



# PLANNING RATIONALE

PART OF LOT 33 CONC. 6  
TOWNSHIP OF UXBRIDGE | REGION OF DURHAM

PREPARED FOR: MASON HOMES LTD.

MAY 2024



**INNOVATIVE PLANNING SOLUTIONS**  
PLANNERS • PROJECT MANAGERS • LAND DEVELOPMENT

PAGE INTENTIONALLY LEFT BLANK

**PLANNING RATIONALE**  
**Zoning By-law Amendment & Draft Plan of Subdivision**  
**Part of Lot 33 Conc. Twp. of Uxbridge**

**TABLE OF CONTENTS**

<b>1.</b>	<b>INTRODUCTION</b>	<b>1</b>
<b>2.</b>	<b>DESCRIPTION OF DEVELOPMENT</b>	<b>3</b>
<b>3.</b>	<b>SURROUNDING LAND USES</b>	<b>5</b>
<b>4.</b>	<b>EXISTING LAND USE PERMISSIONS</b>	<b>7</b>
4.1	Region of Durham Official Plan (2020)	7
4.2	Region of Durham Official Plan (2023)	9
4.3	The Township of Uxbridge Official Plan (2014)	10
4.4	Township of Uxbridge Zoning By-law 81-19	11
<b>5.</b>	<b>TECHNICAL REPORTS AND STUDIES</b>	<b>12</b>
5.1	Archaeological Assessment	12
5.2	Environmental Site Assessment Study (Phase 1 and 2)	12
5.3	Environmental Impact Study	13
5.4	Transportation Impact Study	14
5.5	Functional Servicing Report	15
5.6	Stormwater Management Report	17
5.7	Hydrogeological Report	17
5.8	Agricultural Assessment	18
<b>6.</b>	<b>PROVINCIAL AND MUNICIPAL LAND USE POLICY</b>	<b>20</b>
6.1	Planning Act	20
6.2	Provincial Policy Statement (2020)	25
6.3	Draft Provincial Policy Statement (April, 2024)	30
6.4	Growth Plan (2020)	31

6.5	Greenbelt Plan (2017)	34
6.6	Region of Durham Official Plan	35
6.6.1	Region of Durham Official Plan (2020) .....	35
6.6.2	Region of Durham Official Plan (2023) .....	38
6.7	Township of Uxbridge Official Plan (2014)	41
6.8	Township of Uxbridge Zoning By-law No. 81-19 (2023)	46
<b>7.</b>	<b>PUBLIC CONSULTATION STRATEGY</b>	<b>47</b>
<b>8.</b>	<b>PLANNING REVIEW</b>	<b>47</b>
<b>9.</b>	<b>CONCLUSION</b>	<b>51</b>

#### **FIGURES**

<b>FIGURE 1:</b>	<b>Subject Lands</b>	<b>2</b>
<b>FIGURE 2:</b>	<b>Surrounding Land Uses</b>	<b>6</b>
<b>FIGURE 3:</b>	<b>OLT Schedule - Regional Structure</b>	<b>8</b>
<b>FIGURE 4:</b>	<b>Regional Structure – Urban and Rural Systems</b>	<b>9</b>
<b>FIGURE 5:</b>	<b>Land Use and Transportation Plan – Uxbridge Urban Area</b>	<b>10</b>
<b>FIGURE 6:</b>	<b>Township of Uxbridge Zoning By-law 81-19</b>	<b>11</b>

#### **TABLES**

<b>TABLE 1:</b>	<b>Matters Addressed for Plan of Subdivision Approval</b>	<b>22</b>
-----------------	---	-----------

#### **APPENDICES**

<b>APPENDIX 1:</b>	<b>Proposed Draft Plan of Subdivision</b>
<b>APPENDIX 2:</b>	<b>Proposed Zoning Bylaw Amendment</b>
<b>APPENDIX 3:</b>	<b>Zoning Matrix Table</b>

**PLANNING RATIONALE  
ZONING BY-LAW AMENDMENT & DRAFT PLAN OF SUBDIVISION  
PART OF LOT 33 CONC. TWP. OF UXBRIDGE**

## **1. INTRODUCTION**

Innovative Planning Solutions Inc. (IPS) has been retained by Mason Homes Ltd. to prepare a Planning Rationale relative to proposed Zoning By-law Amendment (ZBA) and Draft Plan of Subdivision (DPS) applications for the lands legally known as Part of Lot 33 Concession 6, Township of Uxbridge, Region of Durham (herein referred to as the 'subject lands').

The purpose of this Planning Rationale (Report) is to review the Proposed Development in terms of consistency, compliance and conformity with relevant Provincial and municipal planning policy, plans, guidelines and regulations. The Proposed Development consists of:

- 236 Total Units
  - 134 Residential Single Lots (10.97m)
  - 15 Residential Single Lots (14.02m)
  - 5 Residential Single Lots – Rear Lane (10.97m)
  - 82 Residential Townhouses (6.30m)

This Report reviews the following planning documents for applicable policies:



:

- Planning Act, RSO 1990, As Amended;
- Provincial Policy Statement, 2020 (PPS);
- Proposed Provincial Policy Statement, 2024 (Proposed PPS);
- A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020 (Growth Plan);
- Greenbelt Plan, 2017;
- Region of Durham Official Plan, 2020;
- Proposed Region of Durham Official Plan, 2023;
- Town of Uxbridge Official Plan, 2014 and;  
Town of Uxbridge Zoning By-law 81-19



**PLANNING RATIONALE**  
**ZONING BY-LAW AMENDMENT & DRAFT PLAN OF SUBDIVISION**



<b>LEGEND</b>  Subject Lands	<b>Figure 1</b> <b>Subject Lands</b>	
	Source: Google Earth	
	Drawn By: AZ	File: 22-1241
	 <b>INNOVATIVE PLANNING SOLUTIONS</b> planners • project managers • land development	

## **2. DESCRIPTION OF DEVELOPMENT**

An application for Draft Plan of Subdivision (DPS) under S. 51(16) of the *Planning Act* and an application for Zoning By-law Amendment (ZBA) under S. 34(10) of the *Planning Act* are required to implement the Proposed Development. This Report provides a planning rationale in support of the DPS and ZBA applications.

The applications facilitate the development of 236 units which are comprised of single detached homes and townhouses including:

- 154 single-detached lots;
- 82 townhouses;
- Blocks 168-169 for open space purposes;
- Block 172 for storm water management purposes;
- Block 173 for environmental protection; and,
- Several blocks for walkway, future road connection and 0.3 m. reserves.

The subject lands, located on Part of Lot 33 Conc. 6 Twp. of Uxbridge and totaling 13.575 ha. in area, are included within the Uxbridge Urban Area. Due to the long narrow shape of the development, it can be contextually divided into three main sections, the western section, central section, and eastern section. The entire development is setback approximately 30 m. north from a watercourse which runs from the southwest corner towards the southeast corner.

The western side of the development will consist of 82 townhouse units and a variety of detached dwellings to the north of the townhomes (See Appendix 1: Draft Plan of Subdivision). This portion of the site will also have various streets to navigate the area, including Street 'A', Street 'B', Street 'C', Street 'D', Lane '1', and Lane '2'. Further south of the proposed townhomes is Block 168 which is approximately 0.604ha and is designated as an Open Space block.

The central section of the development consists of various detached dwelling lots and streets. The streets included in the central section of the development are Street 'A', and Street 'E'. This section also includes Block 170 and 171, two walkways comprising of approximately 0.02ha and 0.01ha, which provide access from Street "E" to the south lot line near Block 173 (the environmental protection block to the south), a 0.862 ha environmental protection block and the Maple Bridge Trail. There are also detached dwellings to the north of Street 'A' similar to the western section of the development.

**PLANNING RATIONALE**  
**ZONING BY-LAW AMENDMENT & DRAFT PLAN OF SUBDIVISION**

The eastern section of the development consists of various detached dwellings, streets, and other blocks. This section includes Street 'A' and Street 'F'. Further, to the east of the houses are various blocks including Block 169, an open space block consisting of 0.222 ha. of space, and Block 172, a Stormwater Management Pond consisting of 0.794 ha. of space. Finally, there are both a walkway and future road connection within the eastern section. Block 176 is a future road connection, in between detached dwelling lot 47 and Block 169, which is approximately 0.05 ha.



### **3. SURROUNDING LAND USES**

The subject lands are located within the urban area boundary of the Township of Uxbridge. They have an area of approximately 13.575ha (33.5 acres) with 48.5m of frontage along Centre Road (see Figure 1). They are currently being used for agricultural purposes. The subject lands have an irregular shape as the southern frontage borders an Environmentally Protected area forming a jagged diagonal property limit from west to east.

The surrounding land uses are described below (see Figure 2):

**North:** Immediately to the north fronting Centre Road are rural residential, agricultural, environmentally protected areas and rural areas. Immediately northeast accessing Concession Road 7 / Main Street are large-lot residential and commercial land uses.

**East:** Environmental protection lands abut the subject lands to the east. Further east are low-rise single family residential homes with access to Oakside Drive / Maple Brook Drive accessing Main Street North.

**South:** Environmental protection lands abut the subject lands to the south. Further south are low-rise single family residential homes accessing Centre Road, consisting of the Mason Homes Maple Bridge Phase 1 lands (approved in April 2005).

**West:** To the west of Centre Road, lands are currently used for agricultural purposes. Lands located at 7370 Centre Road, held by Bridgebrook Corporation, received OLT approval April 04, 2024 to facilitate the development of a low-rise residential plan of subdivision of 541 residential units as well as a multi-unit housing block and park / open space blocks.

**PLANNING RATIONALE**  
**ZONING BY-LAW AMENDMENT & DRAFT PLAN OF SUBDIVISION**



**LEGEND**

- Subject Lands
- Future Residential Development

**Figure 2**  
**Surrounding Land Uses**

Source: Google Earth

Drawn By: AZ

File: 22-1241



**INNOVATIVE PLANNING SOLUTIONS**  
 planners • project managers • land development

#### **4. EXISTING LAND USE PERMISSIONS**

This section of the Report provides an overview of existing land use designations that apply to the subject lands. It includes consideration of the:

- Region of Durham Official Plan (2020)
- Proposed Region of Durham Official Plan (2023)
- Township of Uxbridge Official Plan (2014)
- Township of Uxbridge Zoning By-law 81-19.

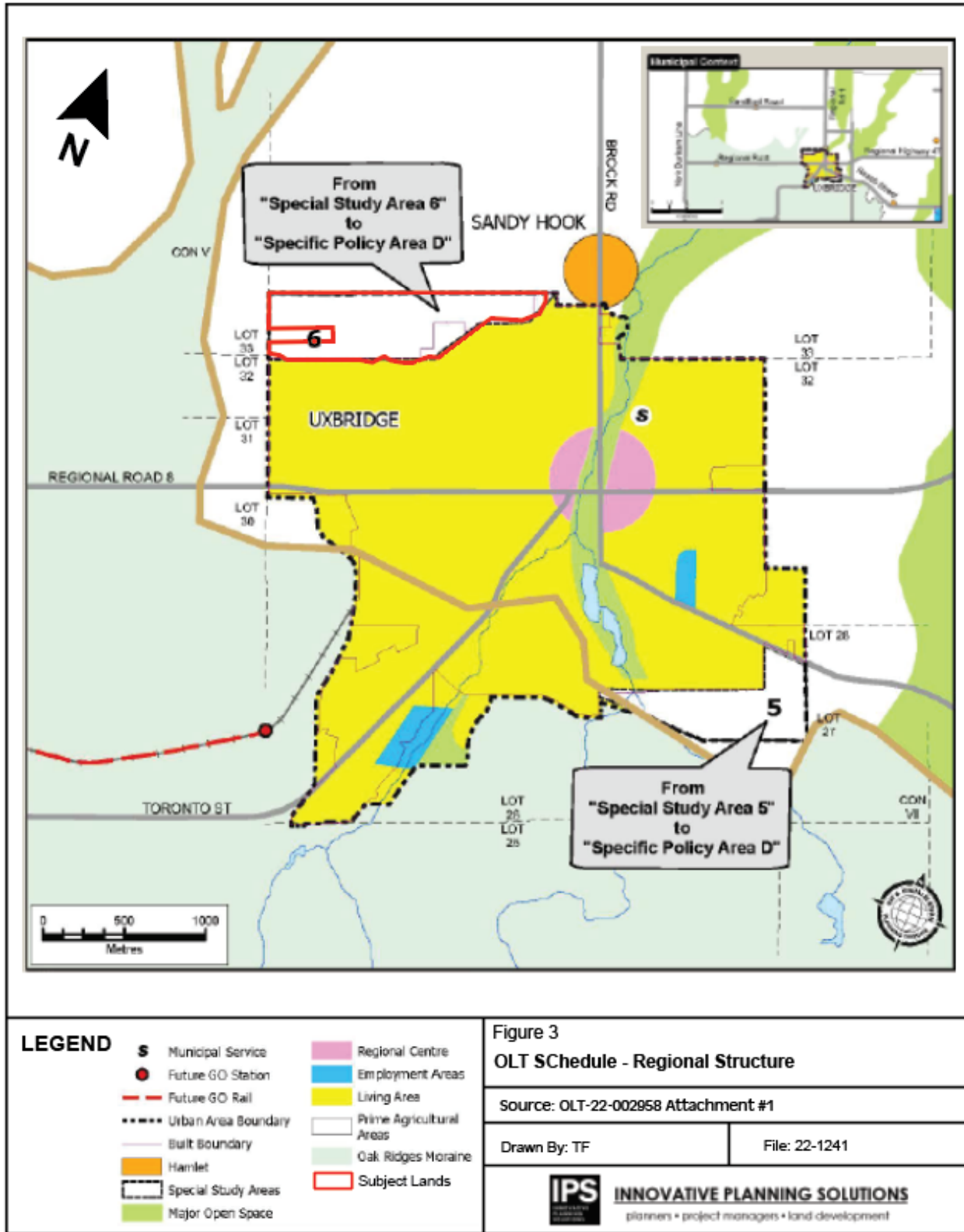
##### **4.1 Region of Durham Official Plan (2020)**

Schedule 'A' - Map 'A2' Regional Structure of the Durham Region Official Plan (2020) designates the subject lands as part of the Uxbridge Urban Area Boundary subject to Specific Policy Area (6). Policy 12.1.3 provides that:

- 12.1.3        Special Study Areas 5 and 6 apply to lands located within the Uxbridge Urban Area. An amendment to this Plan to designate these lands for development shall be subject to the consideration of the following:*
- a) the amount and rate of development that has occurred in the area designated "Living Area"; and*
  - b) the availability of servicing capacity.*

The OLT and the subsequent amendment to the Regional Official Plan involve the redesignation of lands within Special Study Areas 5 and 6. These lands are now designated as Specific Policy Area D, allowing for development without the need for an additional Regional Official Plan Amendment process (see Figure 3).

**PLANNING RATIONALE**  
**ZONING BY-LAW AMENDMENT & DRAFT PLAN OF SUBDIVISION**

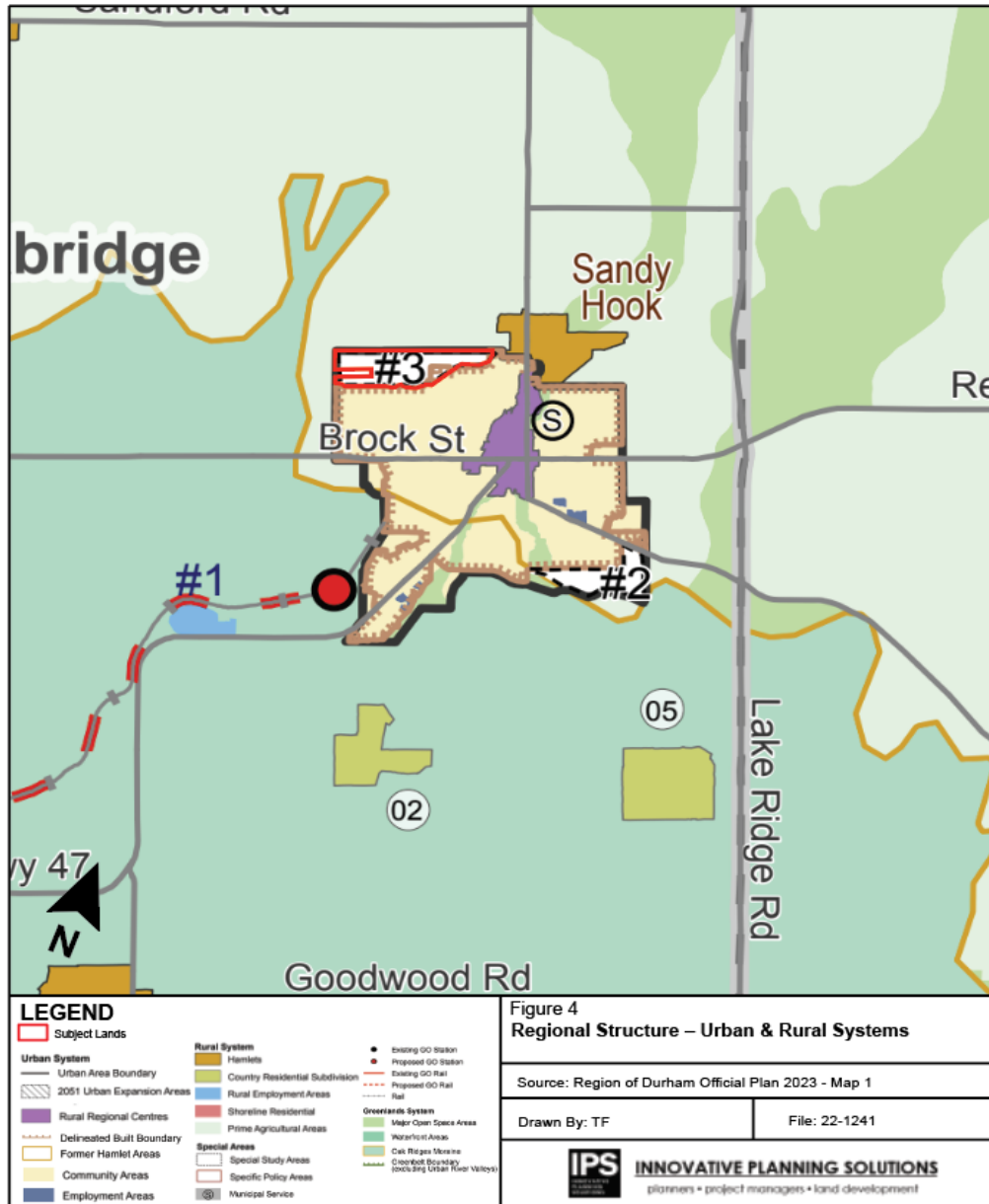




**PLANNING RATIONALE**  
**ZONING BY-LAW AMENDMENT & DRAFT PLAN OF SUBDIVISION**

4.2 Region of Durham Official Plan (2023)

Envision Durham, the Region of Durham Official Plan, was adopted by Regional Council May 17, 2023 and is pending approval of the Minister of Municipal Affairs. The subject lands form part of the Uxbridge Area Urban Boundary and are designated as 'Special Policy Area 3, Urban Area' within 'Map 1: Regional Structure – Urban and Rural Systems' (see Figure 4).

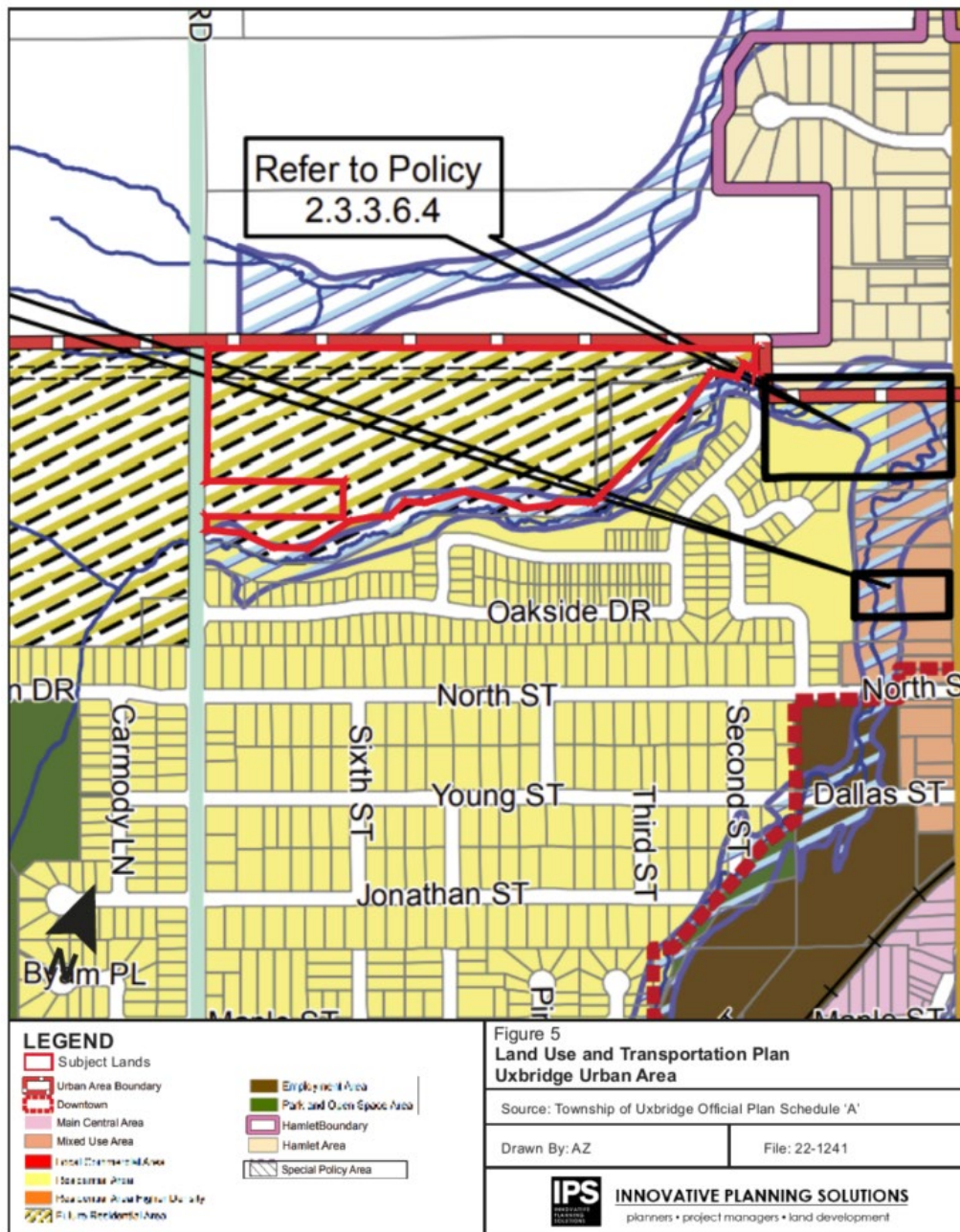


**PLANNING RATIONALE**  
**ZONING BY-LAW AMENDMENT & DRAFT PLAN OF SUBDIVISION**

4.3 The Township of Uxbridge Official Plan (2014)

Schedule “A” Land Use and Transportation Plan Uxbridge Urban Area identifies that the subject lands are within the Uxbridge Urban Area Boundary and primarily designated ‘Evolving Neighbourhood Area’ . A small portion of the lands are designated ‘Environmental Protection’(see Figure 5).

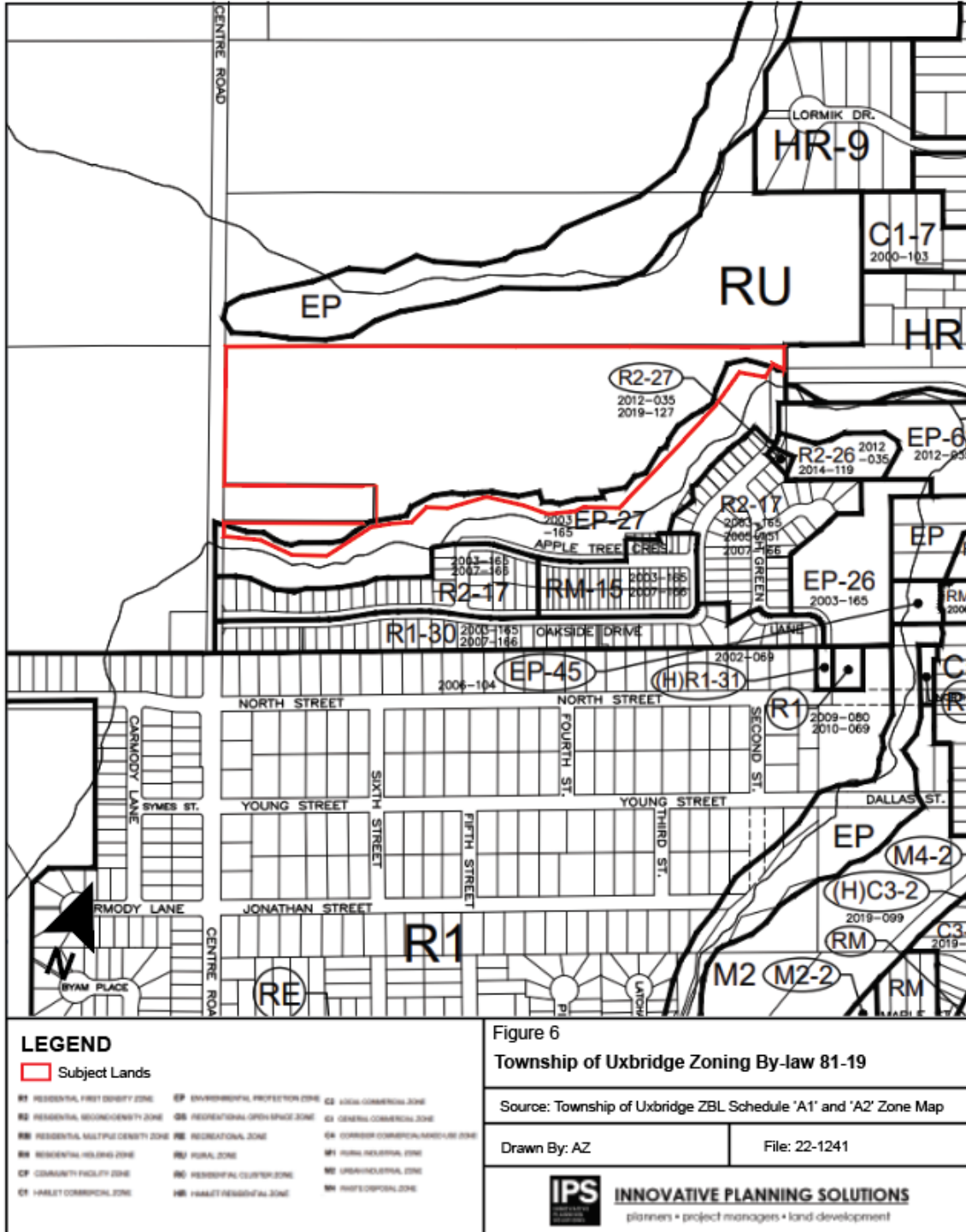
An amendment to the Uxbridge Official Plan is not required to support the Proposed Development.



**PLANNING RATIONALE**  
**ZONING BY-LAW AMENDMENT & DRAFT PLAN OF SUBDIVISION**

4.4 Township of Uxbridge Zoning By-law 81-19

Township of Uxbridge Zoning By-law 81-19 identifies the subject lands as 'Rural' (see Figure 6).



## **5. TECHNICAL REPORTS AND STUDIES**

The following section will provide a summary of the reports and studies conducted in support of the subject applications.

### **5.1 Archaeological Assessment**

A Stage 1 and Stage 2 Archaeological report has been prepared by AMICK Consultants Limited (AMICK) dated June 2003. This assessment has been undertaken to confirm that the Proposed Development complies with the current Archaeological Assessment Guidelines (OmCzCR 1993) and the Ontario Heritage Act (RSO 1980). The following is a summary of the findings provided by AMICK:

- As a result of the physical inspection no archaeological resources were encountered which would represent a planning concern to the proposed undertaking. Consequently, it is recommended that any condition applied to this property respecting archaeological resources be considered as addressed and that no further archaeological studies are warranted.

### **5.2 Environmental Site Assessment Study (Phase 1 and 2)**

A Phase One Environmental Site Assessment (ESA) was completed by GHD Limited (GHD) dated May 18, 2023 for the subject area. The Phase One ESA has been prepared to provide the Client with a professional opinion of the potential for areas of potential environmental concern. The following is a summary of the findings provided by GHD:

- Based upon observations made during the site reconnaissance including the surrounding land uses, a review of the historical documentation, and an interview, there were no potentially contaminating activities (PCAs) identified on the Property or within the Phase One Study Area (i.e. within 250 m). Based upon the findings, there were no areas of potential environmental concern (APECs) identified on the Property.
- It is GHD's opinion that the Property has a low risk of environmental concern and no further environmental assessment (including; phase 2 assessment) is required at this time. It is GHD's opinion that the Property is suitable for its proposed residential development from an environmental perspective.



### **5.3 Environmental Impact Study**

An Environmental Impact Study (EIS) has been conducted by Azimuth Environmental Consulting, Inc. (Azimuth), dated April 4, 2024, within the study area situated in the jurisdiction of the Lake Simcoe Region Conservation Authority (LSRCA) to identify the candidate Key Natural Heritage Features (KNHFs) present within the study area and address potential impacts to candidate KNHFs. The EIS has been requested by the Township and LSRCA due to presence of mapped wetlands and drainage features within the study area. Based upon the analysis, it is concluded that the environmental conditions within the study area are not limiting to the implementation of Proposed Development through incorporation of the environmental protection measures and criteria as described throughout the EIS report. The following is a summary of findings provided by Azimuth:

- The Proposed Development is consistent with the applicable natural heritage policies of the Provincial Policy Statement, *Endangered Species Act, 2007*, Greenbelt Plan, Regional Municipality of Durham Official Plan, Township of Uxbridge Official Plan, Lake Simcoe Region Conservation Authority O. Reg. 179/06, Lake Simcoe Protection Plan and Federal Fisheries Act.
- The impact assessment has given full consideration to the habitat requirements of all SAR assumed and documented to occur in the area and results indicate the proposed site development will not result in negative direct or indirect impacts to habitat of SAR providing conformance is demonstrated to mitigation measures described in Section 8.
- The proposed works are not expected to negatively impact the ecological functions of the Other Wetlands, Significant Woodlands and Candidate SWH outlined in Section 5 if the appropriate mitigation measures outlined in Section 8 are followed.
- No fish or fish habitat features are expected to be negatively impacted as a result of the proposed works if the appropriate mitigation measures described in Section 8 are followed during construction. During detail design, a “Fisheries Screening” should be completed by a qualified ecologist to determine potential impacts of the SWM design and outlet construction on nearby fish habitat.
- Based on the above assessment, there is no evidence that Candidate Significant Valley land or ANSIs are located within the study area limits.

**PLANNING RATIONALE**  
**ZONING BY-LAW AMENDMENT & DRAFT PLAN OF SUBDIVISION**

- To offset minor wetland losses of 0.06ha, at least 0.06ha of wetland compensation is recommended adjacent to the MAMM2-4 and MAMM1-3 (inclusion) units. To offset minor woodland and buffer losses of 0.24 ha, at least 0.24 ha of woodland compensation is recommended adjacent to the WODM5-3 unit. A Planting Plan illustrating proposed wetland and woodland compensation details is provided in the full report.

#### **5.4 Transportation Impact Study**

A Transportation Impact Study (TIS) was prepared by Tatham Engineering, dated April 15, 2024, to assess the impact of the Proposed Development on the road network. The TIS reviews the existing road system operation, future conditions: traffic volume growth based on the current condition, future conditions including traffic volume growth after the completion of the Proposed Development, and proposed development conditions associated with traffic volume, land use, and access details. The following are the summary findings provided by Tatham Engineering:

##### **Transportation Impacts**

- Results of the operation analysis indicate that the study intersections currently provide excellent operations (LOS B or better) under the existing conditions and are expected to provide good operations (LOS C or better) through the 2038 horizon. No improvements were found to be required to accommodate the Proposed Development.
- The future intersection of the Centre Road with Street “J” and with Maple Brook Drive were each found to provide excellent operations (LOS B or better) through the 2038 horizon, both with and without the subject development present.
- Overall the Proposed Development is not expected to have a material impact on the adjacent road network.

##### **Sight Lines**

- Sight lines on Centre Road and Maple Brook Drive were reviewed in context of TAC requirements for minimum stopping sight and intersection sight distances. Based on the review, sight lines on Centre Road were found to be somewhat deficient to/from the south at the future intersection with Maple Brook Drive in context of the existing 80 km/ posted speed limit. It is recommended that the speed limit on that section of Centre Road be reduced to 60 km/h to ensure sufficient sight distance is provided.

## Turn Lanes

- The need for exclusive turn lanes on Centre Road and Main Street North were reviewed in context of MTO requirements for auxiliary turn lanes. Based on the review, an exclusive northbound left turn lane with 25 metres of storage is warranted on Main Street North at Maple Brook Drive to serve the projected 2038 total traffic volumes. Given that the corresponding left turn volumes include volumes that are not related to the subject development, the responsibility for the left turn lane should not lie solely with the developer. No other turn lanes were found to be necessary to accommodate the Proposed Development through the 2038 horizon.

## **5.5 Functional Servicing Report**

A Functional Servicing Report has been prepared by Tatham Engineering dated April 18, 2024 to demonstrate the servicing feasibility of the Proposed Development with respect to civil servicing including site grading, sewage collection and treatment, water supply and distribution and utility distribution. The following is a summary of the findings by Tatham Engineering:

- The Proposed Development can be supported by the existing municipal infrastructure with external upgrades.

### Sewage Collection & Treatment

- The development site will be serviced with gravity sanitary sewers discharging to an existing sanitary sewer stub installed on Apple Tree Crescent in Phase 1. The available servicing capacity of the WPCP is reserved for 'Phase 1 lands'. The development site will require servicing allocation for an estimated 785 persons once future upgrades have been completed.

### Water Supply & Distribution

- The development site will be serviced with municipal watermains. A looped watermain system will be provided by extending the existing watermains from Centre Road and Oakside Drive. The available servicing capacity of the DWS is reserved for 'Phase 1 lands'. The development site will require servicing allocation for an estimated 785 persons once future upgrades have been completed.

**PLANNING RATIONALE**  
**ZONING BY-LAW AMENDMENT & DRAFT PLAN OF SUBDIVISION**

### Stormwater Management Plan

- A Preliminary Stormwater Management Report has been prepared under separate cover to detail the stormwater quantity and quality controls required to mitigate negative impacts to neighbouring lands. Water quantity and quality control will be provided through the design of a stormwater management facility (wet pond) and low impact development facilities.

### Natural Hazard Assessment

- A Natural Hazard Assessment has been prepared under separate cover to confirm the proposed site will be developed with consideration of the Uxbridge Brook's Tributary 4.0 and Tributary 6.1 floodplains.

### Transportation

- A Transportation Impact Study has been prepared under separate cover to confirm the internal networks are sufficient for the proposed use and that any adverse impacts that may result to the external road system can be appropriately mitigated.

### Grading & Landscaping

- A concept grading design was prepared in accordance with Region design standards and best practices to achieve the objectives of the SWM plan and tying into existing grades while respecting the floodplain limits.

### Erosion & Sediment Control

- A detailed erosion and sediment control plan will be prepared and executed prior to construction in accordance with the Township, Region, LSRCA and OPSD standards.

### Utilities

- Utilities are expected to be available to service the Proposed Development. Utility coordination and designs will be initiated during the detailed design stage.



## **5.6 Stormwater Management Report**

A Stormwater Management Report has been prepared by Tatham Engineering dated April 18, 2024 to illustrate the Proposed Development will not adversely affect the local stormwater quantity or stormwater quality conditions by evaluating the preliminary drainage and SWM plan for the Proposed Development. The following is a summary of the findings by Tatham Engineering:

- Post-development peak flow rates will be controlled to pre-development rates or less for all storm events at Outlet #1 and Outlet #2. Water quantity storage will be provided via wet SWM pond with sufficient storage to attenuate the proposed peak flows to below pre- development levels.
- "Enhanced" Level 1 water quality controls corresponding to 80% TSS removal will be provided for the Proposed Development via the wet SWM pond.
- The Proposed Development will have a net increase of infiltration across the site due to the proposed lot level soakaway pits. These LIDs will provide 25 mm of storage for the treated areas, resulting in an equivalent of 4.1 mm of volume control across the total impervious area of the site.
- Best efforts have also been provided to mitigate phosphorus loadings on site. The proposed wet SWM pond and lot level LIDS will be utilized to provide approximately 66% reduction in annual phosphorus loading. Additional treatment options will be explored at detailed design to achieve the required 90% phosphorus removal.
- A series of erosion and sediment controls including heavy duty silt fence and a construction access mats, will be implemented for all construction activities.

## **5.7 Hydrogeological Report**

A Geotechnical and Hydrological Investigation has been undertaken by GHD Limited (GHD) dated 26 March 2024. The study has included a site inspection, advancement of four (4) boreholes, soil sampling, water level monitoring, a well survey, hydraulic conductivity testing and a water balance evaluation based upon current draft plan of subdivision and design information. Following is a summary of the findings provided by GHD:

**PLANNING RATIONALE**  
**ZONING BY-LAW AMENDMENT & DRAFT PLAN OF SUBDIVISION**

- In summary, the Proposed Development area is generally comprised of topsoil underlain by a thin layer of silty sand and then native glacial till and/or clayey silt. Groundwater seepage was observed in all four (4) boreholes at depths ranging from 0.9m (BH-4) to 4.6m (BH-3) during the drilling operations. There will not be significant constraints for the proposed residential development from the seasonal variations of groundwater as any seepage water should be handled with appropriate engineering techniques. It is expected that groundwater will generally be below the depth of the future development, although seepage may be encountered in deeper excavations or foundations.
- There are minor impacts expected to groundwater and surface water as a result of the future development provided that appropriate planning (i.e. incorporation of LIDs as supported by the water balance calculations), mitigation measures and proper construction techniques are considered. From a geotechnical perspective, the Site is suitable for construction of the Proposed Development including the planned two to three-storey residential buildings, associated servicing and paved access road. Detailed recommendations are provided in previous sections of this report.

## **5.8 Agricultural Assessment**

An Agricultural Assessment Report has been prepared by Colville Consulting Inc., dated April 25, 2024, to address the agricultural capability of the lands and ensure compliance with the MDS Formulae. The following is a summary of the findings by Colville Consulting Inc.:

- This study identified the soils located on the Subject Lands and their CLI Class. It was determined that the soils on the Subject Lands are capable of agricultural production.
- However, the lands are not intended for agricultural uses as indicated by their inclusion within the settlement area of Uxbridge.
- At the time of settlement area boundary expansion in Uxbridge, provincial policy would have required the completion of an AIA. The AIA would have accounted for the impacts to the Agricultural System associated with the removal of these lands from the agricultural land base. Given that the Subject Lands were removed from the agricultural land base, the agricultural capability of the lands is irrelevant, as they are intended for residential development.

**PLANNING RATIONALE**  
**ZONING BY-LAW AMENDMENT & DRAFT PLAN OF SUBDIVISION**

The MDS Formulae only apply to lands located outside of approved settlement areas. It was determined that the Subject Lands are located within an approved settlement area. Therefore, the Proposed Development conforms to the MDS Formulae.



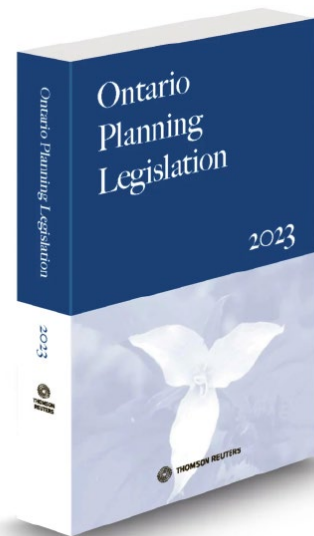
## **6. PROVINCIAL AND MUNICIPAL LAND USE POLICY**

The *Planning Act*, RSO 1990 (The Act), is provincial legislation governing land development in Ontario. The approval of any land development application in Ontario must have regard for matters of provincial interest and be consistent or comply with provincial policy statements. It is further recognized that any land development is subject to conformity with municipal land use planning documents. The purpose of this section is to confirm how these matters have been addressed with regard to the Proposed Development.

### **6.1 Planning Act**

Section 2 of the *Planning Act* requires that all land use planning activities under the Act shall have regard for matters of Provincial Interest. In our assessment, relevant interests include:

- (a) the protection of ecological systems, including natural areas, features and functions;*
- (d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;*
- (e) the supply, efficient use and conservation of energy and water;*
- (f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;*
- (h) the orderly development of safe and healthy communities;*
- (j) the adequate provision of a full range of housing, including affordable housing;*
- (o) the protection of public health and safety;*
- (p) the appropriate location of growth and development;*
- (r) the promotion of built form that,*
  - (i) is well-designed,*
  - (ii) encourages a sense of place, and*
  - (iii) provides for public spaces that are of high quality, accessible, attractive and vibrant.*



**PLANNING RATIONALE**  
**ZONING BY-LAW AMENDMENT & DRAFT PLAN OF SUBDIVISION**

The ZBA and DPS applications have had regard to S. 2 of *the Planning Act* in that:

- The proposal provides designated environmental protection blocks and appropriate setbacks to provide for the protection of nearby ecological systems and natural areas.
- An archaeological assessment has confirmed that no cultural resource will be impacted by the Proposed Development.
- An engineering review has confirmed that the Proposed Development can be serviced through the extension of existing water and wastewater services. It is recognized that the municipal servicing capacity is currently not available and will require expansion to service the Proposed Development.
- A traffic engineering study has confirmed the existing road network has available capacity to safely accommodate the Proposed Development.
- Environmental studies have identified any natural areas and features and provided for their retention as appropriate.
- The Proposed Development provides a range of attainable residential housing purchase and rental options.
- The subject property is located within the Uxbridge Urban Area Boundary and as such is an appropriate location for development.
- The Proposed Development will be serviced with municipal water and sanitary services and appropriate storm water management control providing for the protection of public health and safety.
- The Proposed Development is well design meets appropriate urban design and development standards encouraging a sense of place.

Section 51 (1) of the *Planning Act* imposes conditions for the approval of the Draft Plan of Subdivision with regard to the amount of land dedicated for parkland.

*(1) The approval authority may impose as a condition to the approval of a plan of subdivision that land in an amount not exceeding, in the case of a subdivision proposed for commercial or industrial purposes, 2 per cent and in all other cases 5 per cent of the land included in the plan shall be conveyed to the local municipality for park or other public recreational purposes or, if the land is not in a municipality, shall be dedicated for park or other public recreational purposes. 1994, c. 23, s. 31.*

The proponent in discussion with Township Planning & Parks staff has confirmed municipal preference for cash-in-lieu of parkland dedication. The Proposed Development will pay cash-in-lieu of parkland to the Township, based on 5 per cent of the lands.



**PLANNING RATIONALE**  
**ZONING BY-LAW AMENDMENT & DRAFT PLAN OF SUBDIVISION**

Section 51(24) of the *Planning Act* identifies that regard shall be had for specific matters for plan of subdivision approval. The following table identifies how these matters have been addressed.

**Table 1: Matters Addressed for Plan of Subdivision Approval**

<b>Matter to be Addressed</b>	<b>How Matter Addressed</b>
<b>(a)</b> the effect of development of the proposed subdivision on matters of provincial interest as referred to in Section 2 of the <i>Planning Act</i> ;	S. 6.1 of this Report has considered matters to be regarded under S. 2 of the <i>Planning Act</i> .
<b>(b)</b> whether the proposed subdivision is premature or in the public interest;	<p>The DPS proposes a subdivision which is a logical and sequential extension of the surrounding community infrastructure and current built form. Within this context, the proposed DPS and ZBA are in the public interest.</p> <p>Municipal sanitary and water services are at capacity and will restrict the Proposed Development from proceeding until these issues are resolved. Municipal planning policies provide for consideration of planning approval for the Proposed Development subject to application of zoning by-law “H” Hold provisions restricting development until servicing capacity constraints are resolved. The proposed subdivision plan is not considered premature.</p>
<b>(c)</b> whether the plan conforms to the official plan and adjacent plans of subdivision, if any;	The DPS proposes a subdivision which conforms to the official plan and adjacent plan of subdivision.
<b>(d)</b> the suitability of the land for the purposes for which it is to be subdivided;	The land is suitable to be subdivided for the provision of single detached and townhouse dwellings.

**PLANNING RATIONALE**  
**ZONING BY-LAW AMENDMENT & DRAFT PLAN OF SUBDIVISION**

<p><b>(d.1)</b> if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;</p>	<p>The Proposed Development provides a range of attainable housing types including small-lot single family, townhouses and the opportunity for not less than 25% of the proposed dwelling units to accommodate ADUs.</p>
<p><b>(e)</b> the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;</p>	<p>The number, width, location and proposed grades and elevations of highways are set out in the DPS.</p>
<p><b>(f)</b> the dimensions and shapes of the proposed lots;</p>	<p>The dimensions and shapes of the proposed lots are set out in the DPS.</p>
<p><b>(g)</b> the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;</p>	<p>It is recognized that the municipal servicing capacity is currently not available and will require expansion to service the Proposed Development. ‘Hold” provisions will restrict future development until such time as municipal servicing capacity is available.</p>
<p><b>(h)</b> conservation of natural resources and flood control;</p>	<p>The conservation of natural resources has been considered through Hydrogeological, Environmental Impact Study and Engineering Reports. These Reports provide for the identification of natural resources and implementation of appropriate flood control measures.</p>
<p><b>(i)</b> the adequacy of utilities and municipal services</p>	<p>The Functional Servicing Report conducted by has identified and confirmed the conceptual design of m municipal services required for the DPS.</p>

**PLANNING RATIONALE**  
**ZONING BY-LAW AMENDMENT & DRAFT PLAN OF SUBDIVISION**

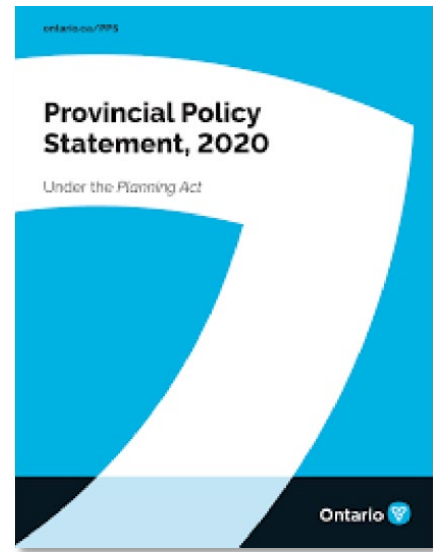
<p><b>(j)</b> the adequacy of school sites;</p>	<p>Within Uxbridge there are three different public schools, Quaker Village Public School, Uxbridge Public School, and Joseph Gould Public School. It is anticipated that these facilities will adequately provide for the Proposed Development.</p>
<p><b>(k)</b> the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;</p>	<p>The area of land of 3.568 ha., including 0.3 m. Reserves, Future Road Connections, and Roads are shown on the DPS.</p>
<p><b>(l)</b> the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and,</p>	<p>The DPS provides for efficient use of municipal services.</p>
<p><b>(m)</b> the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the City of Toronto Act, 2006. 1994, c 23, s. 30; 2001, c. 32, s. 31(2); 2006, c.23, s. 22 (3, 4); 2016, c.25, Sched. 4, s.8 (2).</p>	<p><i>Planning Act</i> S.41(2) Site Plan Provisions do not apply to the Proposed Development.</p>

In my opinion the proposed DPS has considered and adequately addresses matters to be regarded as set out in S. 51(24) of the *Planning Act*.

## **6.2 Provincial Policy Statement (2020)**

Section 3(1) of *The Act* provides the Province with authority to issue policy statements which relate to matters of provincial interest.

The Provincial Policy Statement, 2020 (PPS) articulates the Province's interests with regards to land use planning and development policy. It provides a policy-led planning system that: *"Recognizes and addresses the complex interrelationships among environmental, economic and social factors in land use planning"* (PPS, pg. 2). The Proposed Development has been reviewed against PPS policy to confirm consistency with policy direction in matters of provincial interest in land use planning and development.



The PPS is comprised of three main sections. These include the following:

- Section 1: Building Strong and Healthy Communities; and,
- Section 2: Wise Use and Management of Resources
- Section 3: Protecting Public Health and Safety

This Report has reviewed the following PPS policies in relation to the proposed ZBA and DPS applications and considers the following matters relevant to the Proposed Development.

### **Managing and Directing Land Use**

Section 1 of the PPS promotes the creation of sustainable communities by promoting healthy, livable, and safe communities with efficient built form and land use pattern while avoiding economical, environmental, health and safety concerns.

#### *1.1.1 Healthy, liveable and safe communities are sustained by:*

*a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*

*b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship,*

**PLANNING RATIONALE**  
**ZONING BY-LAW AMENDMENT & DRAFT PLAN OF SUBDIVISION**

*cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;*

*c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;*

*d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;*

*e) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;*

*g) ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs; and,*

The Proposed Development is consistent with Policy 1.1.1 by:

- Promoting an efficient development and land use pattern through the logical extension of street, and servicing networks and through the establishment of a compatible low-rise residential built form.
- Accommodating an appropriate affordable and market-based range and mix of residential types including market-based and rental (ADU) housing.
- Providing a development pattern that recognized environmental constraints and features.
- Providing a residential development density supportive of transit service if such future service is provided.
- Ensuring, through the use of zoning “Hold” provisions that necessary servicing infrastructure will be available to meet current and projected needs.

### **1.1.3 Settlement Areas**

**1.1.3.1 Settlement areas shall be the focus of growth and development.**

**1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which:**

**a) efficiently use land and resources;**



**PLANNING RATIONALE**  
**ZONING BY-LAW AMENDMENT & DRAFT PLAN OF SUBDIVISION**

*b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;*

*e) support active transportation; and,*

*f) are transit-supportive, where transit is planned, exists or may be developed; ...*

*1.1.3.6 New development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.*

The Proposed Development is consistent with Policy 1.1.3 Settlement Areas by:

- Providing for the Proposed Development within the Uxbridge Urban Area.
- Providing for a land use pattern that is a logical extension for the existing built form, fabric and servicing infrastructure of the Uxbridge Urban Area.
- Providing a residential density which is transit supportive should such service be provided in the future.

#### *1.4. Housing*

##### *1.4.1*

*To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:*

*a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and*

*b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans. Upper-tier and single-tier municipalities may choose to maintain land with servicing capacity sufficient to provide at least a five-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.*

**PLANNING RATIONALE**  
**ZONING BY-LAW AMENDMENT & DRAFT PLAN OF SUBDIVISION**

**1.4.3**

*Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:*

*b) permitting and facilitating:*

- 1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and*
- 2. all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;*

*c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;*

The Proposed Development is consistent with Policy 1.4.1 in that:

- It will assist the municipality in achieving targets for residential growth for a minimum of 15 years and a three-year supply of residential units in draft approved and registered plans of subdivision.
- It provides a mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents in the form of attainable market and rental housing through the provision of single family, townhouse and ADU units.
- The Proposed Development is in proximity to existing community facilities available to support existing and projected community needs.

**1.5 Public Spaces, Recreation, Parks, Trails and OpenSpace**

*1.5.1 Healthy, active communities should be promoted by:*

*a) planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity;*

*b) planning and providing for a full range and equitable distribution of publicly accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;*

**PLANNING RATIONALE**  
**ZONING BY-LAW AMENDMENT & DRAFT PLAN OF SUBDIVISION**

*d) recognizing provincial parks, conservation reserves, and other protected areas, and minimizing negative impacts on these areas.*

The Proposed Development is consistent with Policy 1.5.1 through the provision of:

- An efficient network of streets and public walkways providing for the needs of pedestrians facilitating active transportation and community connectivity.
- An environmental protection block minimizing potential impact on a tributary of the Uxbridge Brook and providing access to the Maple Bridge Trail.

## 1.6 Infrastructure and Public Services

*1.6.1 Infrastructure and public service facilities shall be provided in an efficient manner that prepares for the impacts of a changing climate while accommodating projected needs.*

*Planning for infrastructure and public service facilities shall be coordinated and integrated with land use planning and growth management so that they are:*

- a) financially viable over their life cycle, which may be demonstrated through asset management planning; and*
- b) available to meet current and projected needs.*

*1.6.6.2 Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services.*

The Proposed Development is consistent with Policy 1.6 in that it provides for the provision of efficient financially viable public services including municipal sewage and water services over the lifecycle of the development and support the protection of the environment and minimize potential risks to human health and safety.

## Section 2: Wise Use and Management of Resources

**PLANNING RATIONALE**  
**ZONING BY-LAW AMENDMENT & DRAFT PLAN OF SUBDIVISION**

2.1 Natural Heritage

2.1.1 Natural features and areas shall be protected for the long term.

The Proposed Development is consistent with Policy 2.1.1 in that it has established an environmental protection block minimizing potential impact on a tributary of the Uxbridge Brook and providing access to the Maple Bridge Trail.

It is my opinion, following review of the applicable policies noted above, that the Proposed Development is consistent with the Provincial Policy Statement, 2020.

**6.3 Draft Provincial Policy Statement (April, 2024)**

A new Provincial Planning Statement has been proposed by the Province, it proposes to replace the 2020 PPS. The proposed Provincial Planning Statement has been reviewed as it provides for future policy direction on matters of Provincial Interest.

Policy 2.1 Planning for People and Homes provides that:

*6. Planning authorities should support the achievement of complete communities by:*

*a) accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including, schools and associated child care facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;*

*b) improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and*

*c) improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.*

Similarly to the current PPS and Growth Plan, the proposed 2023 PPS states settlement areas as being the focus of growth and development, however the 2023 PPS puts emphasis on strategic growth areas, stating the following:

*2.3.1.1 Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.*

**PLANNING RATIONALE**  
**ZONING BY-LAW AMENDMENT & DRAFT PLAN OF SUBDIVISION**

Similarly to the 2020 PPS and Growth Plan, the proposed 2024 PPS promotes densities that efficiently use land, resources, infrastructure, and public service facilities, and support the use of active transportation and are transit-supportive.

Based on a review of the above, the Proposed Development aligns with the policies of the new proposed Provincial Planning Statement, 2024.

#### **6.4 Growth Plan (2020)**

The Growth Plan provides guiding policies for the efficient and coordinated growth within the Greater Golden Horseshoe. It emphasizes the importance of optimizing the existing use of land supply, infrastructure, and public service facilities. Meant to be read in conjunction with the PPS, the Growth Plan builds upon the policy foundation provided by the PPS and provides additional and more specific land use planning policies to address issues facing specific geographic areas in Ontario.

The following policies were reviewed in relation to the proposed ZBA and DPS applications.



#### **Managing Growth**

Section 2.2.1 of the Growth Plan provides policies for growth management, directing where growth should take place and how. Applicable policies are provided below.

*2.2.1.2. Forecasted growth to the horizon of this Plan will be allocated based on the following:*

- a) the vast majority of growth will be directed to settlement areas that:
  - i. have a delineated built boundary;*
  - ii. have existing or planned municipal water and wastewater systems; and*
  - iii. can support the achievement of complete communities;**
  
- c) within settlement areas, growth will be focused in:
  - i. delineated built-up areas;*
  - ii. strategic growth areas;*
  - iii. locations with existing or planned transit, with a priority on higher order transit where it exists or is planned; and**



**PLANNING RATIONALE**  
**ZONING BY-LAW AMENDMENT & DRAFT PLAN OF SUBDIVISION**

*iv. areas with existing or planned public service facilities;*

The Proposed Development complies with Policy 2.2.1.2 by providing for growth within a settlement area on lands within the built boundary, that will have access to future municipal water and wastewater systems. The timing for the Proposed Development will be tied to the availability of municipal sewage and water services through the use of zoning “Hold” provisions.

The Proposed Development supports the achievement of complete communities as demonstrated through the policies of Policy 2.2.1.4, as detailed below.

*2.2.1.4. Applying the policies of this Plan will support the achievement of complete communities that:*

- a) feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;*
- b) improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes;*
- c) provide a diverse range and mix of housing options, including additional residential units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes;*
- d) expand convenient access to:*
  - i. a range of transportation options, including options for the safe, comfortable and convenient use of active transportation;*
  - ii. public service facilities, co-located and integrated in community hubs;*
  - iii. an appropriate supply of safe, publicly-accessible open spaces, parks, trails, and other recreational facilities; and*
- e) mitigate and adapt to the impacts of a changing climate, improve resilience and reduce greenhouse gas emissions, and contribute to environmental sustainability;*

The Proposed Development complies with Policy 2.2.1.4 by contributing to the achievement of a complete community by providing:

- A range and mix of attainable market based single-family and townhouse units and rental ADU units.
- An opportunity for a range of future transportation options as well as facilitating active transportation.
- Appropriate publicly accessible public trails and open spaces.

**PLANNING RATIONALE**  
**ZONING BY-LAW AMENDMENT & DRAFT PLAN OF SUBDIVISION**

## Housing

Section 2.2.6 provides policies on housing to be considered by municipalities, on a municipal level. These policies seek to achieve the minimum housing targets while providing for a range and mix of housing types and densities that meet the needs of current and future residents. The policies seek to provide for complete communities while also supporting the minimum intensification and density targets set out in the Growth Plan.

The Proposed Development contributes towards the achievement of the minimum density target for the Region, as set out by the Growth Plan:

*2.2.2.1. By the time the next municipal comprehensive review is approved and in effect, and for each year thereafter, the applicable minimum intensification target is as follows:*

- a) A minimum of 50 per cent of all residential development occurring annually within each of the Cities of Barrie, Brantford, Guelph, Hamilton, Orillia and Peterborough and the Regions of Durham, Halton, Niagara, Peel, Waterloo and York will be within the delineated built-up area;*

The Proposed Development provides for a more compact built form which contributes to an efficient use of land and contributes towards the achievement of the minimum intensification target for lands within the delineated built boundary.

### 2.2.7 Designated Greenfield Areas

*1. New development taking place in designated greenfield areas will be planned, designated, zoned and designed in a manner that:*

- a) supports the achievement of complete communities;*
- b) supports active transportation; and*
- c) encourages the integration and sustained viability of transit services.*

*2. The minimum density target applicable to the designated greenfield area of each upper- and single-tier municipality is as follows:*

- a) The Cities of Barrie, Brantford, Guelph, Hamilton, Orillia and Peterborough and the Regions of **Durham**, Halton, Niagara, Peel, Waterloo and York will plan to achieve within the horizon of this Plan a minimum density target that is not less than 50 residents and jobs combined per hectare; ... (Emphasis added.)*

**PLANNING RATIONALE**  
**ZONING BY-LAW AMENDMENT & DRAFT PLAN OF SUBDIVISION**

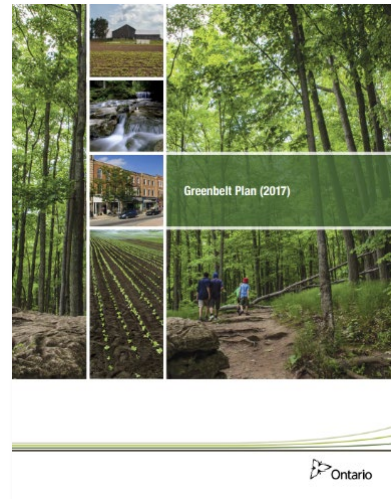
- The Proposed Development complies with Policy 2.2.7.1 by supporting the:
  - Achievement of complete communities through the provision of a range of housing types, tenure and affordability including single family, townhouse and ADU residential units; and,
  - Provision of transit-supportive residential density should such services become available in the future.
  
- The Proposed Development complies with Policy 2.2.7.2 by achieving a density target of 52.39 residents per hectare based on the following calculation inputs:
  - 154 single family units X 3.02 PPU = 465.08 persons
  - 82 townhouse units X 2.45 PPU = 200.9 persons
  - 12.71 ha. Subdivision area (excluding Environmental Protection lands).

It is my opinion, following review of the applicable policies noted above, that the Proposed Development complies with the Growth Plan for the Greater Golden Horseshoe.

### **6.5 Greenbelt Plan (2017)**

The Greenbelt Plan is a key component of the Growth Plan in an overarching strategy to direct urban growth. The Greenbelt Plan, in concert with the OEMCP and NEP, identifies where urbanization should not occur and to provide permanent protection to the agricultural land base and ecological and hydrological features.

The Proposed Development is designated Towns / Villages within the Protected Countryside of the Greenbelt Plan and are subject to the following policies:



#### **3.4.3 Town/Village Policies**

*For lands within Towns/Villages in the Protected Countryside, the following policies shall apply:*

- b) Towns/Villages are subject to the policies of the Growth Plan and continue to be governed by official plans and related programs or initiatives and are not subject to the policies of this Plan, save for the policies of sections 3.1.5, 3.2.3, 3.2.6, 3.3 and 3.4.2.*

**PLANNING RATIONALE**  
**ZONING BY-LAW AMENDMENT & DRAFT PLAN OF SUBDIVISION**

*2. Extensions or expansions of services to settlement areas within the Protected Countryside shall be subject to the infrastructure policies of section 4.2 of this Plan, including the requirements regarding environmental assessments and agricultural impact assessments.*

*c) As part of a municipal comprehensive review under the Growth Plan, an upper- or single-tier planning authority may allow expansions of settlement area boundaries in accordance with the policies 2.2.8.2 and 2.2.8.3 of the Growth Plan.*

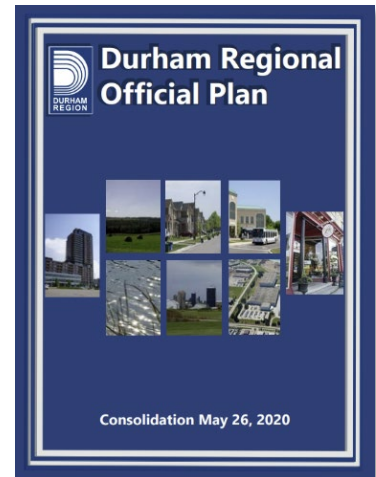
Policy 3.4.3.1 provides that the Proposed Development, included within the Towns / Villages designation, is not subject to the Greenbelt Plan except for the policies of sections 3.1.5, 3.2.3, 3.2.6, 3.3 and 3.4.2, which do not apply. Policy 3.4.3.2 may have future relevance through the expansion of municipal services to support the Proposed Development. Policy 3.4.2.3 is not relevant.

It is my opinion that the Proposed Development conforms to the Greenbelt Plan.

## **6.6 Region of Durham Official Plan**

### **6.6.1 Region of Durham Official Plan (2020)**

The in-force Regional Official Plan was approved by the Ministry of Municipal Affairs and Housing on November 24, 1993 providing the framework for growth and development in Durham Region. Schedule 'A' -Map 'A2' Regional Structure of the Durham Region Official Plan (2020) designates the subject lands as part of the Uxbridge Urban Area Boundary subject to Specific Policy Area 6 (see Figure 3).



Policy 7.2.1 provides that the urban structure of the Region shall be composed of several components including:

- 7.2.1 a) an Urban System that includes distinct and compact Urban Areas that utilize land and resources efficiently in accordance with Section 8, specifically ...
- ii) the smaller Urban Areas of Beaverton, Cannington, Sunderland, **Uxbridge**, Port Perry, and Orono; (Emphasis added).

The Subject Lands form part of the Uxbridge Urban Area.

**PLANNING RATIONALE**  
**ZONING BY-LAW AMENDMENT & DRAFT PLAN OF SUBDIVISION**

The Regional Official Plan recognizes that growth in Uxbridge Urban Area is subject to servicing constraints and provides for the following policies:

- 7.3.6 This Plan recognizes that growth in the Urban Areas of the Townships of Brock, Scugog and **Uxbridge** is constrained by municipal servicing capacities. Should additional servicing capacity become available, the boundaries of the Urban Areas may be expanded through a comprehensive review, in accordance with Policies 5.3.20, 7.3.3, 7.3.11 and 7.3.12, and the Lake Simcoe Protection Plan and the 10-Year review of the Greenbelt Plan. Any remaining population and employment forecast allocation, will be held in reserve for the respective municipality, and shall not be reallocated. (Emphasis added.)
- 7.3.7 Notwithstanding Policy 7.3.6, the lands subject to Policy 12.1.3, located within the **Uxbridge Urban Area**, which are restricted from development due to servicing capacity constraints, shall be considered for development without the need for a comprehensive review of this Plan, and shall:
- a) have priority over expansion to the Uxbridge Urban Area; and
  - b) be allocated any additional servicing capacity, in accordance with the relevant policies of the area municipal official plan. (Emphasis added.)

Policy 7.3.7 recognizes constraints to municipal servicing capacity within the Uxbridge Urban Area but provides for the consideration new development without a comprehensive review and amendment to the Regional Official Plan.

The subject lands are designated a “Special Study Area” with application of Policy 12.1.3 providing that:

- 12.1.3 Special Study Areas 5 and 6 apply to lands located within the Uxbridge Urban Area. An amendment to this Plan to designate these lands for development shall be subject to the consideration of the following:*
- a) the amount and rate of development that has occurred in the area designated “Living Area”; and*
  - b) the availability of servicing capacity.*

This policy has been deleted from the Regional Official Plan through and Ontario Land Tribunal (OLT) decision, dated April 04, 2024 and detailed below.

The OLT decision dated April 04, 2024 relating to Matter OLT-22-002958 provided for further amendments to the Official Plan for the Region of Durham it relates to the following matters.



**PLANNING RATIONALE**  
**ZONING BY-LAW AMENDMENT & DRAFT PLAN OF SUBDIVISION**

*The Durham Regional Official Plan is hereby amended by:*

- 1) *Modifying Schedule 'A', Map 'A2', as shown on Attachment 1 to this Amendment (Figure 3);*
- 2) *Deleting Policy 7.3.7 in its entirety and replacing with the following:*

*7.3.7 Notwithstanding Policy 7.3.6, the lands subject to Policy 13.2.4 located within the Uxbridge Urban Area, shall be considered for development without the need for a comprehensive review of this Plan, and shall:*

- a) have priority over expansion to the Uxbridge Urban Area; and,*
- b) be allocated any additional servicing capacity, in accordance with the relevant policies of the area municipal official plan.*

- 3) *By deleting Policy 12.1.3 in its entirety; and*
- 4) *By adding Policy 13.2.4 that reads as follows:*  
*13.2.4 Specific Policy Area D (Uxbridge)*

*This policy applies to lands within the Uxbridge Urban Area. Development on these lands shall be subject to the availability of servicing capacity. The capacity of municipal services is limited and will be regularly monitored to ensure that development approvals do not exceed available capacity. To manage development in an orderly and sequential manner that efficiently uses existing infrastructure, the Region shall continue to encourage infill development within the Uxbridge Urban Area in accordance with the relevant policies of the area municipal official plan.'*

The OLT decision and amendment to the Regional Official Plan recognizes constraints to municipal services capacity affecting the Uxbridge Urban Area. It removes the requirement for amendment to this Plan to designate these lands for development.

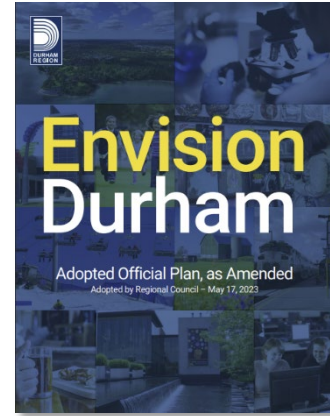
In my opinion the Proposed Development conforms to Durham Regional Official Plan (2020) particularly as it relates to Policy 13.2.4 Special Policy Area D (Uxbridge) providing for the development of the subject lands upon the availability of servicing capacity. The Proposed Development will use Zoning By-law "H" Hold provisions as

**PLANNING RATIONALE**  
**ZONING BY-LAW AMENDMENT & DRAFT PLAN OF SUBDIVISION**

part of the approved zoning by-law implementing the DPS to ensure conformity with Policy 13.2.4.

**6.6.2 Region of Durham Official Plan (2023)**

The Region of Durham Official Plan was adopted May 17, 2023. Map 1 Regional Structure - Urban and Rural Systems identifies the Proposed Development within the Uxbridge Settlement Area subject to Special Policy considerations. MMAH approval of Durham Official Plan (2023) is pending. This Report provides consideration of the Plan as an expression of the intent of Regional Council recognizing that the policies are not in force and effect at the time of submission of this application.



The subject lands form part of the Uxbridge Area Urban Boundary and are designated as 'Special Policy Area 3, Urban Area' within 'Map 1: Regional Structure – Urban and Rural Systems'(see Figure 4). The following policies are relevant to the consideration of the Proposed Development.

Policy 3.1.3 supports the provision of a wide range of affordable and market-based housing options.

*3.1.3 Support opportunities to ensure that a wide range of affordable and market-based housing options are provided in Urban Areas. Outside of Urban Areas, housing options shall be locally appropriate and consistent with the character of the area.*

The Proposed Development conforms with Policy 3.1.3 in that it provides a range of affordable and market-based and rental housing options including:

- A residential single family lot sizes ranging from 10.97 m. – 14.02 m. in width;
- Residential townhouses; and,
- The opportunity for ADU residential rental units in not less than 25% of dwelling units.

Policy 3.1.18 requires the provision of an *Affordability and Accessibility Analysis* addressing matters set out therein.

**PLANNING RATIONALE**  
**ZONING BY-LAW AMENDMENT & DRAFT PLAN OF SUBDIVISION**

*3.1.18 Require an Affordability and Accessibility Analysis as part of a Planning Rationale Report for all major residential development applications, which include 100 units or more, that:*

- a) *justifies how the development application will contribute to achieving affordable housing targets;*
  - b) *identifies opportunities to include a variety of special needs housing options to accommodate seniors and persons with disabilities; and*
  - c) *identifies how residents would be able to access health care, social services and other amenities in their community.*
- The Proposed Development conforms with Policy 3.1.18:
    - By contributing to the achieving of affordable housing targets through the provision of a range of affordable and market-based and rental housing options including the provision of ADU rental units; and,
    - For market-based homes, by accommodating special needs relating to seniors and persons with disabilities by the builder on a site specific basis.
  - Residents are limited to the use of personal vehicles, active transportation and ride sharing options in their ability to access health care, social services and other amenities in their community. “On-Demand” public transit service is available at some bus stops in the Uxbridge Urban Area and would require extension to service this area.

Policy 3.1.20 requires: *That at least 25% of all new residential units produced throughout the region to be affordable to low and moderate income households.*

- The Proposed Development is conforms with Policy 3.1.20 in that the opportunity will be provided for ADU residential rental units in not less than 25% of dwelling units and are expected to be affordable to low or moderate income households.

Policies 4.1.27, 4.1.36 and 4.1.37 address the consideration of development approval for Uxbridge Urban Area lands subject to servicing capacity constraints. These policies support the review and consideration of approval of the Proposed Development.

*4.1.27 Allow lands subject to Policy 9.1.2 b) located within the Uxbridge Urban Area, which are currently restricted from development due to servicing capacity constraints, to be considered for development without the need for*

**PLANNING RATIONALE**  
**ZONING BY-LAW AMENDMENT & DRAFT PLAN OF SUBDIVISION**

*a comprehensive review of this Plan once a servicing solution is identified, and shall:*

- a) have priority over expansions to the Uxbridge Urban Area; and*
- b) be allocated any additional servicing capacity, in accordance with the relevant policies of the area municipal official plan.*

*4.1.36 Agree to draft approval of a plan of subdivision in Urban Areas in circumstances where full municipal services are not immediately available, provided that the draft approval does not over-commit servicing capacity identified through a servicing master plan or an approved Environmental Assessment, the lands are appropriately designated for development, and other Regional conditions have been satisfied.*

*4.1.37 Allocate servicing capacity for development addressed in Policy 4.1.36, in consultation with the area municipality, at the time a development agreement is executed with the Region and the appropriate financial securities are in place.*

- The combined reading of these policies provides that the Proposed Development:
  - Can proceed with consideration for approval without the comprehensive review;
  - Will have priority over other expansions to the Uxbridge Urban Area;
  - Will be allocated additional servicing capacity should it become available;
  - Can proceed to DPS approval insofar as it does not over-commit servicing capacity;
  - May receive a servicing capacity allocation with execution of a Development Agreement.

*9.1.2 Ensure that until such time as appropriate amendments have been adopted for a Special Study Area, the existing zoning by-laws that apply to the Special Study Area may remain in force, or may be amended, provided that such by-laws allow only uses, such as agricultural and/ or temporary uses, in accordance with the provisions of the Planning Act and this Plan, and provided that such uses, if developed, will not prejudice the conclusions and recommendations of the intended studies for the following sites:*

- b) Special Study Areas 2 and 3 apply to lands located within the Uxbridge Urban Area. These areas are considered Future Residential Development in the Uxbridge Official Plan and can be considered for development when the phasing considerations of the Uxbridge Official plan are satisfied. An amendment to this Plan to*

**PLANNING RATIONALE**  
**ZONING BY-LAW AMENDMENT & DRAFT PLAN OF SUBDIVISION**

*designate these lands for development shall be subject to the consideration of the following:*

- i) the amount and rate of development that has occurred in the area designated Community Area; and*
  - ii) the availability of servicing capacity.*
- Policy 9.1.2 is superceded by the OLT decision dated April 04, 2024 relating to Matter OLT-22-002958 providing for amendment to the Regional Official Plan (2020).

It is my opinion that the DPA and ZBA applications for the Proposed Development conform with applicable policies of the Regional Official Plan (2023) as adopted by Regional Council.

### **6.7 Township of Uxbridge Official Plan (2014)**

The Township of Uxbridge Official Plan was approved by the Ministry of Municipal Affairs and Housing on June 24, 1970. The in-force Township of Uxbridge Official Plan (2014) consolidates 53 amendments to the document as originally approved. This Report reviews conformity of the proposed DPS and ZBA applications with applicable policies set out in the Township Official Plan.



The OLT decision dated April 04, 2024 relating to Matter OLT-22-002958 provided for Amendment No. 66 (OPA 66) to the Official Plan for the Township of Uxbridge the purpose of which was:

*[T]o modify the approach to the phasing of development in the Uxbridge Urban Area to reduce procedural barriers such that, if servicing capacity is available, residential development can proceed and potentially contribute to the goals and objectives of the Provincial and Township planning regimes to significantly increase housing opportunities.*

The effect of OPA 66 has been to modify Official Plan schedules and development phasing policies relating to the Proposed Development and other properties. These modifications are incorporated into this review. Modifications introduced by Amendment 66 are shown in **bold** text.



**PLANNING RATIONALE**  
**ZONING BY-LAW AMENDMENT & DRAFT PLAN OF SUBDIVISION**

Schedules A and D

OPA 66 modified *Schedule "A", Land Use and Transportation Plan Uxbridge Urban Area and Schedule "D", Phasing of the Township Official Plan to establish the land use designation "Evolving Neighbourhood Area" (See Figure 3).*

- i) Schedule "A", Land Use and Transportation Plan Uxbridge Urban Area as shown on Schedule 1 to change the title "Future Residential Area" to "Evolving Neighbourhood Area" in the Legend; and,*
- ii) Schedule "D", Phasing Plan as shown on Schedule 2 to change the title of the schedule to "Built Boundary Uxbridge Urban Area", and to remove the Phase 1 and 2 designations from the Schedule and the legend.*

1.5 Housing

- 1.5.1 *The Township encourages the provision of a range of housing types, size and tenure, including affordable housing, within the Urban Area to meet the varied needs of the present and future residents in keeping with the policies of Section 2 of this Official Plan, Uxbridge Urban Area Secondary Plan, and in particular Section 2.5.4, Housing 1.5.4 The Township recognizes the policies of the Durham Regional Official Plan which require at least 25% of all new residential units in each area municipality to be affordable to low and moderate income households, and has taken it into consideration through initiatives in keeping with the servicing constraints and financial resources of the Township such as the policies of this Official Plan which permit second suites "as of right" in the Urban Area and the hamlets. To further the implementation of this policy, the Township will consider participation in initiatives undertaken by the Region of Durham with respect to housing which are applicable to the municipality, and in keeping with its servicing constraints and financial resources.*

2.2.5.2 i) *All new development in the Uxbridge Urban Area as identified on Schedule "A" to this Plan, shall be serviced by the municipal sewage collection and treatment system. No building permits shall be issued until available sanitary sewage capacity has been confirmed by the Regional Municipality of Durham and allocated by the Township.*

**PLANNING RATIONALE**  
**ZONING BY-LAW AMENDMENT & DRAFT PLAN OF SUBDIVISION**

2.2.6.2 i) *All new development in the Uxbridge Urban Area as identified on Schedule "A" to this Plan, shall be serviced by the municipal water supply and distribution facilities. No building permits shall be issued until available water capacity has been confirmed by the Regional Municipality of Durham and allocated by the Township.*

## 2.2.7 Development Phasing

2.2.7.1 ***"Development in the Urban Area is conditional on the availability of municipal sewage and water services. The capacity of these services is limited and must be regularly monitored to ensure that development approvals do not exceed capacity. This is particularly true with respect to sewage treatment. It is important, therefore, to manage development in a manner which efficiently uses land, and existing resources, infrastructure and public service facilities and to avoid premature or unnecessary expansion of infrastructure. Therefore, the Township shall encourage infilling within existing development areas."***

### 2.2.7.2 Phasing

***Deleted.***

### 2.2.7.5 Holding Zone

The Township shall review the zoning of the lands in Phase 1 as shown on Schedule "D" and shall pass a by-law pursuant to the provisions of the Planning Act and Section 3.2.4 of this Plan to impose a holding provision on any developed lands which could be redeveloped at a density significantly higher than the existing development. Prior to passing a bylaw to remove the holding zone, the Township shall ensure that all the requirements of Section 3.2.4 of this Plan are satisfied, and that the Township, in consultation with the Region, has confirmed sewage capacity is available for the redevelopment.

***modifying Section 2.2.7.5 to delete the phrase "in Phase 1",***

## 2.5 Land Use Strategy

### 2.5.2.2 ii) Designated Greenfield Areas

The lands between the Built Boundary and the Urban Area Boundary as designated on Schedule "D" are considered "designated greenfield areas". These are lands which are

**PLANNING RATIONALE**  
**ZONING BY-LAW AMENDMENT & DRAFT PLAN OF SUBDIVISION**

largely undeveloped. Development in these areas is required to contribute to the achievement of the minimum designated greenfield area density target in Section 2.5.2.3 of the Plan. In addition, development in these areas will be planned, zoned and designed to contribute to the creation of a complete community, including design which supports active transportation and transit, and provides for a mix of land uses and high quality public open spaces as appropriate in the overall context of the Urban Area.

#### 2.5.2.3 Growth Management Strategy

2.5.2.3 iv) In the Township's designated greenfield area in the Urban Area, the density target is a minimum of 50 persons and jobs per hectare subject to the servicing and phasing policies of this Plan. This target is not intended, however, to be considered a minimum target on every parcel of land. In addition, increases in density for individual developments which conform to the other policies of this Plan shall be permitted.

#### 2.5.4 Housing

2.5.4 i) The Township encourages the provision of a range of housing types, size and tenure within the Urban Area to meet the varied need of the present and future residents, including affordable housing. In particular, the Township will strive to achieve the housing unit allocation and minimum targets for the Uxbridge Urban Area in the Durham Regional Official Plan while recognizing the servicing limitations of the community and the physical potential of the housing stock

2.5.4 iii) The Township recognizes the need to protect the viability of the community by ensuring that there is a healthy supply of affordable rental and ownership housing which contributes to a community characterized by inclusiveness. The Township shall encourage the provision of affordable housing in conformity with the policies of the Durham Regional Official Plan which require at least 25% of all new residential units in each area municipality to be affordable to low and moderate income households, in accordance with its financial capabilities and recognizing the servicing limitations of the community

#### Future Residential Area

2.5.7.1 The Future Residential Area designation on Schedule "A" recognizes lands which may be developed for major new residential development when the phasing provisions of Section 2.2.6 of this Plan are satisfied. Lands in the Future Residential Area designation are designated as Phase 2 on Schedule "D" to this Plan. In particular, consideration of development of any lands in the Future Residential Area designation shall be subject to Township of Uxbridge 2-61 Office Consolidation January 2014 an amendment to this Plan

**PLANNING RATIONALE**  
**ZONING BY-LAW AMENDMENT & DRAFT PLAN OF SUBDIVISION**

and the Durham Regional Official Plan. Until an amendment is considered, the lands shall be governed by the policies of the Durham Regional Official Plan.

*j) By modifying Section 2.5.7, Future Residential Area, as follows:*

- a) *By modifying Section 2.5.7, by deleting the title "Future Residential Area" and references to the designation in Section 2.5.7 and replacing it with the title "Evolving Neighbourhood Area";*
- b) *By modifying Section 2.5.7.1 Purpose by deleting the phrases and sentences after the word "when" in the first sentence and replacing them with the phrase:*

*"approval is granted for site specific development through plan of subdivision/condominium, zoning by-law amendments and/or site plan approval and sewage and water servicing capacity is available.*

2.5.7.2 Permitted Uses, Building and Structures The permitted uses, buildings and structures are: i) low density residential including single detached, semi-detached and duplex dwellings; and, ii) medium density residential including townhouse dwellings, low rise apartments and stacked townhouses.

*By adding to Section 2.5.7.2 i) after the phrase "single detached" the phrase "single detached link" and deleting the phrase "and," at the end of the subsection.*

- c) *By deleting the period at the end of Section 2.5.7.2 ii) and adding the Phrase "; and," and*
- d) *By adding a new subsection iii) at the end of Section 2.5.7.2 as follows: "iii) public parks."*

In my opinion the Proposed Development conforms with the Township of Uxbridge Official Plan particularly in reference to:

- Policies 1.5.1, 2.5.4 i) and 2.5.4 iii) which encourage a range of housing types and affordability;
- Policies 2.5.2.2 ii) and 2.5.2.3 iv) which identify the subject lands as "Designated Greenfield Area" and provide for a density of 50 persons per hectare;

**PLANNING RATIONALE**  
**ZONING BY-LAW AMENDMENT & DRAFT PLAN OF SUBDIVISION**

- Policies 2.2.5.2 i) and 2.2.6.2 i) which prescribe that the subject lands will be developed using municipal water and sanitary services; and,
- Policies 2.2.7.1 and 2.2.7.2 which require that development of the subject lands is contingent on the availability of municipal sewage and water services and that “H” Holding zoning by-law provisions may be applied in consideration of development approval.

**6.8 Township of Uxbridge Zoning By-law No. 81-19 (2023)**

The subject lands are currently zoned ‘Rural (RU)’ under the Township of Uxbridge Zoning By-law No. 81-19. The proposed Zoning By-law Amendment, attached as Appendix 2, is required to implement the Proposed DPS.

The purpose of the bylaw is to rezone to the Holding Residential Second Density Exception No. XXX ((H)R2-XXX) Zone, Holding Residential Multiple Density Exception No. XXX ((H)RM – XXX) Zone, Recreational Open Space Exception (OS-XXX), and Environmental Protection Exception No. XXX (EP-XXX) Zone which will facilitate the development in alignment with the Township’s Official Plan.

The classifications are hereinafter defined in the Draft Zoning By-law Amendment and Schedule included as Appendix 2 of this report. The tables included in Appendix 3, provides a comparison of the following zones ‘R2’, ‘RM’, ‘EP’, and ‘OS’ in relation to the proposal.



## **7. PUBLIC CONSULTATION STRATEGY**

This section outlines to proposed public consultation strategy for the subject applications. It is the applicant's intent to have a statutory public meeting, as required under Section 34 (12) of the Planning Act. The date of the Public Meeting will be determined by the Township of Uxbridge.

## **8. PLANNING REVIEW**

The purpose of this Planning Rational Report is to support a Zoning By-law Amendment and Draft Plan of Subdivision application to facilitate the development of dwelling units including:

- 154 single-detached lots;
- 82 townhouses;
- Blocks 168-169 for open space purposes;
- Block 172 for storm water management purposes;
- Block 173 for environmental protection; and,
- Several blocks for walkway, future road connection and 0.3 m. reserves.

The subject lands, located on Part of Lot 33 Conc. 6 Twp. of Uxbridge and totaling 13.575 ha. in area, are included within the Uxbridge Urban Area. They are constrained from immediate development due to municipal water and sanitary capacity issues. It is expected that these issues will be addressed through future Region of Durham *Environmental Assessment Act* applications and review to confirm preferred strategies for resolution of the municipal water and sanitary capacity issues. It is recognized that the Proposed Development cannot proceed until these issues are resolved. The timing for their resolution is indeterminant.

As stated earlier in this Report, The *Planning Act* establishes that the approval of any land development application in Ontario must have regard for matters of provincial interest and be consistent or comply with provincial policy statements. It is further recognized that any land development is subject to conformity with municipal land use planning documents. The purpose of this section is to review how these matters have been addressed regarding the Proposed Development.

**PLANNING RATIONALE**  
**ZONING BY-LAW AMENDMENT & DRAFT PLAN OF SUBDIVISION**

**8.1 Planning Act**

Section 2 of the *Planning Act* requires that all land use planning activities under the Act shall have regard for matters of Provincial Interest. In our assessment, relevant interests under Section 2 include:

- (a) the protection of ecological systems, including natural areas, features and functions;*
- (d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;*
- (e) the supply, efficient use and conservation of energy and water;*
- (f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;*
- (h) the orderly development of safe and healthy communities;*
- (j) the adequate provision of a full range of housing, including affordable housing;*
- (o) the protection of public health and safety;*
- (p) the appropriate location of growth and development;*
- r) the promotion of built form that,*
  - (i) is well-designed,*
  - (ii) encourages a sense of place, and*
  - (iii) provides for public spaces that are of high quality, accessible, attractive and vibrant.*

The proposed DPS and ZBA applications have had regard for S. 2 of the *Planning Act* in that:

- The proposal provides designated environmental protection blocks and appropriate setbacks to provide for the protection of nearby ecological systems and natural areas.
- An archaeological assessment has confirmed that no cultural resource will be impacted by the Proposed Development.
- An engineering review has confirmed that the Proposed Development can be serviced through the extension of existing water and wastewater services. It is recognized that the municipal servicing capacity is currently not available and will require expansion to service the Proposed Development.
- A traffic engineering study has confirmed the existing road network has available capacity to safely accommodate the Proposed Development.
- Environmental studies have identified any natural areas and features and provided for their retention as appropriate.

**PLANNING RATIONALE**  
**ZONING BY-LAW AMENDMENT & DRAFT PLAN OF SUBDIVISION**

- The Proposed Development provides a range of attainable residential housing purchase and rental options.
- The subject property is located within the Uxbridge Urban Area Boundary and as such is an appropriate location for development.
- The Proposed Development will be serviced with municipal water and sanitary services and appropriate storm water management control providing for the protection of public health and safety.
- The Proposed Development is well design meets appropriate urban design and development standards encouraging a sense of place.

The DPS application has regard for applicable matters of Provincial Interest under S. 51(24) of the Planning Act particularly through the:

- (a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;*
- (b) whether the proposed subdivision is premature or in the public interest;*
- (c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;*
- (d) the suitability of the land for the purposes for which it is to be subdivided;*
- (f) the dimensions and shapes of the proposed lots; and,*
- (i) the adequacy of utilities and municipal services.*

The DPS and ZBA applications have proved conformity with the above-mentioned relevant interests through the following:

- The effect of the proposed subdivision on matters of Provincial Interest is set out in S. 2 of the *Planning Act*.
- That the proposed subdivision is in the public interest and is not premature.
- That the proposed subdivision complies with the Region of Durham and Twp. of Uxbridge Official Plans.
- The proposed subdivision can be adequately serviced, provides for appropriate flood control.

## 8.2 Provincial Policy Statement

The proposed ZBA and DPS applications are consistent with the PPS policies outlined in section 5.2 above with reference to the application of Sections 1.1.1, 1.1.3.1, 1.1.3.2, 1.1.3.6, 1.4.1, 1.4.3, 1.5.1, 1.6.1, 1.6.6.2, and 2.1.1 as discussed herein. These policies fundamentally relate to provision of a mix of housing options, housing affordability, the use of efficient land use patterns, public health and safety, provision of healthy and active

**PLANNING RATIONALE**  
**ZONING BY-LAW AMENDMENT & DRAFT PLAN OF SUBDIVISION**

communities, and protection of the natural environment. The Proposed Provincial Policy Statement (April 2024) has also been considered regarding the applications. If approved, the Proposed PPS would not introduce nonconformity with the DPS and ZBA applications.

**8.3 Growth Plan for the Greater Golden Horseshoe**

After reviewing the Growth Plan, it is my professional planning opinion that the proposed ZBA and DPS applications conform to Sections 2.2.1, 2.2.1.2, 2.2.1.4, 2.2.6, and 2.2. of therein. The Proposed Development is located within an existing Settlement Area and will utilize municipal sewage services. It achieves a density of 52.39 persons per hectare. The Proposed Development will provide a mix of attainable and affordable market-based and rental housing types and contribute to the achievement of a *complete community*.

**8.4 Region of Durham Official Plan (2020)**

The analysis of relevant planning policies seen within the Region of Durham Official Plan has shown conformity with the proposed DPS and ZBA applications. The analysis of Policies 7.2.1, 7.3.6, 7.3.7, 13.2.4 provides for the development of the subject lands within the Uxbridge Urban Area subject to the availability of municipal sewage and water capacity. The Proposed Development will use Zoning By-law “H” Hold provisions as part of the approved zoning by-law implementing the DPS to ensure conformity with Policy 13.2.4.

The Proposed Durham Official Plan (2023) has also been considered regarding the applications. If approved, the Proposed Official Plan would not introduce nonconformity with the DPS and ZBA applications.

**8.5 Township of Uxbridge Official Plan (2014)**

The proposed DPS and ZBA applications conform with applicable policies in the Township of Uxbridge Official Plan. The analysis of policies 1.5.1, 2.5.2.1 i), 2.6.2.1 i), 2.2.7.1, 2.2.7.5, 2.5.2.2 ii), 2.5.2.3 iv), 2.5.4 i), 2.5.4 iii), 2.5.7.1, 2.5.7.2 has confirmed that the proposed applications conform with the Township of Uxbridge Official Plan. The Proposed Development is within the Uxbridge Designated Greenfield Area and will utilize municipal services. It provides for a mix of housing types in attainable and affordable market-base and rental housing. A “H” Holding zoning by-law provisions will be applied in consideration of current municipal sanitary and water capacity constraints.

**PLANNING RATIONALE**  
**ZONING BY-LAW AMENDMENT & DRAFT PLAN OF SUBDIVISION**

**8.6 Township of Uxbridge Zoning Bylaw 89-19**

A Proposed ZBA implements the draft plan of subdivision. The Proposed ZBA provides for rezoning of the subject lands to:

- Holding Residential Second Density Exception No. XXX ((H)R2-XXX) Zone;
- Holding Residential Multiple Density Exception No. XXX ((H)RM – XXX) Zone;
- Recreational Open Space Exception (OS-XXX); and,
- Environmental Protection Exception No. XXX (EP-XXX) Zone.

The purpose of the ‘H’ Hold provision is to restrict development of the subject lands until municipal sanitary and water capacity constraints are resolved,

**9. CONCLUSION**

It is my professional opinion that the Proposed Draft Plan of Subdivision and the Proposed Zoning By-law Amendment applications:

- Are consistent with the Provincial Policy Statement (2020);
- Comply with the Growth Plan (2020);
- Conform to the Region of Durham Official Plan (2020); and,
- Conform to the Township of Uxbridge Official Plan (2014), as amended.

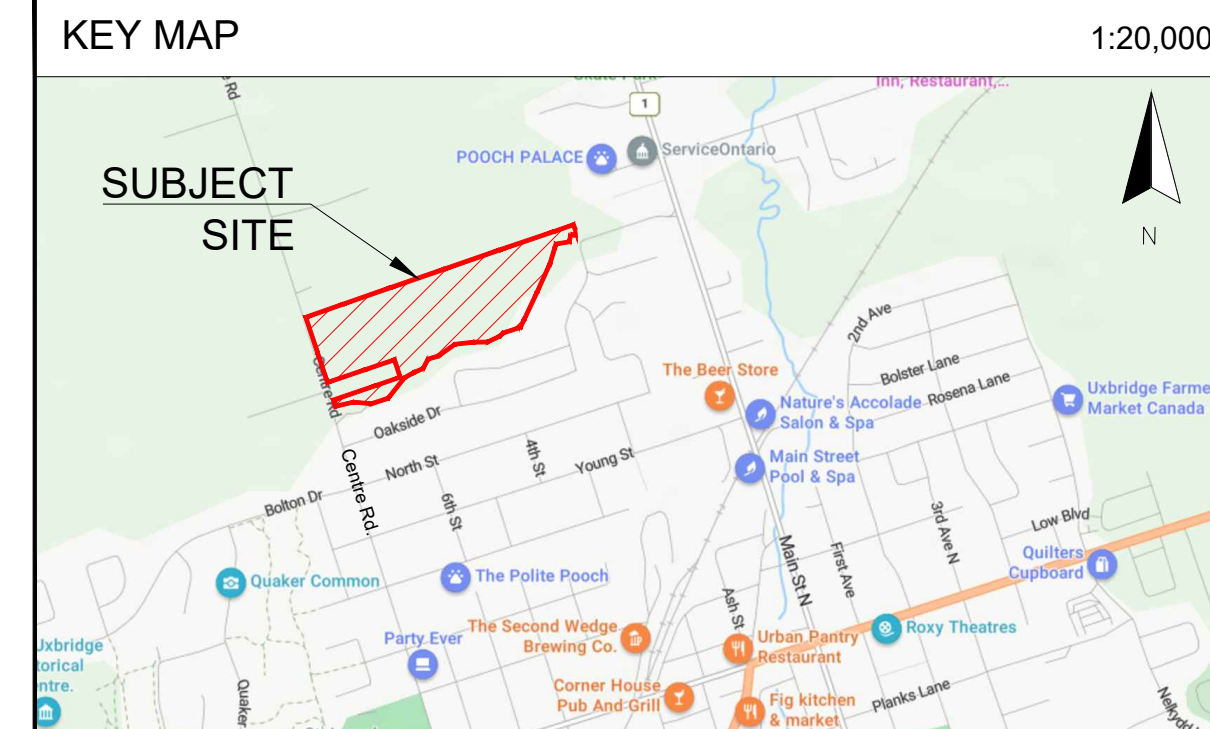
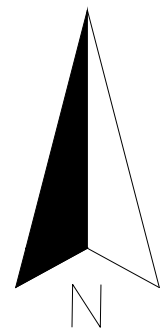
It is my opinion that the Proposed Draft Plan of Subdivision and the Proposed Zoning By-law Amendment applications represent good planning and should be approved. It is my further opinion that the Proposed Applications should be advanced and considered through the regulatory review process for approval.

Respectfully Submitted,  
**Innovative Planning Solutions**



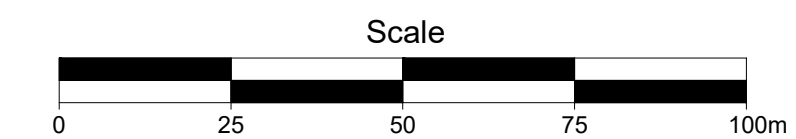
Kevin Bechard, BES, M.Sc, RPP  
Senior Associate





# DRAFT PLAN OF SUBDIVISION

Part of Lot 33, Concession 6,  
Township of Uxbridge,  
(formerly in the County of Ontario)  
Regional Municipality of Durham



**LEGEND**  
 SUBJECT LANDS (135,746.80m<sup>2</sup> / 13.575ha)

**OWNER'S CERTIFICATE**  
 I HEREBY AUTHORIZE INNOVATIVE PLANNING SOLUTIONS TO PREPARE THIS DRAFT PLAN OF SUBDIVISION AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

DATE: 2001976 ONTARIO LIMITED

**SURVEYOR'S CERTIFICATE**  
 I CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

DATE: IVAN B. WALLACE, O.L.S.

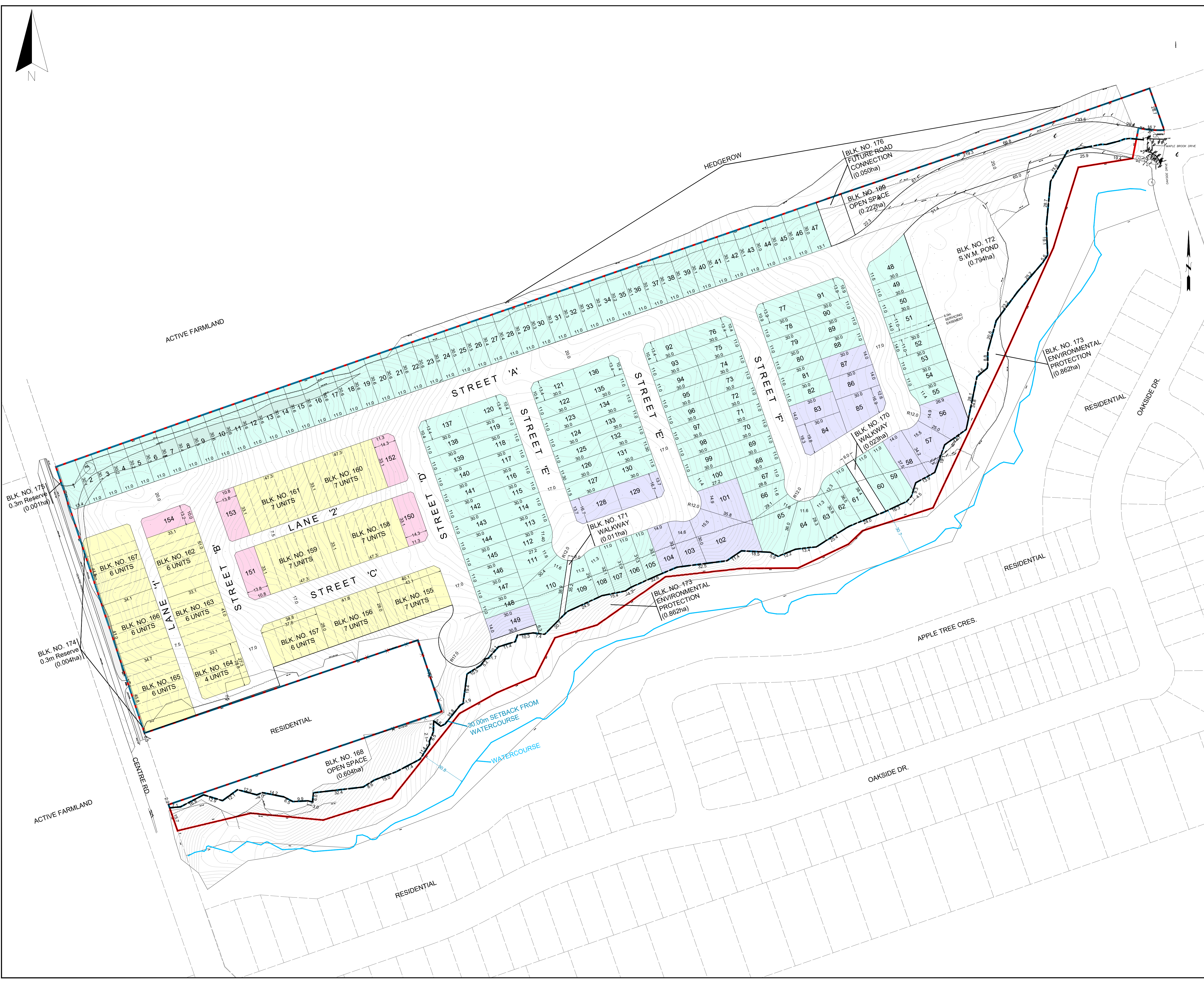
ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

- |                  |  |
|------------------|--|
| a) SHOWN ON PLAN | g) SHOWN ON PLAN                               |
| b) SHOWN ON PLAN | h) MUNICIPAL WATER                             |
| c) SEE KEY PLAN  | i) SILTY SAND, GLACIAL TILL AND/OR CLAYEY SILT |
| d) RESIDENTIAL   | j) SHOWN ON PLAN                               |
| e) SHOWN ON PLAN | k) MUNICIPAL WATER & SEWAGE                    |
| f) SHOWN ON PLAN | l) NONE  |

LAND USE STATISTICS			
Land Use	Lot / Blk. No.	Units	Area (ha)
Residential Single Lot (10.97m / 36')	1 - 55, 59 - 82, 88 - 100, 105 - 127, 130 - 148	134	4.691
Residential Single Lot (14.02m / 46')	56 - 58, 83 - 87, 101 - 104, 128 - 129, 149	15	0.792
Residential Single Lot - Rear Lane (10.97m / 36')	150 - 154	5	0.226
Residential Townhouses (6.30m / 20.76')	155 - 167	82	1.782
Open Space	168 - 169		0.826
3.00m Walkways	170 - 171		0.034
S.W.M. Pond	172		0.794
Environmental Protection	173		0.862
0.3m Reserves	174 - 175		0.005
Future Road Connection	176		0.050
Roads			3.513
<b>TOTAL</b>	<b>176</b>	<b>236</b>	<b>13.575</b>

**IPS INNOVATIVE PLANNING SOLUTIONS**  
 PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS  
 647 WELHAM ROAD, UNIT 9, BARRIE, ON, L4N 0B7  
 tel: 705 • 812 • 3281 fax: 705 • 812 • 3438 e: info@ipsconsultinginc.com www.ipsconsultinginc.com

Date: March 11, 2024 Drawn By: A.S.  
 File: 21 - 1241 Checked: K.B.





**BY-LAW NUMBER 2024-\_\_**

**OF**

**THE CORPORATION OF THE TOWNSHIP OF UXBRIDGE**

**BEING A BY-LAW PASSED PURSUANT TO THE PROVISIONS OF SECTIONS 34 AND 36 OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, TO AMEND ZONING BY-LAW NO. 81-19, AS AMENDED, OF THE CORPORATION OF THE TOWNSHIP OF UXBRIDGE, WITH RESPECT TO CERTAIN LANDS DESCRIBED AS PART OF LOT 33, CONCESSION 6, TOWNSHIP OF UXBRIDGE, IN THE REGIONAL MUNICIPALITY OF DURHAM.**

**WHEREAS** the Planning Committee of the Council of the Corporation of the Township of Uxbridge conducted a statutory public meeting, pursuant to the provisions of Section 34 of the Planning Act, R.S.O. 1990, as amended, on the \_\_ day of \_\_\_\_\_ 2024 with respect to an application to amend Zoning By-law No. 81-19, to allow a residential subdivision on the lands described as Part of Lot 33, Concession 6 in the Township of Uxbridge;

**AND WHEREAS** the By-law hereinafter set out includes the use of the Holding (H) Symbol which restricts the use of the lands to those uses permitted in the Holding (H) zone until the Holding (H) Zone is removed;

**AND WHEREAS** the By-law hereinafter set out conforms with the general intent and purpose of the Greenbelt Plan, Lake Simcoe Protection Plan, and the Official Plans for the Regional Municipality of Durham and the Township of Uxbridge;

**AND WHEREAS** the Council of the Corporation of the Township of Uxbridge has, pursuant to Section 34 (17) of the Planning Act, R.S.O. 1990, as amended, considered whether further notice is to be given with respect to the By-law prior to the passing thereof and has determined that the By-law hereinafter set out substantially implements the proposal presented at the public meeting with respect to the subject lands held on the \_\_ day of \_\_\_\_\_ 2024, and that no further public meeting is necessary.

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF UXBRIDGE HEREBY ENACTS A BY-LAW AS FOLLOWS:**

1. **THAT** Schedule 'A1' and 'A2' of Zoning By-law No. 81-19, as otherwise amended, is hereby amended by changing the Zone classification on certain lands described as Part of Lots 33, Concession 6, in the Township of Uxbridge, from the Rural (RU) Zone to the Holding Residential Second Density Exception No. **XXX** ((H)R2-**XXX**) Zone, Holding Residential Multiple Density Exception No. **XXX** ((H)RM – **XXX**) Zone, Recreational Open Space Exception No. **XXX** (OS-**XXX**), and Environmental Protection Exception No. **XXX** (EP-**XXX**) Zone, and classifications are hereinafter defined, in accordance with Schedule "A" attached hereto and by reference forming part of this By-law.
2. **THAT** Section 4.10.4 entitled "SPECIAL ZONE CATEGORIES – RESIDENTIAL SECOND DENSITY (R2) ZONE" of Zoning By-law No. 81-19, as amended, is hereby amended by adding the following new Section 4.10.4.**XXX**:

“4.10.4.**XXX** HOLDING RESIDENTIAL SECOND DENSITY EXCEPTION NO. **XXX** ((H)R2-**XXX**) ZONE

- a. No person shall within the Holding Residential Second Density Exception No. XXX ((H)R2-XXX) Zone located in Part Lot 33, Concession 6 in the Township of Uxbridge and shown on Schedule 'A1' and 'A2' of Zoning By-law 81-19, as amended, use any building or structure or make any use of land until the Holding (H) Symbol is removed by amendment to this Bylaw, except for uses permitted in Sections 4.4.1 b. and c. of the Rural (RU) Zone.
- b. Upon removal of the Holding (H) Symbol within the Holding Residential Second Density Exception No. XXX ((H)R2-XXX) Zone located in Part Lot 33, Concession 6 in the Township of Uxbridge and shown on Schedule 'A1' and 'A2' of Zoning By-law 81-19, as amended, notwithstanding the provisions of Sections 4.10.1 and 4.10.2 of Zoning By-law 81-19, as otherwise amended, to the contrary, the following provisions, in addition to the provisions of Section 4.10.3, shall apply and be complied with respect to the lands in the Residential Second Density Exception No. XXX (R2-XXX) Zone:

#### PERMITTED USES

The only permitted uses shall be a single detached dwelling house, in addition to the uses in Sections 4.10.1 a vi, and vii, 4.10.1 b and 4.10.1 c.

#### REGULATIONS FOR PERMITTED USES

The following regulations shall apply to the permitted uses:

- |      |                            |   |
|------|----------------------------|---|
| i.   | Minimum Lot Area           | 320 square metres   |
| ii.  | Minimum Frontage           | 10 metres   |
| iii. | Minimum Front Yard         | <ol style="list-style-type: none"> <li>a. Lot with vehicular access from a public street (front): 4.5 metres</li> <li>b. Lot with vehicular access from a lane (rear): 3.0 metres</li> <li>c. To an attached garage from a public street: 6.0 metres</li> </ol> |
| iv.  | Minimum Exterior Side Yard | <ol style="list-style-type: none"> <li>a. Abutting a local road right-of-way of 20.0 metres or greater: 3.0 metres</li> <li>b. Abutting a local road right-of-way of 17 metres or lane right-of-way of 7.5 metres: 2.0 metres</li> </ol>                        |
| v.   | Minimum Interior Side Yard | 1.2 metres on one side and 0.6 metres on the other side   |
| vi.  | Minimum Rear Yard          | <ol style="list-style-type: none"> <li>a. Lot with vehicular access from a public street (front): 6.0 metres</li> <li>b. Lot with vehicular access from a lane (rear): 10.5 metres to the main rear wall</li> </ol>   |

of the dwelling excluding any breezeway, attached private garage, or porch

vii. Encroachment of Architectural Features

a. Notwithstanding the provisions of this by-law, architectural features such as sills, belt courses, cornices, Chimney breasts, pilasters and roof overhangs, are permitted to encroach into the smallest interior side yard on the lot provided that in no case shall the architectural feature be located closer than 0.2 metres to the interior side lot line.

viii. Maximum Lot Coverage

45 per cent

ix. Minimum Setback from Street Centreline

Township Road (Centre Road): 13 metres

x. Maximum Number of Dwelling Houses Per Lot

1 (does not include additional residential units)

c. **THAT** the Council of the Corporation of the Township of Uxbridge shall not remove the Holding (H) Symbol from the Holding Residential Second Density Exception No. **XXX** ((H)R2-**XXX**) Zone on the lands which are the subject of this By-law until the following conditions have been complied with:

- i. The Township has approved servicing allocation for the development in accordance with the Uxbridge Urban Area Servicing Allocation Policy;
- ii. All the studies required by the Township have been prepared to the satisfaction of the Township of Uxbridge and the recommendations have been incorporated into the subdivision agreement(s), and all agreements have been financially secured and fully executed by the Owner and the Township of Uxbridge;
- iii. The subdivision agreement(s) has been financially secured and fully executed by the Owner and the Region of Durham; and,
- iv. All necessary approvals have been received from the Lake Simcoe Region Conservation Authority, and any conditions of the Authority have been appropriately incorporated into the plan of subdivision, and financially secured, all to the satisfaction of the Authority and confirmed in writing to the Township.”

3. **THAT** Section 4.11.4 entitled "SPECIAL ZONE CATEGORIES – RESIDENTIAL MULTIPLE DENSITY (RM) ZONE" of Zoning By-law No. 81-19, as amended, is hereby amended by adding the following new Section 4.11.4.**XXX**:

“4.11.4. **XXX** HOLDING RESIDENTIAL MULTIPLE DENSITY EXCEPTION NO. **XXX**  
((H)RM-**XXX**) ZONE

- a. No person shall within the Holding Residential Multiple Density Exception No. **XXX** ((H)RM-**XXX**) Zone located in Part Lot 33, Concession 6 in the Township of Uxbridge and shown on Schedule ‘A1’ and ‘A2’ of Zoning By-law 81-19, as amended, use any building or structure or make any use of land until the Holding (H) Symbol is removed by amendment to this Bylaw, except for uses permitted in Sections 4.4.1 b. and c. of the Rural (RU) Zone.
- b. Upon removal of the Holding (H) Symbol within the Holding Residential Multiple Density Exception No. **XXX** ((H)RM-**XXX**) Zone located in Part Lot 33, Concession 6 in the Township of Uxbridge and shown on Schedule ‘A1’ and ‘A2’ of Zoning By-law 81-19, as amended, notwithstanding the provisions of Sections 4.11.1 and 4.11.2 of Zoning By-law 81-19, as otherwise amended, to the contrary, the following provisions, in addition to the provisions of Section 4.11.3, shall apply and be complied with respect to the lands in the Multiple Density Exception No. **XXX** (RM-**XXX**) Zone:

PERMITTED USES

The only permitted uses shall be a row dwelling house, in addition to the uses in Sections 4.11.1 a. xi, and xii, 4.11.1 b and 4.11.1 c.

REGULATIONS FOR PERMITTED USES

The following regulations shall apply to the permitted uses:

- i. Minimum Lot Area
  - a. Where a dwelling unit has two walls attached to adjoining dwelling units: 150 square metres
  - b. Where a dwelling unit has only one wall attached to an adjoining dwelling unit and the lot is not a corner lot: 200 square metres
  - c. Where a dwelling unit has only one wall attached to an adjoining dwelling unit and the lot is a corner lot: 230 square metres

- ii. Minimum Frontage
  - a. Where a dwelling unit has two walls attached to adjoining dwelling units: 5 metres
  - b. Where a dwelling unit has only one wall attached to an adjoining dwelling unit and the lot is not a corner lot: 7 metres
  - c. Where a dwelling unit has only one wall attached to an adjoining dwelling unit and the lot is a corner lot: 8 metres
- iii. Minimum Front Yard
  - a. Lot with vehicular access from a public street (front) – 4.5 metres
  - b. Lot with vehicular access from a lane (rear) – 3.0 metres
- iv. Minimum Exterior Side Yard
  - a. Abutting a local road right-of-way of 20.0 metres or greater – 3.0 metres
  - b. Abutting a local road right-of-way of 17 metres or lane right-of-way of 7.5 metres – 2.0 metres
- v. Minimum Interior Side Yard
  - 2 metres
- vi. Minimum Rear Yard
  - a. Lot with vehicular access from a public street (front) – 6.0 metres
  - b. Lot with vehicular access from a lane (rear) – 10.5 metres to the main rear wall of the dwelling excluding any breezeway, attached private garage, or porch

- vii. Encroachment of Architectural Features
  - a. Notwithstanding the provisions of this by-law, architectural features such as sills, belt courses, cornices. Chimney breasts, pilasters and roof overhangs, are permitted to encroach into the smallest interior side yard on the lot provided that in no case shall the architectural feature be located closer than 0.2 metres to the interior side lot line.
- viii. Maximum Lot Coverage 60 per cent
- ix. Minimum Setback from Street Centreline Township Road (Centre Road): 13 metres
- x. Minimum Landscaped Open Space Requirement 12 per cent
- xi. Maximum Number of Dwelling Houses Per Lot 1 (does not include additional residential units)

c. **THAT** the Council of the Corporation of the Township of Uxbridge shall not remove the Holding (H) Symbol from the Holding Residential Multiple Density Exception No. **XXX** ((H)RM-**XXX**) Zone on the lands which are the subject of this By-law until the following conditions have been complied with:

- i. The Township has approved servicing allocation for the development in accordance with the Uxbridge Urban Area Servicing Allocation Policy;
- ii. All the studies required by the Township have been prepared to the satisfaction of the Township of Uxbridge and the recommendations have been incorporated into the subdivision agreement(s), and all agreements have been financially secured and fully executed by the Owner and the Township of Uxbridge;
- iii. The subdivision agreement(s) has been financially secured and fully executed by the Owner and the Region of Durham; and,
- iv. All necessary approvals have been received from the Lake Simcoe Region Conservation Authority, and any conditions of the Authority have been appropriately incorporated into the plan of subdivision, and financially secured, all to the satisfaction of the Authority and confirmed in writing to the Township.”

4. **THAT** Section 4.3.5 entitled “SPECIAL ZONE CATEGORIES – RECREATIONAL OPEN SPACE (OS) ZONE” of Zoning By-law No. 81-19, as amended, is hereby amended by adding the following new Section 4.3.5**XXX**:

“4.3.5 **XXX** RECREATIONAL OPEN SPACE EXCEPTION NO. **XXX** (OS-**XXX**) ZONE



- a. Notwithstanding the provisions of Sections 4.3.1 and 4.3.2 of Zoning By-law 81-19, as amended, to the contrary, within the Recreational Open Space No. XXX (OS-XXX) Zone located in Part Lot 33, Concession 6 in the Township of Uxbridge and shown on Schedule 'A1' and 'A2' of Zoning By-law 81-19, as amended, the following regulations shall apply:

#### PERMITTED USES

The only permitted uses shall be:

- i. Conservation, forestry, reforestation or similar passive uses that provide for the preservation and management of the natural environment including related grading, plating and other naturalization to provide for preservation and management of the natural environment;
- ii. Non-motorized trail uses or other similar low intensity recreational uses;
- iii. Flood erosion and siltation control works;
- iv. Stormwater management pond;
- v. Public use in accordance with the provisions of Section 5.18 hereof.

#### PERMITTED BUILDINGS AND STRUCTURES

The only permitted buildings and structures shall be:

- i. Buildings and structures essential for stormwater management, flood, erosion and siltation control and any public use; and,
- ii. Trails and other small scale structures accessory to trails and other low intensity recreational uses including boardwalks, informal signage, foot bridges, fences and picnic facilities.”

5. **THAT** Section 4.1.4 entitled “SPECIAL ZONE CATEGORIES – ENVIRONMENTAL PROTECTION (EP) ZONE” of Zoning By-law No. 81-19, as amended, is hereby amended by adding the following new Section 4.1.4~~XXX~~:

“4.1.4.~~XXX~~ ENVIRONMENTAL PROTECTION EXCEPTION NO. ~~XXX~~ (EP-~~XXX~~) ZONE

- b. Notwithstanding the provisions of Sections 4.1.1 and 4.1.2 of Zoning By-law 81-19, as amended, to the contrary, within the Environmental Protection Exception No. XXX (EP-XXX) Zone located in Part Lot 33, Concession 6 in the Township of Uxbridge and shown on Schedule 'A1' and 'A2' of Zoning By-law 81-19, as amended, the following regulations shall apply:

#### PERMITTED USES

The only permitted uses shall be:

- i. Conservation, forestry, reforestation or similar passive uses that provide for the preservation and management of the natural environment including related grading, plating and other naturalization to provide for preservation and management of the natural environment;
- ii. Non-motorized trail uses or other similar low intensity recreational uses;
- iii. Flood erosion and siltation control works;
- iv. Public use in accordance with the provisions of Section 5.18 hereof.

#### PERMITTED BUILDINGS AND STRUCTURES

The only permitted buildings and structures shall be:

- i. Buildings and structures essential for flood, erosion and siltation control and any public use; and,
  - ii. Trails and other small scale structures accessory to trails and other low intensity recreational uses including boardwalks, informal signage, foot bridges, fences and picnic facilities.”
6. **THAT** Zoning By-law No. 81-19, as amended, is hereby amended to give effect to the foregoing, but Zoning By-law No. 81-19, as amended, shall in other respects remain in full force and effect save as may be otherwise amended or hereinafter dealt with
7. **THAT** this By-law shall come into force on the date it is passed by the Council of the Corporation of the Township of Uxbridge subject to the applicable provisions of the Planning Act, R.S.O. 1990, as amended

**READ A FIRST, SECOND and THIRD time and finally passed on the \_\_\_ day of \_\_\_\_\_, 2024.**

---

DAVE BARTON  
MAYOR

---






DEBBIE LEROUX  
CLERK

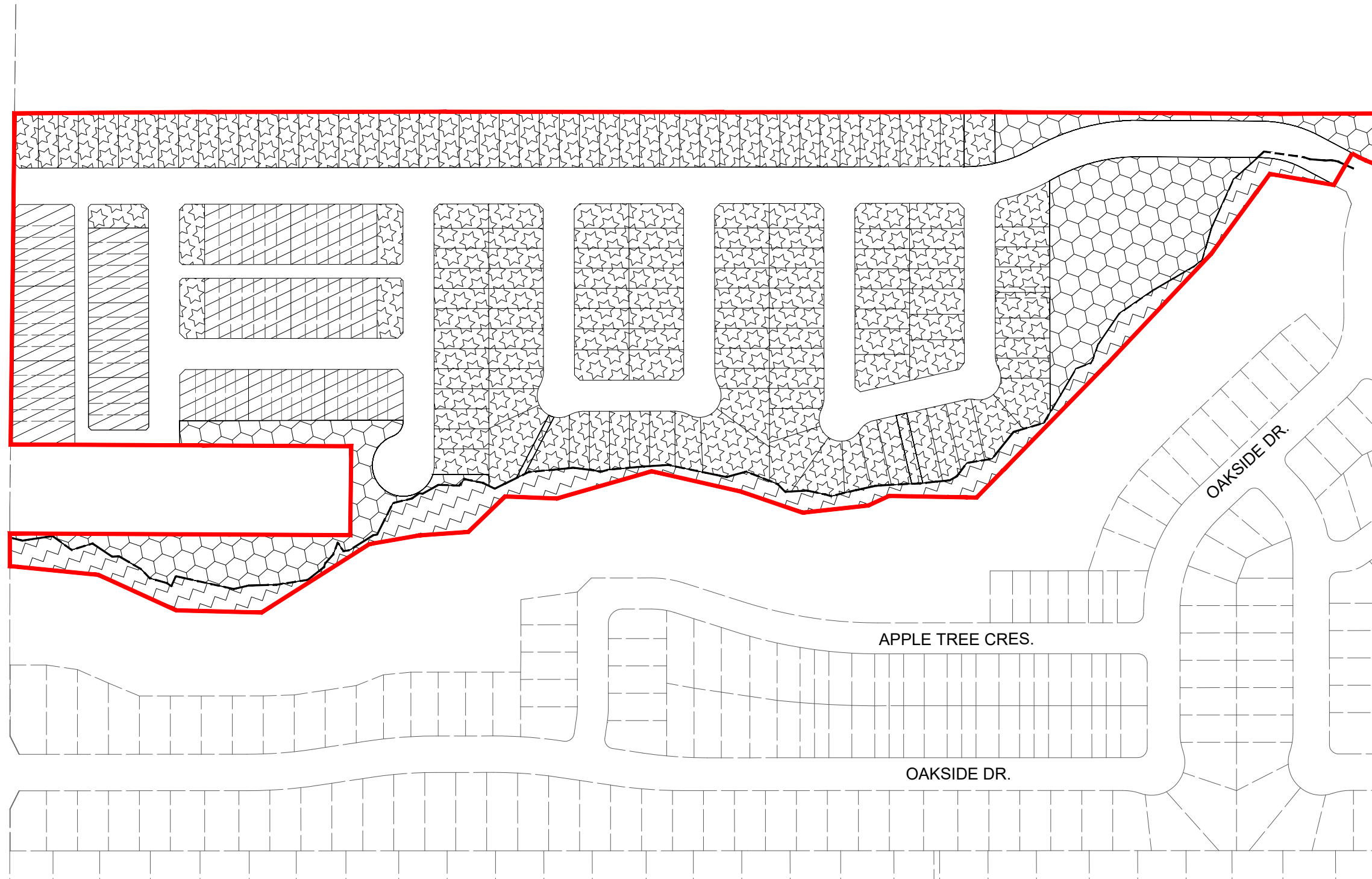


# SCHEDULE "A" ZONING BY-LAW AMENDMENT

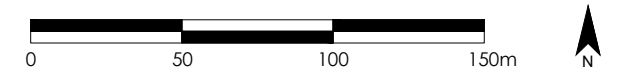
Part of Lot 33, Concession 6,  
Township of Uxbridge,  
(formerly in the County of Ontario)  
Regional Municipality of Durham

## LEGEND

-  Subject Site (135,746.80m<sup>2</sup> / 13.575ha)
-  Lands to be rezoned from 'Rural (RU)' zone to the 'Holding Residential Second Density Exception ((H)R2-XXX)' zone
-  Lands to be rezoned from 'Rural (RU)' zone to the 'Holding Residential Multiple Density Exception ((H)RM-XXX)' zone
-  Lands to be rezoned from 'Rural (RU)' zone to the 'Recreational Open Space Exception ((OS)-XXX)' zone
-  Lands to be rezoned from 'Rural (RU)' zone to 'Environmental Protection Exception (EP-XXX)' zone



Source: The Corporation of the The Township of Uxbridge Zoning By-Law No. 81-19, Dec. 2023  
Note: Information shown is approximate and subject to change.



Date: March 11, 2024	Drawn By: A.S.
File: 22 - 1241	Checked: K.B. / T.F.

**PLANNING RATIONALE**  
**ZONING BY-LAW AMENDMENT & DRAFT PLAN OF SUBDIVISION**

**APPENDIX 3: ZONING MATRIX TABLE**

Present: Rural (RU)

Permitted: Residential Second Density 'R2' Zone

Proposed: Holding Residential Second Density Exception No. XXX ((H)R2-XXX) Zone

<b>PROVISION</b>	<b>REQUIRED / PERMITTED</b>	<b>PROPOSED</b>
Permitted Uses (4.10.1)	<ul style="list-style-type: none"> <li>• a single-family detached dwelling house</li> <li>• a Group Home - Type 1</li> <li>• private home daycare</li> </ul>	<ul style="list-style-type: none"> <li>• single detached dwelling house</li> <li>• a Group Home - Type 1</li> <li>• private home daycare</li> </ul>
Min. Lot Area	460.00 m <sup>2</sup>	320.00 m <sup>2</sup>
Min. Lot Frontage	15 m	10 m
Min. Yard Dimensions		
i. Front Yard Depth	8 m	a) Lot with vehicular access from a public street (front): 4.5 metres b) Lot with vehicular access from a lane (rear): 3.0 metres c) To an attached garage from a public street: 6.0 metres
ii. Exterior Side Yard Width	8 m	a) Abutting a local road right-of-way of 20.0 metres or greater: 3.0 metres b) Abutting a local road right-of-way of 17 metres or lane right-of-way of 7.5 metres: 2.0 metres
Interior Side Yard Width		
(a) one side	1.2 m	1.2 m
(b) other side	4 m	0.6 m
iii. Rear Yard Depth	10 m	a) Lot with vehicular access from a public street (front): 6.0 metres

**PLANNING RATIONALE**  
**ZONING BY-LAW AMENDMENT & DRAFT PLAN OF SUBDIVISION**

		b) Lot with vehicular access from a lane (rear): 10.5 metres to the main rear wall of the dwelling excluding any breezeway, attached private garage, or porch
Max. Lot Coverage of All Buildings	30%	45%
Min. Setback from Street Centreline	Township Road = 18 metres	Township Road (Centre Road) = 13 m
Max. Number of Dwelling Houses Per Lot	1	1 (does not include additional residential units)
Encroachment of Architectural Features	--	Notwithstanding the provisions of this by-law, architectural features such as sills, belt courses, cornices, Chimney breasts, pilasters and roof overhangs, are permitted to encroach into the smallest interior side yard on the lot provided that in no case shall the architectural feature be located closer than 0.2 metres to the interior side lot line.

Present: Rural (RU)

Permitted: Residential Multiple Density 'RM' Zone

Proposed: Holding Residential Multiple Density Exception No. XXX ((H)RM-XXX) Zone

PROVISION	REQUIRED / PERMITTED	PROPOSED
Permitted Uses (4.11.1)	<ul style="list-style-type: none"> <li>• a row dwelling house</li> <li>• a Group Home - Type 1</li> <li>• private home daycare</li> <li>• 4.11.1 b and 4.11.1 c.</li> </ul>	<ul style="list-style-type: none"> <li>• a row dwelling house</li> <li>• a Group Home - Type 1</li> <li>• private home daycare</li> <li>• 4.11.1 b and 4.11.1 c.</li> </ul>
Min. Lot Area	750.00 m <sup>2</sup>	a) Where a dwelling unit has two walls attached to

**PLANNING RATIONALE**  
**ZONING BY-LAW AMENDMENT & DRAFT PLAN OF SUBDIVISION**

		<p>adjoining dwelling units: 150 m<sup>2</sup></p> <p>b) Where a dwelling unit has only one wall attached to an adjoining dwelling unit and the lot is not a corner lot: 200 m<sup>2</sup></p> <p>c) Where a dwelling unit has only one wall attached to an adjoining dwelling unit and the lot is a corner lot: 230 m<sup>2</sup></p>
Min. Lot Frontage	24 m	<p>a) Where a dwelling unit has two walls attached to adjoining dwelling units: 5 m</p> <p>b) Where a dwelling unit has only one wall attached to an adjoining dwelling unit and the lot is not a corner lot: 7 m</p> <p>c) Where a dwelling unit has only one wall attached to an adjoining dwelling unit and the lot is a corner lot: 8 m</p>
Min. Yard Dimensions		
i. Front Yard Depth	8 m	<p>a) Lot with vehicular access from a public street (front) – 4.5 m</p> <p>b) Lot with vehicular access from a lane (rear) – 3.0 m</p>
ii. Exterior Side Yard Width	8 m	<p>a) Abutting a local road right-of-way of 20.0 metres or greater – 3.0 m</p> <p>b) Abutting a local road right-of-way of 17 metres or lane right-of-way of 7.5 metres – 2.0 m</p>
iii. Interior Side Yard Width	3 m	2 m
iv. Rear Yard Depth	10 m	<p>a) Lot with vehicular access from a public street (front) – 6.0 metres</p> <p>b) Lot with vehicular access from a lane (rear) – 10.5</p>



**PLANNING RATIONALE**  
**ZONING BY-LAW AMENDMENT & DRAFT PLAN OF SUBDIVISION**

		metres to the main rear wall of the dwelling excluding any breezeway, attached private garage, or porch
Max. Lot Coverage of All Buildings	30%	60%
Min. Setback from Street Centreline	Township Road 18 metres	Township Road (Centre Road): 13 metres
Max. Number of Dwelling Houses Per Lot	1	1 (does not include additional residential units)
Encroachment of Architectural Features	A porch, deck or patio may encroach a maximum of 2 metres in to a required yard.	Notwithstanding the provisions of this by-law, architectural features such as sills, belt courses, cornices, chimney breasts, pilasters and roof overhangs, are permitted to encroach into the smallest interior side yard on the lot provided that in no case shall the architectural feature be located closer than 0.2 metres to the interior side lot line.
Min. Landscaped Open Space Requirement	30%	12%

Present: Rural (RU)

Permitted: Environmental Protection 'EP' Zone

Proposed: Environmental Protection Exception No. XXX (EP-XXX) Zone

PROVISION	REQUIRED / PERMITTED	PROPOSED
Permitted Uses (4.1.1)	a. Residential Uses i. prohibited save and except as specified under Section 4.1.2 hereof. b. Non-Residential Uses i. conservation, agriculture, forestry, reforestation, bird sanctuaries, wildlife reserves or other similar passive uses which provide for the preservation and management of the natural environment;	i. Conservation, forestry, reforestation or similar passive uses that provide for the preservation and management of the natural environment including related grading, plating and other naturalization to provide for preservation and management of the natural environment;

**PLANNING RATIONALE**  
**ZONING BY-LAW AMENDMENT & DRAFT PLAN OF SUBDIVISION**

	<ul style="list-style-type: none"> <li>ii. a farm exclusive of any buildings or structures associated therewith save and except as specified under Section 4.1.2 hereof;</li> <li>iii. flood, erosion and siltation control works;</li> <li>iv. a golf course, exclusive of any buildings or structures, only where such golf course is located on a lot, the remainder of which is zoned within the Recreational Open Space (OS) Zone;</li> <li>v. a public park, exclusive of buildings or structures; and</li> <li>vi. a public use in accordance with the provisions of Section 5.18 hereof.</li> </ul>	<ul style="list-style-type: none"> <li>ii. Non-motorized trail uses or other similar low intensity recreational uses;</li> <li>iii. Flood erosion and siltation control works;</li> <li>iv. Public use in accordance with the provisions of Section 5.18 hereof.</li> </ul>
<p>Permitted Building and Structures</p>	<p>a. The buildings and structures permitted shall be restricted to:</p> <ul style="list-style-type: none"> <li>i. A single-family dwelling house with associated accessory buildings and structures;</li> <li>ii. Buildings and structures associated with farming activities such as sheds, barns, silos, shelters and similar buildings and structures, save and except on any lands shown on Schedule "A1" hereof;</li> <li>iii. Buildings and structures essential for flood, erosion and siltation control works; and</li> <li>iv. A boat house, pump house or dock in accordance with the provisions of Section 5.1 f. hereof.</li> </ul> <p>b. All of the following conditions and approvals set forth in paragraphs i. to iv.</p>	<p>The only permitted buildings and structures shall be:</p> <ul style="list-style-type: none"> <li>i. Buildings and structures essential for flood, erosion and siltation control and any public use; and,</li> <li>ii. Trails and other small scale structures accessory to trails and other low intensity recreational uses including boardwalks, informal signage, foot bridges, fences and picnic facilities." </li></ul>

**PLANNING RATIONALE**  
**ZONING BY-LAW AMENDMENT & DRAFT PLAN OF SUBDIVISION**

	<p>must be met before a permitted building or structure can be erected or an existing permitted building or structure can be enlarged or structurally altered:</p> <p>i. The lot under consideration must have been legally in existence as of the date of passing of the By-law and must continue to exist at the relevant time;</p> <p>ii. Prior written approval must be obtained from the Ministry of Natural Resources, and/or appropriate Conservation Authority, indicating that the lands under consideration are suitable for construction or erection of buildings or</p>	
--	---	--

Present: Rural (RU)

Permitted: Recreational Open Space 'OS' Zone

Proposed: Recreational Open Space Exception No. XXX (OS-XXX) Zone

<b>PROVISION</b>	<b>REQUIRED / PERMITTED</b>	<b>PROPOSED</b>
Permitted Uses (4.3.1)	<p>i. Conservation, forestry, reforestation or similar passive uses that provide for the preservation and management of the natural environment including related grading, plating and other naturalization to provide for preservation and management of the natural environment;</p>	<p>vi. Conservation, forestry, reforestation or similar passive uses that provide for the preservation and management of the natural environment including related grading, plating and other naturalization to provide for preservation and management of the natural environment;</p> <p>vii. Non-motorized trail uses or other similar low intensity recreational uses;</p>

**PLANNING RATIONALE**  
**ZONING BY-LAW AMENDMENT & DRAFT PLAN OF SUBDIVISION**

	<ul style="list-style-type: none"> <li>ii. Non-motorized trail uses or other similar low intensity recreational uses;</li> <li>iii. Flood erosion and siltation control works;</li> <li>iv. Stormwater management pond;</li> <li>v. Public use in accordance with the provisions of Section 5.18 hereof</li> </ul>	<ul style="list-style-type: none"> <li>viii. Flood erosion and siltation control works;</li> <li>ix. Stormwater management pond;</li> <li>x. Public use in accordance with the provisions of Section 5.18 hereof</li> </ul>
<p>Permitted Building and Structures</p>	<p align="center">-</p>	<p>The only permitted buildings and structures shall be:</p> <ul style="list-style-type: none"> <li>i. Buildings and structures essential for stormwater management, flood, erosion and siltation control and any public use; and,</li> <li>ii. Trails and other small scale structures accessory to trails and other low intensity recreational uses including boardwalks, informal signage, foot bridges, fences and picnic facilities.”</li> </ul>





**IPS**

**INNOVATIVE PLANNING SOLUTIONS**

PLANNERS • PROJECT MANAGERS • LAND DEVELOPMENT