FOLLOWING INFORMATION**

File No. and Date of Application: \* Files submitted concurrently.

Approval Authority: County of Wellington / Town of Erin

Lands Subject to Application: All of subject lands.

Purpose of Application: To ultimately implement draft plan of subdivision.

Status of Application: Submitted concurrently.

Effect on the Current Application for Amendment: None - applications are land use related.



**G. OTHER SUPPORTING INFORMATION**

**26. PLEASE LIST THE TITLES OF ANY SUPPORTING DOCUMENTS:**

(e.g. Environmental Impacts Study, Hydrogeological Report, Traffic Study, Market Area Study, Aggregate License Report, Stormwater Management Report, etc.)

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Please refer to attached cover - full list of submitted materials is provided.

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**H. APPLICATION DRAWING**

**25. PLEASE PROVIDE AN ACCURATE DRAWING OF THE PROPOSAL, PREFERABLY PREPARED BY A QUALIFIED PROFESSIONAL. IN SOME CASES IT MAY BE MORE APPROPRIATE TO SUBMIT ADDITIONAL DRAWINGS AT VARYING SCALES TO BETTER ILLUSTRATE THE PROPOSAL. THE DRAWING MUST INCLUDE THE FOLLOWING INFORMATION:**

- owner's/applicant's name;
- legal description of property;
- boundaries and dimensions of the subject property and its current land use;
- dimensions of area of amendment (if not, the entire property);
- the size and use of all abutting land;
- all existing and proposed parking and loading areas, driveways and lanes;
- the nature of any easements or restrictive covenants on the property
- the location of any municipal drains or award drains;
- woodlots, forested areas, ANSI's, ESA's, wetlands, floodplain, and all natural watercourses (rivers, stream banks, etc.);
- the dimensions of all existing and proposed buildings and structures on the subject land and their distance to all lot lines;
- the name, location and width of each abutting public or private road, unopened road allowance or right-of-way;
- if access to the subject land is by water only, provide the location of the parking and docking facilities to be used; and
- other features both on site or nearby that in the opinion of the applicant will have an effect on the application (such as bridges, railways, airports, wells, septic systems, springs, slopes, gravel pits)

**THE DRAWING SHOULD ALSO INCLUDE THE SCALE, NORTH ARROW AND DATE WHEN THE DRAWING WAS PREPARED.**



**I. AUTHORIZATION FOR AGENT/SOLICITOR TO ACT FOR OWNER:**

[If affidavit (J.) is signed by an Agent/Solicitor on Owner's behalf, the Owner's written authorization below **must** be completed)

I, (we) Benny Marotta of the City of Toronto County/Region  
of \_\_\_\_\_ do hereby authorize KLM Planning Partners Inc.  
(JAMES KENNEDY) to act as my agent in this application.

Signature of Owner(s)

Date

Oct 5<sup>th</sup>, 2012

**J. AFFIDAVIT:** (This affidavit **must** be signed in the presence of a Commissioner)

I, (we) James Kennedy of the City of Brampton County/Region  
of Peel solemnly declare that all the statements contained in this application are true, and I, (we)  
make this solemn declaration conscientiously believing it to be true, and knowing that it is or the same force and effect  
as if made under oath and by virtue of the **CANADA EVIDENCE ACT.**

DECLARED before me at the City of Vaughan in the County/Region of  
York this 12<sup>TH</sup> day of October 20 12.

Signature of Owner or Authorized Solicitor or Authorized Agent

Date

Signature of Commissioner

Date

Draga Louise Kennedy, a Commissioner  
etc., Regional Municipality of York for  
KLM Planning Partners Inc.  
Expires September 5, 2015

APPLICATION AND FEE OF \$ \_\_\_\_\_ RECEIVED BY THE COUNTY OF WELLINGTON

Signature of Employee

Date



**THE CORPORATION OF THE COUNTY OF WELLINGTON**

**Application to Amend the County Official Plan**

**PLEASE READ ALL INSTRUCTIONS CAREFULLY!!**

**FEES:**

**APPLICATION FEE:** The **FEE** for processing an application for an official plan amendment is payable to the **Treasurer of the County of Wellington in cash or by cheque**. **NSF payments** will result in the application being considered as incomplete and there will be an additional charge for the issuance of the NSF payment. **For information on the current Application Fee**, please contact the County of Wellington Planning Department.

**CONSERVATION REVIEW FEES:** This Review Fee is payment for obtaining a report/review from the Conservation Authority on an application which is in the Conservation Authority's area of review. This fee must be sent in with your application (if Applicable) and is **payable to the appropriate Conservation Authority**. **For information on the current Review Fee**, please contact the County of Wellington Planning Department.

**PEER REVIEW DEPOSIT:** Each application must also be accompanied by a **deposit in the form of a separate cheque which is payable to the Treasurer of the County of Wellington**. This deposit will be used to cover the County's costs which are related to peer reviews of reports and studies submitted by the applicant, public notices and meetings with respect to the processing of the application. The County may require additional deposit monies if such is required to complete the County's review. If these costs are less than the deposit, the balance of any deposit will be returned once a decision is made on the application.

**AUTHORIZATION:** If the applicant (e.g. solicitor, agent or other) is not the Owner of the subject land, a written statement by the Owner must accompany the application and must authorize the applicant to act on the behalf of the Owner as it relates to the application.

**DRAWING:** The requirements for the details which are to be illustrated on the drawing are explained in section H.25 of this application form.

**PLEASE ATTACH:**

- 1) The **application fee**, the **Conservation Review fee** and the **Deposit**.
- 2) **1 original and signed completed application form, plus 20 copies** of the original, signed and completed application form.
- 3) Complete names and mailing addresses with postal codes within 120m of the subject lands. List to be reviewed by, dated by and signed by staff of the local municipality as the most current information
- 4) **20 copies of the required drawing, a key map to show where the land is located in the municipality**, folded to a maximum size of 8-1/2 X 14" size.
- 5) **a digital file of the drawing (if it is possible), compatible with Autocad ".dwg" file.**
- 6) **8 copies of each report/study which is accompanying the application.**
- 7) **1 copy of the registered deed for the subject land.**

**FURTHER INFORMATION:** PLEASE CONTACT: Planning and Development Department  
County of Wellington  
74 Woolwich Street  
Guelph ON N1H 3T9  
Telephone: 519-837-2600, ext. 214  
Fax: 519-823-1694







64 Jardin Drive, Unit 1B  
Concord, Ontario  
L4K 3P3  
T. 905.669.4055  
F. 905.669.0097  
[klmplanning.com](http://klmplanning.com)

File: P-1793

October 12, 2012

County of Wellington  
Planning Department  
74 Woolwich Street, Third Floor  
Guelph, ON  
N1H 3T9

RECEIVED

OCT 12 2012

COUNTY OF WELLINGTON  
Planning & Development Dept.

**Attention:** Mr. Gary Cousins, MCIP, RPP  
Director, Planning and Development

**Re:** Applications for Amendment to the County Official Plan and Draft Plan of Subdivision  
Proposed Mixed-Use Residential Community  
Part of Lots 16 and 17, Concession 10 & Part of Lot 16, Concession 11  
Town of Erin, County of Wellington  
4135199 Canada Inc., 2084937 Ontario Limited, Sebecca Enterprises Corp.  
c/o Solmar Development Corp.

Dear Mr. Cousins:

On behalf of our client, Solmar Development Corp., we are pleased to submit the enclosed applications for amendment to the County of Wellington Official Plan and Draft Plan of Subdivision on the above noted property.

The subject lands are located between County Road 124 and Dundas Street East in the Village of Erin, generally east of Erin Park Drive. An unopened road allowance for Tenth Line bisects the southern portion of the lands. They are legally described as Part of Lots 16 and 17, Concession 10 and Part of Lot 16, Concession 11 and are approximately 116 hectares (288 acres) in size.

The County of Wellington Official Plan identifies the subject lands to be within the "Urban Area", which is further designated in the Town of Erin Official Plan for "Residential", "Commercial", "Industrial", and "Future Development". It is also zoned as "Future Development" in the Town of Erin Zoning By-law.

The enclosed applications propose a mixed-use community consisting of residential, commercial, employment, institutional and open space uses. The plan is comprised of 570 single detached, 472 semi-detached and 48 townhouse dwellings. It also includes two blocks for seniors apartments and medium density apartments respectively, providing for an estimated total of 1,240 units. Additional blocks for three parks (4.234 ha), a central square (1.137 ha), place of worship (0.553 ha), high school (5.167 ha),



commercial (4.611 ha), employment (14.985 ha), natural heritage (19.142 ha), and stormwater management (5.858 ha) have also been included in the plan. The plan is proposed to be implemented in phases.

An amendment to the County of Wellington Official Plan is required in order to facilitate the proposed development. The proposed amendment will update the projected population growth for the Town and Village of Erin, as well as allow an increase the maximum permitted density for medium density development in both townhouse and apartment format on the subject lands. Further amendments to the Local Official Plan and Zoning By-law are also required, and have been submitted to the Town of Erin concurrent with these applications.

We recognize that the Town of Erin has completed the first Phase of its Servicing and Settlement Master Plan (SSMP), and that major development approvals cannot be granted until this plan has been completed. Please note that the enclosed applications are intended to be reviewed concurrently with the development of the SSMP, which would allow for a comprehensive and coordinated review together with the Town's projected and planned growth.

In support of the noted applications, please find enclosed the following materials:

1. One (1) original and twenty (20) fully executed copies of the Application to Amend the County Official Plan;
2. One (1) original and twenty (20) fully executed copies of the Application for Plan of Subdivision;
3. One (1) copy of the registered deed(s) on the property;
4. Eight (8) copies of a Plan of Survey, of each corresponding property;
5. Two (2) letter sized reductions of the same;
6. Twenty (20) copies of the Draft Plan of Subdivision (1793-DES13), prepared by KLM Planning Partners Inc.;
7. Two (2) letter sized reductions of the same;
8. Twenty (20) copies of the draft County Official Plan Amendment;
9. Eight (8) copies of the draft Local Official Plan Amendment;
10. Eight (8) copies of the draft Zoning By-law Amendment;
11. Eight (8) copies of the Planning Justification Report, dated October 2012 and prepared by KLM Planning Partners Inc.;
12. Eight (8) copies of the Environmental Impact Assessment, dated October 10, 2012 and prepared by Dillon Consulting Limited;
13. Eight (8) copies of the Traffic Impact Study, dated October 2012 and prepared by LEA Consulting Ltd.;
14. Eight (8) copies of the Fiscal Impact Assessment, dated October 2, 2012 and prepared by Altus Group;
15. Eight (8) copies of the Heritage Impact Assessment, dated October 5, 2012 and prepared by the M.W. Hall Corporation;

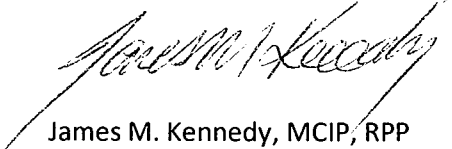


16. Eight (8) copies of the Stage 1 Archaeological Assessment, dated September 28, 2012 and prepared by Archaeological Assessments Ltd.;
17. Eight (8) copies of the Functional Servicing Report, dated October 2012 and prepared by Schaeffers Consulting Engineers;
18. Eight (8) copies of the Stormwater Management Report, dated October 2012 and prepared by Schaeffers Consulting Engineers;
19. Eight (8) copies of the Phase 1 Environmental Site Assessment (west half of lands), dated November 17, 2008 and prepared by Soil Engineers Ltd.;
20. Eight (8) copies of the Phase 1 Environmental Site Assessment (east half of lands), dated April 12, 2012 and prepared by Soil Engineers Ltd.;
21. Eight (8) copies of the Soil Investigation Report (west half of lands), dated March 2011 and prepared by Soil Engineers Ltd.;
22. Eight (8) copies of the Soil Investigation Report (east half of lands), dated April 2012 and prepared by Soil Engineers Ltd.;
23. One (1) compact disc contain digital files of the above materials in AutoCAD and PDF format;
24. Cheque No. 128 in the amount of \$4,450.00 representing the applicable fees (\$2,450.00) and the security deposit (\$2,000.00) for the application for Official Plan Amendment;
25. Cheque No. 129 in the amount of \$7,450.00 representing the applicable fees (\$5,450.00) and the security deposit (\$2,000.00) for the application for Draft Plan of Subdivision;
26. Cheque No. 127 in the amount of \$775.00 representing the applicable fees for the review of a Local Official Plan Amendment; and,
27. One (1) copy of the application form submitted to the Town of Erin for amendments to the Local Official Plan and Zoning By-law, for your files.

I trust the enclosed materials are satisfactory to constitute a complete application. Should you have any questions with respect to the enclosed or require any further materials, please do not hesitate to contact the undersigned.

Yours truly,

**KLM PLANNING PARTNERS INC.**



James M. Kennedy, MCIP, RPP  
President

cc: Sally Stull, Town of Erin  
Benny Marotta, Solmar Development Corp.









PLAN OF SURVEY OF  
PART 1 OF LOT 16  
CONCESSION 11  
(GEOGRAPHIC TOWNSHIP OF ERIN)  
TOWN OF ERIN  
COUNTY OF WELLINGTON

SCALE: 1:1000

RADY-PENITEK & EDWARD SURVEYING LTD., O.L.S.  
METRIC  
DISTANCES AND COORDINATES SHOWN ON THIS PLAN  
ARE IN METRES AND CAN BE CONVERTED TO FEET  
BY DIVIDING BY 0.3048

I REQUIRE THIS PLAN TO BE DEPOSITED  
UNDER THE LAND TITLES ACT  
DATE: 2012  
BY: R. SCHMIDTKE

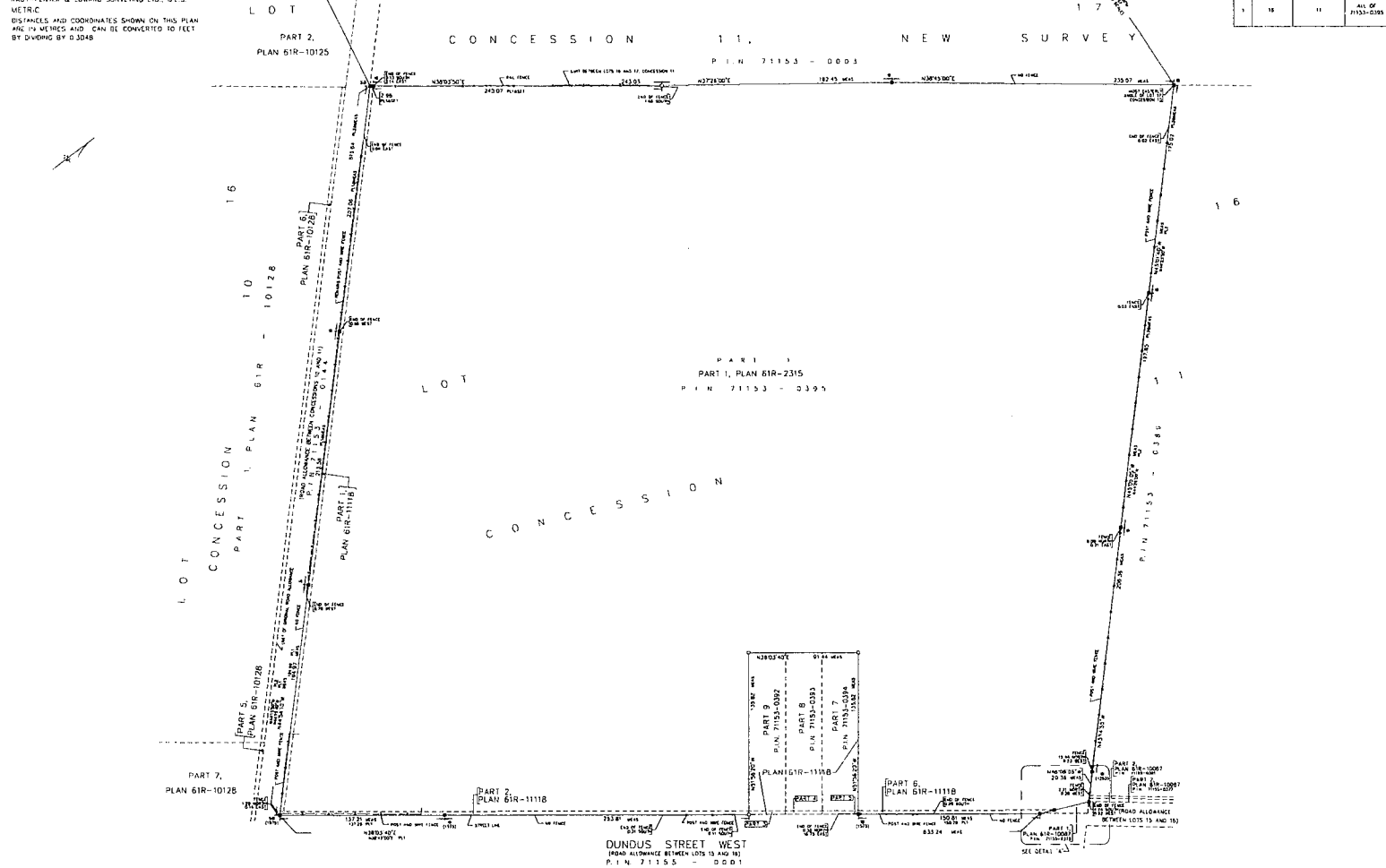
PLAN 61R-

RECEIVED AND DEPOSITED

DATE: 2012

REPRESENTATIVE FOR LAND REGISTRATION FOR  
THE LAND TITLES DIVISION OF WELLINGTON (No. 81)

PARTIAL OF LOT	SCHEDULE	PLAN
1	16	11
		ALL OF P153-0385



NOTES

- (D) 20-25cm MONUMENT SET
- (S) 20-25cm MONUMENT FOUND
- (SS) 20-25cm SHORT STANDARD MON BAR
- (SB) 20-25cm STANDARD MON BAR
- (B) 20-25cm MON BAR
- (P.N.) 20-25cm PROPERTY QUANTITY NUMBER
- (P.1) 20-25cm PLAN 61R-11118
- (P.2) 20-25cm PLAN 61R-2315
- (P.3) 20-25cm PLAN 61R-10125
- (P.4) 20-25cm PLAN 61R-10126
- (P.5) 20-25cm PLAN 61R-10127
- (P.6) 20-25cm PLAN 61R-10128
- (P.7) 20-25cm PLAN 61R-10129
- (P.8) 20-25cm PLAN 61R-10130
- (P.9) 20-25cm PLAN 61R-10131
- (P.10) 20-25cm PLAN 61R-10132
- (P.11) 20-25cm PLAN 61R-10133
- (P.12) 20-25cm PLAN 61R-10134
- (P.13) 20-25cm PLAN 61R-10135
- (P.14) 20-25cm PLAN 61R-10136
- (P.15) 20-25cm PLAN 61R-10137
- (P.16) 20-25cm PLAN 61R-10138
- (P.17) 20-25cm PLAN 61R-10139
- (P.18) 20-25cm PLAN 61R-10140
- (P.19) 20-25cm PLAN 61R-10141
- (P.20) 20-25cm PLAN 61R-10142
- (P.21) 20-25cm PLAN 61R-10143
- (P.22) 20-25cm PLAN 61R-10144
- (P.23) 20-25cm PLAN 61R-10145
- (P.24) 20-25cm PLAN 61R-10146
- (P.25) 20-25cm PLAN 61R-10147
- (P.26) 20-25cm PLAN 61R-10148
- (P.27) 20-25cm PLAN 61R-10149
- (P.28) 20-25cm PLAN 61R-10150
- (P.29) 20-25cm PLAN 61R-10151
- (P.30) 20-25cm PLAN 61R-10152
- (P.31) 20-25cm PLAN 61R-10153
- (P.32) 20-25cm PLAN 61R-10154
- (P.33) 20-25cm PLAN 61R-10155
- (P.34) 20-25cm PLAN 61R-10156
- (P.35) 20-25cm PLAN 61R-10157
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- (P.40) 20-25cm PLAN 61R-10162
- (P.41) 20-25cm PLAN 61R-10163
- (P.42) 20-25cm PLAN 61R-10164
- (P.43) 20-25cm PLAN 61R-10165
- (P.44) 20-25cm PLAN 61R-10166
- (P.45) 20-25cm PLAN 61R-10167
- (P.46) 20-25cm PLAN 61R-10168
- (P.47) 20-25cm PLAN 61R-10169
- (P.48) 20-25cm PLAN 61R-10170
- (P.49) 20-25cm PLAN 61R-10171
- (P.50) 20-25cm PLAN 61R-10172
- (P.51) 20-25cm PLAN 61R-10173
- (P.52) 20-25cm PLAN 61R-10174
- (P.53) 20-25cm PLAN 61R-10175
- (P.54) 20-25cm PLAN 61R-10176
- (P.55) 20-25cm PLAN 61R-10177
- (P.56) 20-25cm PLAN 61R-10178
- (P.57) 20-25cm PLAN 61R-10179
- (P.58) 20-25cm PLAN 61R-10180
- (P.59) 20-25cm PLAN 61R-10181
- (P.60) 20-25cm PLAN 61R-10182
- (P.61) 20-25cm PLAN 61R-10183
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- (P.69) 20-25cm PLAN 61R-10191
- (P.70) 20-25cm PLAN 61R-10192
- (P.71) 20-25cm PLAN 61R-10193
- (P.72) 20-25cm PLAN 61R-10194
- (P.73) 20-25cm PLAN 61R-10195
- (P.74) 20-25cm PLAN 61R-10196
- (P.75) 20-25cm PLAN 61R-10197
- (P.76) 20-25cm PLAN 61R-10198
- (P.77) 20-25cm PLAN 61R-10199
- (P.78) 20-25cm PLAN 61R-10200
- (P.79) 20-25cm PLAN 61R-10201
- (P.80) 20-25cm PLAN 61R-10202
- (P.81) 20-25cm PLAN 61R-10203
- (P.82) 20-25cm PLAN 61R-10204
- (P.83) 20-25cm PLAN 61R-10205
- (P.84) 20-25cm PLAN 61R-10206
- (P.85) 20-25cm PLAN 61R-10207
- (P.86) 20-25cm PLAN 61R-10208
- (P.87) 20-25cm PLAN 61R-10209
- (P.88) 20-25cm PLAN 61R-10210
- (P.89) 20-25cm PLAN 61R-10211
- (P.90) 20-25cm PLAN 61R-10212
- (P.91) 20-25cm PLAN 61R-10213
- (P.92) 20-25cm PLAN 61R-10214
- (P.93) 20-25cm PLAN 61R-10215
- (P.94) 20-25cm PLAN 61R-10216
- (P.95) 20-25cm PLAN 61R-10217
- (P.96) 20-25cm PLAN 61R-10218
- (P.97) 20-25cm PLAN 61R-10219
- (P.98) 20-25cm PLAN 61R-10220
- (P.99) 20-25cm PLAN 61R-10221
- (P.100) 20-25cm PLAN 61R-10222

BEARINGS ARE GIVEN WITH ZONE 17, UNLESS OTHERWISE SPECIFIED FROM  
SEP 05/19000000 NORTH 16484919.716 EAST 324844.862  
SEP 05/19000000 NORTH 16484920.446 EAST 324844.780

COORDINATES ARE GIVEN WITH ZONE 17, UNLESS OTHERWISE SPECIFIED FROM  
SEP 05/19000000 NORTH 16484919.716 EAST 324844.862  
SEP 05/19000000 NORTH 16484920.446 EAST 324844.780

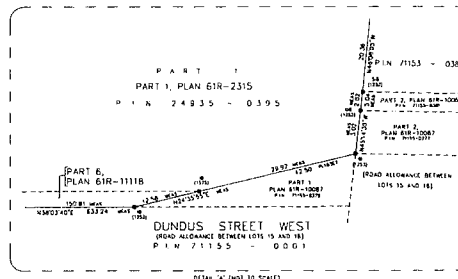
DISTANCES ARE GIVEN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

SURVEYOR'S CERTIFICATE

1. I CERTIFY THAT
2. THE SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM
3. THE SURVEY WAS COMPLETED ON THE 28th DAY OF MARCH, 2012

DATE: 2012

R. SCHMIDTKE  
ONTOARIO LAND SURVEYOR

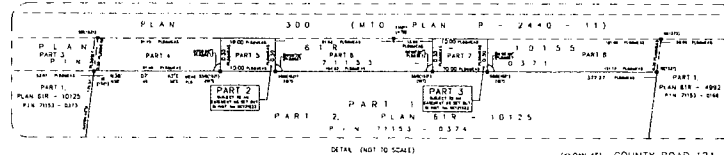


RADY-PENITEK & EDWARD SURVEYING LTD.  
ONTOARIO LAND SURVEYORS  
643 CHURCH ROAD, SUITE 101  
WOODBINE, ONTARIO L4L 6A3  
TEL: (416) 333-5000 FAX: (416) 333-1001  
TEL: (905) 264-0881 FAX: (905) 264-2999  
WEBSITE: www.rpe.co  
DRAWN: E.R. CHECKED: R.B.  
JOB NO. 11-247 CAD FILE NO. 11247803  
Aug 29, 2012 - 11:36:52



PLAN OF SURVEY OF  
PART OF LOT 17  
CONCESSION 10  
(GEOGRAPHIC TOWNSHIP OF ERIN)  
TOWN OF ERIN  
COUNTY OF WELLINGTON

SCALE 1:1000  
BY RADY-PENIK & EDWARD SURVEYING LTD. SLS  
METRIC  
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND  
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048



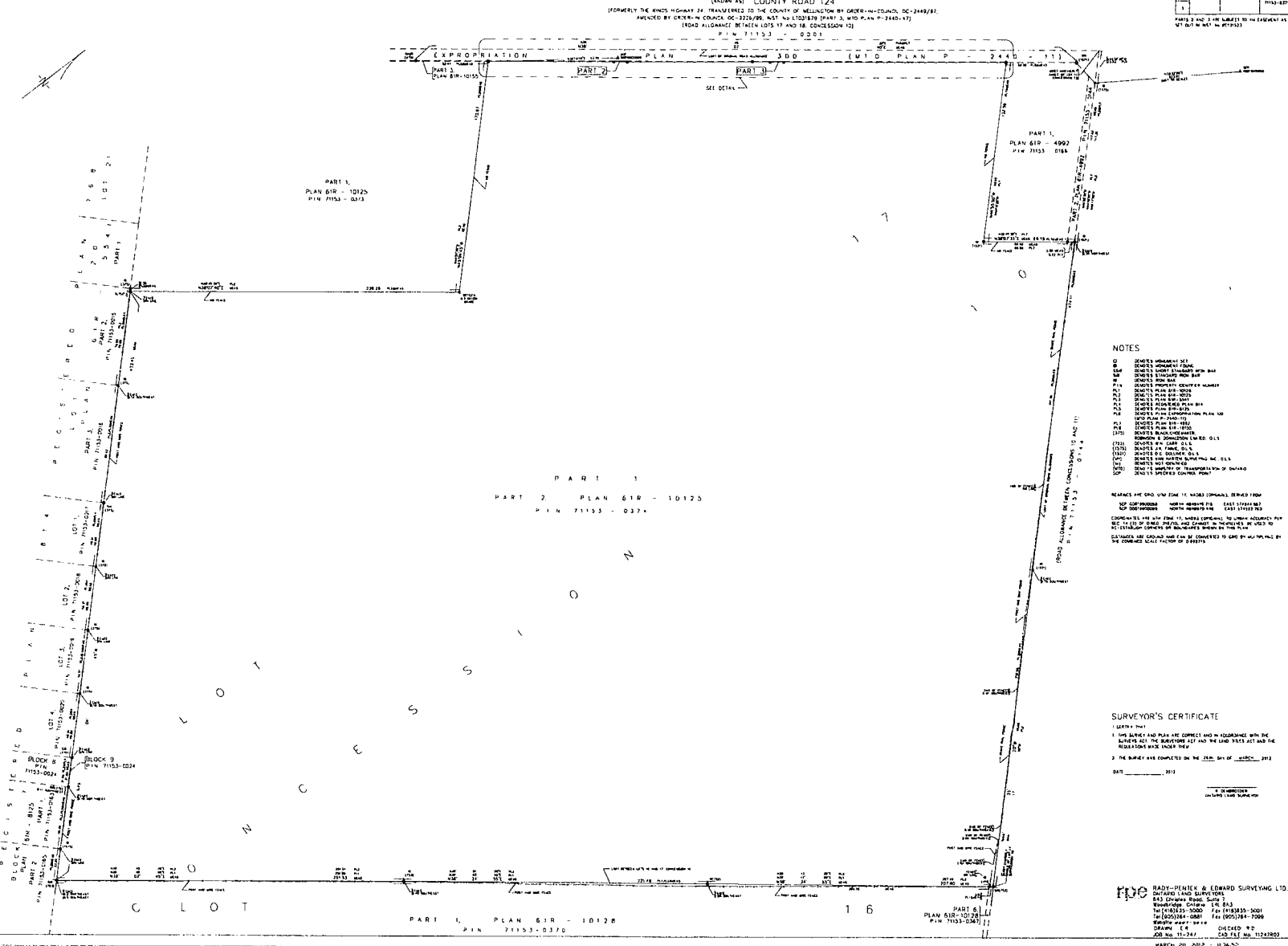
REQUIRE THE PLAN TO BE SIGNED  
UNDER THE LAND SURVEY ACT  
DATE 2012  
A. SCARFORDS OLC

PLAN 618--  
REGISTERED AND REPRODUCED  
DATE 2012

REPRESENTATIVE TOP LINES REGISTERED FOR  
THE LAND TITLE DIVISION OF WELLINGTON (ENCL. 1)

PARTIALITY OF LOT	SECTION	PLAN
1	11	10
2	11	10
3	11	10

PARTS 2 AND 3 ARE SUBJECT TO THE EASEMENT AS  
SET OUT IN PLAN 11133-037



NOTES

1. THE SURVEYOR HAS BEEN ADVISED THAT THE LAND IS SUBJECT TO A EASEMENT AS SET OUT IN PLAN 11133-037.

2. THE SURVEYOR HAS BEEN ADVISED THAT THE LAND IS SUBJECT TO A EASEMENT AS SET OUT IN PLAN 11133-037.

3. THE SURVEYOR HAS BEEN ADVISED THAT THE LAND IS SUBJECT TO A EASEMENT AS SET OUT IN PLAN 11133-037.

4. THE SURVEYOR HAS BEEN ADVISED THAT THE LAND IS SUBJECT TO A EASEMENT AS SET OUT IN PLAN 11133-037.

5. THE SURVEYOR HAS BEEN ADVISED THAT THE LAND IS SUBJECT TO A EASEMENT AS SET OUT IN PLAN 11133-037.

6. THE SURVEYOR HAS BEEN ADVISED THAT THE LAND IS SUBJECT TO A EASEMENT AS SET OUT IN PLAN 11133-037.

7. THE SURVEYOR HAS BEEN ADVISED THAT THE LAND IS SUBJECT TO A EASEMENT AS SET OUT IN PLAN 11133-037.

8. THE SURVEYOR HAS BEEN ADVISED THAT THE LAND IS SUBJECT TO A EASEMENT AS SET OUT IN PLAN 11133-037.

9. THE SURVEYOR HAS BEEN ADVISED THAT THE LAND IS SUBJECT TO A EASEMENT AS SET OUT IN PLAN 11133-037.

10. THE SURVEYOR HAS BEEN ADVISED THAT THE LAND IS SUBJECT TO A EASEMENT AS SET OUT IN PLAN 11133-037.

SURVEYOR'S CERTIFICATE

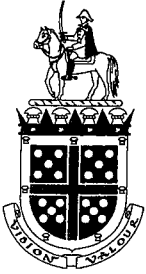
I, THE SURVEYOR, HAVE BEEN ADVISED THAT THE LAND IS SUBJECT TO A EASEMENT AS SET OUT IN PLAN 11133-037.

DATE 2012

A. SCARFORDS OLC

RDY-PENIK & EDWARD SURVEYING LTD.  
CHARTERS ROAD, SUITE 1  
BAYVIEW, ONTARIO, CANADA  
M2H 3P5  
TEL: (416) 223-0000 FAX: (416) 223-0001  
WWW.RPESURVEYING.COM  
JOB NO. 11-247 CAD FILE NO. 11247000  
MARCH 20, 2012 11:26:50





## COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT  
GARY A. COUSINS, M.C.I.P., DIRECTOR  
T 519.837.2600  
T 1.800.663.0750  
F 519.823.1694

ADMINISTRATION CENTRE  
74 WOOLWICH STREET  
GUELPH ON N1H 3T9

October 31, 2012

### ACKNOWLEDGEMENT OF APPLICATION

James Kennedy  
KLM Planning Partners Inc.  
64 Jardin Drive, Unit 1B  
Concord, Ontario L4K 3P3

Dear Mr. Kennedy:

Re: Application for Draft Plan of Subdivision, County File 23T-12001  
Application for County Official Plan Amendment – File OP-2012-06  
Solmar Development Corporation (4135199 Canada Inc., 2084937 Ontario Inc., Sebecca Enter.Corp.

Part of Lot 16 & 17, Concession 10, Part Lot 16, Concession 11, geographic Township of Erin,  
Erin Village, now Town of Erin

---

**Draft Plan of Subdivision File Number 23T-12001 and County Official Plan Amendment File Number OP-2012-06** have been assigned to the above referenced applications.

A complete list of names and mailing addresses with postal codes within 120m of the subject lands needs to be submitted. This list is to be reviewed by, dated by and signed by staff of the Town of Erin as the most current information.

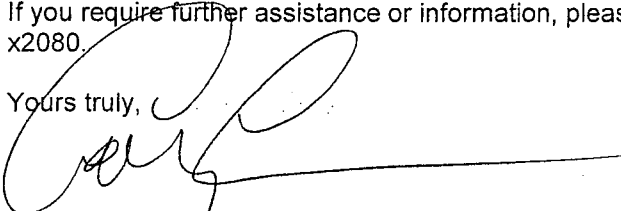
Thank you for the paper copies of the Draft Official Plan Amendment. We would appreciate receiving this in a Word format for our computer files.

It is the procedure of the County of Wellington to require a Notice of Proposed Draft Subdivision sign (requirements attached). Once the sign has been posted and we have received a photo, we will send you a notice to confirm whether your application is complete. If so, we will then circulate the application with additional information.

The County of Wellington's primary review planner for this file is Mark Van Patter.

If you require further assistance or information, please contact Mark Van Patter of this office at (519) 837-2600 x2080.

Yours truly,



Gary A. Cousins, MCIP, RPP  
Director of Planning and Development

cc—Town of Erin, Clerk



# Notice Sign Specifications and Confirmation

FOR OFFICE USE ONLY

Approved by: \_\_\_\_\_

Date: \_\_\_\_\_

File #: \_\_\_\_\_

For all County of Wellington applications for Official Plan Amendment, Plan of Subdivision and Plan of Condominium, the applicant is required to install notice signs in accordance with the following requirements:

1. The sign shall read as follows:

<p align="center"><b>NOTICE:</b></p> <p align="center">APPLICATIONS HAVE BEEN SUBMITTED FOR A DRAFT PLAN OF SUBDIVISION; COUNTY OFFICIAL PLAN; ERIN OFFICIAL PLAN &amp; ZONING BY-LAW AMENDMENTS</p> <p align="center"><b>COUNTY OFFICIAL PLAN – INCREASE GROWTH ALLOCATION AND DENSITY</b> <b>ERIN OFFICIAL PLAN - INDUSTRIAL &amp; FUTURE DEVELOPMENT TO RESIDENTIAL</b> <b>ZONING – FUTURE DEVELOPMENT TO INDUSTRIAL, HIGHWAY COMMERCIAL &amp; RESIDENTIAL</b></p> <p align="center"><b>DRAFT PLAN OF SUBDIVISION</b> <b>APPROXIMATELY 1239.5 RESIDENTIAL UNITS (SINGLE DETACHED, SEMI-DETACHED,</b> <b>MEDIUM DENSITY &amp; SENIORS HOUSING); EMPLOYMENT/COMMERCIAL;</b> <b>EMPLOYMENT/INDUSTRIAL; STORMWATER MANAGEMENT BLOCK; THREE PARKS;</b> <b>HIGH SCHOOL; CENTRAL SQUARE; PLACE OF WORSHIP;</b></p> <p align="center">FOR FURTHER INFORMATION PLEASE CALL - THE PLANNING AND DEVELOPMENT DEPARTMENT COUNTY OF WELLINGTON (519) 837-2600 EXT. 2160 AND REFER TO COUNTY FILE#(S) OP-2012-06 &amp; 23T-12001; TOWN OF ERIN FILE #(S) OPA 8 &amp; D14 12-05</p>
--

2. The application will not be circulated until proof has been submitted by the applicant to the Planning and Development Department that the sign has been properly installed (i.e. photograph) and this form has been signed and returned by the applicant.
3. Sign specifications:
 

Size	• 1.2 m wide by 1.2 m high, 0.6 metres minimum ground clearance to bottom of sign panel
Materials	• 20 mm exterior grade plywood panel, vertical posts to be 10 cm by 10 cm installed a minimum of 1.2 m below grade; 5 cm by 5 cm horizontal stringers to be located behind the top, bottom and centre of the sign panel.
Paint	• Sign panels and all structural members shall be painted on all sides and edges with two coats of exterior type matte finish white alkyd paint over a suitable primer. Lettering shall be painted in black on a white background.
Lettering	• The sign shall be professionally lettered or silk screened using upper case Helvetica Medium typeface or similar sans serif, size 30mm, 50 mm and 100 mm. The lettering must not be capable of being removed.
Location	• Notice sign(s) shall be located approximately 1.5 m from the property line along each street frontage of the property and midway between opposing property boundaries, and/or as directed by the Planning and Development Department.
Maintenance	• The applicant agrees that the sign will be maintained both in structure and paint work to the satisfaction of the County.

## To the County of Wellington Planning and Development Department:

The undersigned hereby agrees to construct and install the proposed sign(s) in accordance with the specifications contained herein and to maintain the sign(s) both in structure and paint work to the satisfaction of the County. The undersigned further agrees to remove the sign(s) within seven (7) days of approval, denial or closing of the application(s) by County Council or the Ontario Municipal Board, or the withdrawal of the planning application(s).

Signature \_\_\_\_\_

Print Name \_\_\_\_\_

☐ Owner☐ Owner's Agent

Date: \_\_\_\_\_





**Deborah Turchet**

GP-2012-06

**From:** Justin Mamone [JMamone@KLMPPlanning.com]  
**Sent:** Wednesday, November 14, 2012 8:44 AM  
**To:** Mark Van Patter  
**Cc:** Deborah Turchet; James Kennedy; Maurizio Rogato (mrogato@solmar.ca); sally.stull@erin.ca  
**Subject:** RE: Solmar/Erin - Notice Signs  
**Attachments:** Erin-20121113-00158.jpg; Erin-20121113-00155.jpg

**Importance:** High

Good Morning Mark,

Please find attached photos of the installed noticed signs, each located at the termini of Tenth Line at both Dundas Street and County Road 124. Also, I understand the Sally at the Town of Erin has provided you with the required list of residents within 120m of the subject lands. Therefore, I believe we have now satisfied all requirements to deem the submitted applications as complete. Sally, I trust the same is true regarding our applications to the Town of Erin.

We would appreciate if you could prepare and forward your Notice of Complete Application accordingly. As discussed on the phone the other day, the 30 day period following our submission has passed so we would appreciate if you could forward your notice as soon as possible. If you send this by regular mail, I would appreciate a PDF scanned copy of the notice sent to our attention by email as well.

Should you have any questions, please do not hesitate to give me a call.

Thank you,

**Justin Mamone** BES, MCIP, RPP  
JUNIOR PLANNER



KLM PLANNING PARTNERS INC.

64 Jardin Drive, Unit 1B Concord, Ontario L4K 3P3  
T 905.669.4055 (ext. 241) F 905.669.0097 E [jmamone@klmplanning.com](mailto:jmamone@klmplanning.com) W [www.klmpartners.com](http://www.klmpartners.com)

Please consider the environment before printing this email



NOTICE



# NOTICE:

APPLICATIONS HAVE BEEN SUBMITTED FOR  
A DRAFT PLAN OF SUBDIVISION, COUNTY OFFICIAL PLAN,  
ERIN OFFICIAL PLAN & ZONING BY-LAW AMENDMENTS  
COUNTY OFFICIAL PLAN - INCREASE GROWTH  
ALLOCATION AND DENSITY  
ERIN OFFICIAL PLAN - INDUSTRIAL & FUTURE  
DEVELOPMENT TO INDUSTRIAL & RESIDENTIAL  
ZONING - FUTURE DEVELOPMENT TO INDUSTRIAL  
HIGHWAY COMMERCIAL & RESIDENTIAL

DRAFT PLAN OF SUBDIVISION  
APPROXIMATELY 1240 RESIDENTIAL UNITS (SINGLE,  
DETACHED, SEMI-DETACHED, MEDIUM DENSITY &  
SENIOR HOUSING), EMPLOYMENT COMMERCIAL,  
EMPLOYMENT INDUSTRIAL, STORMWATER MANAGEMENT  
BLOCK, THREE PARKS, HIGH SCHOOL, CENTRAL  
SQUARE, PLACE OF WORSHIP

FOR FURTHER INFORMATION PLEASE CALL  
THE PLANNING AND DEVELOPMENT DEPARTMENT  
COUNTY OF WELLINGTON (519) 837-2800 EXT. 2100  
AND REFER TO FILE # OF 2012-06 & 21-12001  
TOWN OF ERIN FILE # (N) UPA & D12-12-01





## COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT  
GARY A. COUSINS, M.C.I.P., DIRECTOR  
T 519.837.2600  
T 1.800.663.0750  
F 519.823.1694

ADMINISTRATION CENTRE  
74 WOOLWICH STREET  
GUELPH ON N1H 3T9

November 19, 2012

Mr. James Kennedy  
KLM Planning Partners Inc.  
64 Jardin Drive, Unit 1B]  
Concord, Ontario L4K 3P3

Dear Mr. Kennedy:

Re: Solmar County Official Plan Amendment  
And Proposed Plan of Subdivision

---

I have accepted your applications as technically complete but I want to remind you that in earlier discussions with the company representative I have indicated that it would be premature to consider approval of the applications until the Settlement and Servicing Master Plan is complete and local council has the time to consider the implications of the study and determine a course of action.

The County will circulate the applications as required by the Planning Act.

Sincerely,

A handwritten signature in black ink, appearing to read "Gary Cousins", followed by a long horizontal line.

Gary Cousins, M.C.I.P., RPP  
Director of Planning and Development

cc—Town of Erin, Clerk







## COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT  
GARY A. COUSINS, M.C.I.P., DIRECTOR  
T 519.837.2600  
T 1.800.663.0750  
F 519.823.1694

ADMINISTRATION CENTRE  
74 WOOLWICH STREET  
GUELPH ON N1H 3T9

November 19, 2012

### NOTICE OF COMPLETE APPLICATION

James Kennedy  
KLM Planning Partners Inc.  
64 Jardin Drive, Unit 1B  
Concord, Ontario L4K 3P3

Dear Mr. Kennedy:

Re: Application for Draft Plan of Subdivision, County File 23T-12001  
Application for County Official Plan Amendment – File OP-2012-06  
Solmar Development Corporation (4135199 Canada Inc., 2084937 Ontario Inc., Sebecca Enter.Corp.

Part of Lot 16 & 17, Concession 10, Part Lot 16, Concession 11, geographic Township of Erin,  
Erin Village, now Town of Erin

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We hereby acknowledge that the above noted applications have been **received as complete on November 14, 2012.**

File Numbers 23T-12001 and OP-2012-06 have been assigned to your applications and are now being circulated to prescribed agencies and others for comments.

The County of Wellington's Planner, Mr. Mark Van Patter will be the primary review planner for this proposal. Please direct all correspondence and enquiries to Mr. Van Patter. Please direct telephone enquiries to 519-837-2600, extension 2080 or fax at 519-823-1694. In all instances please quote the County of Wellington's Assigned File Number as noted above.

#### **CIRCULATION:**

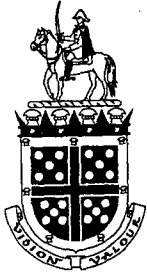
All agencies have been given until **January 18, 2013** to review the applications and to submit comments to the County of Wellington. The Town of Erin may file its report at a later date, if it becomes necessary to do so.

Yours truly,

Gary A. Cousins, MCIP, RPP  
Director of Planning and Development

cc—Kathryn Ironmonger - Town of Erin Clerk  
Sally Stull - Town of Erin Planner  
Maurizio Rogato, Solmar





## COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT  
GARY A. COUSINS, M.C.I.P., DIRECTOR  
T 519.837.2600  
T 1.800.663.0750  
F 519.823.1694

ADMINISTRATION CENTRE  
74 WOOLWICH STREET  
GUELPH ON N1H 3T9

November 19, 2012

Agencies and Persons Circulated

Dear Messrs. and Mesdames,

**Subject:** Application for Official Plan Amendment, County File OP-2012-06

**Owners:** Solmar Development Corporation (4135199 Canada Inc., 2084937 Ontario Inc., Sebecca Enterprises Corp.)

**Location:** Part of Lot 16 & 17, Concession 10, Part Lot 16, Concession 11, geographic Township of Erin, Erin Village, now Town of Erin

---

The County of Wellington has received an application to amend the County of Wellington Official Plan for the above noted property; and the application was **considered to be complete as of November 14, 2012** for purposes of the Planning Act process.

I am requesting that you provide comments on the proposed amendment to the County of Wellington's Planning Department by **January 18, 2013**. The Town of Erin will file its report at a later date after the public meeting has been held. The County will be requesting the Town of Erin to hold a public meeting on its behalf.

The application proposes to amend the County of Wellington's Official Plan to revise the projected growth for Erin Village to 2031 and to increase residential densities, to accommodate the development of a proposed draft plan of subdivision within the urban area of the Town of Erin.

### OTHER RELATED APPLICATIONS

Applications to the Town of Erin for amendments to the Local Official Plan Files (OPA 8) and Zoning By-law (D14 12-05) have been submitted concurrent with this application. A Draft Plan of Subdivision application to the County of Wellington has also been applied for being File No. 23T-12001.

### NEED TO MAKE SUBMISSIONS

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Corporation of the County of Wellington before the proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision of the Corporation of the County of Wellington to the Ontario Municipal Board.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Corporation of the County of Wellington before the proposed official plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to add the person or public body as a party.



Inquiries and written submissions about the application can be made to the County of Wellington's Planning and Development Department, Senior Planner, Mark Van Patter - **Telephone (519) 837-2600, ext. 2080; Fax (519) 823-1694 or at the above address.**

#### **REQUESTING NOTICE OF DECISION**

Subject to subsection (43), any person or public body may appeal a decision of the County of Wellington not later than 20 days after the day that the giving or written notice had been completed. If you wish to be notified of the decision of the Corporation of the County of Wellington in respect of this proposed County official plan amendment, you must make a written request to the Director of Planning and Development, Corporation of the County of Wellington, 74 Woolwich Street, Guelph, Ontario, N1H 3T9

#### **GETTING ADDITIONAL INFORMATION**

Additional information about the application is available for public inspection during regular office hours at the County of Wellington Administration Centre, Planning and Development Department, 74 Woolwich Street, Guelph, Ontario N1H 3T9; and at the Town of Erin's Municipal Office.

#### **NOTE:**

- 1) **Your comments on the application are required on or before January 18, 2013.**
- 2) If you have not submitted comments on the application on or before that date, it will be assumed that you do not have any concerns in respect of this matter.

**Please also send a copy of all responses, submissions to the local municipality, the Town of Erin – Kathryn Ironmonger, Clerk (5684 Trafalgar Road, Hillsburgh, R. R. #2 Erin, Ontario N0B 1Z0) and the applicant's agent – James Kennedy – KLM Planning Partners Inc. – 64 Jardin Drive, Unit 1B, Concord, Ontario L4K 3P3.**

Yours truly,



Gary Cousins, RPP, MCIP  
Director of Planning and Development

cc— James Kennedy – KLM Planning Partners Inc.



File No. 23T-12001  
OP-2012-06

Kathryn Ironmonger, Clerk  
Town of Erin  
5684 Trafalgar Road  
R. R. #2  
HILLSBURGH, ON N0B 1Z0

Executive Vice President, Law & Develop.  
Ontario Power Generation Inc.  
700 University Avenue  
TORONTO, Ontario M5G 1X6

Linda Dickson  
Community Emergency Management Coordinator  
474 Wellington Road 18, Suite 20  
R. R. #1  
FERGUS, Ontario N1M 0A1

County of Wellington – Engineering Dept  
74 Woolwich Street  
GUELPH, ON N1H 3T9

Wellington Catholic District School Board  
Attn: Dan Duszczyszyn  
75 Woolwich Street  
P.O. Box 1298  
GUELPH, ON N1H 3V1

Credit Valley Conservation Authority  
1255 Old Derry Road  
MISSISSAUGA, Ontario L5N 5R4

John La Chapelle  
Bell Canada  
100 Borough Drive, Floor 5 Blue  
TORONTO, Ontario M1P 4W2

Hydro One Networks Inc.  
Land Use Planning Section, attn Paul Dockrill  
Corporate Services – Real Estate  
483 Bay Street, 12<sup>th</sup> Floor, North Tower  
Toronto ON M5G 1X6

Upper Grand District School Board  
500 Victoria Road North  
GUELPH, Ontario N1E 6K2

Ron Grozelle  
Manager Distribution Planning  
Union Gas Limited  
50 Keil Drive  
CHATHAM, Ontario N7M 5M1

Bell Canada  
Manager, Access Network Provisioning  
575 Riverbend Drive 2<sup>nd</sup> Floor  
KITCHENER, Ontario N2K 3S3

Frederick Dufault, Planner  
Service de la planification  
Conseil scolaire de district catholique  
Centre-Sud 110, avenue Drewry  
TORONTO, Ontario M2M 1C8

Ron McGuigan  
Delivery Planning  
Canada Post Corporation  
300 Wellington Street  
LONDON, ON N3B 3P2







File No. 23T-12002  
OP-2012-06

County of Wellington – Treasurer

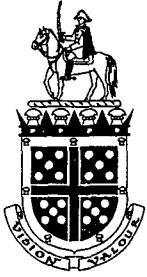
James Kennedy  
KLM Planning Partners Inc.  
64 Jardin Drive, Unit 1B  
Concord, Ontario L4K 3P3

Ministry of Municipal Affairs & Housing  
Municipal Services Office – Southwestern  
659 Exeter Road  
2<sup>nd</sup> Floor  
London, Ontario N6E 1L3

Ministry of Tourism, Culture & Sport  
Shari Prowse – Archeological Review Officer  
900 Highbury Avenue  
LONDON, Ontario N5Y 1A4

Tom Zadorsky  
Delivery Planning Officer  
Canada Post  
955 Highbury Avenue  
LONDON, ON N5Y 1A3





## COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT  
GARY A. COUSINS, M.C.I.P., DIRECTOR  
T 519.837.2600  
T 1.800.663.0750  
F 519.823.1694

ADMINISTRATION CENTRE  
74 WOOLWICH STREET  
GUELPH ON N1H 3T9

November 19, 2012

### REQUEST TO HOLD A PUBLIC MEETING

Kathryn Ironmonger, Clerk  
Town of Erin  
5684 Trafalgar Road (Hillsburgh)  
R. R. #2  
ERIN, Ontario N0B 1T0

**Subject:** Request to hold a public meeting – County of Wellington Official Plan OP-2012-06  
**Owners:** Solmar Development Corporation (4135199 Canada Inc., 2084937 Ontario Inc., Sebecca Enterprises Corp.)  
**Location:** Part of Lot 16 & 17, Concession 10, Part Lot 16, Concession 11, geographic Township of Erin, Erin Village, now Town of Erin

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I would like to ask the Town of Erin's Council to give notice of and to hold a public meeting on behalf of the County of Wellington to obtain input on the above application to amend the County's Official Plan.

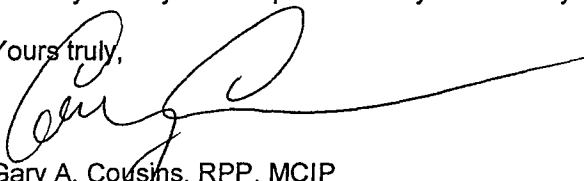
I am enclosing a copy of the application for the amendment to the County Plan, a draft of the proposed amendment and further information which should assist you in the giving of notice of, holding and reporting on the public meeting.

The notice of the public meeting shall be given in accordance with the current Planning Act's regulations.

Please confirm in writing that the Town of Erin's Council will hold the meeting; and ensure that the County of Wellington and your County Ward Councilor is on the circulation list and notice of the public meeting is given. If, for any reason, Town of Erin's Council cannot hold this meeting, please advise me and our Planning and Land Division Committee will hold the public meeting.

Thank you for your co-operation. If you have any questions please call Mark Van Patter or myself.

Yours truly,



Gary A. Cousins, RPP, MCIP  
Director of Planning and Development

cc— James Kennedy – KLM Planning Partners Inc.

Official Plan Amendment Appeal File: OP-2012-06 & 23T-12001 - Solmar Development Corp.  
4135199 Canada Inc., 2084937 Ontario Limited, and Sebecca Enterprises Corp.

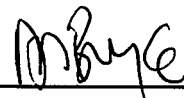
OMB File No.

APPELLANT:

Meaghan McDermid  
Davies Howe LLP  
10<sup>th</sup> Floor  
425 Adelaide Street West  
TORONTO, ON M5V 3C1

416 263 4514 (phone – direct line)  
416 977 7088 (fax)

[meaghanm@davieshowe.com](mailto:meaghanm@davieshowe.com)



---

Donna Bryce, Clerk  
County of Wellington



OP-2012-06 & 23T-12001 – Solmar Development Corp.

4135199 Canada Inc., 2084937 Ontario Limited, and Sebecca Enterprises Corp.

OMB File No.

**LIST OF WRITTEN SUBMISSIONS REQUESTING DECISION:**

Jurgen & Judy Pinkpank  
186 Daniel Street  
P.O. Box 591  
ERIN, ON N0B 1T0

6/11/13

Roy & Kerry Val  
18 Pine Ridge Road  
Erin, ON N0B 1T0

2/20/13

Shari & John Martin  
19 Erindale Drive  
Erin, ON N0B 1T0

2/28/13

Linda Saunders  
24 Waterford Drive  
Box 893  
Erin, ON N0B 1T0

3/5/13

Martin Hassenbach  
31 Douglas Crescent  
P.O. box 1777  
Hillsburgh, ON N0B 1Z0

3/5/13

Cathy & Bill Star  
8 Erinlea Crescent  
Erin, ON N0B 1T0

3/7/13

Martin & Rupika Lamprecht  
5420 Tenth line  
Erin, ON N0B 1T0

3/7/13

Karen & Rodney Flynn  
48 Waterford Drive  
Erin, ON N0B 1T0

3/7/13

Edward N. Delaporte Jr  
9 Aspen Court  
Erin, ON N0B 1T0

3/12/13

Bob & Janice Porter  
32 McCullogh Drive  
Erin, ON N0B 1T0

3/12/13



Shelley Foord & Liz Armstrong, co-Chairs  
Wastewater Solutions Group, Transition Erin  
Box 880, 92 Main Street  
Erin, ON N0B 1T0

3/19/13

Brad & Shelley Sheridan  
37 Waterford Drive  
Box 844  
Erin, ON N0B 1T0

3/15/13

Brett, Kelly & Brandie Kirk  
49 Waterford Drive  
Erin, ON N0B 1T0

3/28/13

Al & Debbie Puncher  
Box 17-96 Waterford Dr.  
Erin ON N0B 1T0

4/19/13

Linda Horowitz  
29 Waterford Drive  
PO Box 609  
Erin ON N0B 1T0

4/19/13

Judy Howitt & George Nicholl  
3 McCulloch Drive  
ERIN, ON N0B 1T0

4/24/13

Stephanie & Joe Andrews  
39 Waterford Drive  
ERIN, ON N0B 1T0

4/24/13

Matthew & Paulina Sammut  
6 Aspen court  
Erin, ON N0B 1T0

3/22/13

Brett & Wanda Lawrie  
2 Aspen Court  
Erin, ON N0B 1T0

3/15/13

Barb Sherar  
4 Cedar Ridge Court  
Erin, ON N0B 1T0

3/25/13

Donna Agnew  
1 Cedar Ridge Court  
Erin, ON N0B 1T0

3/28/13

Adam Ball  
17 McCulloch Drive  
Erin, ON N0B 1T0

4/23/13

Michael MacWilliam  
5481 10<sup>th</sup> Line  
ERIN, ON N0B 1T0

4/24/13

Larry & Linda Bentley  
20 Pine Ridge Road  
ERIN, ON N0B 1T0

4/24/13





Diane Sardi & Brooke Bradburn  
15 Aspen Court  
Erin ON N0B 1T0

4/30/13

George Graham  
9759 Dundas Street E  
Erin ON N0B 1T0

4/30/13

Stan & Jane Parzgnat  
9780 Wellington Road 52  
ERIN, ON N0B 1T0

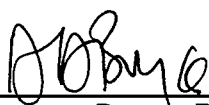
4/29/13

Brian Gray  
46 Treelong Crescent  
Erin ON N0B 1T0

4/30/13

Cam Lavers  
5 Erinwood Drive  
ERIN, ON N0B 1T0

5/29/13

  
\_\_\_\_\_  
Donna Bryce, Clerk  
County of Wellington



4135199 Canada Inc., 2084937 Ontario Limited, and Sebecca Enterprises Corp.

OMB File No.

**LIST OF WRITTEN SUBMISSIONS (Commenting Authorities):**

Community Planning and Development  
Ministry of Municipal Affairs and Housing  
Municipal Services Office - Southwestern  
659 Exeter Road, 2<sup>nd</sup> Floor  
LONDON ON N6E 1L3

(519) 873 4020  
1 800 265 4736

February 22, 2013

Josh Campbell MES, MCIP Rpp  
Manager Planner  
Credit Valley Conservation Authority  
1255 Old Derry Road  
MISSISSAUGA, ON NL5N 6R4

(905) 670 1615

[JCampbell@creditvalleycons.com](mailto:JCampbell@creditvalleycons.com)

January 14, 2013

Jennifer Passy, BEX MCIP RPP  
Upper Grand District School Board  
500 Victoria Road North  
GUELPH, ON N1E 6K2

(519) 822 2134

[jennifer.passy@ugdsb.on.ca](mailto:jennifer.passy@ugdsb.on.ca)

December 24, 2012

Pasquale Costanzo C.E.T.  
Technical Services Supervisor  
County of Wellington – County Engineer Dept  
74 Woolwich Street  
GUELPH, ON N1H 3T9

(519) 837 2600 x2250

[pasqualec@wellington.ca](mailto:pasqualec@wellington.ca)

January 17, 2013

Theresa Yu  
Delivery Planning Officer  
Canada Post Corporation  
955 highbury Avenue North  
LONDON, ON N5Y 1A3

(519) 494 0797

December 7, 2012

Hydro One  
185 Clegg Road  
MARKHAM, ON

(905) 946 6374

[subdivision@Hydroone.com](mailto:subdivision@Hydroone.com)

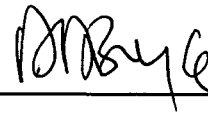
November 30, 2012



Bell  
Yeun  
Lina Raffoul, Manager  
Development & Municipal Services Control Centre  
Floor 5, 100 borough Drive  
SCARBOROUGH, ON M1P 4W2

(419) 296 6590 – Sandra Hugh-

November 22, 2012



---

Donna Bryce, Clerk  
County of Wellington



4135199 Canada Inc., 2084937 Ontario Limited, and Sebecca Enterprises Corp.

OMB File No.

**ADDITIONAL CIRCULATION:**

**Owner/Applicant**

James Kennedy, MCIP RPP  
KLM Planning Partners Inc.  
64 Jardin Drive, Unit 1B  
Concord, Ontario L4K 3P3

(905) 669 4055

**Guelph/Eramosa Municipal contacts**

Dina Lundy, Clerk  
Town of Erin  
5684 Trafalgar Road  
R. R. #2  
HILLSBURGH, ON N0B 2T0

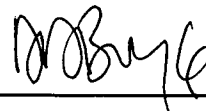
(519) 855 4407 x233  
[dina.lundy@erin.ca](mailto:dina.lundy@erin.ca)

Mayor Allan Alls  
5684 Trafalgar Road  
R. R. #2  
HILLSBURGH, ON N0B 2T0

(519) 855 4407 x232  
[allan.alls@erin.ca](mailto:allan.alls@erin.ca)

Councilor Pierre Brianceau  
County Ward 9  
5737 Third Line  
HILLSBURGH, ON N0B 2T0

(519) 855 3254  
[pierreb@wellington.ca](mailto:pierreb@wellington.ca)



---

Donna Bryce, Clerk  
County of Wellington





Wellington County

Draft Official Plan Amendment Appeal File: OP-2012-06 - Solmar Development Corp.

4135199 Canada Inc., 2084937 Ontario Limited, and Sebecca Enterprises Corp.

OMB File No.

FIDAVIT

## AFFIDAVIT

THAT at the direction of the Ontario Municipal Board, I, Donna Bryce, Clerk, Corporation of the County of Wellington, in the Province of Ontario.

MAKE OATH AND SAY as follows:

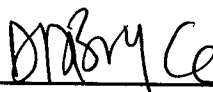
1. THAT the attached is a certified copy of the proposed Official Plan amendment.

DECLARED BEFORE ME at THE CITY of GUELPH

IN THE COUNTY of WELLINGTON

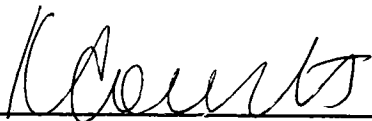
this 27<sup>th</sup> day of November

A.D. 2017



Donna Bryce, Clerk

County of Wellington



A Commissioner, etc.

KIM COURTS  
DEPUTY CLERK  
COUNTY OF WELLINGTON  
A COMMISSIONER OF OATHS  
IN THE PROVINCE OF ONTARIO



Leitch Fuels Ltd.  
11 Church St.  
Erin ON N0B 1T0

Upper Grand District School Board  
500 Victoria Rd N.  
Guelph ON N1E 6K2

Elisabeth Longstreet  
PO Box 347  
Erin ON N0B 1T0

Eungu Lee  
75 King St. E  
Unit 801  
Mississauga ON L5A 4G5

Bradley Armstrong  
9694 Sideroad 15  
RR#1  
Erin ON N0B 1T0

Donna Collins  
9656 Sideroad 15  
Erin ON N0B 1T0

Converting Holdings Inc.  
2 Rosetta St.  
Georgetown ON L7G 3P2

2169676 Ontario Limited  
40 Erin Park Dr.  
Erin ON N0B 1T0

1387363 Ontario  
40 Erin Park Dr.  
Erin ON N0B 1T0

1533788 Ontario Inc.  
3259 King St.  
RR#1  
Caledon ON L7C 0S9

Carmen Spadafora  
4139 Hickory Ave  
Mississauga ON L4W 1L1

Thomas Collis  
9697 Sideroad 15  
RR#1  
Erin ON N0B 1T0

Raymond Hall  
9693 Sideroad 15  
RR#1  
Erin ON N0B 1T0

Todd Patterson  
9687 Sideroad 15  
RR#1  
Erin ON N0B 1T0



Terrance Jasper  
7 Credit River Rd  
RR#1  
Erin ON N0B 1T0

Robert Pollock  
26 Credit River Rd  
RR#1  
Erin ON N0B 1T0

Robert Tolman  
21 Credit River Rd  
RR#1  
Erin ON N0B 1T0

Craig Saunders  
19 Credit River Rd  
RR#1  
Erin ON N0B 1T0

George Vagenas  
13 Credit River Rd  
RR#1  
Erin ON N0B 1T0

Raymond Roy  
11 Credit River Rd  
RR#1  
Erin ON N0B 1T0

Richard Turner  
9 Credit River Rd  
RR#1  
Erin ON N0B 1T0

Mary Hart-Chantler  
9667 Sideroad 15  
RR#1  
Erin ON N0B 1T0

Andre Leitert  
9669 Sideroad 15  
RR#1  
Erin ON N0B 1T0

Shelley Broderick  
5 Credit River Rd  
RR#1  
Erin ON N0B 1T0

Cameron Cuthbert  
3 Credit River Rd  
RR#1  
Erin ON N0B 1T0

John Thompson  
1 Credit River Rd  
Erin ON N0B 1T0

Marion Armstrong  
9678 Sideroad 15  
RR#1  
Erin ON N0B 1T0

4135199 Canada Inc.  
122 Romina Dr  
Concord ON L4K 4Z7



William Armstrong  
9678 Sideroad 15  
RR#1  
Erin ON N0B 1T0

2084937 Ontario Inc.  
122 Romina Dr.  
Concord ON L4K 4Z7

Stuart Royal  
9703 Dundas St. E  
Erin ON N0B 1T0

Wandsy Holdings Inc.  
255 Biscayne Cres  
Brampton ON L6W 4R2

Cassie Gairdner  
1290 Central Pky W  
Suite 710  
Mississauga ON L5C 4R3

Alan Grose  
48 Dundas St. E  
PO Box 113  
Erin ON N0B 1T0

George Graham  
9727 Sideroad 15  
RR#1  
Erin ON N0B 1T0

Gregory Rimmer  
5489 Tenth Line  
RR31  
Erin ON N0B 1T0

Robert Belair  
5459 Tenth Line  
RR#1  
Erin ON N0B 1T0

James Meek  
RR#1  
Erin ON N0B 1T0

Deborah Hill  
156 Montgomery Blvd  
Orangeville ON L9W 5B8

Elaine Heath  
9727 Dundas St. E  
RR#1  
Erin ON N0B 1T0

Roland Hill  
9727 Dundas St. E  
Erin ON N0B 1T0

Forrest Communications  
5952 Ninth Line  
RR#1  
Erin ON N0B 1T0





Meyer Corporate Valuations  
5952 Ninth Line  
RR#1  
Erin ON N0B 1T0

Helen Meyer  
5952 Ninth Line  
RR#1  
Erin ON N0B 1T0

Ljugodrag Radosavljevic  
11 Thompson Cres  
Erin ON N0B 1T0

Atoka Properties Ltd.  
PO Box 539  
Erin ON N0B 1T0

1733303 Ontario Limited  
2 Erin Park Dr  
SS1  
Erin ON N0B 1T0

Big Blue Machine Inc.  
51 Main St.  
GD  
Erin ON N0B 1T0

Donald Staddon  
c/o Don's Auto Electric  
6 Erin Park Dr.  
Erin ON N0B 1T0

2083166 Ontario Inc.  
91 Main St.  
PO Box 368  
Erin ON N0B 1T0

1209119 Ontario Limited  
1746 Alstep Dr  
Mississauga ON L5S 1W1

Sandcor Limited  
c/o Irene M Sanders  
RR#4  
Grand Valley ON L0N 1G0

Sandcor Limited  
c/o Irene Sanders  
16 Erin Park Dr.  
Erin ON N0B 1T0

Converting Holdings Inc.  
24 Erin Park Dr.  
Erin ON N0B 1T0



## Deborah Turchet

---

**From:** Mark Van Patter  
**Sent:** Wednesday, November 14, 2012 9:46 AM  
**To:** Gary Cousins; Deborah Turchet  
**Subject:** FW: Armstrong Lands...

---

**From:** Maurizio Rogato [mailto:mrogato@solmar.ca]  
**Sent:** November 14, 2012 9:38 AM  
**To:** Mark Van Patter  
**Cc:** Justin Mamone (JMamone@KLMPPlanning.com); James Kennedy (JKennedy@KLMPPlanning.com)  
**Subject:** Armstrong Lands...

Mark,

As per our discussion, please be advised, the 'Armstrong' lands fronting onto Dundas Street are not within Solmar's ownership and do not form part of the Draft Plan of Subdivision proposed.

Accordingly, the following lands surrounding the 'Armstrong' lands have been proposed as 'blocks' within the Draft Plan of Subdivision as follows:

- Blocks 802, 803, 804, 805, 806, 807, 808, 809 and 810.

I trust the above clarifies your request for information on the 'Armstrong' lands.

We have now fulfilled the County's requirements and are respectfully requesting you issue a letter of Complete Application.

Thank you,

Maurizio Rogato, B.U.R.Pl., M.C.I.P., R.P.P.



122 Romina Drive, Concord, Ontario L4K 4Z7  
Tel: (905) 660-9222 EXT. 230 Fax: (905) 660-4002  
[www.solmar.ca](http://www.solmar.ca)

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Personal information is collected and protected under the authority of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M-56.



**BY-LAW NO. \_\_\_\_\_**

A By-law to adopt Amendment No. XXX to the Wellington County Official Plan

The Council of the Corporation of the County of Wellington, pursuant to the provisions of the *Planning Act*, R.S.O. 1990, as amended, does hereby enact as follows:

1. **THAT** Amendment Number XXX to the Official Plan for the County of Wellington, consisting of the attached maps and explanatory text, is hereby adopted.
2. **THAT** this By-law shall come into force and take effect on the day of the final day of passing thereof:

READ A FIRST AND SECOND TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

READ A THIRD TIME AND PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
**WARDEN**

\_\_\_\_\_  
**CLERK**



**AMENDMENT NUMBER XXX**  
**TO THE OFFICIAL PLAN FOR THE**  
**COUNTY OF WELLINGTON**

PROPOSED  
OPA





**AMENDMENT NUMBER XXX  
TO THE  
COUNTY OF WELLINGTON OFFICIAL PLAN**

**INDEX**

**PART A - THE PREAMBLE**

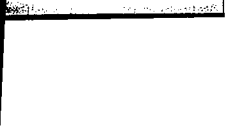
The Preamble provides an explanation of the proposed amendment including the purpose, location, and background information, but does not form part of this amendment.

**PART B - THE AMENDMENT**

The Amendment describes the changes and/or modifications to the Wellington County Official Plan, which constitute Official Plan Amendment Number XXX.

**PART C - THE APPENDICES**

The Appendices, if included herein, provide information related to the Amendment, but do not constitute part of the Amendment.



## PART A – THE PREAMBLE

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### **PURPOSE**

The purpose of the proposed Official Plan Amendment is to update the projected growth for Erin Village to 2031, to accommodate the development of a proposed draft plan of subdivision within the urban area of the Town of Erin.

### **BACKGROUND**

The County of Wellington Official Plan designates the subject lands as an "Urban Centre" on Schedule "A2", which classifies them as part of the urban system permitting residential uses of various types and densities, commercial, industrial and institutional uses as well as parks and open space where compatible.

The Growth Strategy Policies under Section 3.2 forecast that 83% of population growth will occur within the 15 urban centres identified in Wellington County.

Table 7, under section 3.3, allocates the growth for the Town of Erin. It projects population and households in 2011 as follows:

Erin Village:	3,000 people	1,050 households
Hillsburgh:	1,280 people	430 households
Rural Area:	<u>7,650 people</u>	<u>2,480 households</u>
Total	11,930 people	3,960 households

For the year 2031 it projects the following:

Erin Village:	4,400 people	1,530 households
Hillsburgh:	2,080 people	690 households
Rural Area:	<u>9,050 people</u>	<u>2,960 households</u>
Total	15,530 people	5,180 households

Accordingly, the projected increase in population and households between 2011 and 2031 is as follows:

Erin Village:	1,400 people	480 households
Hillsburgh:	800 people	260 households
Rural Area:	<u>1,400 people</u>	<u>480 households</u>
Total	3,600 people	1,220 households

This results in almost 60% of Erin's population in 2031 living in the rural area and almost 40% of the growth between 2011 and 2031. This would appear not to be in conformity with the Provincial Growth Plan insofar as 39.3% of all Erin's new growth is directed to the rural area, whereas the Growth Plan and PPS direct the majority of growth to urban/settlement areas.



Section 3.3.1 identifies an intensification target, which plans to achieve an overall minimum density of not less than 40 residents and jobs per hectare in Designated Greenfield Areas.

The housing policies of Section 4.4.4 also require that new developments strive to attain at least 16 units per gross hectare in newly developing subdivisions. It also encourages the introduction of medium density housing types in new subdivisions, which will be incorporated into the proposed development through townhouse dwellings and low-rise apartments.

In order to achieve these targets, and accommodate development at an appropriate and efficient density, the projected growth targets for the Village of Erin should be increased.

With respect to "Medium Density Development", section 8.3.5 a) identifies a maximum density for this type of development on full municipal services of 35 units per hectare (14 units per acre) for townhouses, and 75 units per hectare (30 units per acre) for apartments".

The proposed development includes townhouse and apartment dwellings, each being situated on small sized blocks. These result in a higher calculated density than permitted, therefore an additional amendment is required to increase the maximum permitted density for medium density development in both townhouse and apartment format.

### **SUMMARY AND BASIS OF KEY CHANGES PROPOSED**

The proposed changes in the amendment will be to the following sections:

#### **Part 3 Wellington Growth Strategy**

- To update Table 7 - ERIN, and increase the projected total population for Erin Village from 4,400 to 5,900 in 2031 and the projected total households from 1,530 to 2,050 accordingly.

#### **Part 9 Local Planning Policies**

- To add special policy area "PA2-4" to section 9.3.2 Policy Areas (Erin Local Policies) that allows for a maximum permitted density of 55 units per hectare for townhouses and apartment types at up to 165 units per hectare for apartments for medium density development on full municipal services on the subject lands.

#### **Schedule A2 - Erin**

- To add the boundary of special policy area "PA2-4" to the Schedule.



## PART B – THE AMENDMENT

All of this part of the document entitled Part B – The Amendment, consisting of the following text and table constitute Amendment No. XXX to the Official Plan of the County of Wellington.

The Official Plan of the County of Wellington is hereby amended as follows:

1. THAT section 3.5 – Allocating Growth is amended by deleting Table 7 and replacing it with the following:

**TABLE 7  
ERIN**

	<b>2006</b>	<b>2011</b>	<b>2016</b>	<b>2021</b>	<b>2026</b>	<b>2031</b>
<i>Total Population <sup>1</sup></i>	11,680	11,930	13,080	15,170	16,370	17,080
<i>Households</i>	3,810	3,960	4,360	5,060	5,450	5,690
<i>Total Employment <sup>2</sup></i>	3,550	3,590	3,780	4,600	5,020	5,460

### **Urban Centres**

	<b>2006</b>	<b>2011</b>	<b>2016</b>	<b>2021</b>	<b>2026</b>	<b>2031</b>
<b>ERIN VILLAGE</b>						
<i>Total Population <sup>1</sup></i>	3,020	3,000	4,200	6,000	6,900	7,320
<i>Households</i>	1,010	1,000	1,400	2,000	2,300	2,440
<b>HILLSBURGH</b>						
<i>Total Population <sup>1</sup></i>	1,240	1,280	1,380	1,610	1,850	2,080
<i>Households</i>	410	430	460	540	610	690





2. THAT section 9.3.2 – Policy Areas is amended by adding the following text:

**PA2-4 (NAME?)**

Notwithstanding any other provisions of this Plan to the contrary, on the lands identified as PA2-4 on Schedule "A2", that medium density development on full municipal services should not exceed 55 units per hectare (18 units per acre) for townhouses, and 165 units per hectare (67 units per acre) for apartments.

3. THAT Schedule A2 (Erin) is amended by adding the PA2-4 policy area, as illustrated on Schedule "A" attached hereto.



[illegible]



**Ministry of  
Municipal Affairs  
and Housing**

Municipal Services Office -  
Western

659 Exeter Road, 2<sup>nd</sup> Floor  
London ON N6E 1L3  
Tel. (519) 873-4020  
Toll Free 1-800-265-4736  
Fax (519) 873-4018

**Ministère des  
Affaires municipales  
et du Logement**

Bureau des services aux municipalités -  
région de l'Ouest

659, rue Exeter, 2<sup>e</sup> étage  
London ON N6E 1L3  
Tél. (519) 873-4020  
Sans frais 1 800 265-4736  
Télé (519) 873-4018



RECEIVED

FEB 28 2013

COUNTY OF WELLINGTON  
Planning & Development Dept.

February 22, 2013

Mr. Mark Van Patter  
Senior Planner  
County of Wellington  
Planning and Development Department  
74 Woolwich Street  
Guelph, ON, N1H 3T9

Dear Mark,

**Re: Proposed County Official Plan Amendment, County File No: OP-2012-06**  
**Owner: Solmar Development Corporation**  
**Agent: James Kennedy, KLM Planning Partners Inc.**  
**Location: Part of Lot 16 & 17, Concession 10, Part Lot 16, Concession 1**  
**(geographic Township of Erin)**  
**Town of Erin, County of Wellington**

Thank you for your recent circulation of the above-noted matter.

It is understood the purpose of this Official Plan Amendment (OPA) application is to amend the Wellington County's Official Plan by revising the projected growth for Erin Village to 2031 and to increase residential densities to accommodate the development of a proposed draft plan of subdivision within the urban area of the Town of Erin on full municipal services. The proposed development consists of 570 single detached, 472 semi-detached and 48 townhouse dwellings. The plan also includes two blocks for seniors apartments and medium density apartments respectively, providing for an estimated 1,240 units. There are additional blocks identified for three parks, a central square, place of worship, high school, commercial, employment, natural heritage and stormwater management.

In addition to this County OPA it is understood a local official plan amendment and a zoning by-law amendment have been submitted. It is also understood a draft plan of subdivision application has been submitted to the County being File No. 23T-2001.

The County of Wellington is the delegated approval authority for this matter. Subsection 3(5) of the *Planning Act* requires County Council decisions to be consistent with the 2005 Provincial Policy Statement (PPS) and to conform with the Growth Plan for the Greater Golden Horseshoe. The Ministry offers the following comments for the County's consideration.

**Ministry of Infrastructure (MOI)**

Official Plan Amendment No. 65 (OPA 65) constituted the County's Growth Plan conformity exercise and came into effect on June 26, 2009. As the approval authority for the above-noted matter, the County should ensure the proposed amendment conforms with OPA 65 and the Growth Plan.



It is noted the County proposes to amend the County's Official Plan to increase the population and household forecasts allocated to the Town of Erin to 2031. The County also proposes an increase in density on lands within the designated greenfield area of the Erin Village settlement area. On the subject lands, the Solmar Development Corporation is proposing a residential subdivision that would allow for an estimated 1,240 mix of single- and semidetached, townhouse and apartment units.

### **Growth Forecasts**

MOI wishes to advise the County may not increase the growth allocations to any of its lower-tier municipalities without updates or modifications to the County's forecasts to 2031 in OPA 65. Any County decision on any development application has to conform with OPA 65 and the Growth Plan.

Growth Plan policy 2.2.1.1 requires that population and employment forecasts contained in Schedule 3 for all upper- and single-tier municipalities will be used for planning and managing growth in the Greater Golden Horseshoe (GGH). In a letter dated June 19, 2008, MOI determined the disaggregated growth forecasts to 2031 for the County of Wellington (122,000 people and 54,000 jobs) and the City of Guelph (175,000 people and 92,000 jobs). Approximately 24,000 people and 12,000 jobs were identified as "future allocated growth" to 2031.

### **Proposed Amendment 2**

Proposed Amendment 2 to the Growth Plan was released for consultation to update the growth forecasts and to extend the horizon of the forecasts. As you are aware, the County and MOI are currently in discussions regarding the proposed growth forecasts and the unallocated growth. MOI recommends that the County defer any decision on the proposed amendment in Erin pending the outcome of the Proposed Amendment 2 discussions.

Through these discussions, the County may request the Minister for a portion of the unallocated growth to 2031. The Minister of Infrastructure may allocate a portion of the unallocated growth to the County to accommodate more growth to 2031, which the County, would allocate as per Growth Plan policy 5.4.2.2(a). Growth Plan Policy 5.4.2.2(a) requires that where planning is conducted by an upper-tier municipality, the upper-tier municipality, in consultation with the lower-tier municipalities, will allocate the growth forecasts provided in Schedule 3 to the lower-tier municipalities.

### **Minimum Intensification and Density Targets**

In a letter dated August 21, 2009, the Minister of Infrastructure issued alternative intensification and density targets to the County of Wellington. These targets were based on the County's submission and supporting materials requesting alternative targets. The Minister's letter also states that "as per policy 5.4.1.5 of the Growth Plan, these targets represent minimum standards. Planning authorities and municipal decision-makers are encouraged to go beyond these minimum standards where possible."

The County is encouraged to achieve higher densities than the minimum alternative density targets issued by the Minister of Infrastructure as per policy 5.4.1.5 of the Growth Plan. The County would still have to use the growth forecasts determined by the Minister for planning and managing growth as per Growth Plan policy 2.2.1.1. As more intense development occurs in the built-up area and the designated greenfield area, the County may have a lesser need to expand the settlement area boundary to accommodate the growth forecasts. This would need to be considered in future analyses of the County's lands needs and future forecast allocations to the lower-tier municipalities.

As well, Growth Plan policy 2.2.1.2 states that the Minister of Infrastructure will review the forecasts contained in Schedule 3 at least every five years in consultation with





municipalities, and may revise the forecasts. A municipality that realizes higher growth as a result of higher rates of intensification within the built boundary and/or more dense development in the designated greenfield area than the minimum targets, would be captured in future reviews of the Growth Plan's forecasts.

### **Other Comments**

MOI notes on Table 7 of the County's proposed amendment, the proposed increases to the population and households forecast to 2031 for the Town of Erin appear to be inconsistent with the equivalent increases for Erin Village-Urban Centre. It is also unclear how the County's proposed increases to the 2031 forecast in Erin relate to: 1) the Solmar draft plan of subdivision; and, 2) OPA 65 for conformity with the Growth Plan, in particular, the forecasts for the other lower-tier municipalities in the County. Could the County please clarify these observations.

### **Ministry of Environment (MOE)**

MOE has reviewed the information submitted in support of the above-noted application in order to determine whether adequate consideration has been given to those areas of interest that are directly within the mandate of MOE. Namely, matters of land use compatibility given the multiple uses that the Solmar development proposes, and matters that pertain to the ability to provide full municipal services as proposed.

### **Land Use Compatibility**

As submitted and noted above, the proposed development will consist of residential development (at various densities), commercial and industrial development, open space, a place of worship and a secondary school site. Lands have also been identified to provide stormwater management. MOE's review of the documents, particularly the KLM Planning Justification Report failed to find any specific direction that addressed what measures would be taken to ensure that there is no incompatibility of land use as a result of the proximity of the proposed industrial component and lands that are to be developed for residential use. This is not an issue if the County of Wellington Official Plan contains sufficient policy direction to ensure that buffering, separation distances and other effective and reasonable measures will be required to protect both residential and industrial uses.

### **Servicing**

The supporting reports indicate the intent of Solmar is to construct a wastewater treatment facility to service their development. The technology would be a modular type of plant that could be augmented to enable connections to existing development within Erin, and service new growth in addition to the Solmar proposal. Solmar has also indicated its intent to construct a required pumping station and the sanitary sewer network to service its development. The bulk of details concerning the servicing of this development were outlined in the Functional Servicing Report SOLMAR Erin Lands, Schaeffers Consulting Engineers, October 2012.

By way of necessary background, the Town of Erin has approached MOE several times in the past to discuss the potential of a municipal sewage treatment plant that would discharge to the West Credit River. Proposals have not been supported by MOE, due in large part to consideration of the need to protect the high quality aquatic ecosystem in this branch of the Credit River. This branch of the Credit River provides cold water habitat to one of the few remaining self-sustaining wild brook trout populations in southern Ontario. The Credit River above Inglewood up to the bottom of the Niagara Escarpment World Biosphere Reserve is home to a thriving population of resident brown trout. Rainbow Trout and Atlantic Salmon are also common at the Forks Provincial Park. Water quality in this branch of the Credit River is exceptional.

To date, development has been restricted to private sewage servicing, although municipal water systems operate in the Villages of Erin and Hillsburgh. The Village of Erin now also contains a Waterloo Biofilter communal system for the Centre 2000 development and a communal Class 4



system for the Erin High School. In a number of instances, development on small lots has now resulted in septic system failure. Given the risk of contamination from these failing systems, MOE has agreed to consider municipal sewage treatment. Due to the importance of the West Credit River, the water pollution control plant would have to feature Best Available Technology to result in as "clean" an effluent as possible to protect the fishery resource value of this water body.

Accordingly, the Town in close consultation with Credit Valley Conservation, has been studying the River and the Erin area as part of a Servicing and Settlement Master Plan being conducted in accordance with the requirements of the MEA Class Environmental Assessment. The Master Plan is not complete so the course the Town will take to address present and future servicing requirements is not yet certain. It is our understanding that the Master Plan is to be completed in February, 2013.

Notwithstanding the incomplete status of the Master Plan, the Functional Servicing Report indicates that:

"The SOLMAR lands development project is based on the future development of a centralized treatment system that is accessible to the site via a future gravity sewer or forcemain." (p.8)

It is important to note this is only viable if the result of the Master Planning process concludes that a sewage treatment facility can in fact be constructed to discharge to the West Credit River and produce a consistent high quality effluent. To that end, MOE Hamilton staff expect that an assimilative capacity study for a sewage treatment plant will be part of the Servicing and Settlement Master Plan. Staff of this office will review and comment upon the Plan both in terms of whether it has met the requirements of environmental assessments and for technical accuracy. The consultant concludes that the proponent will "...commit input and resources towards developing a feasible solution that will service the proposed development whether it is through a Village-wide sewage collection station or the development of septage receiving stations...". If a "septage receiving station" amounts to a holding tank, it is unlikely that the Ministry would support the provision of holding tanks for new housing development.

With respect to water supply, municipal water is already being provided to both Erin and Hillsburgh. None of the supporting documents are clear as to whether the existing water supply would be adequate to accommodate the very significant increase in demand that the Solmar development would result in. If current water supply is inadequate, an environmental assessment to determine infrastructure improvements required to provide an adequate water supply should be conducted in parallel with any environmental assessments associated with the sanitary servicing.

Therefore, MOE suggests the proposed development is premature and are therefore unable to support the approval of this amendment at this time. The Town of Erin has yet to determine its vision for the urban villages of Erin and Hillsburgh. The Town has also neither concluded, nor been able to demonstrate the viability of a centralized wastewater treatment plant, at a given rated capacity, or even its location. Similarly, it is unclear as to what improvements/expansions would be required in order to provide municipal water to the Solmar development.

### **Summary**

In summary, to approve the proposed amendment the County needs to be satisfied that the proposed amendment conforms with the County's Official Plan (OPA 65) and Section 2.2 of the Growth Plan for the Greater Golden Horseshoe. As noted above, the County may not increase the growth allocations to any of its lower-tier municipalities without updates or modifications to the County's forecasts to 2031. As you are aware, the County and MOI are currently in discussions regarding the proposed growth forecasts and the unallocated growth. It is



recommended the County defer any decision on the proposed amendment pending the outcome of the Proposed Amendment 2 discussions.

Similarly, the Town of Erin has initiated a Servicing and Settlement Master Plan in accordance with the requirements of the MEA Class Environmental Assessment. The Master Plan is not complete so the course the Town will take to address present and future servicing requirements is not yet certain. Until the Town of Erin has completed the Servicing and Settlement Master Plan and determined its vision for the urban villages of Erin and Hillsburgh, it is suggested approval of the proposed amendment is premature.

When a decision is made regarding this proposed amendment, the Ministry requests a copy of the County's decision. We would also be pleased to coordinate a meeting between the County and any of the partner ministries to discuss these comments further.

If you have any questions regarding these comments, please telephone me at (519) 873-4695.

Sincerely,



Dwayne Evans, M.A., MCIP, RPP  
Planner  
Municipal Services Office-Western

c.c. Maya Harris, MOI (Toronto)  
Barb Slattery, MOE (Hamilton)  
Kathryn Ironmonger, Clerk, Town of Erin (Hillsburgh)  
James Kennedy, KLM Planning Partners Inc. (Concord)





January 14, 2013

Gary Cousins  
County of Wellington  
Planning and Development Department  
74 Woolwich St.  
Guelph, ON N1H 3T9

**Re: Solmar Development Corp.  
County of Wellington - 23T 12/001 & OP-2012-06; Town of Erin - OPA 8 & D14 (OZ) 12-05  
Part Lot 16 & 17, Concession 10 & 11  
Town of Erin**

---

Thank you for the opportunity to provide comments on the above noted application. Credit Valley Conservation (CVC) staff has had an opportunity to review the following submitted materials:

1. Planning Justification Report Proposed Amendments to the Official Plan, Draft Plan of subdivision and Amendment to the Zoning By-Law, KLM Planning Partners Inc. October 2012;
2. A Soil Report to Solmar Development Corp. Phase One Environmental Site Assessment Proposed Residential Development 5507 10<sup>th</sup> Line, Town of Erin. Soil Engineers Ltd. April 12, 2012;
3. A Soil Report to Solmar Development Corp. A preliminary Soil Investigation for Proposed Subdivision Development North-East of Sideroad 15 and 10 Line, Town of Erin. Soil Engineers Ltd. April, 2012;
4. A Report to 2084937 Ontario Ltd. And 4135199 Canada Inc. A Soil Investigation for Proposed Residential Development Part of Lots 16 and 17, Concession 10 Wellington Road 124 and 10<sup>th</sup> Line, Town of Erin. Soil Engineers Ltd. March 2011;
5. A Soil Report to Solmar Development Corp. Phase One Environmental Site Assessment Proposed Residential Development Part of Lots 16 and 17, Concession 10, Town of Erin. Soil Engineers Ltd. November 17, 2008;
6. Stormwater Management Report Solmar Erin Lands Town of Erin, Schaeffers Consulting Engineers, October 2012; and
7. Solmar Holdings Corp. Environmental Impact Statement, Dillon Consulting Limited October 10, 2012
8. Proposed Draft Plan of Subdivision – Drawing No. -12:1 KLM Planning Partners Inc. September 24, 2012.

Please find below CVC staff's comments for your consideration:

#### PROPOSAL

It is our understanding the subject application proposes the construction of a mixed-use community consisting of residential, commercial, employment, institutional and open space uses.

#### GENERAL COMMENTS

1. CVC staff understands the subject applications will not be granted final approval until such time the on-going Servicing and Settlement Master Plan (SSMP) has been completed. Among other issues, the SSMP is to provide guidance and recommendations related to growth management, potential impacts of development on environmental and natural heritage resources, servicing (water and waste water) and stormwater management. From the submitted materials, it appears the applicant has requested the subject planning applications (major development) be reviewed concurrently with the SSMP process – please note CVC staff has no objection to this approach recognizing it has been acknowledged further planning approvals will not be approved until the completion of the SSMP.
2. From the submitted materials it appears as though the proposed development is to be constructed in 2 Phases. The first phase (drainage area A) includes the lands on Part Lots 16 and 17 (Concession 10) and the





January 14, 2013

Re: Solmar Development Corp.  
County of Wellington - 23T 12/001 & OP-2012-06; Town of Erin - OPA 8 & Z12-05  
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second phase (drainage area B) the lands on the West half of Lot 16, Concession 11. Prior to any final approvals for the subject applications is expected that a comprehensive functional servicing and stormwater management strategy for the entire development be satisfactorily completed to ensure a coordinated approach and confirm feasibility.

3. Further to Item 2 above, the Environmental Impact Statement submitted identifies the need for additional analyses to determine the location and extent of natural heritage features and areas on the site – most notably significant wildlife habitat, (significant) habitat of endangered and threatened species, fish habitat, provincially significant wetlands, significant woodlands and valleylands. Additionally, it is unclear as to the appropriateness and extent of buffers proposed to mitigate potential negative impacts on the natural features or their ecological functions. In this regard, it is expected that prior to any final planning approvals being granted for either phase of the development the Environmental Impact Statement (EIS) be satisfactorily completed – including input from the Ministry of Natural Resources on their interests in determining the location of natural heritage features and areas (i.e. PSW and significant habitat of endangered and threatened species) and the Endangered Species Act.

#### PLANNING

4. From the information provided it is unclear if the proposed limits of development appropriately address CVC's interests in this application. In this regard, upon addressing the more detailed technical items below, the limits of development are to be established with consideration for the following:
  - a. Erosion Hazard plus minimum 10 metre buffer – this includes slope stability, toe erosion and meander belt components (top of bank to be staked by CVC staff and may require further geotechnical and geomorphology assessment);
  - b. Flood Hazard plus minimum 10 metres (note: further analysis may be required where spill area or backwater determined to exist);
  - c. Staked limit of natural heritage features and areas including:
    - i. Provincially significant wetlands plus minimum 30 metres (to be staked by MNR staff);
    - ii. Locally significant wetland(s) plus minimum 10 metres (to be staked by CVC staff)
    - iii. Significant woodland plus minimum 10 metres;
    - iv. Significant wildlife habitat plus a buffer as determined by the approved EIS;
    - v. Significant habitat of endangered and threatened species plus a buffer as determined by the approved EIS;
    - vi. Any other significant natural area or natural feature to be protected plus a buffer as determined by the approved EIS.

The above should be discussed and incorporated into the EIS (i.e. environmental features/hazard map), including recommendations for mitigation measures required to ensure there will be no negative impacts on the natural features or their ecological functions.

5. CVC staff recommends all lands containing natural hazards and natural heritage features and areas to be protected, including their associated buffers, be placed in an appropriate official plan designation and zoning category (e.g. greenlands, environmental protection etc.) to protect them in perpetuity. Additionally, CVC staff recommends the above referenced lands be dedicated to an appropriate public agency for conservation and risk management purposes.



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## HYDROGEOLOGY

6. CVC staff generally agrees with the proposed approach and recommendations provided in the preliminary hydrogeological assessment. Subsequent submissions should also consider/address the following:
  - a. Please ensure further hydrogeology assessment is coordinated with the proposed SWM plan – the report should confirm the proposed SWM plan is appropriate for the hydrogeological conditions. The coordination should focus on: water balance; infiltration rates; site grading; and potential interactions between SWM facilities and groundwater. Please also note where underground servicing may require trench collars or other methods to mitigate potential alteration of groundwater flow conditions;
  - b. The next hydrogeological assessment should reference the EIS report and identify and assess any groundwater contributions to surface water and other natural features (see Item 14 below);
  - c. The next hydrogeological assessment should reference the findings of the geotechnical investigations completed by Soil Engineers, including the hydrogeological information in the Erin SSMP to confirm conclusions. The long term groundwater level and quality data from CVC's nearby PGMN well (formerly Erin Well 6) can be provided and should also be considered. Additionally, it would be helpful if the groundwater level and quality conditions at the nearby aggregate pit (if available) were compared to data collected from the on-site wells completed in the sand and gravel deposit.
  - d. Note that 2012 was a very dry year and to-date groundwater levels across the watershed generally have not recovered to seasonal norms. It may be necessary to measure on-site groundwater levels until at least spring 2014 to ensure that the high groundwater table condition is appropriately captured by monitoring efforts. Identification of typical high groundwater level conditions may also be facilitated by comparison of on-site data to off-site monitoring wells where long term data are available. The groundwater observations made by Soil Engineers in open boreholes should not be considered to reliably indicate high groundwater levels at the site.
  - e. The definition of groundwater flow patterns at the site should include both vertical and horizontal flow, and should therefore include identification of vertical gradients at representative monitoring locations.

The assessment further recommends the work program be reviewed with CVC staff prior to implementation. CVC staff supports this and welcome the opportunity to meet to discuss further. Please contact the undersigned to arrange a meeting at your convenience.

## ENGINEERING

7. Please provide preliminary Grading Plans in support of the proposed servicing measures.
8. Further to Item 6 b) above, a feature based water balance assessment may be required to ensure sub-catchments to the wetlands and other natural features are maintained such that no negative impacts result. Please revise the submitted EIS to provide recommendations regarding maintaining the hydrology to/from natural features to be protected – this should include supporting drawings such as pre and post development subcatchments and recommended mitigation measures.
9. CVC staff support the use of stormwater best management practices, including Low Impact Development (LID), as part of a treatment train approach to stormwater management. To potentially reduce requirements



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for additional infrastructure and future maintenance of traditional SWM measures further opportunities to implement SWM BMPs should be explored. Please contact the undersigned to discuss this matter further.

### *Hydrology*

10. Existing condition hydrology has been developed using OTTHYMO where parameters such as rainfall distribution are different from typical CVC modeling standards. Please note that CVC staff are currently conducting a Peak Flow Study to develop target peak flows and unit area flow rates for the entire watershed. Although the study is not yet complete, target peak flows are available and should be used as target flows for this development. Please contact Rizwan Haq (extension 274) to obtain the target peak flows for this area.

### *Stormwater Management*

11. Please confirm the proposed SWM plan is consistent with CVC's Stormwater Management Criteria (August 2012) – copies of the criteria document may be found at <http://www.creditvalleyca.ca/wp-content/uploads/2012/09/CVC-SWM-Criteria-Appendices-August-2012.pdf>

From an initial review, it appears no erosion control criteria has been identified for the stormwater management plan for either Drainage Area 'A' or 'B'. The following is summary criteria from CVC's Stormwater Management Criteria, August 2012, refer to the document for detail, which is available from CVC website:

- At a minimum, detain 5 mm on-site where conditions do not warrant a detailed analyses described in Section 4.3 of the guideline.
  - If it is determined the site drains to a 'sensitive creek', or a subwatershed study or EIR is required, the proponent must complete a geomorphic assessment study to determine the site appropriate erosion threshold (refer to Figure 4-1 of the guideline);
  - For sites with SWM ponds, 25mm-48hr detention may also be required, depending on the results of the erosion assessment.
12. Further to Item 10 above, it appears Drainage Area 'B' (7.3ha) is proposed to be treated by an oil grit separator to address stormwater quality criteria. Please be advised CVC staff do not support the use of Oil & Grit separators to address Enhanced Level stormwater quality criteria. Additionally, please clarify how stormwater erosion control criteria are being provided for this drainage area.
  13. Please further consider the impacts of the development as it relates to treated and untreated stormwater runoff temperatures – traditionally designed SWM ponds and runoff from urban areas typically result in increased runoff temperatures. Please revise the SWM plan to further consider appropriate thermal mitigation measures as necessary.
  14. From the submitted materials it appears as though the proposed SWM pond is to outlet to the existing municipal storm sewer system. Please confirm the existing storm sewer pipe has capacity for the additional flows and the associated outlet is appropriately designed – please submit the appropriate supporting materials.
  15. Quantity Control Performance (Page 6) – Please note that downstream impacts due to increase peaks will be required to the point where developed property is 10% of the total drainage area (refer to CVC's Stormwater Management Criteria, page-15). Please revise the submitted SWM report as necessary.



January 14, 2013

Re: Solmar Development Corp.  
County of Wellington - 23T 12/001 & OP-2012-06; Town of Erin - OPA 8 & Z12-05  
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#### ECOLOGY

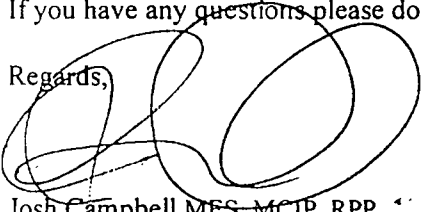
16. It is recommended the Ministry of Natural Resources be contacted to confirm the location and extent of significant habitat of endangered and threatened species on the subject lands, including any requirements pursuant to the Endangered Species Act.
17. Recognizing the submitted EIS needs further revision to fully assess the location/extent of natural heritage features and areas on the subject property and recommended mitigation measures to ensure no negative impacts result from the proposed development, additional more detailed ecology related comments will be provided once the Items above have been satisfactorily addressed – particularly Items 3, 4, 7 and 15 have been satisfactorily addressed.

#### RECOMMENDATION

Based on the above, it is premature for CVC staff to provide final recommendations for this application as currently submitted. To assist in expediting subsequent technical review please ensure the applicant includes a brief but detailed covering letter outlining how each of the items listed above have been addressed.

If you have any questions please do not hesitate to contact the undersigned at 905-670-1615 ext. 289.

Regards,



Josh Campbell MES, MCIP, RPP  
Manager, Planning

Cc: Kathy Ironmonger, Town of Erin (email only)  
Sally Stull, Town of Erin (email only)  
James Kennedy, KLM Planning Partners Inc. (email only)







# UPPER GRAND DISTRICT SCHOOL BOARD

**Jennifer Passy BES, MCIP, RPP**

*Manager of Planning*

Board Office: 500 Victoria Road N. Guelph, ON N1E 6K2

Email: [Jennifer.passy@ugdsb.on.ca](mailto:Jennifer.passy@ugdsb.on.ca)

Tel: 5 9-822-4420 ext. 820 or Toll Free: 1-800-321-4025

December 24, 2012

PLN: 12-48

File Code: R14

County of Wellington  
Planning & Development  
74 Woolwich Street

Guelph, ON N1H 6H9

Attention: **Mr. Gary Cousins,**  
**Director of Planning & Development**

**Re: Proposed Draft Plan of Subdivision 23T-12001 & Official Plan Amendment OP-2012-06**  
**Solmar Development Corporation**  
**Part of Lot 16 & 17, Concession 10, Part of Lot 16, Concession 11. Geographic Township of Erin,**  
**Erin Village, now Town of Erin**

Dear Gary,

We have received and reviewed the circulated notice of draft plan of subdivision and official plan amendment applications by Solmar Development Corporation proposing to develop approximately 1240 dwelling units in the Town of Erin.

A development of the size proposed by the applicant may significantly affect our student accommodation needs in the Erin area by introducing a population considerably larger than any long term forecasting has ever contemplated. While the Planning Department of the Upper Grand District School Board does not object to the application, we would ask that additional information be provided with regard to the development of this subdivision within the broader context of the ongoing Settlement and Servicing Master Plan (SSMP). It was our understanding that the SSMP process was to determine a vision for servicing and development throughout the Town.

At this time we can offer our standard conditions of approval for consideration including the inclusion of our Development Area (DA) conditions. In light of these applications designation will be addressed in our annual DA report in April 2013. We do however, reserve the right to offer additional comments as review of the applications advance as additional information becomes available.

#### Preliminary Conditions:

1. That the developer/owner shall pay education development charges to the Town of Erin in accordance with Upper Grand District School Board Education Development Charge By-Law, 2009 (Wellington County), as amended from time to time, or any successor by-law thereto.
2. The developer/owner and the Upper Grand District School Board reach an agreement regarding the supply and erection of a sign (at the developer/owner expense and according to the Board's specifications) affixed to the permanent development sign advising prospective residents that students may be directed to schools outside the area;

### Upper Grand District School Board

• R.J. (Bob) Borden; Chair  
• Mark Bailey; Vice-Chair

• Linda Busuttill  
• Kathryn Cooper

• Marty Fairbairn  
• David Gohn

• Susan Moziar  
• Bruce Schieck

• Lynn Topping  
• Jennifer Waterston



Gary Cousins  
County of Wellington  
December 24, 2012

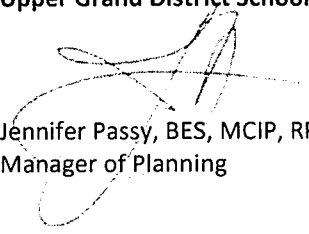
3. The developer/owner agrees in the subdivision agreement to advise all purchasers of residential units and/or renters of same, by inserting the following clause in all offers of Purchase and Sale/Lease, until such time as a permanent school is assigned:

"Whereas the Upper Grand District School Board has designated this subdivision as a Development Area for the purposes of school accommodation, and despite the best efforts of the Upper Grand District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside the area, and further, that students may in future have to be transferred to another school."

4. The developer agrees to provide the Upper Grand District School Board with a digital file of the plan of subdivision in either ARC/INFO export or DXF format containing parcel fabric and street network.
5. That adequate sidewalks, lighting and snow removal (on sidewalks and walkways) are provided to allow children to walk safely to school or to designated bus pickup point(s).

Sincerely,

**Upper Grand District School Board**



Jennifer Passy, BES, MCIP, RPP  
Manager of Planning



Jurgen & Judy Pinkpank  
186 Daniel Street  
P.O. Box 591  
ERIN, ON N0B 1T0

Roy & Kerry Val  
18 Pine Ridge Road  
Erin, ON N0B 1T0

Shari & John Martin  
19 Erindale Drive  
Erin, ON N0B 1T0

Linda Saunders  
24 Waterford Drive  
Box 893  
Erin, ON N0B 1T0

Martin Hassenbach  
31 Douglas Crescent  
P.O. box 1777  
Hillsburgh, ON N0B 1Z0

Cathy & Bill Star  
8 Erinlea Crescent  
Erin, ON N0B 1T0

Martin & Rupika Lamprecht  
5420 Tenth line  
Erin, ON N0B 1T0

Karen & Rodney Flynn  
48 Waterford Drive  
Erin, ON N0B 1T0

Edward N. Delaporte Jr  
9 Aspen Court  
Erin, ON N0B 1T0

Bob & Janice Porter  
32 McCulloch Drive  
Erin, ON N0B 1T0

Shelley Foord & Liz Armstrong, co-Chairs  
Wastewater Solutions Group, Transition Erin  
Box 880, 92 Main Street  
Erin, ON N0B 1T0

Matthew & Paulina Sammut  
6 Aspen court  
Erin, ON N0B 1T0

Brad & Shelley Sheridan  
37 Waterford Drive  
Box 844  
Erin, ON N0B 1T0

Brett & Wanda Lawrie  
2 Aspen Court  
Erin, ON N0B 1T0



Brett, Kelly & Brandie Kirk  
49 Waterford Drive  
Erin, ON N0B 1T0

Barb Sherar  
4 Cedar Ridge Court  
Erin, ON N0B 1T0

Al & Debbie Puncher  
Box 17-96 Waterford Dr.  
Erin ON N0B 1T0

Donna Agnew  
1 Cedar Ridge Court  
Erin, ON N0B 1T0

Linda Horowitz  
29 Waterford Drive  
PO Box 609  
Erin ON N0B 1T0

Adam Ball  
17 McCulloch Drive  
Erin, ON N0B 1T0

Judy Howitt & George Nicholl  
3 McCulloch Drive  
ERIN, ON N0B 1T0

Michael MacWilliam  
5481 10<sup>th</sup> Line  
ERIN, ON N0B 1T0

Stephanie & Joe Andrews  
39 Waterford Drive  
ERIN, ON N0B 1T0

Larry & Linda Bentley  
20 Pine Ridge Road  
ERIN, ON N0B 1T0

Diane Sardi & Brooke Bradburn  
15 Aspen Court  
Erin ON N0B 1T0

Brian Gray  
46 Treelong Crescent  
Erin ON N0B 1T0

George Graham  
9759 Dundas Street E  
Erin ON N0B 1T0

Cam Lavers  
5 Erinwood Drive  
ERIN, ON N0B 1T0



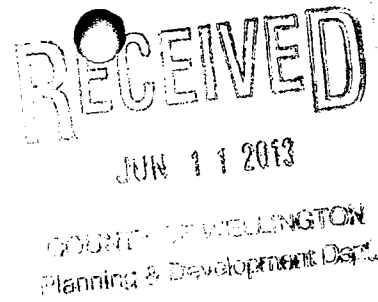


Stan & Jane Parzgnat  
9780 Wellington Road 52  
ERIN, ON N0B 1T0

REQUESTS FOR NOTICE OF DECISION  
OP-2012-06 & 23T-12001



County of Wellington  
Planning and Development Department  
Administration Centre  
74 Woolwich Street  
Guelph, Ontario N1H 6H9



**RE: File No. 23T-12001 & OP-2012-06**

Dear Mr. Cousins:

We are writing as citizens of Erin opposing the Solmar proposed Official Plan amendment to revise the projected growth of the Erin Village as well as increase residential density. We are not opposed to sustainable and organic growth of our town, but we have serious concerns about the proposed growth by Solmar and the many potential negative effects this can have on the community's environment and fiscal sustainability.

Erin currently has a manageable projected growth target level to 2031. The Solmar development, which calls for 1240 units, will significantly alter the original growth projections and most importantly the character of this town. We are fortunate to have a quaint and friendly town in the vicinity of the GTA. We are sure the reason that many people live in this community is the fact that it has not fallen prey to suburban sprawl. It is the reason we chose to live here. We pay higher taxes than most of the counties closer to Toronto but that has been an acceptable cost for the lifestyle offered.

The Solmar development proposal brings up many concerns including major infrastructure issues; need for additional facilities; increased traffic; loss of much of the character of the town; overall financial considerations; and threat to the environment, including the health of the Credit River and this most important watershed for the region. Yes, it would be nice to have additional tax payers, but the benefits could be offset by:

- the cost of a sewage treatment plant that would have to be expanded for town use - taxes are high enough without this additional expense
- cost of all the infrastructure requirements for sewers etc.
- operational costs running a treatment plant
- cost to de-commission septic tanks and hook up to the pipe residents - how many existing residents could afford this expense that would probably turn out to be a lot more than projected.
- need for additional facilities in the town including recreational, school, church etc. given the fact that the town does not have enough capacity for its current population in some these areas

We are very concerned that the negative far outweigh the potential positives. With regard to density, the current county plan targets at least 6.5 units per gross acre in newly developing subdivisions. This in itself will change the character of this town. The Solmar OP amendment will increase the units per gross acre further. Again, this will dramatically change the nature and feel for our community. The proposed Solmar lot plan does not fit in with current appearance and character of Erin as it is today. This is a major concern.

If a sewage treatment plant is put in, the location should not negatively impact existing residents who have supported the Erin community for years and years. They should not have to face a potential negative living environment (pollution, smell, lights etc.) and potential financial depreciation of their home by a treatment plant built within close range of their properties. A developer would be benefited while existing residents would have to pay the price. This is not acceptable or fair.



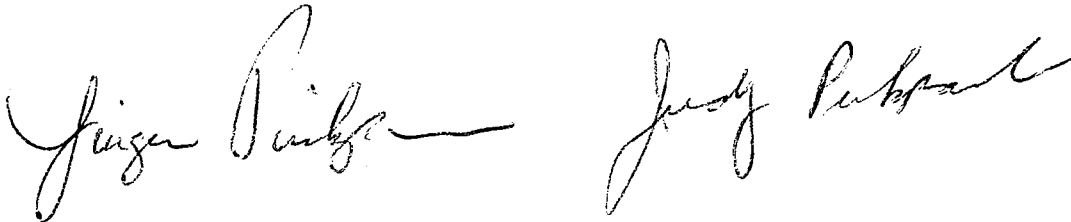
Our town has wonderful character. The current growth in our town has allowed numerous developers the opportunity to build, with the result working well for our community. Given the projections, Solmar will take up the total growth capacity for our town and beyond. This again does not seem reasonable or fair.

Erin is a beautiful town that is at risk of losing its character if this Official Plan Amendment passes. My opposition to the OPA is not about any one particular developer but the overall future of our town. How could our village cope with the sudden influx of the residents of 1240 new homes.

Our concern is also about the financial burden of the exiting residents. We are retired and on fixed income with limited extra funds. How would we cope with the added taxes and the expense of changing to a sewer system, which we are sure would be more than projected. We would have to sell our home(probably at a reduced price) and who would buy knowing the expense that they would be taking on.

We would like a copy of the decision for this amendment and would appreciate being informed of any further change to the proposed amendment. Our future depends on this.

Sincerely,

The block contains two handwritten signatures in black ink. The signature on the left is 'Jurgen Pinkpank' and the signature on the right is 'Judy Pinkpank'. Both are written in a cursive, flowing style.

Jurgen and Judy Pinkpank  
186 Daniel Street, P.O. Box 591  
519 833-4426  
[j.pinkpank@sympatico.ca](mailto:j.pinkpank@sympatico.ca)

cc Kathryn Ironmonger, Clerk, Town of Erin, 5684 Trafalgar Road, R.R. #2, Hillsburgh, Ontario  
N0B 1Z0



**County of Wellington Planning  
& Development Dept.**

Attention: Gary Cousins, Planning Director  
Administration Centre  
74 Woolwich Street, Guelph, ON N1H 6H9

February 14, 2012

**Re: Comments on the Amendment the Official Plan for the County of Wellington (OPA):** *Solmar*

RE: File Nos. 23T-12001 & OP-2012-06

Dear Mr. Cousins,

As suggested in the Advocate, dated February 6<sup>th</sup>, 2013, we would like to register our comments to the Official Plan Amendment (OPA) to significantly increase Erin's population, as a direct result of Solmar's development plans.

**1. The Vision Statement in the "Service and Settlement Master plan (SSMP) Background Report."**  
(see Annex I Notes attached)

- The proposed amendment will not "retain the traditional small town character of the Town's urban centre" as described in the SSMP Vision statement.
- The proposed amendment will support Solmar's objective of 35 household per hectare, greatly exceeding the SSMP Vision Statement's objective "to reach 16 household per Hectare".
- The proposed amendment will make it difficult for the Town of Erin to accept the SSMP Vision Statement to accommodate Solmar's "development in a fiscally efficient manner".
- The proposed amendment will make it difficult to comply with SSMP's Vision statement to "improve and enhance environmental conditions and reducing the environmental impact "of a development with a significantly higher to that of the existing community.

**2. Specific comments to the proposed Amendment to the Official Plan (OPA) for the County of Wellington** (see Annex II Notes attached):

- Page 4 of the Preamble states "39.3% of all Erin's new growth is directed to the rural area". The statement should read 60.7 % of Erin's new growth is urban, and therefore actually "in line with the Growth Plan and PPS which directs the majority growth to urban settlements areas."
- Current Official Plan's 20 year growth for Erin and Hillsburgh already exceed 50% while rural growth increases by only 18%.
- Solmar's plan calls for 1870 new jobs but there is no justification, rationalization or implementation proposed in this amendment.

**3. Specific comments to the proposed Amended Table 7** (See Annex III Notes attached)

- The difference in population numbers between the current Table 7 and the proposed Amended Table 7 is not consistent with Solmar development projections for ~3750 people and 1240 households.

**4. Average Annual % Growth** (see Annex IV Notes Attached).

In 2010, the Rural population Average Annual % Growth was 0.65, while at the same time Urban % growth was 1.29.

..... page 2





- The “Current Table 7” projections is already well above the national average for Annual % Growth of 1.1 for rural while the Village of Erin’s annual % growth of 2.33 is almost twice that of national average for urban centers of 1.29.
- The proposed “Amended Table 7” demonstrates an Annual % Growth of greater then 7.0 which may well proved unmanageable for the village of Erin and the Town of Erin.
- With only Solmar’s projected 3750 people, the Annual % Growth is 6.25 with no additional natural growth.

In conclusion, we oppose amending the existing Official Plan to accommodate a significantly higher population growth than can easily be assimilated into our community.

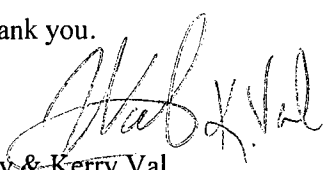
In summary:

- We should not double our population; we should limit growth to the original population targets of the existing Official Plan which is in line with Erin’s charm of a small town that is completely surrounded by Greenbelt.
- We do not want medium density housing outside of the actual village core; we prefer “infilling” of the urban center with apartments/low cost housing and not “suburbanizing” the outskirts of the village, lands that were only recently re-zoned Urban.
- We should not have merely one developer concentrating all future growth in one small area; it would be desirable to have several developers at various locations within the villages of Erin and Hillsburgh.
- With an approximate 30% increase in the town’s operating costs to ~\$6 million for 2013; we will not be able to support the infrastructure costs for a newly annexed community without incurring significant and crippling long term debt.
- It appears Solmar will require the county’s rural allocations to fulfill their critical mass criteria for their own development at the expense of other communities and developers.

We thank you for the opportunity to express our concerns and trust you will give serious consideration to the negative affect of super-sizing Erin.

We would appreciate being informed of any further changes to the proposed amendment and to receive a copy of the final decision for this amendment.

Thank you.



Roy & Kerry Val  
18 Pine Ridge Road  
Erin, ON N0B 1T0  
519.833.9565  
Roelandval@gmail.com

cc Mark Van Patter, Senior Planner, County of Wellington

**cc Town of Erin**  
K. Ironmonger, Clerk  
5684 Trafalgar Road RR#2,  
Hillsburgh, Ontario N0B 1Z0



# ANNEX I

## The Vision Statement in the “Service and Settlement Master plan (SSMP) Background Report” The following are excerpts copied directly from the SSMP:

### 3.1.6. TOWN OF ERIN OFFICIAL PLAN

Policies related to future residential growth and economic development are described in Section 2 of the *Town of Erin Official Plan*. Section 2.2 of the Plan provides further vision for residential development within the Town:

1. That urban design standards which retain the traditional small town character of the Town’s urban centres be applied while envisioning their development as the focal point for commercial, cultural and economic development activities.
2. Further, all new developments in Greenfield areas are to promote the Town’s overall target of 40 persons and jobs per hectare, and to strive to reach 16 units per hectare in new subdivisions
3. To ensure that the necessary expansions to municipal services are anticipated and planned for in a fiscally efficient manner;
4. To ensure that any expansion or reconstruction of municipal services is undertaken in a manner which reduces the environmental impacts associated with the provision of those services to improve and enhance environmental conditions.”

#### 1. ... retain the traditional small town character of the Town’s urban centre

In reviewing the Draft Plan of the Solmar Subdivision, there is no “traditional small town character” promoted. Although there is a Centrum planned as well as store fronts along CR 124, all of which will merely distract from the downtown character of Erin Village. Residents living in the Solmar community will have difficulty accessing the distant downtown core of Erin. The only park land in this concentrated community is situated primarily on the east side of the development which is considered Core Greenlands (EP1 zone). The higher population densities envisioned will present additional costing challenges with respect to policing, fire protection, ambulance services, etc. Road planning does not allow for overnight parking, or easy access for emergency vehicles. Is this in line with retaining “the traditional small town character of the Town’s urban centre”?

#### 2. .... strive to reach 16 units per hectare in new subdivisions

The 35 households per hectare as defined in the OPA certainly exceed the town’s objective to reach 16 households per hectare! Is medium density congruent to the desired “traditional small town character of the Town’s urban centre”?

#### 3. ... development in a fiscally efficient manner?

The cost to assimilate 3750 people (doubling the existing population) will overburden the finances available to the Town of Erin. The unavailability for infrastructure grants, the costs associated with Hillsburgh Station Road/dam/pond issues, forecasted bridge and culvert repairs coupled with the forecasted costs associated with Erin’s own waste treatment strategy, would leave the Town of Erin in a financially precarious position. Given these forecasted expenses, it will be difficult if not impossible to proceed in a fiscally efficient manner?

#### 4. ...reduce the environmental impact

How can the county or the Town of Erin consider the OPA for a significant increase in population without the completion of the Assimilated Capacity Study (ACS), a critical component in evaluating waste treatment options? This makes no sense: Solmar could take the W.Credit River’s whole capacity for their waste treatment facility, leaving the Village of Erin with limited and costly waste treatment alternatives. Moreover, preliminary findings of the designated development area showed issues with geotechnical and environmental quality of the fill including a high moisture content in the soil (frost damage, road buckling) which would more likely prevail with a higher density population. How can these issues “reduce the environmental impact” of adding a super-sized and separate community?



## ANNEX II

### Specific comments to the proposed Amendment to the Official plan for the County of Wellington (OPA):

- On page 4 of the proposed amendment it is not clear to us is how the following statement was calculated: “39.3% of all Erin’s new growth is directed to the rural area”. Assuming the calculation is correct, then the statement should read 60.7 % of Erin’s new growth is urban, and therefore “in line with the Growth Plan and PPS which directs the majority growth to urban settlements areas.”
- The current Official Plan, Table 7, 2011 to 2031 actually shows the following:
  - The urban to rural ratio in 2011 is 36:64. In 2031, the ratio is 42:58.
  - 20 year growth of Erin’s and Hillsburgh Village is approx 2200 people (>50% increase), while rural growth increases by 1400 people (~18% increase)
  - The percentage of rural people in 2011 to 2031 actually drops from 64% to 58%, conversely the urban population increases from 36% to 42%.
- On page 5, re the criteria of minimum density of not less than 40 residents and jobs per hectare, Solmar’s plan calls for:
  - 19.1 Hectares Core Green land (EP1 zone).
  - 24.9 Hectares Employment lands
  - 69.7 Hectares residential lands include roads.
  - 113.7 Hectares total

So for Solmar’s projected 3750 people living on 69.7 hectares (~28 ac), the people density for the Solmar community will be 53.8 people/ha, (35% higher than the minimum target).

- Solmar’s plan calls for 1870 new jobs but there is no justification, rationalization or implementation proposed in this amendment.



## ANNEX III

### Specific comments to the proposed Amended Table 7

There seems to be a disconnect with the numbers reported in the proposed Amended Table 7 when compared to the Current Table 7:

<b>Current Table 7</b>	<b>Proposed Amended Table 7</b>
<u>Original anticipated growth</u>	<u>Original anticipated growth + Solmar</u>
Total Population 2011: 11,930	Total Population 2011: 11,930
Total Population 2031: <u>15,530</u>	Total Population 2031: <u>17,080</u>
3600	5,150 (less 3600 = 1550 for Solmar)
Erin Population 2011: 3,000	Erin Population 2011: 3,000
Erin Population 2031: <u>4,400</u>	Erin Population 2031: <u>7,320</u>
1,400	4,320 (less 1400 = 2920 for Solmar)
Total Households 2011: 3960	Total Households 2011: 3960
Total Households 2031: <u>5180</u>	Total Households 2031: <u>5690</u>
1220	1730 (less 1220 = 1047 for Solmar)
Erin Households 2011: 1050	Erin Households 2011: 1000
Erin Households 2031: <u>1530</u>	Erin Households 2031: <u>2440</u>
480	1440 (less 480 = 960 for Solmar)

Unless we are confused or not correctly interpreting the information submitted in the proposed amendment, it would appear there are inconsistencies in the numbers reported in the OPA and those reported by Solmar: (Note: since Hillsburgh population and household do not change in the amended Table 7, the inconsistencies are only Erin related)

1. **Total Population** (Erin, Hillsburgh and rural) will incrementally increase by 1550 people as a direct affect of the Solmar application.
2. **Population** (Erin Village) will incrementally increase by 2920 people as a direct affect of the Solmar application.
3. **Total Households** ((Erin, Hillsburgh and rural) will incrementally increase by 1047 households as a direct affect of the Solmar application.
4. **Households** (Erin Village) will incrementally increase by 960 households as a direct affect of the Solmar application.

We were under the impression Solmar's development plan called for ~1275 households and some ~3750 people. We also noticed the Amendment to the Official Plan for the Town of Erin clearly states "for the development of approximately 1240 residential units." So we are somewhat confused! Further clarification would be appreciated.





## ANNEX IV

### Average Annual % Growth in Canada

Canada's average annual growth rate from 2000 to 2010 was 1.1%. The growth rate is expected to slow even further over the next several decades (0.9% between 2010 and 2060).<sup>\*</sup> In 2012 the World Bank reported for Canada a 1.04 annual % growth for 2011.<sup>\*\*</sup> In 2010, the Rural population annual % growth was 0.65, while at the same time Urban % growth was 1.29.<sup>\*\*\*</sup>

### Average Annual % Growth for the Town of Erin (Total Population) and Erin Village (Erin Population) for 2011 to 2031:

- A. Existing Current Table 7
- B. Proposed Amended Table 7
- C. Existing current Table 7 and Solmar's project population of 3750 added.
- D. Solmar's projected population of 3750 only (no other growth)

	A	B	C	D
Total Population:	1.51%	2.16%	3.08%	1.57%
Erin Population:	2.33 %	7.2%	8.58%	6.25%

The "Current Table 7" population projections (A) is already well above the national average for annual % growth of 1.1 while the Village of Erin's annual % growth of 2.33 is almost twice that of national average for urban centers of 1.29. The proposed "Amended Table 7" (B, C, D) clearly demonstrates what appears to be an unmanageable growth scenario for Erin Village.

\* <http://www4.hrsdc.gc.ca/.3ndic.1t.4r@-eng.jsp?iid=35>

\*\* <http://www.tradingeconomics.com/canada/population-growth-annual-percent-wb-data.html>

\*\*\* <http://www.indexmundi.com/facts/canada/rural-population-growth>  
<http://www.indexmundi.com/facts/canada/urban-population-growth>



February 25, 2013

Mr. Gary Cousins, MCIP, RPP  
Director of Planning and Development  
County of Wellington  
Planning and Development Department  
Administration Centre  
74 Woolwich Street  
Guelph, Ontario  
N1H 6H9

RECEIVED

FEB 28 2013

COUNTY OF WELLINGTON  
Planning & Development Dept.

RE: File No. 23T-12001 & OP-2012-06

Dear Mr. Cousins:

I am writing as a citizen of Erin regarding the Solmar proposed Official Plan Amendment to revise the projected growth of the Erin Village as well as increase residential density. I am not opposed to growth as that is a reality of life, but I have serious concerns about the proposed and concentrated growth by Solmar.

Erin has a current controlled and manageable projected growth target level to 2031. The Solmar development which calls for 1240 units will significantly alter the original growth projections and most importantly the complexion of this town. We are fortunate to have a small, quaint and friendly town in the vicinity of the GTA. I am sure the reason that many people live in this community is the fact that it has not fallen prey to suburban sprawl. We pay higher taxes than most of the counties closer to Toronto but that has been an acceptable cost for the lifestyle offered. This type of development will change the complexion of this town. I will truly question my reasons for living here moving forward.

There are many concerns including major infrastructure issues; need for additional facilities; traffic; loss of much of the character of the town; and overall financial considerations. Yes, it would be nice to have additional tax payers but would it offset by:

- the costs of a sewage treatment plant that would have to be expanded for town use
- cost of all the infrastructure require such as sewers etc.
- operational costs running a treatment plant facility
- cost to de-commission septic tanks and hook up to the pipe by myself personally
- need for additional facilities in the town including recreational, school, church etc. given the fact that the town does not have enough capacity for its current population in some of these areas.

I strongly believe that the negatives far outweigh the potential positives. I understand that there is a goal to have a stronger commercial/industrial base but the reality is that it will be very difficult to attract business to this town given the additional business costs in taxes and logistics given our location versus proximity to the airport and 4-highways. We have to be realistic. This is a beautiful residential small town. We should be proud of this and continue to build it under this reality.

With regards to density, the current county plan targets at least 6.5 units per gross acre in newly developing subdivisions. This in itself will change the character of this town. The Solmar OP



amendment will increase the units per gross acre further. Again, this will dramatically change the nature and feel for our community. The proposed Solmar lot plan does not fit in with the current appearance and character of Erin as it is today. This is a concern.

Also, if this development goes forward, a sewage treatment plant will be needed. Given all the available development land in the Erin-Hillsburg area, it would be possible to reach the current growth targets without putting in a treatment plant. As stated earlier, the cost of such a tank as well as hooking up to the system and de-commissioning septic tanks will be a burden many residents in Erin cannot undertake, even if it is amortized over many years. There are many retired individuals in our town on fixed incomes. This is a financial burden they and others should not bear.

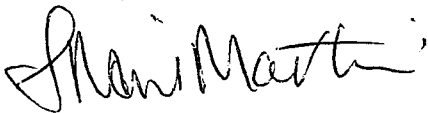
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Our town has wonderful character. The current growth in our town has allowed numerous developers the opportunity to build, with the result working well for our community. Is it fair to allow one developer to have the majority of the development in Erin-Hillsburg? Given the projections, Solmar will provide the total growth for our town. This again does not seem reasonable.

Erin is a beautiful town that is at risk of losing its character if this Official Plan Amendment passes. This is not about any one particular developer but the overall future of our town. A controlled rate of growth utilizing many of the potential areas that can be developed would preserve the town's charm. This is why my family lives in Erin. If this changes, there really is little reason to stay here. Please consider opposing this requested amendment for the betterment of this community.

*I would like a copy of the decision for this amendment and would appreciate being informed of any further changes to the proposed amendment.*

Sincerely,



Shari & John Martin  
19 Erindale Drive  
519-315-0208  
Shari\_Bonsteel@hotmail.com

c.c. Kathryn Ironmonger, Clerk, Town of Erin, 5684 Trafalgar Road, R.R.#2 Hillsburg, Ontario NOB 1Z0



February 25, 2013

Mr. Gary Cousins, MCIP, RPP  
Director of Planning and Development  
County of Wellington  
Planning and Development Department  
Administration Centre  
74 Woolwich Street  
Guelph, Ontario  
N1H 6H9

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There are many concerns including major infrastructure issues; need for additional facilities; traffic; loss of much of the character of the town; and overall financial considerations. Yes it would be nice to have additional tax payers but would it offset by:

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I strongly do not believe so and even if it did achieve this, the negatives far outweigh the potential positives. I understand that there is a goal to have a stronger commercial/industrial base but the reality is that it will be very difficult to attract business to this town given the additional business costs in taxes and logistics given our location versus proximity to the airport and 4-highways. We have to be realistic. This is a beautiful residential small town. We should be proud of this and continue to build it under this reality.

RECEIVED

MAR 05 2013

COUNTY OF WELLINGTON  
Planning & Development Dept.





With regards to density, the current county plan targets at least 6.5 units per gross acre in newly developing subdivisions. This in itself will change the character of this town. The Solmar OP amendment will increase the units per gross acre further. Again, this will dramatically change the nature and feel for our community. The proposed Solmar lot plan does not fit in with the current appearance and character of Erin as it is today. This is a concern.

Also, if this development goes forward, a sewage treatment plant will be needed. Given all the available development land in the Erin-Hillsburg area, it would be possible to reach the current growth targets without putting in a treatment plant. As stated earlier, the cost of such a tank as well as hooking up to the system and de-commissioning septic tanks will be a burden many residents in Erin cannot undertake, even if it is amortized over many years. **As a single parent, this financial burden would be the cause for me to relocate to another town.**

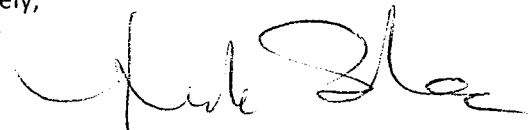
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*I would like a copy of the decision for this amendment and would appreciate being informed of any further changes to the proposed amendment.*

Sincerely,



Linda Saunders  
24 Waterford Drive  
Box 893  
Erin, Ontario  
N0B 1T0  
Ljean001@live.ca

c.c. Kathryn Ironmonger, Clerk, Town of Erin, 5684 Trafalgar Road, R.R.#2 Hillsburg, Ontario N0B 1Z0



February 27, 2013

Mr. Gary Cousins, MCIP, RPP  
Director of Planning and Development  
County of Wellington  
Planning and Development Department  
Administration Centre  
74 Woolwich Street  
Guelph, Ontario  
N1H 6H9

**RE: File No. 23T-12001 & OP-2012-06**

Dear Mr. Cousins:

We are **STRONGLY OPPOSED** the Solmar proposed Official Plan Amendment to revise the projected growth of the Erin Village as well as increase residential density.

Erin has a current controlled and manageable projected growth target level to 2031. The Solmar development which calls for 1240 units will significantly alter the original growth projections and most importantly the complexion of this town. This is not acceptable.

**The Town has now hired a former Solmar employee to try and push this through and this is insulting to the citizens and should be considered a clear conflict of interest.**

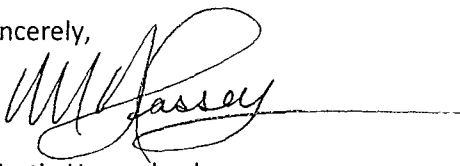
There are many concerns including major infrastructure issues; need for additional facilities; traffic; loss of much of the character of the town; and overall financial considerations.

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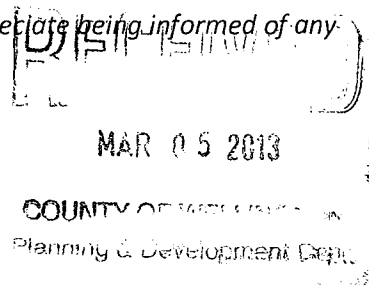
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*I would like a copy of the decision for this amendment and would appreciate being informed of any further changes to the proposed amendment.*

Sincerely,



Martin Hassenbach  
31 Douglas Crescent, PO Box 177, Hillsburgh, ON N0B 1Z0  
martin@hassenbach.ca

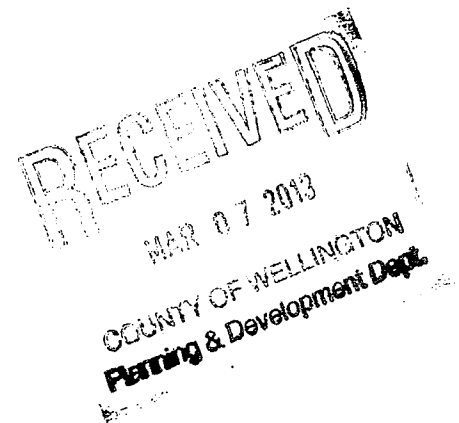


c.c. Kathryn Ironmonger, Clerk, Town of Erin, 5684 Trafalgar Road, R.R.#2 Hillsburg, Ontario N0B 1Z0



February 25, 2013

Mr. Gary Cousins, MCIP, RPP  
Director of Planning and Development  
County of Wellington  
Planning and Development Department  
Administration Centre  
74 Woolwich Street  
Guelph, Ontario  
N1H 6H9



**RE: File No. 23T-12001 & OP-2012-06**

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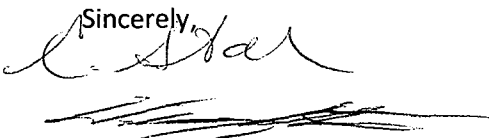
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Erin is a beautiful town that is at risk of losing its character if this Official Plan Amendment passes. This is not about any one particular developer but the overall future of our town. A controlled rate of growth utilizing many of the potential areas that can be developed would preserve the town's charm. This is why live in Erin and chose to raise our children here. If this changes, we will be considering moving out of Erin. Please consider opposing this requested amendment for the betterment of this community.

*I would like a copy of the decision for this amendment and would appreciate being informed of any further changes to the proposed amendment.*

Sincerely,



Cathy and Bill Star  
8 Erinlea Cres. Erin  
(519) 833-2764  
candbstar@sympatico.ca

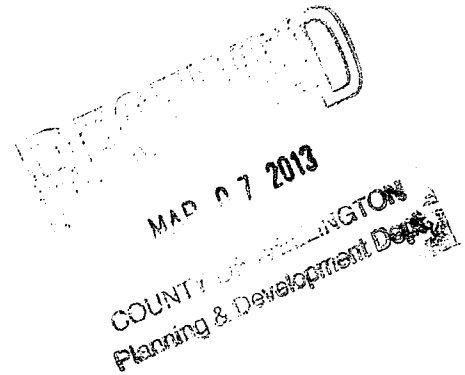
c.c. Kathryn Ironmonger, Clerk, Town of Erin, 5684 Trafalgar Road, R.R.#2 Hillsburg, Ontario N0B 1Z0





3 March 2013

Mr. Gary Cousins, MCIP, RPP  
Director of Planning and Development  
County of Wellington  
Planning and Development Department  
Administration Centre  
74 Woolwich Street  
Guelph, Ontario N1H 6H9



**RE: File No. 23T-12001 & OP-2012-06**

Dear Mr. Cousins:

I am writing as a citizen of Erin opposing the Solmar proposed Official Plan Amendment to revise the projected growth of the Erin Village as well as increase residential density. I am not opposed to sustainable and organic growth of our town, but I have serious concerns about the proposed growth by Solmar and the many potential negative effects this can have on the community's environmental and fiscal sustainability.

Erin currently has a manageable projected growth target level to 2031. The Solmar development, which calls for 1240 units, will significantly alter the original growth projections and most importantly the character of this town. We are fortunate to have a quaint and friendly town in the vicinity of the GTA. I am sure the reason that many people live in this community is the fact that it has not fallen prey to suburban sprawl. We pay higher taxes than most of the counties closer to Toronto but that has been an acceptable cost for the lifestyle offered.

The Solmar development proposal brings up many concerns including major infrastructure issues; need for additional facilities; increased traffic; loss of much of the character of the town; overall financial considerations; and threat to the environment, including the health of the Credit River and this most important watershed for the region. Yes it would be nice to have additional tax payers, but the benefits could be offset by:

- the cost of a sewage treatment plant that would have to be expanded for town use
- cost of all the infrastructure requirements for sewers etc.
- operational costs running a treatment plant
- cost to de-commission septic tanks and hook up to the pipe by residents
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Our town has wonderful character. The current growth in our town has allowed numerous developers the opportunity to build, with the result working well for our community. Given the projections, Solmar will take up the total growth capacity for our town and beyond. This again does not seem reasonable and fair.

Erin is a beautiful town that is at risk of losing its character if this Official Plan Amendment passes. My opposition to the OPA is not about any one particular developer but the overall future of our town.

*I would like a copy of the decision for this amendment and would appreciate being informed of any further changes to the proposed amendment.*

Sincerely,



Martin Lamprecht  
5420 Tenth Line  
ERIN, Ontario  
NOB 1T0

Phone number: 519-833-4642

E-mail address: [martin@MartinLamprecht.com](mailto:martin@MartinLamprecht.com)

c.c. Kathryn Ironmonger, Clerk, Town of Erin, 5684 Trafalgar Road, R.R.#2 Hillsburgh, Ontario NOB 1Z0



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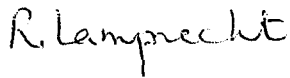
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Sincerely,



Rupika Lamprecht  
5420 Tenth Line  
ERIN, Ontario, NOB 1T0

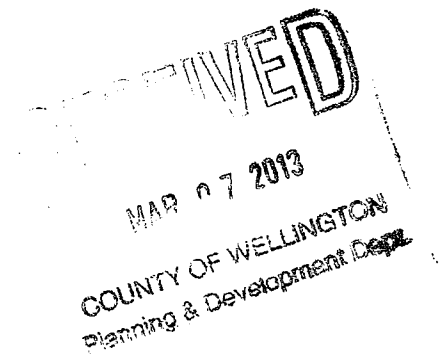
Phone number: 519-833-2617  
E-mail address: rupika@air-trans-source.com

c.c. Kathryn Ironmonger, Clerk, Town of Erin, 5684 Trafalgar Road, R.R.#2 Hillsburgh, Ontario NOB 1Z0



February 28, 2013

Mr. Gary Cousins, MCIP, RPP  
Director of Planning and Development  
County of Wellington  
Planning and Development Department  
Administration Centre  
74 Woolwich Street  
Guelph, Ontario  
N1H 6H9



**RE: File No. 23T-12001 & OP-2012-06**

Dear Mr. Cousins:

We are writing as citizens of Erin regarding the Solmar proposed Official Plan Amendment to revise the projected growth of the Erin Village as well as increase residential density. We recognize that growth is an element of every community and can be healthy so long as it is conducted in a responsible manner. As residents of Erin that enjoy the qualities attributed to our small intimate community, the growth proposed by the Solmar plan amendment is most concerning.

We were initially drawn to Erin for its small town atmosphere and intimate sense of community. What happens to that small town community should we significantly increase the growth, effectively doubling the community size in a short period of time? Erin currently has a responsible and manageable projected growth level forecasted to 2031. Should the amendment proposed by Solmar be accepted this growth projection is effectively met in one fell swoop by one developer, in one area of the community that has been designated for growth. Additionally, the density of the population situated in that one area will be staggering and will occur at such a rapid rate that the infrastructure needed to support additional community members will be lacking.

As members of the community we feel that the current infrastructure is stretched and in some cases failing its current community members and this is of extreme concern. Should this amendment pass the need to update the basic fundamental elements of our community will be a must. The costs necessary to meet the needs of this additional infrastructure will impart hardships on a number of the members of our community, especially those on fixed incomes. Costs for items such as:

- Funding of new sewage treatment plant with a proposed location that would significantly impact current residents and their property values.
- Hook up costs for sewage lines to existing homes.
- Decommissioning costs of existing septic systems.
- Ongoing maintenance and operating costs of the sewage treatment facility.
- Costs incurred with other aspects of infrastructure development including additional schools, recreation facilities, places of worship, traffic management etc.

Many will say that these costs will be offset by amortizing payment over a significant period of time, thereby lessening the impact on the current residents. The issue here however is that we currently incur property taxes that are substantially higher than our neighboring communities and do so with the understanding that in exchange for those high taxes we live in a community that does not consist of streets lined with cookie cutter homes at a density that is well beyond six units per acre. We pay these





additional costs not for services that are above and beyond those of our neighboring communities, but as a cost to live in an environment that remains part of that small town feel; a community that while geographically spread out on larger lots remains close at heart. Approval of this amendment will alter this element of our community.

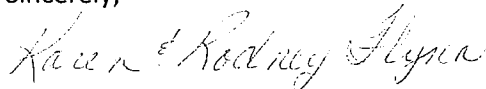
Others will argue that the costs will be offset by the opportunities this new development and the infrastructure development will present by luring businesses to the Erin/Hillsburgh area. While in theory this sounds logical we have to recognize that the opportunities from a business perspective are limited. We are not within a reasonable distance to the 400 highways to provide businesses with a cost effective transport cost or easy access for perspective clients. Logistical issues coupled with the tax burden associated with operating in this community do not present an appealing economic element to lure businesses to the area. Additionally, part of the small town charm of Erin is that "big" business is not present. Again we recognize that growth, including bringing new businesses to our town is healthy and yes to a degree needed. We do however need to be realistic in thinking and inferring to the community at large that this new development and subsequent required infrastructure investment will draw the level of business investment necessary to offset the costs attributed to the average home owner.

One of the key infrastructure developments being proposed is a new sewage treatment facility. Notwithstanding direct building and maintenance costs mentioned above, we need to consider the location of the facility. Should residents that have invested heavily in this community have the value of that investment significantly diminished in order to allow for the growth of this community? That does not seem to be a fair exchange for years of investing and maintaining the essence of this small town. Surely we can find a new proposal for the location of this facility that does not place it within blocks of our town center.

Erin is a beautiful community with a charm that is contagious to all that live here. By approving the amendment proposed by Solmar we face losing the very essence that sets us apart from other communities. The character of our town will change in a way that we feel is not advantageous. The loss of these small town elements coupled with the impact of the costs associated with this rapid growth will seriously make our family question the benefit of remaining in this community. Why would we continue to pay higher taxes, which will only continue to increase should the proposed amendment be passed, while losing all that we feel was beneficial to being here? We ask that you please consider opposing this requested amendment for the betterment of this community.

*I would like a copy of the decision for this amendment and would appreciate being informed of any further changes to the proposed amendment.*

Sincerely,



Karen & Rodney Flynn

48 Waterford Drive

Erin, ONT

N0B 1T0

519-833-0009

[jbtorontooffice@rogers.com](mailto:jbtorontooffice@rogers.com)

c.c. Kathryn Ironmonger, Clerk, Town of Erin, 5684 Trafalgar Road, R.R.#2 Hillsburg, Ontario N0B 1Z0



**Edward N. Delaporte Jr.**  
9 Aspen Court  
Erin, Ontario N0B 1T0

Mr. Gary Cousins, MCIP, RPP  
Director of Planning and Development  
County of Wellington  
Planning and Development Department  
Administration Centre  
74 Woolwich Street  
Guelph, Ontario  
N1H 6H9

March 5, 2013

**RE: File No. 23T-12001 & OP-2012-06**

Dear Mr. Cousins:

I am writing as a citizen of Erin regarding the Solmar proposed Official Plan Amendment to revise the projected growth of the Erin Village as well as increase residential density. As a resident and taxpayer since the mid-1990s I am not opposed to growth as that is a reality of life but I have serious concerns about the proposed and concentrated growth by Solmar.

Erin has a current controlled and manageable projected growth target level to 2031. The Solmar development which calls for 1240 units will significantly alter the original growth projections and most importantly the complexion of this town. We are fortunate to have a small, quaint and friendly town in the vicinity of the GTA. I am sure the reason that many people live in this community is the fact that it has not fallen prey to suburban sprawl. We pay higher taxes than most of the counties closer to Toronto but that has been an acceptable cost for the lifestyle offered. This type of development will change the complexion of this town. I will truly question my reasons for living here moving forward.

There are many concerns including major infrastructure issues; need for additional facilities; traffic; loss of much of the character of the town; and overall financial considerations. Yes it would be nice to have additional tax payers but would it offset by:

- the costs of a sewage treatment plant that would have to be expanded for town use
- cost of all the infrastructure require such as sewers etc.
- operational costs running a treatment plant facility
- cost to de-commission septic tanks and hook up to the pipe by residents
- need for additional facilities in the town including recreational, school, church etc. given the fact that the town does not have enough capacity for its current population in some of these areas.

I strongly do not believe so and even if it did achieve this, the negatives far outweigh the potential positives. I understand that there is a goal to have a stronger commercial/industrial base but the reality is that it will be very difficult to attract business to this town given the additional business costs in taxes and logistics given our location versus proximity to the airport and 4-highways. We have to be realistic. This is a beautiful residential small town. We should be proud of this and continue to build it under this reality.

**RECEIVED**

**MAR 12 2013**

**COUNTY OF WELLINGTON  
Planning & Development Dept.**



With regards to density, the current county plan targets at least 6.5 units per gross acre in newly developing subdivisions. This in itself will change the character of this town. The Solmar OP amendment will increase the units per gross acre further. Again, this will dramatically change the nature and feel for our community. The proposed Solmar lot plan does not fit in with the current appearance and character of Erin as it is today. This is a tremendous concern.

Developing Erin into a community like neighbouring Orangeville or Georgetown with high density neighbourhoods will destroy Erin's appeal. The question that needs to be asked is why would anyone move to Erin and pay such taxes to live in a town similar to others in the close proximity? Take away its charm and you lose its appeal that residents will pay extra for. You will remove the reason that so many of us have paid twice the going tax rate over the past twenty years. Why pay such high taxes, such high water bills, pay for your garbage removal, and receive hardly any of the many services that the other communities nearby provide? Developing Erin into a high density community will destroy the Erin we Love!

Also, if this development goes forward, a sewage treatment plant will be needed. Given all the available development land in the Erin-Hillsburg area, it would be possible to reach the current growth targets without putting in a treatment plant. As stated earlier, the cost of such a tank as well as hooking up to the system and de-commissioning septic tanks will be a burden many residents in Erin cannot undertake, even if it is amortized over many years. There are many retired individuals in our town on fixed incomes. 25% of my neighbourhood lives on a fixed income, how will they pay this massive cost? This is a financial burden they and others should not bear.

If a sewage treatment plant is put in, the location should not negatively impact existing residents who have supported the Erin community for years and years. They should not have to face a potential negative living environment (pollution, smell, lights etc.) and potential financial depreciation of their home by a treatment plant built within their direct community. If one of our town values is fairness, this goes strictly against this. A developer would be benefitted while existing residents would have to pay the price. In the existing proposal current residents will pay 30 plus thousand plus an additional amount to hook to this Sewer System and new residents in the proposed housing developments will pay 18 thousand. This is not fair or acceptable.

Our town has wonderful character. The current growth in our town has allowed numerous developers the opportunity to build, with the result working well for our community. Is it fair to allow one developer have the majority of the development in Erin-Hillsburg. Given the projections, Solmar will provide the total growth for our town. This again does not seem reasonable.

Erin is a beautiful town that is at risk of losing its character if this Official Plan Amendment passes. This is not about any one particular developer but the overall future of our town. A controlled rate of growth utilizing many of the potential areas that can be developed would preserve the town's charm. This is why my family lives in Erin. If this changes, there really is little reason to stay here. There must be thought given to the possibility that these proposed changes could drive existing residents out of Erin. Destroying the charm of Erin or making our community unaffordable to retirees on a fixed income is totally unacceptable to me and many of the residents I have spoken to. I thought I bought the home I was going to retire in nearly twenty years ago. If the proposed plans to destroy the Erin I know and love are allowed then I see no other choice but to start looking for a better place to spend my remaining



years. If this plan is approved the for sale sign in front of my house will not be the only one you will more than likely see. Think of what that will do the real estate values and the taxes collected on such.

Please consider opposing this requested amendment for the betterment of this community.

*I would like a copy of the decision for this amendment, and would appreciate being informed of any further changes to the proposed amendment.*

Sincerely,

Edward Delaporte  
9 Aspen Court  
Erin, Ontario N0B 1T0

519-833-1117  
edelaporte@iamaw.org

c.c. Kathryn Ironmonger, Clerk, Town of Erin, 5684 Trafalgar Road, R.R.#2 Hillsburg, Ontario N0B 1Z0

File





March 2, 2013

Mr. Gary Cousins, MCIP, RPP  
Director of Planning and Development  
County of Wellington  
Planning and Development Department  
Administration Centre  
74 Woolwich Street  
Guelph, Ontario  
N1H 6H9

RECEIVED

MAR 11 2013

COUNTY OF WELLINGTON  
Planning & Development Dept.

**RE; File No. 23T-12001 & OP-2012-06**

Dear Mr. Cousins:

We are writing to express our concerns about the proposed Solmar Official Plan Amendment to revise the growth of Erin Village and increase residential density. We are not opposed to growth but the concentration of growth will forever change our quaint, beautiful town.

The following are points that we feel need to be reviewed before any major construction of this size can be approved.

- Solmar's 1240 homes surpasses the projected growth for the Erin-Hillsburgh region to 2031. We do not want to fall prey to urban sprawl.
- We will require additional facilities for the growth such as schools, recreation centres etc. Who will pay for these? Also traffic will be horrendous in the village with the addition of these many homes. Will we need a bypass road? A sewage plant is needed only if concentrated growth occurs, not if development continues as we have seen over the last number of years with homes on larger lots.
- If the Sewage Treatment Plant is expanded to include Hillsburgh and Erin, the cost to hook up to the sewage treatment plant will be \$30,000 to \$37,000. We are retired and on a fixed income. It will be very hard for seniors to pay for these additional charges.
- Taxes will have to be increased to pay for the expansion of a sewage plant. Our taxes are already the highest in the county.
- We know the goal is to bring more business to Erin and increase the tax balance between business and residential. Is this a realistic goal? We are not sure that business will come just because we have a sewage plant. Our location to the major highways is a detriment to business



- An STP will impact us in our community. This will include lifestyle changes, population, smells, trucks, lights etc. It will also devalue homes in the areas around the plant.
- Controlled growth is the best way to preserve our beautiful town.

***We would like a copy of the decision for this amendment and would appreciate being informed of any further changes to the proposed amendment.***

Sincerely,

*Bob & Janice Porter*

Bob and Janice Porter  
32 McCulloch Drive  
Erin, ON.  
N0B 1T0

Phone: 519-833-2801  
Email address: robert.porter@sympatico.ca

CC: Kathryn Ironmonger, Clerk,  
Town of Erin  
5684 Trafalgar Rd, RR#2,  
Hillsburgh, ON.  
N0B 1Z0



March 19, 2013

**Mr. Gary Cousins**  
**County of Wellington Planning and Development Department**  
**74 Woolwich Street,**  
**Guelph ON N91H 6H9**

RECEIVED

APR 02 2013

COUNTY OF WELLINGTON  
Planning & Development Dept.

**Dear Mr. Cousins:** File number 23T-12001 & OP-2012-06

We are writing on behalf of the Wastewater Solutions Working Group of Transition Erin to caution against approval of the proposed Amendment to Wellington's Official Plan, one that would double the number of households of Erin Village compared to the current Official Plan. This very substantial increase in housing density would overwhelm the unique rural nature of Erin, and the natural trajectory of its ecosystems, thus requiring special attention and updated development practice.

From our standpoint, we believe that the dense development proposed could seriously limit the scope of options currently under study by our working group for sustainable and affordable wastewater treatment, including decentralized 'cluster' designs for new housing developments, with on-site eco-systems, such as constructed wetlands, solar aquatic systems or 'wastewater gardens'.

The vast range of possible alternatives for wastewater treatment has been a primary factor in helping many urban developments around the world move away from traditional centralized systems and individual septic tanks to more innovative, efficient and environmentally sensitive designs, thus allowing communities to properly service their citizens with greater local attunement and without the significant costs associated with pumping wastes over large distances.

Since there are now many more wastewater treatment possibilities than traditional options, we would like to ensure that all planned new developments allow enough space on site to accommodate the best and most affordable of these alternate waste treatment technologies (BATEA).

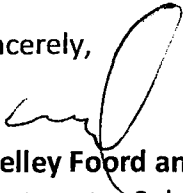
A large, central wastewater treatment plant would require even more growth than what is being proposed in the Official Plan Amendment in order to make such a system within our financial reach. This extra growth would put even more stress on existing infrastructure, plus necessitate more.

The Servicing and Settlement Master Plan, now in its final stages, was done at considerable time and expense. The information that B.M. Ross received from public input was that the majority of Town of Erin residents would prefer more controlled growth as projected in the current OP, because our highly valued small town atmosphere and sense of community could otherwise be irreparably compromised.



We would appreciate being informed of further discussion and debate on this proposed Official Plan Amendment.

Sincerely,



**Shelley Foord and Liz Armstrong, Co-Chairs**  
Wastewater Solutions Group, Transition Erin  
Box 880, 92 Main Street, Erin, ON N0B 1T0

cc Kathryn Ironmonger, Clerk  
Town of Erin  
5684 Trafalgar Road RR#2,  
Hillsburgh, Ontario N0B 1Z0

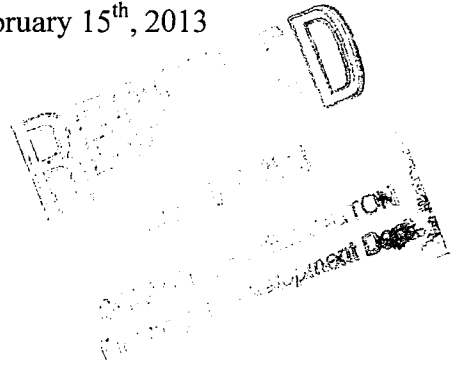
- Mark Van Patter, Senior Planner, County of Wellington
- Mayor Lou Maieron, Town of Erin
- Town of Erin Councillors
- Frank Miele, CAO, Town of Erin
- Ken Chapman, Councillor, County of Wellington
- Barbara Slattery, MOE
- Dwayne Evans, planner, Municipal Services Office- Western
- Luke Reed, CVC
- SSMP Core Management Group





Gary Cousins, MCIP, RPP  
Director Planning and Development  
County of Wellington – Administration Centre  
74 Woolwich Street  
Guelph, Ontario N1H 6H9

February 15<sup>th</sup>, 2013



Re: File No. 23T-12001 & OP-2012-06

Dear Mr. Cousins

I hope you will take the time to read my letter and the many others you will receive regarding the proposed Official Plan Amendment to revise the projected growth for the Town of Erin. First, let me state that I am not opposed to growth, we all need to move forward. And there is no doubt we need a change, our tax base needs to include a higher business ratio. But it needs to be controlled growth.

I am part of the Liaison Committee for Erin's Service & Settlement Master Plan. Solmar's request for an increase in the density of the OP does not fit in with our vision statement. Much money was spent to do this SSMP, and to ignore it does not make sense. What was the point?

I have been a resident of Erin since 1994. I also own a business in the village of Erin and employ local people. I am actively involved in the community as I believe in giving back. In fact many people here would agree as volunteerism is very strong in Erin. There is an incredible sense of community, partly due to the size - everyone knows their neighbour. This is part of what makes Erin such a special place to live. A large influx of population would forever alter that. The densities that Solmar is proposing would totally change our village.

Before making amendments to the Official Plan that will change forever what Erin is, please listen to the residents that will be most affected by these decisions.

I would appreciate being informed of any further changes to the proposed amendment and to receive a copy of the final decision for this amendment.

Thank you.

Regards,

Shelley Foord

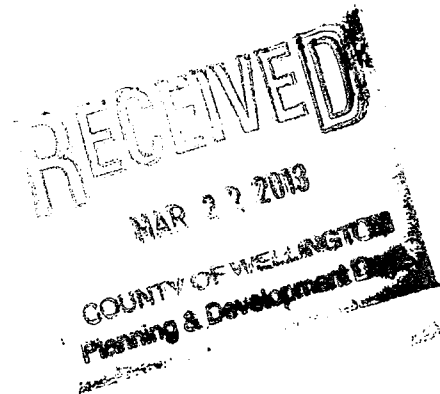
c.c. Kathryn Ironmonger, Clerk, Town of Erin, 5684 Trafalgar Road

Same as  
Waggoner Settlement Group



February 25, 2013

Mr. Gary Cousins, MCIP, RPP  
Director of Planning and Development  
County of Wellington  
Planning and Development Department  
Administration Centre  
74 Woolwich Street  
Guelph, Ontario  
N1H 6H9



**RE: File No. 23T-12001 & OP-2012-06**

Dear Mr. Cousins:

As residents of the Village of Erin we are writing regarding the proposed Official Plan Amendment to revise the projected growth of Erin Village and the Solmar development plan.

Erin presently has a controlled and manageable projected growth target level to 2031 as presented by Wellington County in 2011. The Solmar development, which calls for 1240 units, will significantly alter the original growth projections and, most importantly, the complexion of the Village. I feel the reason most people live in Erin is due to the fact that it has not fallen prey to suburban sprawl.

We have many concerns, including:

- a) infrastructure issues
- b) need for additional facilities
- c) traffic
- d) overall financial considerations, such as -
  - i The construction of a sewage treatment facility
  - ii Cost of installing sewers, and associated expenses, i.e. roads, etc.
  - iii Operational expenses for a treatment plant
  - iv Costs to residents to de-commission septic tanks, hook up to the facility, etc.
  - v Need for additional facilities - recreational, school, church, etc.

I understand that there is a goal to have a stronger commercial/industrial base but the reality is that it will be very difficult to attract business to this Town given the additional business costs in taxes and transportation. Also availability of qualified employees is a challenge.

In the event that a sewage treatment facility be constructed, it is hoped that its location would not negatively impact neighbouring residents with regard to pollution, odor, lighting, traffic, noise, and possible negative home revaluation etc.



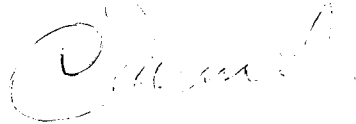
Current residents have been responsible, contributing members to the town and should not see negative results from town expansion including lifestyle and fiscal outcomes for the benefit of a new development.

With regards to density, the current county plan targets at least 6.5 units per gross acre in newly developing subdivisions. This in itself will change the character of this town. The Solmar OP amendment will increase the units per gross acre further. Again, this will dramatically change the nature and feel for our community. The proposed Solmar lot plan does not fit in with the current appearance and character of Erin as it is today. This is a concern.

Erin is a beautiful village and is at risk of losing its character if the population growth plan is amended to accommodate Solmar Development. Other developers own land in the Urban areas of the Town of Erin. Will their developments be incorporated in the amendment? A controlled rate of growth, utilizing many of the potential areas allocated for future development in the Village of Erin, would preserve its charm.

***I would like a copy of the decision for this amendment and would appreciate being informed of any further changes.***

Sincerely,



Matthew & Paulina Sammut  
6 Aspen Court  
Erin, ONT  
N0B 1T0  
519-833-4664  
matt.sammut@sympatico.ca

c.c. Kathryn Ironmonger, Clerk, Town of Erin, 5684 Trafalgar Road, R.R.#2 Hillsburg, Ontario  
N0B 1Z0



Gary Cousins, MCIP, RPP

March 10, 2013

Director Planning and Development

County of Wellington- Administrative Centre

Guelph, Ontario N1H 6H9

**Re: File No. 23T-12001 & OP-2012-06**

Dear Mr. Cousins:

We are writing you to express our concerns regarding the proposed expansion of the village of Erin.

We moved to Erin was with the understanding that growth and expansion was limited due to the fact that the community was on septic systems. We believe that if the proposed sewage plant becomes reality, the village of Erin will change dramatically. The charm will be lost!

From our perspective, it is extremely important to understand everyone's motivation for moving ahead with this plan. Obviously, profit is the motivation for Solmar and the contractor that builds the sewage plant. Beyond that, who else benefits? It is quite ironic that the town planner is a former Solmar employee. What is his agenda, is he really neutral? Based on Matt Pearson's presentation, he is far from neutral. It is quite obvious that he wants to install a \$65 million sewage plant. This will keep him gainfully employed for years to come. At the end of the day, a few people will profit at the expense of every home owner in Erin.

In my opinion there will be a mass exodus from Erin if the Solmar proposal proceeds. Property values will drop not to mention the years of chaos and construction that we will endure. We love living in Erin but more than likely, we will move out of the area if the sewage plant is built. Obviously, we feel very strongly about this matter.

We would like a copy of the decision for this amendment and would appreciate being informed of any further changes to the proposed amendment.

Sincerely,

*Brad + Shelley Sheridan*

Brad and Shelley Sheridan

(519) 833-1196

37 Waterford Drive, Box 844, Erin NOB 1T0

cc: Kathryn Ironmonger, Clerk, Town of Erin, 5684 Trafalgar Road, RR#2 Hillsburg, On NOB 1Z0

**RECEIVED**

MAR 15 2013

COUNTY OF WELLINGTON  
Planning & Development Dept.





March 9, 2013

Mr. Gary Cousins, MCIP, RPP  
Director of Planning and Development  
County of Wellington  
Planning and Development Department  
Administration Centre  
74 Woolwich Street  
Guelph, Ontario  
N1H 6H9

RECEIVED

MAR 15 2013

COUNTY OF WELLINGTON  
Planning & Development Dept.

**RE: File No. 23T-12001 & OP-2012-06**

Dear Mr. Cousins:

We are writing as citizens of Erin regarding the Solmar proposed Official Plan Amendment. While I support the idea of our town growing and expanding, I have concerns about the proposed and concentrated growth by Solmar.

We are fortunate to have a quaint and friendly town in the vicinity of the GTA. We pay higher taxes than most of the counties closer to Toronto but that has been an acceptable cost for the lifestyle the town provides my family. The Solmar development which calls for 1240 units will change the complexion of this town. I now questioning my decision to move here six years ago.

I have many concerns about the infrastructure Erin will need to adopt to accommodate 1240 new homes, particularly the need for new, widened and/or improved roads to support the increased traffic and the need for a sewage treatment plant.

The cost to current Erin residents of the sewage treatment plant is projected to be \$32,000.00 per household. The cost to de-commission the septic tank on each property and hook up to the trunk is another \$5000.00 to \$8000.00. This is a crushing amount of money for any family.

The proposed location of the sewage treatment plant is within 1 Km from our home and about 200 other homes. It should not be located so close to a significant number of existing housing. The developer should not benefit at the expense of existing taxpaying residents.

My neighbors and I are looking at severely reduced property values. The backbone of any Canadian family's financial stability is their home. Many Erin families will be in financial jeopardy should the sewage treatment plant be constructed at the currently proposed site.

I moved my family to Erin for the fresh air, abundance of nature and small town atmosphere. I did not move my family "to the county" to live next door to a large sewage treatment facility.

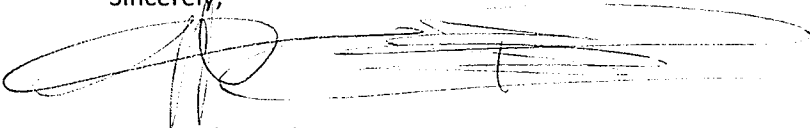
Erin is at a crossroads, we need to grow or risk becoming a "dead" town, with a diminishing population and closing schools. However, I would like to see a controlled rate of growth that preserves the town's charm.

Please consider opposing this requested amendment for the betterment of this community.



*I would like a copy of the decision for this amendment and would appreciate being informed of any further changes to the proposed amendment.*

Sincerely,

A handwritten signature in black ink, appearing to be "Brett and Wanda Lawrie", written over a horizontal line.

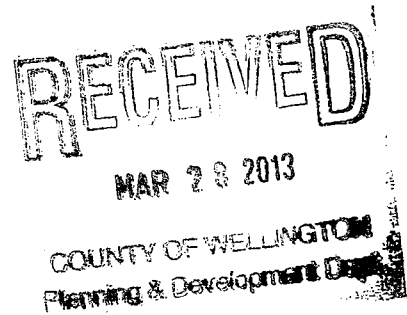
Brett and Wanda Lawrie  
2 Aspen Court  
Erin, ONT  
N0B 1T0  
519-833-0296  
lawrie33@sympatico.ca

c.c. Kathryn Ironmonger, Clerk, Town of Erin, 5684 Trafalgar Road, R.R.#2 Hillsburg, Ontario N0B 1Z0



February 25, 2013

Mr. Gary Cousins, MCIP, RPP  
Director of Planning and Development  
County of Wellington  
Planning and Development Department  
Administration Centre  
74 Woolwich Street  
Guelph, Ontario  
N1H 6H9



**RE: File No. 23T-12001 & OP-2012-06**

Dear Mr. Cousins:

As residents of the Village of Erin we are writing regarding the proposed Official Plan Amendment to revise the projected growth of Erin Village and the Solmar development plan.

Erin presently has a controlled and manageable projected growth target level to 2031 as presented by Wellington County in 2011. The Solmar development, which calls for 1240 units, will significantly alter the original growth projections and, most importantly, the complexion of the Village. I feel the reason most people live in Erin is due to the fact that it has not fallen prey to suburban sprawl.

We have many concerns, including:

- a) infrastructure issues
- b) need for additional facilities
- c) traffic
- d) overall financial considerations, such as -
  - i The construction of a sewage treatment facility
  - ii Cost of installing sewers, and associated expenses, i.e. roads, etc.
  - iii Operational expenses for a treatment plant
  - iv Costs to residents to de-commission septic tanks, hook up to the facility, etc.
  - v Need for additional facilities - recreational, school, church, etc.

I understand that there is a goal to have a stronger commercial/industrial base but the reality is that it will be very difficult to attract business to this Town given the additional business costs in taxes and transportation. Also availability of qualified employees is a challenge.

In the event that a sewage treatment facility be constructed, it is hoped that its location would not negatively impact neighbouring residents with regard to pollution, odor, lighting, traffic, noise, and possible negative home revaluation etc.



Erin is a beautiful village and is at risk of losing its character if the population growth plan is amended to accommodate Solmar Development. Other developers own land in the Urban areas of the Town of Erin. Will their developments be incorporated in the amendment? A controlled rate of growth, utilizing many of the potential areas allocated for future development in the Village of Erin, would preserve its charm.

***I would like a copy of the decision for this amendment and would appreciate being informed of any further changes.***

Sincerely,

Name Brett & Kelly Kirk, Brandie Kirk  
Street 49 Waterford Dr Box 406  
Erin, ONT  
Postal Code N0B 1T0  
Phone Number (519) 833-4455  
e-mail address kellyklean@hotmail.com

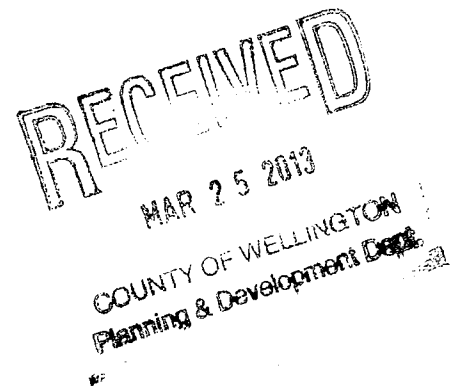
c.c. Kathryn Ironmonger, Clerk, Town of Erin, 5684 Trafalgar Road, R.R.#2 Hillsburg, Ontario  
N0B 1Z0





March 20, 2013

Mr. Gary Cousins, MCIP, RPP  
Director of Planning and Development  
County of Wellington  
Planning and Development Department  
Administration Centre  
74 Woolwich Street  
Guelph, Ontario  
N1H 6H9



**RE: File No. 23T-12001 & OP-2012-06**

Dear Mr. Cousins:

As residents of the Village of Erin we are writing regarding the proposed Official Plan Amendment to revise the projected growth of Erin Village and the Solmar development plan.

Erin presently has a controlled and manageable projected growth target level to 2031 as presented by Wellington County in 2011. The Solmar development, which calls for 1240 units, will significantly alter the original growth projections and, most importantly, the complexion of the Village. I feel the reason most people live in Erin is due to the fact that it has not fallen prey to suburban sprawl.

We have many concerns, including:

- a) infrastructure issues
- b) need for additional facilities
- c) traffic
- d) overall financial considerations, such as –
  - i The construction of a sewage treatment facility
  - ii Cost of installing sewers, and associated expenses, i.e. roads, etc.
  - iii Operational expenses for a treatment plant
  - iv Costs to residents to de-commission septic tanks, hook up to the facility, etc.
  - v Need for additional facilities – recreational, school, church, etc.

I understand that there is a goal to have a stronger commercial/industrial base but the reality is that it will be very difficult to attract business to this Town



given the additional business costs in taxes and transportation. Also availability of qualified employees is a challenge.

In the event that a sewage treatment facility be constructed, it is hoped that its location would not negatively impact neighbouring residents with regard to pollution, odor, lighting, traffic, noise, and possible negative home revaluation etc.

Erin is a beautiful village and is at risk of losing its character if the population growth plan is amended to accommodate Solmar Development. Other developers own land in the Urban areas of the Town of Erin. Will their developments be incorporated in the amendment? A controlled rate of growth, utilizing many of the potential areas allocated for future development in the Village of Erin, would preserve its charm.

**I would like a copy of the decision for this amendment and would appreciate being informed of any further changes.**

Sincerely,



Barb Sherar  
4 Cedar Ridge Court  
Erin, ONT  
N0B 1T0  
519-833-2916  
barb.sherar@sympatico.ca

c.c. Kathryn Ironmonger, Clerk, Town of Erin, 5684 Trafalgar Road, R.R.#2  
Hillsburg, Ontario N0B 1Z0



April 15, 2013

Mr. Gary Cousins, MCIP, RPP  
Director of Planning and Development  
County of Wellington  
Planning and Development Department  
Administration Centre  
74 Woolwich Street  
Guelph, Ontario N1H 6H9

**RE: File No. 23T-12001 & OP-2012-06**

Dear Mr. Cousins:

I am writing as a citizen of Erin opposing the Solmar proposed Official Plan Amendment to revise the projected growth of the Erin Village as well as increase residential density. I am not opposed to sustainable and organic growth of our town, but I have serious concerns about the proposed growth by Solmar and the many potential negative effects this can have on the community's environmental and fiscal sustainability.

Erin currently has a manageable projected growth target level to 2031. The Solmar development, which calls for 1240 units, will significantly alter the original growth projections and most importantly the character of this town. We are fortunate to have a quaint and friendly town in the vicinity of the GTA. I am sure the reason that many people live in this community is the fact that it has not fallen prey to suburban sprawl. We pay higher taxes than most of the counties closer to Toronto but that has been an acceptable cost for the lifestyle offered.

The Solmar development proposal brings up many concerns including major infrastructure issues; need for additional facilities; increased traffic; loss of much of the character of the town; overall financial considerations; and threat to the environment, including the health of the Credit River and this most important watershed for the region. Yes it would be nice to have additional tax payers, but the benefits could be offset by:

- the cost of a sewage treatment plant that would have to be expanded for town use
- cost of all the infrastructure requirements for sewers etc.
- operational costs running a treatment plant
- cost to de-commission septic tanks and hook up to the pipe by residents
- need for additional facilities in the town including recreational, school, church etc. given the fact that the town does not have enough capacity for its current population in some of these areas.

I am very concerned that the negatives far outweigh the potential positives. With regard to density, the current county plan targets at least 6.5 units per gross acre in newly developing subdivisions. This in itself will change the character of this town. The Solmar OP amendment will increase the units per gross acre further. Again, this will dramatically change the nature and feel for our community. The proposed



Solmar lot plan does not fit in with the current appearance and character of Erin as it is today. This is a concern.

If a sewage treatment plant is put in, the location should not negatively impact existing residents who have supported the Erin community for years and years. They should not have to face a potential negative living environment (pollution, smell, lights etc.) and potential financial depreciation of their home by a treatment plant built within close range of their properties. A developer would be benefitted while existing residents would have to pay the price. This is not acceptable or fair.

Our town has wonderful character. The current growth in our town has allowed numerous developers the opportunity to build, with the result working well for our community. Given the projections, Solmar will take up the total growth capacity for our town and beyond. This again does not seem reasonable and fair.

Erin is a beautiful town that is at risk of losing its character if this Official Plan Amendment passes. My opposition to the OPA is not about any one particular developer but the overall future of our town.

My wife and I have both reviewed this letter and agree that the body of the text accurately reflects our personal concerns. We have lived in Erin since 1989 and have no desire to leave because of the small town quaintness, and the sustainable slow growth over the past 24 years, allowing the residents to escape from the southern encroachment. The only people who will come out ahead is the developer, Solmar, we fail to see any benefits to those of us already living here. You will literally destroy this town for the sake of GREED.

***I would like a copy of the decision for this amendment and would appreciate being informed of any further changes to the proposed amendment.***

Sincerely,  04/15/2013.  
Debbie Puncher 04/15/2013

Name: Al and Debbie Puncher  
Address: Box17-96 Waterford Dr., N0B 1T0  
Phone number: 519 833 2908  
E-mail address: al.puncher@sympatico.ca

c.c. Kathryn Ironmonger, Clerk, Town of Erin, 5684 Trafalgar Road, R.R.#2 Hillsburgh, Ontario N0B 1Z0





March 15, 2013

1 Cedar Ridge Court  
Erin, Ontario,  
N0B1T0

Mr. Gary Cousins, MCIP, RPP  
Director of Planning and Development  
County of Wellington  
Planning and Development Department  
Administration Centre  
74 Woolwich Street  
Guelph, Ontario  
N1H 6H9

RECEIVED

MAR 28 2013

COUNTY OF WELLINGTON  
Planning & Development Dept.

RE: File No. 23T-12001 & OP-2012-06

Dear Mr. Cousins:

As a resident of the Village of Erin I am writing regarding the proposed Official Plan Amendment to revise the projected growth of Erin Village and the Solmar development plan.

The Solmar development, which calls for 1240 units, will significantly alter the original growth projections presented by Wellington County in 2011 and, most importantly, the feel in the village. When my husband was transferred from Sudbury to Mississauga in 2003, we did not purchase a home in Mississauga, nor Oakville, nor Milton, nor Brampton but in Erin because we did not want to live in urban sprawl.

I have many concerns, including:

- a) impact on wildlife
- b) infrastructure issues
- c) need for additional facilities
- d) traffic
- e) overall financial considerations, such as --

- The construction of a sewage treatment facility
- Cost of installing sewers, and associated expenses, i.e. roads, etc.
- On-going expenses for a treatment plant
- Costs to residents to de-commission septic tanks, hook up to the facility, etc.
- Need for additional facilities - recreational, school, church, etc.

I understand that there is a goal to have a stronger commercial/industrial base but the reality is that it will be very difficult to attract business to this Town given the additional business costs in taxes and transportation. Also local availability of qualified employees is a challenge.

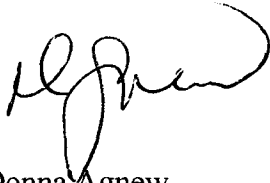


In the event that a sewage treatment facility is constructed, it is hoped that its location would not negatively impact neighbouring residents with regard to pollution, odor, lighting, traffic, noise, and possible negative home revaluation etc.

Erin is a special village and is at risk of losing its character if the population growth plan is amended to accommodate Solmar Development. Other developers own land in the Urban areas of the Town of Erin. Will their developments be incorporated in the amendment? A controlled rate of growth, utilizing many of the potential areas allocated for future development in the Village of Erin, would preserve its character.

I would like a copy of the decision for this amendment and would appreciate being informed of any further changes.

Sincerely,

A handwritten signature in black ink, appearing to read 'Donna Agnew', with a large, sweeping flourish at the end.

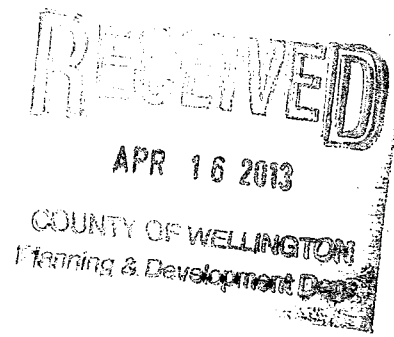
Donna Agnew  
Donna.agnew@hotmail.com

c.c. Kathryn Ironmonger, Clerk, Town of Erin, 5684 Trafalgar Road, R.R.#2 Hillsburg, Ontario



April 12, 2013

Mr. Gary Cousins, MCIP, RPP  
Director of Planning and Development  
County of Wellington  
Planning and Development Department  
Administration Centre  
74 Woolwich Street  
Guelph, Ontario  
N1H 6H9



**RE: File No. 23T-12001 & OP-2012-06**

Dear Mr. Cousins:

I am writing as citizen of Erin regarding the Solmar proposed Official Plan Amendment to revise the projected growth of the Erin Village as well as increase residential density. I am not opposed to growth as that is a reality of life but I have serious concerns about the proposed and concentrated growth by Solmar.

Erin has a current controlled and manageable projected growth target level to 2031. The Solmar development which calls for 1240 units will significantly alter the original growth projections and most importantly the complexion of this town. We are fortunate to have a small, quaint and friendly town in the vicinity of the GTA. I am sure the reason that many people live in this community is the fact that it has not fallen prey to suburban sprawl. We pay higher taxes than most of the counties closer to Toronto but that has been an acceptable cost for the lifestyle offered. This type of development will change the complexion of this town. I will truly question my reasons for living here moving forward.

There are many concerns including major infrastructure issues; need for additional facilities; traffic; loss of much of the character of the town; and overall financial considerations. Yes it would be nice to have additional tax payers but would it offset by:

- the costs of a sewage treatment plant that would have to be expanded for town use
- cost of all the infrastructure require such as sewers etc.
- operational costs running a treatment plant facility
- cost to de-commission septic tanks and hook up to the pipe by residents
- need for additional facilities in the town including recreational, school, church etc. given the fact that the town does not have enough capacity for its current population in some of these areas.

I strongly do not believe so and even if it did achieve this, the negatives far outweigh the potential positives. I understand that there is a goal to have a stronger commercial/industrial base but the reality is that it will be very difficult to attract business to this town given the additional business costs in taxes and logistics and given our location versus proximity to the airport and 4-highways. Also, traffic increases in this small town will bottleneck as it is already a thoroughway for transport trucks avoiding Hwy 10. We have to be realistic about what the town can endure.



With respect to density, the current county plan targets at least 6.5 units per gross acre in newly developing subdivisions. This in itself will change the character of this town. The Solmar OP amendment will increase the units per gross acre further. Again, this will dramatically change the nature and feel for our community. The proposed Solmar lot plan does not fit in with the current appearance and character of Erin as it is today. This is a concern.

That aside, even if the development goes forward, a sewage treatment plant will be needed. Given all the available development land in the Erin-Hillsburg area, it would not be possible to reach the current growth targets without putting in a treatment plant. As stated earlier, the cost of such a tank as well as hooking up to the system and de-commissioning septic tanks will be a burden many residents in Erin cannot undertake, even if it is amortized over many years. There are many retired individuals in our town on fixed incomes. This is a financial burden they and others should not bear. At the very least, the developer should be taking on the burden of the costs as it has been done in other communities, such as Inglewood.

If a sewage treatment plant is put in, the location should not negatively impact existing residents who have supported the Erin community for years and years. They should not have to face a potential negative living environment (pollution, smell, lights etc.) and potential financial depreciation of their home by a treatment plant built within their direct community. If one of our town values is fairness, this goes strictly against this. A developer would be benefitted while existing residents would have to pay the price. This is not acceptable.

Our town has wonderful character. The current growth in our town has allowed numerous developers the opportunity to build, with the great results. Is it fair to allow one developer to have the majority of the development in Erin-Hillsburg? Given the projections, Solmar will provide the total growth for our town. This again does not seem reasonable and we should not be bullied into the plan.

Erin is a beautiful town that is at risk of losing its character if this Official Plan Amendment passes. This really is not about any one particular developer but the overall future of our town. A controlled rate of growth utilizing many of the potential areas that can be developed would preserve the town's charm. We just moved here last July because of the charm and quaintness of this town. If this changes, there really would be little reason to stay here. I feel duped.

Please consider opposing this requested amendment for the betterment of this community.

*I would like a copy of the decision for this amendment and would appreciate being informed of any further changes to the proposed amendment.*

Sincerely,

  
Linda Horowitz

29 Waterford Drive, PO Box 609

Erin, ONT

N0B 1T0

519-833-4477

[lindahorowitzis@rogers.com](mailto:lindahorowitzis@rogers.com)

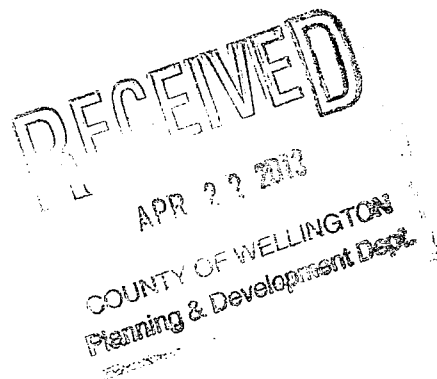
c.c. Kathryn Ironmonger, Clerk, Town of Erin, 5684 Trafalgar Road, R.R.#2 Hillsburg, Ontario N0B 1Z0





15 April 2013

Mr. Gary Cousins, MCIP, RPP  
Director of Planning and Development  
County of Wellington  
Planning and Development Department  
Administration Centre  
74 Woolwich Street  
Guelph, Ontario N1H 6H9



**RE: File No. 23T-12001 & OP-2012-06**

Dear Mr. Cousins:

I am writing as a citizen of Erin opposing the Solmar proposed Official Plan Amendment to revise the projected growth of the Erin Village as well as increase residential density. I am not opposed to sustainable and organic growth of our town, but I have serious concerns about the proposed growth by Solmar and the many potential negative effects this can have on the community's environmental and fiscal sustainability.

Erin currently has a manageable projected growth target level to 2031. The Solmar development, which calls for 1240 units, will significantly alter the original growth projections and most importantly the character of this town. We are fortunate to have a quaint and friendly town in the vicinity of the GTA. I am sure the reason that many people live in this community is the fact that it has not fallen prey to suburban sprawl. We pay higher taxes than most of the counties closer to Toronto but that has been an acceptable cost for the lifestyle offered.

The Solmar development proposal brings up many concerns including major infrastructure issues; need for additional facilities; increased traffic; loss of much of the character of the town; overall financial considerations; and threat to the environment, including the health of the Credit River and this most important watershed for the region. Yes it would be nice to have additional tax payers, but the benefits could be offset by:

- the cost of a sewage treatment plant that would have to be expanded for town use
- cost of all the infrastructure requirements for sewers etc.
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- need for additional facilities in the town including recreational, school, church etc. given the fact that the town does not have enough capacity for its current population in some of these areas.

I am very concerned that the negatives far outweigh the potential positives. With regard to density, the current county plan targets at least 6.5 units per gross acre in newly developing subdivisions. This in itself will change the character of this town. The Solmar OP amendment will increase the units per gross acre further. Again, this will dramatically change the nature and feel for our community. The proposed



Solmar lot plan does not fit in with the current appearance and character of Erin as it is today. This is a concern.

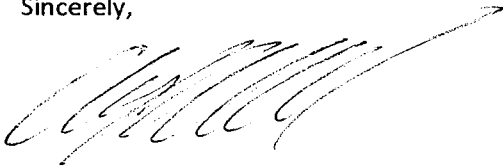
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Our town has wonderful character. The current growth in our town has allowed numerous developers the opportunity to build, with the result working well for our community. Given the projections, Solmar will take up the total growth capacity for our town and beyond. This again does not seem reasonable and fair.

Erin is a beautiful town that is at risk of losing its character if this Official Plan Amendment passes. My opposition to the OPA is not about any one particular developer but the overall future of our town.

***I would like a copy of the decision for this amendment and would appreciate being informed of any further changes to the proposed amendment.***

Sincerely,



Adam Ball  
17 McCulloch Dr. Erin ON, N0B 1T0  
519-833-1061  
ball.adam@rogers.com

**c.c. Kathryn Ironmonger, Clerk, Town of Erin, 5684 Trafalgar Road, R.R.#2 Hillsburgh, Ontario N0B 1Z0**



3 March 2013

Mr. Gary Cousins, MCIP, RPP  
Director of Planning and Development  
County of Wellington  
Planning and Development Department  
Administration Centre  
74 Woolwich Street  
Guelph, Ontario N1H 6H9

**RE: File No. 23T-12001 & OP-2012-06**

Dear Mr. Cousins:

I am writing as a citizen of Erin opposing the Solmar proposed Official Plan Amendment to revise the projected growth of the Erin Village as well as increase residential density. I am not opposed to sustainable and organic growth of our town, but I have serious concerns about the proposed growth by Solmar and the many potential negative effects this can have on the community's environmental and fiscal sustainability. ✓✓

Erin currently has a manageable projected growth target level to 2031. The Solmar development, which calls for 1240 units, will significantly alter the original growth projections and most importantly the character of this town. We are fortunate to have a quaint and friendly town in the vicinity of the GTA. I am sure the reason that many people live in this community is the fact that it has not fallen prey to suburban sprawl. We pay higher taxes than most of the counties closer to Toronto but that has been an acceptable cost for the lifestyle offered.

The Solmar development proposal brings up many concerns including major infrastructure issues; need for additional facilities; increased traffic; loss of much of the character of the town; overall financial considerations; and threat to the environment, including the health of the Credit River and this most important watershed for the region. Yes it would be nice to have additional tax payers, but the benefits could be offset by:

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I am very concerned that the negatives far outweigh the potential positives. With regard to density, the current county plan targets at least 6.5 units per gross acre in newly developing subdivisions. This in itself will change the character of this town. The Solmar OP amendment will increase the units per gross acre further. Again, this will dramatically change the nature and feel for our community. The proposed Solmar lot plan does not fit in with the current appearance and character of Erin as it is today. This is a



concern.

If a sewage treatment plant is put in, the location should not negatively impact existing residents who have supported the Erin community for years and years. They should not have to face a potential negative living environment (pollution, smell, lights etc.) and potential financial depreciation of their home by a treatment plant built within close range of their properties. A developer would be benefitted while existing residents would have to pay the price. This is not acceptable or fair.

Our town has wonderful character. The current growth in our town has allowed numerous developers the opportunity to build, with the result working well for our community. Given the projections, Solmar will take up the total growth capacity for our town and beyond. This again does not seem reasonable and fair.

Erin is a beautiful town that is at risk of losing its character if this Official Plan Amendment passes. My opposition to the OPA is not about any one particular developer but the overall future of our town.

***I would like a copy of the decision for this amendment and would appreciate being informed of any further changes to the proposed amendment.***

WE HAVE RETIRED HERE BECAUSE OF ERIN'S HEALTHY POSITIVE  
LIVING ENVIRONMENT. WE ARE  
GREATLY DISTRESSED BY THIS  
THREAT TO OUR QUALITY OF  
LIVING AND TO THE ENVIRONMENT.

Sincerely,



Name JUDY HOWITT

Address 3 MCCULLOGH DRIVE, ERIN NOB 1 TO

Phone number: (519) 315-0073

E-mail address: jhowitt53@gmail.com

c.c. Kathryn Ironmonger, Clerk, Town of Erin, 5684 Trafalgar Road, R.R.#2 Hillsburgh, Ontario NOB 1Z0





3 March 2013

Mr. Gary Cousins, MCIP, RPP  
Director of Planning and Development  
County of Wellington  
Planning and Development Department  
Administration Centre  
74 Woolwich Street  
Guelph, Ontario N1H 6H9

RECEIVED  
APR 24 2013  
COUNTY OF WELLINGTON  
Planning & Development Dept.

**RE: File No. 23T-12001 & OP-2012-06**

Dear Mr. Cousins:

I am writing as a citizen of Erin opposing the Solmar proposed Official Plan Amendment to revise the projected growth of the Erin Village as well as increase residential density. I am not opposed to sustainable and organic growth of our town, but I have serious concerns about the proposed growth by Solmar and the many potential negative effects this can have on the community's environmental and fiscal sustainability.

Erin currently has a manageable projected growth target level to 2031. The Solmar development, which calls for 1240 units, will significantly alter the original growth projections and most importantly the character of this town. We are fortunate to have a quaint and friendly town in the vicinity of the GTA. I am sure the reason that many people live in this community is the fact that it has not fallen prey to suburban sprawl. We pay higher taxes than most of the counties closer to Toronto but that has been an acceptable cost for the lifestyle offered.

The Solmar development proposal brings up many concerns including major infrastructure issues; need for additional facilities; increased traffic; loss of much of the character of the town; overall financial considerations; and threat to the environment, including the health of the Credit River and this most important watershed for the region. Yes it would be nice to have additional tax payers, but the benefits could be offset by:

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I am very concerned that the negatives far outweigh the potential positives. With regard to density, the current county plan targets at least 6.5 units per gross acre in newly developing subdivisions. This in itself will change the character of this town. The Solmar OP amendment will increase the units per gross acre further. Again, this will dramatically change the nature and feel for our community. The proposed Solmar lot plan does not fit in with the current appearance and character of Erin as it is today. This is a



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Our town has wonderful character. The current growth in our town has allowed numerous developers the opportunity to build, with the result working well for our community. Given the projections, Solmar will take up the total growth capacity for our town and beyond. This again does not seem reasonable and fair.

Erin is a beautiful town that is at risk of losing its character if this Official Plan Amendment passes. My opposition to the OPA is not about any one particular developer but the overall future of our town.

***I would like a copy of the decision for this amendment and would appreciate being informed of any further changes to the proposed amendment.***

Sincerely,

*George Nicholl*

Name

*George Nicholl*

Address

*3 McCullough Dr.*

Phone number:

*519 315 0073*

E-mail address:

*gnicholl08@gmail.com*

c.c. Kathryn Ironmonger, Clerk, Town of Erin, 5684 Trafalgar Road, R.R.#2 Hillsburgh, Ontario N0B 1Z0



16 April 2013

Mr. Gary Cousins, MCIP, RPP  
Director of Planning and Development  
County of Wellington  
Planning and Development Department  
Administration Centre  
74 Woolwich Street  
Guelph, Ontario N1H 6H9

**RE: File No. 23T-12001 & OP-2012-06**

Dear Mr. Cousins:

I am writing as a citizen of Erin opposing the Solmar proposed Official Plan Amendment to revise the projected growth of the Erin Village as well as increase residential density. I am not opposed to sustainable and organic growth of our town, but I have serious concerns about the proposed growth by Solmar and the many potential negative effects this can have on the community's environmental and fiscal sustainability. I have lived in this area all of my life and over 40 years have seen Erin and the surrounding communities grow (Caledon, Orangeville, Fergus) like many other urban areas of Ontario. However, growth must be balanced and sustainable. It is my strong belief that the Solmar OPA lacks both of these elements.

Erin currently has a manageable projected growth target level to 2031. The Solmar development, which calls for 1240 units, will significantly alter the original growth projections and most importantly the character of this town. We are fortunate to have a quaint and friendly town in the vicinity of the GTA. I am sure the reason that many people live in this community is the fact that it has not fallen prey to suburban sprawl. We pay higher taxes than most of the counties closer to Toronto but that has been an acceptable cost for the lifestyle offered.

The Solmar development proposal brings up many concerns including major infrastructure issues; need for additional facilities; increased traffic; loss of much of the character of the town; overall financial considerations; and threat to the environment, including the health of the Credit River and this most important watershed for the region. Yes it would be nice to have additional tax payers, but the benefits could be offset by:

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- operational costs running a treatment plant
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- need for additional facilities in the town including recreational, school, church etc. given the fact that the town does not have enough capacity for its current population in some of these areas.



I am very concerned that the negatives far outweigh the potential positives. With regard to density, the current county plan targets at least 6.5 units per gross acre in newly developing subdivisions. This in itself will change the character of this town. The Solmar OP amendment will increase the units per gross acre further. Again, this will dramatically change the nature and feel for our community. The proposed Solmar lot plan does not fit in with the current appearance and character of Erin as it is today. This is a concern. We currently live around the corner from the proposed development on the 10<sup>th</sup> line. With this town being primarily a "bedroom community" and a majority of the population working in other urban centers, I am concerned with the amount of vehicular traffic this will proposal will generate. I am concerned for the safety of my family and I on the surrounding roads as we frequently bike into town, school and on the Cataract trail.

If a sewage treatment plant is put in, the location should not negatively impact existing residents who have supported the Erin community for years and years. They should not have to face a potential negative living environment (pollution, smell, lights etc.) and potential financial depreciation of their home by a treatment plant built within close range of their properties. A developer would be benefitted while existing residents would have to pay the price. This is not acceptable or fair.

Our town has wonderful character. The current growth in our town has allowed numerous developers the opportunity to build, with the result working well for our community. Given the projections, Solmar will take up the total growth capacity for our town and beyond. This again does not seem reasonable and fair.

Erin is a beautiful town that is at risk of losing its character if this Official Plan Amendment passes. My opposition to the OPA is not about any one particular developer but the overall future of our town. I am only looking for balanced and sustainable growth for the town we have called our home. Please, balanced and sustainable growth is what is called for here.

***I would like a copy of the decision for this amendment and would appreciate being informed of any further changes to the proposed amendment.***

Sincerely,



Michael MacWilliam  
5481 10<sup>th</sup> Line, Erin, Ontario N0B 1T0  
Phone number: 416 452 3405  
E-mail address: michael.macwilliam@gmail.com

**c.c. Kathryn Ironmonger, Clerk, Town of Erin, 5684 Trafalgar Road, R.R.#2 Hillsburgh, Ontario N0B 1Z0**





April 16, 2013

Mr. Gary Cousins, MCIP, RPP  
Director of Planning and Development  
County of Wellington  
Planning and Development Department  
Administration Centre  
74 Woolwich Street  
Guelph, Ontario N1H 6H9

**RE: File No. 23T-12001 & OP-2012-06**

Dear Mr. Cousins:

This letter is to urge you to stop the Solmar project and the sewage treatment plant in Erin. I will write this letter from my heart as this is where this subject belongs. It should not be about the money and how much Solmar will make out of this deal! It should be about the people of Erin, their families, and our community!

We moved to Erin in 2000 from Toronto with our two small children. We looked at many different towns and places before we decided to move here. We fell in love with Erin as soon as we saw it and knew right away it was the perfect place for our family. We have a wonderful life here, as do our children. It is close enough for us to commute to the city for work, but a wonderful retreat when we get home at the end of the day.

We pay high taxes here in Erin, but like many others, we pay because we love living here. It is the small town feel, the forests and grass fields for the kids to play in, the fact that we know all of our neighbours and all of our childrens' friends! We shop on Main S.t and say hi to all the shop keepers by name! It is because we are all part of this lovely small community where everyone looks out for everyone else. All of these things are why we live here. These things are important to families.

We can't imagine a sewage plant coming to this town. Firstly, the amount of money that it will cost is astronomical and it is money we don't have! The Town doesn't have it, and the residents don't have it. To ask the residents of this town to come up with \$30,000 + is outrageous! We are in very difficult economic times and there is no extra money – for anything! The people of this town cannot afford to pay for a new sewage plant! How do you ask the seniors on fixed incomes to come up with that kind of money? There are people that have lost jobs recently, parents trying to put their children through school, and most are all just trying to make ends meet. We have not yet recovered from the economic turmoil from 2008. Chances are that the government will not be able to help out with any sizable grant money – they don't have it either!

The other issue is the 1240 new homes to be built by Solmar Corp. This build would ruin the character of our lovely little town and will increase our population 3 times over. How can the Town of Erin handle this? We will require new schools, new roads, road crews, widening of roads, new staff for garbage pick



up, fire staff, Town staff, police coverage, etc. It is just too much to even think about! Again, how can this town afford all of this? Sure, Solmar will help at the beginning, but where will the money come from to take care of the rest of it? How much debt is this town willing to incur?

When you speak about bringing in new business, there are already commercial and industrial space at the north end of town that is currently available for businesses. The old Guardian plant is sitting on 32 acres which is empty. The old high school on Main St has been empty for at least 10 years with a For Sale on it. Why do we think that if 1240 new homes come in to town, that this will magically bring in addition business?

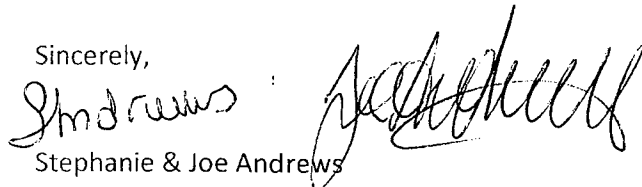
We know that growth is inevitable and is welcome to this town, but to a point. Why not put it a subdivision with only 300 homes? Why not something like the Charleston Homes project on the south end of town near the cemetery? They would be on large lots and would bring in quite a bit of taxes on each home.

I have been talking to many, many neighbours, and we all agree on this. We **do not** want a sewage plant, we want to keep the town growth to a minimum, and we especially do not want to pay for a sewage plant and have all our roads and yards dug up.

Erin is a beautiful town, please don't spoil it.

***We would like a copy of the decision for this amendment and would appreciate being informed of any further updates or changes to the proposed amendment.***

Sincerely,



Stephanie & Joe Andrews

39 Waterford Drive,

Erin, ON

(519) 833-2966

[andrewsis@sympatico.ca](mailto:andrewsis@sympatico.ca)

cc. Kathryn Ironmonger, Clerk, Town of Erin



16 April 2013

Mr. Gary Cousins, MCIP, RPP  
Director of Planning and Development  
County of Wellington  
Planning and Development Department  
Administration Centre  
74 Woolwich Street  
Guelph, Ontario N1H 6H9

**RE: File No. 23T-12001 & OP-2012-06**

Dear Mr. Cousins:

I am writing as a citizen of Erin opposing the Solmar proposed Official Plan Amendment to revise the projected growth of Erin Village as well as increased residential density. I am not opposed to sustainable and organic growth of our town, but I have serious concerns about the proposed growth by Solmar and the many potential negative effects this can have on the community's environmental and fiscal sustainability.

Erin currently has a manageable projected growth target level to 2031. The Solmar development, which calls for 1240 units, will significantly alter the original growth projections and most importantly the character of this town. We are fortunate to have a quaint and friendly town in the vicinity of the GTA. I am sure the reason that many people live in this community is the fact that it has not fallen prey to suburban sprawl. We pay higher taxes than most of the counties closer to Toronto but that has been an acceptable cost for the lifestyle offered.

The Solmar development proposal brings up many concerns including major infrastructure issues; need for additional facilities; increased traffic; loss of much of the character of the town; overall financial considerations; and threat to the environment, including the health of the Credit River and this most important watershed for the region. Yes it would be nice to have additional tax payers, but the benefits could be offset by:

- the cost of a sewage treatment plant that would have to be expanded for town use
- cost of all the infrastructure requirements for sewers etc.
- operational costs running a treatment plant
- cost to de-commission septic tanks and hook up to the pipe by residents
- need for additional facilities in the town including recreational, school, church etc. given the fact that the town does not have enough capacity for its current population in some of these areas.

I am very concerned that the negatives far outweigh the potential positives. With regard to density, the current county plan targets at least 6.5 units per gross acre in newly developing subdivisions. This in itself will change the character of this town. The Solmar OP amendment will increase the units per gross acre further. Again, this will dramatically change the nature and feel for our community. The proposed



Solmar lot plan does not fit in with the current appearance and character of Erin as it is today. This is a concern.

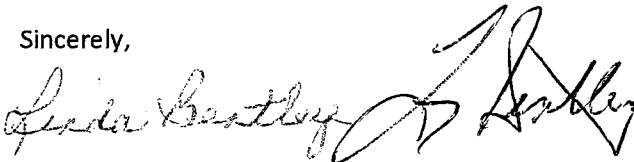
If a sewage treatment plant is put in, the location should not negatively impact existing residents who have supported the Erin community for years and years. They should not have to face a potential negative living environment (pollution, smell, lights etc.) and potential financial depreciation of their home by a treatment plant built within close range of their properties. A developer would be benefitted while existing residents would have to pay the price. This is not acceptable or fair.

Our town has wonderful character. The current growth in our town has allowed numerous developers the opportunity to build, with the result working well for our community. Given the projections, Solmar will take up the total growth capacity for our town and beyond. This again does not seem reasonable and fair.

Erin is a beautiful town that is at risk of losing its character if this Official Plan Amendment passes. My opposition to the OPA is not about any one particular developer but the overall future of our town.

***I would like a copy of the decision for this amendment and would appreciate being informed of any further changes to the proposed amendment.***

Sincerely,

A handwritten signature in cursive script, appearing to read 'Linda Bentley', followed by a large, stylized flourish or initial.

Name: Larry & Linda Bentley

Address: 20 Pine Ridge Rd. Erin, ON

Phone number: 519-833-9198

E-mail address: linda.bentley@sympatico.ca

c.c. Kathryn Ironmonger, Clerk, Town of Erin, 5684 Trafalgar Road, R.R.#2 Hillsburgh, Ontario N0B 1Z0





April 12 2013

Mr. Gary Cousins, MCIP, RPP  
Director of Planning and Development  
County of Wellington  
Planning and Development Department  
Administration Centre  
74 Woolwich Street  
Guelph, Ontario N1H 6H9

Diane Sardi  
Brooke Bradburn  
15 Aspen Crt.  
Erin, Ont  
NOB 1 TO

APR 12 2013  
COUNTY OF WELLINGTON  
Planning & Development

**RE: File No. 23T-12001 & OP-2012-06**

Dear Mr. Cousins:

I am writing as a citizen of Erin opposing the Solmar proposed Official Plan Amendment to revise the projected growth of the Erin Village as well as increase residential density. I am not opposed to sustainable and organic growth of our town, but I have serious concerns about the proposed growth by Solmar and the many potential negative effects this can have on the community's environmental and fiscal sustainability.

Erin currently has a manageable projected growth target level to 2031. The Solmar development, which calls for 1240 units, will significantly alter the original growth projections and most importantly the character of this town. We are fortunate to have a quaint and friendly town in the vicinity of the GTA. I am sure the reason that many people live in this community is the fact that it has not fallen prey to suburban sprawl. We pay higher taxes than most of the counties closer to Toronto but that has been an acceptable cost for the lifestyle offered.

The Solmar development proposal brings up many concerns including major infrastructure issues; need for additional facilities; increased traffic; loss of much of the character of the town; overall financial considerations; and threat to the environment, including the health of the Credit River and this most important watershed for the region. Yes it would be nice to have additional tax payers, but the benefits could be offset by:

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I am very concerned that the negatives far outweigh the potential positives. With regard to density, the current county plan targets at least 6.5 units per gross acre in newly developing subdivisions. This in itself will change the character of this town. The Solmar OP amendment will increase the units per gross acre further. Again, this will dramatically change the nature and feel for our community. The proposed



Solmar lot plan does not fit in with the current appearance and character of Erin as it is today. This is a concern.

If a sewage treatment plant is put in, the location should not negatively impact existing residents who have supported the Erin community for years and years. They should not have to face a potential negative living environment (pollution, smell, lights etc.) and potential financial depreciation of their home by a treatment plant built within close range of their properties. A developer would be benefitted while existing residents would have to pay the price. This is not acceptable or fair.

Our town has wonderful character. The current growth in our town has allowed numerous developers the opportunity to build, with the result working well for our community. Given the projections, Solmar will take up the total growth capacity for our town and beyond. This again does not seem reasonable and fair.

Erin is a beautiful town that is at risk of losing its character if this Official Plan Amendment passes. My opposition to the OPA is not about any one particular developer but the overall future of our town.

***I would like a copy of the decision for this amendment and would appreciate being informed of any further changes to the proposed amendment.***

Sincerely,

Two handwritten signatures are present. The first signature on the left is for Diane Sardi, and the second signature on the right is for Brooke Bradburn.

Diane Sardi  
Brooke Bradburn  
15 Aspen Court  
Erin, ON  
NOB 1T0  
dsbcaba@yahoo.ca

c.c. Kathryn Ironmonger, Clerk, Town of Erin, 5684 Trafalgar Road, R.R.#2 Hillsburgh, Ontario NOB 1Z0



21 April 2013

Mr. Gary Cousins, MCIP, RPP  
Director of Planning and Development  
County of Wellington  
Planning and Development Department  
Administration Centre  
74 Woolwich Street  
Guelph, Ontario N1H 6H9

RECEIVED  
APR 21 2013

COUNTY OF WELLINGTON  
Planning & Development Dept.

**RE: File No. 23T-12001 & OP-2012-06**

Dear Mr. Cousins:

I am writing as a citizen of Erin opposing the Solmar proposed Official Plan Amendment that aims to revise the projected growth of the Erin Village as well as increase residential density.

To be clear, I am not opposed to progressive, sustainable and organic growth of our town, however, I have serious concerns about the proposed growth by Solmar and the many potential negative effects this is likely to have on the community's environmental and fiscal sustainability. Furthermore, their action is inconsistent to the recommendations put forward by the citizens of Erin, who participated in the co-creation of a clear vision for the Town. Growth considerations and their impact must be assessed in a balanced and responsible manner.

Erin currently has a manageable projected growth target level to 2031. The Solmar development, which calls for 1240 units, will significantly alter the original growth projections and most importantly the character of this town. We are fortunate to have a quaint and friendly town in the vicinity of the GTA. I am sure the reason that many people live in this community is the fact that it has not fallen prey to suburban sprawl. We pay higher taxes than most of the counties closer to Toronto but that has been an acceptable cost for the lifestyle offered.

The Solmar development proposal brings up many concerns including major infrastructure issues; need for additional facilities; increased traffic; loss of much of the character of the town; overall financial considerations; and threat to the environment, including the health of the Credit River and this most important watershed for the region. Yes it would be nice to have additional tax payers, but the benefits could be offset by:

- the cost of a sewage treatment plant that would have to be expanded for town use
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- cost to de-commission septic tanks and hook up to the pipe by residents
- need for additional facilities in the town including recreational, school, church etc. given the fact that the town does not have enough capacity for its current population in some of these areas.



I am very concerned that the negatives far outweigh the potential positives. With regard to density, the current county plan targets at least 6.5 units per gross acre in newly developing subdivisions. This in itself will change the character of this town. The Solmar OP amendment will increase the units per gross acre further. Again, this will dramatically change the nature and feel for our community. The proposed Solmar lot plan does not fit in with the current appearance and character of Erin as it is today. This is a concern.

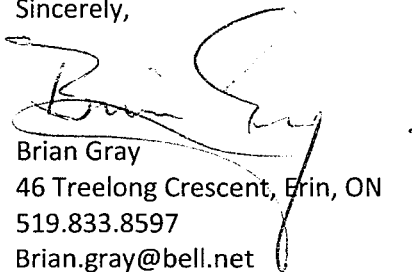
If a sewage treatment plant is put in, the location should not negatively impact existing residents who have supported the Erin community for years and years. They should not have to face a potential negative living environment (pollution, smell, lights etc.) and potential financial depreciation of their home by a treatment plant built within close range of their properties. A developer would be benefitted while existing residents would have to pay the price. This is not acceptable or fair.

Our town has wonderful character. The current growth in our town has allowed numerous developers the opportunity to build, with the result working well for our community. Given the projections, Solmar will take up the total growth capacity for our town and beyond. This again does not seem reasonable and fair. Further, it is inconsistent to the findings and recommendations from the residents who participated in the process of creating the SSMP for the town.

Erin is a beautiful town that is at risk of losing its character if this Official Plan Amendment passes. My opposition to the OPA is not about any one particular developer but the overall future of our town.

***I would like a copy of the decision for this amendment and would appreciate being informed of any further changes to the proposed amendment.***

Sincerely,



Brian Gray  
46 Treelong Crescent, Erin, ON  
519.833.8597  
Brian.gray@bell.net

c.c. Kathryn Ironmonger, Clerk, Town of Erin, 5684 Trafalgar Road, R.R.#2 Hillsburgh, Ontario N0B 1Z0





April 17<sup>th</sup> 2013

George Graham  
9759 Dundas Street East  
Erin ON N0B 1T0  
gkgraham@bell.net

Mr Gary Cousins MCIP , RPP  
Director of Planning and Development  
County of Wellington  
Planning and development Department  
Administration Centre  
74 Woolwich Street  
Guelph ON , N1H 6H9

RECEIVED

APR 30 2013

COUNTY OF WELLINGTON  
Planning & Development Dept.

Re: File No. 23T-12001& OP-2012-06

Dear Mr Cousins ,

I am writing writing this letter in full opposition to the high density SOLMAR development and associated sewage treatment system . I am specifically opposed to any application for future increases in density and population numbers .

WWSTS are expensive ( beyond the Towns ability ) . The installation of a sewerage system is only the beginning . Loading on this sensitive part of the beginning of the Credit is very critical and the track record of treatment plants is not good . This type of treatment plant requires a large amount of expensive energy for operation . It requires trained operators for maintenance . Capital costs for expansion , repairs to pump stations is perpetual ; malfunctioning pump stations are a constant threat to storm sewers and the river . Additionally there is always the potential for plant upset and contaminant overflow to the credit . There is no guarantee of Credit protection with a municipal treatment system .

The septic tank / tile field system is the safest and the cheapest of all treatments . It however needs a well drained soil . Erin and area has abundance of such . Evidence is seen by the Towns many gravel pits . There are some private systems that are not properly installed or properly maintained . This problem can be easily rectified . The 300 meters of main street that is poorly suited can be efficiently collected for a package aeration system . If there is land within the Town that has some clay issues , this land should not be developed . It is not suitable for septic systems and also it is not the best drainage necessary to avoid storm run off problems . Storm water is the Credit River .

Pioneers settled this area for its beauty and its resources of the time . We have a responsibility to protect this . There have been many mistakes made with both Erin and Hillsburgh .

Let us not be short sighted but move slowly and carefully .

Please forward me a copy of the decision for this proposed amendment and any such in the future .

G.Graham

cc K Ironmonger  
Clerk , Town of Erin  
5684 Trafalgar Road  
RR#2 Hillsburgh N0B 1Z0



Mr. Gary Cousins, MCIP, RPP  
Director of Planning and Development  
County of Wellington  
Planning and Development Department  
Administration Centre  
74 Woolwich Street  
Guelph, Ontario N1H 6H9

**RE: File No. 23T-12001 & OP-2012-06**

Dear Mr. Cousins:

I am writing as a citizen of Erin opposing the Solmar proposed Official Plan Amendment to revise the projected growth of the Erin Village as well as increase residential density. I am not opposed to sustainable and organic growth of our town, but I have serious concerns about the proposed growth by Solmar and the many potential negative effects this can have on the community's environmental and fiscal sustainability.

Erin currently has a manageable projected growth target level to 2031. The Solmar development, which calls for 1240 units, will significantly alter the original growth projections and most importantly the character of this town. We are fortunate to have a quaint and friendly town in the vicinity of the GTA. I am sure the reason that many people live in this community is the fact that it has not fallen prey to suburban sprawl. We pay higher taxes than most of the counties closer to Toronto but that has been an acceptable cost for the lifestyle offered.

The Solmar development proposal brings up many concerns including major infrastructure issues; need for additional facilities; increased traffic; loss of much of the character of the town; overall financial considerations; and threat to the environment, including the health of the Credit River and this most important watershed for the region. Yes it would be nice to have additional tax payers, but the benefits could be offset by:

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I am very concerned that the negatives far outweigh the potential positives. With regard to density, the current county plan targets at least 6.5 units per gross acre in newly developing subdivisions. This in itself will change the character of this town. The Solmar OP amendment will increase the units per gross acre further. Again, this will dramatically change the nature and feel for our community. The proposed Solmar lot plan does not fit in with the current appearance and character of Erin as it is today. This is a concern.

If a sewage treatment plant is put in, the location should not negatively impact existing residents who have supported the Erin community for years and years. They should not have to face a potential negative living environment (pollution, smell, lights etc.) and potential financial depreciation of their



home by a treatment plant built within close range of their properties. A developer would be benefitted while existing residents would have to pay the price. This is not acceptable or fair.

Our town has wonderful character. The current growth in our town has allowed numerous developers the opportunity to build, with the result working well for our community. Given the projections, Solmar will take up the total growth capacity for our town and beyond. This again does not seem reasonable and fair.

Erin is a beautiful town that is at risk of losing its character if this Official Plan Amendment passes. My opposition to the OPA is not about any one particular developer but the overall future of our town.

***I would like a copy of the decision for this amendment and would appreciate being informed of any further changes to the proposed amendment.***

Sincerely,



Cam Lavers

5 Erinwood Dr.

Erin, ON N0B 1T0

905-703-8112

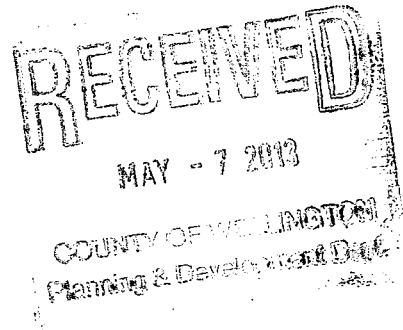
CamLavers@gmail.com

**c.c. Kathryn Ironmonger, Clerk, Town of Erin, 5684 Trafalgar Road, R.R.#2 Hillsburgh, Ontario  
N0B 1Z0**



April 29, 2013

Mr. Gary Cousins, MCI, RPP  
Director of Planning and Development  
County of Wellington  
Planning and Development Department  
Administration Centre  
74 Woolwich Street  
Guelph, ON N1H 6H9



RE: FILE #23T-12001 & OP-2012-06

Dear Mr. Cousins:

As residents of the Town of Erin we are writing regarding the proposed official plan amendment to revise the projected growth of Erin Village and the Solmar Development plan.

My husband Stan, and myself are owners of the property (10 acres) on 9780 Wellington CT 52. Land that is on the Credit River, just down the road from the proposed designated sewage treatment facility. We are both shocked and appalled at the proposed location. Our views equalled the feelings of Robert Bateman. Especially after reading an article in the Summer Vacation Special of Escarpment Views Year 2012 that was written by the famous painter and his view on development and I quote are equal to the way we feel.

"The biggest threat to the Niagara Escarpment is human development". I feel as he does, "That I want my great grandchildren to be able to drive across the future of Erin at the turn of the next century and know they are in the Niagara Escarpment". It is a precious treasure and that the natural human heritage of the escarpment is intact along with its clean running waters of the credit river along with the breath of fresh air that we now breathe.

Do we want this projected growth of Erin Village and the Solmar Development Plan? Definitely NOT !!

***I would like a copy of the decision for this amendment and would appreciate being informed of any further changes.***

Sincerely signed,

  
Stan W. Parzygnat

  
Jane M. Parzygnat

9780 Wellington Country Road 52  
Erin, ON NOB 1T0 Tel # (519) 833-9504 or Work # (905) 277-4822 Email: stansr@sundawn.com

Cc: Kathryn Ironmonger, Clerk, Town of Erin, 5684 Trafalgar Road, R.R. #2 Hillsburg, ON NOB 1Z0

Cc: Sally Stall, Town of Erin, 5684 Trafalgar Road, R.R. #2 Hillsburg, ON NOB 1Z0





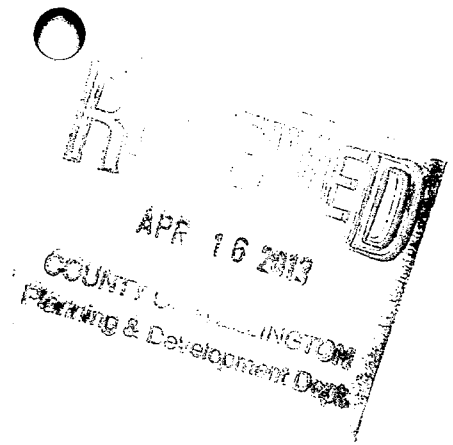
OP-2012-06 & 23T-12001 – SOLMAR

COMMENTS RECEIVED – NO DECISION REQUESTS



April 9, 2013

County of Wellington Planning & Development Dept.  
Administration Centre  
74 Woolwich Street, Guelph, ON N1H 6H9



RE: File Nos. 23T-12001 & OP-2012-06

Dear Madam or Sir:

I am writing to express my concerns regarding the proposed development in the Town of Erin by Solmar Development Corp.

As a resident of Erin for more than 30 years, I have witnessed its measured growth. The pace and style of this growth has enhanced the community, adding people, businesses and industry while maintaining the character of the community and improving its resources.

The proposed Solmar development is a radical departure. It would create what can only be described as a parallel universe –a featureless Mississauga-style subdivision butted up against a rural village whose unique character has developed over more than 150 years.

The proposed development doubles the population but does nothing to bring new industry. The tax base of the Town already relies too much on the residential sector and too little on the industrial. This will make matters worse.

Erin is a small community that thrives on small scale, incremental development. The Solmar plan is quite beyond the scale and scope that Erin can easily integrate. It will have a net negative impact on the Town.

Sincerely yours,

George Spears

5245 Eighth Line, Erin ON N0B 1T0



Mr. Gary Cousins, MCIP, RPP  
Director of Planning and Development  
County of Wellington  
Planning and Development Department  
Administration Centre  
74 Woolwich Street  
Guelph, Ontario  
N1H 6H9

**RE: File No. 23T-12001 & OP-2012-06**

**I do not believe our Town can afford to consider this proposal from Solmar for the following reasons:**

Should the Town of Erin need to take on the added expense of sewers for the whole town just to accommodate a development proposal? It is suggested that all present homeowners and business owners would have to pay their share of \$65+ million, \$32,000. And even with that investment, Town of Erin would have to borrow \$14million over 20 years that would also fall to taxpayers (residents and business owners) to pay back. Who knows how long interest rates will stay as low as they are now? Those numbers do not include monthly use bills, or the cost of renewing the system in 25 years. Maybe if Town of Erin thinks it is so necessary to have a sewer system they should have put money into a reserve fund so when it needs to finance such a big expenditure some of the money would be available instead of borrowing it all. Or maybe it could start now for future need. This idea of a sewage system has been talked about at the Council level for at least 20 years.

There is a lot of talk about debt that families have now. Financial advisors suggest Canadians reduce their personal debt. This year Town of Erin increased taxes by 15% that did not include any reserve for sewage purposes. Should our municipality not be responsible for similar restraint?

Why should the OMB or County planners even consider a sewage system for Erin when a few short years ago they recommended the watershed of the Credit was too sensitive a system to accommodate one? According to tests performed recently by the Credit Valley Conservation our part of the Credit River is healthy. If that is the case, then maybe the septic systems in Erin are sufficient to keep it that way. We could implement the septic tank testing procedure as suggested by Phil Gravelle in the Advocate to ensure the river's health. What happens to the Credit down river if we are adding effluent that surpasses the ideal levels of nitrates or phosphorus with a sewage treatment plant? Or even if the levels are higher than they are now?

"We cannot afford to lose our precious agricultural land, water and endangered species or allow the destruction of our fragile watersheds." That was a quote from an article about Soupstock trying to stop aggregate mining in Caledon.. (They were successful, by the way) Well this is just a business with a different name. And "No community should have to fight so hard to ensure that prime farmland and valuable nature aren't sacrificed to the interests of big business."

Sincerely, Ruth Pennington

RECEIVED

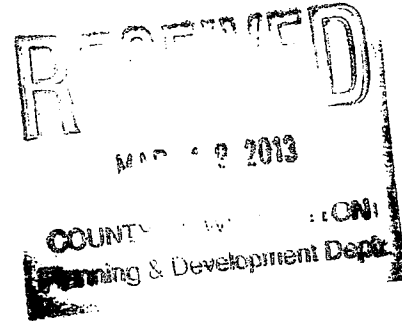
APR 10 2013

COUNTY OF WELLINGTON  
Planning & Development Dept.



March 10th, 2013

Cc: Gary Cousins/County of Wellington  
Mark Van Patter/County of Wellington  
Lou Maieron/Mayor  
Barb Tocher/Councillor  
Deb Callaghan/Councillor  
John Brennan/Councillor  
Josie Wintersinger/Councillor  
Frank Miele/CAO, Town Manager  
Sally Stull/Planner  
Kathryn Ironmonger/Clerk



Re: File #'s 23T-12002 & OP-2012-06

To Whom it May Concern:

I am writing today regarding the proposed Solmar Development and possible sewage treatment plant.

I am very concerned that the Solmar development will forever change the fabric of Erin. Many of Erin's residents reside here to get away from the "suburban" environment and for that luxury we pay a hefty tax bill. I currently pay over \$10K a year in property tax. Although I believe this is very high as I receive little to no services, I have swallowed this pill in the past because I love this town. I will no longer accept these terms with a 1240 home development at the top of my street and a sewage treatment plant at the bottom.

I embrace the fact that Erin must grow and allow for smaller more affordable homes but why does it all have to happen in one location? There is a great deal of open land in Erin within the set boundaries. Why would the County/Town give so much growth control over to one developer? Why would the County/Town place the burden of construction noise, increased traffic and sewage to one area of town? Solmar originally wanted to build over 400 homes which was a reasonable request **AND** in line with the proposed growth for the Town of Erin. How did it go from this number to 1240?! One word – greed! Please do not allow them to bully you and the Town Council. Is this the type of developer that you want to be burdened with for the next 30 years?

Currently, there are four houses for sale on my street. I have lived here for over 12 years and it is rare for us to have just one for sale. I happen to know that three of these homeowners are leaving Erin. A home that sold at the end of the summer was also someone who was leaving because of the changes this development will mean to our street. I strongly believe that this development and sewage treatment plant will negatively affect my property value – actually, even the rumour of it has already





affected the values. The astronomical cost to hook up to the sewage treatment plant combined with 30 years of construction and all that brings to our nook of Erin will directly affect the quality of my family's life in Erin. This development is actually running people out of their homes.

I believe that there are some serious issues with the published proposal by Solmar. First and foremost is this promise of reduced taxes. After reading the proposal, it is clear that these promises are not fulfilled until the entire development is complete **in 30 years**. The process up to that point will actually increase my taxes.

For one, how are we to support over a thousand people commuting to the south everyday on a country road with a single-lane bridge. The current proposal is to have the sub-division's main exit to be at Dundas and 10<sup>th</sup> Line. Most commuters will NOT turn left and take a much better designed route to Winston Churchill, instead they are going to continue straight ahead on 10<sup>th</sup>. In turn, there will be an almost immediate need to redo 10<sup>th</sup> line which has not one, but three raised bridge sections. A comment was overheard from Ms. Stull that future development of 10<sup>th</sup> line may be the answer to the "town by-pass" that so many would like .... Comments like this cause great panic in homeowners hearts. Not only is our quiet country road going to have a significant increase in traffic but in the future it could have a steady stream of 18 wheelers?! I would like to propose we ask Solmar to off-set it's main exit onto Dundas in order to encourage commuters to take the less populated and better designed (shared maintenance) Winston Churchill.

The second problem I see is the promise of jobs. There is no indication how they propose to entice business to these facilities. There is this overture of "Build it and They will Come" ....really?! We already have quite a bit of commercial and industrial property available and businesses don't seem to be knocking down the doors to get in here. If they are so confident regarding these job numbers, how about we allow them to build so many homes **AFTER** they create so many jobs.

Finally, I have grave concerns regarding the location that the town is looking at for the future sewage treatment plant. First of all, I would congratulate and thank Mr. Frank Miele for advising council not to allow Solmar to control this facility with the town. I know it is a huge carrot dangling in front of their noses but we cannot allow private companies control of our public works....as nothing in life is for free. As well, I am concerned that the flow rate of this part of the river is quite slow and has slowed significantly since the original investigation. It will also be one of the first things a visitor to Erin will see. A pit on one side and a sewage treatment plant on the other – not a great way to promote our lovely little town. I would also like to comment on the proposal to bring the sewage lines down the Cataract trail. Why would this even be considered? The report even states that it will be buried more shallow than usual so there is the possibility of odor. This is one of the finest jewels of our town, why would be jeopardize it's beauty in any way? People come from all over to walk or cycle this trail – it is how I originally discovered Erin – is this the lasting impression we want to leave with our tourists? Surely, there is enough



available land where a better site can be found where it will not affect Erin's beauty or any homeowners.

I try very hard to be a good citizen of Erin. I know every shop owner on Main Street because I always shop there first. If I have out-of-town visitors, they are always entertained at a local restaurant and then taken on a shopping trip downtown. I buy local food whenever possible including a membership with Everdale. I take food to the Food Bank/EWCS every month and sponsor a family every Christmas. I always hire local businesses and workers whenever possible. I post all advertising for tourism in Erin on my Facebook page. I truly love this town and the lifestyle that I have been able to enjoy these last 12+ years. Although it will break my heart, if this amended proposal by Solmar is accepted; unfortunately, I will have no other choice but to leave Erin and I believe many, many more will follow suit.

I ask you to please consider my concerns and not allow this amendment by Solmar to pass. Let's grow at a controlled rate that can maintain the integrity and charm of this beautiful town.

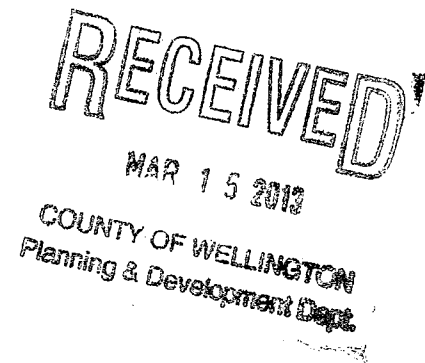
Thank you for taking the time to read my letter.

Julie Connelly  
5 Pine Ridge Road  
Erin, ON  
519-833-9036  
jconn@sentex.net



March 9, 2013

Mr. Gary Cousins, MCIP, RPP  
Director of Planning and Development  
County of Wellington  
Planning and Development Department  
Administration Centre  
74 Woolwich Street  
Guelph, ON  
N1H 6H9



Re: File No. 23T-12001 & OP-2012-06

Dear Mr. Cousins:

We are residents of Erin and are writing this letter to express our concerns regarding Solmar's proposed Official Plan Amendment, which would revise the projected growth of the village of Erin and increase residential density. Our major concerns are the extent of the proposed growth and the costs that may be incurred.

We moved here in 1999 to what we thought would be a quiet community away from the hustle and bustle and rampant growth of Brampton.

The proposals for this community are disturbing.

Some growth is expected and accepted but the prospects are very concerning. Quality of life is one concern. The quiet community we moved to is going to disappear, replaced by something twice the size most likely and at great expense.

Taxes are already way too high in Erin and continue to climb. With the need for additional facilities that will come with the proposed development where do the costs end?

A major concern is a sewage treatment plant and associated costs...construction of the plant,sewers,operating costs,residential hook-up for individuals and repairs to property damaged by digging. One of the biggest headaches will be the disruption all this construction will cause in town and in every neighborhood. Huge costs to each property owner in this community will result. How many thousands is anyone's guess at this point. So we'll be looking at higher taxes again on top of the thousands to construct this system and some of us may have a nice new sewage treatment plant for a neighbor. I'm sure that will be a great selling feature and how will it impact the value of our property.

Current residents of this town shouldn't be punished by future growth, they should benefit from it. Developers are in business to turn a profit, we understand that...but the future of this community is about more than profit for a select few.



The proposed growth may look great for a few but those already enjoying life in this community will pay dearly if this Official Plan Amendment goes through.  
We hope you will give serious thought to turning down the proposed amendment.

Sincerely,

Handwritten signatures of Jayne and Steve Groves in cursive script.

Jayne and Steve Groves  
14 McCulloch Drive,  
Erin, ON  
N0B 1T0

519-833-0756  
[steve.groves@sympatico.ca](mailto:steve.groves@sympatico.ca)

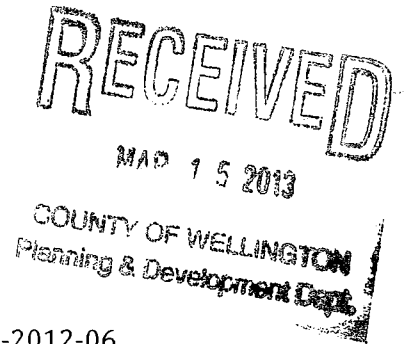
cc.Kathryn Ironmonger,  
Clerk, Town of Erin,  
5684 Trafalgar Rd.,  
R.R.2,  
Hillsburgh, ON  
N0B 1Z0





March 6 2013

County of Wellington Planning & Development Dept.  
Administration Centre  
74 Woolwich Street, Guelph, ON N1H 6H9



RE: File Nos. 23T-12001 & OP-2012-06

Dear Madam or Sir:

I am writing to voice our concerns regarding the Official Plan Amendment by Solmar Development Corp. to the County of Wellington, in October 2012.

We moved to Erin from Toronto, more than 30 years ago in 1981 in order to raise our family in small town/rural environment with its associated lifestyle, values and benefits. We have been actively involved as volunteers and employers in making the Town of Erin the best it can be.

The proposed Solmar amendment nearly triples the initial allocation from 440 to 1240 homes, and more than doubles the size of our "small" town. The Solmar plan will burden the Town of Erin's infrastructure, which at this time, is unable to meet the current population's needs.

According to the recent presentation by Town Council, our current tax base is split 83% residential and 17% commercial. The best practice is based on a ratio of approximately 50-50. Therefore, the Town of Erin depends on commercial growth first, and residential growth second, in order to meet the infrastructure requirements.

As the projected population statistics make clear, the cost of approving this excessive amendment will change our beautiful village and surrounding community into a financial liability. As important, or perhaps even more importantly, the Solmar amendment will greatly reduce the quality of life that we have actively built our community and future generations. The risk is too great.

Kindly confirm in writing receipt of this letter and kindly advise me in a timely manner your full action plan. Thank you.

Sincerely yours,

A handwritten signature in cursive script, appearing to read "Kasia Seydegart".

Kasia Seydegart

5245 Eighth Line, Erin ON N0B 1T0



County of Wellington Planning and Development Dept.  
Administration Centre  
74 Woolwich St.  
Guelph ON  
N1H 6H9

Town of Erin  
Kathryn Ironmonger, Clerk  
5684 Trafalgar Road  
R.R. #2 Hillsburgh, ON  
N0B 1Z0

Reference File Number 23T-12001 & OP-2012-06

Subject: Public Input on the Proposed Official Plan Amendment

Date: February 25, 2013

From: Laura and Stu Royal - 9703 Dundas St E - Erin ON - N0B 1T0


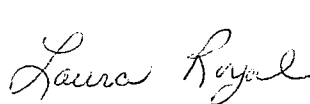
The following points summarize our concerns at this time; please note that we consider these extremely serious and expect the Town of Erin council and staff to work closely in partnership with Solmar resulting in win/win solutions as the development progresses. We personally find Mr. Rogato from Solmar to be very open to our concerns and believe he will do all he can to help us through this transition. We also believe he is supportive and working hard to establish a good connection with the people of Erin and to work with us on solutions.

Growth is important to Erin's future: how we do it is critical for success.

- Increased traffic on Dundas St E and Tenth Line (our home is located at the south-east corner of this intersection, directly across from the Solmar lands)
- Increase in residential densities: why can we not have bigger lots in the Solmar project?
- Town of Erin's ability to handle the fast growth allocation
- Negative impact to our water well
- Negative impact to our septic system
- Dirt and dust during construction impacting our home air circulation system: that amount of dust will most likely destroy our system
- The ability of Erin roadways to handle increased traffic
- Sewage Treatment Plant location being close to residents (strong and unpleasant odours, etc.)
- Potentially dramatic increases in noise levels

Please feel free to contact us if you have any questions.

Regards,  
Laura and Stu Royal  
519 833 9292



cc: M Rogato - Solmar

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COUNTY OF WELLINGTON  
Planning & Development Dept.



Mr. A. Hackney  
38 Erinlea Crescent,  
Erin,  
Ontario, N0B 1T0

24th February 2013

Opposition to the Proposed Solmar Development

File Nos. 23T-12001 and OP-2012-06

To Whom it May Concern,

My family and I are new residents of the village having moved here relatively recently. We are thoroughly enjoying the many aspects of village life which go along with living in a smaller well established community. I am writing to register my opposition to the proposed Solmar development. My concern and opposition to the current proposed Solmar plan is based mainly on the size of the development and the proportion by which the size of the village will be increased. While I appreciate that it is unrealistic to expect that the village will remain the same in size in throughout the future it seems that proposing to increase the size of the village in such a dramatic fashion in such a short space of time will undermine much of the existing sense of community. Having such a large influx of new residents to the village makes it increasingly likely that the character of the village will be dramatically changed with the existing highly prized qualities of good neighbourliness, friendliness on the street, and care for others, to mention just, a few being lost.

My other objections revolve around the cost and problems associated with the proposed sewage system. It seems unfair to expect that all existing residents of the village should be expected to pay 40,000 dollars or more to connect their houses to the proposed sewage system. Furthermore, having the water processing plant empty its treated water into the West Credit river seems to be courting disaster for the waterway. I would hate to see the quality of such a highly prized and valued waterway threatened in any way. While under normal circumstances I expect that quality of the water entering the West Credit will be fine it is an inevitable aspect of life that accidents do happen and the thought of having low quality or even poisonous water enter the fragile ecosystem of the West Credit river frightens me.

In short I believe that the proposed Solmar development is too big for Erin village to absorb without compromising many aspects of the village which make it so appealing to live in. The inherent danger to the West Credit waterway and the cost of connecting to the sewage system just make the proposed project all the more objectionable.

Yours sincerely,

  
Mr A. Hackney

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COUNTY OF WELLINGTON  
Planning & Development Dept.



February 20, 2013

Mr. Gary Cousins, Planning Director  
County of Wellington Planning & Development Dept.  
74 Woolwich Street, Guelph, ON N1H 6H9

RE: File Nos. 23T-12001 & OP-2012-06

Dear Sir/Madam:

We wish to raise our concerns in regards to the Official Plan Amendment, requested by Solmar Development Corp. to the County of Wellington, in October 2012.

The attraction that brought us to Erin in 1987 is the small town atmosphere – not metropolitan, not even suburbia, but *small town*.

We understand the province's mandate to be more judicious in the use of land for development, but the density which has been proposed in this OPA is beyond reason. The concept of putting the required growth of the entire County of Wellington for the next 20 years in one small town's development, using only one private developer, Solmar Development, Corp., is totally irrational.

The proposed amendment nearly triples our initial allocation, and more than doubles the size of our "small" town. It will effectively restrict the trade of other developers with designated land in other parts of the Village. This will put at risk the jobs that those builders/developers currently provide for residents of Erin.

The town's infrastructure is already inadequate with the current population. This will be a nightmare with the requested growth in the proposed OPA. During a recent Town of Erin open budget meeting, concerns were tabled by Frank Miele of the inadequacies of Erin's current tax base to meet the existing demands. Adding greater residential density will only serve to exacerbate the current situation, creating an even worse budgetary crisis.


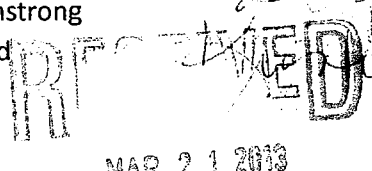
According to the presentation by Town Council at that meeting, our current tax base is split 83% residential and 17% commercial. It is common knowledge that this ratio should be approximately 50-50. Therefore, the growth of the Town of Erin depends on commercial growth first, and residential growth second, in order to meet budgetary demands to meet and grow appropriate infrastructure required for said growth.

Please note Appendix A, indicating the disproportionately large growth rate that is expected to be borne by this small town. I know there are more issues but surely you get the point. Not only do we (and many of our neighbours) appreciate the small town atmosphere that we enjoy by living here, we feel that the cost of approving this amendment will change our beautiful village into a bankrupt suburbia – bankrupt in finances and in character.

Thank you for giving us this opportunity to voice our concerns.

Sincerely,

Don & Kristen Armstrong  
12 Pine Ridge Road  
Erin

COUNTY OF WELLINGTON  
Planning & Development Dept.





## Appendix A

### Part B The amendment:

There seems to be a disconnect with the numbers reported in the new Table 7 when compared to the information reported for the previous Table 7 being replaced:

Existing Table 7	Proposed Amended Table 7
<u>Original anticipated growth</u>	<u>Original anticipated growth + Solmar</u>
Total Population 2011: 11,930	Total Population 2011: 11,930
Total Population 2031: <u>15,530</u>	Total Population 2031: <u>17,080</u>
3,600	5,150 (less 3600 = 1550 for Solmar)
Erin Population 2011: 3,000	Erin Population 2011: 3,000
Erin Population 2031: <u>4,400</u>	Erin Population 2031: <u>7,320</u>
- 1,400	4,320 (less 1400 = 2920 for Solmar)
Total Households 2011: 3960	Total Households 2011: 3960
Total Households 2031: <u>5180</u>	Total Households 2031: <u>5690</u>
1220	1730 (less 1220 = 1047 for Solmar)
Erin Households 2011: 1050	Erin Households 2011: 1000
Erin Households 2031: <u>1530</u>	Erin Households 2031: <u>2440</u>
480	1,440 (less 480 = 960 for Solmar)



February 18<sup>th</sup>, 2013

County of Wellington  
Planning and Development Department  
Administration Centre  
74 Woolwich Street  
Guelph, Ontario N1H 1Z0

RE: File Nos. 12001 and OP-2012-06

Dear Sir/ Madam,

I am writing this letter to give voice to our concerns with respect to the Official Plan Amendment, requested by Solmar Development Corporation to the County of Wellington, in October 2012.


We bought our home in Erin ten years ago and selected Erin specifically for the small town appeal. Everything about Erin to date has fulfilled that expectation, yet the current plan by the Solmar Development Corporation will definitely and irrevocably change all that Erin has to offer in terms of small town charm.

Years ago the rumours of residential development floated about suggesting 200 homes would be constructed on the land bordering Tenth Line and 15<sup>th</sup> Sideroad. The sky was not falling. Then word spread that the development would be over 400 homes. While this would alter traffic it would still fit with the existing infrastructure of our beautiful town, so alarms did not sound in our household. It is my understanding that the current Official Plan Amendment calls for almost 1000 homes to be constructed by Solmar, effectively doubling the current number of residential homes in Erin, all concentrated on the north side of what is now one semi-rural intersection. This certainly does not fit with the existing infrastructure.

A large part of Erin's charm is that people know one another, gather in friendly neighbourhoods, meet in town and come together for the annual Town events. Doubling the town risks Erin becoming just another commuter town, with all the challenges of stresses on the infrastructure that were experienced in places like Milton in the past decade, albeit on a smaller scale.

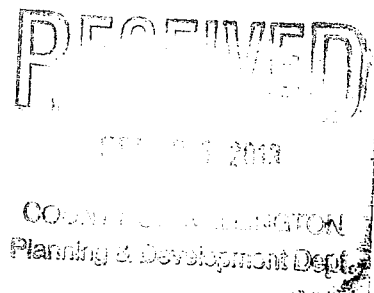
I urge you to give strong consideration to this amendment and the effect it will have on Erin and its current residents if this development by Solmar is given approval.

Respectfully,



C. Davin and R. Agresti

13 Pine Ridge Rd, Erin





**County of Wellington Planning  
& Development Dept.**

Attention: Gary Cousins, Planning Director  
Administration Centre  
74 Woolwich Street, Guelph, ON N1H 6H9

February 14, 2012

**Re: Comments on the Amendment the Official Plan for the County of Wellington (OPA):**

*Solmar*

RE: File Nos. 23T-12001 & OP-2012-06

Dear Mr. Cousins,

As suggested in the Advocate, dated February 6<sup>th</sup>, 2013, we would like to register our comments to the Official Plan Amendment (OPA) to significantly increase Erin's population, as a direct result of Solmar's development plans.

1. **The Vision Statement in the "Service and Settlement Master plan (SSMP) Background Report."**  
(see Annex I Notes attached)
  - The proposed amendment will not "retain the traditional small town character of the Town's urban centre" as described in the SSMP Vision statement.
  - The proposed amendment will support Solmar's objective of 35 household per hectare, greatly exceeding the SSMP Vision Statement's objective "to reach 16 household per Hectare".
  - The proposed amendment will make it difficult for the Town of Erin to accept the SSMP Vision Statement to accommodate Solmar's "development in a fiscally efficient manner".
  - The proposed amendment will make it difficult to comply with SSMP's Vision statement to "improve and enhance environmental conditions and reducing the environmental impact "of a development with a significantly higher to that of the existing community.
2. **Specific comments to the proposed Amendment to the Official Plan (OPA) for the County of Wellington** (see Annex II Notes attached):
  - Page 4 of the Preamble states "39.3% of all Erin's new growth is directed to the rural area". The statement should read 60.7 % of Erin's new growth is urban, and therefore actually "in line with the Growth Plan and PPS which directs the majority growth to urban settlements areas."
  - Current Official Plan's 20 year growth for Erin and Hillsburgh already exceed 50% while rural growth increases by only 18%.
  - Solmar's plan calls for 1870 new jobs but there is no justification, rationalization or implementation proposed in this amendment.
3. **Specific comments to the proposed Amended Table 7** (See Annex III Notes attached)
  - The difference in population numbers between the current Table 7 and the proposed Amended Table 7 is not consistent with Solmar development projections for ~3750 people and 1240 households.
4. **Average Annual % Growth** (see Annex IV Notes Attached)

In 2010, the Rural population Average Annual % Growth was 0.65, while at the same time Urban % growth was 1.29.

..... page 2

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- The "Current Table 7" projections is already well above the national average for Annual % Growth of 1.1 for rural while the Village of Erin's annual % growth of 2.33 is almost twice that of national average for urban centers of 1.29.
- The proposed "Amended Table 7" demonstrates an Annual % Growth of greater than 7.0 which may well prove unmanageable for the village of Erin and the Town of Erin.
- With only Solmar's projected 3750 people, the Annual % Growth is 6.25 with no additional natural growth.

In conclusion, we oppose amending the existing Official Plan to accommodate a significantly higher population growth than can easily be assimilated into our community.

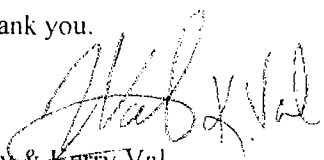
In summary:

- We should not double our population; we should limit growth to the original population targets of the existing Official Plan which is in line with Erin's charm of a small town that is completely surrounded by Greenbelt.
- We do not want medium density housing outside of the actual village core; we prefer "infilling" of the urban center with apartments/low cost housing and not "suburbanizing" the outskirts of the village, lands that were only recently re-zoned Urban.
- We should not have merely one developer concentrating all future growth in one small area; it would be desirable to have several developers at various locations within the villages of Erin and Hillsburgh.
- With an approximate 30% increase in the town's operating costs to ~\$6 million for 2013; we will not be able to support the infrastructure costs for a newly annexed community without incurring significant and crippling long term debt.
- It appears Solmar will require the county's rural allocations to fulfill their critical mass criteria for their own development at the expense of other communities and developers.

We thank you for the opportunity to express our concerns and trust you will give serious consideration to the negative affect of super-sizing Erin.

We would appreciate being informed of any further changes to the proposed amendment and to receive a copy of the final decision for this amendment.

Thank you.

  
 Roy & Kerry Val  
 18 Pine Ridge Road  
 Erin, ON N0B 1T0  
 519.833.9565  
 Roelandval@gmail.com

cc Mark Van Patter, Senior Planner, County of Wellington

cc **Town of Erin**

K. Ironmonger, Clerk  
 5684 Trafalgar Road RR#2,  
 Hillsburgh, Ontario N0B 1Z0







# ANNEX I

## The Vision Statement in the “Service and Settlement Master plan (SSMP) Background Report” The following are excerpts copied directly from the SSMP:

### 3.1.6. TOWN OF ERIN OFFICIAL PLAN

Policies related to future residential growth and economic development are described in Section 2 of the *Town of Erin Official Plan*. Section 2.2 of the Plan provides further vision for residential development within the Town:

1. That urban design standards which retain the traditional small town character of the Town's urban centres be applied while envisioning their development as the focal point for commercial, cultural and economic development activities.
2. Further, all new developments in Greenfield areas are to promote the Town's overall target of 40 persons and jobs per hectare, and to strive to reach 16 units per hectare in new subdivisions
3. To ensure that the necessary expansions to municipal services are anticipated and planned for in a fiscally efficient manner;
4. To ensure that any expansion or reconstruction of municipal services is undertaken in a manner which reduces the environmental impacts associated with the provision of those services to improve and enhance environmental conditions.”

#### 1. ... retain the traditional small town character of the Town's urban centre

In reviewing the Draft Plan of the Solmar Subdivision, there is no “traditional small town character” promoted. Although there is a Centrum planned as well as store fronts along CR 124, all of which will merely distract from the downtown character of Erin Village. Residents living in the Solmar community will have difficulty accessing the distant downtown core of Erin. The only park land in this concentrated community is situated primarily on the east side of the development which is considered Core Greenlands (EP1 zone). The higher population densities envisioned will present additional costing challenges with respect to policing, fire protection, ambulance services, etc. Road planning does not allow for overnight parking, or easy access for emergency vehicles. Is this in line with retaining “the traditional small town character of the Town's urban centre”?

#### 2. .... strive to reach 16 units per hectare in new subdivisions

The 35 households per hectare as defined in the OPA certainly exceed the town's objective to reach 16 households per hectare! Is medium density congruent to the desired “traditional small town character of the Town's urban centre”?

#### 3. ... development in a fiscally efficient manner?

The cost to assimilate 3750 people (doubling the existing population) will overburden the finances available to the Town of Erin. The unavailability for infrastructure grants, the costs associated with Hillsburgh Station Road/dam/pond issues, forecasted bridge and culvert repairs coupled with the forecasted costs associated with Erin's own waste treatment strategy, would leave the Town of Erin in a financially precarious position. Given these forecasted expenses, it will be difficult if not impossible to proceed in a fiscally efficient manner?

#### 4. ...reduce the environmental impact

How can the county or the Town of Erin consider the OPA for a significant increase in population without the completion of the Assimilated Capacity Study (ACS), a critical component in evaluating waste treatment options? This makes no sense: Solmar could take the W.Credit River's whole capacity for their waste treatment facility, leaving the Village of Erin with limited and costly waste treatment alternatives. Moreover, preliminary findings of the designated development area showed issues with geotechnical and environmental quality of the fill including a high moisture content in the soil (frost damage, road buckling) which would more likely prevail with a higher density population. How can these issues “reduce the environmental impact” of adding a super-sized and separate community?



## ANNEX II

### Specific comments to the proposed Amendment to the Official plan for the County of Wellington (OPA):

- On page 4 of the proposed amendment it is not clear to us is how the following statement was calculated: “39.3% of all Erin’s new growth is directed to the rural area”. Assuming the calculation is correct, then the statement should read 60.7 % of Erin’s new growth is urban, and therefore “in line with the Growth Plan and PPS which directs the majority growth to urban settlements areas.”
- The current Official Plan, Table 7, 2011 to 2031 actually shows the following:
  - The urban to rural ratio in 2011 is 36:64. In 2031, the ratio is 42:58.
  - 20 year growth of Erin’s and Hillsburgh Village is approx 2200 people (>50% increase), while rural growth increases by 1400 people (~18% increase)
  - The percentage of rural people in 2011 to 2031 actually drops from 64% to 58%, conversely the urban population increases from 36% to 42%.
- On page 5, re the criteria of minimum density of not less than 40 residents and jobs per hectare, Solmar’s plan calls for:

19.1 Hectares Core Green land (EP1 zone).  
24.9 Hectares Employment lands  
69.7 Hectares residential lands include roads.  
113.7 Hectares total

So for Solmar’s projected 3750 people living on 69.7 hectares (~28 ac), the people density for the Solmar community will be 53.8 people/ha, (35% higher than the minimum target).

- Solmar’s plan calls for 1870 new jobs but there is no justification, rationalization or implementation proposed in this amendment.



## ANNEX III

### Specific comments to the proposed Amended Table 7

There seems to be a disconnect with the numbers reported in the proposed Amended Table 7 when compared to the Current Table 7:

<b>Current Table 7</b>	<b>Proposed Amended Table 7</b>
<u>Original anticipated growth</u>	<u>Original anticipated growth + Solmar</u>
Total Population 2011: 11,930	Total Population 2011: 11,930
Total Population 2031: <u>15,530</u>	Total Population 2031: <u>17,080</u>
3600	5,150 (less 3600 = 1550 for Solmar)
Erin Population 2011: 3,000	Erin Population 2011: 3,000
Erin Population 2031: <u>4,400</u>	Erin Population 2031: <u>7,320</u>
1,400	4,320 (less 1400 = 2920 for Solmar)
Total Households 2011: 3960	Total Households 2011: 3960
Total Households 2031: <u>5180</u>	Total Households 2031: <u>5690</u>
1220	1730 (less 1220 = 1047 for Solmar)
Erin Households 2011: 1050	Erin Households 2011: 1000
Erin Households 2031: <u>1530</u>	Erin Households 2031: <u>2440</u>
480	1440 (less 480 = 960 for Solmar)

Unless we are confused or not correctly interpreting the information submitted in the proposed amendment, it would appear there are inconsistencies in the numbers reported in the OPA and those reported by Solmar: (Note: since Hillsburgh population and household do not change in the amended Table 7, the inconsistencies are only Erin related)

1. **Total Population** (Erin, Hillsburgh and rural) will incrementally increase by 1550 people as a direct affect of the Solmar application.
2. **Population** (Erin Village) will incrementally increase by 2920 people as a direct affect of the Solmar application.
3. **Total Households** ((Erin, Hillsburgh and rural) will incrementally increase by 1047 households as a direct affect of the Solmar application.
4. **Households** (Erin Village) will incrementally increase by 960 households as a direct affect of the Solmar application.

We were under the impression Solmar's development plan called for ~1275 households and some ~3750 people. We also noticed the Amendment to the Official Plan for the Town of Erin clearly states "for the development of approximately 1240 residential units." So we are somewhat confused! Further clarification would be appreciated.



## ANNEX IV

### Average Annual % Growth in Canada

Canada's average annual growth rate from 2000 to 2010 was 1.1%. The growth rate is expected to slow even further over the next several decades (0.9% between 2010 and 2060).\* In 2012 the World Bank reported for Canada a 1.04 annual % growth for 2011.\*\* In 2010, the Rural population annual % growth was 0.65, while at the same time Urban % growth was 1.29.\*\*\*

### Average Annual % Growth for the Town of Erin (Total Population) and Erin Village (Erin Population) for 2011 to 2031:

- A. Existing Current Table 7
- B. Proposed Amended Table 7
- C. Existing current Table 7 and Solmar's project population of 3750 added.
- D. Solmar's projected population of 3750 only (no other growth)

	A	B	C	D
Total Population:	1.51%	2.16%	3.08%	1.57%
Erin Population:	2.33 %	7.2%	8.58%	6.25%

The "Current Table 7" population projections (A) is already well above the national average for annual % growth of 1.1 while the Village of Erin's annual % growth of 2.33 is almost twice that of national average for urban centers of 1.29. The proposed "Amended Table 7" (B, C, D) clearly demonstrates what appears to be an unmanageable growth scenario for Erin Village.

\* <http://www4.hrsdc.gc.ca/.3ndic.1t.4r@-eng.jsp?iid=35>

\*\* <http://www.tradingeconomics.com/canada/population-growth-annual-percent-wb-data.html>

\*\*\* <http://www.indexmundi.com/facts/canada/rural-population-growth>  
<http://www.indexmundi.com/facts/canada/urban-population-growth>





23T-12001  
OP-2012-06

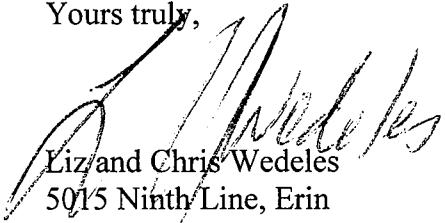
February 11, 2013

Dear County of Wellington:

I am a resident of Erin and have been here with my family for 23 years. We understand and are well informed of the proposed Solmar Development. We are concerned about the density of the current plan. Our infrastructure (water, sewage, roads, and schools) can barely handle what we have today. Commercial /industrial growth seems to be secondary to the plan and truly our tax base is already askew at 83% residential and 17% commercial.

We know growth is evitable and that the site for years has been considered Future Development; but a subdivision of this size will certainly change the social fabric of Erin, and therefore does not comply with the SSMP nor the growth targets set by the County Official plan.

Yours truly,



Liz and Chris Wedeles  
5015 Ninth Line, Erin  
RR5 Georgetown  
L7G 4S8

*cc. Town of ERIN*

RECEIVED

FEB 25 2013

COUNTY OF WELLINGTON  
Planning & Development Dept.



February 10, 2013

County of Wellington Planning & Development Dept.  
Administration Centre  
74 Woolwich Street, Guelph, ON N1H 6H9

RE: File Nos. 23T-12001 & OP-2012-06

Dear Sir/Madam:

We wish to raise our concerns in regards to the Official Plan Amendment, requested by Solmar Development Corp. to the County of Wellington, in October 2012.

The attraction that brought us to Erin in 2004 is the small town atmosphere – not metropolitan, not even suburbia, but *small town*.

We understand the province's mandate to be more judicious in the use of land for development, but the density which has been proposed in this OPA is beyond reason. The concept of putting the required growth of the entire County of Wellington for the next 20 years in one small town's development, using only one private developer, Solmar Development, Corp., is totally irrational.

The proposed amendment nearly triples our initial allocation, and more than doubles the size of our "small" town. It will effectively restrict the trade of other developers with designated land in other parts of the Village. This will put at risk the jobs that those builders/developers currently provide for residents of Erin.

The town's infrastructure is already inadequate with the current population. This will be a nightmare with the requested growth in the proposed OPA. During a recent Town of Erin open budget meeting, concerns were tabled by Frank Miele of the inadequacies of Erin's current tax base to meet the existing demands. Adding greater residential density will only serve to exacerbate the current situation, creating an even worse budgetary crisis.

According to the presentation by Town Council at that meeting, our current tax base is split 83% residential and 17% commercial. It is common knowledge that this ratio should be approximately 50-50. Therefore, the growth of the Town of Erin depends on commercial growth first, and residential growth second, in order to meet budgetary demands to meet and grow appropriate infrastructure required for said growth.

Please note Appendix A, indicating the disproportionately large growth rate that is expected to be borne by this small town. I know there are more issues but surely you get the point. Not only do we (and many of our neighbours) appreciate the small town atmosphere that we enjoy by living here, we feel that the cost of approving this amendment will change our beautiful village into a bankrupt suburbia – bankrupt in finances and in character.

Thank you for giving us this opportunity to voice our concerns.

Sincerely,



Rob & Justyna Toepfner

45 Waterford Dr.

RECEIVED

FEB 28 2013

COUNTY OF WELLINGTON  
Planning & Development Dept.



## Appendix A

### Part B The amendment:

There seems to be a disconnect with the numbers reported in the new Table 7 when compared to the information reported for the previous Table 7 being replaced:

#### Existing Table 7

#### Proposed Amended Table 7

Original anticipated growth

Original anticipated growth + Solmar

Total Population 2011: 11,930    Total Population 2011: 11,930

Total Population 2031: 15,530    Total Population 2031: 17,080

3,600

5,150 (less 3600 = 1550 for Solmar)

Erin Population 2011: 3,000

Erin Population 2011: 3,000

Erin Population 2031: 4,400

Erin Population 2031: 7,320

-                      1,400

4,320 (less 1400 = 2920 for Solmar)

Total Households 2011: 3960

Total Households 2011: 3960

Total Households 2031: 5180

Total Households 2031: 5690

1220

1730 (less 1220 = 1047 for Solmar)

Erin Households 2011: 1050

Erin Households 2011: 1000

Erin Households 2031: 1530

Erin Households 2031: 2440

480

1,440 (less 480 = 960 for Solmar)



February 10, 2013

County of Wellington Planning & Development Dept.  
Administration Centre  
74 Woolwich Street, Guelph, ON N1H 6H9

RE: File Nos. 23T-12001 & OP-2012-06

Dear Sir/Madam:

We wish to raise our concerns in regards to the Official Plan Amendment, requested by Solmar Development Corp. to the County of Wellington, in October 2012.

The attraction that brought us to Erin in 1987 is the small town atmosphere – not metropolitan, not even suburbia, but *small town*.

We understand the province's mandate to be more judicious in the use of land for development, but the density which has been proposed in this OPA is beyond reason. The concept of putting the required growth of the entire County of Wellington for the next 20 years in one small town's development, using only one private developer, Solmar Development, Corp., is totally irrational.

The proposed amendment nearly triples our initial allocation, and more than doubles the size of our "small" town. It will effectively restrict the trade of other developers with designated land in other parts of the Village. This will put at risk the jobs that those builders/developers currently provide for residents of Erin.

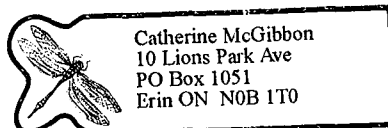

The town's infrastructure is already inadequate with the current population. This will be a nightmare with the requested growth in the proposed OPA. During a recent Town of Erin open budget meeting, concerns were tabled by Frank Miele of the inadequacies of Erin's current tax base to meet the existing demands. Adding greater residential density will only serve to exacerbate the current situation, creating an even worse budgetary crisis.

According to the presentation by Town Council at that meeting, our current tax base is split 83% residential and 17% commercial. It is common knowledge that this ratio should be approximately 50-50. Therefore, the growth of the Town of Erin depends on commercial growth first, and residential growth second, in order to meet budgetary demands to meet and grow appropriate infrastructure required for said growth.

Please note Appendix A, indicating the disproportionately large growth rate that is expected to be borne by this small town. I know there are more issues but surely you get the point. Not only do we (and many of our neighbours) appreciate the small town atmosphere that we enjoy by living here, we feel that the cost of approving this amendment will change our beautiful village into a bankrupt suburbia – bankrupt in finances and in character.

Thank you for giving us this opportunity to voice our concerns.

Sincerely,







PS I used this from bottom because it was  
well supported by concrete for the concrete deck  
base. ~~needed to~~ <sup>was to</sup> support such a large weight  
even more so. (PS) 3) rods for the buttress

#2,

)

Figure 2 shows the results of the regression analysis. The dependent variable is the number of days off work due to injury or illness. The independent variables are age, sex, education, experience, tenure, and job type. The model explains 10% of the variance in the dependent variable.

#2,

)

Figure 2 shows the results of the regression analysis. The dependent variable is the number of days off work due to injury or illness. The independent variables are age, sex, education, experience, tenure, and job type. The model explains 18% of the variance in the dependent variable.

The results show that older workers have fewer days off work due to injury or illness than younger workers. This finding is consistent with the literature suggesting that older workers have more experience and are therefore less likely to be injured or ill. The results also show that male workers have fewer days off work due to injury or illness than female workers. This finding is consistent with the literature suggesting that male workers are more likely to be employed in physically demanding jobs, which may lead to more injuries or illnesses.

The results also show that workers with higher education levels have fewer days off work due to injury or illness. This finding is consistent with the literature suggesting that workers with higher education levels are more likely to be employed in non-manual jobs, which may lead to fewer injuries or illnesses. The results also show that workers with more experience and tenure have fewer days off work due to injury or illness. This finding is consistent with the literature suggesting that workers with more experience and tenure are more likely to be employed in non-manual jobs, which may lead to fewer injuries or illnesses.

Finally, the results show that workers in non-manual jobs have fewer days off work due to injury or illness than workers in manual jobs. This finding is consistent with the literature suggesting that workers in non-manual jobs are less likely to be injured or ill than workers in manual jobs.

[illegible][illegible][illegible][illegible]

#2,

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[illegible][illegible][illegible][illegible]

#2,

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#2,

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Figure 2 shows the results of the regression analysis. The dependent variable is the number of days off work due to injury or illness. The independent variables are age, sex, education, experience, tenure, and job type. The model explains 68% of the variance in the dependent variable.

The results show that older workers have fewer days off work due to injury or illness than younger workers. This finding is consistent with previous research showing that older workers have lower rates of injury and illness. The reason for this may be that older workers have more experience and knowledge about workplace safety. They also tend to have better health and physical abilities, which may reduce their risk of injury or illness.

Female workers have more days off work due to injury or illness than male workers. This finding is also consistent with previous research showing that female workers have higher rates of injury and illness. The reason for this may be that female workers are more likely to work in jobs that are physically demanding or hazardous. They may also have less experience and knowledge about workplace safety.

Workers with higher education levels have fewer days off work due to injury or illness than workers with lower education levels. This finding is also consistent with previous research showing that workers with higher education levels have lower rates of injury and illness. The reason for this may be that workers with higher education levels have better cognitive skills and are able to understand and follow safety instructions more easily.

Workers with more experience have fewer days off work due to injury or illness than workers with less experience. This finding is also consistent with previous research showing that workers with more experience have lower rates of injury and illness. The reason for this may be that experienced workers have more knowledge about workplace safety and are able to avoid hazards more effectively.

Workers with longer tenure have fewer days off work due to injury or illness than workers with shorter tenure. This finding is also consistent with previous research showing that workers with longer tenure have lower rates of injury and illness. The reason for this may be that workers with longer tenure have more experience and knowledge about workplace safety and are able to avoid hazards more effectively.

Job type is also a significant predictor of the number of days off work due to injury or illness. Workers in manufacturing jobs have more days off work due to injury or illness than workers in other types of jobs. This finding is also consistent with previous research showing that workers in manufacturing jobs have higher rates of injury and illness. The reason for this may be that manufacturing jobs often involve repetitive tasks and the use of machinery, which increases the risk of injury or illness.

In conclusion, the results of the regression analysis show that several factors are associated with the number of days off work due to injury or illness. Older workers, female workers, workers with higher education levels, workers with more experience, workers with longer tenure, and workers in non-manufacturing jobs have fewer days off work due to injury or illness. These findings suggest that workplace safety interventions should focus on reducing the risk of injury and illness for these groups of workers.

#2,

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(hand), etc.

(hand), etc.



Gary Cousins, MCIP, RPP  
Director Planning and Development  
County of Wellington - Administration Centre  
74 Woolwich Street  
Guelph, Ontario N1H 6H9

February 1st, 2013

Re: File No. 23T-12001 & OP-2012-06

Dear Mr. Cousins

As a resident of the "village" of Erin I am writing to express my concern regarding the Solmar proposed Official Plan Amendment to revise the projected growth for Erin Village to 2031 and to increase residential densities.

I am pleased to know that there will be growth in Erin but am concerned about the potential for the loss of distinct character that my Town has today. Between 2016 and 2031, the Town was to grow by 480 units. The Solmar plan calls for 1240 units within 30 years (many of these years have already come and gone.). Doubling the number of homes in the Town would erode many of the reasons people chose to live in Erin.

I am doubtful that we could withstand the impacts on our infrastructure, facilities, traffic, environment and social well-being. I respectfully request that the town and county stand firm to the growth forecasts for this planning period as stated in the county plan: "This forecast will be used by all municipalities and government agencies in planning for growth and growth related facilities" and "Wellington is also committed to ensuring that controlled Wellington County Official Plan growth and development occur within the community in order to maintain and enhance the small town character of urban centres".

Similarly, for the density, the current county plan targets at least 6.5 units per gross acre in newly developing subdivisions. The density and general lotting pattern in Erin village is much lower than this, so the 6.5 is already 'out of character' for our town and will be a significant change for our residents and visitors. To increase this number again threatens our small town scale and character. Any increase in density should be rejected.

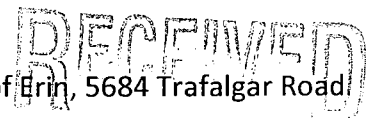
In summary, I ask that the town and county to maintain their plan for this planning period and consider a controlled rate of growth in order to preserve what many residents have counted on in choosing to live in Erin.

Sincerely,



Heidi Matthews

cc. Kathryn Ironmonger, Clerk, Town of Erin, 5684 Trafalgar Road



FEB - 7 2013

COUNTY OF WELLINGTON  
Planning & Development Dept.



Ellie Zweegman  
10 Credit River Rd  
Erin, ON  
N0B 1T0

Gary Cousins, MCIP, RPP  
Director Planning and Development  
County of Wellington  
Planning and Development Department  
Administration Centre  
74 Woolwich Street  
Guelph, Ontario  
N1H 6H9

January 28, 2013

Re: File No. 23T-12001 & OP-2012-06

Dear Mr. Cousins

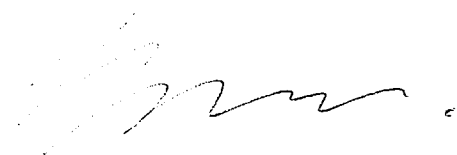
I would like to express concern for the Solmar proposed Official Plan Amendment to grow Erin into something we have not chosen.

As a family we chose to live in Erin with our children nearly 15 years ago because we loved Erin; it is a wonderful place to raise families with an incredible positive environment. This has a lot to do with the kind of people who have chosen to make Erin their home because of what Erin is.

I understand that time cannot stand still & there will be some growth in Erin, but escalating the growth of the town at the proposed rate will be awful for the current Erin residents who have chosen to live here because of its small size and are quite happy to put up with its limitations because the benefits far outweigh the alternatives.

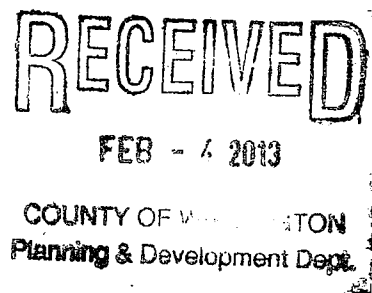
In summary, please leave Erin as a small town – we all like it that way.

Sincerely,



Ellie Zweegman

cc. Kathryn Ironmonger, Clerk, Town of Erin, 5684 Trafalgar Road





Gary Cousins, MCIP, RPP  
Director Planning and Development  
County of Wellington - Administration Centre  
74 Woolwich Street  
Guelph, Ontario N1H 6H9

February 1st, 2013

Re: File No. 23T-12001 & OP-2012-06

Dear Mr. Cousins

As a resident of the "village" of Erin I am writing to express my concern regarding the Solmar proposed Official Plan Amendment to revise the projected growth for Erin Village to 2031 and to increase residential densities.

I am pleased to know that there will be growth in Erin but am concerned about the potential for the loss of distinct character that my Town has today. Between 2016 and 2031, the Town was to grow by 480 units. The Solmar plan calls for 1240 units within 30 years (many of these years have already come and gone.). Doubling the number of homes in the Town would erode many of the reasons people chose to live in Erin.

I am doubtful that we could withstand the impacts on our infrastructure, facilities, traffic, environment and social well-being. I respectfully request that the town and county stand firm to the growth forecasts for this planning period as stated in the county plan: "This forecast will be used by all municipalities and government agencies in planning for growth and growth related facilities" and "Wellington is also committed to ensuring that controlled Wellington County Official Plan growth and development occur within the community in order to maintain and enhance the small town character of urban centres".

Similarly, for the density, the current county plan targets at least 6.5 units per gross acre in newly developing subdivisions. The density and general lotting pattern in Erin village is much lower than this, so the 6.5 is already 'out of character' for our town and will be a significant change for our residents and visitors. To increase this number again threatens our small town scale and character. Any increase in density should be rejected.

In summary, I ask that the town and county to maintain their plan for this planning period and consider a controlled rate of growth in order to preserve what many residents have counted on in choosing to live in Erin.

Sincerely,



Heidi Matthews

cc. Kathryn Ironmonger, Clerk, Town of Erin, 5684 Trafalgar Road

RECEIVED

FEB - 7 2013

COUNTY OF WELLINGTON  
Planning & Development Dept.





Gary Cousins, MCIP, RPP  
Director Planning and Development  
County of Wellington  
Planning and Development Department  
Administration Centre  
74 Woolwich Street  
Guelph, Ontario  
N1H 6H9

RECEIVED

JAN 29 2013

COUNTY OF WELLINGTON  
Planning & Development Dept.

January 24, 2013

Re: File No. 23T-12001 & OP-2012-06

Dear Mr. Cousins

On behalf of Transition Erin we would like to express our concern for the Solmar proposed Official Plan Amendment to revise the projected growth for Erin Village to 2031 and to increase residential densities.

While we are not opposed to growth, we would like to see controlled growth that conforms closer to our town and county plan of growth. Between 2016 and 2031, our allocation was growth of 440 homes (this included taking into account the likelihood of servicing by 2016). The Solmar plan calls for 1240 units within 30 years. While this goes outside the county planning period, we are concerned that this unprecedented growth will be too fast for our small town. It not only triples the allocation, but also doubles the size of our town. In addition we know that there are other developers in line with designated land in other parts of the village.

We are concerned for the impacts on our infrastructure, facilities, traffic, environment and social well-being. The very reason why people live in Erin is its small size and small town atmosphere, which is threatened by a rapid pace of growth. We encourage the town and county to respect the growth forecasts for this planning period as stated in the county plan: "This forecast will be used by all municipalities and government agencies in planning for growth and growth related facilities" and "Wellington is also committed to ensuring that controlled Wellington County Official Plan growth and development occur within the community in order to maintain and enhance the small town character of urban centres"

For density, the current county plan targets at least 6.5 units per gross acre in newly developing subdivisions. The density and general lotting pattern in Erin village is much lower than this, so the 6.5 is already 'out of character' for our town and will be a significant change for our

over



residents and visitors: To increase this number again threatens our small town scale and character.

The county plan calls for "the maintenance of a lotting pattern that is generally consistent and compatible with the predominant character of the area". The town plan states "Design guidelines should recognize the unique rural, low density form of development which predominates in the Town." The current Solmar lotting plan and density is not consistent with that in the existing village.

In summary, we encourage the town to follow closer to their plan for this planning period and consider a controlled rate of growth in order to preserve what many residents have counted on in choosing to live in Erin.

Sincerely,

Heidi Matthews and Jay Mowat  
Co-chairs Sustainable Development Working Group  
Transition Erin

A handwritten signature in cursive script that reads "Heidi Matthews".

cc. Kathryn Ironmonger, Clerk, Town of Erin, 5684 Trafalgar Road



Gary Cousins, MCIP, RPP  
Director Planning and Development  
County of Wellington  
Planning and Development Department  
Administration Centre  
74 Woolwich Street  
Guelph, Ontario  
N1H 6H9

*Solmar*

RECEIVED

FEB - 1 2013

COUNTY OF WELLINGTON  
Planning and Development Dept.

January 24, 2013

Re: File No. 23T-12001 & OP-2012-06

Dear Mr. Cousins

Our property backs on to the Solmar lands and we are opposed to the proposed Official Plan Amendment to revise the projected growth for Erin Village to 2031 and to increase residential densities.

Re: Growth

The allocated growth of the village is approximately 480 homes (from 2011 – 2031) according to the town and county plan, which includes the likelihood of servicing beyond 2016. We moved here in late 2009 understanding that the land behind us was designated for development and we were fine knowing it would be only 480 homes (or less given other land designated in town) in the next 20 years. Had we known that the developer wanted to put 1240 homes behind us, where we currently enjoy the view of a farmhouse, rolling fields and animals, we would not have moved here.

The county plan states "This forecast will be used by all municipalities and government agencies in planning for growth and growth related facilities" and therefore we understood that the forecast stands until 2031. We would like to ask that the county and town respect that people made life decisions based on these numbers. To change the forecast numbers so drastically at this point, as Solmar requests, will impact our ability to sell in the near term and our property value before and during construction of the new development. Ultimately we would like to stay in our home, but not if the change is so drastic.

Re: Density

Our small development which is adjacent to the Solmar lands consists of homes on 1 and 2 acre lots, typical of the development on the perimeter of the village. The proposed plan of subdivision is not only not compatible with our development in terms of density or lotting pattern, but shows unprecedented high densities compared to that in the whole town. It is the likes of having an entire



intensified Erin dropped in our backyard, since it would be doubling the size of the town in a space that is less than one-quarter of the area of the whole town.

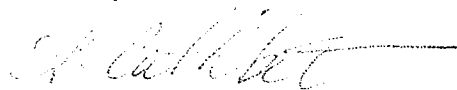
In section 4.4.3 of the county plan, it states "The strategic approach to intensification intends to retain small town character....which includes ....e) encouraging modest intensification in stable residential areas respecting the character of the area. Stable residential areas are considered to be established areas generally consisting of predominantly low density housing on local roads with the built boundary." This is not modest intensification for our village – it is very aggressive compared to the town today.

Section 3.13 of the town plan states that "Design guidelines should recognize the unique rural, low density form of development which predominates in the Town." The design of the Solmar community looks nothing like the rest of Erin in that the density is so much higher.

As a result, we ask the town and county to adhere to their plan of forecasted growth as residents have used its data to make life decisions. If such rapid growth is desired by the town, it should come from public input and be reserved for the next planning period. The current guideline of 6.5 houses or units per acre far exceeds the level of density in the existing town. For Solmar to ask to increase this density is creating a neighbourhood that does not fit with our small-town character, which is to be preserved according to our town vision statement. We ask that the town and county consider this 'unique rural, low density form of development' when considering the densities in the new development.

Lastly, our understanding is that this land was designated for future development in 2004 without any prior public consultation. We understand that this was not typical due process and was due to the circumstances around the greenbelt allocation. We hope that this will not happen again and the public will be informed and consulted at every stage of the process with our input considered.

Sincerely,



Andrea and Cameron Cuthbert  
3 Credit River Rd., Erin

cc. Kathryn Ironmonger, Clerk, Town of Erin, 5684 Trafalgar Road





Name	Date modified	Type	Size
11-247R01.pdf	10/11/2012 3:44 AM	Adobe Acrobat D...	164 KB
11-247R02.pdf	10/11/2012 3:44 AM	Adobe Acrobat D...	170 KB
11-247R03.pdf	10/11/2012 3:44 AM	Adobe Acrobat D...	102 KB
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2084937 pf 2050596.pdf	10/9/2012 9:57 AM	Adobe Acrobat D...	30 KB
4135199 pf armstrong.pdf	10/9/2012 9:57 AM	Adobe Acrobat D...	37 KB
DRAFT COUNTY OPA.pdf	9/10/2012 9:28 PM	Adobe Acrobat D...	138 KB
DRAFT OPA.pdf	9/10/2012 4:41 PM	Adobe Acrobat D...	300 KB
Draft Zoning By-law.pdf	9/10/2012 4:44 PM	Adobe Acrobat D...	173 KB
FSR - 2813.pdf	10/10/2012 10:11 PM	Adobe Acrobat D...	3,371 KB
Heritage Impact Assessment.pdf	10/11/2012 9:22 PM	Adobe Acrobat D...	30,031 KB
PLANNING JUSTIFICATION REPORT.pdf	10/11/2012 11:53 PM	Adobe Acrobat D...	6,323 KB
sabecca pf footman.pdf	10/9/2012 9:57 AM	Adobe Acrobat D...	30 KB
Solmar EIS Draft_Oct10_2012_Full_Version...	10/11/2012 12:14 PM	Adobe Acrobat D...	12,340 KB
Solmar Holdings Erin Revised Archaeolo...	10/9/2012 9:53 AM	Adobe Acrobat D...	1,110 KB
SWM Report - 2813.pdf	10/10/2012 10:22 PM	Adobe Acrobat D...	1,060 KB
Town of Erin and Wellington County - Fis...	10/9/2012 9:57 AM	Adobe Acrobat D...	353 KB



Properties

PIN	71153 – 0395	LT	Interest/Estate	Fee Simple
Description	PT LT 16, CON 11, PT 1, 61R2315 EXCEPT PT 1, 61R10087 & PTS 7, 8 & 9, 61R11118;; TOWN OF ERIN			
Address	5507 10TH LINE ERIN			

Consideration

Consideration      \$2.00

Transferor(s)

The transferor(s) hereby transfers the land to the transferee(s).

Name	FOOTMAN, BEVERLEY
Address for Service	5196 Eight Line, R.R. # 2, Erin, Ontario N0B 1T0

I am at least 18 years of age.  
ROGER FOOTMAN and I are spouses of one another and are both parties to this document  
This document is not authorized under Power of Attorney by this party.

Name	FOOTMAN, ROGER
Address for Service	5196 Eight Line, R.R. # 2, Erin, Ontario N0B 1T0

I am at least 18 years of age.  
BEVERLEY FOOTMAN and I are spouses of one another and are both parties to this document  
This document is not authorized under Power of Attorney by this party.

Name	GAIRDNER, CASSIE
Address for Service	14716 Creditview Road, Caledon, Ontario L7C 3G1

I am at least 18 years of age.  
I am not a spouse  
This document is not authorized under Power of Attorney by this party.

Transferee(s)	Capacity	Share
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Name	SABECCA ENTERPRISES CORP.
Address for Service	122 Romina Drive, Concord, Ontario L4K 4Z7

Statements

Schedule: See Schedules

STATEMENT OF THE TRANSFEROR (S): The transferor(s) verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene the Planning Act.

STATEMENT OF THE SOLICITOR FOR THE TRANSFEROR (S): I have explained the effect of the Planning Act to the transferor(s) and I have made inquiries of the transferor(s) to determine that this transfer does not contravene that Act and based on the information supplied by the transferor(s), to the best of my knowledge and belief, this transfer does not contravene that Act. I am an Ontario solicitor in good standing.

STATEMENT OF THE SOLICITOR FOR THE TRANSFeree (S): I have investigated the title to this land and to abutting land where relevant and I am satisfied that the title records reveal no contravention as set out in the Planning Act, and to the best of my knowledge and belief this transfer does not contravene the Planning Act. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing.



**Signed By**

Edward Paul Nakon	710-1290 Central Parkway W. Mississauga L5C 4R3	acting for Transferor(s)	Signed	2012 06 07
-------------------	---	-----------------------------	--------	------------

Tel        905-279-7930  
Fax        9052793421

I am the solicitor for the transferor(s) and I am not one and the same as the solicitor for the transferee(s).  
I have the authority to sign and register the document on behalf of the Transferor(s).

Tais Davis	122 Romina Drive Concord L4K 4Z7	acting for Transferee(s)	Signed	2012 06 07
------------	--	-----------------------------	--------	------------

Tel        9056609222  
Fax        9056604002

I am the solicitor for the transferee(s) and I am not one and the same as the solicitor for the transferor(s).  
I have the authority to sign and register the document on behalf of the Transferee(s).

**Submitted By**

TAIS DAVIS / SOLMAR HOMES	122 Romina Drive Concord L4K 4Z7	2012 06 08
---------------------------	--	------------

Tel        9056609222  
Fax        9056604002

**Fees/Taxes/Payment**

Statutory Registration Fee	\$60.00
Provincial Land Transfer Tax	\$0.00
Total Paid	\$60.00

**File Number**

Transferor Client File Number :        BAM12-0193



LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 71153 - 0395 PT LT 16, CON 11, PT 1, 61R2315 EXCEPT PT 1, 61R10087 & PTS 7, 8 & 9, 61R11118;; TOWN OF ERIN

BY: FOOTMAN, BEVERLEY  
FOOTMAN, ROGER  
GAIRDNER, CASSIE  
TO: SABECCA ENTERPRISES CORP.

1. GIUSEPPE PAOLICELLI

- I am
- ☐ (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
  - ☐ (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
  - ☐ (c) A transferee named in the above-described conveyance;
  - ☐ (d) The authorized agent or solicitor acting in this transaction for \_\_\_\_\_ described in paragraph(s) ( ) above.
  - ☒ (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for SABECCA ENTERPRISES CORP. described in paragraph(s) (c) above.
  - ☐ (f) A transferee described in paragraph() and am making these statements on my own behalf and on behalf of \_\_\_\_\_ who is my spouse described in paragraph( ) and as such, I have personal knowledge of the facts herein deposed to.

3. The total consideration for this transaction is allocated as follows:

(a) Monies paid or to be paid in cash	2.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	0.00
(ii) Given Back to Vendor	0.00
(c) Property transferred in exchange (detail below)	0.00
(d) Fair market value of the land(s)	0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	2.00
(h) VALUE OF ALL CHATTELS -items of tangible personal property	0.00
(i) Other considerations for transaction not included in (g) or (h) above	0.00
(j) Total consideration	2.00

6. Other remarks and explanations, if necessary.

1.Tax has been paid directly to the Ministry of Finance and documents endorsed accordingly as confirmed by receipt no. 1-849-553-920 (evidence needs to be submitted)

PROPERTY Information Record

A. Nature of Instrument: Transfer  
LRO 61 Registration No. WC345180 Date: 2012/06/08

B. Property(s): PIN 71153 - 0395 Address 5507 10TH LINE Assessment -  
ERIN Roll No

C. Address for Service: 122 Romina Drive, Concord, Ontario L4K 4Z7

D. (i) Last Conveyance(s): PIN 71153 - 0395 Registration No. WC53360  
(ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes ☒ No ☐ Not known ☐

E. Tax Statements Prepared By: Tais Davis  
122 Romina Drive  
Concord L4K 4Z7





Properties

PIN

71153 – 0011    LT

Interest/Estate

Fee Simple

☒ Split

Description

PT LT 16 CON 10 ERIN, PART 1 ON 61R–10128, TOWN OF ERIN

Address

ERIN

Consideration

Consideration

\$2,637,600.00

Transferor(s)

The transferor(s) hereby transfers the land to the transferee(s).

Name

ARMSTRONG, MARION JEAN

Address for Service

R.R. #1  
Erin, Ontario  
N0B 1G0

I am at least 18 years of age.

William Duncan Armstrong and I are spouses of one another and are both parties to this document

This document is not authorized under Power of Attorney by this party.

Name

ARMSTRONG, WILLIAM DUNCAN

Address for Service

R.R. #1  
Erin, Ontario  
N0B 1G0

I am at least 18 years of age.

Marion Jean Armstrong and I are spouses of one another and are both parties to this document

This document is not authorized under Power of Attorney by this party.

Transferee(s)

Capacity

Share

Name

4135199 CANADA INC.

Address for Service

c/o 122 Romina Drive  
Concord, Ontario  
L4K 4Z7

Signed By

Agnieszka Lamek

512 Woolwich Street, P.O. Box 930  
Guelph N1H 6M8

acting for Transferor(s)

Signed

2005 11 03

Tel

5198224680

Fax

5198221583

Athena Dawn Tarkalas

122 Romina Drive  
Vaughan L4K 4Z7

acting for Transferee(s)

Signed

2005 11 03

Tel

905–850–3161

Fax

9056604002

Submitted By

SOLMAR HOMES INC

122 Romina Drive  
Vaughan L4K 4Z7

2005 11 03

Tel

905–850–3161

Fax

9056604002

Fees/Taxes/Payment

Statutory Registration Fee

\$60.00

Land Transfer Tax

\$0.00



LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 71153 - 0011 PT LT 16 CON 10 ERIN, PART 1 ON 61R-10128, TOWN OF ERIN

BY: ARMSTRONG, MARION JEAN  
ARMSTRONG, WILLIAM DUNCAN  
TO: 4135199 CANADA INC.

1. BENNY MAROTTA

I am

- ☐ (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
- ☐ (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
- ☐ (c) A transferee named in the above-described conveyance;
- ☐ (d) The authorized agent or solicitor acting in this transaction for \_\_\_\_\_ described in paragraph(s) (\_\_) above.
- ☒ (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for 4135199 CANADA INC. described in paragraph(s) (c) above.
- ☐ (f) A transferee described in paragraph() and am making these statements on my own behalf and on behalf of \_\_\_\_\_ who is my spouse described in paragraph(\_\_) and as such, I have personal knowledge of the facts herein deposed to.
- ☐ (g) A transferee described in paragraph() and am making these statements on my own behalf and on behalf of \_\_\_\_\_ who is my same-sex partner described above in paragraph(s) (\_\_).

2. I have read and considered the definition of "single family residence" set out in subsection 1(1) of the Act. The land being conveyed herein:

does not contain a single family residence or contains more than two single family residences.

3. The total consideration for this transaction is allocated as follows:

(a) Monies paid or to be paid in cash	2,637,600.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	0.00
(ii) Given Back to Vendor	0.00
(c) Property transferred in exchange (detail below)	0.00
(d) Fair market value of the land(s)	0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	2,637,600.00
(h) VALUE OF ALL CHATTELS -items of tangible personal property	0.00
(i) Other considerations for transaction not included in (g) or (h) above	0.00
(j) Total consideration	2,637,600.00

6. Other remarks and explanations, if necessary.

1.Tax has been previously paid upon the registration of a Caution of Agreement of Purchase and Sale as Instrument Number WC97955 registered on 2005/05/02 .

PROPERTY Information Record

A. Nature of Instrument:

Transfer

LRO 61      Registration No. WC118664      Date: 2005/11/03

B. Property(s):

PIN 71153 - 0011      Address ERIN

Assessment -  
Roll No

C. Address for Service:

c/o 122 Romina Drive  
Concord, Ontario  
L4K 4Z7

D. (i) Last Conveyance(s):

PIN 71153 - 0011      Registration No. WC118462

(ii) Legal Description for Property Conveyed: Same as in last conveyance?    Yes ☐    No ☒    Not known ☐

E. Tax Statements Prepared By:

Athena Dawn Tarkalas  
122 Romina Drive  
Vaughan L4K 4Z7



**Properties**

PIN	71153 - 0372	LT	Interest/Estate	Fee Simple	<input checked="" type="checkbox"/> Redescription
Description	PT LT 17 CON 10 ERIN PT 2 61R10125 TOGETHER WITH AN EASEMENT OVER PARTS 5 AND 7 PLAN 61R10155; ERIN				
Address	ERIN				

**Consideration**

Consideration      \$3,782,500.00

**Transferor(s)**

The transferor(s) hereby transfers the land to the transferee(s).

Name	2060696 ONTARIO INC.
Address for Service	780 Broadway RR#2 Orangeville, Ont. L9W 2Y9

I, Carlucci, Angelo, have the authority to bind the corporation.  
This document is not authorized under Power of Attorney by this party.

Transferee(s)	Capacity	Share
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Name	2084937 ONTARIO INC.
Address for Service	122 Romina Dr. Concord, Ont. L4K 4Z7

**Signed By**

Mike Godo	1538 Still River Cres. Mississauga L5M 3V4	acting for Transferor(s)	Signed	2005 12 06
Tel      905-783-2669				
Fax      8				
Athena Dawn Tarkalas	122 Romina Drive Vaughan L4K 4Z7	acting for Transferee(s)	Signed	2005 12 06
Tel      905-850-3161				
Fax      9056604002				

**Submitted By**

SOLMAR HOMES INC	122 Romina Drive Vaughan L4K 4Z7	2005 12 07
Tel      905-850-3161		
Fax      9056604002		

**Fees/Taxes/Payment**

Statutory Registration Fee	\$60.00
Land Transfer Tax	\$55,212.50
Total Paid	\$55,272.50



LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 71153 - 0372 PT LT 17 CON 10 ERIN PT 2 61R10125 TOGETHER WITH AN EASEMENT OVER PARTS 5 AND 7 PLAN 61R10155; ERIN

BY: 2060696 ONTARIO INC.  
TO: 2084937 ONTARIO INC.

1. BENNY MAROTTA

I am

- ☐ (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
- ☐ (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
- ☐ (c) A transferee named in the above-described conveyance;
- ☐ (d) The authorized agent or solicitor acting in this transaction for \_\_\_\_\_ described in paragraph(s) ( ) above.
- ☒ (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for 2084937 ONTARIO INC. described in paragraph(s) (c) above.
- ☐ (f) A transferee described in paragraph() and am making these statements on my own behalf and on behalf of \_\_\_\_\_ who is my spouse described in paragraph( ) and as such, I have personal knowledge of the facts herein deposed to.
- ☐ (g) A transferee described in paragraph() and am making these statements on my own behalf and on behalf of \_\_\_\_\_ who is my same-sex partner described above in paragraph(s) ( ).

2. I have read and considered the definition of "single family residence" set out in subsection 1(1) of the Act. The land being conveyed herein:  
  
does not contain a single family residence or contains more than two single family residences.

3. The total consideration for this transaction is allocated as follows:

(a) Monies paid or to be paid in cash	1,891,250.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	0.00
(ii) Given Back to Vendor	1,891,250.00
(c) Property transferred in exchange (detail below)	0.00
(d) Fair market value of the land(s)	0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	3,782,500.00
(h) VALUE OF ALL CHATTELS -items of tangible personal property	0.00
(i) Other considerations for transaction not included in (g) or (h) above	0.00
(j) Total consideration	3,782,500.00

PROPERTY Information Record

A. Nature of Instrument: Transfer  
LRO 61 Registration No. WC122155 Date: 2005/12/07

B. Property(s): PIN 71153 - 0372 Address ERIN Assessment - Roll No

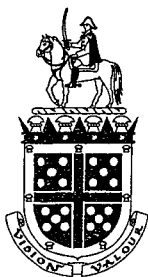
C. Address for Service: 122 Romina Dr.  
Concord, Ont. L4K 4Z7

D. (i) Last Conveyance(s): PIN 71153 - 0372 Registration No. WC122152  
(ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes ☐ No ☒ Not known ☐

E. Tax Statements Prepared By: Athena Dawn Tarkalas  
122 Romina Drive  
Vaughan L4K 4Z7







## COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT  
GARY A. COUSINS, M.C.I.P., DIRECTOR  
T 519.837.2600  
T 1.800.663.0750  
F 519.823.1694

ADMINISTRATION CENTRE  
74 WOOLWICH STREET  
GUELPH ON N1H 3T9

October 31, 2012

### ACKNOWLEDGEMENT OF APPLICATION

James Kennedy  
KLM Planning Partners Inc.  
64 Jardin Drive, Unit 1B  
Concord, Ontario L4K 3P3

Dear Mr. Kennedy:

Re: Application for Draft Plan of Subdivision, County File 23T-12001  
Application for County Official Plan Amendment – File OP-2012-06  
Solmar Development Corporation (4135199 Canada Inc., 2084937 Ontario Inc., Sebecca Enter.Corp.

Part of Lot 16 & 17, Concession 10, Part Lot 16, Concession 11, geographic Township of Erin,  
Erin Village, now Town of Erin

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**Draft Plan of Subdivision File Number 23T-12001 and County Official Plan Amendment File Number OP-2012-06** have been assigned to the above referenced applications.

A complete list of names and mailing addresses with postal codes within 120m of the subject lands needs to be submitted. This list is to be reviewed by, dated by and signed by staff of the Town of Erin as the most current information.

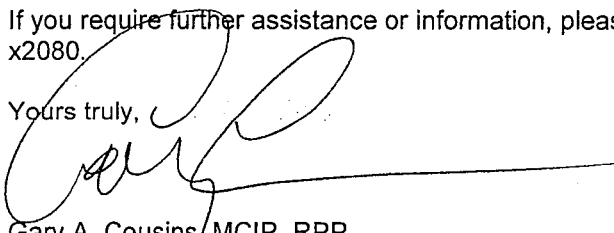
Thank you for the paper copies of the Draft Official Plan Amendment. We would appreciate receiving this in a Word format for our computer files.

It is the procedure of the County of Wellington to require a Notice of Proposed Draft Subdivision sign (requirements attached). Once the sign has been posted and we have received a photo, we will send you a notice to confirm whether your application is complete. If so, we will then circulate the application with additional information.

The County of Wellington's primary review planner for this file is Mark Van Patter.

If you require further assistance or information, please contact Mark Van Patter of this office at (519) 837-2600 x2080.

Yours truly,



Gary A. Cousins, MCIP, RPP  
Director of Planning and Development

cc—Town of Erin, Clerk





# Notice Sign Specifications and Confirmation

FOR OFFICE USE ONLY

Approved by: \_\_\_\_\_

Date: \_\_\_\_\_

File #: \_\_\_\_\_

For all County of Wellington applications for Official Plan Amendment, Plan of Subdivision and Plan of Condominium, the applicant is required to install notice signs in accordance with the following requirements:

1. The sign shall read as follows:

<p align="center"><b>NOTICE:</b></p> <p align="center">APPLICATIONS HAVE BEEN SUBMITTED FOR A DRAFT PLAN OF SUBDIVISION; COUNTY OFFICIAL PLAN; ERIN OFFICIAL PLAN &amp; ZONING BY-LAW AMENDMENTS</p> <p align="center"><b>COUNTY OFFICIAL PLAN – INCREASE GROWTH ALLOCATION AND DENSITY</b> <b>ERIN OFFICIAL PLAN - <u>INDUSTRIAL &amp; FUTURE DEVELOPMENT TO RESIDENTIAL</u></b> <b>ZONING – <u>FUTURE DEVELOPMENT TO INDUSTRIAL, HIGHWAY COMMERCIAL &amp; RESIDENTIAL</u></b></p> <p align="center"><b>DRAFT PLAN OF SUBDIVISION</b> <b><u>APPROXIMATELY 1239.5 RESIDENTIAL UNITS (SINGLE DETACHED, SEMI-DETACHED,</u></b> <b><u>MEDIUM DENSITY &amp; SENIORS HOUSING); EMPLOYMENT/COMMERCIAL;</u></b> <b><u>EMPLOYMENT/INDUSTRIAL; STORMWATER MANAGEMENT BLOCK; THREE PARKS;</u></b> <b><u>HIGH SCHOOL; CENTRAL SQUARE; PLACE OF WORSHIP;</u></b></p> <p align="center">FOR FURTHER INFORMATION PLEASE CALL - THE PLANNING AND DEVELOPMENT DEPARTMENT COUNTY OF WELLINGTON (519) 837-2600 EXT. 2160 AND REFER TO COUNTY FILE#(S) OP-2012-06 &amp; 23T-12001; TOWN OF ERIN FILE #(S) OPA 8 &amp; D14 12-05</p>
--

2. The application will not be circulated until proof has been submitted by the applicant to the Planning and Development Department that the sign has been properly installed (i.e. photograph) and this form has been signed and returned by the applicant.
3. Sign specifications:
 

Size	• 1.2 m wide by 1.2 m high, 0.6 metres minimum ground clearance to bottom of sign panel
Materials	• 20 mm exterior grade plywood panel, vertical posts to be 10 cm by 10 cm installed a minimum of 1.2 m below grade; 5 cm by 5 cm horizontal stringers to be located behind the top, bottom and centre of the sign panel.
Paint	• Sign panels and all structural members shall be painted on all sides and edges with two coats of exterior type matte finish white alkyd paint over a suitable primer. Lettering shall be painted in black on a white background.
Lettering	• The sign shall be professionally lettered or silk screened using upper case Helvetica Medium typeface or similar sans serif, size 30mm, 50 mm and 100 mm. The lettering must not be capable of being removed.
Location	• Notice sign(s) shall be located approximately 1.5 m from the property line along each street frontage of the property and midway between opposing property boundaries, and/or as directed by the Planning and Development Department.
Maintenance	• The applicant agrees that the sign will be maintained both in structure and paint work to the satisfaction of the County.

## To the County of Wellington Planning and Development Department:

The undersigned hereby agrees to construct and install the proposed sign(s) in accordance with the specifications contained herein and to maintain the sign(s) both in structure and paint work to the satisfaction of the County. The undersigned further agrees to remove the sign(s) within seven (7) days of approval, denial or closing of the application(s) by County Council or the Ontario Municipal Board, or the withdrawal of the planning application(s).

Signature \_\_\_\_\_

Print Name \_\_\_\_\_

☐ Owner☐ Owner's Agent

Date: \_\_\_\_\_



**Deborah Turchet**

23T-12001

**From:** Justin Mamone [JMamone@KLMPPlanning.com]  
**Sent:** Wednesday, November 14, 2012 8:44 AM  
**To:** Mark Van Patter  
**Cc:** Deborah Turchet; James Kennedy; Maurizio Rogato (mrogato@solmar.ca); sally.stull@erin.ca  
**Subject:** RE: Solmar/Erin - Notice Signs  
**Attachments:** Erin-20121113-00158.jpg; Erin-20121113-00155.jpg

**Importance:** High

Good Morning Mark,

Please find attached photos of the installed noticed signs, each located at the termini of Tenth Line at both Dundas Street and County Road 124. Also, I understand the Sally at the Town of Erin has provided you with the required list of residents within 120m of the subject lands. Therefore, I believe we have now satisfied all requirements to deem the submitted applications as complete. Sally, I trust the same is true regarding our applications to the Town of Erin.

We would appreciate if you could prepare and forward your Notice of Complete Application accordingly. As discussed on the phone the other day, the 30 day period following our submission has passed so we would appreciate if you could forward your notice as soon as possible. If you send this by regular mail, I would appreciate a PDF scanned copy of the notice sent to our attention by email as well.

Should you have any questions, please do not hesitate to give me a call.

Thank you,

**Justin Mamone** BES, MCIP, RPP  
JUNIOR PLANNER



**KLMP PLANNING PARTNERS INC.**

64 Jardin Drive, Unit 18 Concord, Ontario L4K 3P3  
T 905.669.4055 (ext. 241) F 905.669.0097 E [jmamone@klmplanning.com](mailto:jmamone@klmplanning.com) W [www.klmpartners.com](http://www.klmpartners.com)

Please consider the environment before printing this email



NOTICE

APPLICATIONS HAVE BEEN SUBMITTED FOR  
A DRAFT PLAN OF SUPERVISION, COURTYSHIP, AND  
EVEN OFFICIAL PLAN & ZONING BY-LAW AMENDMENTS

COMMITTEE ON EDUCATION, LABOR AND HUMAN RESOURCES  
U.S. SENATE

[illegible]

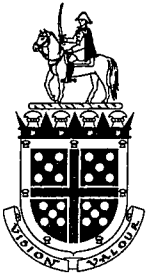
THE UNIVERSITY OF CHICAGO PRESS  
530 N. Dearborn St., Chicago, IL 60610  
U.S.A. and 100 Brook Hill Drive, West Nyack, NY 10994-2133  
U.K. and 477 Williamstown Road, Port Melbourne, VIC 3207  
Australia and 25 Rye Lane, London SE18 3PB, U.K.





NOTICE





## COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT

GARY A. COUSINS, M.C.I.P., DIRECTOR

T 519.837.2600

T 1.800.663.0750

F 519.823.1694

ADMINISTRATION CENTRE

74 WOOLWICH STREET

GUELPH ON N1H 3T9

November 19, 2012

Mr. James Kennedy  
KLM Planning Partners Inc.  
64 Jardin Drive, Unit 1B]  
Concord, Ontario L4K 3P3

Dear Mr. Kennedy:

Re: Solmar County Official Plan Amendment  
And Proposed Plan of Subdivision

---

I have accepted your applications as technically complete but I want to remind you that in earlier discussions with the company representative I have indicated that it would be premature to consider approval of the applications until the Settlement and Servicing Master Plan is complete and local council has the time to consider the implications of the study and determine a course of action.

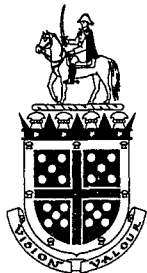
The County will circulate the applications as required by the Planning Act.

Sincerely,

Gary Cousins, MCIP, RPP  
Director of Planning and Development

cc—Town of Erin, Clerk





## COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT

GARY A. COUSINS, M.C.I.P., DIRECTOR

T 519.837.2600

T 1.800.663.0750

F 519.823.1694

ADMINISTRATION CENTRE

74 WOOLWICH STREET

GUELPH ON N1H 3T9

November 19, 2012

### **NOTICE OF COMPLETE APPLICATION**

James Kennedy  
KLM Planning Partners Inc.  
64 Jardin Drive, Unit 1B  
Concord, Ontario L4K 3P3

Dear Mr. Kennedy:

Re: Application for Draft Plan of Subdivision, County File 23T-12001  
Application for County Official Plan Amendment – File OP-2012-06  
Solmar Development Corporation (4135199 Canada Inc., 2084937 Ontario Inc., Sebecca Enter.Corp.

Part of Lot 16 & 17, Concession 10, Part Lot 16, Concession 11, geographic Township of Erin,  
Erin Village, now Town of Erin

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We hereby acknowledge that the above noted applications have been **received as complete on November 14, 2012.**

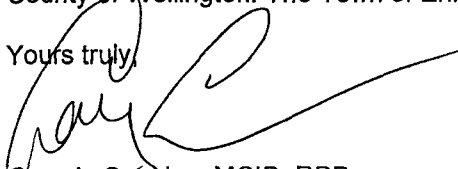
File Numbers 23T-12001 and OP-2012-06 have been assigned to your applications and are now being circulated to prescribed agencies and others for comments.

The County of Wellington's Planner, Mr. Mark Van Patter will be the primary review planner for this proposal. Please direct all correspondence and enquiries to Mr. Van Patter. Please direct telephone enquiries to 519-837-2600, extension 2080 or fax at 519-823-1694. In all instances please quote the County of Wellington's Assigned File Number as noted above.

### **CIRCULATION:**

All agencies have been given until **January 18, 2013** to review the applications and to submit comments to the County of Wellington. The Town of Erin may file its report at a later date, if it becomes necessary to do so.

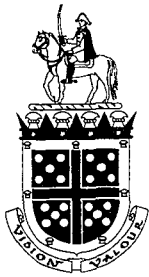
Yours truly,



Gary A. Cousins, MCIP, RPP  
Director of Planning and Development

cc—Kathryn Ironmonger - Town of Erin Clerk  
Sally Stull - Town of Erin Planner  
Maurizio Rogato, Solmar





# COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT  
GARY A. COUSINS, M.C.I.P., DIRECTOR  
T 519.837.2600  
T 1.800.663.0750  
F 519.823.1694

ADMINISTRATION CENTRE  
74 WOOLWICH STREET  
GUELPH ON N1H 3T9

November 19, 2012

## NOTICE OF APPLICATION FOR APPROVAL OF A PLAN OF SUBDIVISION Clause 51(20)(a) of the Planning act, R.S.O. 1990 as amended

**To:** All Commenting Authorities and Agencies

**Subject:** Draft Plan of Subdivision – File No. 23T-12001

**Owners:** Solmar Development Corporation (4135199 Canada Inc., 2084937 Ontario Inc., Sebecca Enterprises Corp.)

**Location:** Part of Lot 16 & 17, Concession 10, Part Lot 16, Concession 11, geographic Township of Erin, Erin Village, now Town of Erin

The County of Wellington has received Application No. 23T-12001 for a proposed draft plan of subdivision in the Town of Erin in respect of the land described above for Solmar Development Corporation (4135199 Canada Inc., 2084937 Ontario Inc., Sebecca Enterprises Corp.) The intent of the application proposes to create:

	Lots/Blocks		Units	Area (Ha.)
Single Detached	Total Lots	565	565	24.208
	Total Blocks	9	4.5	.1500
Semi-Detached Dwellings	Total Lots	236	472	13.942
Medium Density Housing	Total Blocks	5	98	1.362
Seniors Housing	Block 816	1	100	0.615
<b>HOUSING SUBTOTAL</b>	<b>Lots</b>	<b>801</b>		
	<b>Blocks</b>	<b>15</b>	<b>1239.5</b>	<b>40.277</b>
Parks	Blocks 817 - 819		3	4.234
Stormwater Management	Block 820		1	5.858
Central Square	Block 821		1	1.137
Place of Worship	Block 822		1	0.553
Employment/Industrial	Block 823		1	14.985
Employment/Commercial	Blocks 824 & 825		2	4.611
N.H.S.	Block 826		1	19.142
High School	Block 827		1	5.167
Open Space	Blocks 828 & 829		2	0.268
Road Widening	Block 830		1	0.057
Buffer	Blocks 831 - 840		10	0.139
Streets & Laneways				17.258
<b>TOTAL</b>	<b>Lots</b>	<b>801</b>		
	<b>Blocks</b>	<b>39</b>	<b>1239.5</b>	<b>113.686</b>





## OTHER RELATED APPLICATIONS

Applications to the Town of Erin for amendments to the Local Official Plan Files (OPA 8) and Zoning By-law (D14 12-05) have been submitted concurrent with this application. An Amendment to the County of Wellington Official Plan has also been applied for being File # OP-2012-06.

## NEED TO MAKE SUBMISSIONS

If a person or public body that files an appeal of a decision of the Corporation of the County of Wellington in respect of the proposed plan of subdivision does not make oral submissions at the public meeting, if one is held, or make written submissions to the Corporation of the County of Wellington before the proposed plan of subdivision is approved or refused, the Ontario Municipal Board may dismiss the appeal.

Inquiries and written submissions about the application can be made to the County of Wellington's Planning and Development Department, **Telephone 519-837-2600, extension 2080; Fax 519-823-1694 or at the above address.**

## REQUESTING NOTICE OF DECISION

Subject to subsection 51 (43), any person or public body may appeal a decision of the County of Wellington not later than 20 days after the day that the giving of written notice has been completed. If you wish to be notified of the decision of the Corporation of the County of Wellington in respect of this proposed plan of subdivision, you must make a written request to the Director of Planning and Development, Corporation of the County of Wellington, 74 Woolwich Street, Guelph, ON N1H 3T9; and at the Township of Centre Wellington.

## NOTE:

- 1) Your comments on the application are required on or before **January 18, 2013.**
- 2) If you have not submitted comments on the application on or before this date, it will be assumed that you do not have any concerns in respect of this matter.

**Please also send a copy of all responses, submissions to the local municipality, the Town of Erin, Clerk – 5684 Trafalgar Road, R. R. #2 Hillsburgh, Ontario N0B 1Z0 and the agent – James Kennedy – KLM Planning Partners Inc. – 64 Jardin Drive, Unit 1B, Concord, Ontario L4K 3P3.**

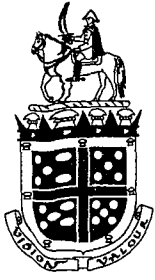
Yours truly,



Gary Cousins, RPP, MCIP  
Director of Planning and Development

cc— James Kennedy – KLM Planning Partners Inc.





## COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT  
GARY A. COUSINS, M.C.I.P., DIRECTOR  
T 519.837.2600  
T 1.800.663.0750  
F 519.823.1694

ADMINISTRATION CENTRE  
74 WOOLWICH STREET  
GUELPH ON N1H 3T9

November 19, 2012

### REQUEST TO HOLD A PUBLIC MEETING

Kathryn Ironmonger, Clerk  
Town of Erin  
5684 Trafalgar Road (Hillsburgh)  
R. R. #2  
ERIN, Ontario N0B 1T0

**Subject:** Request to hold a public meeting – County of Wellington Official Plan OP-2012-06  
**Owners:** Solmar Development Corporation (4135199 Canada Inc., 2084937 Ontario Inc., Sebecca Enterprises Corp.)  
**Location:** Part of Lot 16 & 17, Concession 10, Part Lot 16, Concession 11, geographic Township of Erin, Erin Village, now Town of Erin

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I would like to ask the Town of Erin's Council to give notice of and to hold a public meeting on behalf of the County of Wellington to obtain input on the above application to amend the County's Official Plan.

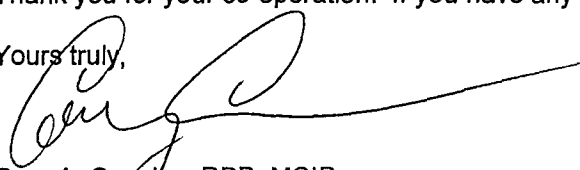
I am enclosing a copy of the application for the amendment to the County Plan, a draft of the proposed amendment and further information which should assist you in the giving of notice of, holding and reporting on the public meeting.

The notice of the public meeting shall be given in accordance with the current Planning Act's regulations.

Please confirm in writing that the Town of Erin's Council will hold the meeting; and ensure that the County of Wellington and your County Ward Councilor is on the circulation list and notice of the public meeting is given. If, for any reason, Town of Erin's Council cannot hold this meeting, please advise me and our Planning and Land Division Committee will hold the public meeting.

Thank you for your co-operation. If you have any questions please call Mark Van Patter or myself.

Yours truly,



Gary A. Cousins, RPP, MCIP  
Director of Planning and Development

cc— James Kennedy – KLM Planning Partners Inc.









January 14, 2013

Gary Cousins  
County of Wellington  
Planning and Development Department  
74 Woolwich St.  
Guelph, ON N1H 3T9

**Re: Solmar Development Corp.  
County of Wellington - 23T 12/001 & OP-2012-06; Town of Erin - OPA 8 & D14 (OZ) 12-05  
Part Lot 16 & 17, Concession 10 & 11  
Town of Erin**

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Thank you for the opportunity to provide comments on the above noted application. Credit Valley Conservation (CVC) staff has had an opportunity to review the following submitted materials:

1. Planning Justification Report Proposed Amendments to the Official Plan, Draft Plan of subdivision and Amendment to the Zoning By-Law, KLM Planning Partners Inc. October 2012;
2. A Soil Report to Solmar Development Corp. Phase One Environmental Site Assessment Proposed Residential Development 5507 10<sup>th</sup> Line, Town of Erin. Soil Engineers Ltd. April 12, 2012;
3. A Soil Report to Solmar Development Corp. A preliminary Soil Investigation for Proposed Subdivision Development North-East of Sideroad 15 and 10 Line, Town of Erin. Soil Engineers Ltd. April, 2012;
4. A Report to 2084937 Ontario Ltd. And 4135199 Canada Inc. A Soil Investigation for Proposed Residential Development Part of Lots 16 and 17, Concession 10 Wellington Road 124 and 10<sup>th</sup> Line, Town of Erin, Soil Engineers Ltd. March 2011;
5. A Soil Report to Solmar Development Corp. Phase One Environmental Site Assessment Proposed Residential Development Part of Lots 16 and 17, Concession 10, Town of Erin. Soil Engineers Ltd. November 17, 2008;
6. Stormwater Management Report Solmar Erin Lands Town of Erin, Schaeffers Consulting Engineers, October 2012; and
7. Solmar Holdings Corp. Environmental Impact Statement, Dillon Consulting Limited October 10, 2012
8. Proposed Draft Plan of Subdivision – Drawing No. -12:1 KLM Planning Partners Inc. September 24, 2012.

Please find below CVC staff's comments for your consideration:

#### **PROPOSAL**

It is our understanding the subject application proposes the construction of a mixed-use community consisting of residential, commercial, employment, institutional and open space uses.

#### **GENERAL COMMENTS**

1. CVC staff understands the subject applications will not be granted final approval until such time the on-going Servicing and Settlement Master Plan (SSMP) has been completed. Among other issues, the SSMP is to provide guidance and recommendations related to growth management, potential impacts of development on environmental and natural heritage resources, servicing (water and waste water) and stormwater management. From the submitted materials, it appears the applicant has requested the subject planning applications (major development) be reviewed concurrently with the SSMP process – please note CVC staff has no objection to this approach recognizing it has been acknowledged further planning approvals will not be approved until the completion of the SSMP.
2. From the submitted materials it appears as though the proposed development is to be constructed in 2 Phases. The first phase (drainage area A) includes the lands on Part Lots 16 and 17 (Concession 10) and the





January 14, 2013

Re: Solmar Development Corp.

County of Wellington - 23T 12/001 & OP-2012-06; Town of Erin - OPA 8 & Z12-05

Part Lot 16 & 17, Concession 10 & 11

Town of Erin

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second phase (drainage area B) the lands on the West half of Lot 16, Concession 11. Prior to any final approvals for the subject applications is expected that a comprehensive functional servicing and stormwater management strategy for the entire development be satisfactorily completed to ensure a coordinated approach and confirm feasibility.

3. Further to Item 2 above, the Environmental Impact Statement submitted identifies the need for additional analyses to determine the location and extent of natural heritage features and areas on the site – most notably significant wildlife habitat, (significant) habitat of endangered and threatened species, fish habitat, provincially significant wetlands, significant woodlands and valleylands. Additionally, it is unclear as to the appropriateness and extent of buffers proposed to mitigate potential negative impacts on the natural features or their ecological functions. In this regard, it is expected that prior to any final planning approvals being granted for either phase of the development the Environmental Impact Statement (EIS) be satisfactorily completed – including input from the Ministry of Natural Resources on their interests in determining the location of natural heritage features and areas (i.e. PSW and significant habitat of endangered and threatened species) and the Endangered Species Act.

#### PLANNING

4. From the information provided it is unclear if the proposed limits of development appropriately address CVC's interests in this application. In this regard, upon addressing the more detailed technical items below, the limits of development are to be established with consideration for the following:
  - a. Erosion Hazard plus minimum 10 metre buffer – this includes slope stability, toe erosion and meander belt components (top of bank to be staked by CVC staff and may require further geotechnical and geomorphology assessment);
  - b. Flood Hazard plus minimum 10 metres (note: further analysis may be required where spill area or backwater determined to exist);
  - c. Staked limit of natural heritage features and areas including:
    - i. Provincially significant wetlands plus minimum 30 metres (to be staked by MNR staff);
    - ii. Locally significant wetland(s) plus minimum 10 metres (to be staked by CVC staff)
    - iii. Significant woodland plus minimum 10 metres;
    - iv. Significant wildlife habitat plus a buffer as determined by the approved EIS;
    - v. Significant habitat of endangered and threatened species plus a buffer as determined by the approved EIS;
    - vi. Any other significant natural area or natural feature to be protected plus a buffer as determined by the approved EIS.

The above should be discussed and incorporated into the EIS (i.e. environmental features/hazard map), including recommendations for mitigation measures required to ensure there will be no negative impacts on the natural features or their ecological functions.

5. CVC staff recommends all lands containing natural hazards and natural heritage features and areas to be protected, including their associated buffers, be placed in an appropriate official plan designation and zoning category (e.g. greenlands, environmental protection etc.) to protect them in perpetuity. Additionally, CVC staff recommends the above referenced lands be dedicated to an appropriate public agency for conservation and risk management purposes.



January 14, 2013

Re: Solmar Development Corp.

County of Wellington - 23T 12/001 & OP-2012-06; Town of Erin - OPA 8 & Z12-05

Part Lot 16 & 17, Concession 10 & 11

Town of Erin

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## HYDROGEOLOGY

6. CVC staff generally agrees with the proposed approach and recommendations provided in the preliminary hydrogeological assessment. Subsequent submissions should also consider/address the following:
  - a. Please ensure further hydrogeology assessment is coordinated with the proposed SWM plan – the report should confirm the proposed SWM plan is appropriate for the hydrogeological conditions. The coordination should focus on: water balance; infiltration rates; site grading; and potential interactions between SWM facilities and groundwater. Please also note where underground servicing may require trench collars or other methods to mitigate potential alteration of groundwater flow conditions;
  - b. The next hydrogeological assessment should reference the EIS report and identify and assess any groundwater contributions to surface water and other natural features (see Item 14 below);
  - c. The next hydrogeological assessment should reference the findings of the geotechnical investigations completed by Soil Engineers, including the hydrogeological information in the Erin SSMP to confirm conclusions. The long term groundwater level and quality data from CVC's nearby PGMN well (formerly Erin Well 6) can be provided and should also be considered. Additionally, it would be helpful if the groundwater level and quality conditions at the nearby aggregate pit (if available) were compared to data collected from the on-site wells completed in the sand and gravel deposit.
  - d. Note that 2012 was a very dry year and to-date groundwater levels across the watershed generally have not recovered to seasonal norms. It may be necessary to measure on-site groundwater levels until at least spring 2014 to ensure that the high groundwater table condition is appropriately captured by monitoring efforts. Identification of typical high groundwater level conditions may also be facilitated by comparison of on-site data to off-site monitoring wells where long term data are available. The groundwater observations made by Soil Engineers in open boreholes should not be considered to reliably indicate high groundwater levels at the site.
  - e. The definition of groundwater flow patterns at the site should include both vertical and horizontal flow, and should therefore include identification of vertical gradients at representative monitoring locations.

The assessment further recommends the work program be reviewed with CVC staff prior to implementation. CVC staff supports this and welcome the opportunity to meet to discuss further. Please contact the undersigned to arrange a meeting at your convenience.

## ENGINEERING

7. Please provide preliminary Grading Plans in support of the proposed servicing measures.
8. Further to Item 6 b) above, a feature based water balance assessment may be required to ensure sub-catchments to the wetlands and other natural features are maintained such that no negative impacts result. Please revise the submitted EIS to provide recommendations regarding maintaining the hydrology to/from natural features to be protected – this should include supporting drawings such as pre and post development subcatchments and recommended mitigation measures.
9. CVC staff support the use of stormwater best management practices, including Low Impact Development (LID), as part of a treatment train approach to stormwater management. To potentially reduce requirements



January 14, 2013

Re: Solmar Development Corp.  
County of Wellington - 23T 12/001 & OP-2012-06; Town of Erin - OPA 8 & Z12-05  
Part Lot 16 & 17, Concession 10 & 11  
Town of Erin

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for additional infrastructure and future maintenance of traditional SWM measures further opportunities to implement SWM BMPs should be explored. Please contact the undersigned to discuss this matter further.

### *Hydrology*

10. Existing condition hydrology has been developed using OTTHYMO where parameters such as rainfall distribution are different from typical CVC modeling standards. Please note that CVC staff are currently conducting a Peak Flow Study to develop target peak flows and unit area flow rates for the entire watershed. Although the study is not yet complete, target peak flows are available and should be used as target flows for this development. Please contact Rizwan Haq (extension 274) to obtain the target peak flows for this area.

### *Stormwater Management*

11. Please confirm the proposed SWM plan is consistent with CVC's Stormwater Management Criteria (August 2012) – copies of the criteria document may be found at <http://www.creditvalleyca.ca/wp-content/uploads/2012/09/CVC-SWM-Criteria-Appendices-August-2012.pdf>

From an initial review, it appears no erosion control criteria has been identified for the stormwater management plan for either Drainage Area 'A' or 'B'. The following is summary criteria from CVC's Stormwater Management Criteria, August 2012, refer to the document for detail, which is available from CVC website:

- At a minimum, detain 5 mm on-site where conditions do not warrant a detailed analyses described in Section 4.3 of the guideline.
  - If it is determined the site drains to a 'sensitive creek', or a subwatershed study or EIR is required, the proponent must complete a geomorphic assessment study to determine the site appropriate erosion threshold (refer to Figure 4-1 of the guideline);
  - For sites with SWM ponds, 25mm-48hr detention may also be required, depending on the results of the erosion assessment.
12. Further to Item 10 above, it appears Drainage Area 'B' (7.3ha) is proposed to be treated by an oil grit separator to address stormwater quality criteria. Please be advised CVC staff do not support the use of Oil & Grit separators to address Enhanced Level stormwater quality criteria. Additionally, please clarify how stormwater erosion control criteria are being provided for this drainage area.
  13. Please further consider the impacts of the development as it relates to treated and untreated stormwater runoff temperatures – traditionally designed SWM ponds and runoff from urban areas typically result in increased runoff temperatures. Please revise the SWM plan to further consider appropriate thermal mitigation measures as necessary.
  14. From the submitted materials it appears as though the proposed SWM pond is to outlet to the existing municipal storm sewer system. Please confirm the existing storm sewer pipe has capacity for the additional flows and the associated outlet is appropriately designed – please submit the appropriate supporting materials.
  15. Quantity Control Performance (Page 6) – Please note that downstream impacts due to increase peaks will be required to the point where developed property is 10% of the total drainage area (refer to CVC's Stormwater Management Criteria, page-15). Please revise the submitted SWM report as necessary.



January 14, 2013

Re: Solmar Development Corp.  
County of Wellington - 23T 12/001 & OP-2012-06; Town of Erin - OPA 8 & Z12-05  
Part Lot 16 & 17, Concession 10 & 11  
Town of Erin

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#### ECOLOGY

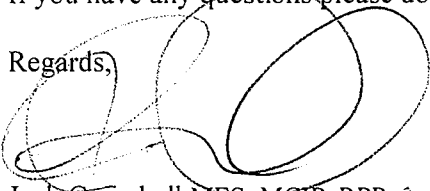
16. It is recommended the Ministry of Natural Resources be contacted to confirm the location and extent of significant habitat of endangered and threatened species on the subject lands, including any requirements pursuant to the Endangered Species Act.
17. Recognizing the submitted EIS needs further revision to fully assess the location/extent of natural heritage features and areas on the subject property and recommended mitigation measures to ensure no negative impacts result from the proposed development, additional more detailed ecology related comments will be provided once the Items above have been satisfactorily addressed – particularly Items 3, 4, 7 and 15 have been satisfactorily addressed.

#### RECOMMENDATION

Based on the above, it is premature for CVC staff to provide final recommendations for this application as currently submitted. To assist in expediting subsequent technical review please ensure the applicant includes a brief but detailed covering letter outlining how each of the items listed above have been addressed.

If you have any questions please do not hesitate to contact the undersigned at 905-670-1615 ext. 289.

Regards,

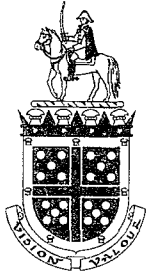


Josh Campbell MES, MCIP, RPP  
Manager, Planning

Cc: Kathy Ironmonger, Town of Erin (email only)  
Sally Stull, Town of Erin (email only)  
James Kennedy, KLM Planning Partners Inc. (email only)







## COUNTY OF WELLINGTON

OFFICE OF THE COUNTY ENGINEER  
ADMINISTRATION CENTRE  
74 WOOLWICH STREET  
GUELPH ON N1H 3T9  
T 519.837.2601  
T 1.866.899.0248  
F 519.837.8138

GORDON J. OUGH, P. Eng.  
COUNTY ENGINEER

### MEMORANDUM

**TO:** Kathryn Ironmonger, Clerk, Town of Erin  
Mark Van Patter, Senior Planner, County of Wellington ✓  
James Kennedy, KLM Planning Partners, Via Fax 905.669.0097

**FROM:** Pasquale Costanzo, Technical Services Supervisor

**RE:** Draft Plan of Subdivision – File No. 23T-12001  
Solmar Development Corporation  
Town of Erin

**DATE:** January 17, 2013

The County of Wellington Roads Division has forward the Traffic Impact Study to be peer reviewed and comments will be provided at a later date.

I have reviewed the Storm Water Management Report for above noted project and have no objection to the proposed works.

Sincerely

A handwritten signature in black ink, appearing to be "P. Costanzo", written over a faint grid background.

Pasquale Costanzo C.E.T.  
Technical Services Supervisor

RECEIVED

JAN 18 2013

COUNTY  
Planning & Development Dept.





# UPPER GRAND DISTRICT SCHOOL BOARD

**Jennifer Passy BES, MCIP, RPP**

*Manager of Planning*

Board Office: 500 Victoria Road N. Guelph, ON N1E 6K2

Email: [Jennifer.passy@ugdsb.on.ca](mailto:Jennifer.passy@ugdsb.on.ca)

Tel: 519-822-4420 ext. 820 or Toll Free: 1-800-321-4025

December 24, 2012

PLN: 12-48

File Code: R14

County of Wellington  
Planning & Development  
74 Woolwich Street

Guelph, ON N1H 6H9

Attention: **Mr. Gary Cousins,**  
**Director of Planning & Development**

**Re: Proposed Draft Plan of Subdivision 23T-12001 & Official Plan Amendment OP-2012-06**  
**Solmar Development Corporation**  
**Part of Lot 16 & 17, Concession 10, Part of Lot 16, Concession 11 Geographic Township of Erin,**  
**Erin Village, now Town of Erin**

Dear Gary,

We have received and reviewed the circulated notice of draft plan of subdivision and official plan amendment applications by Solmar Development Corporation proposing to develop approximately 1240 dwelling units in the Town of Erin.

A development of the size proposed by the applicant may significantly affect our student accommodation needs in the Erin area by introducing a population considerably larger than any long term forecasting has ever contemplated. While the Planning Department of the Upper Grand District School Board does not object to the application, we would ask that additional information be provided with regard to the development of this subdivision within the broader context of the ongoing Settlement and Servicing Master Plan (SSMP). It was our understanding that the SSMP process was to determine a vision for servicing and development throughout the Town.

At this time we can offer our standard conditions of approval for consideration, including the inclusion of our Development Area (DA) conditions. In light of these applications designation will be addressed in our annual DA report in April 2013. We do however, reserve the right to offer additional comments as review of the applications advance as additional information becomes available.

**Preliminary Conditions:**

1. That the developer/owner shall pay education development charges to the Town of Erin in accordance with Upper Grand District School Board Education Development Charge By Law, 2009 (Wellington County), as amended from time to time, or any successor by-law thereto.
2. The developer/owner and the Upper Grand District School Board reach an agreement regarding the supply and erection of a sign (at the developer/owner expense and according to the Board's specifications) affixed to the permanent development sign advising prospective residents that students may be directed to schools outside the area;

## Upper Grand District School Board

• R.J. (Bob) Borden; Chair  
• Mark Bailey; Vice-Chair

• Linda Busuttil  
• Kathryn Cooper

• Marty Fairbairn  
• David Gohn

• Susan Mozia  
• Bruce Schieck

• Lynn Topping  
• Jennifer Waterston



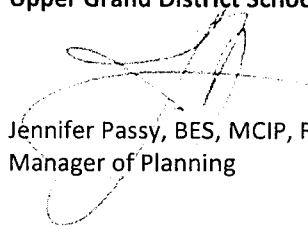
Gary Cousins  
County of Wellington  
December 24, 2012

3. The developer/owner agrees in the subdivision agreement to advise all purchasers of residential units and/or renters of same, by inserting the following clause in all offers of Purchase and Sale/Lease, until such time as a permanent school is assigned:

"Whereas the Upper Grand District School Board has designated this subdivision as a Development Area for the purposes of school accommodation, and despite the best efforts of the Upper Grand District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside the area, and further, that students may in future have to be transferred to another school."

4. The developer agrees to provide the Upper Grand District School Board with a digital file of the plan of subdivision in either ARC/INFO export or DXF format containing parcel fabric and street network.
5. That adequate sidewalks, lighting and snow removal (on sidewalks and walkways) are provided to allow children to walk safely to school or to designated bus pickup point(s).

Sincerely,  
**Upper Grand District School Board**



Jennifer Passy, BES, MCIP, RPP  
Manager of Planning





DELIVERY PLANNING  
CANADA POST CORPORATION  
955 Highbury Ave N  
London ON N5Y 1A3

December 7, 2012

GARY COUSINS  
DIRECTOR OF PLANNING AND DEVELOPMENT  
COUNTY OF WELLINGTON  
74 Woolwich Street  
Guelph ON N1H 3T9

RECEIVED

DEC 11 2012

COUNTY OF WELLINGTON  
Planning & Development Dept.

**RE: DRAFT PLAN OF SUBDIVISION**  
**Part of Lot 16 & 17, Concession 10, Part Lot 16, Concession 11, Town of Erin**  
**FILE # 23T-12001**

Dear Mr. Cousins:

This subdivision will receive mail service to centralized mail facilities provided through our Community Mailbox program.

I will specify the conditions which I request to be added for Canada Post Corporation's purposes.

The owner shall complete to the satisfaction of the Director of Engineering of the County of Wellington and Canada Post :

- a) include on all offers of purchase and sale, a statement that advises the prospective purchaser :
  - i) that the home/business mail delivery will be from a designated Centralized Mail Box.
  - ii) that the developers/owners be responsible for officially notifying the purchasers of the exact Centralized Mail Box locations prior to the closing of any home sales.
- b) the owner further agrees to :
  - i) work with Canada Post to determine and provide temporary suitable Centralized Mail Box locations which may be utilized by Canada Post





until the curbs, boulevards and sidewalks are in place in the remainder of the subdivision.

- ii) install a concrete pad in accordance with the requirements of, and in locations to be approved by, Canada Post to facilitate the placement of Community Mail Boxes
  - iii) identify the pads above on the engineering servicing drawings. Said pads are to be poured at the time of the sidewalk and/or curb installation within each phase of the plan of subdivision.
  - iv) determine the location of all centralized mail receiving facilities in co-operation with Canada Post and to indicate the location of the centralized mail facilities on appropriate maps, information boards and plans. Maps are also to be prominently displayed in the sales office(s) showing specific Centralized Mail Facility locations.
- c) Canada Post's multi-unit policy, which requires that the owner/developer provide the centralized mail facility at their own expense, will be in affect for buildings and complexes with a common lobby, common indoor or sheltered space.

Should the description of the project change, I would appreciate an update in order to assess the impact of the change on mail service.

If you have any questions or concerns regarding these conditions, I can be reached at 519-494-0797, fax at 519-457-5412 or the above noted address.

I appreciate the opportunity to comment on this project.

Sincerely yours,

*Theresa Yu*

Theresa Yu  
Delivery Planning Officer  
Canada Post Corporation

cc Kathryn Ironmonger – the Town of Erin  
James Kennedy – KLM Planning Partners Inc



**Deborah Turchet**

---

**From:** Gary Cousins  
**Sent:** Friday, November 30, 2012 9:37 AM  
**To:** Deborah Turchet  
**Subject:** FW: (HONI) Subdivision - No Comments

-----Original Message-----

From: info@esolutionsgroup.ca [mailto:info@esolutionsgroup.ca] On Behalf Of Martin.Young@HydroOne.com  
Sent: Thursday, November 29, 2012 2:14 PM  
To: Gary Cousins  
Subject: (HONI) Subdivision - No Comments

Draft Plan of Subdivision No. 23T-12001

We have reviewed the documents concerning the above noted Draft Plan of Subdivision Application and have no comments or concerns at this time.

Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.

As well, please take Hydro One off further circulation from this subdivision plan.

For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier.  
Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group.  
[subdivision@Hydroone.com](mailto:subdivision@Hydroone.com) or call 1-866-272-3330.

If you have any questions please call me at the number below.

Thank you.

Martin Young  
Co-op Student  
Hydro One  
185 Clegg Road, Markham, Ontario  
(905) 946 - 6374

-----  
Origin: <http://www.wellington.ca/en/government/departments.asp>  
-----

This email was sent to you by [Martin.Young@HydroOne.com](mailto:Martin.Young@HydroOne.com) through <http://www.wellington.ca/>.



Development & Municipal Services Control Centre  
Floor 5, 100 Borough Drive  
Scarborough, Ontario  
M1P 4W2  
Tel: 416-296-6291 Toll-Free: 1-800-748-6284  
Fax: 416-296-0520

**Bell**

November 22, 2012

*\*condition - Pg 2*

County of Wellington  
Planning and Development Department  
74 Woolwich Street  
Guelph, Ontario  
N1H 3T9

Attention: Gary Cousins

Dear Sir/Madam:

RE: Draft Plan of Subdivision  
Wellington Rd  
Your File No: 23T-12001, OP-2012-06  
Bell File No: 48333

A detailed review of the Draft Plan of Subdivision has been completed and a telecommunication facility easement will be required to service these lands.

The Draft Plan of Subdivision should be revised to reflect a 5m X 5m easement.

The Applicant will be required to contact Meghan DiCosimo at 905-853-4018 to make appropriate arrangements prior to the issuance of final plan approval.

The precise location shall be to the satisfaction of the Town, Bell Canada and the Developer.

The Developer is hereby advised that prior to commencing any work within the Plan, the Developer must confirm that sufficient wire-line communication/telecommunication infrastructure is currently available within the proposed development to provide communication/telecommunication service to the proposed development. In the event that such infrastructure is not available, the Developer is hereby advised that the Developer may be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure. If the Developer elects not to pay for such connection to and/or extension of the existing communication/telecommunication infrastructure, the Developer shall be required to demonstrate to the municipality that sufficient alternative communication/telecommunication facilities are available within the proposed development to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e., 911 Emergency Services).

RECEIVED  
DEC 03 2012  
COUNTY OF WELLINGTON  
PLANNING & DEVELOPMENT DEPARTMENT

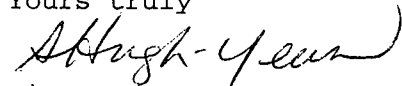



The following paragraph(s) are to be included as Conditions of Draft Plan of Subdivision Approval:

1. The Owner shall agree in the Agreement, in words satisfactory to Bell Canada, to grant to Bell Canada any easements that may be required for telecommunication services. Easements may be required subject to final servicing decisions. In the event of any conflict with existing Bell Canada facilities or easements, the owner/developer shall be responsible for the relocation of such facilities or easements.

Should you have any questions please contact Sandra Hugh-Yeun at 416-296-6590.

Yours truly



 Lina Raffoul,  
Manager - Development & Municipal Services, ON









Jurgen & Judy Pinkpank  
186 Daniel Street  
P.O. Box 591  
ERIN, ON N0B 1T0

Roy & Kerry Val  
18 Pine Ridge Road  
Erin, ON N0B 1T0

Shari & John Martin  
19 Erindale Drive  
Erin, ON N0B 1T0

Linda Saunders  
24 Waterford Drive  
Box 893  
Erin, ON N0B 1T0

Martin Hassenbach  
31 Douglas Crescent  
P.O. box 1777  
Hillsburgh, ON N0B 1Z0

Cathy & Bill Star  
8 Erinlea Crescent  
Erin, ON N0B 1T0

Martin & Rupika Lamprecht  
5420 Tenth line  
Erin, ON N0B 1T0

Karen & Rodney Flynn  
48 Waterford Drive  
Erin, ON N0B 1T0

Edward N. Delaporte Jr  
9 Aspen Court  
Erin, ON N0B 1T0

Bob & Janice Porter  
32 McCulloch Drive  
Erin, ON N0B 1T0

Shelley Foord & Liz Armstrong, co-Chairs  
Wastewater Solutions Group, Transition Erin  
Box 880, 92 Main Street  
Erin, ON N0B 1T0

Matthew & Paulina Sammut  
6 Aspen court  
Erin, ON N0B 1T0

Brad & Shelley Sheridan  
37 Waterford Drive  
Box 844  
Erin, ON N0B 1T0

Brett & Wanda Lawrie  
2 Aspen Court  
Erin, ON N0B 1T0



Brett, Kelly & Brandie Kirk  
49 Waterford Drive  
Erin, ON N0B 1T0

Barb Sherar  
4 Cedar Ridge Court  
Erin, ON N0B 1T0

Al & Debbie Puncher  
Box 17-96 Waterford Dr.  
Erin ON N0B 1T0

Donna Agnew  
1 Cedar Ridge Court  
Erin, ON N0B 1T0

Linda Horowitz  
29 Waterford Drive  
PO Box 609  
Erin ON N0B 1T0

Adam Ball  
17 McCulloch Drive  
Erin, ON N0B 1T0

Judy Howitt & George Nicholl  
3 McCulloch Drive  
ERIN, ON N0B 1T0

Michael MacWilliam  
5481 10<sup>th</sup> Line  
ERIN, ON N0B 1T0

Stephanie & Joe Andrews  
39 Waterford Drive  
ERIN, ON N0B 1T0

Larry & Linda Bentley  
20 Pine Ridge Road  
ERIN, ON N0B 1T0

Diane Sardi & Brooke Bradburn  
15 Aspen Court  
Erin ON N0B 1T0

Brian Gray  
46 Treelong Crescent  
Erin ON N0B 1T0

George Graham  
9759 Dundas Street E  
Erin ON N0B 1T0

Cam Lavers  
5 Erinwood Drive  
ERIN, ON N0B 1T0





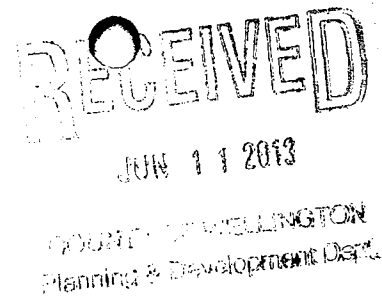
Stan & Jane Parzgnat  
9780 Wellington Road 52  
ERIN, ON N0B 1T0

REQUESTS FOR NOTICE OF DECISION  
OP-2012-06 & 23T-12001





County of Wellington  
Planning and Development Department  
Administration Centre  
74 Woolwich Street  
Guelph, Ontario N1H 6H9



**RE: File No. 23T-12001 & OP-2012-06**

Dear Mr. Cousins:

We are writing as citizens of Erin opposing the Solmar proposed Official Plan amendment to revise the projected growth of the Erin Village as well as increase residential density. We are not opposed to sustainable and organic growth of our town, but we have serious concerns about the proposed growth by Solmar and the many potential negative effects this can have on the community's environment and fiscal sustainability.

Erin currently has a manageable projected growth target level to 2031. The Solmar development, which calls for 1240 units, will significantly alter the original growth projections and most importantly the character of this town. We are fortunate to have a quaint and friendly town in the vicinity of the GTA. We are sure the reason that many people live in this community is the fact that it has not fallen prey to suburban sprawl. It is the reason we chose to live here. We pay higher taxes than most of the counties closer to Toronto but that has been an acceptable cost for the lifestyle offered.

The Solmar development proposal brings up many concerns including major infrastructure issues; need for additional facilities; increased traffic; loss of much of the character of the town; overall financial considerations; and threat to the environment, including the health of the Credit River and this most important watershed for the region. Yes, it would be nice to have additional tax payers, but the benefits could be offset by:

- the cost of a sewage treatment plant that would have to be expanded for town use - taxes are high enough without this additional expense
- cost of all the infrastructure requirements for sewers etc.
- operational costs running a treatment plant
- cost to de-commission septic tanks and hook up to the pipe residents - how many existing residents could afford this expense that would probably turn out to be a lot more than projected.
- need for additional facilities in the town including recreational, school, church etc. given the fact that the town does not have enough capacity for its current population in some these areas

We are very concerned that the negative far outweigh the potential positives. With regard to density, the current county plan targets at least 6.5 units per gross acre in newly developing subdivisions. This in itself will change the character of this town. The Solmar OP amendment will increase the units per gross acre further. Again, this will dramatically change the nature and feel for our community. The proposed Solmar lot plan does not fit in with current appearance and character of Erin as it is today. This is a major concern.

If a sewage treatment plant is put in, the location should not negatively impact existing residents who have supported the Erin community for years and years. They should not have to face a potential negative living environment (pollution, smell, lights etc.) and potential financial depreciation of their home by a treatment plant built within close range of their properties. A developer would be benefited while existing residents would have to pay the price. This is not acceptable or fair.



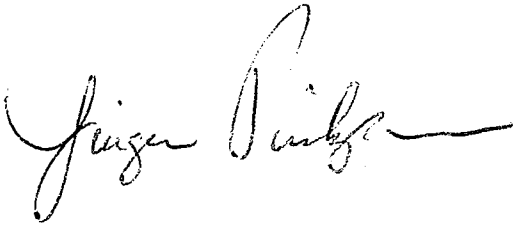
Our town has wonderful character. The current growth in our town has allowed numerous developers the opportunity to build, with the result working well for our community. Given the projections, Solmar will take up the total growth capacity for our town and beyond. This again does not seem reasonable or fair.

Erin is a beautiful town that is at risk of losing its character if this Official Plan Amendment passes. My opposition to the OPA is not about any one particular developer but the overall future of our town. How could our village cope with the sudden influx of the residents of 1240 new homes.

Our concern is also about the financial burden of the exiting residents. We are retired and on fixed income with limited extra funds. How would we cope with the added taxes and the expense of changing to a sewer system, which we are sure would be more than projected. We would have to sell our home(probably at a reduced price) and who would buy knowing the expense that they would be taking on.

We would like a copy of the decision for this amendment and would appreciate being informed of any further change to the proposed amendment. Our future depends on this.

Sincerely,



Jurgen and Judy Pinkpank  
186 Daniel Street, P.O. Box 591  
519 833-4426  
[j.pinkpank@sympatico.ca](mailto:j.pinkpank@sympatico.ca)

cc Kathryn Ironmonger, Clerk, Town of Erin, 5684 Trafalgar Road, R.R. #2, Hillsburgh, Ontario  
N0B 1Z0



**County of Wellington Planning  
& Development Dept.**

February 14, 2012

Attention: Gary Cousins, Planning Director  
Administration Centre  
74 Woolwich Street, Guelph, ON N1H 6H9

**Re: Comments on the Amendment the Official Plan for the County of Wellington (OPA):**

*Solmar*

RE: File Nos. 23T-12001 & OP-2012-06

Dear Mr. Cousins,

As suggested in the Advocate, dated February 6<sup>th</sup>, 2013, we would like to register our comments to the Official Plan Amendment (OPA) to significantly increase Erin's population, as a direct result of Solmar's development plans.

1. **The Vision Statement in the "Service and Settlement Master plan (SSMP) Background Report."**  
(see Annex I Notes attached)
  - The proposed amendment will not "retain the traditional small town character of the Town's urban centre" as described in the SSMP Vision statement.
  - The proposed amendment will support Solmar's objective of 35 household per hectare, greatly exceeding the SSMP Vision Statement's objective "to reach 16 household per Hectare".
  - The proposed amendment will make it difficult for the Town of Erin to accept the SSMP Vision Statement to accommodate Solmar's "development in a fiscally efficient manner".
  - The proposed amendment will make it difficult to comply with SSMP's Vision statement to "improve and enhance environmental conditions and reducing the environmental impact "of a development with a significantly higher to that of the existing community.
2. **Specific comments to the proposed Amendment to the Official Plan (OPA) for the County of Wellington** (see Annex II Notes attached):
  - Page 4 of the Preamble states "39.3% of all Erin's new growth is directed to the rural area". The statement should read 60.7 % of Erin's new growth is urban, and therefore actually "in line with the Growth Plan and PPS which directs the majority growth to urban settlements areas."
  - Current Official Plan's 20 year growth for Erin and Hillsburgh already exceed 50% while rural growth increases by only 18%.
  - Solmar's plan calls for 1870 new jobs but there is no justification, rationalization or implementation proposed in this amendment.
3. **Specific comments to the proposed Amended Table 7** (See Annex III Notes attached)
  - The difference in population numbers between the current Table 7 and the proposed Amended Table 7 is not consistent with Solmar development projections for ~3750 people and 1240 households.
4. **Average Annual % Growth** (see Annex IV Notes Attached).

In 2010, the Rural population Average Annual % Growth was 0.65, while at the same time Urban % growth was 1.29.

..... page 2



- The "Current Table 7" projections is already well above the national average for Annual % Growth of 1.1 for rural while the Village of Erin's annual % growth of 2.33 is almost twice that of national average for urban centers of 1.29.
- The proposed "Amended Table 7" demonstrates an Annual % Growth of greater then 7.0 which may well proved unmanageable for the village of Erin and the Town of Erin.
- With only Solmar's projected 3750 people, the Annual % Growth is 6.25 with no additional natural growth.

In conclusion, we oppose amending the existing Official Plan to accommodate a significantly higher population growth than can easily be assimilated into our community.

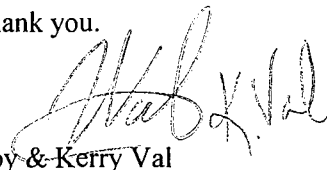
In summary:

- We should not double our population; we should limit growth to the original population targets of the existing Official Plan which is in line with Erin's charm of a small town that is completely surrounded by Greenbelt.
- We do not want medium density housing outside of the actual village core; we prefer "infilling" of the urban center with apartments/low cost housing and not "suburbanizing" the outskirts of the village, lands that were only recently re-zoned Urban.
- We should not have merely one developer concentrating all future growth in one small area; it would be desirable to have several developers at various locations within the villages of Erin and Hillsburgh.
- With an approximate 30% increase in the town's operating costs to ~\$6 million for 2013; we will not be able to support the infrastructure costs for a newly annexed community without incurring significant and crippling long term debt.
- It appears Solmar will require the county's rural allocations to fulfill their critical mass criteria for their own development at the expense of other communities and developers.

We thank you for the opportunity to express our concerns and trust you will give serious consideration to the negative affect of super-sizing Erin.

We would appreciate being informed of any further changes to the proposed amendment and to receive a copy of the final decision for this amendment.

Thank you.



Roy & Kerry Val  
18 Pine Ridge Road  
Erin, ON N0B 1T0  
519.833.9565  
Roelandval@gmail.com

cc Mark Van Patter, Senior Planner, County of Wellington

cc **Town of Erin**  
K. Ironmonger, Clerk  
5684 Trafalgar Road RR#2,  
Hillsburgh, Ontario N0B 1Z0





# ANNEX I

## The Vision Statement in the “Service and Settlement Master plan (SSMP) Background Report” The following are excerpts copied directly from the SSMP:

### 3.1.6. TOWN OF ERIN OFFICIAL PLAN

Policies related to future residential growth and economic development are described in Section 2 of the *Town of Erin Official Plan*. Section 2.2 of the Plan provides further vision for residential development within the Town:

1. That urban design standards which retain the traditional small town character of the Town’s urban centres be applied while envisioning their development as the focal point for commercial, cultural and economic development activities.
2. Further, all new developments in Greenfield areas are to promote the Town’s overall target of 40 persons and jobs per hectare, and to strive to reach 16 units per hectare in new subdivisions
3. To ensure that the necessary expansions to municipal services are anticipated and planned for in a fiscally efficient manner;
4. To ensure that any expansion or reconstruction of municipal services is undertaken in a manner which reduces the environmental impacts associated with the provision of those services to improve and enhance environmental conditions.”

#### 1. ... retain the traditional small town character of the Town’s urban centre

In reviewing the Draft Plan of the Solmar Subdivision, there is no “traditional small town character” promoted. Although there is a Centrum planned as well as store fronts along CR 124, all of which will merely distract from the downtown character of Erin Village. Residents living in the Solmar community will have difficulty accessing the distant downtown core of Erin. The only park land in this concentrated community is situated primarily on the east side of the development which is considered Core Greenlands (EP1 zone). The higher population densities envisioned will present additional costing challenges with respect to policing, fire protection, ambulance services, etc. Road planning does not allow for overnight parking, or easy access for emergency vehicles. Is this in line with retaining “the traditional small town character of the Town’s urban centre”?

#### 2. .... strive to reach 16 units per hectare in new subdivisions

The 35 households per hectare as defined in the OPA certainly exceed the town’s objective to reach 16 households per hectare! Is medium density congruent to the desired “traditional small town character of the Town’s urban centre”?

#### 3. ... development in a fiscally efficient manner?

The cost to assimilate 3750 people (doubling the existing population) will overburden the finances available to the Town of Erin. The unavailability for infrastructure grants, the costs associated with Hillsburgh Station Road/dam/pond issues, forecasted bridge and culvert repairs coupled with the forecasted costs associated with Erin’s own waste treatment strategy, would leave the Town of Erin in a financially precarious position. Given these forecasted expenses, it will be difficult if not impossible to proceed in a fiscally efficient manner?

#### 4. ...reduce the environmental impact

How can the county or the Town of Erin consider the OPA for a significant increase in population without the completion of the Assimilated Capacity Study (ACS), a critical component in evaluating waste treatment options? This makes no sense: Solmar could take the W.Credit River’s whole capacity for their waste treatment facility, leaving the Village of Erin with limited and costly waste treatment alternatives. Moreover, preliminary findings of the designated development area showed issues with geotechnical and environmental quality of the fill including a high moisture content in the soil (frost damage, road buckling) which would more likely prevail with a higher density population. How can these issues “reduce the environmental impact” of adding a super-sized and separate community?



## ANNEX II

### Specific comments to the proposed Amendment to the Official plan for the County of Wellington (OPA):

- On page 4 of the proposed amendment it is not clear to us is how the following statement was calculated: “39.3% of all Erin’s new growth is directed to the rural area”. Assuming the calculation is correct, then the statement should read 60.7 % of Erin’s new growth is urban, and therefore “in line with the Growth Plan and PPS which directs the majority growth to urban settlements areas.”
- The current Official Plan, Table 7, 2011 to 2031 actually shows the following:
  - The urban to rural ratio in 2011 is 36:64. In 2031, the ratio is 42:58.
  - 20 year growth of Erin’s and Hillsburgh Village is approx 2200 people (>50% increase), while rural growth increases by 1400 people (~18% increase)
  - The percentage of rural people in 2011 to 2031 actually drops from 64% to 58%, conversely the urban population increases from 36% to 42%.
- On page 5, re the criteria of minimum density of not less than 40 residents and jobs per hectare, Solmar’s plan calls for:

19.1 Hectares Core Green land (EP1 zone).  
24.9 Hectares Employment lands  
69.7 Hectares residential lands include roads.  
113.7 Hectares total

So for Solmar’s projected 3750 people living on 69.7 hectares (~28 ac), the people density for the Solmar community will be 53.8 people/ha, (35% higher than the minimum target).

- Solmar’s plan calls for 1870 new jobs but there is no justification, rationalization or implementation proposed in this amendment.



## ANNEX III

### Specific comments to the proposed Amended Table 7

There seems to be a disconnect with the numbers reported in the proposed Amended Table 7 when compared to the Current Table 7:

<b>Current Table 7</b>	<b>Proposed Amended Table 7</b>
<u>Original anticipated growth</u>	<u>Original anticipated growth + Solmar</u>
Total Population 2011: 11,930	Total Population 2011: 11,930
Total Population 2031: <u>15,530</u> 3600	Total Population 2031: <u>17,080</u> 5,150 (less 3600 = 1550 for Solmar)
Erin Population 2011: 3,000	Erin Population 2011: 3,000
Erin Population 2031: <u>4,400</u> 1,400	Erin Population 2031: <u>7,320</u> 4,320 (less 1400 = 2920 for Solmar)
Total Households 2011: 3960	Total Households 2011: 3960
Total Households 2031: <u>5180</u> 1220	Total Households 2031: <u>5690</u> 1730 (less 1220 = 1047 for Solmar)
Erin Households 2011: 1050	Erin Households 2011: 1000
Erin Households 2031: <u>1530</u> 480	Erin Households 2031: <u>2440</u> 1440 (less 480 = 960 for Solmar)

Unless we are confused or not correctly interpreting the information submitted in the proposed amendment, it would appear there are inconsistencies in the numbers reported in the OPA and those reported by Solmar: (Note: since Hillsburgh population and household do not change in the amended Table 7, the inconsistencies are only Erin related)

1. **Total Population** (Erin, Hillsburgh and rural) will incrementally increase by 1550 people as a direct affect of the Solmar application.
2. **Population** (Erin Village) will incrementally increase by 2920 people as a direct affect of the Solmar application.
3. **Total Households** ((Erin, Hillsburgh and rural) will incrementally increase by 1047 households as a direct affect of the Solmar application.
4. **Households** (Erin Village) will incrementally increase by 960 households as a direct affect of the Solmar application.

We were under the impression Solmar's development plan called for ~1275 households and some ~3750 people. We also noticed the Amendment to the Official Plan for the Town of Erin clearly states "for the development of approximately 1240 residential units." So we are somewhat confused! Further clarification would be appreciated.



## ANNEX IV

### Average Annual % Growth in Canada

Canada's average annual growth rate from 2000 to 2010 was 1.1%. The growth rate is expected to slow even further over the next several decades (0.9% between 2010 and 2060).\* In 2012 the World Bank reported for Canada a 1.04 annual % growth for 2011.\*\* In 2010, the Rural population annual % growth was 0.65, while at the same time Urban % growth was 1.29.\*\*\*

### Average Annual % Growth for the Town of Erin (Total Population) and Erin Village (Erin Population) for 2011 to 2031:

- A. Existing Current Table 7
- B. Proposed Amended Table 7
- C. Existing current Table 7 and Solmar's project population of 3750 added.
- D. Solmar's projected population of 3750 only (no other growth)

	A	B	C	D
Total Population:	1.51%	2.16%	3.08%	1.57%
Erin Population:	2.33 %	7.2%	8.58%	6.25%

The "Current Table 7" population projections (A) is already well above the national average for annual % growth of 1.1 while the Village of Erin's annual % growth of 2.33 is almost twice that of national average for urban centers of 1.29. The proposed "Amended Table 7" (B, C, D) clearly demonstrates what appears to be an unmanageable growth scenario for Erin Village.

\* <http://www4.hrsdc.gc.ca/.3ndic.1t.4r@-eng.jsp?iid=35>

\*\* <http://www.tradingeconomics.com/canada/population-growth-annual-percent-wb-data.html>

\*\*\* <http://www.indexmundi.com/facts/canada/rural-population-growth>  
<http://www.indexmundi.com/facts/canada/urban-population-growth>





February 25, 2013

Mr. Gary Cousins, MCIP, RPP  
Director of Planning and Development  
County of Wellington  
Planning and Development Department  
Administration Centre  
74 Woolwich Street  
Guelph, Ontario  
N1H 6H9

RECEIVED

FEB 28 2013

COUNTY OF WELLINGTON  
Planning & Development Dept.

RE: File No. 23T-12001 & OP-2012-06

Dear Mr. Cousins:

I am writing as a citizen of Erin regarding the Solmar proposed Official Plan Amendment to revise the projected growth of the Erin Village as well as increase residential density. I am not opposed to growth as that is a reality of life, but I have serious concerns about the proposed and concentrated growth by Solmar.

Erin has a current controlled and manageable projected growth target level to 2031. The Solmar development which calls for 1240 units will significantly alter the original growth projections and most importantly the complexion of this town. We are fortunate to have a small, quaint and friendly town in the vicinity of the GTA. I am sure the reason that many people live in this community is the fact that it has not fallen prey to suburban sprawl. We pay higher taxes than most of the counties closer to Toronto but that has been an acceptable cost for the lifestyle offered. This type of development will change the complexion of this town. I will truly question my reasons for living here moving forward.

There are many concerns including major infrastructure issues; need for additional facilities; traffic; loss of much of the character of the town; and overall financial considerations. Yes, it would be nice to have additional tax payers but would it offset by:

- the costs of a sewage treatment plant that would have to be expanded for town use
- cost of all the infrastructure require such as sewers etc.
- operational costs running a treatment plant facility
- cost to de-commission septic tanks and hook up to the pipe by myself personally
- need for additional facilities in the town including recreational, school, church etc. given the fact that the town does not have enough capacity for its current population in some of these areas.

I strongly believe that the negatives far outweigh the potential positives. I understand that there is a goal to have a stronger commercial/industrial base but the reality is that it will be very difficult to attract business to this town given the additional business costs in taxes and logistics given our location versus proximity to the airport and 4-highways. We have to be realistic. This is a beautiful residential small town. We should be proud of this and continue to build it under this reality.

With regards to density, the current county plan targets at least 6.5 units per gross acre in newly developing subdivisions. This in itself will change the character of this town. The Solmar OP



amendment will increase the units per gross acre further. Again, this will dramatically change the nature and feel for our community. The proposed Solmar lot plan does not fit in with the current appearance and character of Erin as it is today. This is a concern.

Also, if this development goes forward, a sewage treatment plant will be needed. Given all the available development land in the Erin-Hillsburg area, it would be possible to reach the current growth targets without putting in a treatment plant. As stated earlier, the cost of such a tank as well as hooking up to the system and de-commissioning septic tanks will be a burden many residents in Erin cannot undertake, even if it is amortized over many years. There are many retired individuals in our town on fixed incomes. This is a financial burden they and others should not bear.

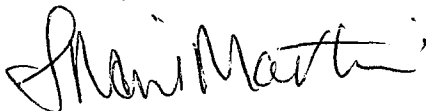
If a sewage treatment plant is put in, the location should not negatively impact existing residents who have supported the Erin community for many years. They should not have to face a potential negative living environment (pollution, smell, lights etc.) and potential financial depreciation of their home by a treatment plant built within their direct community. If one of our town values is fairness, this goes strictly against this. A developer would be benefitted while existing residents would have to pay the price. This is not acceptable.

Our town has wonderful character. The current growth in our town has allowed numerous developers the opportunity to build, with the result working well for our community. Is it fair to allow one developer to have the majority of the development in Erin-Hillsburg? Given the projections, Solmar will provide the total growth for our town. This again does not seem reasonable.

Erin is a beautiful town that is at risk of losing its character if this Official Plan Amendment passes. This is not about any one particular developer but the overall future of our town. A controlled rate of growth utilizing many of the potential areas that can be developed would preserve the town's charm. This is why my family lives in Erin. If this changes, there really is little reason to stay here. Please consider opposing this requested amendment for the betterment of this community.

*I would like a copy of the decision for this amendment and would appreciate being informed of any further changes to the proposed amendment.*

Sincerely,



Shari & John Martin  
19 Erindale Drive  
519-315-0208  
Shari\_Bonsteel@hotmail.com

c.c. Kathryn Ironmonger, Clerk, Town of Erin, 5684 Trafalgar Road, R.R.#2 Hillsburg, Ontario N0B 1Z0



February 25, 2013

Mr. Gary Cousins, MCIP, RPP  
Director of Planning and Development  
County of Wellington  
Planning and Development Department  
Administration Centre  
74 Woolwich Street  
Guelph, Ontario  
N1H 6H9

**RE: File No. 23T-12001 & OP-2012-06**

Dear Mr. Cousins:

We are writing as citizens of Erin regarding the Solmar proposed Official Plan Amendment to revise the projected growth of the Erin Village as well as increase residential density. I am not opposed to growth as that is a reality of life but I have serious concerns about the proposed and concentrated growth by Solmar.

Erin has a current controlled and manageable projected growth target level to 2031. The Solmar development which calls for 1240 units will significantly alter the original growth projections and most importantly the complexion of this town. We are fortunate to have a small, quaint and friendly town in the vicinity of the GTA. I am sure the reason that many people live in this community is the fact that it has not fallen prey to suburban sprawl. We pay higher taxes than most of the counties closer to Toronto but that has been an acceptable cost for the lifestyle offered. This type of development will change the complexion of this town. I will truly question my reasons for living here moving forward.

There are many concerns including major infrastructure issues; need for additional facilities; traffic; loss of much of the character of the town; and overall financial considerations. Yes it would be nice to have additional tax payers but would it offset by:

- the costs of a sewage treatment plant that would have to be expanded for town use
- cost of all the infrastructure require such as sewers etc.
- operational costs running a treatment plant facility
- cost to de-commission septic tanks and hook up to the pipe by residents
- need for additional facilities in the town including recreational, school, church etc. given the fact that the town does not have enough capacity for its current population in some of these areas.

I strongly do not believe so and even if it did achieve this, the negatives far outweigh the potential positives. I understand that there is a goal to have a stronger commercial/industrial base but the reality is that it will be very difficult to attract business to this town given the additional business costs in taxes and logistics given our location versus proximity to the airport and 4-highways. We have to be realistic. This is a beautiful residential small town. We should be proud of this and continue to build it under this reality.

RECEIVED

MAR 05 2013

COUNTY OF WELLINGTON  
Planning & Development Dept.



With regards to density, the current county plan targets at least 6.5 units per gross acre in newly developing subdivisions. This in itself will change the character of this town. The Solmar OP amendment will increase the units per gross acre further. Again, this will dramatically change the nature and feel for our community. The proposed Solmar lot plan does not fit in with the current appearance and character of Erin as it is today. This is a concern.

Also, if this development goes forward, a sewage treatment plant will be needed. Given all the available development land in the Erin-Hillsburg area, it would be possible to reach the current growth targets without putting in a treatment plant. As stated earlier, the cost of such a tank as well as hooking up to the system and de-commissioning septic tanks will be a burden many residents in Erin cannot undertake, even if it is amortized over many years. **As a single parent, this financial burden would be the cause for me to relocate to another town.**

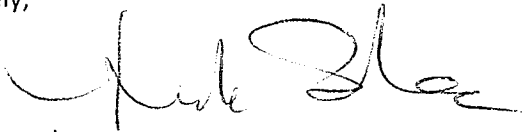
If a sewage treatment plant is put in, the location should not negatively impact existing residents who have supported the Erin community for years and years. They should not have to face a potential negative living environment (pollution, smell, lights etc.) and potential financial depreciation of their home by a treatment plant built within their direct community. If one of our town values is fairness, this goes strictly against this. A developer would be benefitted while existing residents would have to pay the price. This is not acceptable.

Our town has wonderful character. The current growth in our town has allowed numerous developers the opportunity to build, with the result working well for our community. Is it fair to allow one developer have the majority of the development in Erin-Hillsburg. Given the projections, Solmar will provide the total growth for our town. This again does not seem reasonable.

Erin is a beautiful town that is at risk of losing its character if this Official Plan Amendment passes. This is not about any one particular developer but the overall future of our town. A controlled rate of growth utilizing many of the potential areas that can be developed would preserve the town's charm. This is why my family lives in Erin. If this changes, there really is little reason to stay here. Please consider opposing this requested amendment for the betterment of this community.

*I would like a copy of the decision for this amendment and would appreciate being informed of any further changes to the proposed amendment.*

Sincerely,



Linda Saunders  
24 Waterford Drive  
Box 893  
Erin, Ontario  
N0B 1T0  
Ljean001@live.ca

c.c. Kathryn Ironmonger, Clerk, Town of Erin, 5684 Trafalgar Road, R.R.#2 Hillsburg, Ontario N0B 1Z0





February 27, 2013

Mr. Gary Cousins, MCIP, RPP  
Director of Planning and Development  
County of Wellington  
Planning and Development Department  
Administration Centre  
74 Woolwich Street  
Guelph, Ontario  
N1H 6H9

**RE: File No. 23T-12001 & OP-2012-06**

Dear Mr. Cousins:

We are **STRONGLY OPPOSED** the Solmar proposed Official Plan Amendment to revise the projected growth of the Erin Village as well as increase residential density.

Erin has a current controlled and manageable projected growth target level to 2031. The Solmar development which calls for 1240 units will significantly alter the original growth projections and most importantly the complexion of this town. This is not acceptable.

**The Town has now hired a former Solmar employee to try and push this through and this is insulting to the citizens and should be considered a clear conflict of interest.**

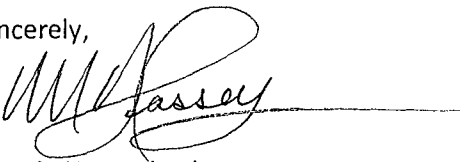
There are many concerns including major infrastructure issues; need for additional facilities; traffic; loss of much of the character of the town; and overall financial considerations.

- the costs of a sewage treatment plant that would have to be expanded for town use
- cost of all the infrastructure require such as sewers etc.
- operational costs running a treatment plant facility
- cost to de-commission septic tanks and hook up to the pipe by residents
- need for additional facilities in the town including recreational, school, church etc. given the fact that the town does not have enough capacity for its current population in some of these areas.

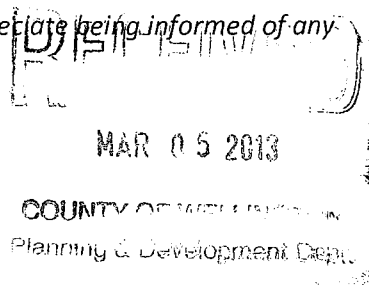
With regards to density, the current county plan targets at least 6.5 units per gross acre in newly developing subdivisions. This in itself will change the character of this town. The Solmar OP amendment will increase the units per gross acre further. Again, this will dramatically change the nature and feel for our community. **The proposed Solmar lot plan does not fit in with the current appearance and character of Erin as it is today.** This is a concern.

*I would like a copy of the decision for this amendment and would appreciate being informed of any further changes to the proposed amendment.*

Sincerely,



Martin Hassenbach  
31 Douglas Crescent, PO Box 177, Hillsburgh, ON N0B 1Z0  
martin@hassenbach.ca

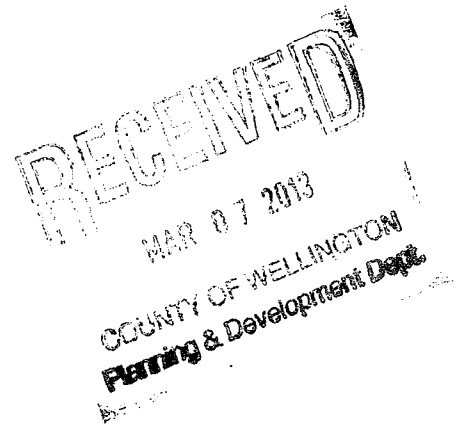


c.c. Kathryn Ironmonger, Clerk, Town of Erin, 5684 Trafalgar Road, R.R.#2 Hillsburg, Ontario N0B 1Z0



February 25, 2013

Mr. Gary Cousins, MCIP, RPP  
Director of Planning and Development  
County of Wellington  
Planning and Development Department  
Administration Centre  
74 Woolwich Street  
Guelph, Ontario  
N1H 6H9



**RE: File No. 23T-12001 & OP-2012-06**

Dear Mr. Cousins:

We are writing as citizens of Erin regarding the Solmar proposed Official Plan Amendment to revise the projected growth of the Erin Village as well as increase residential density. I am not opposed to growth as that is a reality of life but I have serious concerns about the proposed and concentrated growth by Solmar.

Erin has a current controlled and manageable projected growth target level to 2031. The Solmar development which calls for 1240 units will significantly alter the original growth projections and most importantly the complexion of this town. We are fortunate to have a small, quaint and friendly town in the vicinity of the GTA. I am sure the reason that many people live in this community is the fact that it has not fallen prey to suburban sprawl. We pay higher taxes than most of the counties closer to Toronto but that has been an acceptable cost for the lifestyle offered. This type of development will change the complexion of this town. I will truly question my reasons for living here moving forward.

There are many concerns including major infrastructure issues; need for additional facilities; traffic; loss of much of the character of the town; and overall financial considerations. Yes it would be nice to have additional tax payers but would it offset by:

- the costs of a sewage treatment plant that would have to be expanded for town use
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- need for additional facilities in the town including recreational, school, church etc. given the fact that the town does not have enough capacity for its current population in some of these areas.

I strongly do not believe so and even if it did achieve this, the negatives far outweigh the potential positives. I understand that there is a goal to have a stronger commercial/industrial base but the reality is that it will be very difficult to attract business to this town given the additional business costs in taxes and logistics given our location versus proximity to the airport and 4-highways. We have to be realistic. This is a beautiful residential small town. We should be proud of this and continue to build it under this reality.



With regards to density, the current county plan targets at least 6.5 units per gross acre in newly developing subdivisions. This in itself will change the character of this town. The Solmar OP amendment will increase the units per gross acre further. Again, this will dramatically change the nature and feel for our community. The proposed Solmar lot plan does not fit in with the current appearance and character of Erin as it is today. This is a concern.

Also, if this development goes forward, a sewage treatment plant will be needed. Given all the available development land in the Erin-Hillsburg area, it would be possible to reach the current growth targets without putting in a treatment plant. As stated earlier, the cost of such a tank as well as hooking up to the system and de-commissioning septic tanks will be a burden many residents in Erin cannot undertake, even if it is amortized over many years. There are many retired individuals in our town on fixed incomes. This is a financial burden they and others should not bear.

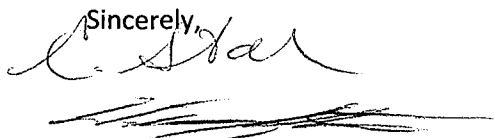
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Our town has wonderful character. The current growth in our town has allowed numerous developers the opportunity to build, with the result working well for our community. Is it fair to allow one developer have the majority of the development in Erin-Hillsburg. Given the projections, Solmar will provide the total growth for our town. This again does not seem reasonable.

Erin is a beautiful town that is at risk of losing its character if this Official Plan Amendment passes. This is not about any one particular developer but the overall future of our town. A controlled rate of growth utilizing many of the potential areas that can be developed would preserve the town's charm. This is why live in Erin and chose to raise our children here. If this changes, we will be considering moving out of Erin. Please consider opposing this requested amendment for the betterment of this community.

*I would like a copy of the decision for this amendment and would appreciate being informed of any further changes to the proposed amendment.*

Sincerely,



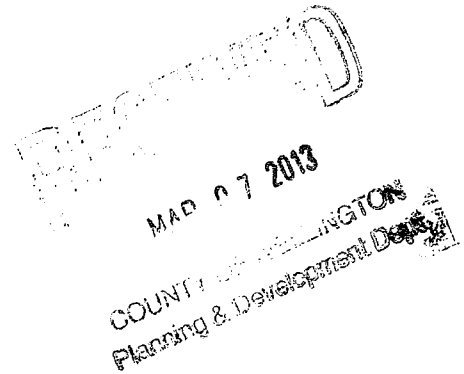
Cathy and Bill Star  
8 Erinlea Cres. Erin  
(519) 833-2764  
candbstar@sympatico.ca

c.c. Kathryn Ironmonger, Clerk, Town of Erin, 5684 Trafalgar Road, R.R.#2 Hillsburg, Ontario N0B 1Z0



3 March 2013

Mr. Gary Cousins, MCIP, RPP  
Director of Planning and Development  
County of Wellington  
Planning and Development Department  
Administration Centre  
74 Woolwich Street  
Guelph, Ontario N1H 6H9



**RE: File No. 23T-12001 & OP-2012-06**

Dear Mr. Cousins:

I am writing as a citizen of Erin opposing the Solmar proposed Official Plan Amendment to revise the projected growth of the Erin Village as well as increase residential density. I am not opposed to sustainable and organic growth of our town, but I have serious concerns about the proposed growth by Solmar and the many potential negative effects this can have on the community's environmental and fiscal sustainability.

Erin currently has a manageable projected growth target level to 2031. The Solmar development, which calls for 1240 units, will significantly alter the original growth projections and most importantly the character of this town. We are fortunate to have a quaint and friendly town in the vicinity of the GTA. I am sure the reason that many people live in this community is the fact that it has not fallen prey to suburban sprawl. We pay higher taxes than most of the counties closer to Toronto but that has been an acceptable cost for the lifestyle offered.

The Solmar development proposal brings up many concerns including major infrastructure issues; need for additional facilities; increased traffic; loss of much of the character of the town; overall financial considerations; and threat to the environment, including the health of the Credit River and this most important watershed for the region. Yes it would be nice to have additional tax payers, but the benefits could be offset by:

- the cost of a sewage treatment plant that would have to be expanded for town use
- cost of all the infrastructure requirements for sewers etc.
- operational costs running a treatment plant
- cost to de-commission septic tanks and hook up to the pipe by residents
- need for additional facilities in the town including recreational, school, church etc. given the fact that the town does not have enough capacity for its current population in some of these areas.

I am very concerned that the negatives far outweigh the potential positives. With regard to density, the current county plan targets at least 6.5 units per gross acre in newly developing subdivisions. This in itself will change the character of this town. The Solmar OP amendment will increase the units per gross acre further. Again, this will dramatically change the nature and feel for our community. The proposed





Solmar lot plan does not fit in with the current appearance and character of Erin as it is today. This is a concern.

If a sewage treatment plant is put in, the location should not negatively impact existing residents who have supported the Erin community for years and years. They should not have to face a potential negative living environment (pollution, smell, lights etc.) and potential financial depreciation of their home by a treatment plant built within close range of their properties. A developer would be benefitted while existing residents would have to pay the price. This is not acceptable or fair.

Our town has wonderful character. The current growth in our town has allowed numerous developers the opportunity to build, with the result working well for our community. Given the projections, Solmar will take up the total growth capacity for our town and beyond. This again does not seem reasonable and fair.

Erin is a beautiful town that is at risk of losing its character if this Official Plan Amendment passes. My opposition to the OPA is not about any one particular developer but the overall future of our town.

*I would like a copy of the decision for this amendment and would appreciate being informed of any further changes to the proposed amendment.*

Sincerely,



Martin Lamprecht  
5420 Tenth Line  
ERIN, Ontario  
N0B 1T0

Phone number: 519-833-4642

E-mail address: [martin@MartinLamprecht.com](mailto:martin@MartinLamprecht.com)

c.c. Kathryn Ironmonger, Clerk, Town of Erin, 5684 Trafalgar Road, R.R.#2 Hillsburgh, Ontario N0B 1Z0



Solmar lot plan does not fit in with the current appearance and character of Erin as it is today. This is a concern.

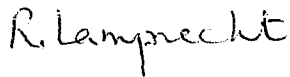
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Erin is a beautiful town that is at risk of losing its character if this Official Plan Amendment passes. My opposition to the OPA is not about any one particular developer but the overall future of our town.

***I would like a copy of the decision for this amendment and would appreciate being informed of any further changes to the proposed amendment.***

Sincerely,



Rupika Lamprecht  
5420 Tenth Line  
ERIN, Ontario, NOB 1T0

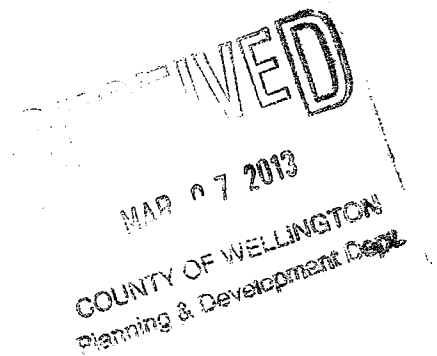
Phone number: 519-833-2617  
E-mail address: rupika@air-trans-source.com

c.c. Kathryn Ironmonger, Clerk, Town of Erin, 5684 Trafalgar Road, R.R.#2 Hillsburgh, Ontario NOB 1Z0



February 28, 2013

Mr. Gary Cousins, MCIP, RPP  
Director of Planning and Development  
County of Wellington  
Planning and Development Department  
Administration Centre  
74 Woolwich Street  
Guelph, Ontario  
N1H 6H9



**RE: File No. 23T-12001 & OP-2012-06**

Dear Mr. Cousins:

We are writing as citizens of Erin regarding the Solmar proposed Official Plan Amendment to revise the projected growth of the Erin Village as well as increase residential density. We recognize that growth is an element of every community and can be healthy so long as it is conducted in a responsible manner. As residents of Erin that enjoy the qualities attributed to our small intimate community, the growth proposed by the Solmar plan amendment is most concerning.

We were initially drawn to Erin for its small town atmosphere and intimate sense of community. What happens to that small town community should we significantly increase the growth, effectively doubling the community size in a short period of time? Erin currently has a responsible and manageable projected growth level forecasted to 2031. Should the amendment proposed by Solmar be accepted this growth projection is effectively met in one fell swoop by one developer, in one area of the community that has been designated for growth. Additionally, the density of the population situated in that one area will be staggering and will occur at such a rapid rate that the infrastructure needed to support additional community members will be lacking.

As members of the community we feel that the current infrastructure is stretched and in some cases failing its current community members and this is of extreme concern. Should this amendment pass the need to update the basic fundamental elements of our community will be a must. The costs necessary to meet the needs of this additional infrastructure will impart hardships on a number of the members of our community, especially those on fixed incomes. Costs for items such as:

- Funding of new sewage treatment plant with a proposed location that would significantly impact current residents and their property values.
- Hook up costs for sewage lines to existing homes.
- Decommissioning costs of existing septic systems.
- Ongoing maintenance and operating costs of the sewage treatment facility.
- Costs incurred with other aspects of infrastructure development including additional schools, recreation facilities, places of worship, traffic management etc.

Many will say that these costs will be offset by amortizing payment over a significant period of time, thereby lessening the impact on the current residents. The issue here however is that we currently incur property taxes that are substantially higher than our neighboring communities and do so with the understanding that in exchange for those high taxes we live in a community that does not consist of streets lined with cookie cutter homes at a density that is well beyond six units per acre. We pay these



additional costs not for services that are above and beyond those of our neighboring communities, but as a cost to live in an environment that remains part of that small town feel; a community that while geographically spread out on larger lots remains close at heart. Approval of this amendment will alter this element of our community.

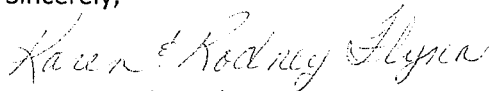
Others will argue that the costs will be offset by the opportunities this new development and the infrastructure development will present by luring businesses to the Erin/Hillsburgh area. While in theory this sounds logical we have to recognize that the opportunities from a business perspective are limited. We are not within a reasonable distance to the 400 highways to provide businesses with a cost effective transport cost or easy access for perspective clients. Logistical issues coupled with the tax burden associated with operating in this community do not present an appealing economic element to lure businesses to the area. Additionally, part of the small town charm of Erin is that "big" business is not present. Again we recognize that growth, including bringing new businesses to our town is healthy and yes to a degree needed. We do however need to be realistic in thinking and inferring to the community at large that this new development and subsequent required infrastructure investment will draw the level of business investment necessary to offset the costs attributed to the average home owner.

One of the key infrastructure developments being proposed is a new sewage treatment facility. Notwithstanding direct building and maintenance costs mentioned above, we need to consider the location of the facility. Should residents that have invested heavily in this community have the value of that investment significantly diminished in order to allow for the growth of this community? That does not seem to be a fair exchange for years of investing and maintaining the essence of this small town. Surely we can find a new proposal for the location of this facility that does not place it within blocks of our town center.

Erin is a beautiful community with a charm that is contagious to all that live here. By approving the amendment proposed by Solmar we face losing the very essence that sets us apart from other communities. The character of our town will change in a way that we feel is not advantageous. The loss of these small town elements coupled with the impact of the costs associated with this rapid growth will seriously make our family question the benefit of remaining in this community. Why would we continue to pay higher taxes, which will only continue to increase should the proposed amendment be passed, while losing all that we feel was beneficial to being here? We ask that you please consider opposing this requested amendment for the betterment of this community.

*I would like a copy of the decision for this amendment and would appreciate being informed of any further changes to the proposed amendment.*

Sincerely,



Karen & Rodney Flynn

48 Waterford Drive

Erin, ONT

NOB 1T0

519-833-0009

[ibtorontooffice@rogers.com](mailto:ibtorontooffice@rogers.com)

c.c. Kathryn Ironmonger, Clerk, Town of Erin, 5684 Trafalgar Road, R.R.#2 Hillsburg, Ontario NOB 1Z0





**Edward N. Delaporte Jr.**

9 Aspen Court  
Erin, Ontario NOB 1T0

Mr. Gary Cousins, MCIP, RPP  
Director of Planning and Development  
County of Wellington  
Planning and Development Department  
Administration Centre  
74 Woolwich Street  
Guelph, Ontario  
N1H 6H9

March 5, 2013

**RE: File No. 23T-12001 & OP-2012-06**

Dear Mr. Cousins:

I am writing as a citizen of Erin regarding the Solmar proposed Official Plan Amendment to revise the projected growth of the Erin Village as well as increase residential density. As a resident and taxpayer since the mid-1990s I am not opposed to growth as that is a reality of life but I have serious concerns about the proposed and concentrated growth by Solmar.

Erin has a current controlled and manageable projected growth target level to 2031. The Solmar development which calls for 1240 units will significantly alter the original growth projections and most importantly the complexion of this town. We are fortunate to have a small, quaint and friendly town in the vicinity of the GTA. I am sure the reason that many people live in this community is the fact that it has not fallen prey to suburban sprawl. We pay higher taxes than most of the counties closer to Toronto but that has been an acceptable cost for the lifestyle offered. This type of development will change the complexion of this town. I will truly question my reasons for living here moving forward.

There are many concerns including major infrastructure issues; need for additional facilities; traffic; loss of much of the character of the town; and overall financial considerations. Yes it would be nice to have additional tax payers but would it offset by:

- the costs of a sewage treatment plant that would have to be expanded for town use
- cost of all the infrastructure require such as sewers etc.
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- cost to de-commission septic tanks and hook up to the pipe by residents
- need for additional facilities in the town including recreational, school, church etc. given the fact that the town does not have enough capacity for its current population in some of these areas.

I strongly do not believe so and even if it did achieve this, the negatives far outweigh the potential positives. I understand that there is a goal to have a stronger commercial/industrial base but the reality is that it will be very difficult to attract business to this town given the additional business costs in taxes and logistics given our location versus proximity to the airport and 4-highways. We have to be realistic. This is a beautiful residential small town. We should be proud of this and continue to build it under this reality.

RECEIVED

MAR 12 2013

COUNTY OF WELLINGTON  
Planning & Development Dept.



With regards to density, the current county plan targets at least 6.5 units per gross acre in newly developing subdivisions. This in itself will change the character of this town. The Solmar OP amendment will increase the units per gross acre further. Again, this will dramatically change the nature and feel for our community. The proposed Solmar lot plan does not fit in with the current appearance and character of Erin as it is today. This is a tremendous concern.

Developing Erin into a community like neighbouring Orangeville or Georgetown with high density neighbourhoods will destroy Erin's appeal. The question that needs to be asked is why would anyone move to Erin and pay such taxes to live in a town similar to others in the close proximity? Take away its charm and you lose its appeal that residents will pay extra for. You will remove the reason that so many of us have paid twice the going tax rate over the past twenty years. Why pay such high taxes, such high water bills, pay for your garbage removal, and receive hardly any of the many services that the other communities nearby provide? Developing Erin into a high density community will destroy the Erin we Love!

Also, if this development goes forward, a sewage treatment plant will be needed. Given all the available development land in the Erin-Hillsburg area, it would be possible to reach the current growth targets without putting in a treatment plant. As stated earlier, the cost of such a tank as well as hooking up to the system and de-commissioning septic tanks will be a burden many residents in Erin cannot undertake, even if it is amortized over many years. There are many retired individuals in our town on fixed incomes. 25% of my neighbourhood lives on a fixed income, how will they pay this massive cost? This is a financial burden they and others should not bear.

If a sewage treatment plant is put in, the location should not negatively impact existing residents who have supported the Erin community for years and years. They should not have to face a potential negative living environment (pollution, smell, lights etc.) and potential financial depreciation of their home by a treatment plant built within their direct community. If one of our town values is fairness, this goes strictly against this. A developer would be benefitted while existing residents would have to pay the price. In the existing proposal current residents will pay 30 plus thousand plus an additional amount to hook to this Sewer System and new residents in the proposed housing developments will pay 18 thousand. This is not fair or acceptable.

Our town has wonderful character. The current growth in our town has allowed numerous developers the opportunity to build, with the result working well for our community. Is it fair to allow one developer have the majority of the development in Erin-Hillsburg. Given the projections, Solmar will provide the total growth for our town. This again does not seem reasonable.

Erin is a beautiful town that is at risk of losing its character if this Official Plan Amendment passes. This is not about any one particular developer but the overall future of our town. A controlled rate of growth utilizing many of the potential areas that can be developed would preserve the town's charm. This is why my family lives in Erin. If this changes, there really is little reason to stay here. There must be thought given to the possibility that these proposed changes could drive existing residents out of Erin. Destroying the charm of Erin or making our community unaffordable to retirees on a fixed income is totally unacceptable to me and many of the residents I have spoken to. I thought I bought the home I was going to retire in nearly twenty years ago. If the proposed plans to destroy the Erin I know and love are allowed then I see no other choice but to start looking for a better place to spend my remaining



years. If this plan is approved the for sale sign in front of my house will not be the only one you will more than likely see. Think of what that will do the real estate values and the taxes collected on such.

Please consider opposing this requested amendment for the betterment of this community.

*I would like a copy of the decision for this amendment, and would appreciate being informed of any further changes to the proposed amendment.*

Sincerely,

Edward Delaporte  
9 Aspen Court  
Erin, Ontario N0B 1T0

519-833-1117  
edelaporte@iamaw.org

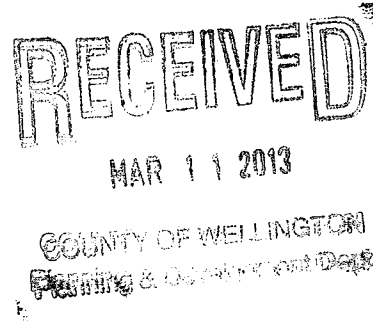
c.c. Kathryn Ironmonger, Clerk, Town of Erin, 5684 Trafalgar Road, R.R.#2 Hillsburg, Ontario N0B 1Z0

File



March 2, 2013

Mr. Gary Cousins, MCIP, RPP  
Director of Planning and Development  
County of Wellington  
Planning and Development Department  
Administration Centre  
74 Woolwich Street  
Guelph, Ontario  
N1H 6H9



**RE; File No. 23T-12001 & OP-2012-06**

Dear Mr. Cousins:

We are writing to express our concerns about the proposed Solmar Official Plan Amendment to revise the growth of Erin Village and increase residential density. We are not opposed to growth but the concentration of growth will forever change our quaint, beautiful town.

The following are points that we feel need to be reviewed before any major construction of this size can be approved.

- Solmar's 1240 homes surpasses the projected growth for the Erin-Hillsburgh region to 2031. We do not want to fall prey to urban sprawl.
- We will require additional facilities for the growth such as schools, recreation centres etc. Who will pay for these? Also traffic will be horrendous in the village with the addition of these many homes. Will we need a bypass road? A sewage plant is needed only if concentrated growth occurs, not if development continues as we have seen over the last number of years with homes on larger lots.
- If the Sewage Treatment Plant is expanded to include Hillsburgh and Erin, the cost to hook up to the sewage treatment plant will be \$30,000 to \$37,000. We are retired and on a fixed income. It will be very hard for seniors to pay for these additional charges.
- Taxes will have to be increased to pay for the expansion of a sewage plant. Our taxes are already the highest in the county.
- We know the goal is to bring more business to Erin and increase the tax balance between business and residential. Is this a realistic goal? We are not sure that business will come just because we have a sewage plant. Our location to the major highways is a detriment to business





- An STP will impact us in our community. This will include lifestyle changes, population, smells, trucks, lights etc. It will also devalue homes in the areas around the plant.
- Controlled growth is the best way to preserve our beautiful town.

***We would like a copy of the decision for this amendment and would appreciate being informed of any further changes to the proposed amendment.***

Sincerely,

*Bob & Janice Porter*

Bob and Janice Porter  
32 McCulloch Drive  
Erin, ON.  
N0B 1T0

Phone: 519-833-2801  
Email address: robert.porter@sympatico.ca

CC: Kathryn Ironmonger, Clerk,  
Town of Erin  
5684 Trafalgar Rd, RR#2,  
Hillsburgh, ON.  
N0B 1Z0



March 19, 2013

**Mr. Gary Cousins  
County of Wellington Planning and Development Department  
74 Woolwich Street,  
Guelph ON N91H 6H9**

RECEIVED

APR 02 2013

COUNTY OF WELLINGTON  
Planning & Development Dept.

**Dear Mr. Cousins:** File number 23T-12001 & OP-2012-06

We are writing on behalf of the Wastewater Solutions Working Group of Transition Erin to caution against approval of the proposed Amendment to Wellington's Official Plan, one that would double the number of households of Erin Village compared to the current Official Plan. This very substantial increase in housing density would overwhelm the unique rural nature of Erin, and the natural trajectory of its ecosystems, thus requiring special attention and updated development practice.

From our standpoint, we believe that the dense development proposed could seriously limit the scope of options currently under study by our working group for sustainable and affordable wastewater treatment, including decentralized 'cluster' designs for new housing developments, with on-site eco-systems, such as constructed wetlands, solar aquatic systems or 'wastewater gardens'.

The vast range of possible alternatives for wastewater treatment has been a primary factor in helping many urban developments around the world move away from traditional centralized systems and individual septic tanks to more innovative, efficient and environmentally sensitive designs, thus allowing communities to properly service their citizens with greater local attunement and without the significant costs associated with pumping wastes over large distances.

Since there are now many more wastewater treatment possibilities than traditional options, we would like to ensure that all planned new developments allow enough space on site to accommodate the best and most affordable of these alternate waste treatment technologies (BATEA).

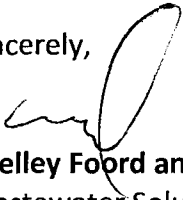
A large, central wastewater treatment plant would require even more growth than what is being proposed in the Official Plan Amendment in order to make such a system within our financial reach. This extra growth would put even more stress on existing infrastructure, plus necessitate more.

The Servicing and Settlement Master Plan, now in its final stages, was done at considerable time and expense. The information that B.M. Ross received from public input was that the majority of Town of Erin residents would prefer more controlled growth as projected in the current OP, because our highly valued small town atmosphere and sense of community could otherwise be irreparably compromised.



We would appreciate being informed of further discussion and debate on this proposed Official Plan Amendment.

Sincerely,



**Shelley Foord and Liz Armstrong, Co-Chairs**  
Wastewater Solutions Group, Transition Erin  
Box 880, 92 Main Street, Erin, ON N0B 1T0

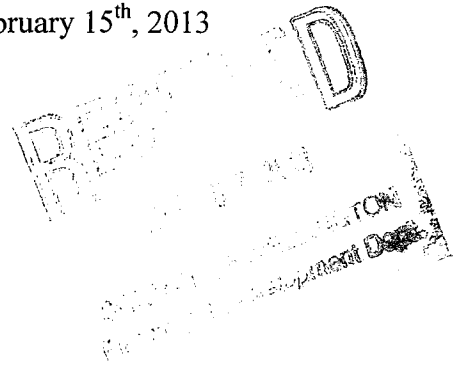
cc Kathryn Ironmonger, Clerk  
Town of Erin  
5684 Trafalgar Road RR#2,  
Hillsburgh, Ontario N0B 1Z0

- Mark Van Patter, Senior Planner, County of Wellington
- Mayor Lou Maieron, Town of Erin
- Town of Erin Councillors
- Frank Miele, CAO, Town of Erin
- Ken Chapman, Councillor, County of Wellington
- Barbara Slattery, MOE
- Dwayne Evans, planner, Municipal Services Office- Western
- Luke Reed, CVC
- SSMP Core Management Group



Gary Cousins, MCIP, RPP  
Director Planning and Development  
County of Wellington – Administration Centre  
74 Woolwich Street  
Guelph, Ontario N1H 6H9

February 15<sup>th</sup>, 2013



Re: File No. 23T-12001 & OP-2012-06

Dear Mr. Cousins

I hope you will take the time to read my letter and the many others you will receive regarding the proposed Official Plan Amendment to revise the projected growth for the Town of Erin. First, let me state that I am not opposed to growth, we all need to move forward. And there is no doubt we need a change, our tax base needs to include a higher business ratio. But it needs to be controlled growth.

I am part of the Liaison Committee for Erin's Service & Settlement Master Plan. Solmar's request for an increase in the density of the OP does not fit in with our vision statement. Much money was spent to do this SSMP, and to ignore it does not make sense. What was the point?

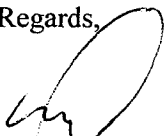
I have been a resident of Erin since 1994. I also own a business in the village of Erin and employ local people. I am actively involved in the community as I believe in giving back. In fact many people here would agree as volunteerism is very strong in Erin. There is an incredible sense of community, partly due to the size - everyone knows their neighbour. This is part of what makes Erin such a special place to live. A large influx of population would forever alter that. The densities that Solmar is proposing would totally change our village.

Before making amendments to the Official Plan that will change forever what Erin is, please listen to the residents that will be most affected by these decisions.

I would appreciate being informed of any further changes to the proposed amendment and to receive a copy of the final decision for this amendment.

Thank you.

Regards,



Shelley Foord

c.c. Kathryn Ironmonger, Clerk, Town of Erin, 5684 Trafalgar Road

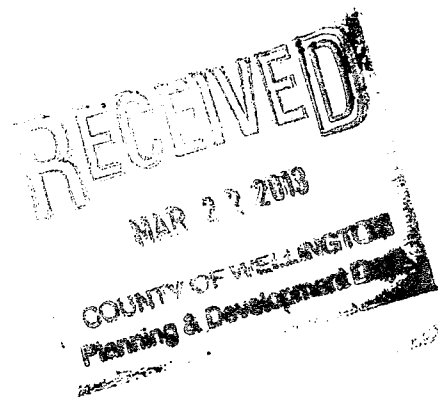
Same as  
Windsor, Ontario Group





February 25, 2013

Mr. Gary Cousins, MCIP, RPP  
Director of Planning and Development  
County of Wellington  
Planning and Development Department  
Administration Centre  
74 Woolwich Street  
Guelph, Ontario  
N1H 6H9



**RE: File No. 23T-12001 & OP-2012-06**

Dear Mr. Cousins:

As residents of the Village of Erin we are writing regarding the proposed Official Plan Amendment to revise the projected growth of Erin Village and the Solmar development plan.

Erin presently has a controlled and manageable projected growth target level to 2031 as presented by Wellington County in 2011. The Solmar development, which calls for 1240 units, will significantly alter the original growth projections and, most importantly, the complexion of the Village. I feel the reason most people live in Erin is due to the fact that it has not fallen prey to suburban sprawl.

We have many concerns, including:

- a) infrastructure issues
- b) need for additional facilities
- c) traffic
- d) overall financial considerations, such as -
  - i The construction of a sewage treatment facility
  - ii Cost of installing sewers, and associated expenses, i.e. roads, etc.
  - iii Operational expenses for a treatment plant
  - iv Costs to residents to de-commission septic tanks, hook up to the facility, etc.
  - v Need for additional facilities - recreational, school, church, etc.

I understand that there is a goal to have a stronger commercial/industrial base but the reality is that it will be very difficult to attract business to this Town given the additional business costs in taxes and transportation. Also availability of qualified employees is a challenge.

In the event that a sewage treatment facility be constructed, it is hoped that its location would not negatively impact neighbouring residents with regard to pollution, odor, lighting, traffic, noise, and possible negative home revaluation etc.



Current residents have been responsible, contributing members to the town and should not see negative results from town expansion including lifestyle and fiscal outcomes for the benefit of a new development.

With regards to density, the current county plan targets at least 6.5 units per gross acre in newly developing subdivisions. This in itself will change the character of this town. The Solmar OP amendment will increase the units per gross acre further. Again, this will dramatically change the nature and feel for our community. The proposed Solmar lot plan does not fit in with the current appearance and character of Erin as it is today. This is a concern.

Erin is a beautiful village and is at risk of losing its character if the population growth plan is amended to accommodate Solmar Development. Other developers own land in the Urban areas of the Town of Erin. Will their developments be incorporated in the amendment? A controlled rate of growth, utilizing many of the potential areas allocated for future development in the Village of Erin, would preserve its charm.

***I would like a copy of the decision for this amendment and would appreciate being informed of any further changes.***

Sincerely,

Two handwritten signatures in black ink. The first signature on the left is 'Matt Sammut' and the second signature on the right is 'Paulina Sammut'.

Matthew & Paulina Sammut  
6 Aspen Court  
Erin, ONT  
N0B 1T0  
519-833-4664  
matt.sammut@sympatico.ca

c.c. Kathryn Ironmonger, Clerk, Town of Erin, 5684 Trafalgar Road, R.R.#2 Hillsburg, Ontario  
N0B 1Z0



Gary Cousins, MCIP, RPP

March 10, 2013

Director Planning and Development

County of Wellington- Administrative Centre

Guelph, Ontario N1H 6H9

**Re: File No. 23T-12001 & OP-2012-06**

Dear Mr. Cousins:

We are writing you to express our concerns regarding the proposed expansion of the village of Erin.

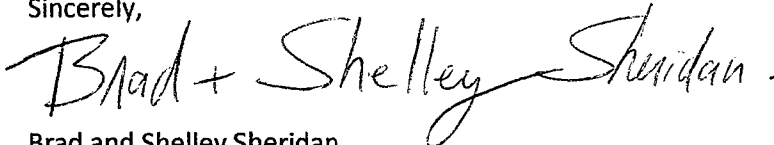
We moved to Erin was with the understanding that growth and expansion was limited due to the fact that the community was on septic systems. We believe that if the proposed sewage plant becomes reality, the village of Erin will change dramatically. The charm will be lost!

From our perspective, it is extremely important to understand everyone's motivation for moving ahead with this plan. Obviously, profit is the motivation for Solmar and the contractor that builds the sewage plant. Beyond that, who else benefits? It is quite ironic that the town planner is a former Solmar employee. What is his agenda, is he really neutral? Based on Matt Pearson's presentation, he is far from neutral. It is quite obvious that he wants to install a \$65 million sewage plant. This will keep him gainfully employed for years to come. At the end of the day, a few people will profit at the expense of every home owner in Erin.

In my opinion there will be a mass exodus from Erin if the Solmar proposal proceeds. Property values will drop not to mention the years of chaos and construction that we will endure. We love living in Erin but more than likely, we will move out of the area if the sewage plant is built. Obviously, we feel very strongly about this matter.

We would like a copy of the decision for this amendment and would appreciate being informed of any further changes to the proposed amendment.

Sincerely,



Brad and Shelley Sheridan

(519) 833-1196

37 Waterford Drive, Box 844, Erin NOB 1T0

cc: Kathryn Ironmonger, Clerk, Town of Erin, 5684 Trafalgar Road, RR#2 Hillsburg, On NOB 1Z0

RECEIVED

MAR 15 2013

COUNTY OF WELLINGTON  
Planning & Development Dept.



March 9, 2013

Mr. Gary Cousins, MCIP, RPP  
Director of Planning and Development  
County of Wellington  
Planning and Development Department  
Administration Centre  
74 Woolwich Street  
Guelph, Ontario  
N1H 6H9

RECEIVED

MAR 15 2013

COUNTY OF WELLINGTON  
Planning & Development Dept.

**RE: File No. 23T-12001 & OP-2012-06**

Dear Mr. Cousins:

We are writing as citizens of Erin regarding the Solmar proposed Official Plan Amendment. While I support the idea of our town growing and expanding, I have concerns about the proposed and concentrated growth by Solmar.

We are fortunate to have a quaint and friendly town in the vicinity of the GTA. We pay higher taxes than most of the counties closer to Toronto but that has been an acceptable cost for the lifestyle the town provides my family. The Solmar development which calls for 1240 units will change the complexion of this town. I now questioning my decision to move here six years ago.

I have many concerns about the infrastructure Erin will need to adopt to accommodate 1240 new homes, particularly the need for new, widened and/or improved roads to support the increased traffic and the need for a sewage treatment plant.

The cost to current Erin residents of the sewage treatment plant is projected to be \$32,000.00 per household. The cost to de-commission the septic tank on each property and hook up to the trunk is another \$5000.00 to \$8000.00. This is a crushing amount of money for any family.

The proposed location of the sewage treatment plant is within 1 Km from our home and about 200 other homes. It should not be located so close to a significant number of existing housing. The developer should not benefit at the expense of existing taxpaying residents.

My neighbors and I are looking at severely reduced property values. The backbone of any Canadian family's financial stability is their home. Many Erin families will be in financial jeopardy should the sewage treatment plant be constructed at the currently proposed site.

I moved my family to Erin for the fresh air, abundance of nature and small town atmosphere. I did not move my family "to the county" to live next door to a large sewage treatment facility.

Erin is at a crossroads, we need to grow or risk becoming a "dead" town, with a diminishing population and closing schools. However, I would like to see a controlled rate of growth that preserves the town's charm.

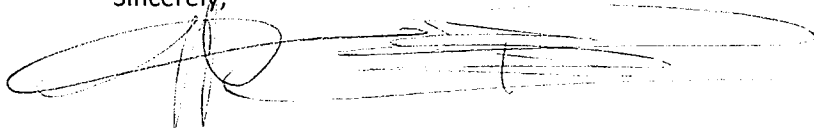
Please consider opposing this requested amendment for the betterment of this community.





*I would like a copy of the decision for this amendment and would appreciate being informed of any further changes to the proposed amendment.*

Sincerely,

A handwritten signature in black ink, appearing to be "Brett and Wanda Lawrie", written over a horizontal line.

Brett and Wanda Lawrie  
2 Aspen Court  
Erin, ONT  
N0B 1T0  
519-833-0296  
lawrie33@sympatico.ca

c.c. Kathryn Ironmonger, Clerk, Town of Erin, 5684 Trafalgar Road, R.R.#2 Hillsburg, Ontario N0B 1Z0



February 25, 2013

Mr. Gary Cousins, MCIP, RPP  
Director of Planning and Development  
County of Wellington  
Planning and Development Department  
Administration Centre  
74 Woolwich Street  
Guelph, Ontario  
N1H 6H9

RECEIVED

MAR 28 2013

COUNTY OF WELLINGTON  
Planning & Development Dept

**RE: File No. 23T-12001 & OP-2012-06**

Dear Mr. Cousins:

As residents of the Village of Erin we are writing regarding the proposed Official Plan Amendment to revise the projected growth of Erin Village and the Solmar development plan.

Erin presently has a controlled and manageable projected growth target level to 2031 as presented by Wellington County in 2011. The Solmar development, which calls for 1240 units, will significantly alter the original growth projections and, most importantly, the complexion of the Village. I feel the reason most people live in Erin is due to the fact that it has not fallen prey to suburban sprawl.

We have many concerns, including:

- a) infrastructure issues
- b) need for additional facilities
- c) traffic
- d) overall financial considerations, such as -
  - i The construction of a sewage treatment facility
  - ii Cost of installing sewers, and associated expenses, i.e. roads, etc.
  - iii Operational expenses for a treatment plant
  - iv Costs to residents to de-commission septic tanks, hook up to the facility, etc.
  - v Need for additional facilities - recreational, school, church, etc.

I understand that there is a goal to have a stronger commercial/industrial base but the reality is that it will be very difficult to attract business to this Town given the additional business costs in taxes and transportation. Also availability of qualified employees is a challenge.

In the event that a sewage treatment facility be constructed, it is hoped that its location would not negatively impact neighbouring residents with regard to pollution, odor, lighting, traffic, noise, and possible negative home revaluation etc.



Erin is a beautiful village and is at risk of losing its character if the population growth plan is amended to accommodate Solmar Development. Other developers own land in the Urban areas of the Town of Erin. Will their developments be incorporated in the amendment? A controlled rate of growth, utilizing many of the potential areas allocated for future development in the Village of Erin, would preserve its charm.

***I would like a copy of the decision for this amendment and would appreciate being informed of any further changes.***

Sincerely,

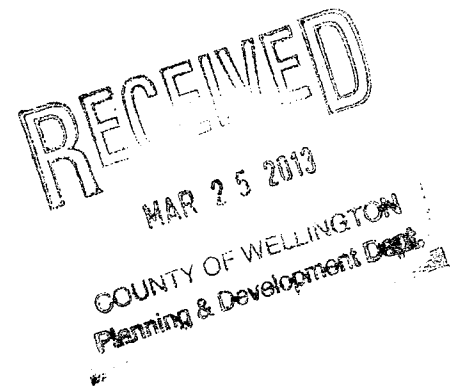
Name Brett & Kelly Kirk, Brandie Kirk  
Street 49 Waterford Dr. Bx 406  
Erin, ONT  
Postal Code N0B 1T0  
Phone Number (519) 833-4455  
e-mail address kellyklean@hotmail.com

c.c. Kathryn Ironmonger, Clerk, Town of Erin, 5684 Trafalgar Road, R.R.#2 Hillsburg, Ontario  
N0B 1Z0



March 20, 2013

Mr. Gary Cousins, MCIP, RPP  
Director of Planning and Development  
County of Wellington  
Planning and Development Department  
Administration Centre  
74 Woolwich Street  
Guelph, Ontario  
N1H 6H9



**RE: File No. 23T-12001 & OP-2012-06**

Dear Mr. Cousins:

As residents of the Village of Erin we are writing regarding the proposed Official Plan Amendment to revise the projected growth of Erin Village and the Solmar development plan.

Erin presently has a controlled and manageable projected growth target level to 2031 as presented by Wellington County in 2011. The Solmar development, which calls for 1240 units, will significantly alter the original growth projections and, most importantly, the complexion of the Village. I feel the reason most people live in Erin is due to the fact that it has not fallen prey to suburban sprawl.

We have many concerns, including:

- a) infrastructure issues
- b) need for additional facilities
- c) traffic
- d) overall financial considerations, such as –
  - i The construction of a sewage treatment facility
  - ii Cost of installing sewers, and associated expenses, i.e. roads, etc.
  - iii Operational expenses for a treatment plant
  - iv Costs to residents to de-commission septic tanks, hook up to the facility, etc.
  - v Need for additional facilities – recreational, school, church, etc.

I understand that there is a goal to have a stronger commercial/industrial base but the reality is that it will be very difficult to attract business to this Town





given the additional business costs in taxes and transportation. Also availability of qualified employees is a challenge.

In the event that a sewage treatment facility be constructed, it is hoped that its location would not negatively impact neighbouring residents with regard to pollution, odor, lighting, traffic, noise, and possible negative home revaluation etc.

Erin is a beautiful village and is at risk of losing its character if the population growth plan is amended to accommodate Solmar Development. Other developers own land in the Urban areas of the Town of Erin. Will their developments be incorporated in the amendment? A controlled rate of growth, utilizing many of the potential areas allocated for future development in the Village of Erin, would preserve its charm.

**I would like a copy of the decision for this amendment and would appreciate being informed of any further changes.**

Sincerely,



Barb Sherar  
4 Cedar Ridge Court  
Erin, ONT  
N0B 1T0  
519-833-2916  
barb.sherar@sympatico.ca

c.c. Kathryn Ironmonger, Clerk, Town of Erin, 5684 Trafalgar Road, R.R.#2  
Hillsburg, Ontario N0B 1Z0



April 15, 2013

Mr. Gary Cousins, MCIP, RPP  
Director of Planning and Development  
County of Wellington  
Planning and Development Department  
Administration Centre  
74 Woolwich Street  
Guelph, Ontario N1H 6H9

**RE: File No. 23T-12001 & OP-2012-06**

Dear Mr. Cousins:

I am writing as a citizen of Erin opposing the Solmar proposed Official Plan Amendment to revise the projected growth of the Erin Village as well as increase residential density. I am not opposed to sustainable and organic growth of our town, but I have serious concerns about the proposed growth by Solmar and the many potential negative effects this can have on the community's environmental and fiscal sustainability.

Erin currently has a manageable projected growth target level to 2031. The Solmar development, which calls for 1240 units, will significantly alter the original growth projections and most importantly the character of this town. We are fortunate to have a quaint and friendly town in the vicinity of the GTA. I am sure the reason that many people live in this community is the fact that it has not fallen prey to suburban sprawl. We pay higher taxes than most of the counties closer to Toronto but that has been an acceptable cost for the lifestyle offered.

The Solmar development proposal brings up many concerns including major infrastructure issues; need for additional facilities; increased traffic; loss of much of the character of the town; overall financial considerations; and threat to the environment, including the health of the Credit River and this most important watershed for the region. Yes it would be nice to have additional tax payers, but the benefits could be offset by:

- the cost of a sewage treatment plant that would have to be expanded for town use
- cost of all the infrastructure requirements for sewers etc.
- operational costs running a treatment plant
- cost to de-commission septic tanks and hook up to the pipe by residents
- need for additional facilities in the town including recreational, school, church etc. given the fact that the town does not have enough capacity for its current population in some of these areas.

I am very concerned that the negatives far outweigh the potential positives. With regard to density, the current county plan targets at least 6.5 units per gross acre in newly developing subdivisions. This in itself will change the character of this town. The Solmar OP amendment will increase the units per gross acre further. Again, this will dramatically change the nature and feel for our community. The proposed



Solmar lot plan does not fit in with the current appearance and character of Erin as it is today. This is a concern.

If a sewage treatment plant is put in, the location should not negatively impact existing residents who have supported the Erin community for years and years. They should not have to face a potential negative living environment (pollution, smell, lights etc.) and potential financial depreciation of their home by a treatment plant built within close range of their properties. A developer would be benefitted while existing residents would have to pay the price. This is not acceptable or fair.

Our town has wonderful character. The current growth in our town has allowed numerous developers the opportunity to build, with the result working well for our community. Given the projections, Solmar will take up the total growth capacity for our town and beyond. This again does not seem reasonable and fair.

Erin is a beautiful town that is at risk of losing its character if this Official Plan Amendment passes. My opposition to the OPA is not about any one particular developer but the overall future of our town.

My wife and I have both reviewed this letter and agree that the body of the text accurately reflects our personal concerns. We have lived in Erin since 1989 and have no desire to leave because of the small town quaintness, and the sustainable slow growth over the past 24 years, allowing the residents to escape from the southern encroachment. The only people who will come out ahead is the developer, Solmar, we fail to see any benefits to those of us already living here. You will literally destroy this town for the sake of GREED.

***I would like a copy of the decision for this amendment and would appreciate being informed of any further changes to the proposed amendment.***

Sincerely,  04/15/2013.  
Debbie Puncher 04/15/2013

Name: Al and Debbie Puncher  
Address: Box17-96 Waterford Dr., N0B 1T0  
Phone number: 519 833 2908  
E-mail address: al.puncher@sympatico.ca

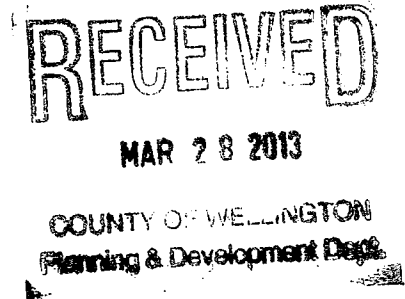
c.c. Kathryn Ironmonger, Clerk, Town of Erin, 5684 Trafalgar Road, R.R.#2 Hillsburgh, Ontario N0B 1Z0



March 15, 2013

1 Cedar Ridge Court  
Erin, Ontario,  
N0B1T0

Mr. Gary Cousins, MCIP, RPP  
Director of Planning and Development  
County of Wellington  
Planning and Development Department  
Administration Centre  
74 Woolwich Street  
Guelph, Ontario  
N1H 6H9



RE: File No. 23T-12001 & OP-2012-06

Dear Mr. Cousins:

As a resident of the Village of Erin I am writing regarding the proposed Official Plan Amendment to revise the projected growth of Erin Village and the Solmar development plan.

The Solmar development, which calls for 1240 units, will significantly alter the original growth projections presented by Wellington County in 2011 and, most importantly, the feel in the village. When my husband was transferred from Sudbury to Mississauga in 2003, we did not purchase a home in Mississauga, nor Oakville, nor Milton, nor Brampton but in Erin because we did not want to live in urban sprawl.

I have many concerns, including:

- a) impact on wildlife
- b) infrastructure issues
- c) need for additional facilities
- d) traffic
- e) overall financial considerations, such as –

- The construction of a sewage treatment facility
- Cost of installing sewers, and associated expenses, i.e. roads, etc.
- On-going expenses for a treatment plant
- Costs to residents to de-commission septic tanks, hook up to the facility, etc.
- Need for additional facilities - recreational, school, church, etc.

I understand that there is a goal to have a stronger commercial/industrial base but the reality is that it will be very difficult to attract business to this Town given the additional business costs in taxes and transportation. Also local availability of qualified employees is a challenge.



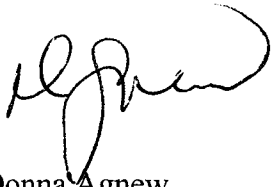


In the event that a sewage treatment facility is constructed, it is hoped that its location would not negatively impact neighbouring residents with regard to pollution, odor, lighting, traffic, noise, and possible negative home revaluation etc.

Erin is a special village and is at risk of losing its character if the population growth plan is amended to accommodate Solmar Development. Other developers own land in the Urban areas of the Town of Erin. Will their developments be incorporated in the amendment? A controlled rate of growth, utilizing many of the potential areas allocated for future development in the Village of Erin, would preserve its character.

I would like a copy of the decision for this amendment and would appreciate being informed of any further changes.

Sincerely,

A handwritten signature in black ink, appearing to read 'Donna Agnew', with a large, stylized flourish at the end.

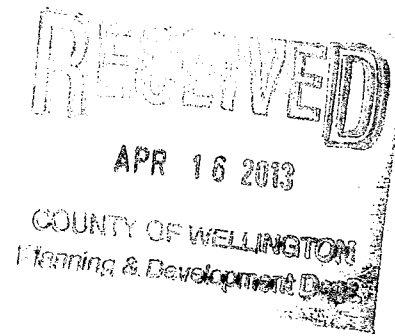
Donna Agnew  
Donna.agnew@hotmail.com

c.c. Kathryn Ironmonger, Clerk, Town of Erin, 5684 Trafalgar Road, R.R.#2 Hillsburg, Ontario



April 12, 2013

Mr. Gary Cousins, MCIP, RPP  
Director of Planning and Development  
County of Wellington  
Planning and Development Department  
Administration Centre  
74 Woolwich Street  
Guelph, Ontario  
N1H 6H9



**RE: File No. 23T-12001 & OP-2012-06**

Dear Mr. Cousins:

I am writing as citizen of Erin regarding the Solmar proposed Official Plan Amendment to revise the projected growth of the Erin Village as well as increase residential density. I am not opposed to growth as that is a reality of life but I have serious concerns about the proposed and concentrated growth by Solmar.

Erin has a current controlled and manageable projected growth target level to 2031. The Solmar development which calls for 1240 units will significantly alter the original growth projections and most importantly the complexion of this town. We are fortunate to have a small, quaint and friendly town in the vicinity of the GTA. I am sure the reason that many people live in this community is the fact that it has not fallen prey to suburban sprawl. We pay higher taxes than most of the counties closer to Toronto but that has been an acceptable cost for the lifestyle offered. This type of development will change the complexion of this town. I will truly question my reasons for living here moving forward.

There are many concerns including major infrastructure issues; need for additional facilities; traffic; loss of much of the character of the town; and overall financial considerations. Yes it would be nice to have additional tax payers but would it offset by:

- the costs of a sewage treatment plant that would have to be expanded for town use
- cost of all the infrastructure require such as sewers etc.
- operational costs running a treatment plant facility
- cost to de-commission septic tanks and hook up to the pipe by residents
- need for additional facilities in the town including recreational, school, church etc. given the fact that the town does not have enough capacity for its current population in some of these areas.

I strongly do not believe so and even if it did achieve this, the negatives far outweigh the potential positives. I understand that there is a goal to have a stronger commercial/industrial base but the reality is that it will be very difficult to attract business to this town given the additional business costs in taxes and logistics and given our location versus proximity to the airport and 4-highways. Also, traffic increases in this small town will bottleneck as it is already a throughway for transport trucks avoiding Hwy 10. We have to be realistic about what the town can endure.



With respect to density, the current county plan targets at least 6.5 units per gross acre in newly developing subdivisions. This in itself will change the character of this town. The Solmar OP amendment will increase the units per gross acre further. Again, this will dramatically change the nature and feel for our community. The proposed Solmar lot plan does not fit in with the current appearance and character of Erin as it is today. This is a concern.

That aside, even if the development goes forward, a sewage treatment plant will be needed. Given all the available development land in the Erin-Hillsburg area, it would not be possible to reach the current growth targets without putting in a treatment plant. As stated earlier, the cost of such a tank as well as hooking up to the system and de-commissioning septic tanks will be a burden many residents in Erin cannot undertake, even if it is amortized over many years. There are many retired individuals in our town on fixed incomes. This is a financial burden they and others should not bear. At the very least, the developer should be taking on the burden of the costs as it has been done in other communities, such as Inglewood.

If a sewage treatment plant is put in, the location should not negatively impact existing residents who have supported the Erin community for years and years. They should not have to face a potential negative living environment (pollution, smell, lights etc.) and potential financial depreciation of their home by a treatment plant built within their direct community. If one of our town values is fairness, this goes strictly against this. A developer would be benefitted while existing residents would have to pay the price. This is not acceptable.

Our town has wonderful character. The current growth in our town has allowed numerous developers the opportunity to build, with the great results. Is it fair to allow one developer to have the majority of the development in Erin-Hillsburg? Given the projections, Solmar will provide the total growth for our town. This again does not seem reasonable and we should not be bullied into the plan.

Erin is a beautiful town that is at risk of losing its character if this Official Plan Amendment passes. This really is not about any one particular developer but the overall future of our town. A controlled rate of growth utilizing many of the potential areas that can be developed would preserve the town's charm. We just moved here last July because of the charm and quaintness of this town. If this changes, there really would be little reason to stay here. I feel duped.

Please consider opposing this requested amendment for the betterment of this community.

*I would like a copy of the decision for this amendment and would appreciate being informed of any further changes to the proposed amendment.*

Sincerely,

  
Linda Horowitz

29 Waterford Drive, PO Box 609

Erin, ONT

NOB 1T0

519-833-4477

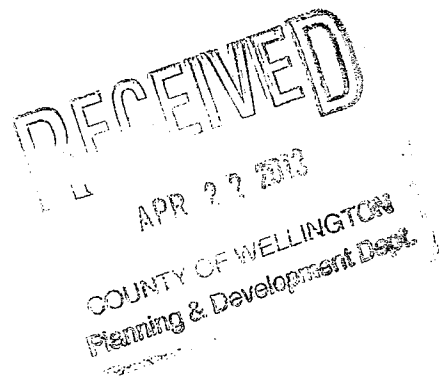
[lindahorowitzis@rogers.com](mailto:lindahorowitzis@rogers.com)

c.c. Kathryn Ironmonger, Clerk, Town of Erin, 5684 Trafalgar Road, R.R.#2 Hillsburg, Ontario NOB 1Z0



15 April 2013

Mr. Gary Cousins, MCIP, RPP  
Director of Planning and Development  
County of Wellington  
Planning and Development Department  
Administration Centre  
74 Woolwich Street  
Guelph, Ontario N1H 6H9



**RE: File No. 23T-12001 & OP-2012-06**

Dear Mr. Cousins:

I am writing as a citizen of Erin opposing the Solmar proposed Official Plan Amendment to revise the projected growth of the Erin Village as well as increase residential density. I am not opposed to sustainable and organic growth of our town, but I have serious concerns about the proposed growth by Solmar and the many potential negative effects this can have on the community's environmental and fiscal sustainability.

Erin currently has a manageable projected growth target level to 2031. The Solmar development, which calls for 1240 units, will significantly alter the original growth projections and most importantly the character of this town. We are fortunate to have a quaint and friendly town in the vicinity of the GTA. I am sure the reason that many people live in this community is the fact that it has not fallen prey to suburban sprawl. We pay higher taxes than most of the counties closer to Toronto but that has been an acceptable cost for the lifestyle offered.

The Solmar development proposal brings up many concerns including major infrastructure issues; need for additional facilities; increased traffic; loss of much of the character of the town; overall financial considerations; and threat to the environment, including the health of the Credit River and this most important watershed for the region. Yes it would be nice to have additional tax payers, but the benefits could be offset by:

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I am very concerned that the negatives far outweigh the potential positives. With regard to density, the current county plan targets at least 6.5 units per gross acre in newly developing subdivisions. This in itself will change the character of this town. The Solmar OP amendment will increase the units per gross acre further. Again, this will dramatically change the nature and feel for our community. The proposed





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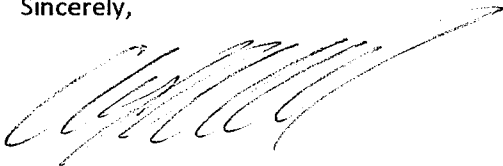
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Erin is a beautiful town that is at risk of losing its character if this Official Plan Amendment passes. My opposition to the OPA is not about any one particular developer but the overall future of our town.

*I would like a copy of the decision for this amendment and would appreciate being informed of any further changes to the proposed amendment.*

Sincerely,



Adam Ball  
17 McCulloch Dr. Erin ON, N0B 1T0  
519-833-1061  
ball.adam@rogers.com

c.c. Kathryn Ironmonger, Clerk, Town of Erin, 5684 Trafalgar Road, R.R.#2 Hillsburgh, Ontario N0B 1Z0



3 March 2013

Mr. Gary Cousins, MCIP, RPP  
Director of Planning and Development  
County of Wellington  
Planning and Development Department  
Administration Centre  
74 Woolwich Street  
Guelph, Ontario N1H 6H9

**RE: File No. 23T-12001 & OP-2012-06**

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***I would like a copy of the decision for this amendment and would appreciate being informed of any further changes to the proposed amendment.***

WE HAVE RETIRED HERE BECAUSE OF ERIN'S HEALTHY POSITIVE  
LIVING ENVIRONMENT. WE ARE  
GREATLY DISTRESSED BY THIS  
THREAT TO OUR QUALITY OF  
LIVING AND TO THE ENVIRONMENT.

Sincerely,

*Judy Howitt*

Name JUDY HOWITT

Address 3 MCCULLOGH DRIVE, ERIN NOB 170

Phone number: (519) 315-0073

E-mail address: jhowitt53@gmail.com

c.c. Kathryn Ironmonger, Clerk, Town of Erin, 5684 Trafalgar Road, R.R.#2 Hillsburgh, Ontario NOB 1Z0



3 March 2013

Mr. Gary Cousins, MCIP, RPP  
Director of Planning and Development  
County of Wellington  
Planning and Development Department  
Administration Centre  
74 Woolwich Street  
Guelph, Ontario N1H 6H9

RECEIVED  
APR 24 2013  
COUNTY OF WELLINGTON  
Planning & Development Dept.

**RE: File No. 23T-12001 & OP-2012-06**

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***I would like a copy of the decision for this amendment and would appreciate being informed of any further changes to the proposed amendment.***

Sincerely,

*George Nicholl*

Name

*George Nicholl*

Address

*3 McCallough Dr.*

Phone number:

*519 315 0073*

E-mail address:

*gnicholl08@gmail.com*

**c.c. Kathryn Ironmonger, Clerk, Town of Erin, 5684 Trafalgar Road, R.R.#2 Hillsburgh, Ontario N0B 1Z0**



16 April 2013

Mr. Gary Cousins, MCIP, RPP  
Director of Planning and Development  
County of Wellington  
Planning and Development Department  
Administration Centre  
74 Woolwich Street  
Guelph, Ontario N1H 6H9

**RE: File No. 23T-12001 & OP-2012-06**

Dear Mr. Cousins:

I am writing as a citizen of Erin opposing the Solmar proposed Official Plan Amendment to revise the projected growth of the Erin Village as well as increase residential density. I am not opposed to sustainable and organic growth of our town, but I have serious concerns about the proposed growth by Solmar and the many potential negative effects this can have on the community's environmental and fiscal sustainability. I have lived in this area all of my life and over 40 years have seen Erin and the surrounding communities grow (Caledon, Orangeville, Fergus) like many other urban areas of Ontario. However, growth must be balanced and sustainable. It is my strong belief that the Solmar OPA lacks both of these elements.

Erin currently has a manageable projected growth target level to 2031. The Solmar development, which calls for 1240 units, will significantly alter the original growth projections and most importantly the character of this town. We are fortunate to have a quaint and friendly town in the vicinity of the GTA. I am sure the reason that many people live in this community is the fact that it has not fallen prey to suburban sprawl. We pay higher taxes than most of the counties closer to Toronto but that has been an acceptable cost for the lifestyle offered.

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If a sewage treatment plant is put in, the location should not negatively impact existing residents who have supported the Erin community for years and years. They should not have to face a potential negative living environment (pollution, smell, lights etc.) and potential financial depreciation of their home by a treatment plant built within close range of their properties. A developer would be benefitted while existing residents would have to pay the price. This is not acceptable or fair.

Our town has wonderful character. The current growth in our town has allowed numerous developers the opportunity to build, with the result working well for our community. Given the projections, Solmar will take up the total growth capacity for our town and beyond. This again does not seem reasonable and fair.

Erin is a beautiful town that is at risk of losing its character if this Official Plan Amendment passes. My opposition to the OPA is not about any one particular developer but the overall future of our town. I am only looking for balanced and sustainable growth for the town we have called our home. Please, balanced and sustainable growth is what is called for here.

***I would like a copy of the decision for this amendment and would appreciate being informed of any further changes to the proposed amendment.***

Sincerely,



Michael MacWilliam  
5481 10<sup>th</sup> Line, Erin, Ontario N0B 1T0  
Phone number: 416 452 3405  
E-mail address: michael.macwilliam@gmail.com

c.c. Kathryn Ironmonger, Clerk, Town of Erin, 5684 Trafalgar Road, R.R.#2 Hillsburgh, Ontario N0B 1Z0



April 16, 2013

Mr. Gary Cousins, MCIP, RPP  
Director of Planning and Development  
County of Wellington  
Planning and Development Department  
Administration Centre  
74 Woolwich Street  
Guelph, Ontario N1H 6H9

**RE: File No. 23T-12001 & OP-2012-06**

Dear Mr. Cousins:

This letter is to urge you to stop the Solmar project and the sewage treatment plant in Erin. I will write this letter from my heart as this is where this subject belongs. It should not be about the money and how much Solmar will make out of this deal! It should be about the people of Erin, their families, and our community!

We moved to Erin in 2000 from Toronto with our two small children. We looked at many different towns and places before we decided to move here. We fell in love with Erin as soon as we saw it and knew right away it was the perfect place for our family. We have a wonderful life here, as do our children. It is close enough for us to commute to the city for work, but a wonderful retreat when we get home at the end of the day.

We pay high taxes here in Erin, but like many others, we pay because we love living here. It is the small town feel, the forests and grass fields for the kids to play in, the fact that we know all of our neighbours and all of our childrens' friends! We shop on Main St and say hi to all the shop keepers by name! It is because we are all part of this lovely small community where everyone looks out for everyone else. All of these things are why we live here. These things are important to families.

We can't imagine a sewage plant coming to this town. Firstly, the amount of money that it will cost is astronomical and it is money we don't have! The Town doesn't have it, and the residents don't have it. To ask the residents of this town to come up with \$30,000 + is outrageous! We are in very difficult economic times and there is no extra money – for anything! The people of this town cannot afford to pay for a new sewage plant! How do you ask the seniors on fixed incomes to come up with that kind of money? There are people that have lost jobs recently, parents trying to put their children through school, and most are all just trying to make ends meet. We have not yet recovered from the economic turmoil from 2008. Chances are that the government will not be able to help out with any sizable grant money – they don't have it either!

The other issue is the 1240 new homes to be built by Solmar Corp. This build would ruin the character of our lovely little town and will increase our population 3 times over. How can the Town of Erin handle this? We will require new schools, new roads, road crews, widening of roads, new staff for garbage pick





up, fire staff, Town staff, police coverage, etc. It is just too much to even think about! Again, how can this town afford all of this? Sure, Solmar will help at the beginning, but where will the money come from to take care of the rest of it? How much debt is this town willing to incur?

When you speak about bringing in new business, there are already commercial and industrial space at the north end of town that is currently available for businesses. The old Guardian plant is sitting on 32 acres which is empty. The old high school on Main St has been empty for at least 10 years with a For Sale on it. Why do we think that if 1240 new homes come in to town, that this will magically bring in addition business?

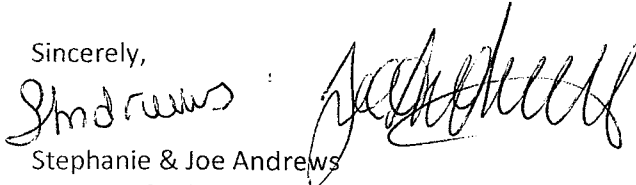
We know that growth is inevitable and is welcome to this town, but to a point. Why not put it a subdivision with only 300 homes? Why not something like the Charleston Homes project on the south end of town near the cemetery? They would be on large lots and would bring in quite a bit of taxes on each home.

I have been talking to many, many neighbours, and we all agree on this. We **do not** want a sewage plant, we want to keep the town growth to a minimum, and we especially do not want to pay for a sewage plant and have all our roads and yards dug up.

Erin is a beautiful town, please don't spoil it.

***We would like a copy of the decision for this amendment and would appreciate being informed of any further updates or changes to the proposed amendment.***

Sincerely,

A handwritten signature in black ink, appearing to read 'Stephanie & Joe Andrews', written over a printed name.

Stephanie & Joe Andrews  
39 Waterford Drive,  
Erin, ON  
(519) 833-2966  
[andrewsjs@sympatico.ca](mailto:andrewsjs@sympatico.ca)

cc. Kathryn Ironmonger, Clerk, Town of Erin



16 April 2013

Mr. Gary Cousins, MCIP, RPP  
Director of Planning and Development  
County of Wellington  
Planning and Development Department  
Administration Centre  
74 Woolwich Street  
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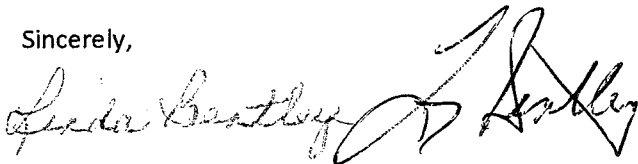
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***I would like a copy of the decision for this amendment and would appreciate being informed of any further changes to the proposed amendment.***

Sincerely,

A handwritten signature in black ink, appearing to read 'Linda Bentley', with a stylized flourish extending from the end.

Name: Larry & Linda Bentley

Address: 20 Pine Ridge Rd. Erin, ON

Phone number: 519-833-9198

E-mail address: linda.bentley@sympatico.ca

**c.c. Kathryn Ironmonger, Clerk, Town of Erin, 5684 Trafalgar Road, R.R.#2 Hillsburgh, Ontario N0B 1Z0**



April 12 2013

Mr. Gary Cousins, MCIP, RPP  
Director of Planning and Development  
County of Wellington  
Planning and Development Department  
Administration Centre  
74 Woolwich Street  
Guelph, Ontario N1H 6H9

Drane Sardi  
Brooke Bradburn  
15 Aspen Crt.  
Erin, Ont.  
N0B 1T0

RECEIVED  
COUNTY OF WELLINGTON  
PLANNING & DEVELOPMENT  
APR 12 2013

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I am very concerned that the negatives far outweigh the potential positives. With regard to density, the current county plan targets at least 6.5 units per gross acre in newly developing subdivisions. This in itself will change the character of this town. The Solmar OP amendment will increase the units per gross acre further. Again, this will dramatically change the nature and feel for our community. The proposed





Solmar lot plan does not fit in with the current appearance and character of Erin as it is today. This is a concern.

If a sewage treatment plant is put in, the location should not negatively impact existing residents who have supported the Erin community for years and years. They should not have to face a potential negative living environment (pollution, smell, lights etc.) and potential financial depreciation of their home by a treatment plant built within close range of their properties. A developer would be benefitted while existing residents would have to pay the price. This is not acceptable or fair.

Our town has wonderful character. The current growth in our town has allowed numerous developers the opportunity to build, with the result working well for our community. Given the projections, Solmar will take up the total growth capacity for our town and beyond. This again does not seem reasonable and fair.

Erin is a beautiful town that is at risk of losing its character if this Official Plan Amendment passes. My opposition to the OPA is not about any one particular developer but the overall future of our town.

***I would like a copy of the decision for this amendment and would appreciate being informed of any further changes to the proposed amendment.***

Sincerely,

Two handwritten signatures are shown side-by-side. The first signature is for Diane Sardi and the second is for Brooke Bradburn.

Diane Sardi  
Brooke Bradburn  
15 Aspen Court  
Erin, ON  
N0B 1T0  
dsbcaba@yahoo.ca

c.c. Kathryn Ironmonger, Clerk, Town of Erin, 5684 Trafalgar Road, R.R.#2 Hillsburgh, Ontario N0B 1Z0



21 April 2013

Mr. Gary Cousins, MCIP, RPP  
Director of Planning and Development  
County of Wellington  
Planning and Development Department  
Administration Centre  
74 Woolwich Street  
Guelph, Ontario N1H 6H9

RECEIVED  
APR 10 2013

COUNTY OF WELLINGTON  
PLANNING & DEVELOPMENT DEPARTMENT

**RE: File No. 23T-12001 & OP-2012-06**

Dear Mr. Cousins:

I am writing as a citizen of Erin opposing the Solmar proposed Official Plan Amendment that aims to revise the projected growth of the Erin Village as well as increase residential density.

To be clear, I am not opposed to progressive, sustainable and organic growth of our town, however, I have serious concerns about the proposed growth by Solmar and the many potential negative effects this is likely to have on the community's environmental and fiscal sustainability. Furthermore, their action is inconsistent to the recommendations put forward by the citizens of Erin, who participated in the co-creation of a clear vision for the Town. Growth considerations and their impact must be assessed in a balanced and responsible manner.

Erin currently has a manageable projected growth target level to 2031. The Solmar development, which calls for 1240 units, will significantly alter the original growth projections and most importantly the character of this town. We are fortunate to have a quaint and friendly town in the vicinity of the GTA. I am sure the reason that many people live in this community is the fact that it has not fallen prey to suburban sprawl. We pay higher taxes than most of the counties closer to Toronto but that has been an acceptable cost for the lifestyle offered.

The Solmar development proposal brings up many concerns including major infrastructure issues; need for additional facilities; increased traffic; loss of much of the character of the town; overall financial considerations; and threat to the environment, including the health of the Credit River and this most important watershed for the region. Yes it would be nice to have additional tax payers, but the benefits could be offset by:

- the cost of a sewage treatment plant that would have to be expanded for town use
- cost of all the infrastructure requirements for sewers etc.
- operational costs running a treatment plant
- cost to de-commission septic tanks and hook up to the pipe by residents
- need for additional facilities in the town including recreational, school, church etc. given the fact that the town does not have enough capacity for its current population in some of these areas.



I am very concerned that the negatives far outweigh the potential positives. With regard to density, the current county plan targets at least 6.5 units per gross acre in newly developing subdivisions. This in itself will change the character of this town. The Solmar OP amendment will increase the units per gross acre further. Again, this will dramatically change the nature and feel for our community. The proposed Solmar lot plan does not fit in with the current appearance and character of Erin as it is today. This is a concern.

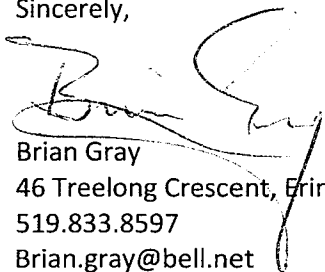
If a sewage treatment plant is put in, the location should not negatively impact existing residents who have supported the Erin community for years and years. They should not have to face a potential negative living environment (pollution, smell, lights etc.) and potential financial depreciation of their home by a treatment plant built within close range of their properties. A developer would be benefitted while existing residents would have to pay the price. This is not acceptable or fair.

Our town has wonderful character. The current growth in our town has allowed numerous developers the opportunity to build, with the result working well for our community. Given the projections, Solmar will take up the total growth capacity for our town and beyond. This again does not seem reasonable and fair. Further, it is inconsistent to the findings and recommendations from the residents who participated in the process of creating the SSMP for the town.

Erin is a beautiful town that is at risk of losing its character if this Official Plan Amendment passes. My opposition to the OPA is not about any one particular developer but the overall future of our town.

***I would like a copy of the decision for this amendment and would appreciate being informed of any further changes to the proposed amendment.***

Sincerely,



Brian Gray  
46 Treelong Crescent, Erin, ON  
519.833.8597  
Brian.gray@bell.net

c.c. Kathryn Ironmonger, Clerk, Town of Erin, 5684 Trafalgar Road, R.R.#2 Hillsburgh, Ontario N0B 1Z0



April 17<sup>th</sup> 2013

George Graham  
9759 Dundas Street East  
Erin ON N0B 1T0  
gkgraham@bell.net

Mr Gary Cousins MCIP , RPP  
Director of Planning and Development  
County of Wellington  
Planning and development Department  
Administration Centre  
74 Woolwich Street  
Guelph ON , N1H 6H9

RECEIVED

APR 30 2013

COUNTY OF WELLINGTON  
Planning & Development Dept.

Re: File No. 23T-12001& OP-2012-06

Dear Mr Cousins ,

I am writing writing this letter in full opposition to the high density SOLMAR development and associated sewage treatment system . I am specifically opposed to any application for future increases in density and population numbers .

WWSTS are expensive ( beyond the Towns ability ) . The installation of a sewerage system is only the beginning . Loading on this sensitive part of the beginning of the Credit is very critical and the track record of treatment plants is not good . This type of treatment plant requires a large amount of expensive energy for operation . It requires trained operators for maintenance . Capital costs for expansion , repairs to pump stations is perpetual ; malfunctioning pump stations are a constant threat to storm sewers and the river . Additionally there is always the potential for plant upset and contaminant overflow to the credit . There is no guarantee of Credit protection with a municipal treatment system .

The septic tank / tile field system is the safest and the cheapest of all treatments . It however needs a well drained soil . Erin and area has abundance of such . Evidence is seen by the Towns many gravel pits . There are some private systems that are not properly installed or properly maintained . This problem can be easily rectified . The 300 meters of main street that is poorly suited can be efficiently collected for a package aeration system . If there is land within the Town that has some clay issues , this land should not be developed . It is not suitable for septic systems and also it is not the best drainage necessary to avoid storm run off problems . Storm water is the Credit River .

Pioneers settled this area for its beauty and its resources of the time . We have a responsibility to protect this . There have been many mistakes made with both Erin and Hillsburgh .

Let us not be short sighted but move slowly and carefully .

Please forward me a copy of the decision for this proposed amendment and any such in the future .

G.Graham

cc K Ironmonger  
Clerk , Town of Erin  
5684 Trafalgar Road  
RR#2 Hillsburgh N0B 1Z0





Mr. Gary Cousins, MCIP, RPP  
Director of Planning and Development  
County of Wellington  
Planning and Development Department  
Administration Centre  
74 Woolwich Street  
Guelph, Ontario N1H 6H9

**RE: File No. 23T-12001 & OP-2012-06**

Dear Mr. Cousins:

I am writing as a citizen of Erin opposing the Solmar proposed Official Plan Amendment to revise the projected growth of the Erin Village as well as increase residential density. I am not opposed to sustainable and organic growth of our town, but I have serious concerns about the proposed growth by Solmar and the many potential negative effects this can have on the community's environmental and fiscal sustainability.

Erin currently has a manageable projected growth target level to 2031. The Solmar development, which calls for 1240 units, will significantly alter the original growth projections and most importantly the character of this town. We are fortunate to have a quaint and friendly town in the vicinity of the GTA. I am sure the reason that many people live in this community is the fact that it has not fallen prey to suburban sprawl. We pay higher taxes than most of the counties closer to Toronto but that has been an acceptable cost for the lifestyle offered.

The Solmar development proposal brings up many concerns including major infrastructure issues; need for additional facilities; increased traffic; loss of much of the character of the town; overall financial considerations; and threat to the environment, including the health of the Credit River and this most important watershed for the region. Yes it would be nice to have additional tax payers, but the benefits could be offset by:

- the cost of a sewage treatment plant that would have to be expanded for town use
- cost of all the infrastructure requirements for sewers etc.
- operational costs running a treatment plant
- cost to de-commission septic tanks and hook up to the pipe by residents
- need for additional facilities in the town including recreational, school, church etc. given the fact that the town does not have enough capacity for its current population in some of these areas.

I am very concerned that the negatives far outweigh the potential positives. With regard to density, the current county plan targets at least 6.5 units per gross acre in newly developing subdivisions. This in itself will change the character of this town. The Solmar OP amendment will increase the units per gross acre further. Again, this will dramatically change the nature and feel for our community. The proposed Solmar lot plan does not fit in with the current appearance and character of Erin as it is today. This is a concern.

If a sewage treatment plant is put in, the location should not negatively impact existing residents who have supported the Erin community for years and years. They should not have to face a potential negative living environment (pollution, smell, lights etc.) and potential financial depreciation of their



home by a treatment plant built within close range of their properties. A developer would be benefitted while existing residents would have to pay the price. This is not acceptable or fair.

Our town has wonderful character. The current growth in our town has allowed numerous developers the opportunity to build, with the result working well for our community. Given the projections, Solmar will take up the total growth capacity for our town and beyond. This again does not seem reasonable and fair.

Erin is a beautiful town that is at risk of losing its character if this Official Plan Amendment passes. My opposition to the OPA is not about any one particular developer but the overall future of our town.

***I would like a copy of the decision for this amendment and would appreciate being informed of any further changes to the proposed amendment.***

Sincerely,



Cam Lavers

5 Erinwood Dr.

Erin, ON N0B 1T0

905-703-8112

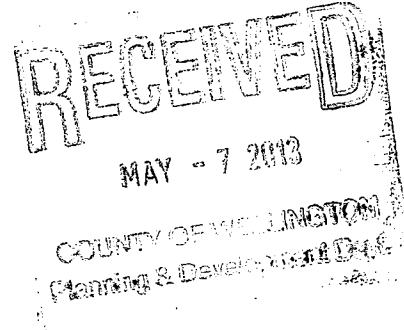
CamLavers@gmail.com

**c.c. Kathryn Ironmonger, Clerk, Town of Erin, 5684 Trafalgar Road, R.R.#2 Hillsburgh, Ontario  
N0B 1Z0**



April 29, 2013

Mr. Gary Cousins, MCI, RPP  
Director of Planning and Development  
County of Wellington  
Planning and Development Department  
Administration Centre  
74 Woolwich Street  
Guelph, ON N1H 6H9



RE: FILE #23T-12001 & OP-2012-06

Dear Mr. Cousins:

As residents of the Town of Erin we are writing regarding the proposed official plan amendment to revise the projected growth of Erin Village and the Solmar Development plan.

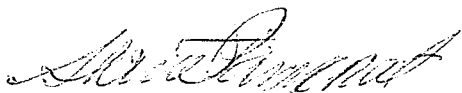
My husband Stan, and myself are owners of the property (10 acres) on 9780 Wellington CT 52. Land that is on the Credit River, just down the road from the proposed designated sewage treatment facility. We are both shocked and appalled at the proposed location. Our views equalled the feelings of Robert Bateman. Especially after reading an article in the Summer Vacation Special of Escarpment Views Year 2012 that was written by the famous painter and his view on development and I quote are equal to the way we feel.

"The biggest threat to the Niagara Escarpment is human development". I feel as he does, "That I want my great grandchildren to be able to drive across the future of Erin at the turn of the next century and know they are in the Niagara Escarpment". It is a precious treasure and that the natural human heritage of the escarpment is intact along with its clean running waters of the credit river along with the breath of fresh air that we now breathe.

Do we want this projected growth of Erin Village and the Solmar Development Plan? Definitely NOT !!

***I would like a copy of the decision for this amendment and would appreciate being informed of any further changes.***

Sincerely signed,

  
Stan W. Parzygnat

  
Jane M. Parzygnat

9780 Wellington Country Road 52  
Erin, ON N0B 1T0 Tel # (519) 833-9504 or Work # (905) 277-4822 Email: stansr@sundawn.com

Cc: Kathryn Ironmonger, Clerk, Town of Erin, 5684 Trafalgar Road, R.R. #2 Hillsburg, ON N0B 1Z0

Cc: Sally Stall, Town of Erin, 5684 Trafalgar Road, R.R. #2 Hillsburg, ON N0B 1Z0









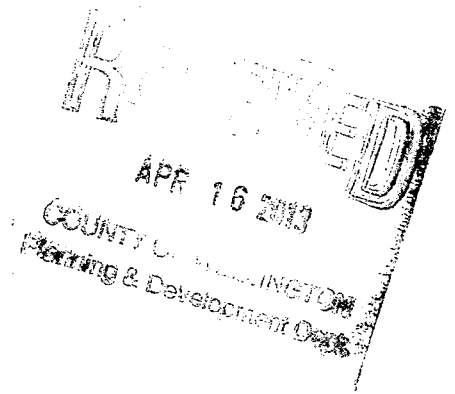
OP-2012-06 & 23T-12001 – SOLMAR

COMMENTS RECEIVED – NO DECISION REQUESTS



April 9, 2013

County of Wellington Planning & Development Dept.  
Administration Centre  
74 Woolwich Street, Guelph, ON N1H 6H9



RE: File Nos. 23T-12001 & OP-2012-06

Dear Madam or Sir:

I am writing to express my concerns regarding the proposed development in the Town of Erin by Solmar Development Corp.

As a resident of Erin for more than 30 years, I have witnessed its measured growth. The pace and style of this growth has enhanced the community, adding people, businesses and industry while maintaining the character of the community and improving its resources.

The proposed Solmar development is a radical departure. It would create what can only be described as a parallel universe—a featureless Mississauga-style subdivision butted up against a rural village whose unique character has developed over more than 150 years.

The proposed development doubles the population but does nothing to bring new industry. The tax base of the Town already relies too much on the residential sector and too little on the industrial. This will make matters worse.

Erin is a small community that thrives on small scale, incremental development. The Solmar plan is quite beyond the scale and scope that Erin can easily integrate. It will have a net negative impact on the Town.

Sincerely yours,

George Spears

5245 Eighth Line, Erin ON N0B 1T0



Mr. Gary Cousins, MCIP, RPP  
Director of Planning and Development  
County of Wellington  
Planning and Development Department  
Administration Centre  
74 Woolwich Street  
Guelph, Ontario  
N1H 6H9

**RE: File No. 23T-12001 & OP-2012-06**

**I do not believe our Town can afford to consider this proposal from Solmar for the following reasons:**

Should the Town of Erin need to take on the added expense of sewers for the whole town just to accommodate a development proposal? It is suggested that all present homeowners and business owners would have to pay their share of \$65+ million, \$32,000. And even with that investment, Town of Erin would have to borrow \$14million over 20 years that would also fall to taxpayers (residents and business owners) to pay back. Who knows how long interest rates will stay as low as they are now? Those numbers do not include monthly use bills, or the cost of renewing the system in 25 years. Maybe if Town of Erin thinks it is so necessary to have a sewer system they should have put money into a reserve fund so when it needs to finance such a big expenditure some of the money would be available instead of borrowing it all. Or maybe it could start now for future need. This idea of a sewage system has been talked about at the Council level for at least 20 years.

There is a lot of talk about debt that families have now. Financial advisors suggest Canadians reduce their personal debt. This year Town of Erin increased taxes by 15% that did not include any reserve for sewage purposes. Should our municipality not be responsible for similar restraint?

Why should the OMB or County planners even consider a sewage system for Erin when a few short years ago they recommended the watershed of the Credit was too sensitive a system to accommodate one? According to tests performed recently by the Credit Valley Conservation our part of the Credit River is healthy. If that is the case, then maybe the septic systems in Erin are sufficient to keep it that way. We could implement the septic tank testing procedure as suggested by Phil Gravelle in the Advocate to ensure the river's health. What happens to the Credit down river if we are adding effluent that surpasses the ideal levels of nitrates or phosphorus with a sewage treatment plant? Or even if the levels are higher than they are now?

"We cannot afford to lose our precious agricultural land, water and endangered species or allow the destruction of our fragile watersheds." That was a quote from an article about Soupstock trying to stop aggregate mining in Caledon.. (They were successful, by the way) Well this is just a business with a different name. And "No community should have to fight so hard to ensure that prime farmland and valuable nature aren't sacrificed to the interests of big business."

Sincerely, Ruth Pennington

RECEIVED

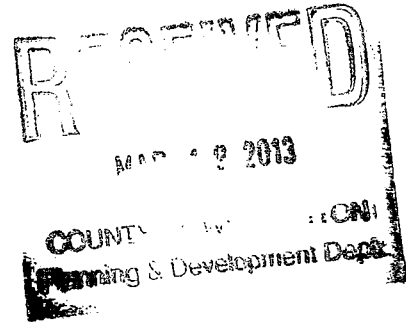
APR 10 2013

COUNTY OF WELLINGTON  
Planning & Development Dept.



March 10th, 2013

Cc: Gary Cousins/County of Wellington  
Mark Van Patter/County of Wellington  
Lou Maieron/Mayor  
Barb Tocher/Councillor  
Deb Callaghan/Councillor  
John Brennan/Councillor  
Josie Wintersinger/Councillor  
Frank Miele/CAO, Town Manager  
Sally Stull/Planner  
Kathryn Ironmonger/Clerk



Re: File #'s 23T-12002 & OP-2012-06

To Whom it May Concern:

I am writing today regarding the proposed Solmar Development and possible sewage treatment plant.

I am very concerned that the Solmar development will forever change the fabric of Erin. Many of Erin's residents reside here to get away from the "suburban" environment and for that luxury we pay a hefty tax bill. I currently pay over \$10K a year in property tax. Although I believe this is very high as I receive little to no services, I have swallowed this pill in the past because I love this town. I will no longer accept these terms with a 1240 home development at the top of my street and a sewage treatment plant at the bottom.

I embrace the fact that Erin must grow and allow for smaller more affordable homes but why does it all have to happen in one location? There is a great deal of open land in Erin within the set boundaries. Why would the County/Town give so much growth control over to one developer? Why would the County/Town place the burden of construction noise, increased traffic and sewage to one area of town? Solmar originally wanted to build over 400 homes which was a reasonable request **AND** in line with the proposed growth for the Town of Erin. How did it go from this number to 1240?! One word – greed! Please do not allow them to bully you and the Town Council. Is this the type of developer that you want to be burdened with for the next 30 years?

Currently, there are four houses for sale on my street. I have lived here for over 12 years and it is rare for us to have just one for sale. I happen to know that three of these homeowners are leaving Erin. A home that sold at the end of the summer was also someone who was leaving because of the changes this development will mean to our street. I strongly believe that this development and sewage treatment plant will negatively affect my property value – actually, even the rumour of it has already





affected the values. The astronomical cost to hook up to the sewage treatment plant combined with 30 years of construction and all that brings to our nook of Erin will directly affect the quality of my family's life in Erin. This development is actually running people out of their homes.

I believe that there are some serious issues with the published proposal by Solmar. First and foremost is this promise of reduced taxes. After reading the proposal, it is clear that these promises are not fulfilled until the entire development is complete **in 30 years**. The process up to that point will actually increase my taxes.

For one, how are we to support over a thousand people commuting to the south everyday on a country road with a single-lane bridge. The current proposal is to have the sub-division's main exit to be at Dundas and 10<sup>th</sup> Line. Most commuters will NOT turn left and take a much better designed route to Winston Churchill, instead they are going to continue straight ahead on 10<sup>th</sup>. In turn, there will be an almost immediate need to redo 10<sup>th</sup> line which has not one, but three raised bridge sections. A comment was overheard from Ms. Stull that future development of 10<sup>th</sup> line may be the answer to the "town by-pass" that so many would like .... Comments like this cause great panic in homeowners hearts. Not only is our quiet country road going to have a significant increase in traffic but in the future it could have a steady stream of 18 wheelers?! I would like to propose we ask Solmar to off-set it's main exit onto Dundas in order to encourage commuters to take the less populated and better designed (shared maintenance) Winston Churchill.

The second problem I see is the promise of jobs. There is no indication how they propose to entice business to these facilities. There is this overture of "Build it and They will Come" ....really?! We already have quite a bit of commercial and industrial property available and businesses don't seem to be knocking down the doors to get in here. If they are so confident regarding these job numbers, how about we allow them to build so many homes **AFTER** they create so many jobs.

Finally, I have grave concerns regarding the location that the town is looking at for the future sewage treatment plant. First of all, I would congratulate and thank Mr. Frank Miele for advising council not to allow Solmar to control this facility with the town. I know it is a huge carrot dangling in front of their noses but we cannot allow private companies control of our public works....as nothing in life is for free. As well, I am concerned that the flow rate of this part of the river is quite slow and has slowed significantly since the original investigation. It will also be one of the first things a visitor to Erin will see. A pit on one side and a sewage treatment plant on the other – not a great way to promote our lovely little town. I would also like to comment on the proposal to bring the sewage lines down the Cataract trail. Why would this even be considered? The report even states that it will be buried more shallow than usual so there is the possibility of odor. This is one of the finest jewels of our town, why would be jeopardize it's beauty in any way? People come from all over to walk or cycle this trail – it is how I originally discovered Erin – is this the lasting impression we want to leave with our tourists? Surely, there is enough



available land where a better site can be found where it will not affect Erin's beauty or any homeowners.

I try very hard to be a good citizen of Erin. I know every shop owner on Main Street because I always shop there first. If I have out-of-town visitors, they are always entertained at a local restaurant and then taken on a shopping trip downtown. I buy local food whenever possible including a membership with Everdale. I take food to the Food Bank/EWCS every month and sponsor a family every Christmas. I always hire local businesses and workers whenever possible. I post all advertising for tourism in Erin on my Facebook page. I truly love this town and the lifestyle that I have been able to enjoy these last 12+ years. Although it will break my heart, if this amended proposal by Solmar is accepted; unfortunately, I will have no other choice but to leave Erin and I believe many, many more will follow suit.

I ask you to please consider my concerns and not allow this amendment by Solmar to pass. Let's grow at a controlled rate that can maintain the integrity and charm of this beautiful town.

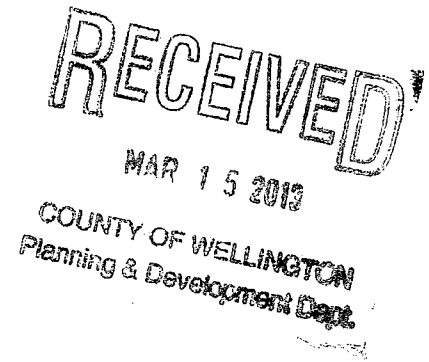
Thank you for taking the time to read my letter.

Julie Connelly  
5 Pine Ridge Road  
Erin, ON  
519-833-9036  
jconn@sentex.net



March 9, 2013

Mr. Gary Cousins, MCIP, RPP  
Director of Planning and Development  
County of Wellington  
Planning and Development Department  
Administration Centre  
74 Woolwich Street  
Guelph, ON  
N1H 6H9



Re: File No. 23T-12001 & OP-2012-06

Dear Mr. Cousins:

We are residents of Erin and are writing this letter to express our concerns regarding Solmar's proposed Official Plan Amendment, which would revise the projected growth of the village of Erin and increase residential density.

Our major concerns are the extent of the proposed growth and the costs that may be incurred.

We moved here in 1999 to what we thought would be a quiet community away from the hustle and bustle and rampant growth of Brampton.

The proposals for this community are disturbing.

Some growth is expected and accepted but the prospects are very concerning. Quality of life is one concern. The quiet community we moved to is going to disappear, replaced by something twice the size most likely and at great expense.

Taxes are already way too high in Erin and continue to climb. With the need for additional facilities that will come with the proposed development where do the costs end?

A major concern is a sewage treatment plant and associated costs...construction of the plant, sewers, operating costs, residential hook-up for individuals and repairs to property damaged by digging. One of the biggest headaches will be the disruption all this construction will cause in town and in every neighborhood. Huge costs to each property owner in this community will result. How many thousands is anyone's guess at this point. So we'll be looking at higher taxes again on top of the thousands to construct this system and some of us may have a nice new sewage treatment plant for a neighbor. I'm sure that will be a great selling feature and how will it impact the value of our property.

Current residents of this town shouldn't be punished by future growth, they should benefit from it. Developers are in business to turn a profit, we understand that...but the future of this community is about more than profit for a select few.



The proposed growth may look great for a few but those already enjoying life in this community will pay dearly if this Official Plan Amendment goes through.  
We hope you will give serious thought to turning down the proposed amendment.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jayne and Steve Groves".

Jayne and Steve Groves  
14 McCulloch Drive,  
Erin, ON  
N0B 1T0

519-833-0756  
[steve.groves@sympatico.ca](mailto:steve.groves@sympatico.ca)

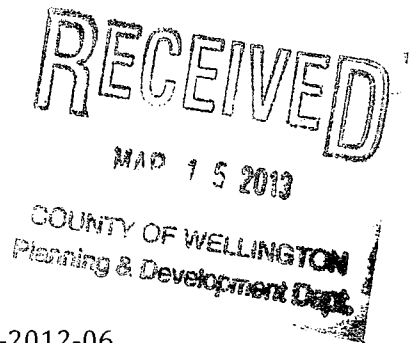
cc.Kathryn Ironmonger,  
Clerk, Town of Erin,  
5684 Trafalgar Rd.,  
R.R.2,  
Hillsburgh, ON  
N0B 1Z0





March 6 2013

County of Wellington Planning & Development Dept.  
Administration Centre  
74 Woolwich Street, Guelph, ON N1H 6H9



RE: File Nos. 23T-12001 & OP-2012-06

Dear Madam or Sir:

I am writing to voice our concerns regarding the Official Plan Amendment by Solmar Development Corp. to the County of Wellington, in October 2012.

We moved to Erin from Toronto, more than 30 years ago in 1981 in order to raise our family in small town/rural environment with its associated lifestyle, values and benefits. We have been actively involved as volunteers and employers in making the Town of Erin the best it can be.

The proposed Solmar amendment nearly triples the initial allocation from 440 to 1240 homes, and more than doubles the size of our "small" town. The Solmar plan will burden the Town of Erin's infrastructure, which at this time, is unable to meet the current population's needs.

According to the recent presentation by Town Council, our current tax base is split 83% residential and 17% commercial. The best practice is based on a ratio of approximately 50-50. Therefore, the Town of Erin depends on commercial growth first, and residential growth second, in order to meet the infrastructure requirements.

As the projected population statistics make clear, the cost of approving this excessive amendment will change our beautiful village and surrounding community into a financial liability. As important, or perhaps even more importantly, the Solmar amendment will greatly reduce the quality of life that we have actively built our community and future generations. The risk is too great.

Kindly confirm in writing receipt of this letter and kindly advise me in a timely manner your full action plan. Thank you.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Kasia Seydegart". The signature is fluid and cursive.

Kasia Seydegart

5245 Eighth Line, Erin ON N0B 1T0



County of Wellington Planning and Development Dept.  
Administration Centre  
74 Woolwich St.  
Guelph ON  
N1H 6H9

Town of Erin  
Kathryn Ironmonger, Clerk  
5684 Trafalgar Road  
R.R. #2 Hillsburgh, ON  
N0B 1Z0

Reference File Number 23T-12001 & OP-2012-06

Subject: Public Input on the Proposed Official Plan Amendment

Date: February 25, 2013

From: Laura and Stu Royal - 9703 Dundas St E - Erin ON - N0B 1T0


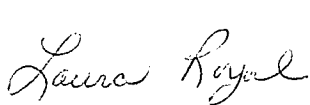
The following points summarize our concerns at this time; please note that we consider these extremely serious and expect the Town of Erin council and staff to work closely in partnership with Solmar resulting in win/win solutions as the development progresses. We personally find Mr. Rogato from Solmar to be very open to our concerns and believe he will do all he can to help us through this transition. We also believe he is supportive and working hard to establish a good connection with the people of Erin and to work with us on solutions.

Growth is important to Erin's future: how we do it is critical for success.

- Increased traffic on Dundas St E and Tenth Line (our home is located at the south-east corner of this intersection, directly across from the Solmar lands)
- Increase in residential densities: why can we not have bigger lots in the Solmar project?
- Town of Erin's ability to handle the fast growth allocation
- Negative impact to our water well
- Negative impact to our septic system
- Dirt and dust during construction impacting our home air circulation system: that amount of dust will most likely destroy our system
- The ability of Erin roadways to handle increased traffic
- Sewage Treatment Plant location being close to residents (strong and unpleasant odours, etc.)
- Potentially dramatic increases in noise levels

Please feel free to contact us if you have any questions.

Regards,  
Laura and Stu Royal  
519 833 9292



cc: M Rogato - Solmar

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MAR 01 2013

COUNTY OF WELLINGTON  
Planning & Development Dept.



Mr. A. Hackney  
38 Erinlea Crescent,  
Erin,  
Ontario, N0B 1T0

24th February 2013

Opposition to the Proposed Solmar Development

File Nos. 23T-12001 and OP-2012-06

To Whom it May Concern,

My family and I are new residents of the village having moved here relatively recently. We are thoroughly enjoying the many aspects of village life which go along with living in a smaller well established community. I am writing to register my opposition to the proposed Solmar development. My concern and opposition to the current proposed Solmar plan is based mainly on the size of the development and the proportion by which the size of the village will be increased. While I appreciate that it is unrealistic to expect that the village will remain the same in size in throughout the future it seems that proposing to increase the size of the village in such a dramatic fashion in such a short space of time will undermine much of the existing sense of community. Having such a large influx of new residents to the village makes it increasingly likely that the character of the village will be dramatically changed with the existing highly prized qualities of good neighbourliness, friendliness on the street, and care for others, to mention just, a few being lost.

My other objections revolve around the cost and problems associated with the proposed sewage system. It seems unfair to expect that all existing residents of the village should be expected to pay 40,000 dollars or more to connect their houses to the proposed sewage system. Furthermore, having the water processing plant empty its treated water into the West Credit river seems to be courting disaster for the waterway. I would hate to see the quality of such a highly prized and valued waterway threatened in any way. While under normal circumstances I expect that quality of the water entering the West Credit will be fine it is an inevitable aspect of life that accidents do happen and the thought of having low quality or even poisonous water enter the fragile ecosystem of the West Credit river frightens me.

In short I believe that the proposed Solmar development is too big for Erin village to absorb without compromising many aspects of the village which make it so appealing to live in. The inherent danger to the West Credit waterway and the cost of connecting to the sewage system just make the proposed project all the more objectionable.

Yours sincerely,

  
Mr A. Hackney

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COUNTY OF WELLINGTON  
Planning & Development Dept.



February 20, 2013

Mr. Gary Cousins, Planning Director  
County of Wellington Planning & Development Dept.  
74 Woolwich Street, Guelph, ON N1H 6H9

RE: File Nos. 23T-12001 & OP-2012-06

Dear Sir/Madam:

We wish to raise our concerns in regards to the Official Plan Amendment, requested by Solmar Development Corp. to the County of Wellington, in October 2012.

The attraction that brought us to Erin in 1987 is the small town atmosphere – not metropolitan, not even suburbia, but *small town*.

We understand the province's mandate to be more judicious in the use of land for development, but the density which has been proposed in this OPA is beyond reason. The concept of putting the required growth of the entire County of Wellington for the next 20 years in one small town's development, using only one private developer, Solmar Development, Corp., is totally irrational.

The proposed amendment nearly triples our initial allocation, and more than doubles the size of our "small" town. It will effectively restrict the trade of other developers with designated land in other parts of the Village. This will put at risk the jobs that those builders/developers currently provide for residents of Erin.

The town's infrastructure is already inadequate with the current population. This will be a nightmare with the requested growth in the proposed OPA. During a recent Town of Erin open budget meeting, concerns were tabled by Frank Miele of the inadequacies of Erin's current tax base to meet the existing demands. Adding greater residential density will only serve to exacerbate the current situation, creating an even worse budgetary crisis.

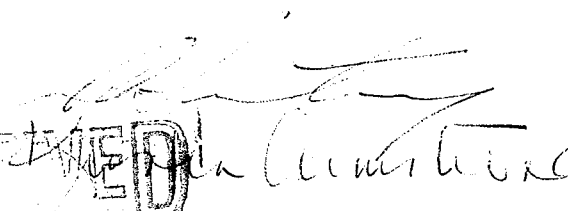
According to the presentation by Town Council at that meeting, our current tax base is split 83% residential and 17% commercial. It is common knowledge that this ratio should be approximately 50-50. Therefore, the growth of the Town of Erin depends on commercial growth first, and residential growth second, in order to meet budgetary demands to meet and grow appropriate infrastructure required for said growth.

Please note Appendix A, indicating the disproportionately large growth rate that is expected to be borne by this small town. I know there are more issues but surely you get the point. Not only do we (and many of our neighbours) appreciate the small town atmosphere that we enjoy by living here, we feel that the cost of approving this amendment will change our beautiful village into a bankrupt suburbia – bankrupt in finances and in character.

Thank you for giving us this opportunity to voice our concerns.

Sincerely,

Don & Kristen Armstrong  
12 Pine Ridge Road  
Erin

  
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MAR 21 2013

COUNTY OF WELLINGTON  
Planning & Development Dept.





## Appendix A

### Part B The amendment:

There seems to be a disconnect with the numbers reported in the new Table 7 when compared to the information reported for the previous Table 7 being replaced:

#### Existing Table 7

#### Proposed Amended Table 7

Original anticipated growth

Original anticipated growth + Solmar

Total Population 2011: 11,930

Total Population 2011: 11,930

Total Population 2031: 15,530

Total Population 2031: 17,080

3,600

5,150 (less 3600 = 1550 for Solmar)

Erin Population 2011: 3,000

Erin Population 2011: 3,000

Erin Population 2031: 4,400

Erin Population 2031: 7,320

1,400

4,320 (less 1400 = 2920 for Solmar)

Total Households 2011: 3960

Total Households 2011: 3960

Total Households 2031: 5180

Total Households 2031: 5690

1220

1730 (less 1220 = 1047 for Solmar)

Erin Households 2011: 1050

Erin Households 2011: 1000

Erin Households 2031: 1530

Erin Households 2031: 2440

480

1,440 (less 480 = 960 for Solmar)



February 18<sup>th</sup>, 2013

County of Wellington  
Planning and Development Department  
Administration Centre  
74 Woolwich Street  
Guelph, Ontario N1H 1Z0

RE: File Nos. 12001 and OP-2012-06

Dear Sir/ Madam,

I am writing this letter to give voice to our concerns with respect to the Official Plan Amendment, requested by Solmar Development Corporation to the County of Wellington, in October 2012.

We bought our home in Erin ten years ago and selected Erin specifically for the small town appeal. Everything about Erin to date has fulfilled that expectation, yet the current plan by the Solmar Development Corporation will definitely and irrevocably change all that Erin has to offer in terms of small town charm.

Years ago the rumours of residential development floated about suggesting 200 homes would be constructed on the land bordering Tenth Line and 15<sup>th</sup> Sideroad. The sky was not falling. Then word spread that the development would be over 400 homes. While this would alter traffic it would still fit with the existing infrastructure of our beautiful town, so alarms did not sound in our household. It is my understanding that the current Official Plan Amendment calls for almost 1000 homes to be constructed by Solmar, effectively doubling the current number of residential homes in Erin, all concentrated on the north side of what is now one semi-rural intersection. This certainly does not fit with the existing infrastructure.

A large part of Erin's charm is that people know one another, gather in friendly neighbourhoods, meet in town and come together for the annual Town events. Doubling the town risks Erin becoming just another commuter town, with all the challenges of stresses on the infrastructure that were experienced in places like Milton in the past decade, albeit on a smaller scale.

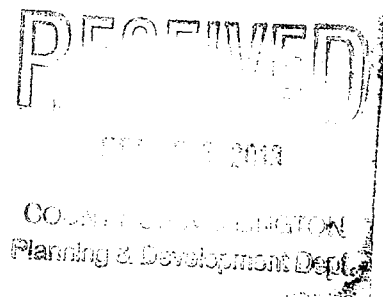
I urge you to give strong consideration to this amendment and the effect it will have on Erin and its current residents if this development by Solmar is given approval.

Respectfully,



C. Davin and R. Agresti

13 Pine Ridge Rd, Erin





**County of Wellington Planning  
& Development Dept.**

Attention: Gary Cousins, Planning Director  
Administration Centre  
74 Woolwich Street, Guelph, ON N1H 6H9

February 14, 2012

**Re: Comments on the Amendment the Official Plan for the County of Wellington (OPA):**

*Solmar*

RE: File Nos. 23T-12001 & OP-2012-06

Dear Mr. Cousins,

As suggested in the Advocate, dated February 6<sup>th</sup>, 2013, we would like to register our comments to the Official Plan Amendment (OPA) to significantly increase Erin's population, as a direct result of Solmar's development plans.

**1. The Vision Statement in the "Service and Settlement Master plan (SSMP) Background Report."**  
(see Annex I Notes attached)

- The proposed amendment will not "retain the traditional small town character of the Town's urban centre" as described in the SSMP Vision statement.
- The proposed amendment will support Solmar's objective of 35 household per hectare, greatly exceeding the SSMP Vision Statement's objective "to reach 16 household per Hectare".
- The proposed amendment will make it difficult for the Town of Erin to accept the SSMP Vision Statement to accommodate Solmar's "development in a fiscally efficient manner".
- The proposed amendment will make it difficult to comply with SSMP's Vision statement to "improve and enhance environmental conditions and reducing the environmental impact "of a development with a significantly higher to that of the existing community.

**2. Specific comments to the proposed Amendment to the Official Plan (OPA) for the County of Wellington** (see Annex II Notes attached):

- Page 4 of the Preamble states "39.3% of all Erin's new growth is directed to the rural area". The statement should read 60.7 % of Erin's new growth is urban, and therefore actually "in line with the Growth Plan and PPS which directs the majority growth to urban settlements areas."
- Current Official Plan's 20 year growth for Erin and Hillsburgh already exceed 50% while rural growth increases by only 18%.
- Solmar's plan calls for 1870 new jobs but there is no justification, rationalization or implementation proposed in this amendment.

**3. Specific comments to the proposed Amended Table 7** (See Annex III Notes attached)

- The difference in population numbers between the current Table 7 and the proposed Amended Table 7 is not consistent with Solmar development projections for ~3750 people and 1240 households.

**4. Average Annual % Growth** (see Annex IV Notes Attached)

In 2010, the Rural population Average Annual % Growth was 0.65, while at the same time Urban % growth was 1.29.

..... page 2

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Planning & Development



- The "Current Table 7" projections is already well above the national average for Annual % Growth of 1.1 for rural while the Village of Erin's annual % growth of 2.33 is almost twice that of national average for urban centers of 1.29.
- The proposed "Amended Table 7" demonstrates an Annual % Growth of greater then 7.0 which may well proved unmanageable for the village of Erin and the Town of Erin.
- With only Solmar's projected 3750 people, the Annual % Growth is 6.25 with no additional natural growth.

In conclusion, we oppose amending the existing Official Plan to accommodate a significantly higher population growth than can easily be assimilated into our community.

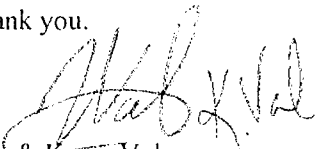
In summary:

- We should not double our population; we should limit growth to the original population targets of the existing Official Plan which is in line with Erin's charm of a small town that is completely surrounded by Greenbelt.
- We do not want medium density housing outside of the actual village core; we prefer "infilling" of the urban center with apartments/low cost housing and not "suburbanizing" the outskirts of the village, lands that were only recently re-zoned Urban.
- We should not have merely one developer concentrating all future growth in one small area; it would be desirable to have several developers at various locations within the villages of Erin and Hillsburgh.
- With an approximate 30% increase in the town's operating costs to ~\$6 million for 2013; we will not be able to support the infrastructure costs for a newly annexed community without incurring significant and crippling long term debt.
- It appears Solmar will require the county's rural allocations to fulfill their critical mass criteria for their own development at the expense of other communities and developers.

We thank you for the opportunity to express our concerns and trust you will give serious consideration to the negative affect of super-sizing Erin.

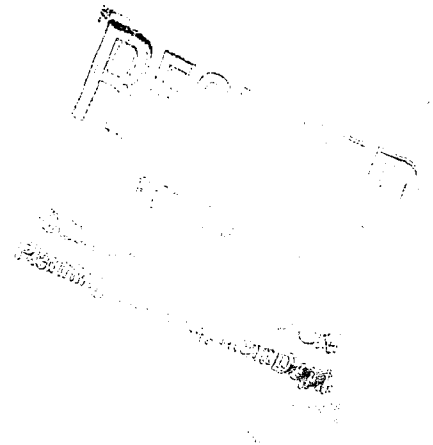
We would appreciate being informed of any further changes to the proposed amendment and to receive a copy of the final decision for this amendment.

Thank you.

  
 Roy & Kerry Val  
 18 Pine Ridge Road  
 Erin, ON N0B 1T0  
 519.833.9565  
 Roelandval@gmail.com

cc Mark Van Patter, Senior Planner, County of Wellington

cc **Town of Erin**  
 K. Ironmonger, Clerk  
 5684 Trafalgar Road RR#2,  
 Hillsburgh, Ontario N0B 1Z0







## ANNEX I

### The Vision Statement in the “Service and Settlement Master plan (SSMP) Background Report” The following are excerpts copied directly from the SSMP:

#### 3.1.6. TOWN OF ERIN OFFICIAL PLAN

Policies related to future residential growth and economic development are described in Section 2 of the *Town of Erin Official Plan*. Section 2.2 of the Plan provides further vision for residential development within the Town:

1. That urban design standards which retain the traditional small town character of the Town's urban centres be applied while envisioning their development as the focal point for commercial, cultural and economic development activities.
2. Further, all new developments in Greenfield areas are to promote the Town's overall target of 40 persons and jobs per hectare, and to strive to reach 16 units per hectare in new subdivisions
3. To ensure that the necessary expansions to municipal services are anticipated and planned for in a fiscally efficient manner;
4. To ensure that any expansion or reconstruction of municipal services is undertaken in a manner which reduces the environmental impacts associated with the provision of those services to improve and enhance environmental conditions.”

#### 1. ... retain the traditional small town character of the Town's urban centre

In reviewing the Draft Plan of the Solmar Subdivision, there is no “traditional small town character” promoted. Although there is a Centrum planned as well as store fronts along CR 124, all of which will merely distract from the downtown character of Erin Village. Residents living in the Solmar community will have difficulty accessing the distant downtown core of Erin. The only park land in this concentrated community is situated primarily on the east side of the development which is considered Core Greenlands (EPI zone). The higher population densities envisioned will present additional costing challenges with respect to policing, fire protection, ambulance services, etc. Road planning does not allow for overnight parking, or easy access for emergency vehicles. Is this in line with retaining “the traditional small town character of the Town's urban centre”?

#### 2. .... strive to reach 16 units per hectare in new subdivisions

The 35 households per hectare as defined in the OPA certainly exceed the town's objective to reach 16 households per hectare! Is medium density congruent to the desired “traditional small town character of the Town's urban centre”?

#### 3. ... development in a fiscally efficient manner?

The cost to assimilate 3750 people (doubling the existing population) will overburden the finances available to the Town of Erin. The unavailability for infrastructure grants, the costs associated with Hillsburgh Station Road/dam/pond issues, forecasted bridge and culvert repairs coupled with the forecasted costs associated with Erin's own waste treatment strategy, would leave the Town of Erin in a financially precarious position. Given these forecasted expenses, it will be difficult if not impossible to proceed in a fiscally efficient manner?

#### 4. ...reduce the environmental impact

How can the county or the Town of Erin consider the OPA for a significant increase in population without the completion of the Assimilated Capacity Study (ACS), a critical component in evaluating waste treatment options? This makes no sense: Solmar could take the W.Credit River's whole capacity for their waste treatment facility, leaving the Village of Erin with limited and costly waste treatment alternatives. Moreover, preliminary findings of the designated development area showed issues with geotechnical and environmental quality of the fill including a high moisture content in the soil (frost damage, road buckling) which would more likely prevail with a higher density population. How can these issues “reduce the environmental impact” of adding a super-sized and separate community?



## ANNEX II

### Specific comments to the proposed Amendment to the Official plan for the County of Wellington (OPA):

- On page 4 of the proposed amendment it is not clear to us is how the following statement was calculated: “39.3% of all Erin’s new growth is directed to the rural area”. Assuming the calculation is correct, then the statement should read 60.7 % of Erin’s new growth is urban, and therefore “in line with the Growth Plan and PPS which directs the majority growth to urban settlements areas.”
- The current Official Plan, Table 7, 2011 to 2031 actually shows the following:
  - The urban to rural ratio in 2011 is 36:64. In 2031, the ratio is 42:58.
  - 20 year growth of Erin’s and Hillsburgh Village is approx 2200 people (>50% increase), while rural growth increases by 1400 people (~18% increase)
  - The percentage of rural people in 2011 to 2031 actually drops from 64% to 58%, conversely the urban population increases from 36% to 42%.
- On page 5, re the criteria of minimum density of not less than 40 residents and jobs per hectare, Solmar’s plan calls for:
  - 19.1 Hectares Core Green land (EP1 zone).
  - 24.9 Hectares Employment lands
  - 69.7 Hectares residential lands include roads.
  - 113.7 Hectares total

So for Solmar’s projected 3750 people living on 69.7 hectares (~28 ac), the people density for the Solmar community will be 53.8 people/ha, (35% higher than the minimum target).

- Solmar’s plan calls for 1870 new jobs but there is no justification, rationalization or implementation proposed in this amendment.



## ANNEX III

### Specific comments to the proposed Amended Table 7

There seems to be a disconnect with the numbers reported in the proposed Amended Table 7 when compared to the Current Table 7:

<b>Current Table 7</b>	<b>Proposed Amended Table 7</b>
<u>Original anticipated growth</u>	<u>Original anticipated growth + Solmar</u>
Total Population 2011: 11,930	Total Population 2011: 11,930
Total Population 2031: <u>15,530</u>	Total Population 2031: <u>17,080</u>
3600	5,150 (less 3600 = 1550 for Solmar)
Erin Population 2011: 3,000	Erin Population 2011: 3,000
Erin Population 2031: <u>4,400</u>	Erin Population 2031: <u>7,320</u>
1,400	4,320 (less 1400 = 2920 for Solmar)
Total Households 2011: 3960	Total Households 2011: 3960
Total Households 2031: <u>5180</u>	Total Households 2031: <u>5690</u>
1220	1730 (less 1220 = 1047 for Solmar)
Erin Households 2011: 1050	Erin Households 2011: 1000
Erin Households 2031: <u>1530</u>	Erin Households 2031: <u>2440</u>
480	1440 (less 480 = 960 for Solmar)

Unless we are confused or not correctly interpreting the information submitted in the proposed amendment, it would appear there are inconsistencies in the numbers reported in the OPA and those reported by Solmar: (Note: since Hillsburgh population and household do not change in the amended Table 7, the inconsistencies are only Erin related)

1. **Total Population** (Erin, Hillsburgh and rural) will incrementally increase by 1550 people as a direct affect of the Solmar application.
2. **Population** (Erin Village) will incrementally increase by 2920 people as a direct affect of the Solmar application.
3. **Total Households** ((Erin, Hillsburgh and rural) will incrementally increase by 1047 households as a direct affect of the Solmar application.
4. **Households** (Erin Village) will incrementally increase by 960 households as a direct affect of the Solmar application.

We were under the impression Solmar's development plan called for ~1275 households and some ~3750 people. We also noticed the Amendment to the Official Plan for the Town of Erin clearly states "for the development of approximately 1240 residential units." So we are somewhat confused! Further clarification would be appreciated.



## ANNEX IV

### Average Annual % Growth in Canada

Canada's average annual growth rate from 2000 to 2010 was 1.1%. The growth rate is expected to slow even further over the next several decades (0.9% between 2010 and 2060).\* In 2012 the World Bank reported for Canada a 1.04 annual % growth for 2011.\*\* In 2010, the Rural population annual % growth was 0.65, while at the same time Urban % growth was 1.29.\*\*\*

### Average Annual % Growth for the Town of Erin (Total Population) and Erin Village (Erin Population) for 2011 to 2031:

- A. Existing Current Table 7
- B. Proposed Amended Table 7
- C. Existing current Table 7 and Solmar's project population of 3750 added.
- D. Solmar's projected population of 3750 only (no other growth)

	A	B	C	D
Total Population:	1.51%	2.16%	3.08%	1.57%
Erin Population:	2.33 %	7.2%	8.58%	6.25%

The "Current Table 7" population projections (A) is already well above the national average for annual % growth of 1.1 while the Village of Erin's annual % growth of 2.33 is almost twice that of national average for urban centers of 1.29. The proposed "Amended Table 7" (B, C, D) clearly demonstrates what appears to be an unmanageable growth scenario for Erin Village.

\* <http://www4.hrsdc.gc.ca/.3ndic.1t.4r@-eng.jsp?iid=35>

\*\* <http://www.tradingeconomics.com/canada/population-growth-annual-percent-wb-data.html>

\*\*\* <http://www.indexmundi.com/facts/canada/rural-population-growth>  
<http://www.indexmundi.com/facts/canada/urban-population-growth>





23T-12001  
OP-2012-06

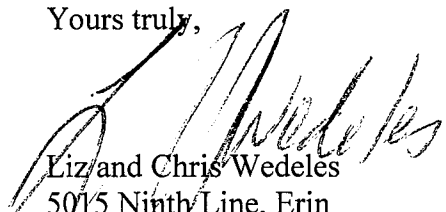
February 11, 2013

Dear County of Wellington:

I am a resident of Erin and have been here with my family for 23 years. We understand and are well informed of the proposed Solmar Development. We are concerned about the density of the current plan. Our infrastructure (water, sewage, roads, and schools) can barely handle what we have today. Commercial /industrial growth seems to be secondary to the plan and truly our tax base is already askew at 83% residential and 17% commercial.

We know growth is evitable and that the site for years has been considered Future Development; but a subdivision of this size will certainly change the social fabric of Erin, and therefore does not comply with the SSMP nor the growth targets set by the County Official plan.

Yours truly,



Liz and Chris Wedeles  
5015 Ninth Line, Erin  
RR5 Georgetown  
L7G 4S8

*cc. Town of ERN*

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FEB 15 2013

COUNTY OF WELLINGTON  
Planning & Development Dept.



February 10, 2013

County of Wellington Planning & Development Dept.  
Administration Centre  
74 Woolwich Street, Guelph, ON N1H 6H9

RE: File Nos. 23T-12001 & OP-2012-06

Dear Sir/Madam:

We wish to raise our concerns in regards to the Official Plan Amendment, requested by Solmar Development Corp. to the County of Wellington, in October 2012.

The attraction that brought us to Erin in 2004 is the small town atmosphere – not metropolitan, not even suburbia, but *small town*.

We understand the province's mandate to be more judicious in the use of land for development, but the density which has been proposed in this OPA is beyond reason. The concept of putting the required growth of the entire County of Wellington for the next 20 years in one small town's development, using only one private developer, Solmar Development, Corp., is totally irrational.

The proposed amendment nearly triples our initial allocation, and more than doubles the size of our "small" town. It will effectively restrict the trade of other developers with designated land in other parts of the Village. This will put at risk the jobs that those builders/developers currently provide for residents of Erin.

The town's infrastructure is already inadequate with the current population. This will be a nightmare with the requested growth in the proposed OPA. During a recent Town of Erin open budget meeting, concerns were tabled by Frank Miele of the inadequacies of Erin's current tax base to meet the existing demands. Adding greater residential density will only serve to exacerbate the current situation, creating an even worse budgetary crisis.

According to the presentation by Town Council at that meeting, our current tax base is split 83% residential and 17% commercial. It is common knowledge that this ratio should be approximately 50-50. Therefore, the growth of the Town of Erin depends on commercial growth first, and residential growth second, in order to meet budgetary demands to meet and grow appropriate infrastructure required for said growth.

Please note Appendix A, indicating the disproportionately large growth rate that is expected to be borne by this small town. I know there are more issues but surely you get the point. Not only do we (and many of our neighbours) appreciate the small town atmosphere that we enjoy by living here, we feel that the cost of approving this amendment will change our beautiful village into a bankrupt suburbia – bankrupt in finances and in character.

Thank you for giving us this opportunity to voice our concerns.

Sincerely,



Rob & Justyna Toepfner

45 Waterford Dr.

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FEB 28 2013

COUNTY OF WELLINGTON  
Planning & Development Dept.



## Appendix A

### Part B The amendment:

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#### Proposed Amended Table 7

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480

1,440 (less 480 = 960 for Solmar)



February 10, 2013

County of Wellington Planning & Development Dept.  
Administration Centre  
74 Woolwich Street, Guelph, ON N1H 6H9

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Dear Sir/Madam:

We wish to raise our concerns in regards to the Official Plan Amendment, requested by Solmar Development Corp. to the County of Wellington, in October 2012.

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We understand the province's mandate to be more judicious in the use of land for development, but the density which has been proposed in this OPA is beyond reason. The concept of putting the required growth of the entire County of Wellington for the next 20 years in one small town's development, using only one private developer, Solmar Development, Corp., is totally irrational.

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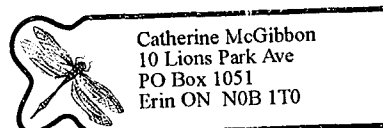
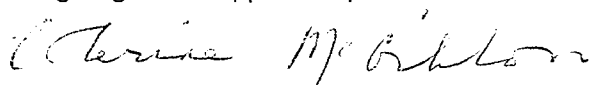
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According to the presentation by Town Council at that meeting, our current tax base is split 83% residential and 17% commercial. It is common knowledge that this ratio should be approximately 50-50. Therefore, the growth of the Town of Erin depends on commercial growth first, and residential growth second, in order to meet budgetary demands to meet and grow appropriate infrastructure required for said growth.

Please note Appendix A, indicating the disproportionately large growth rate that is expected to be borne by this small town. I know there are more issues but surely you get the point. Not only do we (and many of our neighbours) appreciate the small town atmosphere that we enjoy by living here, we feel that the cost of approving this amendment will change our beautiful village into a bankrupt suburbia – bankrupt in finances and in character.

Thank you for giving us this opportunity to voice our concerns.

Sincerely,



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FEB 14 2013

COUNTY OF WELLINGTON  
PLANNING & DEVELOPMENT DEPT.





February 10, 2013

Town of Erin

Kathryn Ironmonger, Clerk  
5684 Trafalgar Road, RR #2,  
Hillsburgh, ON N0B 1Z0

*PS I used this from letter because it was  
well appreciated concern for the village. I  
have ~~received~~ <sup>received</sup> support such a large residential  
community. (C) It needs to be balanced*

RE: File Nos. 23T-12001 & OP-2012-06

Dear Ms Ironmonger:

We wish to raise our concerns in regards to the Official Plan Amendment, requested by Solmar Development Corp. to the County of Wellington, in October 2012.

The attraction that brought us to Erin in 1987 is the small town atmosphere – not metropolitan, not even suburbia, but *small town*.

We understand the province's mandate to be more judicious in the use of land for development, but the density which has been proposed in this OPA is beyond reason. The concept of putting the required growth of the entire County of Wellington for the next 20 years in one small town's development, using only one private developer, Solmar Development, Corp., is totally irrational.

The proposed amendment nearly triples our initial allocation, and more than doubles the size of our "small" town. It will effectively restrict the trade of other developers with designated land in other parts of the Village. This will put at risk the jobs that those builders/developers currently provide for residents of Erin.

The town's infrastructure is already inadequate with the current population. This will be a nightmare with the requested growth in the proposed OPA. During a recent Town of Erin open budget meeting, concerns were tabled by Frank Miele of the inadequacies of Erin's current tax base to meet the existing demands. Adding greater residential density will only serve to exacerbate the current situation, creating an even worse budgetary crisis.

According to the presentation by Town Council at that meeting, our current tax base is split 83% residential and 17% commercial. It is common knowledge that this ratio should be approximately 50-50. Therefore, the growth of the Town of Erin depends on commercial growth first, and residential growth second, in order to meet budgetary demands to meet and grow appropriate infrastructure required for said growth.

Please note Appendix A, indicating the disproportionately large growth rate that is expected to be borne by this small town. I know there are more issues but surely you get the point. Not only do we (and many of our neighbours) appreciate the small town atmosphere that we enjoy by living here, we feel that the cost of approving this amendment will change our beautiful village into a bankrupt suburbia – bankrupt in finances and in character.

Thank you for giving us this opportunity to voice our concerns.

Sincerely,

*(Handwritten signature)*

Mrs. C. LINDSAY DUFF  
6 ARISTOTLE ST S1  
ERIN ON N0B1Z0



Gary Cousins, MCIP, RPP  
Director Planning and Development  
County of Wellington - Administration Centre  
74 Woolwich Street  
Guelph, Ontario N1H 6H9

February 1st, 2013

Re: File No. 23T-12001 & OP-2012-06

Dear Mr. Cousins

As a resident of the "village" of Erin I am writing to express my concern regarding the Solmar proposed Official Plan Amendment to revise the projected growth for Erin Village to 2031 and to increase residential densities.

I am pleased to know that there will be growth in Erin but am concerned about the potential for the loss of distinct character that my Town has today. Between 2016 and 2031, the Town was to grow by 480 units. The Solmar plan calls for 1240 units within 30 years (many of these years have already come and gone.). Doubling the number of homes in the Town would erode many of the reasons people chose to live in Erin.

I am doubtful that we could withstand the impacts on our infrastructure, facilities, traffic, environment and social well-being. I respectfully request that the town and county stand firm to the growth forecasts for this planning period as stated in the county plan: "This forecast will be used by all municipalities and government agencies in planning for growth and growth related facilities" and "Wellington is also committed to ensuring that controlled Wellington County Official Plan growth and development occur within the community in order to maintain and enhance the small town character of urban centres".

Similarly, for the density, the current county plan targets at least 6.5 units per gross acre in newly developing subdivisions. The density and general lotting pattern in Erin village is much lower than this, so the 6.5 is already 'out of character' for our town and will be a significant change for our residents and visitors. To increase this number again threatens our small town scale and character. Any increase in density should be rejected.

In summary, I ask that the town and county to maintain their plan for this planning period and consider a controlled rate of growth in order to preserve what many residents have counted on in choosing to live in Erin.

Sincerely,



Heidi Matthews

cc. Kathryn Ironmonger, Clerk, Town of Erin, 5684 Trafalgar Road



FEB - 7 2013

COUNTY OF WELLINGTON  
Planning & Development Dept.



Ellie Zweegman  
10 Credit River Rd  
Erin, ON  
N0B 1T0

Gary Cousins, MCIP, RPP  
Director Planning and Development  
County of Wellington  
Planning and Development Department  
Administration Centre  
74 Woolwich Street  
Guelph, Ontario  
N1H 6H9

January 28, 2013

Re: File No. 23T-12001 & OP-2012-06

Dear Mr. Cousins

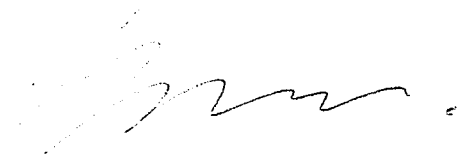
I would like to express concern for the Solmar proposed Official Plan Amendment to grow Erin into something we have not chosen.

As a family we chose to live in Erin with our children nearly 15 years ago because we loved Erin; it is a wonderful place to raise families with an incredible positive environment. This has a lot to do with the kind of people who have chosen to make Erin their home because of what Erin is.

I understand that time cannot stand still & there will be some growth in Erin, but escalating the growth of the town at the proposed rate will be awful for the current Erin residents who have chosen to live here because of its small size and are quite happy to put up with its limitations because the benefits far outweigh the alternatives.

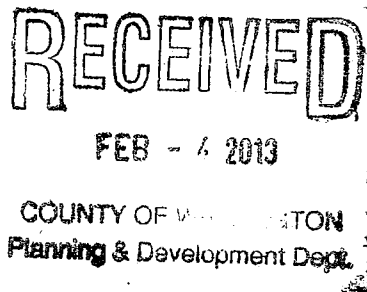
In summary, please leave Erin as a small town – we all like it that way.

Sincerely,



Ellie Zweegman

cc. Kathryn Ironmonger, Clerk, Town of Erin, 5684 Trafalgar Road





Gary Cousins, MCIP, RPP  
Director Planning and Development  
County of Wellington - Administration Centre  
74 Woolwich Street  
Guelph, Ontario N1H 6H9

February 1st, 2013

Re: File No. 23T-12001 & OP-2012-06

Dear Mr. Cousins

As a resident of the "village" of Erin I am writing to express my concern regarding the Solmar proposed Official Plan Amendment to revise the projected growth for Erin Village to 2031 and to increase residential densities.

I am pleased to know that there will be growth in Erin but am concerned about the potential for the loss of distinct character that my Town has today. Between 2016 and 2031, the Town was to grow by 480 units. The Solmar plan calls for 1240 units within 30 years (many of these years have already come and gone.). Doubling the number of homes in the Town would erode many of the reasons people chose to live in Erin.

I am doubtful that we could withstand the impacts on our infrastructure, facilities, traffic, environment and social well-being. I respectfully request that the town and county stand firm to the growth forecasts for this planning period as stated in the county plan: "This forecast will be used by all municipalities and government agencies in planning for growth and growth related facilities" and "Wellington is also committed to ensuring that controlled Wellington County Official Plan growth and development occur within the community in order to maintain and enhance the small town character of urban centres".

Similarly, for the density, the current county plan targets at least 6.5 units per gross acre in newly developing subdivisions. The density and general lotting pattern in Erin village is much lower than this, so the 6.5 is already 'out of character' for our town and will be a significant change for our residents and visitors. To increase this number again threatens our small town scale and character. Any increase in density should be rejected.

In summary, I ask that the town and county to maintain their plan for this planning period and consider a controlled rate of growth in order to preserve what many residents have counted on in choosing to live in Erin.

Sincerely,



Heidi Matthews

cc. Kathryn Ironmonger, Clerk, Town of Erin, 5684 Trafalgar Road

RECEIVED

FEB - 7 2013

COUNTY OF WELLINGTON  
Planning & Development Dept.





Gary Cousins, MCIP, RPP  
Director Planning and Development  
County of Wellington  
Planning and Development Department  
Administration Centre  
74 Woolwich Street  
Guelph, Ontario  
N1H 6H9

RECEIVED

JAN 29 2013

COUNTY OF WELLINGTON  
Planning & Development Dept.

January 24, 2013

Re: File No. 23T-12001 & OP-2012-06

Dear Mr. Cousins

On behalf of Transition Erin we would like to express our concern for the Solmar proposed Official Plan Amendment to revise the projected growth for Erin Village to 2031 and to increase residential densities.

While we are not opposed to growth, we would like to see controlled growth that conforms closer to our town and county plan of growth. Between 2016 and 2031, our allocation was growth of 440 homes (this included taking into account the likelihood of servicing by 2016). The Solmar plan calls for 1240 units within 30 years. While this goes outside the county planning period, we are concerned that this unprecedented growth will be too fast for our small town. It not only triples the allocation, but also doubles the size of our town. In addition we know that there are other developers in line with designated land in other parts of the village.

We are concerned for the impacts on our infrastructure, facilities, traffic, environment and social well-being. The very reason why people live in Erin is its small size and small town atmosphere, which is threatened by a rapid pace of growth. We encourage the town and county to respect the growth forecasts for this planning period as stated in the county plan: "This forecast will be used by all municipalities and government agencies in planning for growth and growth related facilities" and "Wellington is also committed to ensuring that controlled Wellington County Official Plan growth and development occur within the community in order to maintain and enhance the small town character of urban centres"

For density, the current county plan targets at least 6.5 units per gross acre in newly developing subdivisions. The density and general lotting pattern in Erin village is much lower than this, so the 6.5 is already 'out of character' for our town and will be a significant change for our

over



residents and visitors: To increase this number again threatens our small town scale and character.

The county plan calls for "the maintenance of a lotting pattern that is generally consistent and compatible with the predominant character of the area". The town plan states "Design guidelines should recognize the unique rural, low density form of development which predominates in the Town." The current Solmar lotting plan and density is not consistent with that in the existing village.

In summary, we encourage the town to follow closer to their plan for this planning period and consider a controlled rate of growth in order to preserve what many residents have counted on in choosing to live in Erin.

Sincerely,

Heidi Matthews and Jay Mowat  
Co-chairs Sustainable Development Working Group  
Transition Erin

A handwritten signature in cursive script, reading "Heidi Matthews".

cc. Kathryn Ironmonger, Clerk, Town of Erin, 5684 Trafalgar Road



Gary Cousins, MCIP, RPP  
Director Planning and Development  
County of Wellington  
Planning and Development Department  
Administration Centre  
74 Woolwich Street  
Guelph, Ontario  
N1H 6H9

*Solmar*

RECEIVED

FEB - 4 2013

COUNTY OF WELLINGTON  
Planning and Development Dept.

January 24, 2013

Re: File No. 23T-12001 & OP-2012-06

Dear Mr. Cousins

Our property backs on to the Solmar lands and we are opposed to the proposed Official Plan Amendment to revise the projected growth for Erin Village to 2031 and to increase residential densities.

Re: Growth

The allocated growth of the village is approximately 480 homes (from 2011 – 2031) according to the town and county plan, which includes the likelihood of servicing beyond 2016. We moved here in late 2009 understanding that the land behind us was designated for development and we were fine knowing it would be only 480 homes (or less given other land designated in town) in the next 20 years. Had we known that the developer wanted to put 1240 homes behind us, where we currently enjoy the view of a farmhouse, rolling fields and animals, we would not have moved here.

The county plan states "This forecast will be used by all municipalities and government agencies in planning for growth and growth related facilities" and therefore we understood that the forecast stands until 2031. We would like to ask that the county and town respect that people made life decisions based on these numbers. To change the forecast numbers so drastically at this point, as Solmar requests, will impact our ability to sell in the near term and our property value before and during construction of the new development. Ultimately we would like to stay in our home, but not if the change is so drastic.

Re: Density

Our small development which is adjacent to the Solmar lands consists of homes on 1 and 2 acre lots, typical of the development on the perimeter of the village. The proposed plan of subdivision is not only not compatible with our development in terms of density or lotting pattern, but shows unprecedented high densities compared to that in the whole town. It is the likes of having an entire



intensified Erin dropped in our backyard, since it would be doubling the size of the town in a space that is less than one-quarter of the area of the whole town.

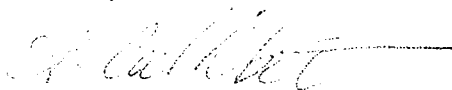
In section 4.4.3 of the county plan, it states "The strategic approach to intensification intends to retain small town character....which includes ....e) encouraging modest intensification in stable residential areas respecting the character of the area. Stable residential areas are considered to be established areas generally consisting of predominantly low density housing on local roads with the built boundary." This is not modest intensification for our village – it is very aggressive compared to the town today.

Section 3.13 of the town plan states that "Design guidelines should recognize the unique rural, low density form of development which predominates in the Town." The design of the Solmar community looks nothing like the rest of Erin in that the density is so much higher.

As a result, we ask the town and county to adhere to their plan of forecasted growth as residents have used its data to make life decisions. If such rapid growth is desired by the town, it should come from public input and be reserved for the next planning period. The current guideline of 6.5 houses or units per acre far exceeds the level of density in the existing town. For Solmar to ask to increase this density is creating a neighbourhood that does not fit with our small-town character, which is to be preserved according to our town vision statement. We ask that the town and county consider this 'unique rural, low density form of development' when considering the densities in the new development.

Lastly, our understanding is that this land was designated for future development in 2004 without any prior public consultation. We understand that this was not typical due process and was due to the circumstances around the greenbelt allocation. We hope that this will not happen again and the public will be informed and consulted at every stage of the process with our input considered.

Sincerely,



Andrea and Cameron Cuthbert  
3 Credit River Rd., Erin

cc. Kathryn Ironmonger, Clerk, Town of Erin, 5684 Trafalgar Road



