

CEMETERY ROAD NEIGHBOURHOOD STUDY

Township of Uxbridge

Prepared for:
The Township of Uxbridge

Prepared by:
Macaulay Shiomi Howson Ltd.
In association with
Brook McIlroy Inc.
Natural Resource Solutions Inc.
& AECOM

January 2021

land use planning consultants

MSH 

Toronto
416-487-4101

Aurora
905-503-3440

www.mshplan.ca

BOUNDLESS **INGENUITY**

Table of Contents

1. INTRODUCTION	2
1.1 Background	2
1.2 Study Process	2
1.3 Report Organization	3
2. EXISTING CONDITIONS	4
2.1 Existing Land Use	4
2.2 Development Trends	7
2.3 Natural Heritage	8
2.4 Servicing	9
2.5 Conclusions	9
3. POLICY AND REGULATORY REVIEW	11
3.1 PPS/Growth Plan	11
3.2 ORMCP	12
3.3 LSPP	13
3.4 DROP	13
3.5 Township of Uxbridge Official Plan	14
3.6 Township of Uxbridge Zoning By-law	15
3.7 Conclusions	16
4. EVALUATION AND RECOMMENDATIONS	17

Appendix A

Appendix B

Appendix C

Appendix D

1. INTRODUCTION

1.1 Background

Cemetery Road is a unique residential neighbourhood at the south end of the Uxbridge Urban Area primarily comprised of larger residential lots and lands associated with the Uxbridge Cemetery and the smaller Sacred Heart Cemetery. It takes the form of an elongated crescent connecting, at both its north and south ends, to Toronto Street South generally between the northern entrance to Campbell Drive and the boundary of the Uxbridge Urban Area to the south.

Kirton Court, a small cul-de-sac also forms part of this area extending south-easterly from Cemetery Road. In addition, the southern end of Campbell Drive connects to Cemetery Road from the north-west, but the development along Campbell Drive forms a separate neighbourhood (See Map 1).

A significant number of development applications have been submitted in the last few years for consents along Cemetery Road, including an application which would result in the creation of five lots. In addition, it is understood that an application will be submitted for a small plan of subdivision on one of the larger lots. To ensure that the cumulative effects of such development are considered, a Neighbourhood Study has been undertaken as a basis for consideration of any further development applications in this area.

The study examines issues related to this ongoing intensification/redevelopment including impacts on natural features and significant trees, servicing, and community character. It has been carried out by a consultant team which includes the technical expertise to address the identified issues including:

- Planning/Urban Design
Macaulay Shiomi Howson Ltd. (MSH) and Brook McIlroy Inc. (BMI)
- Natural Heritage
Natural Resource Solutions Inc. (NRSI)
- Engineering
AECOM

1.2 Study Process

The study is being carried out in three phases:

- **Phase 1 Background Review**

A comprehensive review of available background information including natural heritage, land use, urban design and servicing.

- **Phase 2 Development Potential**
Development of policy directions with respect to future development.
- **Phase 3 Review and Adoption**
Public and agency review of recommendations and submission to Council of policy and regulatory recommendations for approval/adoption.

1.3 Report Organization

This report summarizes the results of the background research in Phase 1, Background Review and work undertaken in Phase 2, Development Potential and the related recommendations. It forms the basis for public and agency review in Phase 3 of the study. The report is organized as follows:

- Section 2 Existing Conditions
- Section 3 Policy and Regulatory Review
- Section 4 Evaluation and Recommendations

2. EXISTING CONDITIONS

This section reviews existing land use, development trends, natural heritage and servicing.

2.1 Existing Land Use

The existing uses in the Study Area are primarily single detached residences on large, well treed lots with an average lot frontage of 29.6 metres and a median lot frontage of 30 metres (See Table 1). The minimum lot frontage is 15 metres, and there are a number of lots in the 15-18 metre range, although the majority are larger.

Most homes are one to two and half storeys. The largest lots are located at the southern end of the street, with the smallest lots in the central portion. Lots of a size in between these two extremes are generally found at the northern end of the street and along Kirton Court.

The streetscape is dominated by the numerous trees with the homes tucked in among them creating a sylvan character (See Photographs in Figures 1-11). The front yards are generally well landscaped and not dominated by the buildings or driveways. Portions of the street have a rural cross section which emphasizes the sylvan character of the neighbourhood.

The homes represent a range of different eras and designs from the 1940s and 50s through to the 2000s. The exception is a new townhouse development with a small apartment in the southwest quadrant of Cemetery Road and Toronto Street South on the edge of the Study Area. A shopping plaza in the northwest quadrant abuts Cemetery Road, but is not included in the Study Area. There are no buildings or structures which are designated under the Heritage Act or on the Township's Heritage Registry.

Central to the Cemetery Road Neighbourhood is the Uxbridge Cemetery on the south side of the street at the bend in the road. On the north side of the road is the smaller Sacred Heart Cemetery.

The lands around the Study Area include:

- North/Northwest – The Campbell Drive subdivision is located northwest of Cemetery Road. It is a development built in the 1990s/2000s consisting of single detached dwellings on large lots. It includes the Campbell Drive Parkette. Directly to the north is an apartment building on Toronto Street South with townhouses to the west. Further to the north is the Uxbridge Cottage Hospital.
- Southeast - The Toronto Street South corridor area consists of commercial/mixed use development including major commercial uses and some limited residential

development including two retirement facilities. The Uxbridge Cemetery extends from Cemetery Road to Toronto Street South.

- South - The boundary of the Urban Area is to the south together with environmental and rural lands including some rural estate dwellings. There is also a railway used currently only by the York – Durham Heritage Railway Association rail service, but owned by Metrolinx.

Table 1 – Cemetery Road Study Area Existing lots			
Address	Area (m²)	Frontage (m)	Depth (m)
16 Cemetery Rd	1142.9	22.5	50.1
18 Cemetery Rd	577.0	14.5	36.8
19 Cemetery Rd	1571.7	37.5	19.9
20 Cemetery Rd	556.6	16.3	35.9
21 A Cemetery Rd	950.4	17.1	48.4
21 B Cemetery Rd	835.4	17.1	56.4
22 Cemetery Rd	552.2	16.9	35.1
23 A Cemetery Rd	727.9	15.3	64.1
23 B Cemetery Rd	1139.6	16.8	35
25 Cemetery Rd	845.6	19.6	36.8
27 Cemetery Rd	983.0	19.2	47.9
31 Cemetery Rd	1883.4	34.6	51.8
35 Cemetery Rd	1998.5	28.5	56.8
39 Cemetery Rd	2096.8	27.3	70.9
40 Cemetery Rd	1693.1	64.6	29.6
43 Cemetery Rd	1686.5	19.5	72.2
44 Cemetery Rd	1423.9	37.3	43.8
47 Cemetery Rd	1999.4	24.3	74.6
48 Cemetery Rd	1011.9	17.1	55.7
51 Cemetery Rd	3826.0	42.5	82.2
52 Cemetery Rd	2592.9	34.8	64.7
59 Cemetery Rd	2500.2	39.2	76.1
60 Cemetery Rd	4040.2	42.1	85.9
62 Cemetery Rd	1079.9	16.2	45
63 Cemetery Rd	1248.7	19.5	76
64 Cemetery Rd	767.8	17.2	45.7
66 Cemetery Rd	821.0	18.1	45.7

Table 1 – Cemetery Road Study Area Existing lots			
Address	Area (m²)	Frontage (m)	Depth (m)
67 Cemetery Rd	1249.6	19.8	76.4
68 Cemetery Rd	781.0	17.1	45.7
70 Cemetery Rd	780.9	17.1	45.7
71 Cemetery Rd	1408.4	20	76.3
72 Cemetery Rd	781.0	17.1	45.7
74 Cemetery Rd	780.9	17.1	45.7
75 Cemetery Rd	2571.9	35.6	77
79 Cemetery Rd	2323.7	30.5	76.2
83 Cemetery Rd	2323.2	30.5	76.2
87 Cemetery Rd	2322.7	30.5	76.2
90 Cemetery Rd	1389.3	30.4	45.7
92 A Cemetery Rd	979.3	21.4	45.7
92 B Cemetery Rd	974.0	21.3	45.7
94 Cemetery Rd	2225.3	48.7	45.7
96 Cemetery Rd	947.7	21	45.7
98 Cemetery Rd	822.0	18	45.7
100 Cemetery Rd	822.0	18	45.7
102 Cemetery Rd	823.5	18	45.7
104 Cemetery Rd	758.3	15	46.9
106 Cemetery Rd	868.6	15	54.2
108 Cemetery Rd	979.0	15	61.6
110 Cemetery Rd	1265.5	33.6	68.9
126 Cemetery Rd	9940.8	38.9	104.6
130 Cemetery Rd	4928.9	43.8	71.7
131 Cemetery Rd	982.0	46.8	19.6
134 Cemetery Rd	3180.5	38.1	62.1
138 Cemetery Rd	15802.6	7.5	257.9
142 Cemetery Rd	10407.0	34.6	264.9
144 Cemetery Rd	10637.7	34.6	279
145 Cemetery Rd	3084.4	36.1	85.7
146 Cemetery Rd	16749.3	57.1	298.2
147 Cemetery Rd	3098.5	36.1	86.2
149 Cemetery Rd	3112.7	36.1	86.6
150 Cemetery Rd	43746.1	96.9	322.5
151 Cemetery Rd	3125.3	36.1	85.6

Table 1 – Cemetery Road Study Area Existing lots			
Address	Area (m²)	Frontage (m)	Depth (m)
153 Cemetery Rd	3165.7	42.5	60.9
164 Cemetery Rd	73574.7	30	402.1
Cemetery Rd - Cemetery	3902.2	30	86.5
4 Kirton Ct	1891.8	30	46.1
6 Kirton Ct	1984.2	30	55.9
8 Kirton Ct	1886.3	30	48.7
10 Kirton Ct	1858.0	30	44.8
12 Kirton Ct	1862.3	30	44.8
14 Kirton Ct	1862.0	30	38.3
16 Kirton Ct	1866.1	30.2	37.2
Kirton Ct - Open Space	1419.7	38.2	31
188 Toronto St	1086.9	19.9	43.7
270 Toronto St	58041.5	100	279.4
AVERAGE	4,692.4	29.6	79.0
MEDIAN	1,686.5	30.0	54.2

2.2 Development Trends

Prior to the development of the plan of subdivision in the southwest quadrant of Cemetery Road and Toronto Street South, the most significant new development was a plan of subdivision which resulted in the extension of Campbell Drive to Cemetery Road. The plan was approved in 2006 (See Map 2). As part of that development 15 lots for single detached dwellings were created fronting on Cemetery Road, the majority of which had frontages between 15 and 18 metres. Later two additional lots in between the lots established through the plan of subdivision were created from a large lot at 94 Cemetery Road (92A and 92B Cemetery Road).

Subsequent to that plan of subdivision, a number of applications have been submitted for consents. Some of the most significant of these applications are as follows (See Map 2):

- 11 Campbell Drive – Severance of the southern portion of the property and its division into three lots fronting on Cemetery Road;
- 13 Campbell Drive – Severance of the southern portion of the property and its division into three lots fronting on Cemetery Road;
- 23A Cemetery Road – Severance of the north portion of the property and demolition of the existing house and severance of the southern portion into two

lots one with frontage on Toronto Street and the other with frontage on Cemetery Road;

- 75 Cemetery Road - demolition of an existing house and division of the lot into two lots with new dwellings constructed on both; and,
- 59 Cemetery Road – demolition of an existing house and division of the lot into two lots with new dwellings constructed on both.

In addition, there are two current proposals which the Township is aware of:

- 153 Cemetery Road – This application has been deferred and involves a proposal to demolish the existing single detached dwelling and sever the property into five lots to accommodate a semi-detached dwelling and three townhouses.
- 150 Cemetery Road – A pre-consultation has been held with respect to an application for the development of a 23 unit freehold townhouse subdivision on a cul-de-sac off of Cemetery Road.

2.3 Natural Heritage

A Natural Heritage Review was carried out by Natural Resource Solutions Inc. (NRSI) which is found in Appendix A to this report. It includes mapping identifying:

- Map 1 Greenbelt and Oak Ridges Moraine;
- Map 2 Wooded Areas and Wetlands;
- Map 3 Durham Region Natural Heritage System Review;
- Map 4 Lake Simcoe Region Conservation Authority (LSRCA) Mapping;
- Map 5 Natural Heritage Feature Constraints; and
- Map 6 Vegetation Protection Zones.

The study confirmed that area has a number of natural heritage features and related Vegetation Protection Zones (VPZ) focused in the southern part of the Study Area. As a result, any development must be carefully considered and reviewed. Even areas outside of VPZs which are generally free of natural heritage constraints may include valleyland which may be a defining limit for development.

As a result, an Environmental Impact Study (EIS) should be required for any development or site alteration particularly within 120 metres of a natural heritage feature (i.e. woodland, wetland, valleyland). The EIS should also consider features and functions that are not mapped or known, such as Species at Risk and Significant Wildlife Habitat. Where tree removal is proposed, Species at Risk bats must be considered, in consultation with the Ministry of Environment, Conservation and Parks (MECP). In addition:

- Development within the Regulated Area will require permitting through the LSRCA;

- Any areas being considered for redevelopment within the Study Area, should require the preparation of a Tree Preservation Plan to address tree conservation; and,
- Planting of native trees, shrubs and other vegetation should be promoted (See Appendix B for list of native trees).

2.4 Servicing

AECOM have carried out a review of the existing servicing (i.e. sanitary sewer, water and stormwater) in the Study Area. Their comments are summarized as follows:

- Functional Servicing Reports (FSR) – Future development will require submission of an FSR as a condition of development to address requirements for improvements to the existing sanitary sewer, water and storm drainage systems. Terms of reference for such FSRs would be established by the Township.
- Sanitary sewer and water service – New 200 mm sanitary sewer and 300 mm water mains have been constructed at the south end of Cemetery Road west from Toronto Street. However, an additional 385 metres of future new 200 mm sanitary sewer and 300 mm water main will be required prior to any significant redevelopment of the remainder of the lands fronting on Cemetery Road (See Map 3).
- Storm drainage – A new storm drainage system and outlet is required for the lands fronting the area identified on Map 3. In addition, a new storm drainage outlet conveyed to the Township in the general vicinity of the lands identified on Map 3 is required to facilitate new development along the frontage of Cemetery Road.

2.5 Conclusions

The Cemetery Road Neighbourhood is primarily a community of single detached dwellings with the Uxbridge and Sacred Heart Cemeteries as its central focus. The Neighbourhood is located in close proximity to commercial and other services in the Toronto Street South corridor, as well as the Uxbridge Cottage Hospital. However, there is no significant parkland, with the exception of the Campbell Drive parkette to the west, nor are there any schools, place of worship or other community facilities in the immediate area.

Intensification has been occurring iteratively primarily through the severance of existing large lots. However, this process makes it difficult to ensure that the cumulative effects

of such development are considered. This is particular concern given the extensive natural features in the Neighbourhood. In addition, any significant additional development will require upgrades to the sewer, water and storm drainage systems.

Submission of an EIS and FSR are recommended as a condition of any future development based on terms of reference established by the Township.



Figure 1 - Streetscape view south from Toronto St at north end



Figure 2 - Streetscape at Cemetery Road east side - illustrating variety of dwelling types



Figure 3 - Redevelopment Site



Figure 4 - Streetscape at intersection with Kitron Court



Figure 5 - Kirton Court



Figure 6 - Campbell Drive Subdivision Houses located on Cemetery Drive - Built in the 2000's



Figure 7 - Uxbridge Cemetery



Figure 8 - Streetscape at bend in Cemetery Road looking south



Figure 9 - Dwelling in RC Zone



Figure 10 - Streetscape at south end of Cemetery Road looking east toward Toronto Street



Figure 11 - Streetscape at south end of Cemetery Road looking west away from Toronto Street

3. POLICY AND REGULATORY REVIEW

Planning in Ontario is a policy-led system. Key policies applicable to the Cemetery Road Neighbourhood are those found in the Provincial Policy Statement 2020 (PPS), Places to Grow: Growth Plan for the Greater Golden Horseshoe, Office Consolidation 2020 (Growth Plan), the Oak Ridges Moraine Conservation Plan (ORMCP), the Lake Simcoe Protection Plan (LSPP), the Region of Durham Official Plan (DROP) and the Township of Uxbridge Official Plan.

Planning decisions by the Township must be consistent with the policies of the PPS, and conform to the policies of the Growth Plan, ORMCP LSPP, DROP and the Township Official Plan.

The following summarizes the policies relevant to the Cemetery Road Neighbourhood. The policies encourage intensification and development in settlement areas such as the Uxbridge Urban Area including development which would increase the mix of housing types and optimize the use of existing infrastructure and public service facilities. However, intensification and development must be located in appropriate locations and in a manner which reflects good planning including conforming with policy directions which require consideration of impacts on the natural environment and integration of transportation and land use.

3.1 PPS/Growth Plan

The policies of both the PPS and the Growth Plan direct development to settlement areas, encourage more intense forms of development than has occurred in the past through intensification in the built boundary where the subject lands are located, encourage a range and mix of affordable and market-based housing types, and the optimization of existing infrastructure and public service facilities. At the same time, it is recognized that intensification and development are not appropriate in all locations and that the extent of intensification and development must represent good planning taking into account factors such as impacts on the natural environment and the integration of land use and transportation.

In summary, while the PPS encourages intensification and development in settlement areas, it is recognized that it should only occur in appropriate locations with appropriate development standards (Sections 1.1.3.3 and 1.1.3.4). A balance must be found between efficient land use and development patterns which support sustainability while protecting the environment and public health and safety.

In this regard, Section 2: Wise Use and Management of Resources of the PPS requires, among other matters, the protection of natural heritage features and areas and water

quality and quantity. In addition, Section 3.1, Natural Hazards directs development to lands outside hazardous areas.

The Growth Plan focuses on directions which promote intensification and development of existing communities in built-up areas such as the Uxbridge Urban Area including the Cemetery Road Neighbourhood.

In addition, Section 3 directs that the use of existing and new infrastructure be optimized to support growth in a compact, efficient form.

However, the focus on intensification and development is balanced by the directions of Section 4 which includes policies for protecting what is valuable. These include water resource and natural heritage systems. In addition, municipalities are to develop official plan policies and other strategies which support conservation objectives for water, energy, air quality, integrated waste management and cultural heritage.

3.2 ORMCP

The ORMCP provides direction in Section 18 with respect to Settlement Areas. In particular, the Plan in Section 18(1) establishes that:

“The purpose of Settlement Areas is to focus and contain urban growth by....

- (a) Minimizing the encroachment and impact of development on the ecological functions and hydrological features of the Plan Area.....”

In terms of specific direction, Section 18(3) provides that:

“With respect to land in Settlement Areas, all uses permitted by the applicable official plan are permitted, subject to the provisions of this Plan that are listed in subsections 19(3) and 31(4).”

In addition, Section 18(4) states:

“New lots may be created in Settlement Areas, subject to the provisions of this Plan that are listed in subsections 19(3) and 31(4).”

Section 19(3) establish the policies with respect to “Protecting Ecological and Hydrological Integrity that apply in Settlement Areas. The applicability of these policies is discussed in more detail specific to the Study Area in the Natural Heritage Review carried out by NRSI which is found in Appendix A to this report.

Section 31(40) provides that only the provisions of Section 41(1), (4) and (5) and Sections 42 to 47 are applicable in Settlement Areas. Section 41 relates to infrastructure as defined in Section 41(1). Subsections (4) and (5) relate to the conditions under which key natural heritage or key hydrologic features can be crossed by infrastructure. Sections 42

to 47 provide specific direction related to wellhead protection areas, areas of high aquifer vulnerability, sewage and water services, partial services, stormwater management and rapid infiltration basins and columns.

3.3 LSPP

The Lake Simcoe Protection Plan (LSPP) is a comprehensive plan designed to protect and restore the ecological health of Lake Simcoe and its watershed. It applies to the Lake Simcoe watershed which includes the Cemetery Road Neighbourhood.

The LSPP includes four types of policies; the Lake Simcoe Protection Act, 2008 gives legal effect to three of these. The first two types of policies are “designated policies” – coded DP and “have regard to” policies – coded HR. The Act requires that decisions under the Planning Act or Condominium Act, 1998 or decisions under a “prescribed instrument” (e.g., permission under the Conservation Authorities Act) conform to the applicable designated policies of the LSPP and have regard to the other applicable policies. If a conflict arises between a designated policy of the LSPP and a policy of another provincial plan, the provision giving the greatest protection to the ecological health of the Lake Simcoe watershed prevails.

The policies relevant to development in this area include Stormwater Management and Settlement Areas. These requirements would be taken into consideration in the review of applications by the Lake Simcoe Region Conservation Authority (LSRCA).

3.4 DROP

The Cemetery Road Neighbourhood is located in the Urban Area boundary, in the Built Boundary, and designated “Living Area” on Schedule ‘A’ – Map ‘A2’ of DROP. The policies of Section 8 Urban System, and specifically Section 8B, Living Areas are applicable. DROP implements provincial policy and, as such, the policies are similar in direction.

Generally, that direction is to provide for a more compact urban form including intensive residential and other uses along arterial roads and in conjunction with transit facilities. Various housing forms are also encouraged. Development is to reflect good urban design principles. However, the Cemetery Road Neighbourhood is not located on an arterial road nor in an area which is particularly accessible to facilities and services. As such, it is not a key area for intensification.

With respect to specific development processes, the following should be noted:

- Section 14.6 Site Plan Control – The use of site plan control is encouraged to “coordinate and enhance the physical development of the area municipality”.

- Section 14.7 Subdivision and Condominium Approvals and Agreements – This section establishes a framework for the approval of plans of subdivision by the Region including compliance with the provisions of the DROP and the municipal official plan and provision of adequate Regional services.
- Section 14.8 Severances – The policies establish a number of criteria for the evaluation of severances. Key criteria relevant to Study Area include:
 - severances must conform with the intent of the Regional and local official plans and the municipal zoning by-law;
 - a maximum number of three additional lots may be created;
 - comply with the provisions of any plan of subdivision or other development agreements registered against the title of the subject lands;
 - all lots must have frontage on, and access to a public road which is open year round and to a standard of construction adequate to provide for the additional traffic generated;
 - parcels to be of adequate size for the use proposed having regard to the topography of the land, the siting of proposed buildings and points of access; and,
 - where applicable, approval of any application for severance for multiple residential, commercial or industrial uses shall be subject to site plan control agreement and/or a servicing agreement registered on title and any other conditions which are imposed.

3.5 Township of Uxbridge Official Plan

The Cemetery Road Neighbourhood is subject to the policies of the Uxbridge Urban Area Secondary Plan of the Township of Uxbridge Official Plan. Schedule “A”, Land Use and Transportation Plan Uxbridge Urban Area (See Map 4) designates the majority of the area as “Residential Area”. The exceptions are the cemeteries which are designated “Cemetery Area” and two areas at the south end designated “Environmental Constraint Area”. In addition, the proposed apartment site is designated “Residential – Higher Density”.

The majority of the lands in the Study Area are designated "Residential Area". The Residential Area policies of the Uxbridge Urban Area Secondary Plan establish in Section 2.5.5.3.1, that in established residential areas, applications for new development “shall be evaluated based on an assessment of whether the proposal can generally maintain or enhance the following elements of the structure and character of the surrounding residential area”. Nine criteria are established including:

- scale of development with respect to height, massing and density of adjacent buildings and structures;
- nature of the streetscape as defined by such elements as landscaped areas, and the relationship between the public street, front yards and primary entrances to dwelling units;
- siting of buildings in relation to abutting properties ensures there will be no significant adverse impacts with respect to loss of privacy and shadowing and that appropriate buffering can be provided;
- generally respects the residential lotting pattern in the immediate surrounding area;
- proposed grading and stormwater management is satisfactory to the Township;
- development is on a public road which can accommodate relevant public services;
- protection of trees and natural features identified as significant by the Township;
- does not restrict orderly development of adjacent properties; and,
- design conforms with policies of Section 2.4, Community Design and enhances the immediate surrounding area.

Section 2.4, Community Design Strategy provides a number of relevant policies. The policies of Section 2.4.2.1, Streets and Streetscape; Section 2.4.2.2. Existing Street System; Section 2.4.2.4, Streetscape Design; Section 2.4.2.5, Views; Section 2.4.2.6, Landscape Design; Section 2.4.2.7, Safe Community Design; Section 2.4.2.8, Barrier Free Access/Universal Design Principles; Section 2.4.2.9, Active Transportation, and Section 2.4.5 External Building Design are applicable.

In addition, Section 2.2.5.2 Sewage Service and Section 2.2.6.2 requires that all new development be serviced by municipal sewage and water systems.

Further, it should be noted that Schedule “B”, Natural Heritage System and Supportive Uses, Uxbridge Urban Area (See Map 5), identifies significant areas as “Environmental Constraint Area”, “Environmental Potential Area”, “Significant Woodlands”, “Minimum Vegetation Protection Area” and “Cemetery Area”. These designations are found primarily in the southern portion of the Study Area and align with the findings of the NRSI Study.

Schedule “D”, Phasing Plan Uxbridge Urban Area, identifies the subject lands as being located in Phase 1, in the Built Boundary.

3.6 Township of Uxbridge Zoning By-law

The residential lands in the Cemetery Road Neighbourhood lands are primarily zoned “Residential First Density (R1) Zone” (See Map 6), including some lots which have an R1 exception zone. The R1 Zone permits only single family detached dwellings with a minimum lot frontage where a lot is on full municipal services of 17 metres.

There are also four lots which are zoned “Residential Second Density Exception No. 22 (R2-22) Zone” which also only permits single family detached dwellings, but with reduced yard requirements. In addition, there are lots on the south side of Cemetery Road at the south end of the Neighbourhood which are zoned “Residential Cluster (RC) Zone”. This zone permits only single family detached dwellings on large lots with a minimum frontage of 35 metres.

The remaining lands are related to the cemetery uses and are zoned “Community Facility (CF) Zone” with one small area zoned “Rural (RU) Zone” and another zoned “Recreational (RE) Zone”. There is also an area zoned “Environmental Protection Exception No. 59 Zone” related to the townhouse and apartment development in the southwest quadrant of Cemetery Road and Toronto Street South. The townhouse development is zoned “Residential Multiple Density Exception No. 22 (RM-22) Zone”, while the apartment is zoned “Residential Multiple Density Exception No. 23 (RM-23) Zone”.

3.7 Conclusions

Provincial, Regional and Township planning policy encourage appropriate intensification in settlement areas in the built boundary. The Cemetery Road Neighbourhood is not located on an arterial road, and, in fact, is a relatively isolated part of the community without significant facilities and services. In addition, it includes, or is adjacent to a number of natural heritage and hydrological features, and existing services are constrained. As such, while some minimal intensification may be appropriate, such development will require careful evaluation in the context of the surrounding area with respect to impacts on natural features, services and urban design. The Township Official Plan provides some direction related to development in existing residential areas, however a policy framework specific to the Cemetery Road Neighbourhood can be developed to address issues specific to this part of the community.

4. EVALUATION AND RECOMMENDATIONS

The Cemetery Road Neighbourhood is dominated by the numerous trees with the homes tucked in among them creating a sylvan character. The front yards of these large lots are generally well landscaped and not dominated by the buildings or the driveways. Portions of the street have a rural cross section which emphasizes the sylvan character of the neighbourhood.

The special character of this neighbourhood and, in particular, the large lots, have attracted significant interest in the intensification of the community, largely through the severance of existing lots, the demolition of existing homes and their replacement with new dwellings.

In addition to the cumulative impacts of this intensification on the character of the neighbourhood which has the potential to impact the characteristics which make the area attractive, the review has also identified natural heritage and servicing issues arising from new development which need to be carefully considered for each application.

The current Township Official Plan provides a general policy framework for the evaluation of new development in existing residential areas. However, these policies do not reflect a vision specific to this neighbourhood and are not focused directly on the issues identified.

Based on the analysis, a vision and detailed policy framework for the Cemetery Road Neighbourhood has been developed. It is recommended that this be incorporated in the Official Plan through an amendment, following public and agency review.

The proposed vision and policy directions are as follows and are included in the draft Official Plan Amendment in Appendix C to this Report:

Vision

The Cemetery Road Neighbourhood should be maintained, and where possible enhanced, as a low-density residential community with a sylvan character consisting primarily of single detached dwellings on large, well landscaped lots which is developed in harmony with its natural heritage system.

Policy Directions

Purpose

The Cemetery Road Neighbourhood Policy Area designation on Schedule “A” recognizes an established low density residential neighbourhood and provides direction with respect to future development in keeping with the Vision for the community.

Permitted Uses, Buildings and Structures

The permitted uses, buildings and structures are:

- i) single detached dwellings;
- ii) cemetery uses and related buildings and structures;
- iii) accessory buildings and structures; and,
- iv) public parks and other public uses and related buildings and structures.

Land Use Policies

Applications for new development or redevelopment shall be evaluated based on an assessment of the proposal in the context of the Cemetery Road Neighbourhood. The assessment will address how the development maintains and/or enhances the character of the area in keeping with the Vision for the Neighbourhood. In particular, consideration will be given to the cumulative impacts of development. Further, the evaluation will consider not just the development site itself, but the impacts on the immediate surrounding lands and the Neighbourhood as a whole.

In particular, the Township shall generally require residential development to meet the following criteria:

- i) Minimum lot frontage of 15 metres, with the exception of 153 Cemetery Road given its location which may be considered for a maximum of three lots;
- ii) Maximum dwelling height of 2.5 storeys;
- iii) Landscaping which maximizes planting of native trees, shrubs and other plantings, particularly in the front yard to enhance the sylvan character of the streetscape;
- iv) Driveways which are minimized and generally do not exceed 6 metres in width; and,
- v) Minimum front yard depth where feasible of 8 metres;

In exceptional circumstances on lots which exceed 40,000 square metres in area, the Township may consider applications for development which are designed to maximize the protection of natural and hydrologic features and functions through the clustering of

development including single detached, semi detached and townhouse dwellings and the use of reduced development standards including private roads.

To provide for a comprehensive assessment of any application, the Township shall generally require, where applicable, submission of the following studies, and any other studies identified in accordance with Section 3.16, Development Application Pre-Consultation and Submission Requirements:

- i) Planning Justification Report which addresses conformity with Provincial, Regional and Township planning policy including the relevant policies of Section 2.4, Community Design, and Section 2.5.5.3.1, Established Residential Areas of the Township Official Plan and which will provide plans of the proposed development including building elevations which also illustrate the relationship to adjacent existing buildings and structures;
- ii) Environmental Impact Study prepared in accordance with Terms of Reference established by the Township;
- iii) Tree Preservation Plan to address tree conservation and landscaping plans which maximize the use of native trees, shrubs and other vegetation;
- iv) Functional Servicing Report prepared in accordance with Terms of Reference established by the Township;
- v) Archaeological Assessment;
- vi) Hydrogeological Study, including water balance;
- vii) Landform Conservation Plan; and,
- viii) Traffic Study.

Township of Uxbridge Cemetery Road Neighbourhood Study

Study Area Boundary

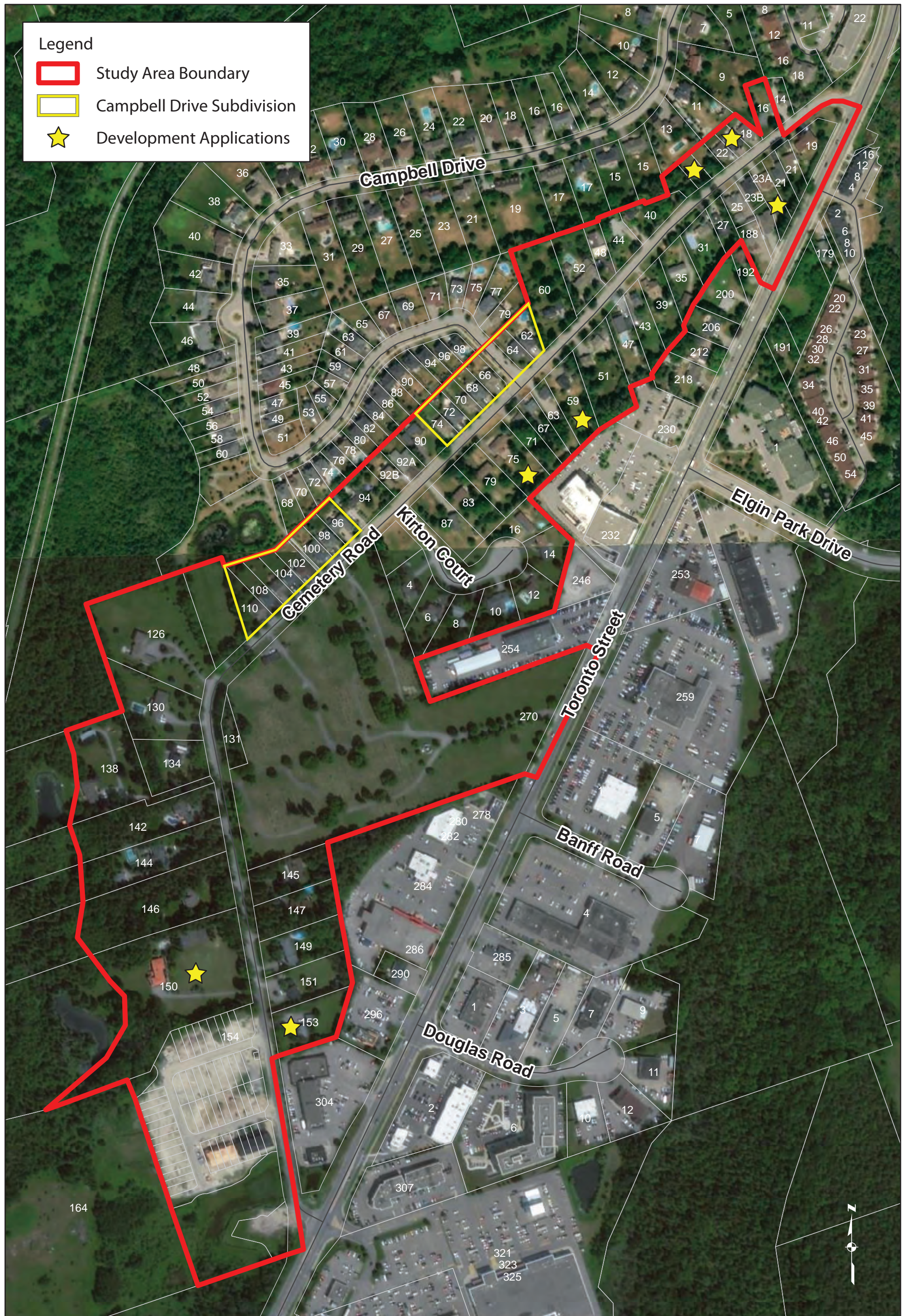
January 2021



Township of Uxbridge Cemetery Road Neighbourhood Study

Development Applications

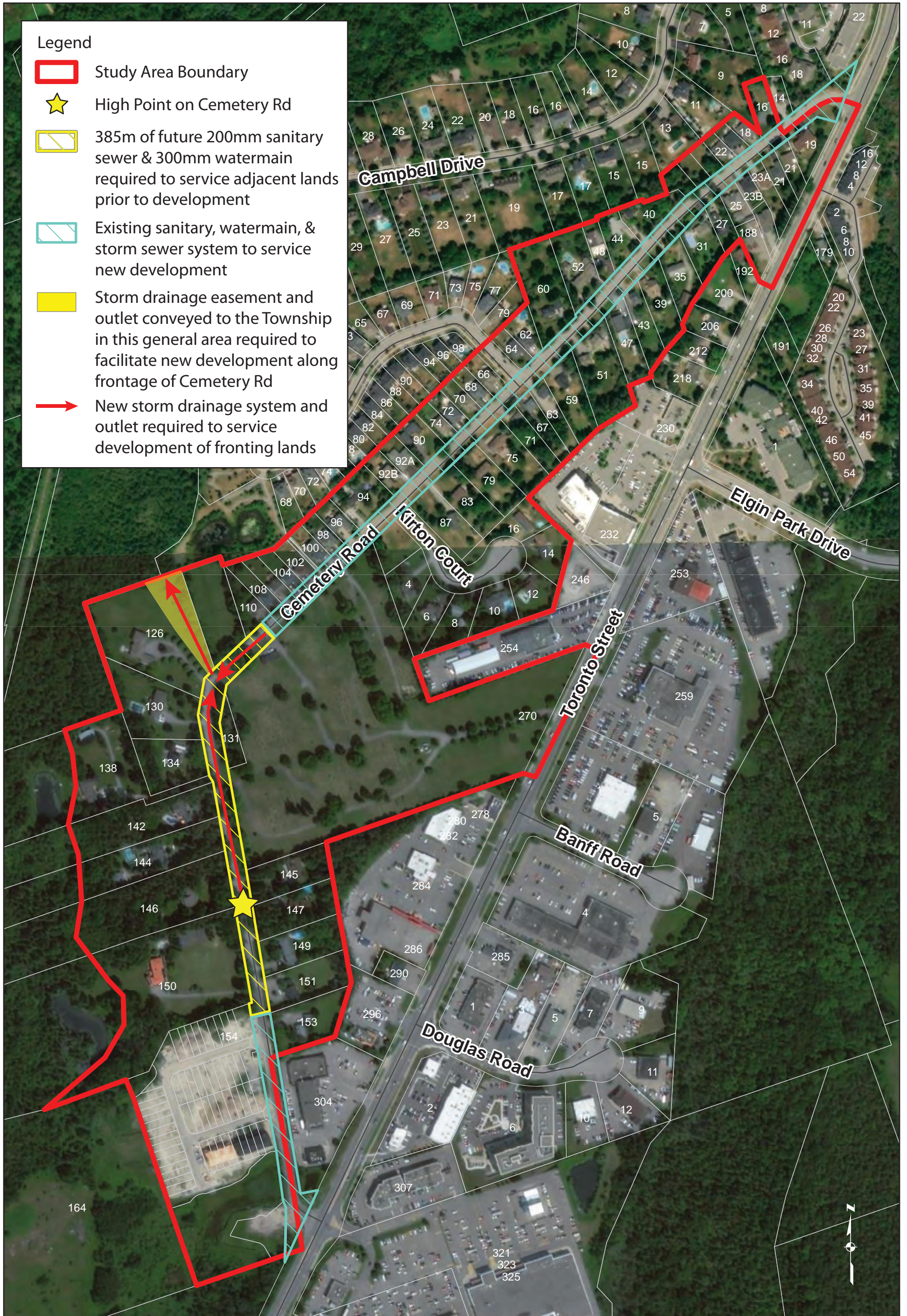
January 2021



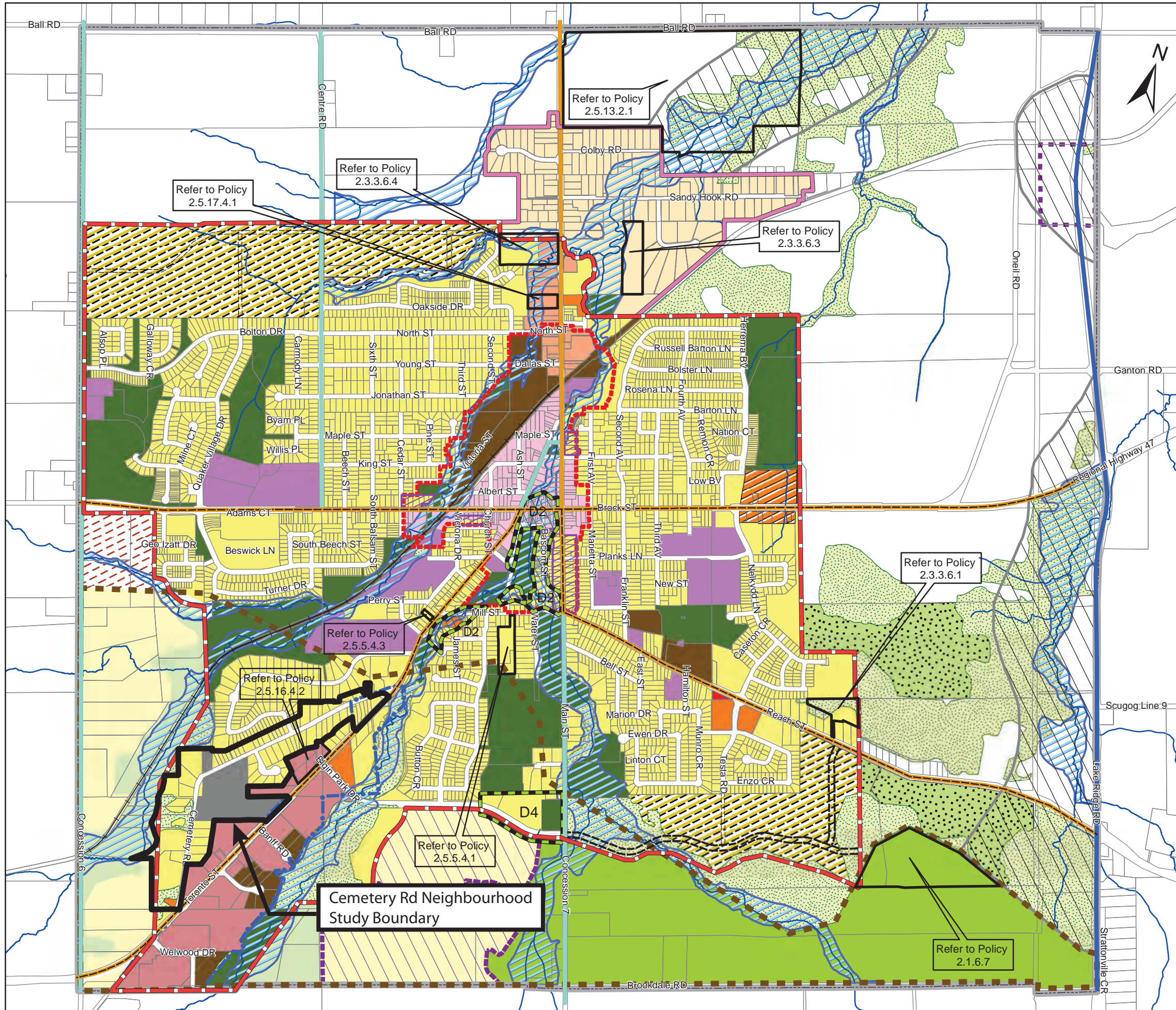
Township of Uxbridge Cemetery Road Neighbourhood Study

Servicing Considerations

January 2021



Schedule "A"
Land Use and Transportation Plan
Uxbridge Urban Area
Official Plan of the Township of Uxbridge



Transportation

- Type A Arterial
- Type B Arterial
- Collector Road
- Regional Transit Spine
- Potential Future Collector Road
- Proposed Local Road

Natural Heritage

- Natural Hazard Area
- Environmental Constraint Area
- Watercourses & Waterbodies

Oak Ridges Moraine

- Oak Ridges Moraine Conservation Plan Area Boundary
- Countryside Area
- Natural Linkage Area
- Natural Core Area

General Land Use









- Secondary Plan Area
- Urban Area Boundary
- Downtown
- Main Central Area
- Mixed Use Area
- Brock Street Mixed Use Area
- Recreational Mixed Use Area
- Corridor Commercial Area
- Local Commercial Area
- Residential Area
- Residential Area Higher Density
- Future Residential Area
- Institutional Area
- Employment Area
- Park and Open Space Area
- Major Open Space Areas
- Private Open Space Area
- Cemetery Area
- Hamlet Boundary
- Hamlet Area
- Rural Estate Area
- Prime Agricultural Areas
- Waste Disposal Area
- Special Policy Area D2
- Policy Area 2.1.6.7 Approved Major Recreation Use
- Mixed Use Special Policy Area
- Lands Subject to 18(6) of the Moraine Plan
- Deferral







Schedule "B" Natural Heritage System and Supportive Uses Uxbridge Urban Area

Official Plan of the Township of Uxbridge






Supporting Uses

-  Secondary Plan Area
-  Main Central Area
-  Private Open Space Area
-  Cemetery Area
-  Institutional Area
-  Park and Open Space Area
-  Gateway Area
-  Land Subject to Section 18(6) of the Moraine Plan





Natural Heritage

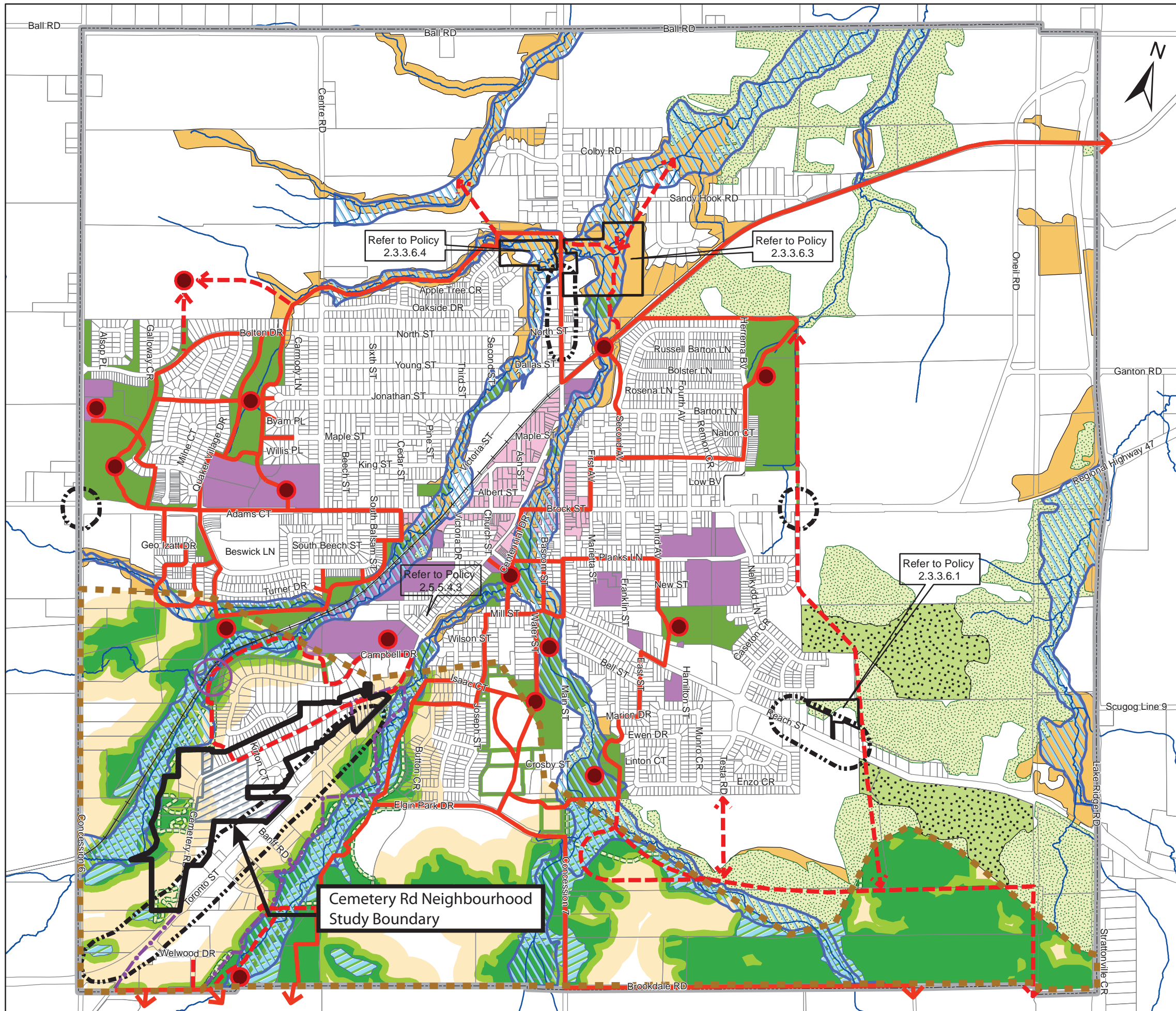
-  Natural Hazard Area
-  Environmental Constraint Area
-  Environmental Potential Area
-  Watercourses & Waterbodies

Oak Ridges Moraine

-  Oak Ridges Moraine Conservation Plan Area Boundary
-  Wetlands
-  Significant Woodlands
-  Minimum Vegetation Protection Zone
-  Minimum Area of Influence

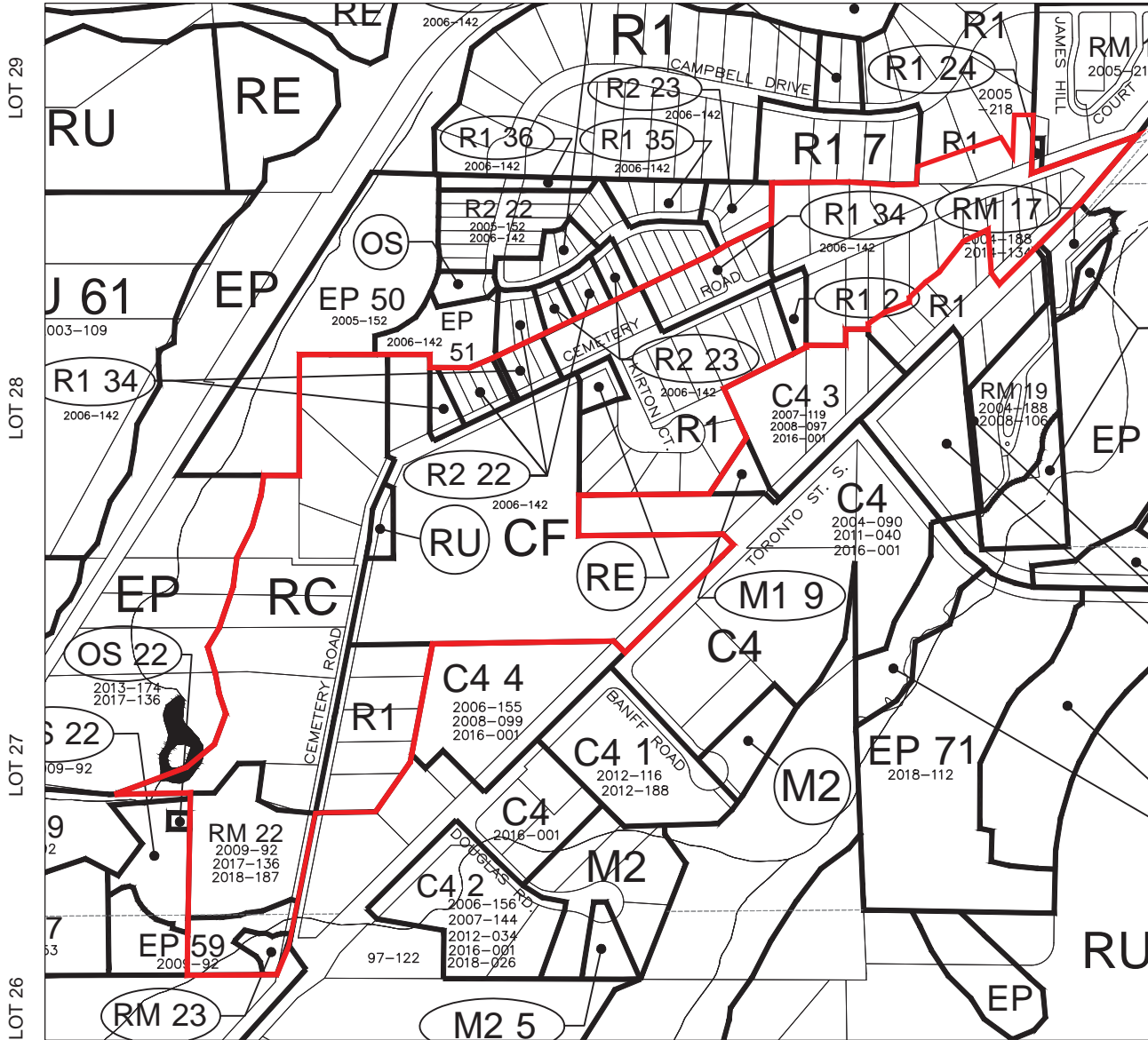
Trail System

-  Potential Pedestrian/Bicycle Railroad Crossing
-  Open Space Nodes
-  Existing Trails
-  Proposed Trails



Cemetery Road Neighbourhood Study
Township of Uxbridge
Zoning Bylaw 81 19
Schedule A1 and A2 Excerpt

CON. 6



 STUDY BOUNDARY



APPENDIX A

NATURAL HERITAGE REVIEW



October 4 2021

Project 2699

Township of Uxbridge
51 Toronto Street South
PO Box 190
Uxbridge, ON L9P 1T1
c/o Macaulay Shiomi Howson Ltd

Dear Ms. Howson

R e e t e r Road Neig our ood tud Natural Heritage Re ie

Natural Resource Solutions Inc. (NRSI) was retained by the Township of Uxbridge to undertake a desktop review of available mapping of natural features as well as a high level background review to determine Species at Risk (SAR) reported from the Cemetery Road Neighbourhood Study Area (i.e. Study Area). NRSI has identified appropriate Vegetation Protection ones (VP) for the natural heritage features within and bordering the Study Area in accordance with these parameters.

ntrodu tion

The Township of Uxbridge is located in the Region of Durham within Ecoregion 6E. The Uxbridge Urban Area falls central to the Township along the eastern boundary. The Uxbridge Urban Area is located within the Lake Simcoe watershed which is under the authority of the Lake Simcoe Region Conservation Authority (LSRCA).

Cemetery Road is a unique residential neighbourhood within the southwest portion of the Uxbridge Urban Area primarily comprised of larger residential lots and lands associated with the cemetery. The Cemetery Road Neighbourhood Study Area is shown on Map 1. The western fringe of the Study Area falls outside of the Uxbridge Urban Area boundary.

The lands along Cemetery Road are primarily designated Residential Area on Schedule A to the Township Official Plan. In addition there are some specific areas which are designated as follows

- the cemetery is designated Cemetery Area
- two areas on the west side of Cemetery Road and the Urban Area boundary are designated Environmental Constraint
- Corridor Commercial Area designation if located at the south end of the Cemetery Road on the east side fronting on Toronto Street
- a very small area of Residential Area Higher Density designation is located also at the south end of the street on the west side and
- two portions of the Study Area are identified as Lands Subject to 18(6) of the Moraine Plan .

Schedule B to the Township Official Plan identifies some lands in the west portion of the Study Area as Environmental Constraint Area . Significant Woodlands and Wetlands with related

Minimum Vegetation Protection zones and Minimum Area of Influence are identified in the west related to the Oak Ridges Moraine (ORM).

Although the Study Area falls within the Lake Simcoe Protection Plan area (OMOE et al. 2009) it is governed by the ORM Conservation Act (2001) with guidance provided in the ORM Conservation Plan (OMMAH 2017) and its Technical Series Papers (OMMAH et al. 2008).

Mapping

Map 1 shows the extent of the ORM Plan Area and the ORM designations. The ORM Plan Area extends across the entire Study Area. Most of the Study Area is identified as Settlement Area with the western point falling within the Natural Linkage Area designation.

Outside the Study Area to the southwest are areas identified as Countryside Area. The western point (Natural Linkage Area) and lands to the adjacent to it outside the Study Area coincides with the Growth Plan Natural Heritage System (NHS) which has been identified by the Province in accordance with *A Place to Grow: Growth Plan for the Greater Golden Horseshoe, Office Consolidation 2020*. The Greenbelt Plan Area covers the entirety of Uxbridge Township and includes the ORM Plan Area. Towns and Villages of the Greenbelt Plan Area abuts the Study Area in the north.

Map 2 identifies wooded areas and wetlands as mapped by the Ontario Ministry of Northern Development Mines Natural Resources and Forestry (MNRF). Numerous wooded areas are identified within the Study Area although the only woodland is located on the west at the rear of three large lots and in the extreme southwest corner of the Study Area. These woodlands are contiguous to larger woodlands that extend west of the Study Area. Woodlands have not been mapped by the Region Township or LSRCA. The woodland boundary has been identified by NRSI through air photo interpretation and is shown on Map 2.

The Uxbridge Brook Headwater Provincially Significant Wetland (PSW) complex extends into the Study Area in the very southwestern corner and lies adjacent to the Study Area in the west. To the west the wetland is comprised of swamp. The southwest portion is comprised of treed swamp thicket swamp and meadow marsh. An unevaluated wetland unit is located north of the Study Area. Given that this wetland unit adjoins PSW it should be considered provincially significant as well in accordance with the Ontario Wetland Evaluation System (OMNRF 2014). Two tributaries to Uxbridge Brook flow through the southern Study Area. Both tributaries are likely intermittent and both are associated with the PSW. The southern tributary appears to enter a culvert underneath Cemetery Road from which point it is likely buried until it resurfaces within the larger natural corridor further east.

The Region of Durham recently undertook a review of natural heritage feature mapping including within the Uxbridge Urban Area. These mapping layers are shown on Map 3. Regionally Designated Greenfield Area is shown within the Study Area to the north and south however much of this area is developed so the designation is not accurate. Uxbridge Urban Area Schedule B NHS¹ is identified in the west and the south of the Study Area.

¹ The Township's Official Plan Section 2.3.1 states that the Natural Heritage System is comprised of i) *Natural Hazard Area*; ii) *Environmental Constraint Area and Environmental Potential Area*; iii) *Environmental Buffer Area*; and, iv) *ORM Key Natural Heritage and Hydrologically Sensitive Features*.

The western portion of the Study Area is also identified as Conservation Authority NHS Only . Immediately to the south of the Study Area an area is identified as Sand Barrens Savannahs Tallgrass Prairies Alvars . The mapping of Sand Barrens Savannahs Tallgrass Prairies Alvars is likely not accurate. Based on a review of available mapping of such habitats (albeit limited) these habitats are not known from the Township of Uxbridge other than a tallgrass prairie potentially located in the extreme southern portion of the Township far outside of the Uxbridge Urban Area. Within the Urban Uxbridge Area Sand Barrens Savannahs Tallgrass Prairies Alvars mapped areas include areas of lawn cultural meadow golf course an actively ploughed field and a residential subdivision.

Map 3 shows Fish Habitat as an area around watercourses but it is unclear how this area was identified as fish habitat is normally mapped as the watercourse itself. The fish habitat layer was obtained by the Region of Durham from the LSRCA (Amanda Bathe pers. comm. 2021). Fish habitat extends into the Study Area on the west.

PSW and Other Wetland layers obtained from the Region of Durham are shown on Map 3 as well. These do not entirely match the PSW and Unevaluated Wetland layers obtained from the MNRF.

Map 4 identifies mapping provided by the LSRCA including valleyland watercourse LSRCA regulated area floodplain and its setback. LSRCA regulated area extends into the Study Area on the west side which encompasses the watercourse PSW floodplain floodplain setback and valleyland.

Natural Heritage feature constraints

Map 5 identifies natural heritage feature constraints. Section 2.3.1 of the Township's Official Plan states that *key natural heritage features are defined to include significant habitat of endangered species; fish habitat; wetlands; Life Science Areas of Natural and Scientific Interest (ANSIs); significant valleylands; significant woodlands; significant wildlife habitat; sand barrens, savannahs and tallgrass prairies and alvars.* Within and adjacent to the Study Area mapped natural heritage feature constraints include wetlands significant woodlands and watercourses (which provide fish habitat).

The woodlands within and adjacent to the Study Area are deemed significant in accordance with the ORM Conservation Plan Technical Paper on Significant Woodlands (OMMAH et al. 2008) as they are at least 0.5ha in size and are located within a key natural heritage feature (i.e. wetland).

The valleyland is a natural heritage constraint as well but the mapping provided by LSRCA as shown on Maps 4 and 5 is partial and not accurate. Valleyland mapping should be refined through site specific study (e.g. through an Environmental Impact Study EIS) in accordance with the ORM Conservation Plan Technical Paper Series (OMMAH et al. 2008) and the Natural Heritage Reference Manual (OMNR 2010).

ANSIs are not present in the Study Area or vicinity. The mapping of sand barrens savannahs and tallgrass prairies and alvars is very doubtful and is not considered accurate within the lands south of the Study Area. Habitat of Endangered (and Threatened) species and Significant Wildlife Habitat is not mapped for the Study Area and vicinity but should be evaluated through an EIS when development is proposed within 120m of a natural heritage feature. A search through the Natural Heritage Information Centre yielded the following results for the Study Area and surrounding lands as listed in Table 1.

Table NH Results

Significant Feature or Species	Comment
Uxbridge Brook Headwater Wetland Complex	PSW
Mixed Wader Nesting Colony	May be indicative of colonially nesting bird breeding habitat which is a significant wildlife habitat
Eastern Meadowlark (<i>Sturnella magna</i>)	Threatened species in Ontario
Snapping Turtle (<i>Chelydra serpentina</i>)	Special Concern in Ontario considered through significant wildlife habitat
Midland Painted Turtle (<i>Chrysemys picta marginata</i>)	Special Concern in Canada this species is not considered rare or significant in Ontario

Vegetation Protection Zones

Vegetation Protection Zones (VP) otherwise referred to as buffers are identified in Table 2.1 of the Township's Official Plan consistent with the ORM Conservation Plan (OMMAH 2017). A VP of 30m is identified as the minimum around all natural heritage constraints within the Study Area and adjacent lands. Map 6 shows the 30m VP from wetlands significant woodlands and watercourses. In some instances the VP overlaps with existing development. To the east of the northern portion of the Study Area the VP has been cut off at Toronto Street as the buffer of the PSW would not extend across the road into the Study Area. As shown on Map 6 the western part of the Study Area is constrained by natural heritage features and the minimum VP. For the most part the VP falls within the LSRCA Regulated Area. Development within the Regulated Area will require permitting through the LSRCA.

The valleyland must be evaluated at the EIS stage. If it is identified as significant the stable top of bank is to be identified in the field. The LSRCA may want to be present and may want to stable top of bank formally staked and surveyed. A 30m VP from the stable top of bank of Significant Valleylands is required and may extend beyond the natural heritage constraint limits identified on Map 6.

The Region of Durham has a Woodland By-law (30 2020) but it only applies to woodlands at least 1ha in size. No such woodlands are found within the Study Area outside of the identified VP. Section 2.3.11 of the Township Official Plan specific to the Uxbridge Urban Area promotes tree conservation.

Urban

Areas outside the VP as shown on Map 6 are generally free of natural heritage constraints and may be developed although the valleyland must still be identified through site specific study and may be the defining limit. As stated an EIS will be required for any development or site alteration within 120m of a natural heritage feature (i.e. woodland wetland valleyland). The EIS must also consider features and functions that are not yet mapped or known such as Species at Risk and Significant Wildlife Habitat. Development within the Regulated Area will require permitting through the LSRCA. Where tree removal is proposed Species at Risk bats must be considered in consultation with the Ministry of Environment Conservation and Parks (MECP).

With respect to areas that are being considered for redevelopment within the Study Area a Tree Preservation Plan should be prepared to address tree conservation. Planting of native trees

shrubs and other vegetation should be promoted in accordance with the Township's Official Plan Section 2.3.11.3.

Should you have any questions or comments regarding this natural heritage review please do not hesitate to contact me.

Sincerely
Natural Resource Solutions Inc.

Katharina Richter
Senior Biologist

References

Amanda Bathe Senior Planner Planning and Economic Development Department Regional Municipality of Durham. Email to Liz Howson. June 2 2021.

Ontario Ministry of the Environment (OMOE) Ministry of Natural Resources and Lake Simcoe Region Conservation Authority. 2009. Lake Simcoe Protection Plan.

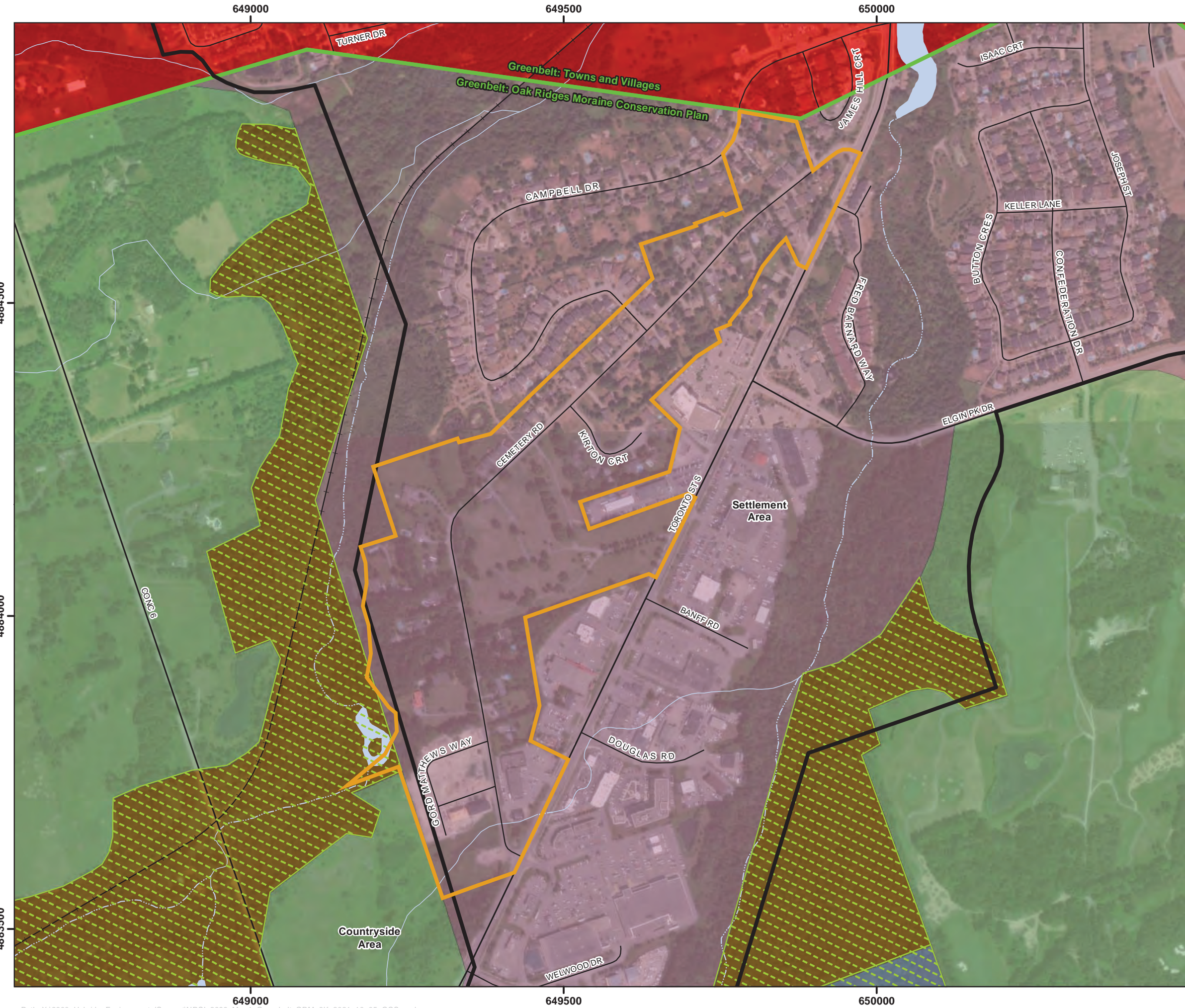
Ontario Ministry of Municipal Affairs and Housing (OMMAH). 2017. Oak Ridges Moraine Conservation Plan.

Ontario Ministry of Municipal Affairs and Housing (OMMAH). 2020. A Place to Grow Growth Plan for the Greater Golden Horseshoe. Office Consolidation 2020.

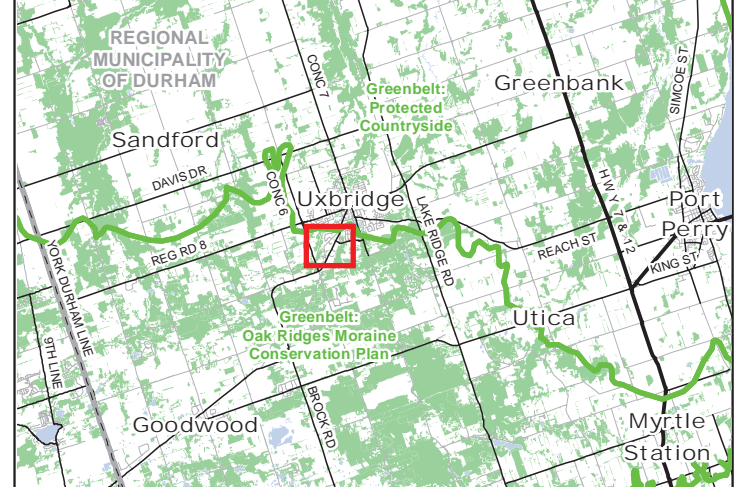
Ontario Ministry of Municipal Affairs and Housing (OMMAH) Ministry of the Environment (MOE) and Ontario Ministry of Natural Resources (OMNR). 2008. Oak Ridges Moraine Conservation Plan Technical Paper Series. 7 Identification and Protection of Significant Woodlands.

Ontario Ministry of Natural Resources (OMNR). 2010. Natural Heritage Reference Manual for Policies of the Provincial Policy Statement Second Edition. March 18 2010.

Ontario Ministry of Natural Resources and Forestry (OMNRF). 2014. Ontario Wetland Evaluation System Southern Manual. 3rd Edition Version 3.3.



Map 1
 Cemetery Road
 Neighbourhood Study
 Greenbelt and Oak Ridges Moraine



- Legend**
- Neighbourhood Study Area
 - Uxbridge Urban Area Boundary
 - Greenbelt (covers entire map area)
 - Railway
 - Primary Road
 - Secondary Road
 - Permanent Watercourse
 - Intermittent Watercourse
 - Water Body
 - Growth Plan Natural Heritage System
 - Greenbelt: Towns and Villages
- Oak Ridges Moraine Conservation Plan Land Use Designation**
- Countryside Area
 - Natural Core Area
 - Natural Linkage Area
 - Settlement Area

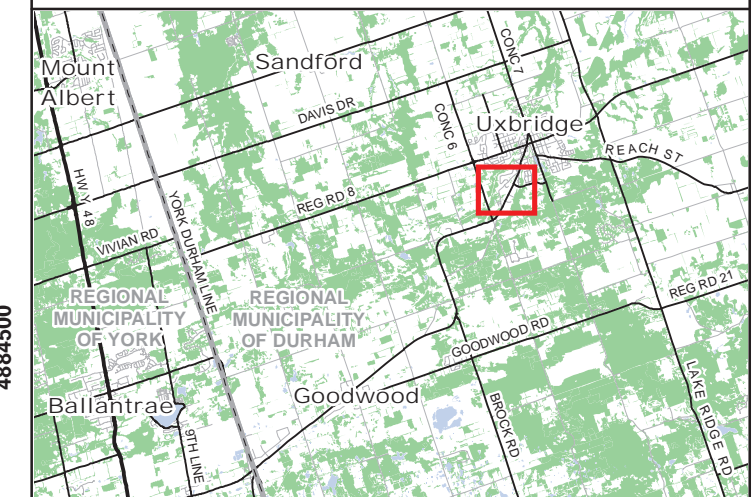


Map Produced by Natural Resource Solutions Inc. This map is proprietary and confidential and must not be duplicated or distributed by any means without express written permission of NRSI. Data provided by MNRFO Copyright: Queen's Printer Ontario. Imagery: ESRI (2019/2018).

Project: 2699 Date: October 5, 2021	NAD83 - UTM Zone 17 Size: 11x17" 1:6,000
--	--

0 100 200 300 400 Metres

Cemetery Road Neighbourhood Study Wooded Areas and Wetlands

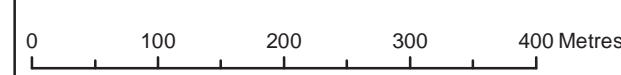


- Legend**
- Neighbourhood Study Area
 - Uxbridge Urban Area Boundary
 - Railway
 - Primary Road
 - Secondary Road
 - Permanent Watercourse
 - Intermittent Watercourse
 - Water Body
 - Provincially Significant Wetland (PSW)
 - Unevaluated Wetland
 - Wooded Area
 - Woodland Boundary (NRSI air photo interpretation)



Map Produced by Natural Resource Solutions Inc. This map is proprietary and confidential and must not be duplicated or distributed by any means without express written permission of NRSI. Data provided by MNRFO Copyright: Queen's Printer Ontario. Imagery: ESRI (2019/2018).

Project: 2699 Date: September 29, 2021	NAD83 - UTM Zone 17 Size: 11x17" 1:6,000
---	--

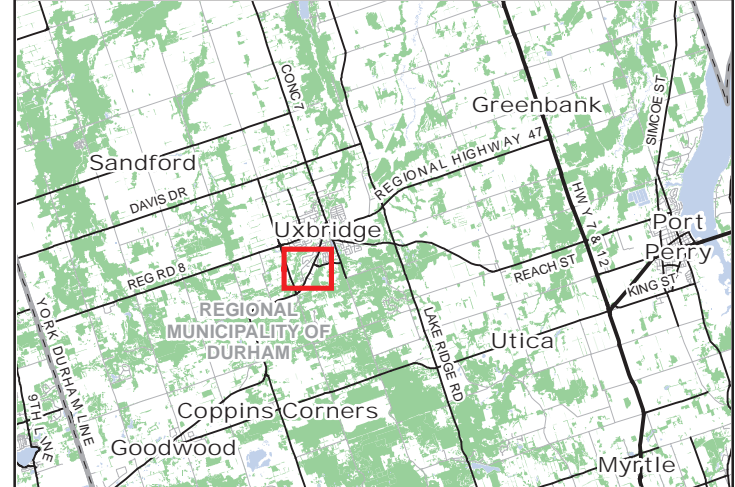




Map 3

Cemetery Road Neighbourhood Study

Durham Regional NHS Review

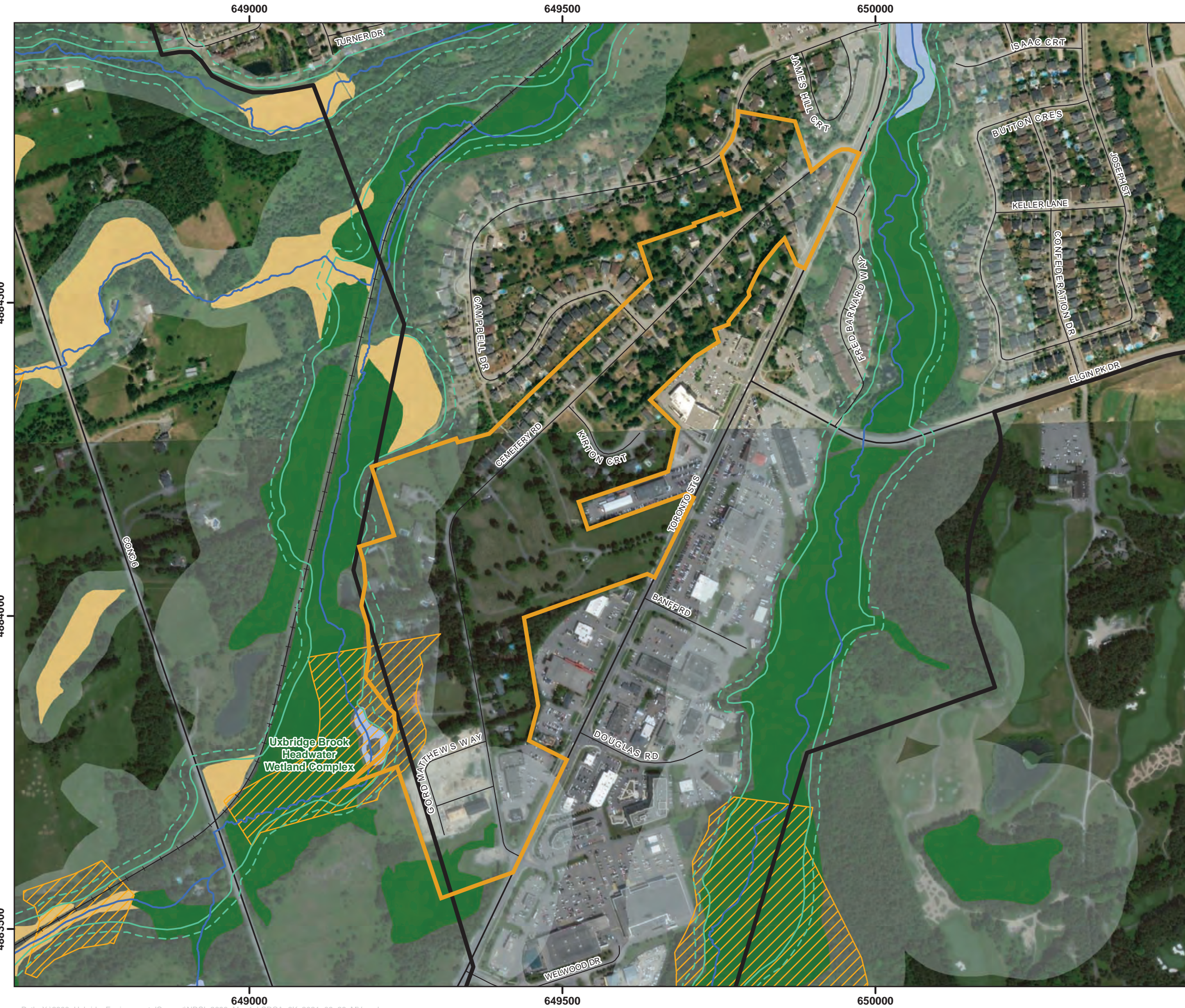


- Legend**
- Neighbourhood Study Area
 - Uxbridge Urban Area Boundary
 - Designated Greenfield Area (Region)
 - Uxbridge Urban Area Schedule B NHS
 - Fish Habitat
 - Provincially Significant Wetland (Region)
 - Other Wetland (Region)
 - Conservation Authority NHS Only
 - Sand Barrens, Savannas, Tallgrass Prairies, Alvars
 - Permanent / Intermittent Stream
- Base Layers (MNR)**
- Railway
 - Primary Road
 - Secondary Road
 - Permanent Watercourse
 - Intermittent Watercourse
 - Water Body
 - Provincially Significant Wetland (PSW)
 - Unevaluated Wetland



Map Produced by Natural Resource Solutions Inc. This map is proprietary and confidential and must not be duplicated or distributed by any means without express written permission of NRSI. Data provided by MNR © Copyright: Queen's Printer Ontario. Imagery: ESRI (2019/2018).

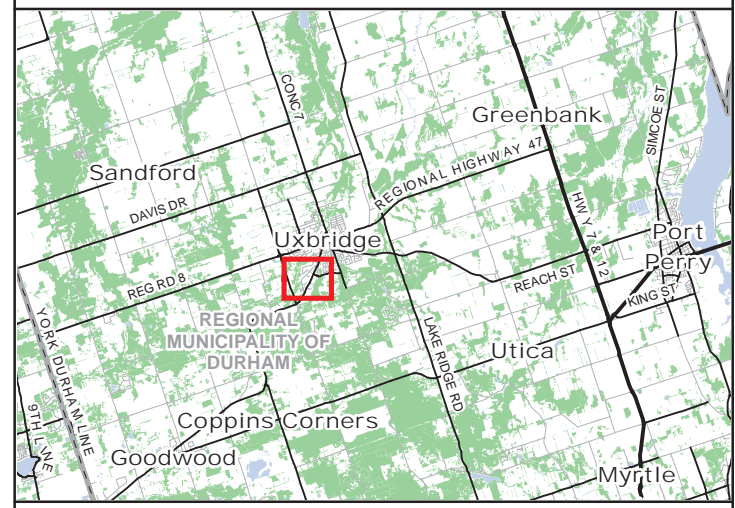
Project: 2699 Date: September 29, 2021	NAD83 - UTM Zone 17 Size: 11x17" 1:6,000
---	--




Map 4

Cemetery Road Neighbourhood Study

LSRCA Mapping

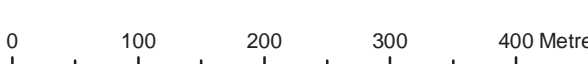



- Legend**
- Neighbourhood Study Area
 - Uxbridge Urban Area Boundary
 - Valleyland (LSRCA)
 - Watercourse (LSRCA)
 - Regulated Area (LSRCA)
 - Floodplain (LSRCA)
 - Floodplain Setback (LSRCA)
- Base Layers (MNR)**
- Railway
 - Primary Road
 - Secondary Road
 - Water Body
 - Provincially Significant Wetland (PSW)
 - Unevaluated Wetland



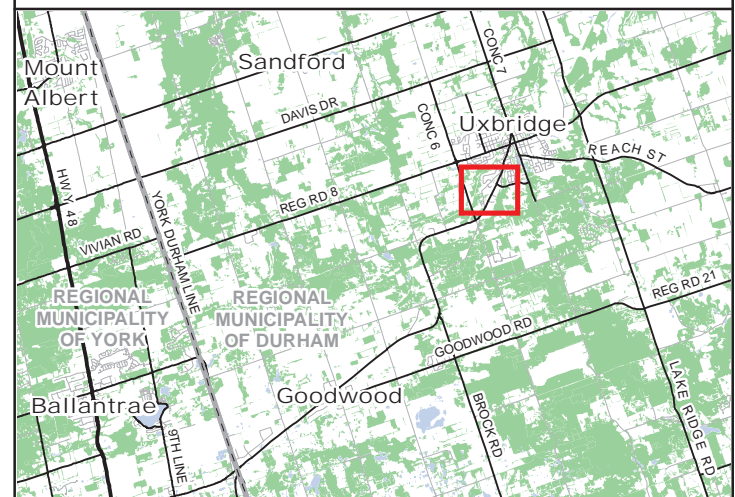
Map Produced by Natural Resource Solutions Inc. This map is proprietary and confidential and must not be duplicated or distributed by any means without express written permission of NRSI. Data provided by MNR © Copyright: Queen's Printer Ontario. Imagery: ESRI (2019/2018).

Project: 2699 Date: September 29, 2021	NAD83 - UTM Zone 17 Size: 11x17" 1:6,000
---	--





Cemetery Road Neighbourhood Study Natural Heritage Feature Constraints



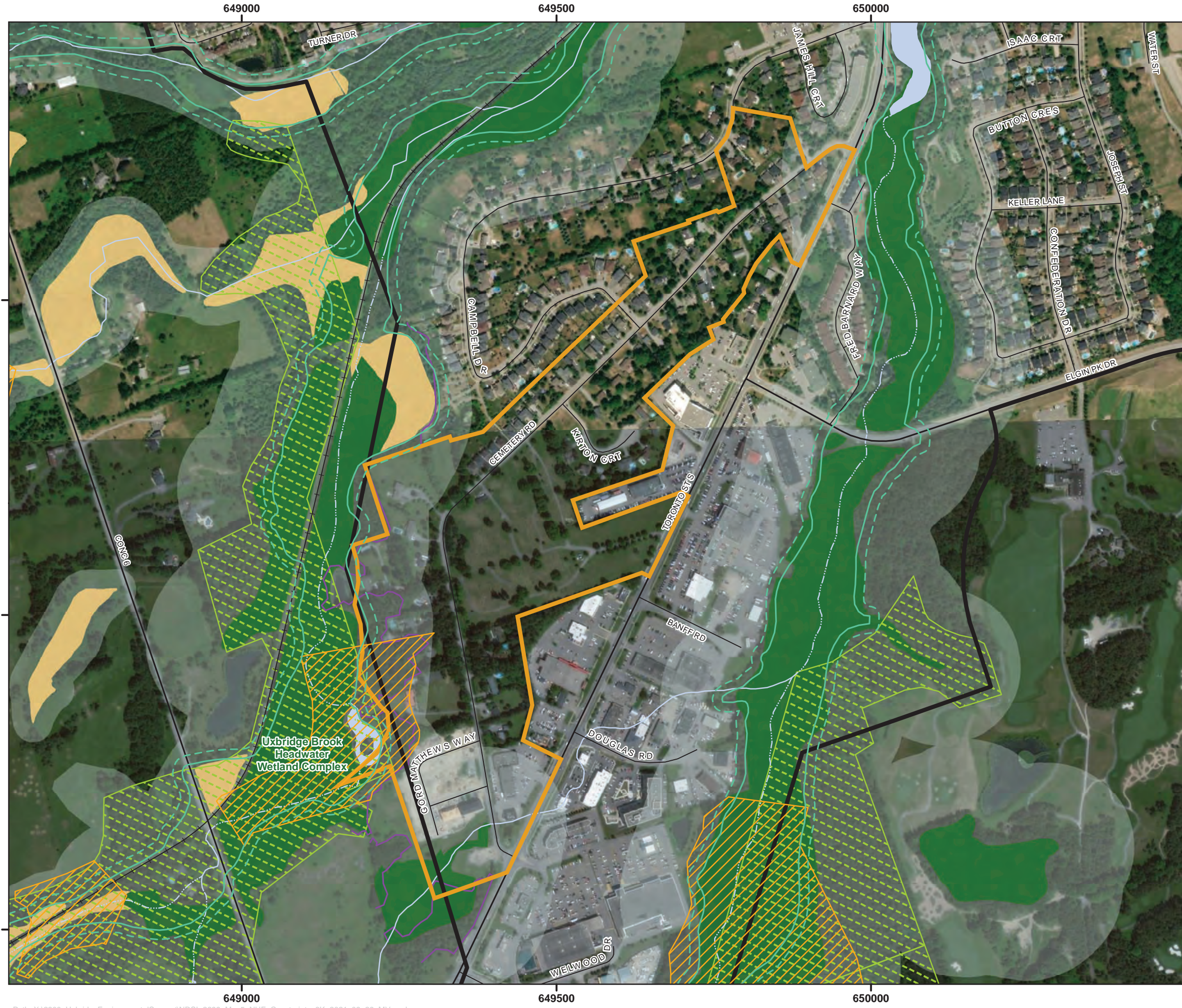
- Legend**
- Neighbourhood Study Area
 - Uxbridge Urban Area Boundary
 - Floodplain (LSRCA)
 - Floodplain Setback (LSRCA)
 - Valleyland (LSRCA)
 - Regulated Area (LSRCA)
 - Growth Plan Natural Heritage System
 - Woodland Boundary (NRSI air photo interpretation)
- Base Layers (MNRF)**
- Railway
 - Primary Road
 - Secondary Road
 - Permanent Watercourse
 - Intermittent Watercourse
 - Water Body
 - Provincially Significant Wetland (PSW)
 - Unevaluated Wetland



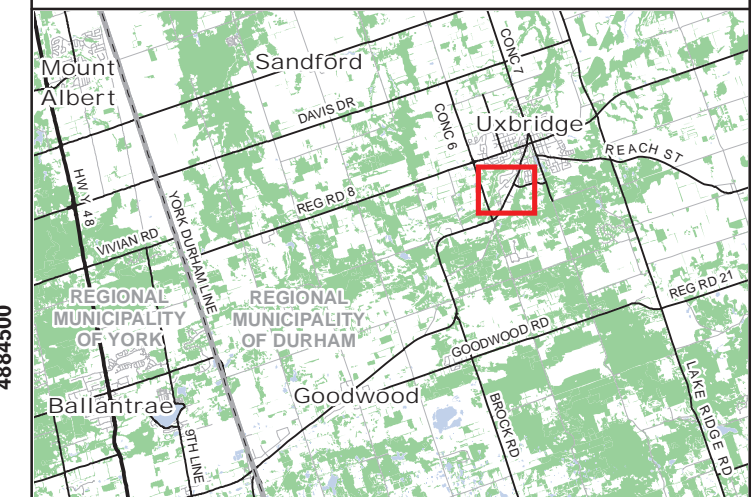
Map Produced by Natural Resource Solutions Inc. This map is proprietary and confidential and must not be duplicated or distributed by any means without express written permission of NRSI. Data provided by MNRF © Copyright: Queen's Printer Ontario. Imagery: ESRI (2019/2018).

Project: 2699 Date: September 29, 2021	NAD83 - UTM Zone 17 Size: 11x17" 1:6,000
---	--

0 100 200 300 400 Metres



Cemetery Road Neighbourhood Study Vegetation Protection Zones

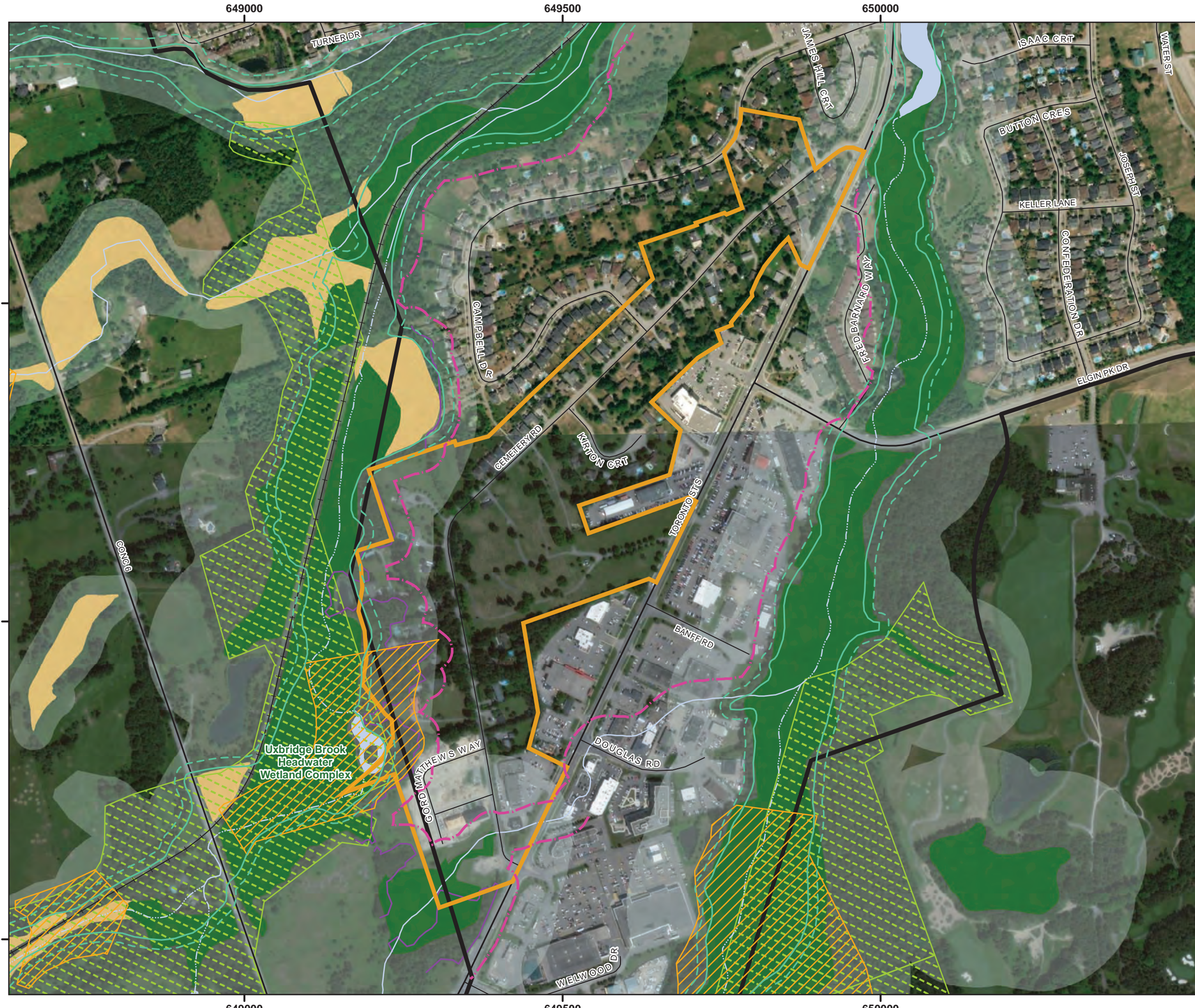
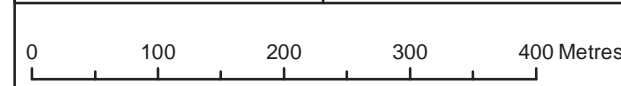


- Legend**
- Neighbourhood Study Area
 - Uxbridge Urban Area Boundary
 - Vegetation Protection Zone
 - Floodplain (LSRCA)
 - Floodplain Setback (LSRCA)
 - Valleyland (LSRCA)
 - Regulated Area (LSRCA)
 - Growth Plan Natural Heritage System
 - Woodland Boundary (NRSI air photo interpretation)
- Base Layers (MNR)**
- Railway
 - Primary Road
 - Secondary Road
 - Permanent Watercourse
 - Intermittent Watercourse
 - Water Body
 - Provincially Significant Wetland (PSW)
 - Unevaluated Wetland



Map Produced by Natural Resource Solutions Inc. This map is proprietary and confidential and must not be duplicated or distributed by any means without express written permission of NRSI. Data provided by MNR. Copyright: Queen's Printer Ontario. Imagery: ESRI (2019/2018).

Project: 2699 Date: September 29, 2021	NAD83 - UTM Zone 17 Size: 11x17" 1:6,000
---	--



APPENDIX B

LIST OF NATIVE TREES, SHRUBS AND PLANTINGS

Cemetery Road, Uxbridge Street Tree Species List

Latin Name	Common Name	Native to Area	Salt Tolerance	Soil Moisture
<i>Acer saccharum</i>	Sugar Maple	Yes	sensitive	moist, average
<i>Acer rubrum</i>	Red Maple	Yes	sensitive	moist, average
<i>Gleditsia triacanthos</i>	Honeylocust	Not native in Uxbridge but would do well	tolerant	moist, average, dry
<i>Quercus alba</i>	White Oak	Yes	moderate	average
<i>Quercus bicolor</i>	Swamp Oak	Yes	moderate	moist
<i>Quercus macrocarpa</i>	Bur Oak	Yes	tolerant/moderate	moist, average, dry
<i>Quercus rubra</i>	Red Oak	Yes	tolerant	average
<i>Celtis occidentalis</i>	Common Hackberry	Yes	tolerant	moist, average, dry
<i>Tilia americana</i>	Basswood	Yes	moderate, sensitive	average
<i>Abies balsamea</i>	Balsam Fir	Yes	moderate/sensitive	moist
<i>Amelanchier canadensis</i>	Serviceberry	Yes	tolerant	moist, average
<i>Sorbus decora</i>	Showy Mountain Ash	Yes	tolerant/moderate	moist, average
<i>Populus tremuloides</i>	Trembling Aspen	Yes	moderate	moist, average
<i>Picea glauca</i>	White Spruce	Yes	moderate	moist, average
<i>Betula populifolia</i>	Grey Birch	Yes	tolerant	moist, average, dry
<i>Betula papyrifera</i>	White Birch	Yes	moderate	moist, average
<i>Thuja occidentalis</i>	Eastern White Cedar	Yes	moderate	moist, average, dry
<i>Prunus virginiana</i>	Chokecherry	Yes	tolerant	moist, average
<i>Juglans nigra</i>	Black Walnut	Yes	sensitive	average
<i>Carya cordiformis</i>	Bitternut Hickory	Yes	sensitive	average
<i>Cornus alternifolia</i>	Alternate-leaf Dogwood	Yes	moderate	average
<i>Prunus pennsylvanica</i>	Pin Cherry	Yes	unknown	average
<i>Carya ovata</i>	Shagbark Hickory	Yes	moderate	average
<i>Carpinus caroliniana</i>	Blue Beech	Yes	sensitive	average
<i>Populus balsamifera</i>	Balsam Poplar	Yes	tolerant	moist, average

APPENDIX C

DRAFT OFFICIAL PLAN AMENDMENT

AMENDMENT NO. 67

TO THE

OFFICIAL PLAN

FOR THE

TOWNSHIP OF UXBRIDGE

(Cemetery Road Neighbourhood Policy Area)

January 2022

**AMENDMENT NO. 67
TO THE OFFICIAL PLAN OF THE TOWNSHIP OF UXBRIDGE**

INDEX

STATEMENT OF COMPONENTS	i
PART ONE - INTRODUCTION	1
1.0 Purpose	1
2.0 Location	1
3.0 Basis	1
PART TWO - THE AMENDMENT	2
1.0 Purpose	2
2.0 The Amendment	2
3.0 Implementation and Interpretation	4
THE APPENDICES	

STATEMENT OF COMPONENTS

PART ONE - INTRODUCTION is included for information purposes and is not an operative part of this Official Plan Amendment.

PART TWO - THE AMENDMENT, consisting of the text and schedule attached hereto, is an operative part of this Official Plan Amendment.

THE APPENDICES are not an operative part of this Official Plan Amendment.

PART ONE - INTRODUCTION

1. PURPOSE

The purpose of Amendment No. 67 to the Official Plan of the Township of Uxbridge is to introduce a vision and related development policies for the lands in the Cemetery Road Neighbourhood in the Uxbridge Urban Area.

2. LOCATION

This Amendment applies to lands along Cemetery Road in the Uxbridge Urban Area.

3. BASIS

The Cemetery Road Neighbourhood is dominated by the numerous trees with the homes tucked in among them creating a sylvan character. The front yards of these large lots are generally well landscaped and not dominated by the homes or the driveways and garages. Portions of the street have a rural cross section which emphasizes the sylvan character of the neighbourhood.

The special character of this neighbourhood and, in particular, the large lots, have attracted significant interest in the intensification of the community, largely through the severance of existing lots, the demolition of existing homes and their replacement with new dwellings.

In addition to the cumulative impacts of this intensification on the character of the neighbourhood which has the potential to damage the characteristics which make the area attractive, a review carried out by the Township has also identified natural heritage and servicing issues arising from new development which need to be carefully considered for each application.

The current Township Official Plan provides a general policy framework for the evaluation of new development in existing residential areas. However, these policies do not reflect a vision specific to this neighbourhood and are not focused directly on the issues identified.

Based on the analysis, a vision and detailed policy framework for the Cemetery Road Neighbourhood has been developed.

Council, based on the results of the evaluation and after considering the input from the public and agencies, has determined that the amendment to the Official Plan is appropriate to provide a vision and detailed policy framework for this area.

PART TWO - THE AMENDMENT

1. PURPOSE

The purpose of Amendment No. 67 to the Official Plan of the Township of Uxbridge is to introduce a vision and related development policies for the lands in the Cemetery Road Neighbourhood in the Uxbridge Urban Area.

2. THE AMENDMENT

The Official Plan of the Township of Uxbridge is hereby amended:

2.1 Schedules

By modifying Schedule “A”, Land Use and Transportation Plan Uxbridge Urban Area as shown on Schedule 1 to this Amendment to add an overlay designation “Cemetery Road Neighbourhood Policy Area ” to the lands located along Cemetery Road.

2.2 Policies

By adding to Section 2.5.5 Residential Area, sub-section 2.5.5.4 Exceptions, a new sub-section 2.5.5.4.4 Cemetery Road Neighbourhood Policy Area as follows:

“2.5.5.4.4 Cemetery Road Neighbourhood Policy Area

i) Vision

The Cemetery Road Neighbourhood should be maintained, and where possible enhanced, as a low density residential community with a sylvan character consisting primarily of single detached dwellings on large, well landscaped lots which is developed in harmony with its natural heritage system.

ii) Policy Directions

a) Purpose

The Cemetery Road Neighbourhood Policy Area designation on Schedule “A” recognizes an established low density residential neighbourhood and provides direction with respect to future development in keeping with the Vision for the community.

b) Permitted Uses, Buildings and Structures

The permitted uses, buildings and structures are:

- single detached dwellings;
- cemetery uses and related buildings and structures;
- accessory buildings and structures; and,
- public parks and other public uses and related buildings and structures.

c) Land Use Policies

Applications for new development or redevelopment shall be evaluated based on an assessment of the proposal in the context of the Cemetery Road Neighbourhood. The assessment will address how the development maintains and/or enhances the character of the area in keeping with the Vision for the Neighbourhood. In particular, consideration will be given to the cumulative impacts of development. Further, the evaluation will consider not just the development site itself, but the impacts on the immediate surrounding lands and the Neighbourhood as a whole.

In particular, the Township shall generally require residential development to meet the following criteria:

- Minimum lot frontage of 15 metres, with the exception of 153 Cemetery Road given its location which may be considered for a maximum of three lots;
- Maximum dwelling height of 2.5 storeys;
- Landscaping which maximizes planting of native trees, shrubs and other plantings, particularly in the front yard to enhance the sylvan character of the streetscape;
- Driveways which are minimized and generally do not exceed 6 metres in width; and,
- Minimum front yard depth where feasible of 8 metres.

In exceptional circumstances on lots which exceed 40,000 square metres in area, the Township may consider applications for development which are designed to maximize the protection of natural and hydrologic features and functions through the clustering of development including single detached, semi detached and townhouse dwellings and the use of reduced development standards including private roads.

To provide for a comprehensive assessment of any application, the Township shall generally require, where applicable, submission of the following studies, and any other studies identified in accordance with Section 3.16, Development Application Pre-Consultation and Submission Requirements:

- Planning Justification Report which addresses conformity with Provincial, Regional and Township planning policy including the relevant policies of Section 2.4, Community Design, and Section 2.5.5.3.1, Established Residential Areas of the Township Official Plan and which will provide plans of the proposed development including building elevations which also illustrate the relationship to adjacent existing buildings and structures;
- Environmental Impact Study prepared in accordance with Terms of Reference established by the Township;
- Tree Preservation Plan to address tree conservation and landscaping plans which maximize the use of native trees, shrubs and other vegetation;
- Functional Servicing Report prepared in accordance with Terms of Reference established by the Township;
- Archaeological Assessment;
- Hydrogeological Study, including water balance;
- Landform Conservation Plan; and,
- Traffic Study.”

3. IMPLEMENTATION AND INTERPRETATION

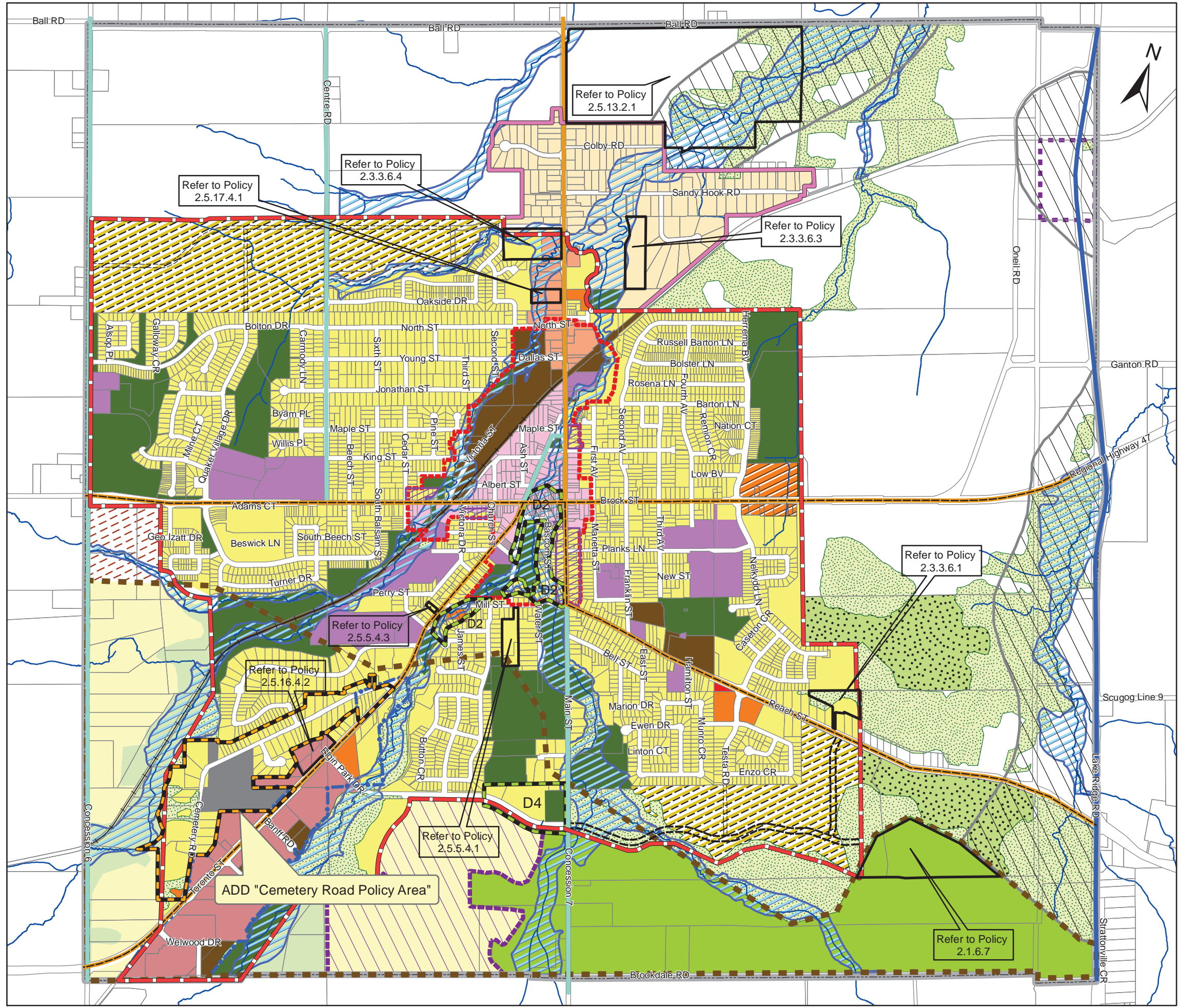
This Official Plan Amendment shall be implemented and interpreted in accordance with the implementation and interpretation provisions set out in the Amendment

Schedule "A"

Land Use and Transportation Plan

Uxbridge Urban Area

Official Plan of the Township of Uxbridge



Transportation

- Type A Arterial
- Type B Arterial
- Collector Road
- Regional Transit Spine
- Potential Future Collector Road
- Proposed Local Road

Natural Heritage

- Natural Hazard Area
- Environmental Constraint Area

Oak Ridges Moraine

- Oak Ridges Moraine Conservation Plan Area Boundary
- Countryside Area
- Natural Linkage Area
- Natural Core Area

General Land Use

- Secondary Plan Area
- Urban Area Boundary
- Downtown
- Main Central Area
- Mixed Use Area
- Brock Street Mixed Use Area
- Recreational Mixed Use Area
- Corridor Commercial Area
- Local Commercial Area
- Residential Area
- Residential Area - Higher Density
- Future Residential Area
- Institutional Area
- Employment Area
- Park and Open Space Area
- Major Open Space Areas
- Private Open Space Area
- Cemetery Area
- Hamlet Boundary
- Hamlet Area
- Rural Estate Area
- Prime Agricultural Areas
- Waste Disposal Area
- Special Policy Area
- Policy Area 2.1.6.7 Approved Major Recreation Use
- Mixed Use Special Policy Area
- Lands Subject to 18(6) of the Deferral
- Cemetery Road Policy Area

