

## 2.3 Existing Land Use and Zoning

The Town's Official Plan identifies three primary land use systems:

- **Greenlands System** – encompasses natural heritage features
- **Rural System** – includes both prime and secondary agricultural areas
- **Urban System** – comprises hamlets and urban centres

The two designated urban centres in the Town of Erin are Erin Village and Hillsburgh. The rest of the Town falls within the Greenlands and Rural systems. **Map 12** illustrates the overall land use in the Town of Erin. **Map 13** and **Map 16** illustrate the existing zoning for the urban centres of Erin Village and Hillsburgh, as well as Cedar Valley and Ospringe.

As outlined in the County of Wellington Official Plan (2024), the Town of Erin is expected to experience a noticeable growth with a forecasted population of up to 26,000 by 2051. This growth forecast is based on intensification within designated growth areas and planned subdivisions and future developments across the Town. These factors will contribute to population growth, particularly in the urban settlement areas of Erin Village, Hillsburgh, and Cedar Valley as shown in **Map 17** through **Map 19**.



Township of East Garafraxa

Town of Caledon

Township of Centre Wellington

Town of Halton Hills

Township of Guelph-Eramosa

Map 12

### Legend

|                      |                             |                            |
|----------------------|-----------------------------|----------------------------|
| Watercourse          | Greenlands                  | Former Landfill Site       |
| Trail                | Agricultural                | Hamlet Area                |
| Wetlands             | Residential Transition Area | Future Development         |
| Municipal Boundaries | Residential                 | Country Residential        |
| Town of Erin         | Recreational                | Regulatory Flood line      |
| Parking              | Priority Area               | Core Greenlands            |
|                      | Policy Areas                | Community Improvement Area |
|                      | Industrial                  | Central Business District  |
|                      | Highway Commercial          | Built Boundary             |

### Scale

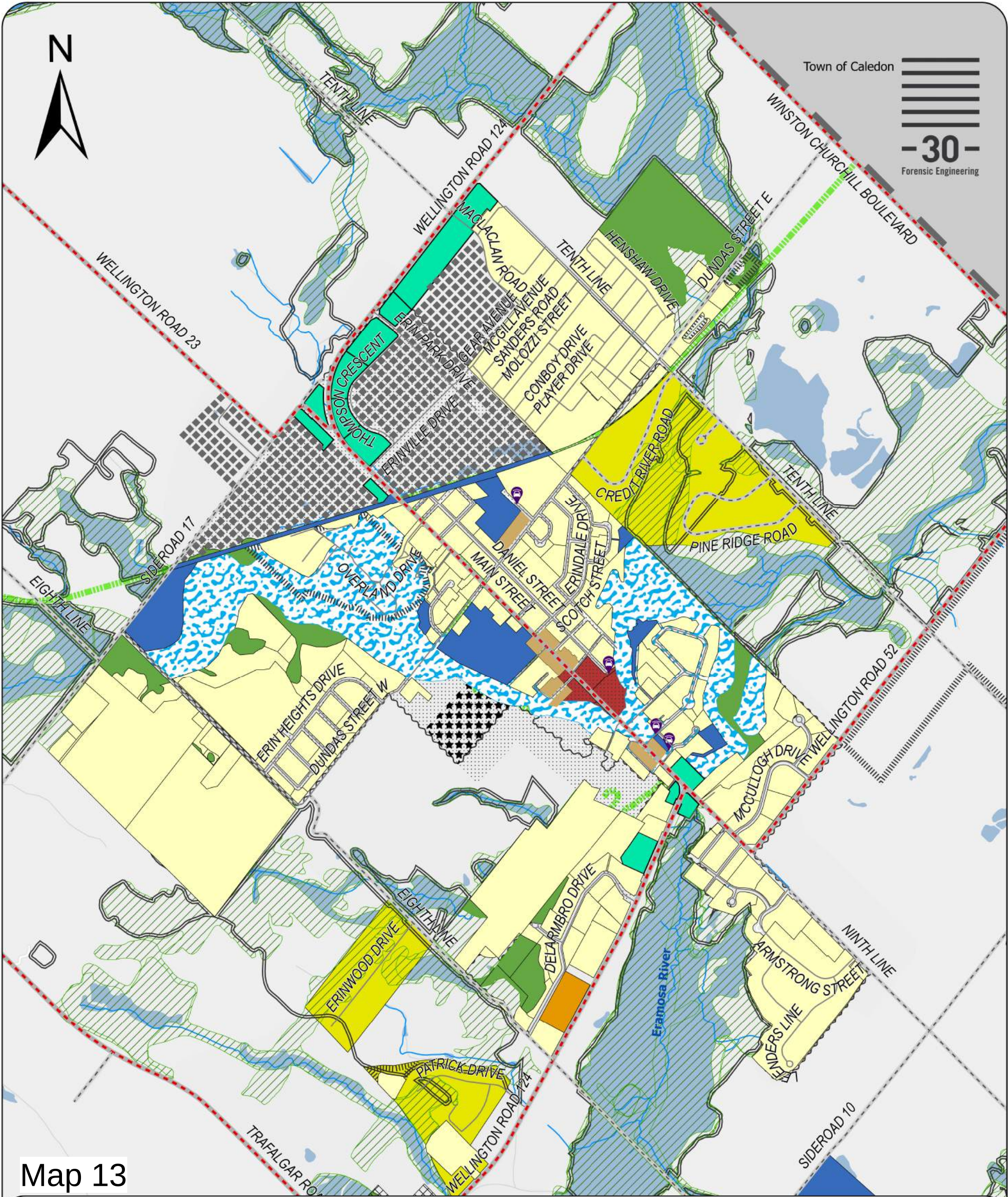
0 1.25 2.5 5 Kilometers

TOWN OF  
ERIN

# Town of Erin

## TRANSPORTATION MASTER PLAN

### Existing Land Use and Zoning



**Legend**

|                      |                             |                            |
|----------------------|-----------------------------|----------------------------|
| Watercourse          | Greenlands                  | Former Landfill Site       |
| Trail                | Agricultural                | Hamlet Area                |
| Wetlands             | Residential Transition Area | Future Development         |
| Municipal Boundaries | Residential                 | Country Residential        |
| Town of Erin         | Recreational                | Regulatory Flood line      |
| Parking              | Priority Area               | Core Greenlands            |
|                      | Policy Areas                | Community Improvement Area |
|                      | Industrial                  | Central Business District  |
|                      | Highway Commercial          | Built Boundary             |

**Scale**

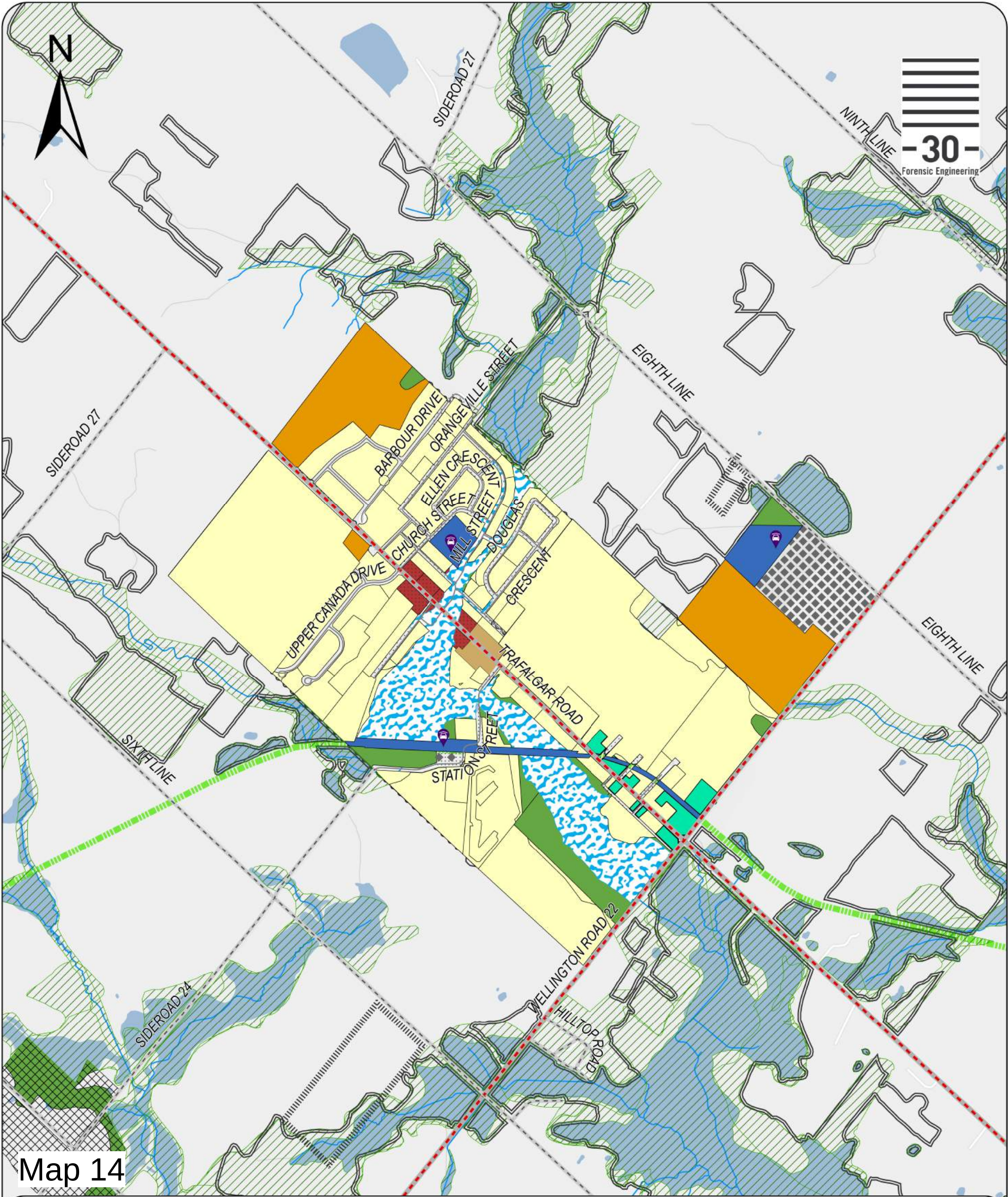
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**TOWN OF ERIN**

**Town of Erin**

**TRANSPORTATION MASTER PLAN**

**Erin Village Existing Land Use and Zoning**



Map 14

**Legend**

- |                      |                             |                            |
|----------------------|-----------------------------|----------------------------|
| Watercourse          | Greenlands                  | Former Landfill Site       |
| Trail                | Agricultural                | Hamlet Area                |
| Wetlands             | Residential Transition Area | Future Development         |
| Municipal Boundaries | Residential                 | Country Residential        |
| Town of Erin         | Recreational                | Regulatory Flood line      |
| Parking              | Priority Area               | Core Greenlands            |
|                      | Policy Areas                | Community Improvement Area |
|                      | Industrial                  | Central Business District  |
|                      | Highway Commercial          | Built Boundary             |

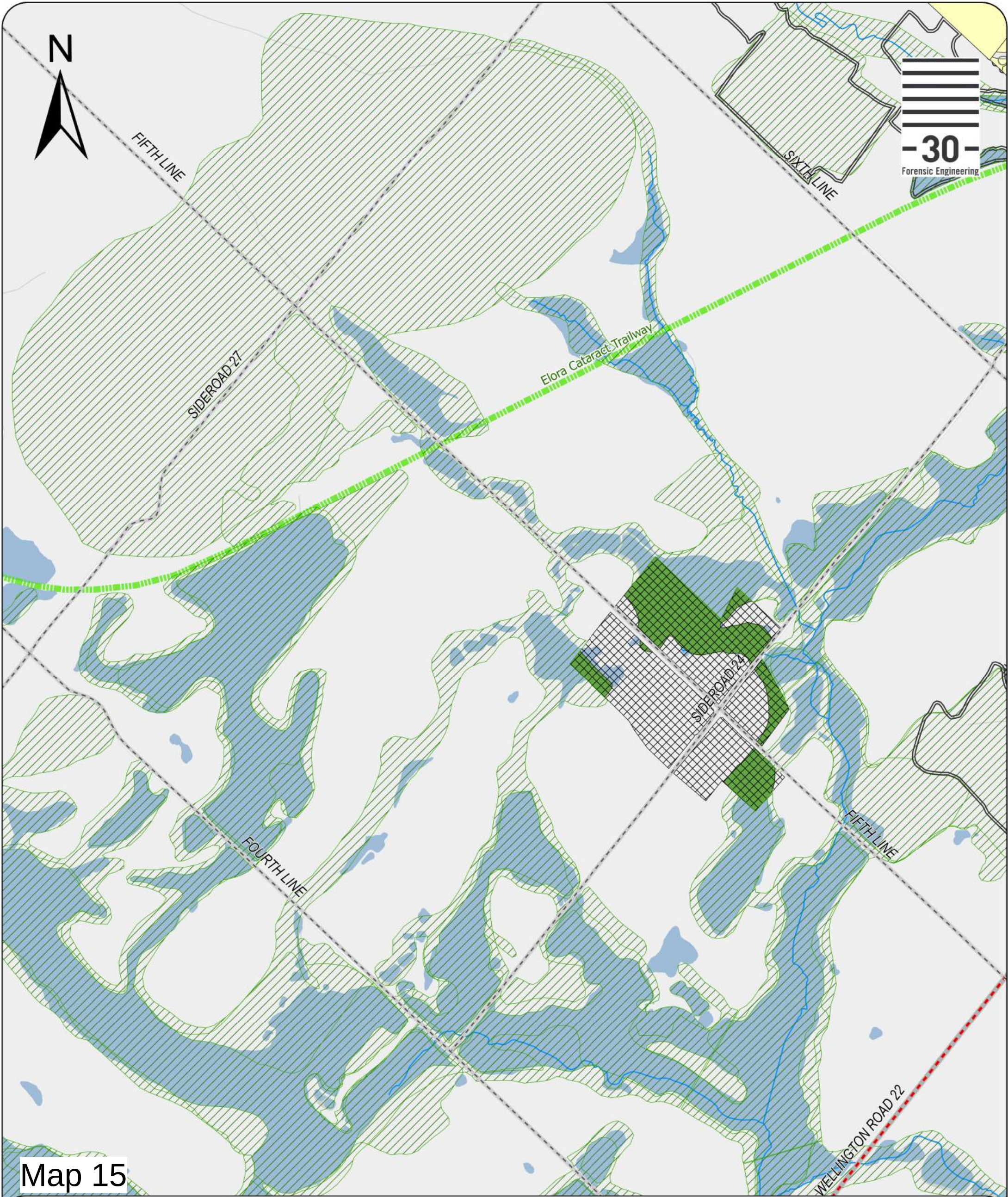
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TOWN OF  
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# Town of Erin

## TRANSPORTATION MASTER PLAN

### Hillsburgh Existing Land Use and Zoning



Map 15

**Legend**

Watercourse

Trail

Wetlands

Municipal Boundaries

Town of Erin

Parking

Greenlands

Agricultural

Residential Transition Area

Residential

Recreational

Priority Area

Policy Areas

Industrial

Highway Commercial

Former Landfill Site

Hamlet Area

Future Development

Country Residential

Regulatory Flood line

Core Greenlands

Community Improvement Area

Central Business District

Built Boundary

**Scale**

0

0.15

0.3

0.6

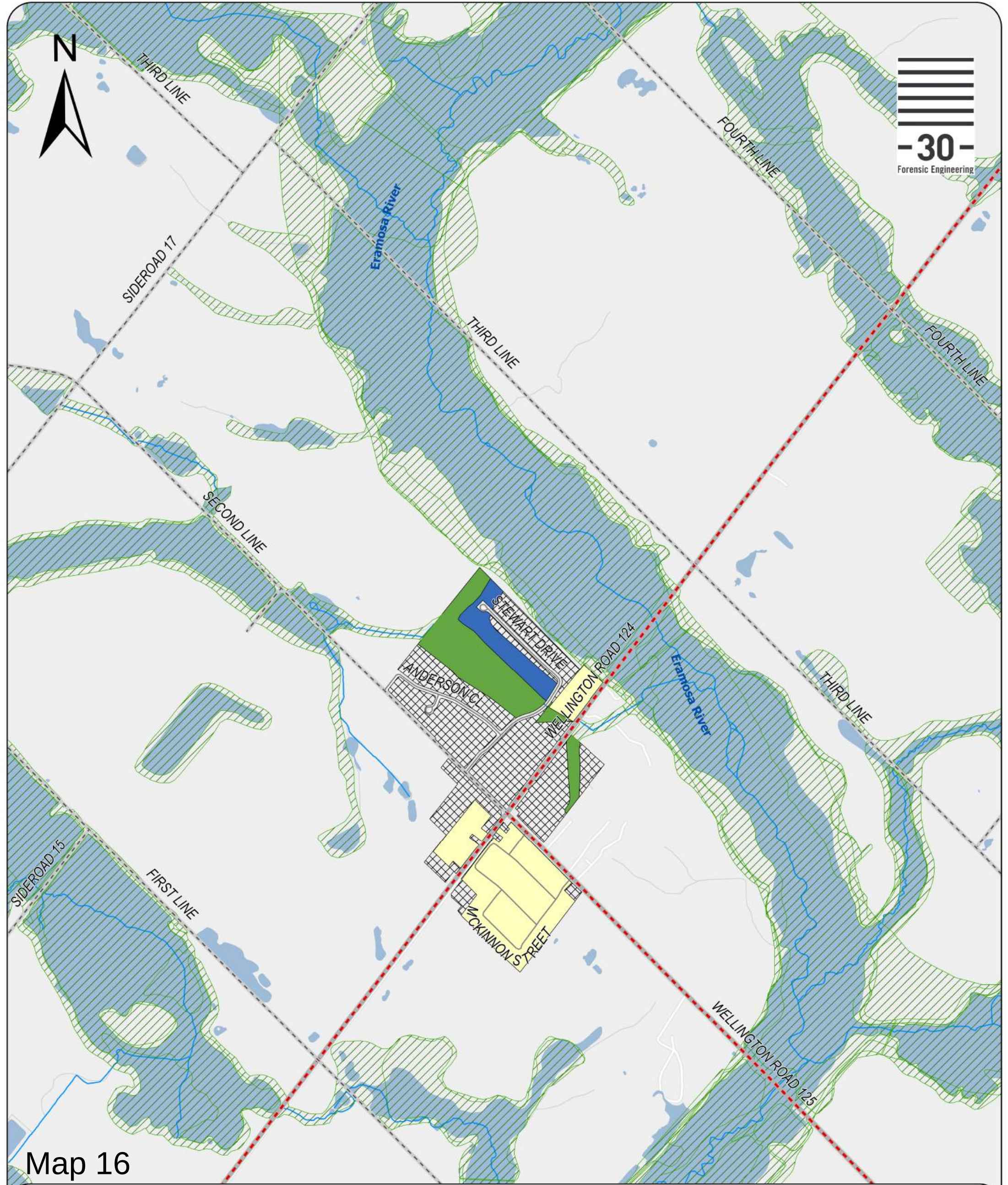
Kilometers

TOWN OF  
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**Town of Erin**

TRANSPORTATION MASTER PLAN

Cedar Valley Existing Land Use and Zoning



Map 16

**Legend**

Watercourse

Trail

Wetlands

Municipal Boundaries

Town of Erin

Parking

Greenlands

Agricultural

Residential Transition Area

Residential

Recreational

Priority Area

Policy Areas

Industrial

Highway Commercial

Former Landfill Site

Hamlet Area

Future Development

Country Residential

Regulatory Flood line

Core Greenlands

Community Improvement Area

Central Business District

Built Boundary

**Scale**

0

0.23

0.45

0.9

Kilometers

TOWN OF

ERIN

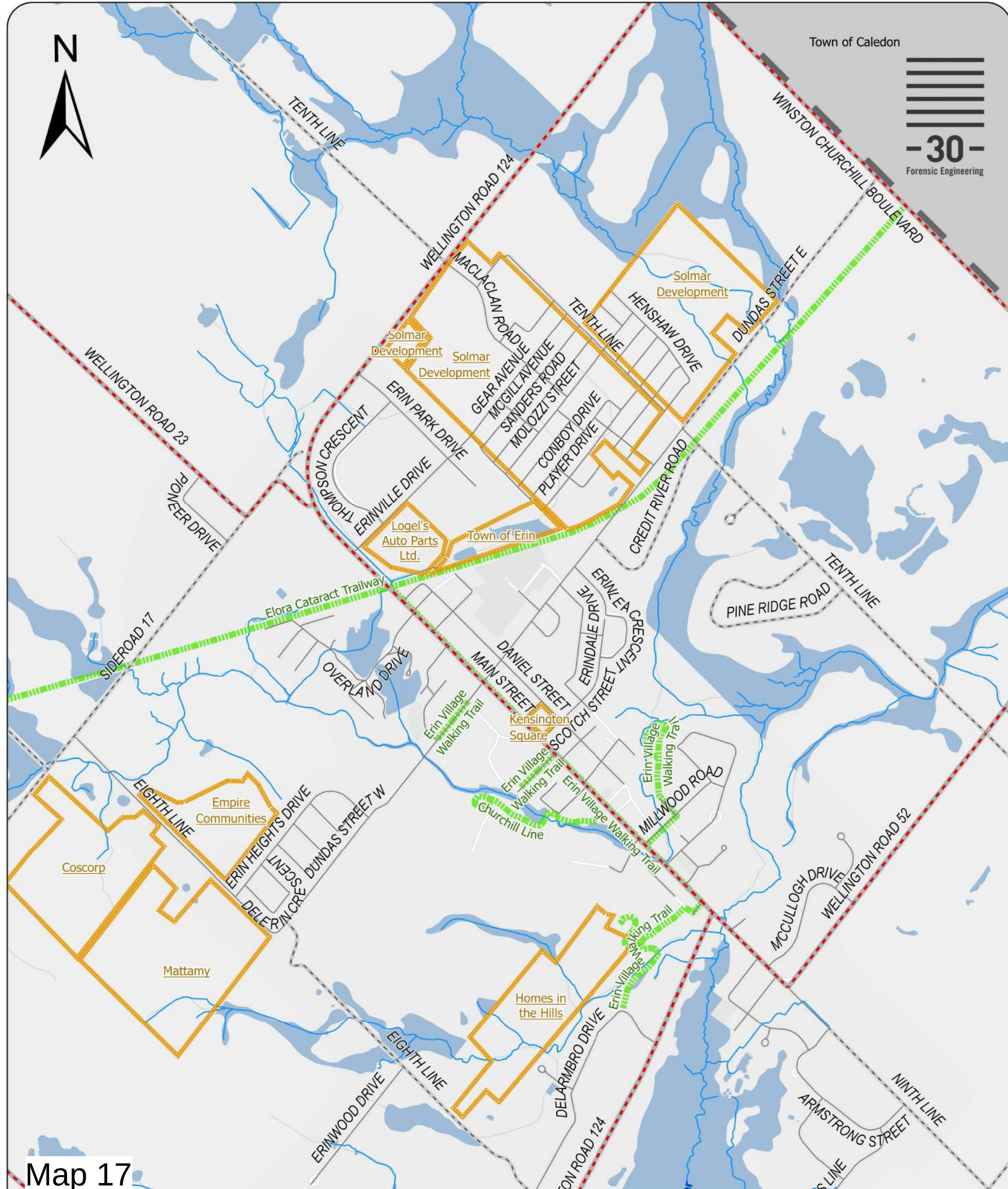
# Town of Erin

## TRANSPORTATION MASTER PLAN

### Ospringe Existing Land Use and Zoning



Town of Caledon



Map 17

### Legend

- |                      |                       |
|----------------------|-----------------------|
| Watercourse          | Subdivisions          |
| Trail                | County Roads          |
| Wetlands             | Town Roads (Rural)    |
| Municipal Boundaries | Town Roads (Urban)    |
|                      | Town of Erin Boundary |

Scale

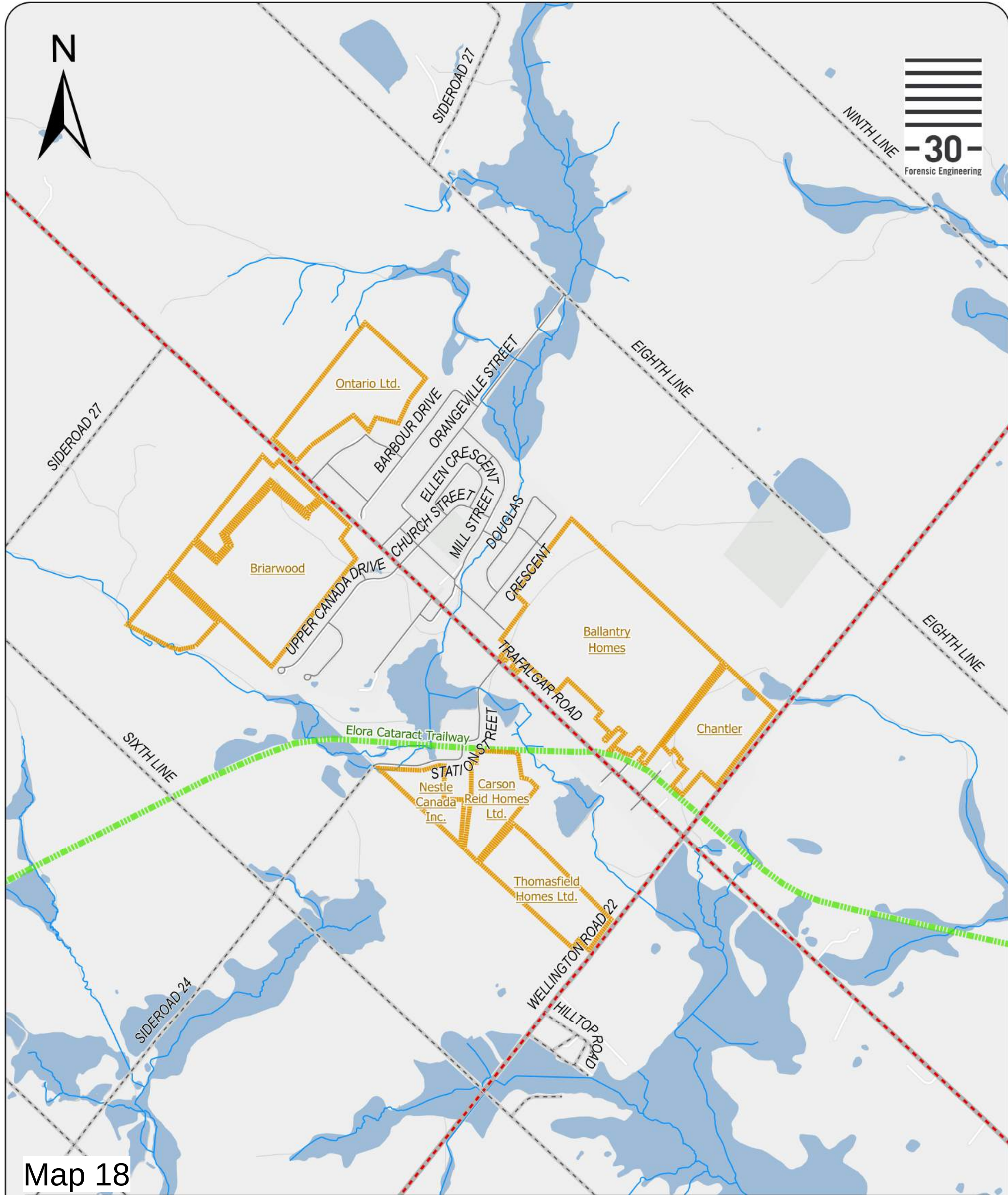


TOWN OF  
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# Town of Erin

## TRANSPORTATION MASTER PLAN

### Erin Village Existing Subdivision



Map 18

### Legend

- |                      |                       |
|----------------------|-----------------------|
| Watercourse          | Subdivisions          |
| Trail                | County Roads          |
| Wetlands             | Town Roads (Rural)    |
| Municipal Boundaries | Town Roads (Urban)    |
|                      | Town of Erin Boundary |

### Scale

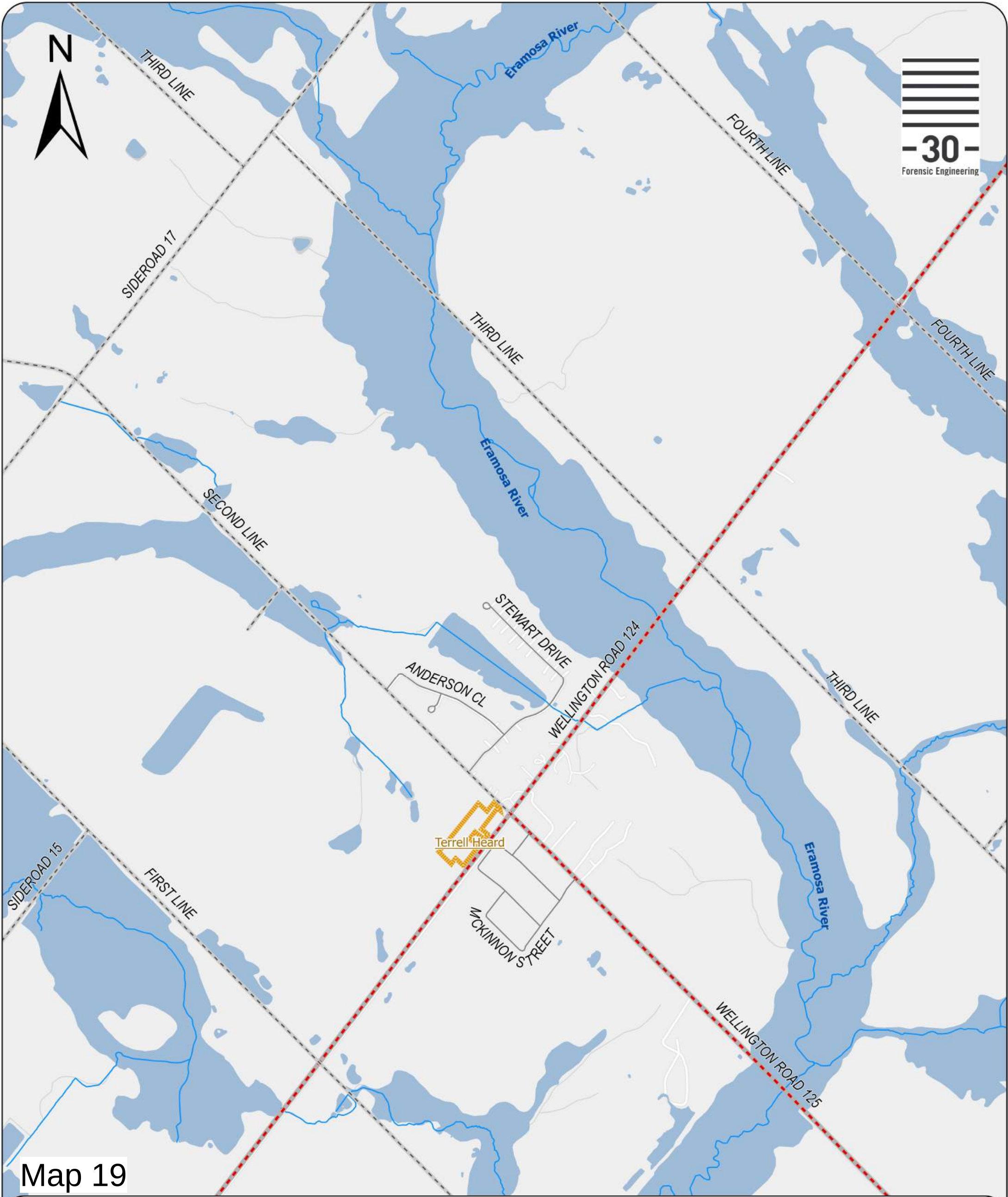
0 0.13 0.25 0.5 0.75 1 Kilometers

TOWN OF  
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# Town of Erin

## TRANSPORTATION MASTER PLAN

### Hillsburgh Existing Subdivision



Map 19

**Legend**

|                      |                       |
|----------------------|-----------------------|
| Watercourse          | Subdivisions          |
| Trail                | County Roads          |
| Wetlands             | Town Roads (Rural)    |
| Municipal Boundaries | Town Roads (Urban)    |
|                      | Town of Erin Boundary |

**Scale**

0 0.13 0.25 0.5 0.75 1 Kilometers

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**ERIN**

**Town of Erin**

**TRANSPORTATION MASTER PLAN**

**Ospringe Existing Subdivision**