

Town of Erin **Zoning By-law Update**

Council Meeting – October 8, 2026

**Proposed Revisions to Comprehensive
Zoning By-law 07-67**

Final Zoning By-law October 8, 2026

Presenter:

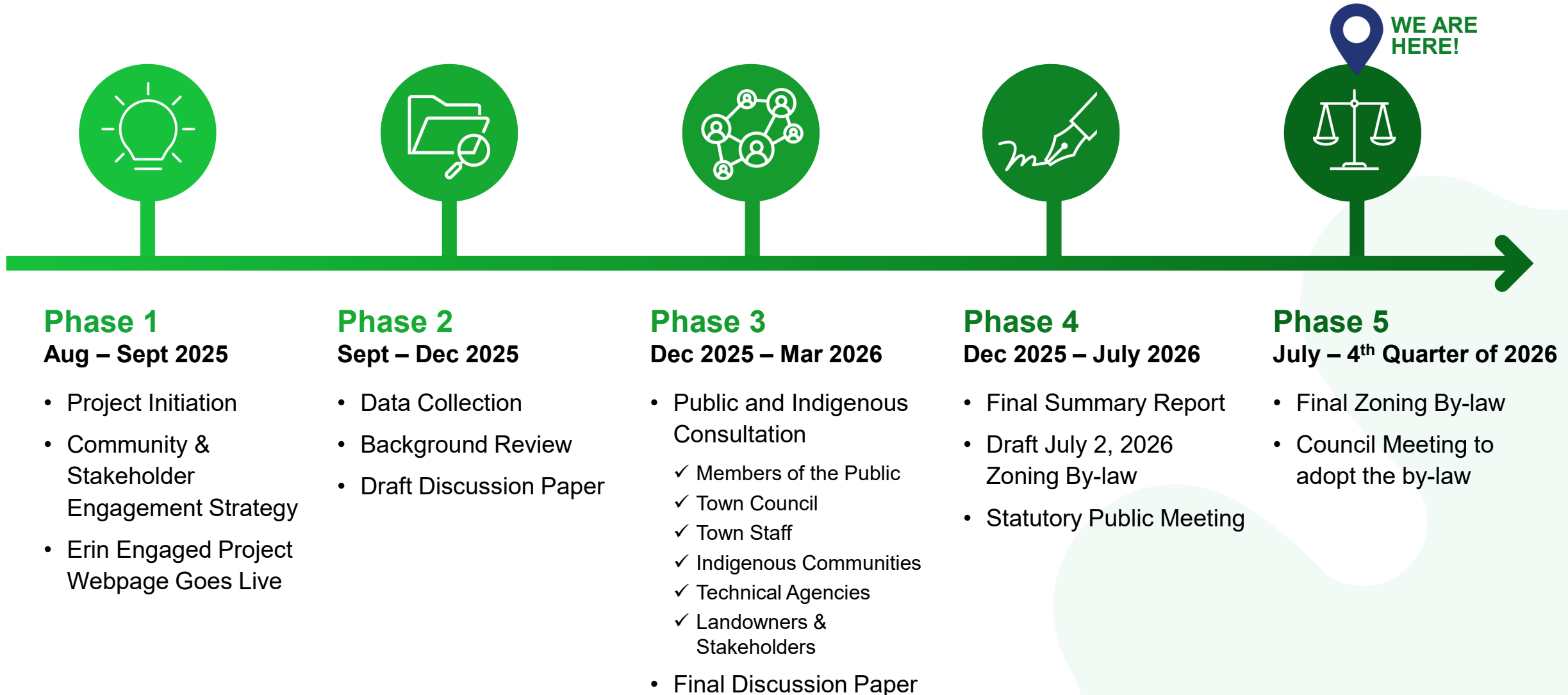
Nadia De Santi, MICP RPP, WSP Project Manager



Presentation Overview

1. Zoning By-law Update Process
2. Project Update Since Statutory Public Meeting (July 23, 2026)
3. Summary of Comments Received
4. Key Changes in the Proposed Revisions to Comprehensive Zoning By-law 07-67, Final Zoning By-law October 8, 2026
5. Next Steps

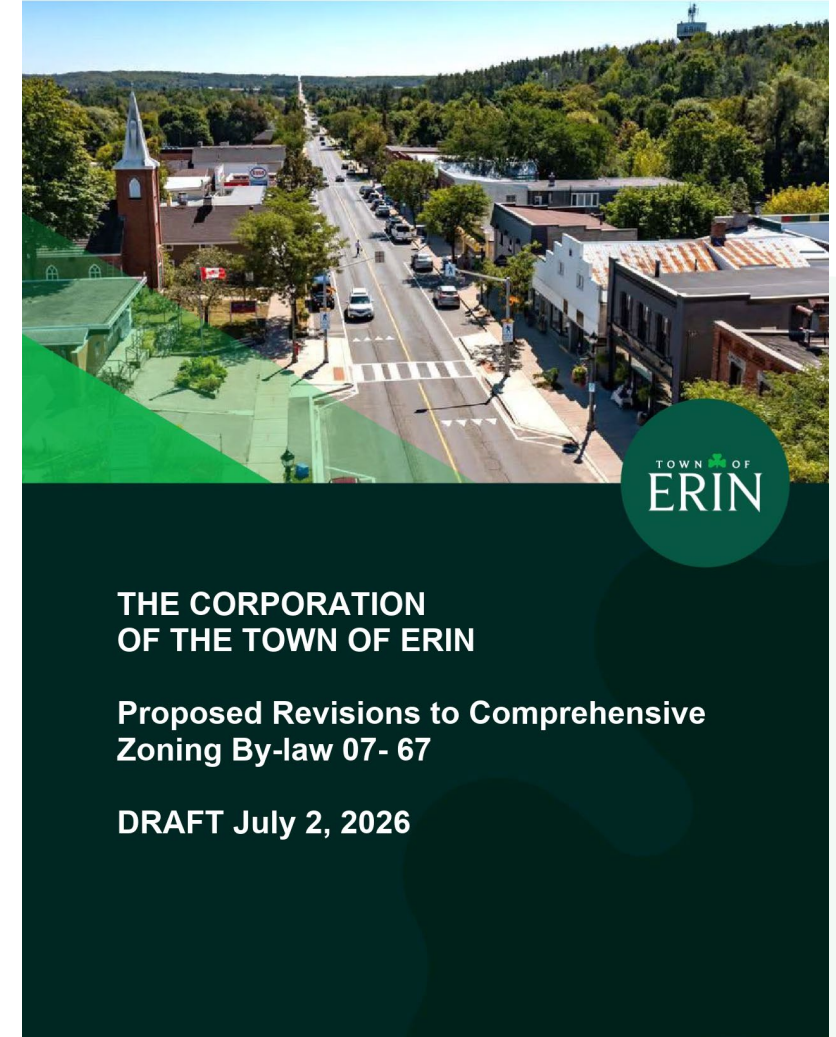
Zoning By-law Update Process



Statutory Public Meeting July 23, 2026

Approximately 10 sets of written comments were received prior to, during, or following the Statutory Public Meeting. In addition, Council members and members of the public provided oral comments during the meeting. A summary of the key themes is provided below:

- Various definitions have been revised and refined.
- General provisions related to regulated areas and hazard areas should be consistent with provincial legislation.
- Provisions for solar energy and solar farms should be included.
- On-Farm Diversified Uses shall continue to be supported to encourage tourism in the Town and address matters of compatibility with surrounding areas.
- The ZBL should promote healthy living, including active transportation and outdoor spaces.
- Enforcement of the ZBL is critical for its success.



**THE CORPORATION
OF THE TOWN OF ERIN**

**Proposed Revisions to Comprehensive
Zoning By-law 07- 67**

DRAFT July 2, 2026

Key Changes in the Final Zoning By-law October 8, 2026

Responding to comments

- Definitions and provisions related to regulated areas and hazardous areas revised to align with provincial legislation and identify potential studies
- New definition, use and section (4.39 Solar Panel System) have been added for solar farms and solar panel systems which are permitted in same zones as wind energy projects
- Shipping container provisions (subsection 4.2.7) revised to prohibit in UR1, UR2, and R-101 as well
- Bicycle parking (Section 4.4) continues to be included as new subsection in general provisions to promote healthy living
- Section 4.14 (Garden Suites) revised to require location outside hazardous lands
- Reference to church use in section 4.27 (off-street parking regulations) removed as it would be considered a place of worship
- 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.
- Agriculture-Related Uses (Section 5.2) and OFDU (Section 5.3) provisions revised to clarify inclusion of outdoor patios and outdoor storage in calculation of overall area of use

Key Changes in the Final Zoning By-law October 8, 2026

A number of revisions were made to the ZBL to address final comments from Town and County staff, capture recent zoning by-law amendment approvals, and minor formatting issues.

Town staff and County staff comments

- Duplicate of “apartment” removed from Table 9
- Minimum landscaped area of front or exterior side yard added to R1, R2, R3, and R4 Zones

Special Provisions Added or Revised:

- A-216(T) – 5025 Fourth Line
- C3-113 – 5483 Trafalgar Road
- A-217 – 4987 Fourth Line
- M4-1(H) – Erin Pit West ½ Lot 12, Con. 11

Next Steps

Council Adoption of Final Zoning By-law

- The Final Zoning By-law with the implementing By-law is presented to Council for Adoption.
- Notice of Passing of the Amendment will be issued by the Town, followed by a 20-day appeal period under the Planning Act.

