



Town of Erin
Zoning By-law Update

Statutory Public Meeting

Draft July 2, 2026 Zoning By-law

July 23, 2026

Presenter:

Nadia De Santi, MICP RPP, WSP Project Manager

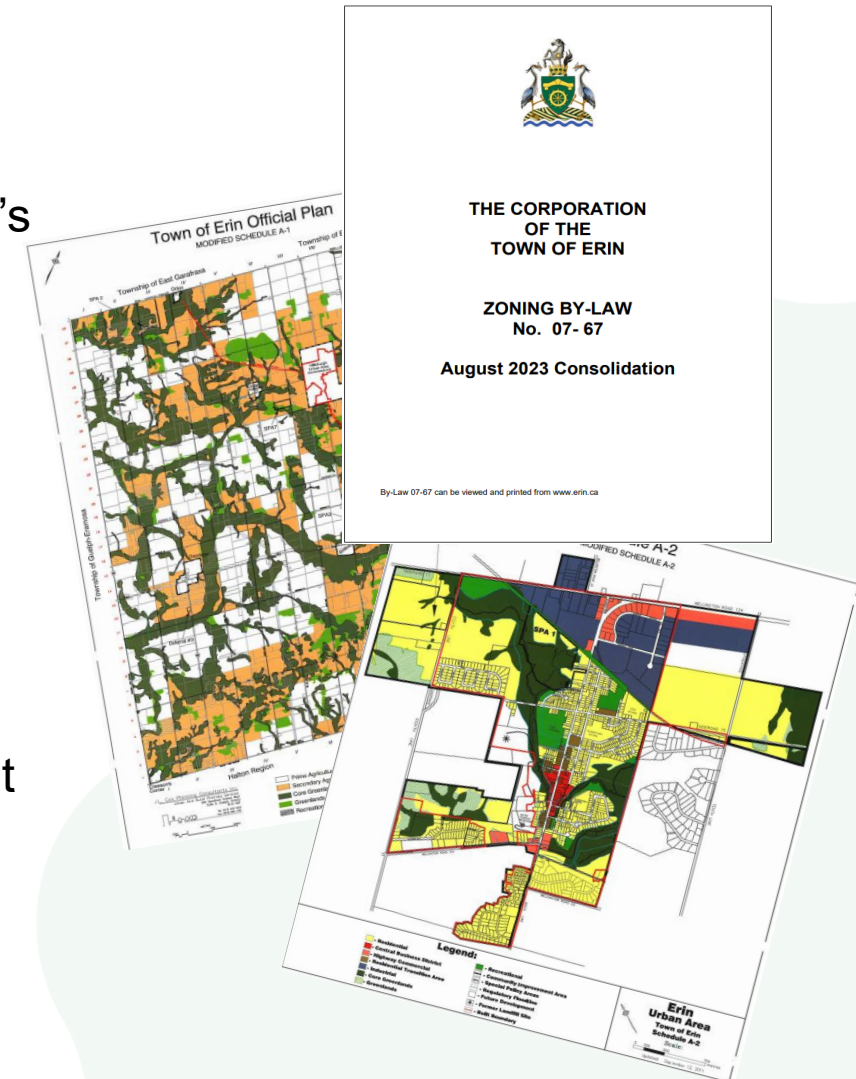
Presentation Overview

1. Why is the Town doing a Zoning By-law Update?
2. Zoning By-law Update Process
3. Project Update Since Open House (December 10, 2025)
4. Draft July 2, 2026 Zoning By-law Overview
5. Next Steps
6. Q & A

Why is the Town doing a Zoning By-law Update?

Objectives:

1. **Simplify** and **streamline** land use planning in the Town and guide development in both urban and rural areas to accommodate the Town's growing population. A significant amount of time has passed since the existing Zoning By-law was approved 18 years ago in 2007.
2. Provide a **user-friendly** and **accessible** guide for compatible development that is **consistent with** and **conforms** to Provincial, County, and Town policy while remaining flexible to accommodate various building types.
3. **The purpose of this Statutory Public Meeting is to provide an overview of the Draft July 2, 2026 Zoning By-law and seek public input and comments as required by the Planning Act for a zoning by-law amendment.**



Zoning By-law Update Process



Open House December 10, 2025

Approximately 30 members of the public attended the Open House on December 10, 2025. A presentation was made by Town and WSP staff that provided an overview of the:

- Zoning By-law (ZBL) Update Project, including project process and timeline;
- Final Background Discussion Paper (December 8, 2025), including key zoning issues and trends; and
- Next steps.

Public comments heard during the Open House pertained to the scope of the ZBL update, connection with other policy documents and projects, project funding, and enforcement of the ZBL. Other comments were provided that were outside the scope of the Zoning By-law Update.

Written comments were received from Wellington-Dufferin-Guelph Public Health pertaining to potential land use tools that promote health equity, climate resilience and long-term sustainability.



Source: Town of Erin Staff

The Community Information Meeting/Public Open House (December 10, 2025) Summary Memo is available on the Project Website

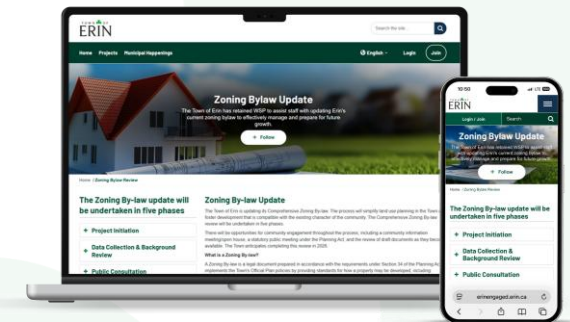
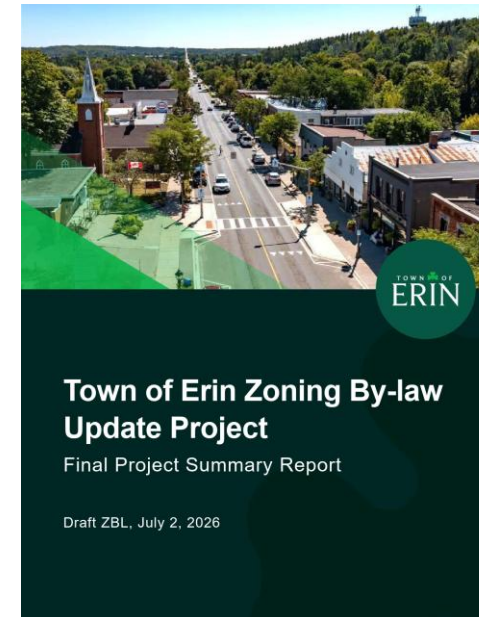
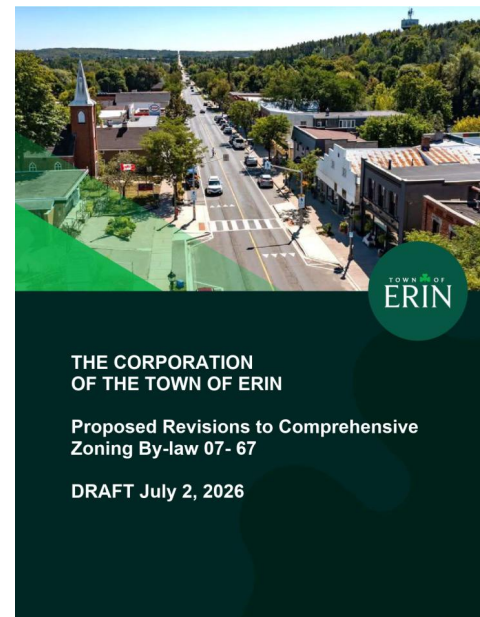
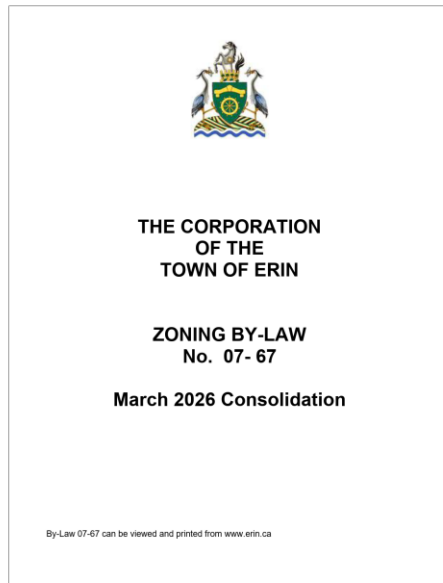
Project Update Since Open House December 2025

**Zoning By-law
Consolidation**
March 2026

**Draft
Zoning By-law**
July 2, 2026

Summary Report
July 2026

Project Website
Ongoing updates
([Zoning Bylaw Review | Erin Engaged](#))



Draft July 2, 2026 Zoning By-law Overview



1. Zoning By-law User Improvements / Document Format and Structure
2. Updates to Definitions
3. Updates to General Provisions including:
 - a) Additional Residential Units
 - b) Parking
 - c) Bicycle Parking
 - d) Amenity Area Requirements
 - e) Agriculture-Related Uses & On-Farm Diversified Uses
4. Zones and Permitted Uses
5. Special Provisions
6. Schedule (Mapping) Updates

A Summary Report has been prepared in conjunction with the Draft July 2, 2026 Zoning By-law.

Draft July 2, 2026 Zoning By-law Format and Structure

The Draft July 2, 2026 Zoning By-law is comprised of **13 Sections**:

- **Section 1: Title and Administration**
- **Section 2: Definitions**
- **Section 3: Zones**
- **Section 4: General Provisions**
- **Sections 5 to 12: Zones (Permitted Uses and Zone Provisions)**
- **Section 13: Special Provisions**
- **Schedules**

The Draft July 2, 2026 Zoning By-law also includes a **User Guide** at the front of the document.

User-Friendly Document Format & Structure

Amended by
By-law 18-34
& 20-06

3 **Building Height**

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

Amended by
By-law 18-34

4 **Lot Coverage**

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

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

- .1 On a lot 0.8 ha (2 ac) in size or less the maximum ground floor area for an accessory building or structure is 1 16 m² (1,250 ft²);
- .2 On a lot 2 ha (5 ac) in size or less and larger than 0.8 ha (2 ac) in size the maximum ground floor area for an accessory building or structure is 185.8 m² (2,000 ft²); and
- .3 On a lot larger than 2 ha (5 ac) in size the maximum ground floor area for an accessory building or structure is 464.5 m² (5,000 ft²).

.5 Establishment of an Accessory Building or Use

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

.6 Private Swimming Pools

Notwithstanding anything contained in this By-law to the contrary, a private swimming pool is a permitted accessory use within any zone wherein a dwelling unit is a permitted use, subject to the following regulations:

- .1 May be located in the side yard, but not closer to any lot line than the minimum distance required for the main building on such lot.
- .2 May be located in the rear yard, but not closer to any lot line than the minimum distance required for an accessory building located on such lot.
- .3 All facilities for changing clothing, or for pumping or filtering or similar accessory use, shall be in accordance with the regulations applicable to accessory buildings on such lot.

User Guide →

Section Dividers
& Headers

Section 4 – General Provisions

SECTION 4 - GENERAL PROVISIONS

The provisions of this section shall apply to all lands within all zones for which it applies unless otherwise specified within each applicable subsection of the provisions.

4.1 Additional Residential Unit

- .1 In all zones where single-detached dwellings, semi-detached

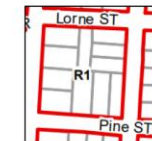


General Zoning Notes:

- a) Zoning boundaries are outlined in red on the Zoning Map, and black on the interactive mapping website.
- b) Each property is associated with a zone symbol (e.g. R1, C2, OS1).
- c) Section 3.1 Definitions of Zones in this Zoning By-law explains the zone symbols.
- d) Some properties will have more than one zone symbol if the property is split into more than one zone.
- e) Some properties will have a zone symbol that contains a suffix or suffixes (e.g. R1(F), MU-3(H), R1-104).

Step 2: Interpret the zoning code for a property

The following summarizes the meaning of different types of zoning symbols and suffixes:



This is a base Zone. The acronyms for each base Zone are explained in Section 3.1 Definition of Zones. For example, "R1" means the Residential One Zone. Some properties in the Town are identified only with a base Zone.

Each base Zone has its own section in this Zoning By-law (Sections 5 to 12) which details permitted Uses, Lot and Building requirements, and additional provisions that apply to all properties within that Zone.

User-Friendly Document Format & Structure

Diagrams to
Illustrate
Provisions

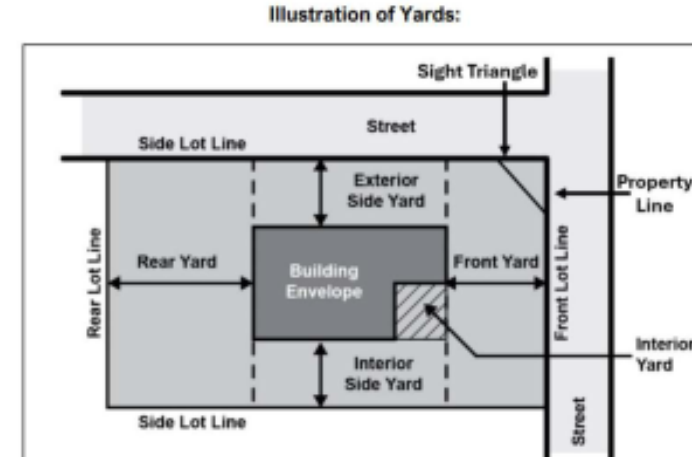


Table 18: Lot Requirements – Central Commercial (C1), Highway Commercial (C2) and Rural Commercial (C3) Zones

	C1 Zone	C2 Zone	C3 Zone
Minimum Lot Area	2,000 m ²	2,000 m ²	0.8 ha
Minimum Lot Frontage	30 m	30 m	60 m
Minimum Front Yard Minimum Exterior Side Yard	No minimum and in accordance with Sections 4.34 – Planting Strips and 4.37 – Setback from Environmental Protection Zones	6 m	15 m
Minimum Rear Yard	4.5 m	7.5 m	22 m
Minimum Interior Side Yard	No minimum except where an interior side lot line abuts a Residential Zone, the minimum shall be 3.1 m	3 m	22 m
Maximum Lot Coverage	60%	40%	30%
Maximum Building Height	11 m	11 m	11 m

Consistent Tables
for Performance
Standards

- dwelling units shall be required to conform to all Ontario Building Code and Ontario Fire Code regulations.
- .9 *Additional residential dwelling units* shall be required to conform to the Minimum Distance Separations requirements within this By-law, where applicable.
- .10 No *additional residential dwelling unit* shall be permitted within hazardous lands as identified by the applicable Conservation Authority.
- .11 One *parking space* will be provided for each *additional residential dwelling unit*, in addition to the required parking for the *main building*.
- .12 An *additional residential dwelling unit* shall not be permitted within, or on the same lot of, a *bed and breakfast (B & B) establishment, boarding house, or home industry*.
- .13 All other requirements of this By-law including *parking and amenity area*, shall be complied with.

Amended by By-law 18-34 and 23-47

.2 **Additional Residential Dwelling Units within the Same Building as the Primary Residential Dwelling Unit**
In addition to Section 4.1.1, *additional residential dwelling units* within the *main building* or attached to the *main building* are subject to the following:

- .1 When exterior alterations to the *main building* are proposed for an *additional residential dwelling unit*, the following applies:
- Shall comply with the minimum required *yard standards* of the Zone in which such *building* is situated; and
 - Shall be to the rear or side of the *main building*, unless the *additional residential dwelling unit* is within an existing garage converted for such use.
- .2 Each *dwelling unit* shall have a separate, private entrance.
- .3 Notwithstanding Section 4.1.1.3, if located in a basement, the *additional residential dwelling unit(s)* may occupy the entirety of the basement floor area.
- .4 An *additional residential dwelling unit* within the same *building* as the *primary residential dwelling unit* shall not exceed the height of the *main building*.

Amended by By-law 21-53 and 23-47

.3 **Additional Dwelling Units within Accessory Buildings or Structures**
In addition to Section 4.1.1 detached *additional residential dwelling units* within *accessory buildings or structures*, are subject to the following:

- .1 The detached *additional residential dwelling unit* shall be located on the same lot as the *main building (detached dwelling, semi-detached dwelling unit, or townhouse dwelling)* and shall not be severed from the *primary residential dwelling unit*.
- .2 The detached *additional residential dwelling unit* can occupy a part of or the entirety of a detached *accessory building or structure*.
- .3 The detached *additional residential dwelling unit* shall comply with the minimum required *yard standards* of the zone in which the *unit* is situated.
- .4 The detached *additional residential dwelling unit* is to be screened and/or

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Key Changes

Definitions

- Reviewed for clarity
- Ensured all defined terms have definitions
- Grouped permitted uses
- Removed/updated outdated or redundant terms
- Added illustrations where appropriate

Illustration
Added →

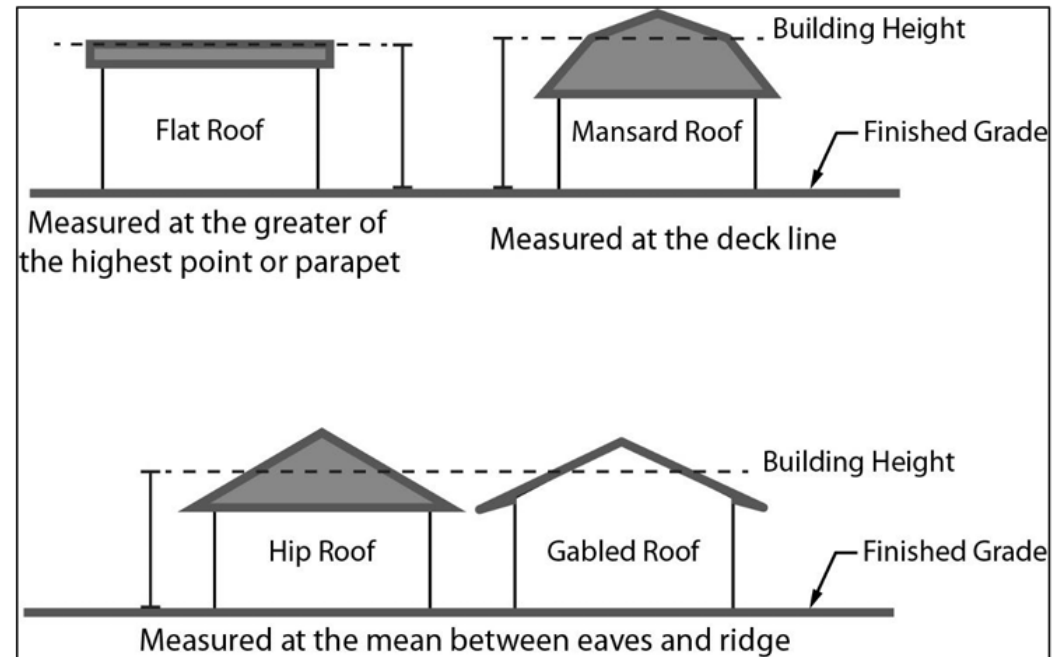


Illustration
Added →

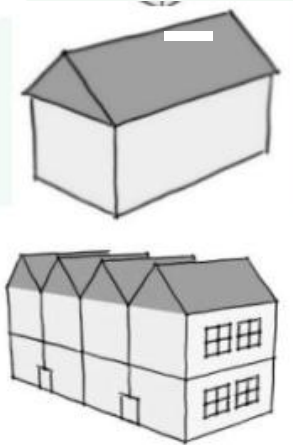
Amended by
By-law 22-43

Single-detached

shall mean a residential dwelling unit which is designed for occupancy by one household only, having an independent entrance, situated on a separate lot.

Stacked Townhouse

shall mean a townhouse consisting of at least four dwelling units, where individual dwelling units are separated both vertically and horizontally from other attached dwelling units and access to each upper level unit shall be from an independent interior or exterior stairway.



Key Changes – Additional Residential Units

Additional Residential Units

- Simplified definitions – Attached and Detached
- Removed provisions that hinder development of ARU's (e.g. # of bedrooms)
- Removed requirement for each unit to have a private dedicated entrance – allow shared stairway
- ARUs are still subject to the policies of the Greenbelt Plan

Additional Residential Unit

shall mean a dwelling unit that is self-contained, subordinate to and located within the same building or on the same lot of a primary residential dwelling unit, which shall only be a single-detached dwelling, semi-detached dwelling, or street townhouse dwelling unit.



Key Changes

Table 4: Parking Regulations

Amended by
By-law 22-43

A) TYPE OF USE / BUILDING	B) MINIMUM PARKING REQUIRED
1. Additional Residential Units	1 space per additional residential unit, in addition to the required parking for the primary residential dwelling unit.
2. Agriculturally Related Use	1.0 space per 100 m ² of gross floor area
3. All Commercial Uses Not Otherwise Specified	1 space per 28 m ² GFA
4. Assembly Hall	5 spaces per 100 m ² of gross floor area of assembly space
5. Apartment or townhouse dwelling, or any other multiple unit residential building or portion of a building containing 5 or more dwelling units	2 spaces per dwelling unit, plus 0.5 visitor parking space per dwelling unit.
6. A single-detached, semi-detached, duplex, triplex or fourplex dwelling, or portion of a building with no more than 4	2 spaces per dwelling unit



Source: Bicycles Parked at Bike Rack – Photos Public Domain

Parking Requirements

- Reviewed, consolidated, and streamlined all parking provisions
- Ensured all permitted uses have parking space requirements where needed
- Included parking diagrams to illustrate requirements

Bicycle Parking Spaces

- Bicycle parking space requirements added for all uses
- Inclusion of bicycle parking space provisions addresses key comment from Wellington-Dufferin-Guelph Public Health

Key Changes

Amenity Area Requirements

- Consolidated Private Outdoor and Common Outdoor Amenity Area requirements

Agriculture-Related Uses & On-Farm Diversified Uses

- Revised definitions and provisions for agriculture-related uses and on-farm diversified uses

4.7 Common Amenity Area

Unless otherwise noted in this By-law, common amenity areas shall be provided for multi-residential buildings consisting of four (4) or more dwelling units within the boundaries of the development and in accordance with the following provisions:

- .1 A common amenity area is an outdoor place designed for active and/or passive recreational use by the occupants of the subject development and may include patios, pools, play areas, paths and landscaped areas.
- .2 The minimum common amenity area required shall be 9.3 m² per dwelling unit for each unit up to 10 and 4.6 m² of amenity area for each additional unit in excess of 10 units.
- .3 Amenity areas shall have direct access to/from the residential use.

Agriculture-related use

Amended by
By-law 21-53

shall mean a use that is farm-related commercial and farm-related industrial uses that are directly related to farm operation in the area, that support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity.

On-farm diversified use

Amended by
By-law 21-53

shall mean a use that is located on the same lot as, and secondary to the principal agricultural use that is greater than 4 hectares in size, and is limited in area. On-farm diversified uses include, but are not limited to, a home occupation, a home industry, agri-tourism uses, alternative accommodations, and uses that produce value-added agricultural products.

Key Changes

Consolidation of Zones

- New Zones or Zone categories were not introduced through this update
- Existing Zones, permitted uses, and zoning provisions were consolidated and cleaned up
- Urban Residential Zones (UR1 and UR2) are now incorporated into Section 3 – Zones
- Home industries added to R3 zone
- Catering establishment added to C1 and C2 zones
- Block townhouse added to R4, UR1, and UR2 zones
- Drive-through facility added to C2, M1, and M2 zones

6.2 Permitted Uses in Residential Zones

Table 9: Permitted Uses – Residential (R1, R2, R3, R4, UR1 and UR2) Zones

PERMITTED USE (Use is permitted in zone if box is checked)	R1 Zone	R2 Zone	R3 Zone	R4 Zone	UR1 Zone	UR2 Zone
apartment				✓		
B&B (Class 1) in accordance with Section 4.3 – Bed and Breakfast Establishments	✓	✓	✓		✓	✓
B&B (Class 2) in accordance with Section 4.3 – Bed and Breakfast Establishments			✓		✓	✓
back-to-back townhouse				✓	✓	✓
block townhouse				✓	✓	✓
detached dwelling	✓	✓	✓		✓	✓
duplex dwelling		✓			✓	✓
existing institutional uses	✓	✓	✓		✓	✓
home industries, in accordance with Section 4.17 - Home Industries			✓			
home occupation in accordance with Section 4.18 – Home Occupation	✓	✓	✓		✓ (1)	✓ (1)
long-term care home					✓	✓

Key Changes

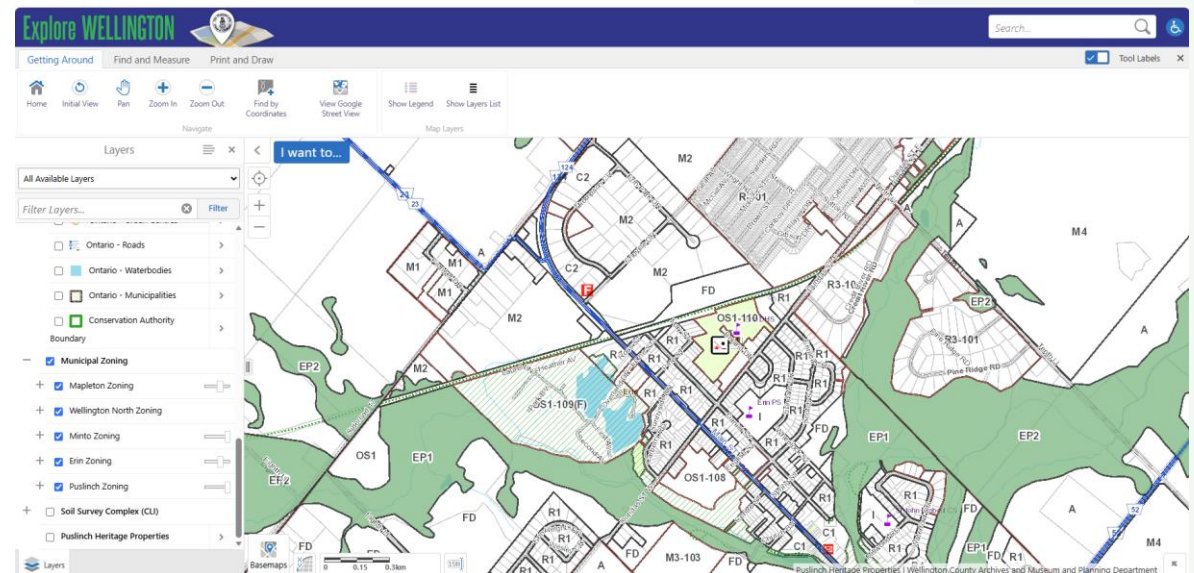
Special Provisions (Section 13)

- Temporary uses that have expired have been removed. Exception numbers will remain as placeholders for future Special Provisions
- Zoning By-law Amendments passed by Council since January 2024 have been incorporated

M3-110 By-law 35-87 Milanovic Lot 24, Con 9, 9512 WCR 42 Roll # 2-1074	Notwithstanding the provisions of the Rural Industrial Zone, the lands zoned M3-110 may only be used for a metal fabrication and repair shop, and an accessory dwelling, subject to the following regulations: - No exterior alterations are made to the buildings with such use, except as approved at the date of passing of this By-law; - The use is limited to the existing accessory building with a maximum floor area of 74.3 m² and maximum building height of 4.8 m; - No outdoor storage of goods is permitted; and - One identification sign to a maximum of 0.5 m² is permitted.
M3-111 Reserved for future use	

Zoning By-law Schedule (Mapping) Updates

- Provided mapping updates to County for online interactive mapping



Next Steps

1

July – 4th Quarter of 2026 – Community Review and Input on the Draft July 2, 2026 Zoning By-law

The Draft July 2, 2026 Zoning By-law is available for review at:
<https://erinengaged.erin.ca/zoning-bylaw-review>

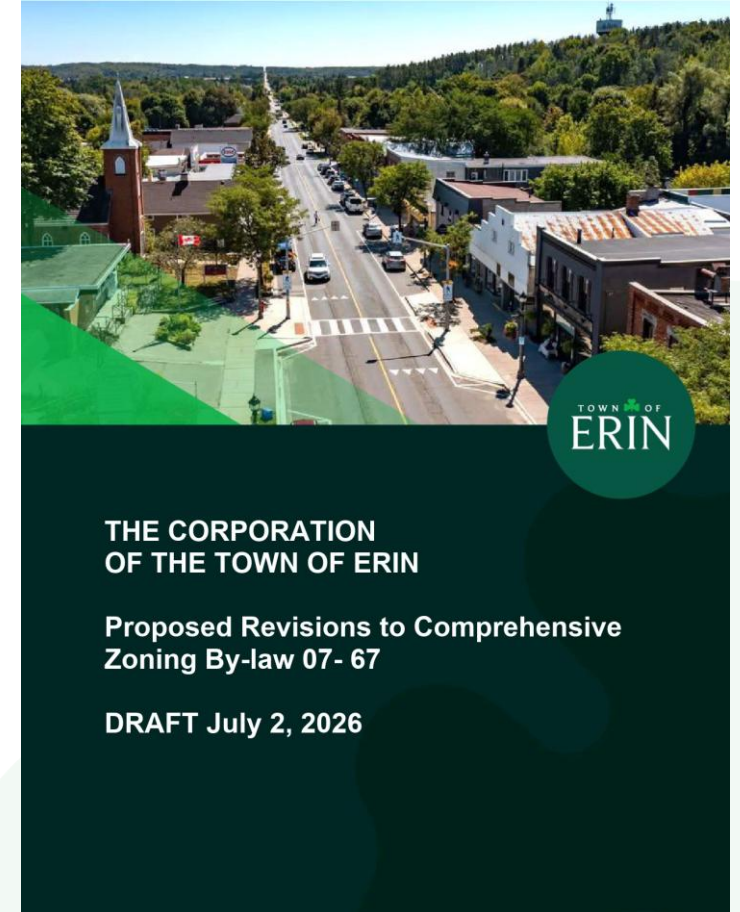
Comments are requested by **August 31, 2026**.

2

Council Adoption of Final Zoning By-law

The Final Zoning By-law with the implementing By-law will be presented to Council for consideration of Adoption.

Notice of Passing of the Amendment will be issued by the Town and there is a 20-day appeal period under the Planning Act.



Thank you. Questions? Comments?

Town Contact:

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Town of Erin

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**For Project Updates, please
check the Town's website:**

<https://erinengaged.erin.ca/zoning-bylaw-review>