

Zoning By-Law Update – Public Consultation Matrix (Written and Oral Comments)

AGENCY & PUBLIC COMMENTS			
	Name	Comment Summary	Response
1	Wellington-Dufferin-Guelph Public Health (Written Submission dated February 19, 2026)	To encourage active travel as a regular means of transportation, WDG Public Health strongly supports the inclusion of bicycle parking requirements within the Comprehensive Zoning Bylaw for multi-unit residential, institutional, commercial and industrial developments. To guarantee the placement of safe bicycle storage options for residents and visitors, the following provisions are recommended: Consider a minimum requirement for electric vehicle (EV) parking spaces in multi-unit buildings. Consider enhancing the definition of common amenity areas to encourage the inclusion of spaces that provide opportunities for active and passive recreation that are designed to be inclusive of all ages and abilities. Consider design elements that support an active pedestrian frontage for buildings and streetscapes within the Village Cores of Erin and Hillsburgh. Where possible, encourage developments to support urban agriculture in outdoor spaces (e.g., rooftop gardens, community gardens in amenity spaces) by permitting these uses and providing supporting infrastructure such as a water source. If not already permitted, add healthy food outlets and markets as a Permitted Use in Residential, Mixed Use, Institutional, and Open Space Zones to support the small-scale sales of and convenient access to local food production. Consider embedding resilience into the built form at the earliest stages of development like: • Requiring landscaped islands within parking areas above a specified size threshold • Establishing minimum tree planting intervals within and around parking lots (e.g., one tree per defined number of spaces) • Requiring shade trees within landscaped islands to provide canopy coverage at maturity • Limiting large uninterrupted expanses of asphalt where feasible, by requiring landscaped breaks at defined intervals • Reviewing minimum parking requirements in settlement areas to avoid excessive paved surfaces that can contribute to heat accumulation Permit mixed-use development and higher-density residential forms within settlement areas Considering permitting rooftop solar panels as accessory uses in all zones, or where appropriate Clarifying that rooftop solar installations are included in or exempt from maximum height calculations, where appropriate Ensuring setback and height requirements do not unintentionally restrict small-scale renewable energy installations Consider incorporating standards for: • Minimum landscaped open space requirements • Maximum lot coverage thresholds that allow, encourage, and preserve permeable surfaces	• Where feasible and within the scope of a zoning by-law Update, revisions were incorporated, for example bicycle parking standards. • Majority of items will be addressed and explored through a future official plan review and/or zoning by-law review • Some items are no longer enforceable in a zoning by-law due to recent changes to Planning Act (i.e. electric vehicle requirements) • Many of the requests listed are more appropriate for other planning documents, such as the Official Plan and urban design guidelines

		• Requiring shade provision within common amenity areas and walkways (front entrances, recreational and amenity spaces) and which may include required tree planting or canopy projection targets at maturity • Enhanced parking lot landscaping standards Consider supporting resilience through measurable site design thresholds in the Zoning by-law such as: • Minimum landscaped open space requirements • Maximum lot coverage standards that maintain permeable surface areas Requirements for landscaping within large, paved areas • Permitting and requiring of green infrastructure features such as rain gardens and bioswales 12. Protection and enhancement of tree canopy cover: Tree canopy plays a critical role in climate adaptation and mitigation by providing localized shade, reducing surface and air temperatures, improving air quality, and supporting stormwater absorption. As extreme heat events increase, the cooling function of mature trees will become more important. Zoning can support canopy enhancement through: • Requiring tree planting within parking areas and driveways at defined intervals • Minimum planting standards for new developments that prioritize large-canopy, climate-adapted species to accelerate shade benefits • Preservation of mature trees Zoning standards should consider how developments serve vulnerable populations through the following approaches: • Enhanced shade requirements for developments containing multi-unit residential, seniors’ housing, childcare facilities, and community centres, including minimum tree planting or canopy projection standards for outdoor amenity areas and primary pedestrian routes • Minimum common amenity requirements, where applicable, in higher-density developments that ensure residents have access to usable outdoor space that supports passive cooling and social interaction during warmer weather • Safe and connected pedestrian infrastructure • Access to bicycle parking and active transportation infrastructure	
2	Grand River Conservation Authority (Written Submission dated May 28, 2026)	Portion of lands within the Town of Erin are regulated by the GRCA due to the presence of natural hazards such as watercourses, floodplains, slope erosions, slope valleys, wetlands and associated regulated allowances to these features. Any development or site alteration within the GRCA’s regulated area requires a permit pursuant to Ontario Regulation 41/24 (Prohibited Activities, Exemptions and Permit Regulation). General Comments 1. Section 4.1.7 identifies that Additional Residential Units (ARUs) will not be permitted within hazardous lands as identified by the applicable Conservation Authority. For GRCA staff to support and issue a permit for an ARU within a GRCA regulated area, safe access must be present. GRCA staff recommend that the requirement for safe access be required for ARUs where a driveway or access way is proposed to lands outside of a Riverine Flooding Hazard or Riverine Erosion Hazard. 2. Section 4.13 ‘Garden Suites.’ GRCA staff recommend that policies requiring Garden Suites to be located outside of hazardous lands (as per Section 4.1.7 – ARUs) and that safe access is available (as per Comment #1 above) be added.	• 4.1.7 is not being revised to provide further details regarding access. This provision currently provides a blanket prohibition. If an ARU is requested within hazardous lands, this can be explored on a site-specific bases through a development application and in consultation with the conversation authority. • 4.13 is revised as suggested
3	Credit Valley Conservation (Written Submission dated July 8, 2026)	Definitions – Please revise the definition for ‘floodplain’ to include the PPS 2024 version which states that a floodplain is “for river, stream and small inland lake systems, means the area, usually low lands adjoining a watercourse, which has been or may be subject to flooding hazards” 2. Definitions – Suggest using the updated definition of ‘watercourse’ as found in Ontario Regulation 41/24 which states that a watercourse is defined as “a defined channel, having a bed and banks or sides, in which a flow of water regularly or continuously occurs; 3. If the term ‘wetland’ will be used as suggested below, please include the definition from Ontario Regulation 41/24. 4. Section 4.36.4 – Setbacks from Environmental Protection Zones – this provision suggests that larger setbacks may be required if an EIS that is	• Suggested revisions have been incorporated except for comment #8 relating to schedules as these will be dealt with through a future Official Plan update or review.

		submitted to a Conservation Authority that recommends so. This continues to be true for all regulated features including wetlands and watercourses, but the EIS is not the only study that may recommend this. Natural hazards such as flooding, erosion or slope stability are also assessed and may require larger setbacks from the EP zones. Suggest adding “EIS and other technical studies related to natural hazards.....”. 5. Section 4.37 – This section, as the above, should further elaborate on the other technical studies associated with watercourse hazards. For example, floodline delineation is included, however erosion assessments, meander belt width delineation and slope stability assessments may also be required. The Town/WSP is encouraged to explore alternate wording here to include this. Either list the studies or simply note “technical studies associated with watercourse hazards, such as flooding and erosion...”. The key point here is that an EIS is not a comprehensive enough study to capture the critical hazard management piece that this section is missing. 6. Section 11 – Open Space and Environmental Protection. Suggest adding “and natural hazards” when explaining the EP zones as it is expected that they not Credit Valley Conservation [Title] Version # 2 July 8, 2026 only cover off the Town’s natural heritage but also natural hazards (such as flooding and erosion). 7. Section 11.3.2 – Suggest adding, “or interfere with a wetland....” in addition to “place fill.....or alter a waterway....”. Also, suggest revision ‘waterway’ to ‘watercourse’ to be consistent with Conservation Authority regulation and the Definitions as they do not include the term ‘waterway’. 8. Schedules – Note that CVC updates our regulation mapping annually and as of February 2026 the most recent mapping is available. Please ensure when updating schedules that show CA regulation or flooding hazards or wetlands, that the most current data is applied. Please connect with CVC staff to obtain these layers for inclusion or check CVC’s Open Data Portal online for more information.	
4	Mulmur Aggregates Inc. c/o SAI (Written Submission dated August July 22, 2026)	Our client has concerns regarding the proposed Extractive Industrial (M4) Zone as it relates to these lands. Mulmur is committed to working collaboratively with Town staff in an effort to resolve these matters through the zoning by-law review process and welcomes the opportunity to discuss its concerns further.	Mulmur Aggregates submitted a County Official Plan Amendment to permit the development of a rural estate subdivision. The subject site requires a site-specific rezoning amendment in addition to an Official Plan Amendment and plan of subdivision applications and will not be considered as part of the scoped Zoning By-law update.
5	Brad Lavery (Written Submission dated July 23, 2026)	1. Undue Restriction on Agricultural and Rural Diversification: The draft framework strictly limiting STAs to a primary residence fails to recognize the unique economic dynamics of Secondary Agricultural (M1) properties. Small-scale, low-impact rural farm stays and agritourism initiatives provide essential diversification opportunities for rural landowners. [1] 2. Impact on Flexible Land Use: Restricting short-term accommodations strictly to the interior of a primary dwelling unfairly penalizes rural properties that are uniquely suited for private, quiet, and low-footprint rural tourism. These uses do not impact urban residential density or neighborhood character. 3. Protection of Future Property Rights: The blanket implementation of these restrictions does not adequately account for flexible land-use planning on larger rural parcels. The By-law should include appropriate site-specific exemptions or provisions for agricultural zones to support broader agritourism goals.	- The Zoning By-law update includes revisions to the Additional Residential Unit (Section 4.1) provisions of the Zoning By-law and does not pertain to short term rentals. “Additional Residential Unit” is struck out in the Agricultural (A) Zone as it is now permitted through the general provisions for ARUs. - We note that ARUs are permitted both attached or detached for a primary residential dwelling unit.
6	Dr. Wevers (Written Submission dated August 7, 2026)	One of the biggest issues is enforcement- how is it done and what is the cost. In the past the town appears to be selective in enforcing the rules and this is unacceptable. There needs to be clear Guidelines on issues such as noise and property standards and they need to be fairly applied to all. There needs to be a way to fine and or remove permits if the owners of the property have noise or property standards violations	This matter is beyond the scope of this zoning by-law update project. We note that these comments pertain to other Town by-laws, including the Noise Control By-law and Property Standards By-law.

		There should be a way to ensure that there is income from the permits to provide more bylaw officers to ensure compliance and that this does not become the tax payers burden Many of the issues on these properties occur on evenings and weekends and we need to have bylaw officers that work those hours so that responsibility is not given to the OPP.	
7	Karen DeRooy (In person at the public meeting)	The scheduling of the public meeting prevented more members of the public from attending. Asked Council to schedule public meetings in the evening to allow for more people to attend. Given the proximity to the upcoming municipal election in October, requested timing of the Zoning By-Law update be deferred to provide the public with additional time to review the information and provide feedback because it directly affects Erin's environment, countryside and roads.	Staff will take this comment into consideration
8	Dr. Wevers (In person at the public meeting)	Erin Engaged website did not have the public meeting notice posted The public meeting notice was not published anywhere and those who requested notification did not receive notice.	- A dedicated project website was established for this project. - The public meeting notice was published as required in accordance with Planning Act requirements. - Attendees who provided information at the Public Open House in December were notified - Those who submitted comments or asked to be included in the notification of the statutory public meeting were notified
9	Councillor Ryan (in person at the public meeting)	Requested to revise provision 4.14.1 within the Group Homes subsection as there was a concern this cannot be regulated.	Provisions for group homes are not dealt with through this zoning by-law update but can be considered as part of a future review.
10	Councillor Ryan (in person at the public meeting)	Indicated a lack of provisions related to horse parking	Provisions related to horse parking and associated trailers are not dealt with through this zoning by-law update but can be considered as part of a future comprehensive zoning by-law review
11	Councillor Ryan (in person at the public meeting)	Question regarding B&B and STR By-law	No changes are proposed to the existing Bed & Breakfast provisions. Short Term rental planning amendments were referred to staff by Council to prepare a licensing by-law to regulate short term rental accommodation.
12	Councillor Ryan (in person at the public meeting)	ZBL includes provisions for wind energy projects but does not include provisions related to solar energy and solar farms.	New definition and new use have been added for solar farms which are permitted in same zones as wind energy projects
13	Councillor Ryan (in person at the public meeting)	Question regarding daylight triangles	The existing daylight triangle provisions of By-Law 07-67 are not being revised as part of the zoning by-law update. Proposed reductions to daylight triangle provisions are assessed on individual basis and are subject to a planning application/approval. These provisions have been revised in the past by a site specific zoning amendment or minor variance approval.
14	Mayor Dhen (in person at the public meeting)	The term Day Nursery is an older term and now referred to as Child Care Centres.	The term "day nursery" is often interchangeable with "day care centre" or "child care centre" Day Nursery is the term that will continue to be used in the zoning by-law and is not proposed to be amended. The definition for Day Nursery notes that these include facilities licensed under the Child Care and Early Years Act.
15	County of Wellington (Written Submission dated August 14, 2026)	The definition of "Public Use" has been replaced and is broader and more general. The general provisions for Section 4.46 Uses Permitted in All Zones have also been refined. However, it appears that the "Public Use" definition no longer speaks to public works yards and Section 4.46 it is only related to infrastructure. Additional clarification is being sought about the intent of these changes, if it is the intent for Section 4.46 to be related to infrastructure only, and how the By-law may be applicable to publicly owned properties in the future. This will assist the County in understanding the impact of these changes. It is noted that 5.3 Agriculture-Related Uses has been proposed to be updated and that value-retaining uses, including wineries, cideries, or distilleries, may be considered as agriculture-related uses. Clarification is being sought if it is the Town's intent to allow these uses (and associated outdoor patios) as either On-farm Diversified Uses and/or Agricultural Related Uses and if consideration regarding Publication 851 – Guidelines on Permitted Use in Ontario's Prime Agricultural Areas been given as it relates to Agriculture-Related uses, breweries and distilleries, and On-farm Diversified Uses. It is also helpful to understand if outdoor storage and outdoor patios related to On-Farm Diversified Uses will form part of the overall area calculation for these specific uses identified in Section 5.4.2. Please be aware that our office has undertaken an amendment to the County Official Plan – OPA	- Section 4.47 (Uses Permitted In All Zones) has been revised to pertain to all public uses and buildings. Similarly, "public buildings" has been removed from several permitted use tables as it's permitted in all zones except for EP1 and EP2. - Regarding breweries and distilleries and similar uses as OFDUs or Agriculture Related Uses, the ZBL does not explicitly list these uses as permitted uses in this Agricultural (A) Zone. The intent of the ZBL is that these uses, and all other applicable uses, must comply with subsection 5.3 Agriculture-Related Uses and/or subsection 5.4 On-Farm Diversified Uses to be considered and permitted as agriculture related uses and OFDUs. - Regarding the calculations for outdoor patios and outdoor storage for OFDUs, "outdoor storage" is currently included in provision 5.4.3 iii. and "outdoor patio" has been added, therefore both will contribute to the overall area calculation. Similarly, to maintain consistency, provision 5.3.2 has been similarly revised to include "outdoor patios" with respect to agriculture related uses - Shipping containers provision revised to prohibit them in UR1 and Ur2 zones - Garage sale provisions were removed as they should not be under the purview of a Zoning By-law. - Church use removed from parking table (Table 4) as it is considered a place of worship

		131 – which has included updates to the Prime Agricultural Area policies. OPA 131 has been adopted by County Council and is with the Ministry for review and approval. As the amendment is not in force and effect yet, planning staff's comments do not provide comments on the Town's Zoning By-law amendment in relation to OPA 131 changes. The Town will need to consider the timing of this amendment and these policy changes and how these updates may be best addressed in the context of the Town's planning instruments. County planning staff also seeks some general clarification as it relates to the total accessory structure cap proposed, shipping containers and where they may be located, permitting accessory residential apartments in the Mixed Use Zone etc.	• Duplicate of “apartment” removed in Table 9. • Italics were removed for accessibility and readability purposes. Defined terms are included in Section 2
16	Caitlin Port (MHBC) on behalf of James Dick Construction Limited	• Recognition of Existing Licenced Aggregate Operations: As included in the draft Zoning By-law, the Extractive Industrial (M4) Zone should continue to permit mineral aggregate operations as defined in the Provincial Planning Statement. Existing mineral aggregate operations, including the JDCL Erin Pit, should continue to be zoned M4 and appropriately identified in the corresponding mapping. Given that aggregate operations are subject to detailed provincial licensing and site plan requirements, the zoning framework should avoid introducing provisions that could create conflicts with, or duplicate, approvals already established through the ARA process. Section 66 of the ARA and Section 124 of the Municipal Act would limit the Town's ability to regulate aggregate operations through the Towns Zoning By-law. • Conformity with County Official Plan and Consistency with the PPS We note that no changes are proposed to the mineral aggregate operation zone provisions or permitted uses within the M4 Extractive Industrial Zone in the Draft Town of Erin Comprehensive Zoning By-law (July 2026). The existing zoning provisions conform to the County of Wellington Official Plan and are consistent with the Provincial Planning Statement, 2024. As such, we recommend that the M4 zone provisions remain in place as provided in the draft Zoning By-law.	• Town staff have reviewed and acknowledge the comments provided. No revisions to the Zoning By-Law 07-67 are proposed.
17	Ciprian Gligor	• Ciprian Gligor provided a detailed 9-page commenting letter regarding overnight agri-tourism accommodation and two corresponding appendices. The letter requests Council to make 4 key changes: • (1) Modernize the definition of “Alternative Accommodation”, or preferably establish a complementary “Farm-Stay Accommodation” definition, so that appropriately scaled agri-tourism accommodation may include a private washroom and modest kitchen or food-preparation facilities. • (2) Maintain the fundamental safeguards already built into Erin's OFDU regime: the agricultural use must remain the principal use; the accommodation must remain secondary; the combined OFDU area remains subject to the lesser of 2% of the farm parcel or 1 hectare; servicing must be demonstrated; and all applicable MDS, environmental and other requirements continue to apply. • (3) Continue with the proposed requirement for Site Plan Control, using that process to address matters that genuinely determine land-use compatibility — including number and scale of units, traffic, parking, water and wastewater, environmental approvals, landscaping, buffering and site design. • (4) Expressly distinguish farm-stay accommodation from a dwelling unit, additional residential unit, hotel, motel or permanent residence; maintain the existing maximum stay of 30 consecutive days; prohibit severance of an accommodation unit from the farm; and establish a modest maximum individual unit size, suggested at 65 m² (approximately 700 sq. ft.).	• Staff acknowledges that the introduction of a site plan requirement are helpful to facilitate on-farm diversified uses and agriculture-related uses, including various farm stay accommodations. • No changes are proposed to the Alternative Accommodation definition. Revisions to the definition should be subject to a comprehensive based review of the Official Plan and Zoning By-law.
18	MHBC (Halton Crushed Stone Limited)	Based on a review of the Zoning By-law, both existing and draft, the current zoning of the Erin Pit Expansion on the east side of 10th Line is incorrectly zoned and does not reflect the 2019 LPAT approved zoning and existing ARA licence.	• Schedule A will be updated as part of consolidating Comprehensive Zoning By-Law 07-67 following the adoption of the zoning by-law amendment Z25-08 once in full force and effect.

