

Planning Justification Report

in support of
**Applications for an Official Plan Amendment,
Zoning By-Law Amendment and
Draft Plan of Subdivision / Common Element
Condominium/Standard Condominium**

154 and 164 Cemetery Road
in the
Township of Uxbridge

November 2016



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Introduction

This Planning Justification Report has been prepared in support of applications for an Official Plan Amendment (OPA), Zoning By-law Amendment (ZBA) and draft plan of subdivision and common element condominium by Moorefield Properties Ltd. in order to permit a residential plan of subdivision consisting of a total of 56 townhouse units and an apartment building consisting of 12 units including open space and amenity areas.

The subject lands are approximately 24 acres in size and are situated north of Toronto Street and west of Cemetery Road in the Township of Uxbridge. The site is municipally known as 154 and 164 Cemetery Road and legally described as Part of Lot 27, Concession 6, Uxbridge As In C0125528 and Part Lots 26 and 27, Concession 6, Part 1, Plan 40R-8540.

Approximately 7 acres is located within the Urban Boundary of the Township of Uxbridge with the remainder 17 acres located in the Rural Area. A house including a barn and storage buildings are situated towards the east near the Cemetery Road frontage. The remainder of the property is vacant and contains natural and wooded areas.



Figure 1 - Location Map

The land uses surrounding the site consist primarily of residential, commercial and environmental. Specifically:

North: Uxbridge Built Boundary Area (Residential Area), the Rural Area (Natural Heritage Area) and a Railway traversing northeast

East: Uxbridge Built Boundary Area (Commercial and Residential Area)

South: Uxbridge Built Boundary Area (Commercial and Natural Heritage area), Toronto Street: a Regional Transit Spine

West: Rural Area



Figure 2 - Site Context

The property in its entirety is located on the Oak Ridges Moraine. The lands within the Urban Area Boundary are designated Settlement Area with the remainder of the lands within the Natural Linkage Area and Countryside Area designations. The development concept proposes a total of 68 residential units within the existing Urban Area Boundary. This Boundary is made up of two areas on the site that is separated by an environmental area consisting mainly of a wetland and drainage feature. The northern parcel, approximately 5 acres (2 ha) is proposed for a total of 56 ground oriented townhouse condominium units with a proposed building height of 2-storeys. The southern parcel, approximately 2.0 acres (0.8 ha) is a future residential block proposed for an apartment building with a total of 12 units.

A review of the applicable policies of the Provincial Policy Statement, Growth Plan, Oak Ridges Moraine Conservation Plan, Lake Simcoe Protection Plan and the Official Plans of the Region of Durham and Township of Uxbridge including the regulations outlined in the Uxbridge Zoning By-law was undertaken.

This report recommends that the proposed use of the land to accommodate residential uses in the Urban Boundary Area is an appropriate and desirable use. The purpose of the amendments is to revert to the original "Residential Area" land use designation on the lands. The portion of the lands consisting of 154 Cemetery Road is within the existing Built Urban Boundary Area and designated "Residential Area". The Policy and Regulatory Framework Section within this report provides a detailed review of the current land use designations affecting the subject property.



Image 1 - Northern View of the Lands



Image 2 - Northwestern view of the lands



Image 3 - Entrance onto the southern portion of the lands



Image 4 - Northern view of Toronto St just west of Cemetery Rd.



Image 5 - Southern view of Toronto St and Cemetery Rd. (western intersection)



Image 6 - Southern view of Toronto St and Cemetery Rd. (eastern intersection)



Image 7 - Nearby residential neighbourhood off of Cemetery Rd.



Image 8 - Nearby commercial plaza

Previous Applications

Applications for two proposals have been received and processed by the Township of Uxbridge on the subject lands. The first was from Living Life Retirement Residences (Uxbridge) Inc. in 2009 and the second from BTF Ventures Inc. in 2013.

Living Life Retirement Residences (Uxbridge Inc.), OPA No. 49 and ZBL 2009-02

In 2009, applications for Official Plan and Zoning By-law Amendments were approved by the Council of the Township of Uxbridge for a seniors supportive housing development consisting of 240 suites and an ancillary building. The lands were redesignated from “Residential Area” to “Institutional Area” and re-zoned from Rural (RU) and Environmental Protection (EP) to Community Facility Exception (H) CF 15, 16, Environmental Protection Exception 59 (EP-59) and Open Space Exception 22 (OS-22). The applicants did not pursue the proposal.

BTF Ventures Inc., OPA No. 54 and ZBL 2013-08

In 2013, the Township of Uxbridge processed applications for Official Plan and Zoning By-law Amendment for a brewery/cidery/distillery uses with accessory/ancillary commercial uses including a restaurant, retail and office uses as well as related agricultural uses. A staff report to Council recommended approval to redesignate the lands from “Institutional Area” to “Employment and Institutional Area” and re-zone the lands to a site specific zoning to permit the use. The applicants abandoned the proposal.

In support of the previous applications for the seniors supportive housing proposal, a number of detailed studies have been undertaken including:

- Environmental Site Assessment (ESA) Phase 1 by Terra Firma Plus;
- Natural Heritage Evaluation by Beacon Environmental;
- Archaeological Site Assessment by Archaeoworks Inc.;
- Stormwater Management Report by Sernas Associates;
- Site Servicing and Grading Plans by Sernas Associates;
- Noise Impact Study by Sernas Associates;
- Hydrogeological Report including Water Balance Assessment and Phosphorus Budget by Norbert Woerns;
- Tree Preservation Plan by Paul Cosburn Associates; and
- Detailed Landscape Plans by Paul Cosburn Associates

Moorefield Properties Ltd. has relied on the above studies as well as the Uxbridge Municipal Development Services Reports prepared for the prior submissions. Further, Moorefield Properties Ltd. has retained a team of consultants to undertake the required studies in accordance with the Township Official Plan policies for development applications and as identified by the Region of Durham through the pre-consultation process to support the applications. A detailed listing of the studies is included under the Supporting Reports and Studies Section of this report.

Proposal

The development concept is contained within Urban and Built Boundary Area in two separate blocks. A total of 56 2-storey townhome condominium units are proposed on the northern block, which is approximately 5 acres (2 ha) in area. The Common Element Condominium applies to the northern block. Each unit will consist of 2 parking spaces, 10 metre rear yard setbacks and 8 metre front yard setbacks. Two areas have been reserved for open space and parkette uses within this block. An open space area is proposed towards the northeast that is 757 square metres in area and a parkette is proposed towards towards the south that is 1,216 square metres in area.

The development will be accessed from Cemetery Road. The elevations illustrate a high quality environment, which have regard for the Community Design Strategy of the Township of Uxbridge Official Plan. **(See Figure 3: Concept Plan, Figure 4: Townhouse Elevations, Figure 5: Conceptual Apartment Elevations)**

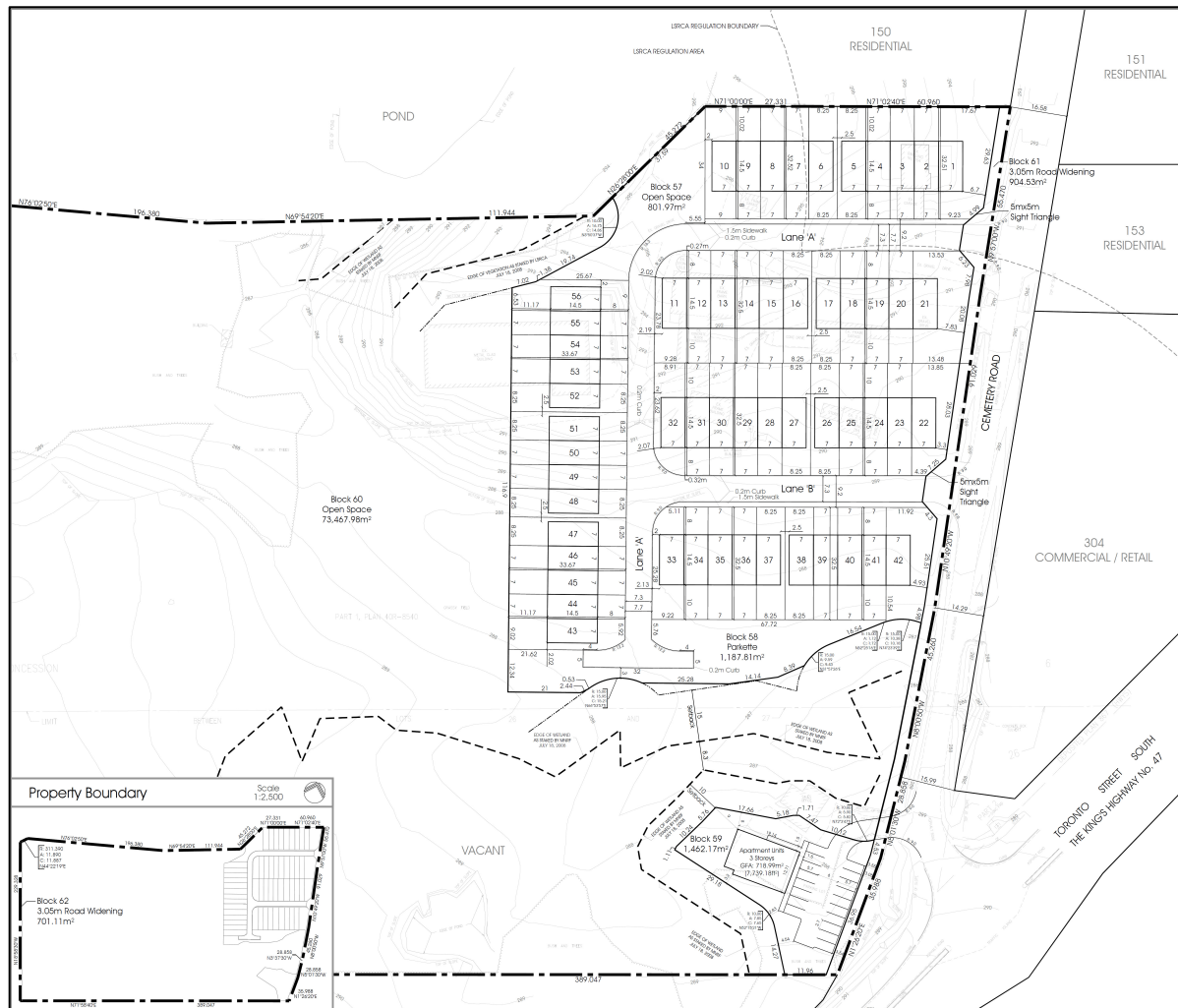


Figure 3 - Concept Plan



Figure 4 - Townhouse Elevation

An apartment building with a minimum 3-storey height is proposed on the southern block. This block is proposed as a future residential block and is approximately 2 acres (0.8 ha) in area. The Standard Condominium applies to this block. The site planning for this block resulted in a building footprint, which maintained the existing environmental buffers that have been established for the seniors housing proposal. This included a similar layout to the proposed building footprint including parking and site access into this block.

The remaining two thirds of the property is located outside of the Urban Boundary and consists of a significant woodland, tributary of the Uxbridge Brook and a wetland. The applications focus development within the Urban Boundary.



Figure 5 - Conceptual Apartment Elevations

Policy and Regulatory Framework

In reviewing the policies of the Provincial Policy Statement, Oak Ridges Moraine Conservation Plan, Growth Plan for the Greater Golden Horseshoe, Lake Simcoe Protection Plan, Durham Region Official Plan and the Township of Uxbridge Official Plan, the following relevant and supporting themes have surfaced in the assessment of these documents in support of the development concept for the site:

- Supporting the urban structure
- Supporting growth management intensification targets
- Supporting intensification targets efficiently and effectively
- Supporting compact urban form to promote long term protection of natural areas

Co-ordinated Review of Provincial Plans, 2016

The Province is in the process of updating their Provincial Plans. The relevant policies of the proposed Plans have been reviewed in preparation of this report. The development proposal supports and conforms to the policies outlined in the proposed plans. Further, the newly proposed Growth Plan identifies a new intensification target of 60%. This increase in intensification will require a more diverse range and mix of uses and services to accommodate the needs of additional residents. Providing for a mix and range of housing forms to locate in compatible and strategic locations are supportive of creating complete communities.

Provincial Policy Statement (2014)

The 2014 Provincial Policy Statement (PPS) issued under the authority of Section 3 of the *Planning Act*, “provides policy direction on matters of provincial interest related to land use planning and development.” The PPS requires that decisions affecting planning matters “shall be consistent with” the policy statements established by the Plan.

Policy 1.1.1 (b) requires that an appropriate range and mix of residential, employment recreational and open space uses be accommodated to meet long-term needs.

Policy 1.1.3.2 requires that land use patterns within settlement areas be based on densities and a mix of land uses which efficiently use land and resources.

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

Policy 1.3.1 provides that the PPS encourages compact, mixed-use development to support liveable and resilient communities, ensuring that all necessary infrastructure is provided to support current and projected needs.

Policy 1.1.4 directs growth to urban areas and requires limited development outside urban areas including uses such as resource management, and rural land uses.

Policy 2.1.1 and 2.2.2 promotes long term protection of natural features and restricts development and site alteration in or near surface and ground water features.

One of the principal policy directions of the PPS is to build strong communities by promoting efficient land use and development patterns that are supportive of strong, liveable, healthy and resilient communities that protect the environment and public health and safety, and facilitate economic growth. The development concept respects the “Building Strong Healthy Communities” and “Wise Use and Management of Resources” policy sections of the PPS.

The development concept represents an opportunity for intensification given the site is currently vacant and underutilized. Furthermore, the site’s environmental constraints and proximity to the downtown core support infill development at higher densities.

The development will support existing and proposed public infrastructure and service facilities along the nearby Toronto Street corridor. The development concept is in keeping with environmental stewardship policies of the PPS as it relates to the site’s environmental constraints respecting the significant woodland and wetland as well as associated tributary of the Uxbridge Brook. These areas including staked buffer areas and proposed open space areas will remain as green open space through appropriate zoning thereby promoting long term protection and connections to the broader surrounding areas.

Growth Plan for the Greater Golden Horseshoe (2014)

The Growth Plan for the Greater Golden Horseshoe was introduced under the Places to Grow Act (2005) as a regional growth management strategy for the Greater Golden Horseshoe to the year 2041. The policies of the Durham Region and Township of Uxbridge Official Plans are in conformity with the Growth Plan. The official plans provide a 25 year framework for managing growth, land use and infrastructure. The development is proposed within the identified settlement area within the Urban Area and is situated along Toronto Street, which is identified as a Regional Transit Spine. Further, the Township recognizes the importance of the location of the site as the gateway to the Urban Area.

Policy 2.1 states “... that this Plan is about building complete communities... that are well designed, offer transportation choices, accommodate people at all stages of life and have the right mix of housing, a good range of jobs, and easy access to stores and services to meet daily needs”.

Policy 2.2.2 states “...Population and employment growth will be accommodated by directing development to settlement areas, except where necessary for development related to the management or use of resources, resource based recreational activities, and rural land uses that cannot be located in settlement areas.”

Policy 2.2.9.4 requires that the policies of the Oak Ridges Moraine Conservation Plan apply.

Oak Ridges Moraine Conservation Plan (2003) (Landform Conservation Plan)

The Oak Ridges Moraine Conservation Plan (ORMCP) was established under the authority of the Oak Ridges Moraine Conservation Act, 2001. The purpose of the ORMCP is to “*provide land use and resources management planning direction to provincial ministers, ministries, and agencies, municipalities, municipal planning authorities, landowners and other stakeholders on how to protect the Moraine’s ecological and hydrological features and functions.*”

The Urban and Built Urban Boundary portions of the site are designated Settlement Area in the ORMCP with the Rural Area portions designated Countryside Area and Natural Linkage Area (see **Figure 6**). The areas of development are solely within the Urban Boundary in keeping with the prior applications that were approved for the seniors supportive housing development. The total number

of units proposed (56 plus 12 apartment units) is considerably less than the number of approved units (240 suites) for the prior applications. There is no proposed development or site alteration within the Countryside Area and Natural Linkage Area. However, some grading may occur in association with the removal of the existing barn that straddles the boundary of the Settlement and Countryside Area. The grading is proposed to be contained within this area and will not extend beyond the footprint of the barn. The newly added parcel at 154 Cemetery Road is approximately 0.75 acres (0.30ha) in area and is located within the Uxbridge Built Urban Boundary Area. This area is part of the Settlement Area and is designated Residential Area in the Township of Uxbridge Official Plan. A slight portion of this area appears to straddle the 25 Year Wellhead Protection Area. The Region's Official Plan does not identify Residential Uses as a Risk to the Groundwater Land Use Group according to Schedule E-Table E5 and E6. Further, there are no identified Key Natural Heritage Features within this new parcel.

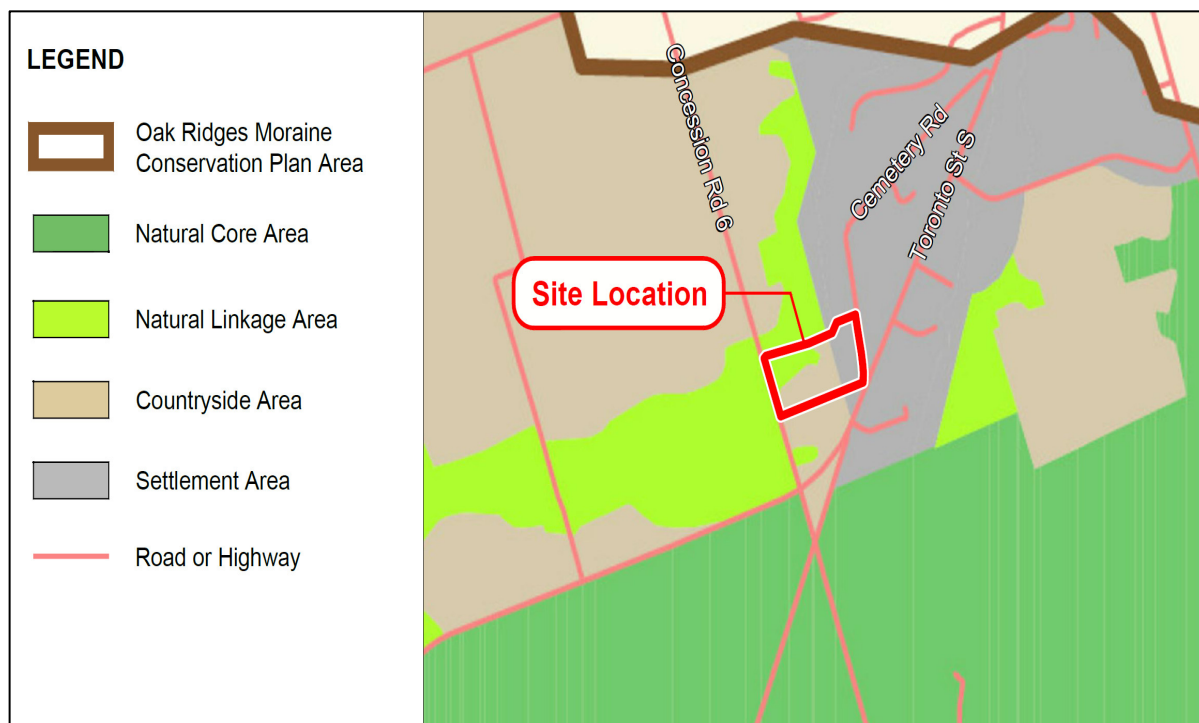


Figure 6 - Oak Ridges Moraine Conservation Plan, Land Use Designation Map

The subject lands are identified as Landform Conservation Category 2 Lands in Schedule 'B' Map 'B4' of the Durham Region Official Plan. It is proposed that planning, design and construction practices outlined in this submission, will keep landform disturbance to the landform character and will be to a minimum in accordance with Technical Paper 4, Landform Conservation of the ORMCP. Through the subdivision process, it is proposed that development will be carried out in the context of the relevant policies of the ORMCP (Section 30 (1), (12) and (13)). This is further detailed in the Functional Servicing Report and Plans prepared by Cole Engineering. Further, the relevant provisions of Part III of ORMCP have been addressed in the update to the Hydrogeological Investigation. The lands are 24 acres in area and approximately 17 acres of the landform will remain in its natural form. This accounts for approximately 71% of the lands. Within the Urban Boundary,

the development will be focused in two areas separated by a wetland feature and buffer area. There have been no identified KNHFs or HSFs in areas of proposed site alteration.

A Natural Heritage Evaluation (NHE) was prepared by Beacon Environmental to establish appropriate development limits and setbacks from identified KNHFs and HSFs. These features include: a significant woodland to the north east, a tributary of the Uxbridge Brook along the northern boundary and a wetland towards the southeast that extends further south of the property. The NHE proposes that development will have no adverse effects on the KNHF's and HSFs. Further, the appropriate minimum vegetation protection zones and buffers have been applied. The NHE includes mitigative measures for the planning and design and construction that will improve and promote connectivity of the identified features such as in areas surrounding the wetland as well as in areas along the western limit of development to improve connectivity of natural features. (Refer to NHE prepared by Beacon Environmental). Further, the proposed zoning by-law included in this report, will ensure that these areas remain in a natural state in perpetuity through the Environmental Protection Zone.

Moorefield Properties Ltd. has also relied in part upon the justification of the following documents, with respect to conformity to the ORMCP:

- Appendix A Development Service Report (OPA 40 & ZBA 2009-02): ORMCP Review and Evaluation, by Macaulay Shiomi Howson Ltd. on behalf of the Township of Uxbridge
- Previous consultant reports including but not limited to:
 - ORMCP Natural Heritage Evaluation prepared by Beacon Environmental
 - Hydrogeological Report prepared by Norbert Woerns
 - Stormwater Management Plan prepared by Sernas Associates
- Current reports which form part of this submission including but not limited to:
 - Natural Heritage Evaluation prepared by Beacon Environmental
 - Water Balance Assessment and Phosphorus Budget and Functional Servicing Report and Plans prepared by Cole Engineering
 - Update to the Hydrogeological Report prepared by WSP

The justification will be further detailed through the addressing of the relevant conditions during the draft plan of subdivision process.

Lake Simcoe Protection Plan (2009)

The Lake Simcoe Protection Plan (LSPP) was established under the authority of the Lake Simcoe Protection Act (2008) for the purposes of protecting and restoring the Lake Simcoe Watershed. The Site is located within the watershed boundary of the Lake Simcoe Protection Act (**see Figure 7**). The LSPP outlines policy themes such as water quality, water quantity, and natural heritage and details the associated targets, indicators and policies to address potential impacts and assist with implementation. As detailed in the Natural Heritage Evaluation prepared by Beacon Environmental, the Key Natural Heritage and Hydrologically Sensitive Features were identified in concert with the Lake Simcoe Conservation Authority. The boundaries of these features were staked and protective buffers have been placed on these features. Consultant studies have been completed to ensure the protection of the wetland, watercourse and significant woodland features on the property.

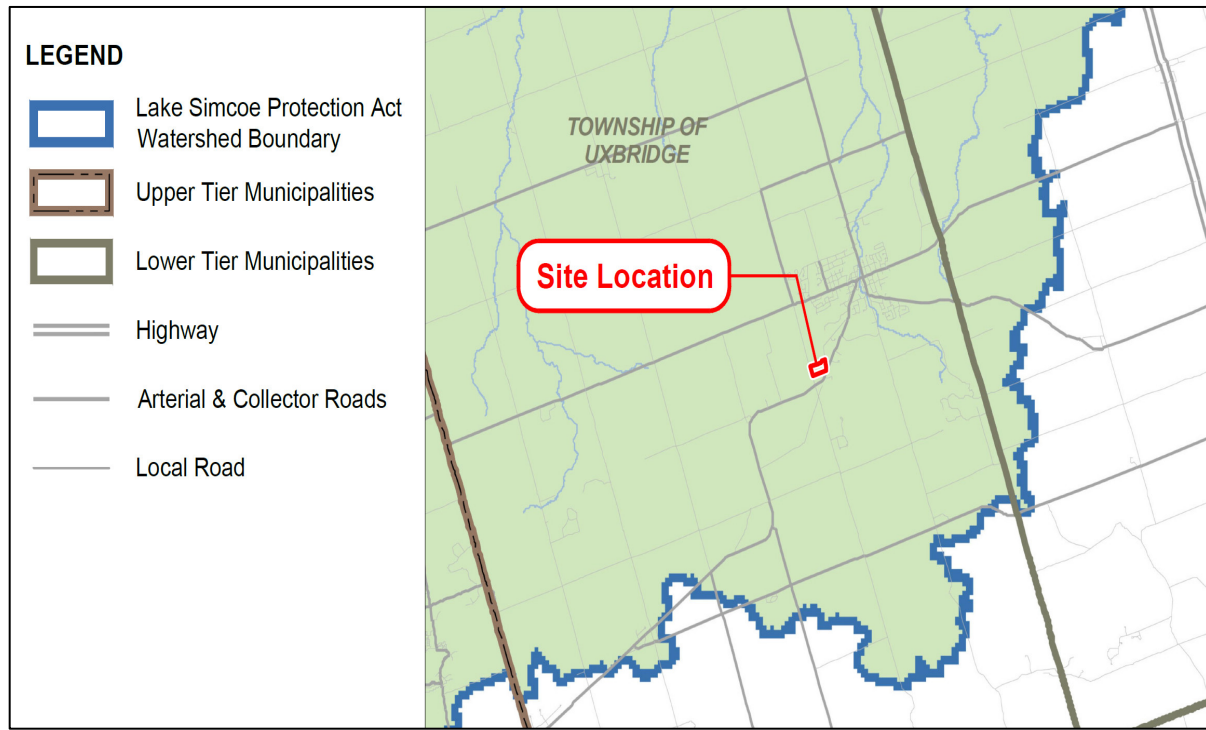


Figure 7 - Lake Simcoe Protection Act Watershed Boundary

WSP and Cole Engineering undertook a review of the South Georgian Bay Lake Simcoe Source Protection Plan, 2015 in support of the Hydrogeological update and Engineering Studies.

It is the Designated and Have Regard to Policies under the LSPP that apply to all decisions made under the *Planning Act and Condominium Act*. The LSPP identifies several Designated Policies pertaining to decisions made under *Planning Act and Condominium Act*. There are several Designated Policy requirements that are applicable to development applications including the requirement for a stormwater management plan and requirements for subdivisions. In support of the proposal, the Functional Servicing Report including a Water Balance Assessment and Phosphorous Budget address the relevant policies of the LSPP.

The relevant policies pertain to the detailed design of the development, which would be addressed through the subdivision process. These policies have been addressed through the various consultant reports and will also be subject to conditions of the draft plan:

- Policy 4.8-DP –requirement for a stormwater management plan. The Functional Servicing Report (FSR) and Water Balance and Phosphorous Budget prepared by Cole Engineering forms part of this submission demonstrates minimal stormwater management flows and minimal changes in pre and post development water balance.
- Policy 4.9-DP-requirement that stormwater management works for “new major development” are designed to satisfy the Ministry of Environments 2003 SWM Planning & Design Manual. The FSR prepared by Cole Engineering addresses this criteria.

- Policy 4.10-DP-requirement that inspection and maintenance occurs on a periodic basis for a new stormwater management system. This will be addressed during the draft plan of subdivision process as a condition.
- Policy 4.11-DP-requirement that monitoring of the quality of effluent takes place on a periodic basis. This will be subject to a condition of the draft plan of subdivision.
- Policy 4.20-DP-requirement that municipalities include measures regarding site alteration. This will be a requirement carried out in the subdivision agreement.
- Policy 4.21-DP-this requirement is subject to Policy 4.20-DP with respect to site alteration.
- Policy 6.8-DP-requirement that no structures are permitted in a permanent or intermittent stream if the structure impedes the natural flow of water or alters fish habitat. Drainage works are permitted...”for the purposes of stewardship, conservation, restoration or remediation.” There are no structures proposed in the tributary. There are no drainage impacts to the tributary based on the FSR prepared by Cole Engineering. There will be no net increase in drainage from the proposed development to the tributary.
- Policy 6.9-DP-requirement that altering the Natural Shoreline may only be permitted if the natural contour is maintain and is for purposes such as planting of natural vegetation. The concept plan does not include any works that would impact or alter the Uxbridge Brook.
- Policy 6.32-DP-, 6.33-DP and 6.34-DP- requirement that criteria be established to improve wildlife habitat and natural heritage areas. The Natural Heritage Evaluation prepared by Beacon Environmental concludes there are no proposed intrusions associated with the Key Natural Heritage Features and Hydrologically Sensitive Features on the site. The appropriate buffers have been applied to all features. These buffers will be zoned accordingly to ensure the areas will remain in a natural state.

Durham Region Official Plan (2015 Office Consolidation)

The majority of the Durham Region Official Plan (ROP) was approved by the OMB by Amendments 114 and 128 in 2008 and 2013 respectively. The 2015 Office Consolidation includes the listing of outstanding appeals to these amendments. The new Official Plan contains policies which guide land use and growth in the Region to 2031.

According to Schedule ‘A’, Map ‘A2’ the subject lands is designated ‘Living Areas’ and ‘Oak Ridges Moraine Areas’ in the ROP (**See Figure 8**). The ‘Living Areas’ designation corresponds with the area within the Urban Boundary and the ‘Oak Ridges Moraine Areas’ designation corresponds with the area outside of the Urban Boundary.

The ROP has been brought into conformity with the ORMCP. In accordance with Policy 10B.2.7 of the ROP, A NHE was prepared by Beacon Environmental to establish appropriate development limits and setbacks from identified KNHFs and HSFs. The NHE meets the requirements of ORMCP. Within the Oak Ridges Moraine Area, the lands are designated Countryside Area and Natural Linkage Area. A portion of the site contains a Key Natural Heritage and Hydrologic Feature (KNHFs and HSFs). These features include an area of a significant woodland and wetland. (**See Figure 9**).

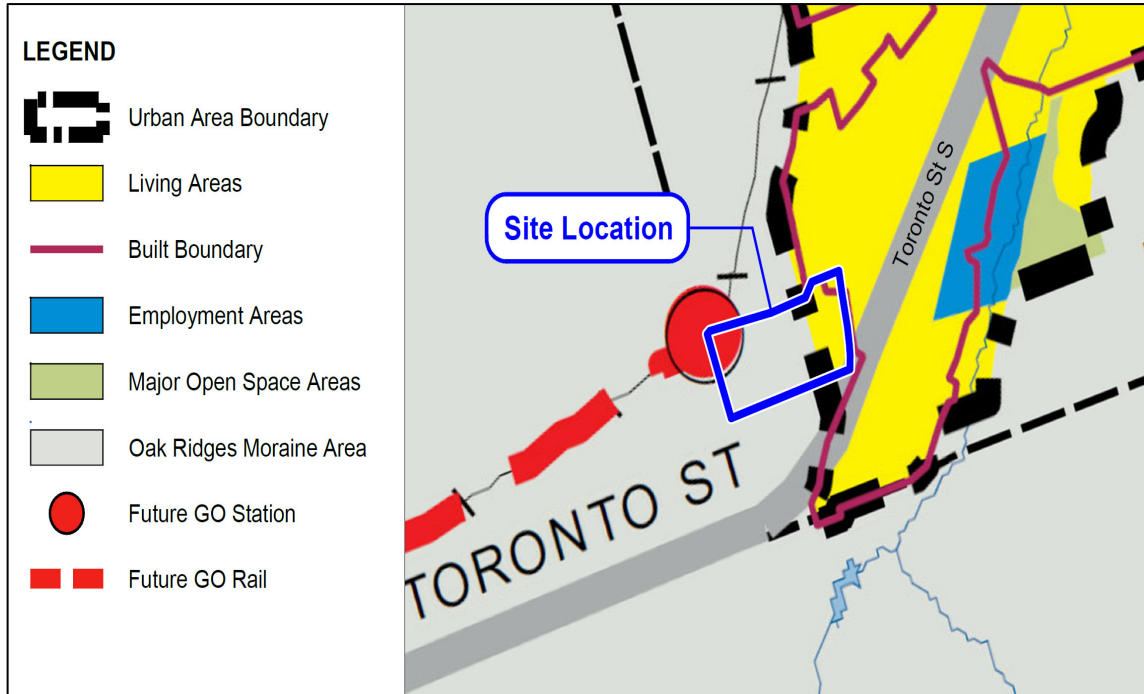


Figure 8 - Schedule 'A', Map 'A2', Regional Structure

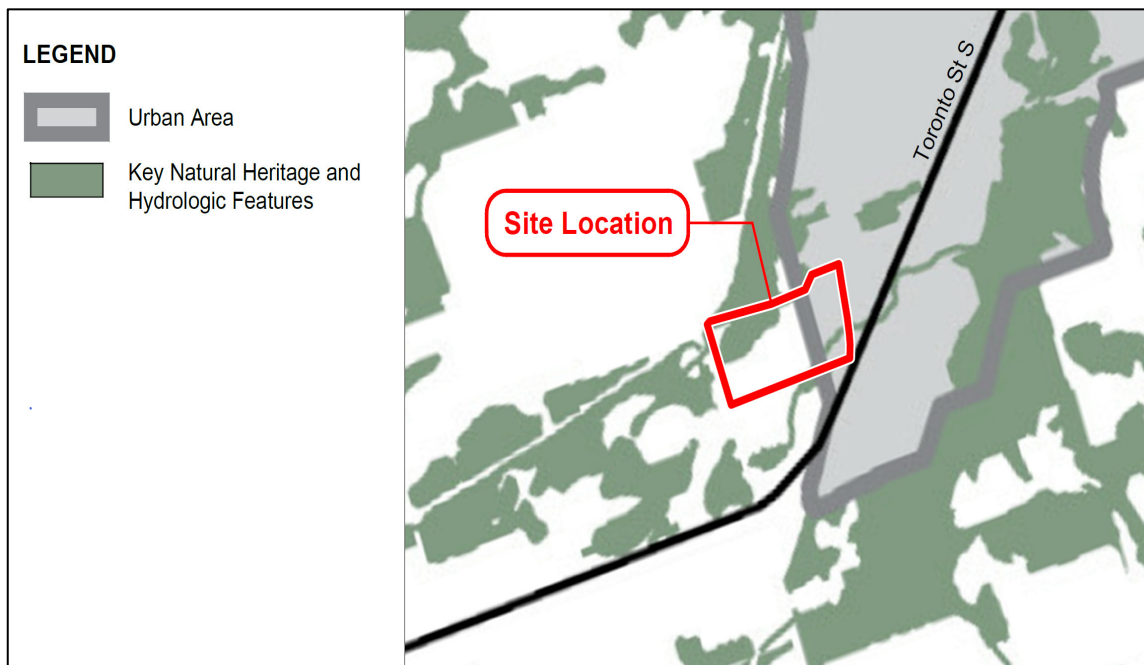


Figure 9 - Schedule 'B' - Map 'B1b', Greenbelt Natural Heritage System & Key Natural Heritage and Hydrologic Features

The northeastern portion of the subject lands is situated adjacent to a Wellhead Protection Area according to Schedule 'B' Map B2' (See Figure 10). According to Table E in the ROP, the proposed residential use is not identified as a high risk use. The Durham Region Risk Management Department has confirmed that there is no threat or concern for the residential uses as proposed.

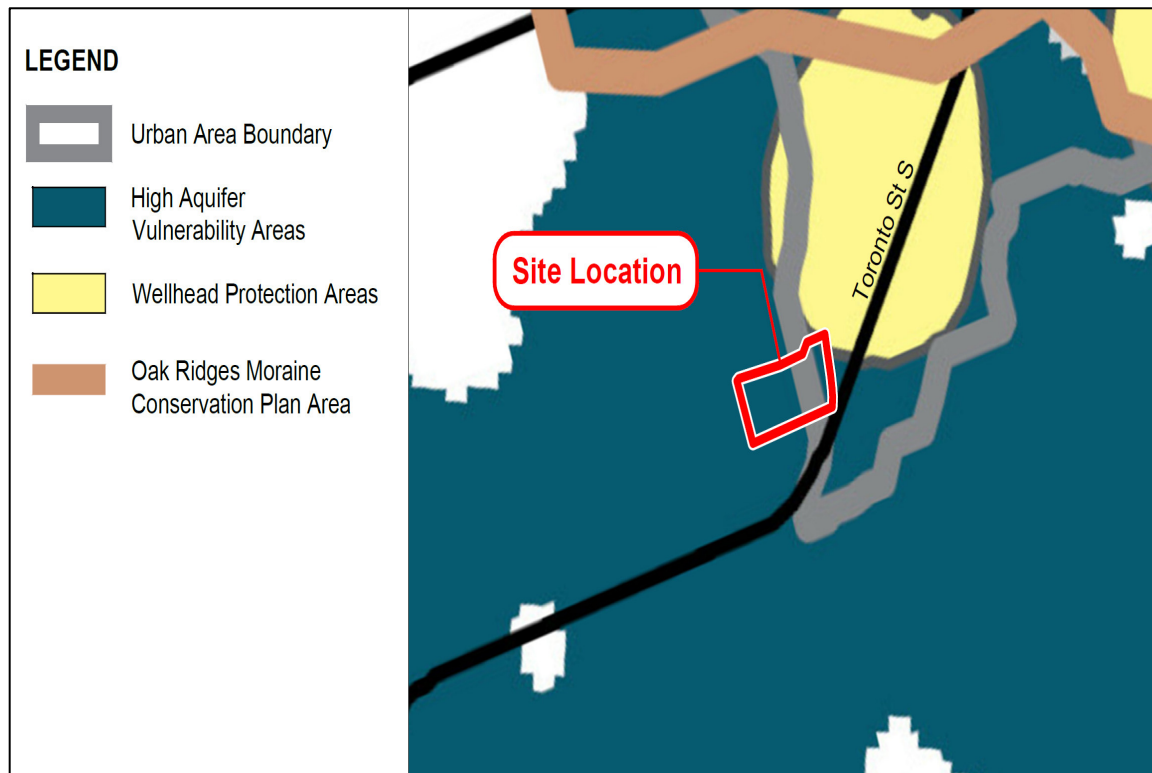


Figure 10 - Schedule 'B' - Map 'B2' High Aquifer Vulnerability and Wellhead Protection Areas

The main use of “Living Areas” is for housing purposes. The ROP encourages development at higher densities in a compact form within ‘Living Areas’. Section 4 Housing of the ROP requires “ a wide diversity of residential dwellings by type, size and tenure in Urban Areas to satisfy the social and economic needs of present and future residents of the Region.”

Policy 8B.1.2. promotes that “Living Areas shall be developed in a compact form through higher densities and by intensifying and redeveloping existing areas, particularly along arterial roads.”

Policy 8B.1.4 states that Regional Council will “encourage higher densities where appropriate and promote area municipal official plans to maximize permissible densities for vacant lands, within the Urban Area boundaries..”

Policy 8B.2.3 of the ROP states that in consideration of development applications in *Living Areas*. The proposed development conforms to the following relevant policies:

- a) .. achieve a compact urban form, including intensive residential, office, retail and service and mixed uses along arterial roads and in conjunction with present and potential transit facilities; The proposed development contemplates townhouse units and an apartment

building which achieves a more dense and compact urban form while still maintaining compatibility with the surrounding existing residential development.

- b) *..use of good urban design principles including, but not limited to, the following: i) the concentration of commercial uses into Centres and Corridors, with particular emphasis on common internal traffic circulation and restricted access to arterial roads by means of service or collector roads, wherever possible; ii) the attenuation of noise through measures other than fences, such as innovated designs, berm and orientation of higher density developments; and, iii) the orientation and design of buildings to maximize the exposure to direct sunlight. The development does not propose any commercial uses and in this regard item (i) above is not applicable.* An Environmental Noise Impact Assessment was undertaken and forms part of this submission. Much of the attenuation measures will be through the creation of a berm and noise attenuation fencing. In addition, the use of warning clauses and design of dwellings to permit central air conditioners will be utilized. Please refer to the Assessment for details on mitigation measures and locations of each mitigation measure. Many of the proposed lots are oriented in a north/south fashion which will allow for an opportunity to maximize passive solar gains.
- c) *provision of convenient pedestrian access to public transit, education facilities and parks;* The site is located along Toronto Street, which is identified as a Regional Transit Spine and provides for access to existing local and regional services. The site is currently well serviced by a number of surface transit routes provided by Durham Region Transit and GO Transit.
- e) *The provisions and distribution of parks, trails, pathways and education facilities;* An open space area and parkette area are proposed within the developable limits of the proposal.
- f) *The types and capacities of the municipal services, infrastructure and the feasibility of expansion;* A Functional Serving Report (FSR) has been completed by Cole Engineering. The report provides that the majority of the existing pipes within the ground can support the proposed development.
- g) *The balance between energy efficiency and cost.* It is the owner's intent to use energy efficient items where feasible and cost effective.

Schedule 'C' Map 'C3' identifies Toronto Street as a Type "B" Arterial Road and a "Transit Spine" with a future Commuter Station in the immediate vicinity of the subject lands. A future commuter rail line is proposed along the existing railway running northeast from York Region to the south, to the proposed Commuter Station at the subject lands to the north. Policy 11.3.17 supports the planning and design of an integrated transit supportive network. Development of the subject lands would contribute to the use of this network including bus and transit services in connection with the Transit Spine and Future Commuter Station identified in Figure 11. The proposed development supports the Region's goal of developing a Transportation System that attracts "new investment and economic vitality" and "offering a variety of mobility choices for all Durham residents." (**See Figure 11**)

The proposed development will add to the diversity of dwelling units within the Uxbridge urban area. Townhome and apartment units tend to be more affordable than single family dwellings on larger lots within established neighbourhoods. In this regard the proposed development would support the affordable housing policy within the ROP.

Lastly, the development utilizes an under-developed parcel of land and therefore exemplifies intensification and infilling within an urban area while respecting natural heritage features surrounding the urban area. Given the information above it is our opinion that the proposed development meets the Goals, Objectives and Policies of the Region of Durham Official Plan. The proposed development in its entirety is within the Urban Area and conforms to the policies of ROP and therefore does not require an amendment to the Plan.

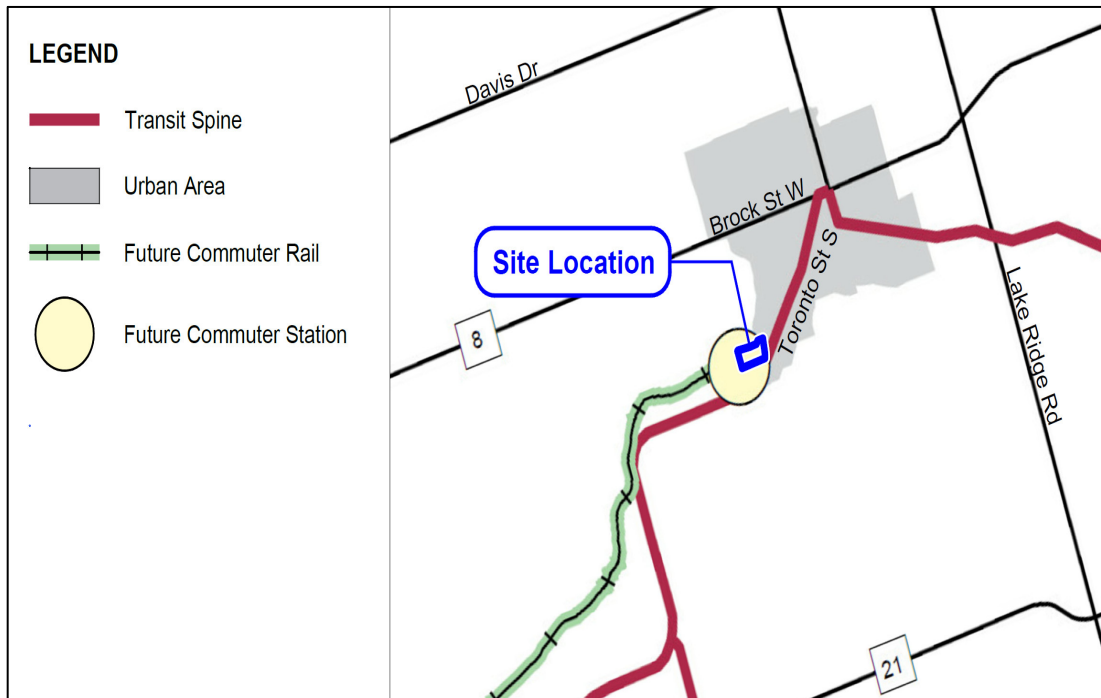


Figure 11 - Schedule 'C' - Map 'C3', Transportation Priority Network

Township of Uxbridge Official Plan (2014 Office Consolidation)

The current policies applying to the subject site are contained within the Uxbridge Urban Area Secondary Plan. According to Schedule A to the Plan, the following land use designations apply to the subject lands (See Figure 12):

- Institutional: those lands within the Urban Boundary also subject to Policy 2.5.8.4.1
- Residential: those lands within the Built Urban Boundary
- Environmental Constraint: those lands associated with the wetland and drainage feature separating the Institutional Area lands
- Countryside Area: those lands outside of the Urban Boundary including Natural Linkage Area and Natural Hazard Area

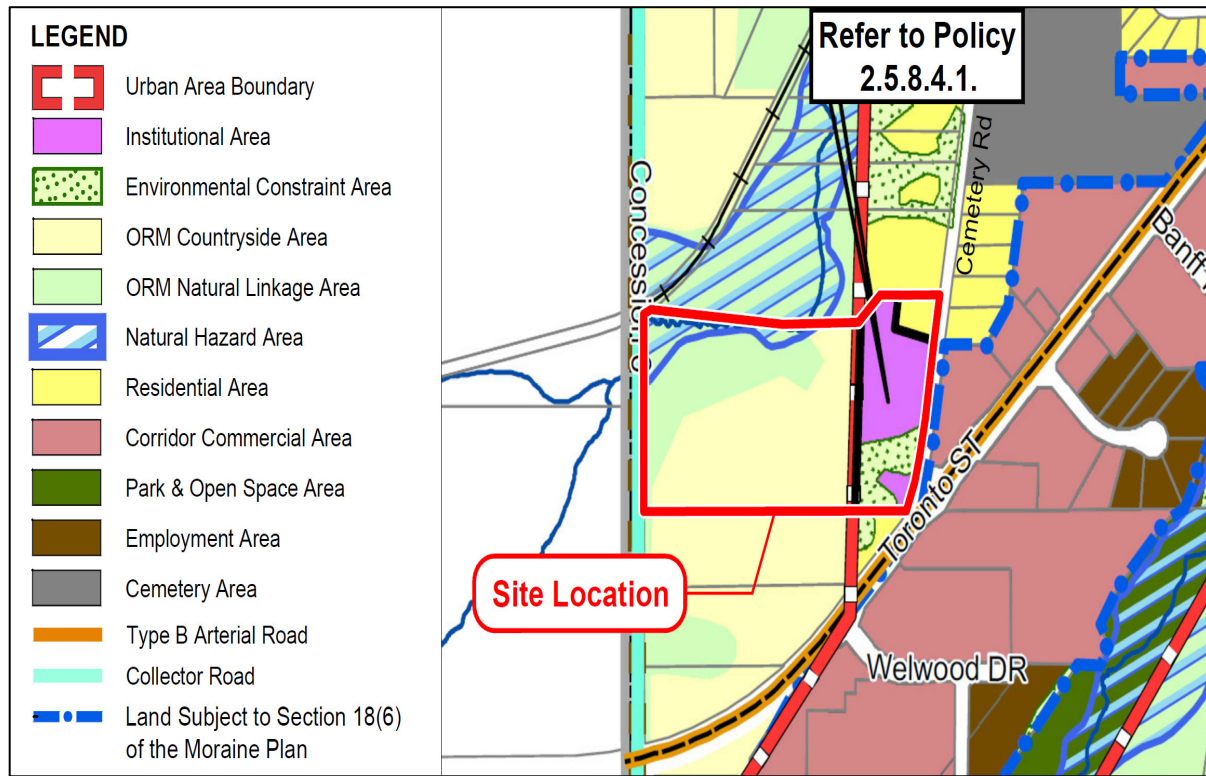


Figure 12 - Schedule 'A' Land Use Transportation Plan Uxbridge Urban Area

Schedule 'B' Natural Heritage System identifies the Oak Ridges Moraine Area and natural heritage features including Wetlands, Significant Woodlands and their respective Minimum Areas of Influence and Minimum Vegetation Protection Zone. **(See Figure 13)**

Site Specific policy 2.5.8.4.1. permits a building containing personal service and office uses as well as a seniors supportive housing development within the Urban Boundary Area consisting of a total of 240 suites. The lands outside of the Urban Area permit low intensity recreational uses as defined by the ORMCP.

The Township recognizes the unique location of the property and has designated the lands along Toronto Street "Gateway" on Schedule 'B'. In addition, the lands known as 154 Cemetery Road are part of the Uxbridge Built Boundary on Schedule 'D'. These lands are designated "Residential Area". **(See Figure 14)**. The Residential Area designation permits low density and medium density residential uses with a maximum permitted height of three storeys and a maximum density of 35 units per net hectare. The density for the 56 units proposed within the northern parcel is proposed at 29.2 units per hectare based on a developable area of 1.9 hectares. The townhouse units are 2-storeys in height. The density for the proposed 3-storey, 12-unit apartment building within the southern parcel is calculated at 82 units per hectare based on a developable area of 0.145 hectares. Based on the density calculations and residential policies of the Township Official Plan, it is proposed that the northern parcel be re-designated to "Residential Area" from "Institutional Area" and the southern parcel be re-designated to "Residential Area-Higher Density-Exception" from "Institutional Area".

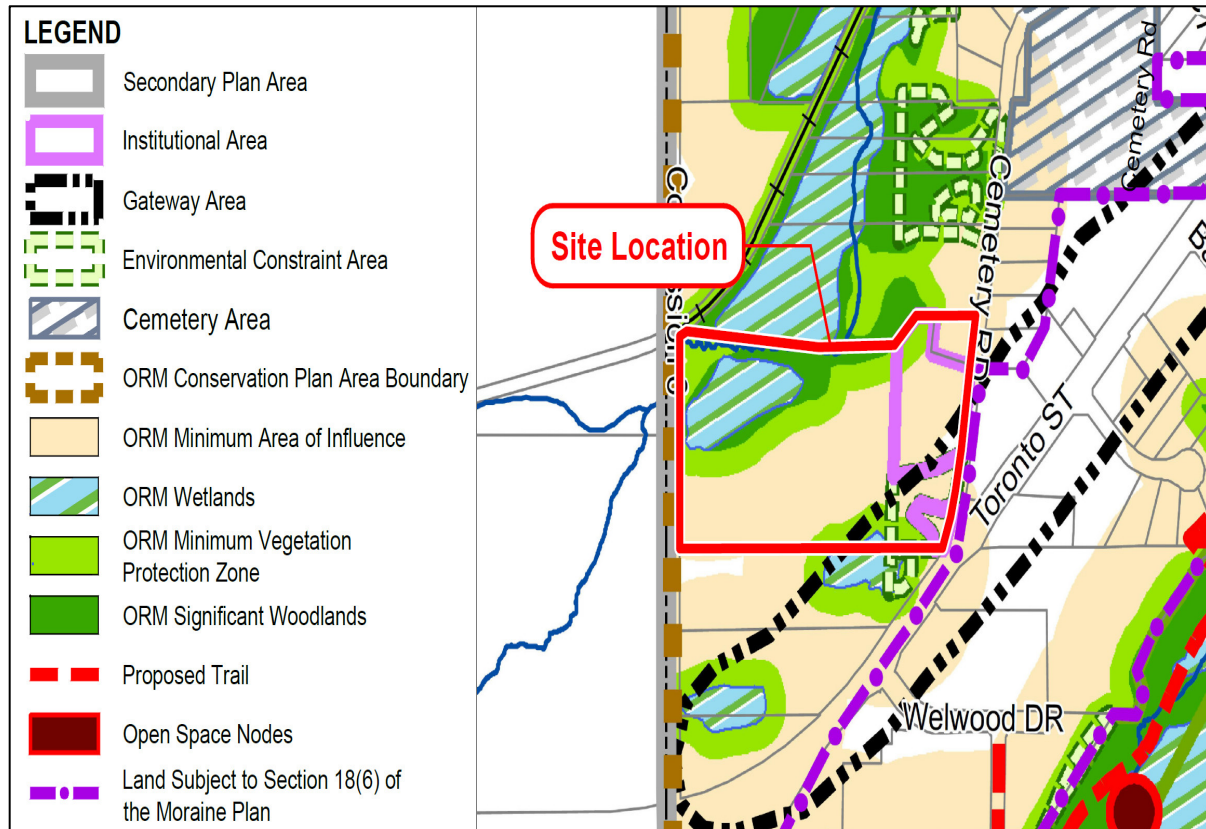


Figure 13 - Schedule 'B' Natural Heritage System

Northern Development Block (56 Townhouse Units/Common Element Condominium)

The “Residential Area” policies of the Official Plan permit medium density residential including townhouse dwellings. Policy 2.5.5.3.2 requires that applications for development in New Residential Areas are subject to the following criteria being met:

- i) *the development incorporates the Urban Area’s Natural Heritage System as designated on Schedules ‘A’ and ‘B’, and additional parkland where there are no significant Environmental Constraint Areas, as a focal point for the residential development, and a structural element which defines the character of the area, including the provision of significant view corridors into lands which form part of the System, and where possible direct public access; The proposed development maintains the site’s natural heritage system and proposes a parkette area within the northern townhouse development as well as an open space block towards the northern boundary line. These areas are over and above the environmental feature and associated buffer areas. Moorefield Properties Ltd. has retained the services of a landscape architect to prepare plans which will support the Township’s Community Design Strategy as well as ensure that the proposed*

parkette remains a focal point for the enjoyment of residents. Through the draft plan process, detailed design with respect to landscape and urban design matters will be provided to fulfill this criteria as well as the relevant policies outlined in Section 2.4 Community Design Strategy.

- ii) *Medium density residential uses are:*
 - (a) *intermixed with low density development in small groups;*
 - (b) *primarily street oriented in design; and,*
 - (c) *located adjacent to collector and arterial roads, park and open space areas, community facilities and/or commercial areas.* The northern portion of the development is proposed for 56 townhouse condominium units. Access to the development is from Cemetery Road in two locations. The units are proposed to front onto an internal private road system. The development is adjacent to the existing commercial area and amenities along Toronto St. A portion of the development is within the gateway area of the Township. This is a unique area due to its natural heritage character. The development respects the natural heritage character by only focusing development within the Settlement Area.

Southern Development Block (12 Unit Apartment Building/Standard Condominium)

Policy 2.5.6 Residential-Higher Density Permits medium density residential including townhouse dwellings and higher density residential including apartments. An exception to this designation is requested in order to permit the density proposed in the southern block to facilitate the development of a 3-storey apartment building consisting of 12 units.

Policy 2.5.6.3.1 requires that applications for new higher density residential development require an official plan amendment which will be subject to the following criteria being met:

- i) *The development incorporates wherever possible the Urban Area's Natural Heritage System as designated on Schedule "B", or other open space features as a focal point for the residential development, and a structural element which defines the character of the site, including the provision of significant view corridors into lands which form part of the System, and where possible direct public access;* The developable area within the south block is delineated by the Natural Constraints Area designation in Schedule 'B'. This area is made up of the wetland and associated drainage feature. This proposed development is setback from the environmental area. The buffers have been established and staked by the MNR as it relates to the wetland. All natural heritage features will be protected through the appropriate zoning categories. The proposed apartment is set in a natural environment and respects the landform conservation policies of ORMCP by proposing a higher density within this block. Additional details with respect to design will be provided through the site plan process for the south parcel.
- ii) *The site and design of the development in relation to abutting properties ensure that there will be no significant adverse impacts with respect to loss of privacy and shadowing, and that appropriate buffering can be provided;* The apartment building is proposed to be 3-storeys in height and is naturally separated by the environmentally constrained lands surrounding this block.
- iii) *The proposed residential uses are:*
 - (a) *primarily street oriented in design;*
 - (b) *located with direct access to collector and arterial roads and preferably at an intersection with a local or other road; and,*

- (c) located adjacent to park and open space areas, community facilities and/or commercial areas. The entrance to the southern block is proposed to be off of Cemetery Road in the location of the existing entrance to this block. The main entrance is situated on the east elevation, which faces Cemetery Road. The property is adjacent to the existing commercial and amenity areas found along Toronto St. A parkette is proposed within the northern adjacent block.

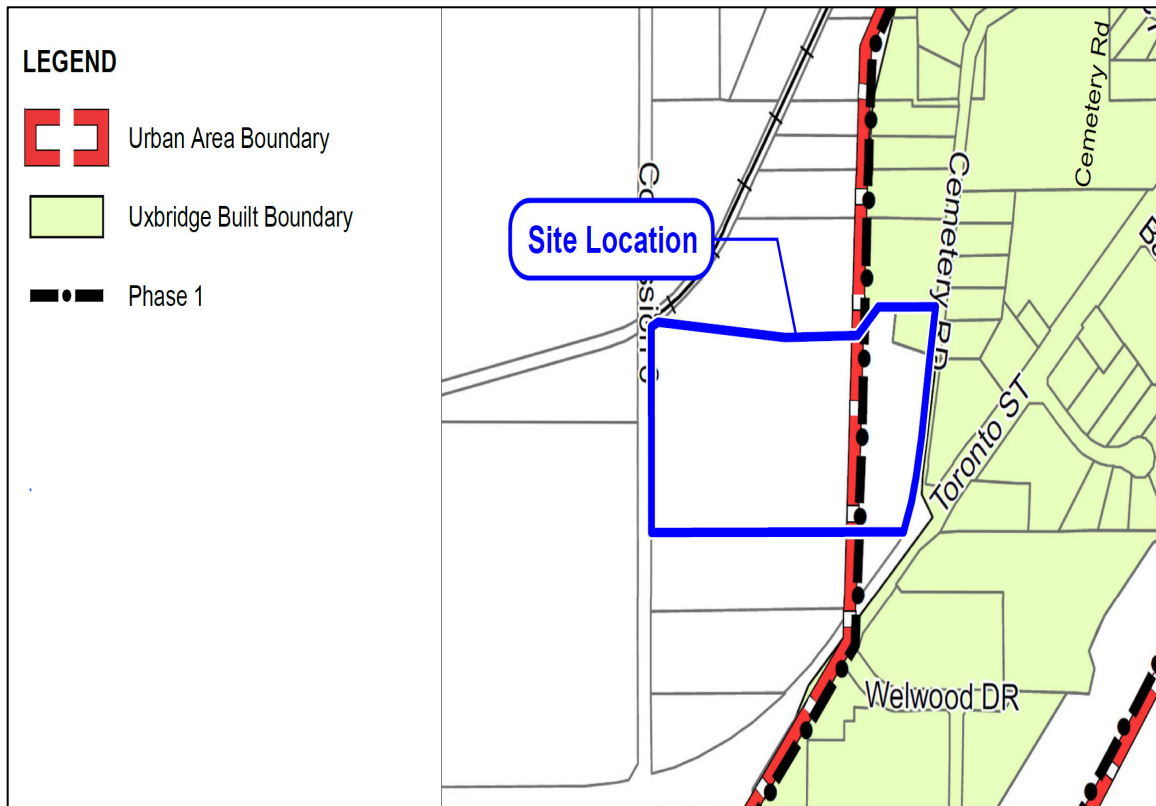


Figure 14 - Schedule 'D' Phasing Plan Uxbridge Urban Area

Moorefield Properties Ltd. has recently retained the services of Cosburn Landscape Architects to ensure that the design, streetscape, landscaping and natural heritage character of the proposed development including external design is in line with the policy direction outlined in Section 2.4 Community Design Strategy of the Township's OP. Through the site plan process for the southern block as well as the subdivision process, the matters with respect to design, landscaping and the site's location within the gateway to the Urban Area will be addressed in greater detail.

It should be noted that Moorefield Properties Ltd. is seeking an Official Plan Amendment from the "Institutional Area" designation to the original "Residential Area" designation in the Township's Official Plan on the property with consideration of a "Residential Area-Higher Density-Exception" designation on the southern parcel. Replacing the Institutional Area designation with the Residential Area designations on the developable lands in the Uxbridge Settlement Area is appropriate. The requested amendment is in keeping with the Township's initial sought out residential vision for the lands.

With respect to policy 5.7, and in consultation with the Township and Region during a pre-consultation meeting, a number of consultant studies have been undertaken in support of the proposed development. They are detailed in the Supporting Studies and Reports Section of this report.

Uxbridge Zoning By-Law No. 81-19

The lands are zoned as follows:

- Community Facility (CF) Zone and (CF -15 and CF -16) to permit seniors supportive housing and related uses;
- Residential First Density (R1) to permit existing low density residential
- Environmental Protection Exception No. 59 (EP-59) Zone; and Recreational Open Space Exception No. 22 (OS-22) and (OS-25) Zone which protects the natural heritage features and wetlands and allows for some low intensity recreational uses.

An amendment will be required to rezone the lands in the CF-15 and CF -16 Zone to a Holding Residential Exception Zone for the northern and southern parcels within the Settlement Area. The Holding provision would be lifted once the conditions of the draft plan are met. The zoning of the Key Natural Heritage Features and Hydrologically Sensitive Features and respective buffer areas will remain in the Environmental Protection Zone Exception. The rural area portion of the site will remain in an Open Space Zone.

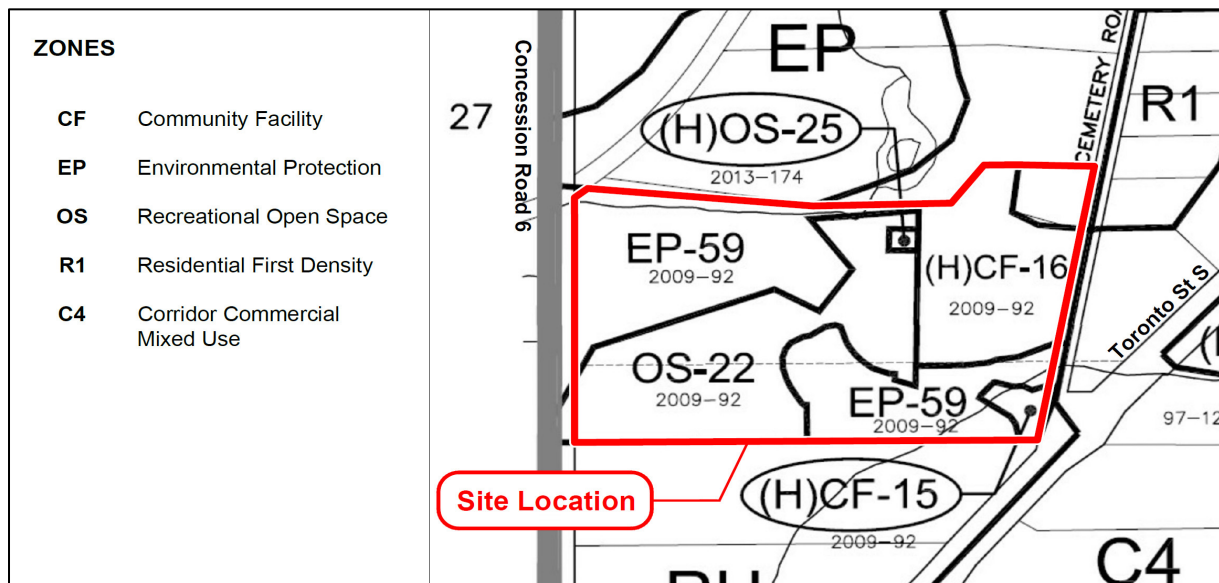


Figure 15 - Township of Uxbridge Zoning By-law 81-91



Proposed Planning Act Applications

The proposal for a total of 68 residential units consisting of 56 ground oriented townhouse condominium units and 12 apartment units within the Urban Boundary of the Uxbridge Secondary Plan Area represents a use in an appropriate location which respects the natural heritage environment. The following applications form part of this submission:

Official Plan Amendment (Refer to Schedule 1)

A site specific amendment to the Township of Uxbridge Official Plan will be required to the “Residential Area” and “Residential Area- Higher Density-Exception” designations from the “Institutional Area” designation. This amendment would allow a range of residential densities including medium and high density residential uses. The lands at 154 Cemetery Road are currently designated “Residential Area”.

Zoning By-Law Amendment (Refer to Schedule 2)

An amendment to the Uxbridge Zoning By-law No. 81-19, as amended is required in order to rezone the CF lands to an appropriate residential zone. The proposed zones are Residential Second Density Exception (R2-XX) for the northern development block and Residential Multiple Density Exception (RM-XX) for the southern development block.

Draft Plan of Subdivision/Draft Common Element Cadmium (CEC)/ Standard Condominium (Refer to Schedule 3)

Applications for a draft plan of subdivision and CEC /Standard Condominium are required for the 56 townhouse units and apartment block. An accompanying site plan application for the apartment block will be filed in due course.

Supporting Reports and Studies

A number of reports/materials are required in accordance with the complete submission requirements set out in the *Planning Act*. These requirements are also consistent with the policies of the Township of Uxbridge Official Plan as it relates to application requirements for amendments to Official Plans and Zoning By-law and applications for draft plan of subdivision and condominium. The following reports/materials were relied upon in part for this report and submission:

- Traffic Impact Study
- Environmental Noise Assessment
- Natural Heritage Evaluation
- Functional Servicing Report including Water Balance Assessment and Phosphorus Budget
- Hydrogeological Assessment Update
- Archaeological Assessment
- Site Screening Questionnaire

Planning Analysis

Supporting the Urban Structure

Development of the site will support the urban structure of the Township of Uxbridge.

The development is located in the “Living Areas” designation in the Durham Region Official Plan and is in close proximity to Toronto Street, a regional transit spine. The policies of the Regional Official Plan encourage higher densities and “promote area municipal official plans to maximize permissible densities for vacant lands, within the Urban Area boundaries”. (Policy 8B.1.4) The Policies of the PPS and Growth Plan focus on directing growth and intensification in urban areas.

Supporting Growth Management Targets

Development of the Site contributes towards achieving growth targets.

The Township’s Official Plan includes population targets established by the Region of Durham to accommodate growth within the Urban Area. This growth is subject to available sewer and water capacity. The development utilizes an under-developed parcel of land and therefore exemplifies intensification and infilling within an urban area while respecting natural heritage features surrounding the urban area.

Supporting Efficient and Effective Land Use Planning

The proposed development is supported by Provincial, Regional and Local policy and regulatory framework.

The PPS supports efficient land use and development patterns that promote strong healthy communities, protecting the environment and facilitating economic growth. The proposed applications in our opinion support the applicable policies of the Provincial Policy Statement, Growth Plan, Oak Ridges Moraine Conservation Plan, Lake Simcoe Protection Plan and the Official Plans of the Region of Durham and Township of Uxbridge. The proposed development will contribute towards the efficient use of the vacant parcel of land including existing and proposed infrastructure and public service facilities while protecting and promoting the longevity of Key Natural Heritage and Hydrologically Sensitive Features.

Supporting Compact Urban Form to Promote Long Term Protection of Natural Areas

The development is situated within the Settlement Area boundary and conserves land that is Rural and of environmental significance.

Development is focused within the Settlement Area Boundary. There will be minimal grading as it relates to the removal of the existing barn, which is partially located within the Countryside Area. The development plans do not propose site alteration within the Countryside Area or in identified Key

OPA, ZBA, Draft Plan of Subdivision, CEC/Condo.
154 and 164 Cemetery Road, Township of Uxbridge
Moorefield Properties Ltd.



Natural Heritage Features and Hydrologically Sensitive Features and buffer areas. The proposed development incorporates the Urban Area's Natural Heritage System as well as open space areas including a parkette. The "Environmental Constraints Area" creates a natural divide between the northern and southern development areas. The proposed density is in keeping with landform conservation practices and policies of the ORMCP.



Conclusions

Applications for draft plan of subdivision, common element condominium, official plan amendment and zoning by-law amendment to facilitate the development of a total of 68 residential units have been submitted. The applications are consistent with the Provincial Policy Statement, comply with the Growth Plan, the Lake Simcoe Protection Plan and conform to the policies of the Oak Ridges Moraine Conservation Plan. The proposed development in its entirety is within the Urban Area and conforms to the policies of Durham ROP and therefore does not require an amendment to the Plan. It is our opinion that the proposed redesignation of the lands from “Institutional Area” to “Residential Area” and “Residential Area-Higher Density-Exception” conforms to the policies of the Uxbridge Urban Area Secondary.

The proposed development will be compatible with the surrounding neighbourhood. The compact form and orientation of the development, conserves land, promotes and encourages connectivity of natural heritage features and maximizes investment in and use of existing infrastructure and transit services in the immediate area.

It is our opinion that the proposed development is appropriate, in the public interest and therefore represents good planning.

Schedules

- 1. Proposed Official Plan Amendment**
- 2. Proposed Zoning By-law Amendment**
- 3. Full Size Draft Plan / Common Element
Condominium Plan & Standard Condominium
Plan / Concept Plan**

AMENDMENT NO. XX
TO THE
OFFICIAL PLAN
FOR THE
TOWNSHIP OF UXBRIDGE

(Residential Area and Residential-Higher Density, 154 and 164 Cemetery Road,
Part Lots 26 and 27, Concession 6, Pt. 1 Plan 40R-8540, Geographic Township
of Uxbridge)

November 2016

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

INDEX

STATEMENT OF COMPONENTS

PART ONE – INTRODUCTION

- 1.0 Purpose
- 2.0 Location
- 3.0 Basis

PART TWO – THE AMENDMENT

- 1.0 Purpose
- 2.0 The Amendment
- 3.0 Implementation and Interpretation

THE APPENDICES

STATEMENT OF COMPONENTS

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

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

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

PART ONE – INTRODUCTION

1. PURPOSE

The purpose of Amendment No. XX to the Official Plan of the Township of Uxbridge (The Plan) is to permit a residential plan of subdivision consisting of 56 condominium townhouse dwellings and a residential apartment building with a minimum of 12 apartment units. The development is proposed on lands that are within the Uxbridge Urban Area. The lands outside of the Urban Area will remain as Environmental Protection and Open Space areas.

2. LOCATION

This Amendment applies to lands located at the northwest corner of Cemetery Road and Toronto Street in the Uxbridge Urban Area having the municipal address of 154 and 164 Cemetery Road and described as Part Lots 26 and 27, Concession 6, Part 1 Plan 40R-8540.

3. BASIS

The subject property in its entirety is situated on the Oak Ridges Moraine. Approximately two thirds of the property is within the Country Side Area designation of the Oak Ridges Moraine Conservation Plan (ORMCP) with the remaining third in the Settlement Area designation. The development is focused within the Settlement Area boundary.

The development concept proposes a total of 68 residential units within the existing Urban Area Boundary. This Boundary is made up of two areas on the site that is separated by an environmental constraints area made up of a wetland and drainage feature. A total of 56 condominium townhomes are proposed on the northern portion of the Settlement Area with the remaining 12 units in the form of an apartment building on the southern portion. The lands within the Urban Boundary Area are designated “Institutional Area”, “Residential Area” and “Environmental Constraints Area” on Schedule “A” to The Plan. The Institutional Area designation permits all the uses in the Institutional Area and is subject to the Policy 2.5.8.4.1. with respect to a previous proposal on the lands to permit a seniors supportive housing development and a personal service/office building. The Residential Area designation permits low and medium density residential uses. Townhouse dwellings are a permitted use within the Residential Area designation.

The lands outside of the Urban Area are designated “Countryside Area”, “Natural Linkage Area” and “Natural Hazard Area”. These designations correspond with the Key Natural Heritage Features and Hydrologically Sensitive Features identified in the Natural Heritage Evaluation prepared in support of the development proposal. The features include a significant woodland to the northeast, a tributary of the Uxbridge Brook along the northern boundary and a wetland towards the southeast that extends further south of the property limits. A number of technical studies have been prepared in support of the development concept. These studies delineate the boundaries of the environmental features and support the policies of The Plan with respect to technical issues. It is proposed that the lands outside of the Urban Area will remain designated “Natural Hazard Area”, “ORM Natural Linkage Area” and “ORM Countryside Area” as outlined in Schedule “A” to The Plan.

Schedule “B” to The Plan identifies the lands along Toronto Street within the “Gateway Area” designation. Further, the Township’s Natural Heritage System is outlined on Schedule “B” which corresponds to the environmental designations outlined in Schedule “A”.

With respect to policy 5.7, and in consultation with the Township and Region during a pre-consultation meeting, a number of consultant studies have been undertaken in support of the proposed development. In support of the policy requirements, the following studies have been undertaken including: Archeological Assessment, Traffic Impact Study, Environmental Noise Assessment, Natural Heritage Evaluation, Functional Servicing Report including Water Balance Assessment and Phosphorous Budget, Site Screening Questionnaire, Hydrogeological Update, and Planning Justification Report. Relevant components of the previous studies undertaken for the prior seniors supportive housing proposal have been relied upon including the previous Archaeological Assessment, Natural Heritage Evaluation, Hydrogeological Investigation and the Township’s ORMCP conformity review. Updates to each of these prior studies have been provided through the consultant studies and recommend that the development is appropriate and in a desirable location.

Further, the policies of Section 2.4 Community Design Strategy have been considered in the planning and design of the proposed layout and built form. Through the subdivision and site plan process, the matters with respect to design, landscaping and the site’s location within the gateway to the Urban Area will be addressed in greater detail.

A detailed review of the applicable policies of the Provincial Policy Statement, Oak ridges Moraine Conservation Plan, Lake Simcoe Protection Plan, and the Official Plans for the Region of Durham and the Township of Uxbridge was undertaken. The proposed development is consistent with and conforms to the policies outlined in these policy documents. It should be noted that an Amendment is not required to the Region of Durham's Official Plan to permit the development proposal. The Region of Durham has further confirmed this their pre-consultation letter dated July 8, 2016.

A change in designation of the lands in the Settlement Area from "Institutional Area" to "Residential Area" is keeping with the original land use designation and sought out vision for the lands by the Township through the preparation of the Uxbridge Urban Area Secondary Planning Area. The proposed "Residential Area" (North parcel) and "Residential-Higher Density-Exception" (South parcel) area designations would reflect the development potential on the site. The lands situated at 154 Cemetery Road are currently designated "Residential Area".

PART TWO – THE AMENDMENT

1. PURPOSE

The purpose of Amendment No. XX is to amend the Official Plan to permit a total of 56 common element condominium townhouse units and a standard condominium apartment building with approximately 12 units on the lands within the Urban Area Boundary of the Uxbridge Urban Area Secondary Plan. The lands adjacent to the Urban Area will remain in their natural form.

2. THE AMENDMENT

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

2.1 Schedules

By modifying Schedule “A”, Land Use Transportation Plan Uxbridge Urban Area as shown on Schedule 1 to this Amendment to delete the Institutional Area designation and replace it with the Residential Area and Residential Area-Higher Density-Exception designations, as well as modifying Schedule “B” Natural Heritage System and Supportive Uses as shown on Schedule 2 to this Amendment to delete the Institutional designation and add the Residential Area and Residential Area-Higher Density-Exception designations.

2.2 Policies

- i) By adding a new section, 2.5.5.4.X to Section 2.5.5, Residential Area, as follows:

2.5.5.4 Exceptions

2.5.5.4.X 154 and 164 Cemetery Road

Notwithstanding the policies of Section 2.5.5 Residential Area, on those lands legally described as Part of Lots 26 and 27, Concession 6, Part 1, Plan 40R-8540, municipally known as 154 and 164 Cemetery Road, a total of 56 2-storey condominium townhouse dwellings including private laneways and an open space

and parkette area shall be permitted. Any new development on the lands shall be subject to a zoning by-law amendment and execution of a subdivision agreement.

- ii) By adding a new section, 2.5.6.4.X to Section 2.5.6, Residential Area-Higher Density, as follows:

2.5.6.4 Exceptions

2.5.6.4.X 164 Cemetery Road

Notwithstanding the policies of Section 2.5.6 Residential Area-Higher Density-Exception, on those lands legally described as Part of Lots 26 and 27, Concession 6, Part 1, Plan 40R-8540, municipally known as 164 Cemetery Road, a minimum of 12 apartment units including 18 parking stalls shall be permitted. Any new development on the lands shall be subject to a zoning by-law amendment and execution of a Site Plan Development agreement.

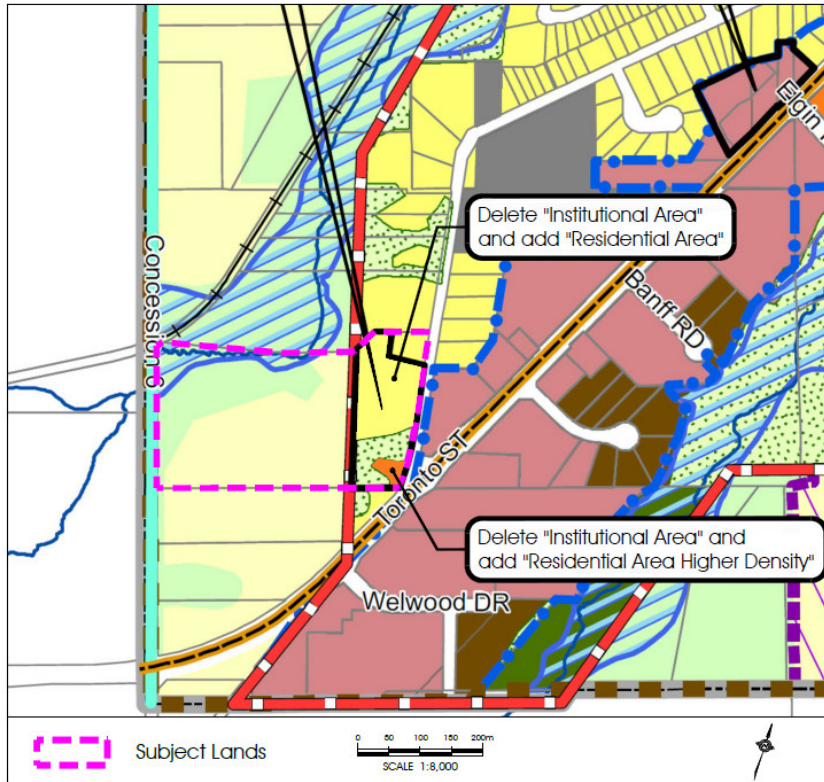
- iii) By deleting Policy 2.5.8.4.1 on the lands identified in Schedule “A” and Schedule “B” to The Plan.

IMPLEMENTATION AND INTERPRETATION

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

This Schedule "A"
to Official Plan Amendment No. _____ of _____, 2017

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



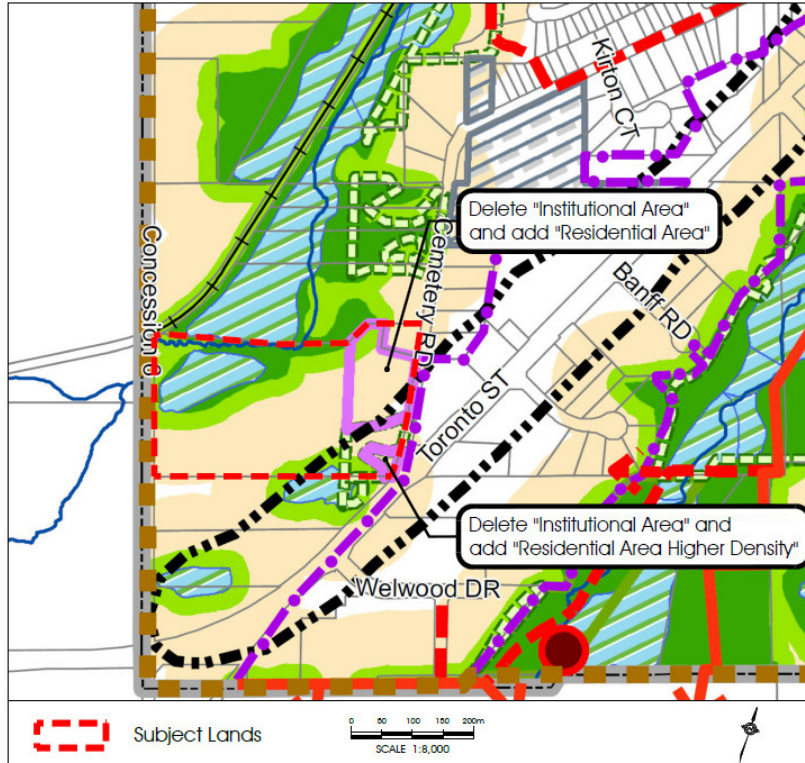
LOCATION: 154 & 164 CEMETERY RD
(PT OF LOTS 26 & 27 CONCESSION 6)
TOWNSHIP OF UXBRIDGE
THE REGIONAL MUNICIPALITY OF DURHAM

Mayor

Deputy Clerk

This Schedule "B"
to Official Plan Amendment No. _____ of _____, 2017

The Township of Uxbridge Official Plan
Schedule "B"
Natural Heritage System and Supportive Uses Uxbridge Urban Area



LOCATION: 154 & 164 CEMETERY RD
(PT OF LOTS 26 & 27 CONCESSION 6)
TOWNSHIP OF UXBRIDGE
THE REGIONAL MUNICIPALITY OF DURHAM

Mayor

Deputy Clerk

BY-LAW NUMBER 2017-XXX

OF

THE CORPORATION OF THE TOWNSHIP OF UXBRIDGE

BEING A BY-AW PASSED PURSUANT TO THE PROVISIONS OF SECTIONS 34 AND 36 OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, TO AMENDE ZONING BY-LAW NO. 81-91, AS AMENDED, OF THE CORPORATION OF THE TOWNSHIP OF UXBRIDGE, WITH RESPECT TO CERTAIN LANDS LOCATED IN PART LOTS 26 AND 27, CONCESSION 6, BEING FURTHER DESCRIBED AS PART 1, PLAN 40R-8540 IN THE TOWNSHIP OF UXBRIDGE, IN THE REGIONAL MUNICIPALITY OF DURHAM.

WHEREAS the Planning and Development 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 _____, 2017 with respect to an application to amend Zoning By-law No. 81-91, with respect to permitting a residential plan of subdivision including 56 townhouse units and a future residential block on certain lands located in Part of Lots 26 and 27, Concession 6, being further described as Part 1, Plan 40R-8540;

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 Oak Ridges Moraine Conservation 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 meetings with respect to the subject lands held on the ____ day of _____, 2017, 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 with respect

to certain lands in Lots 26 and 27, Concession 6, Plan 40R-8540 in the Township of Uxbridge, from the Holding Community Facility Exception No. 15 ((H) CF-15) Zone, Holding Community Facility Exception No. 16 ((H) CF-16) Zone, Environmental Protection Exception No. 59 (EP-59) Zone, Recreational Open Space Exception No. 22 (OS-22) and Holding Recreational Open Space Exception No. 25 ((H) OS-25)) Zone to Holding Residential Second Density Exception No. XX ((H) R2-XX) Zone, Holding Multiple Residential Exception No. XX ((H) RM-XX) Zone, Recreational Open Space Exception No. XX ((H) ROS-XX) Zone and Environmental Protection Exception No. XX Zone classifications are hereinafter defined, in accordance with Schedule 'A' attached hereto and by reference forming part of this By-law.

2. **THAT** Section 4.10.3 entitled "SPECIAL ZONE CATEGORIES – RESIDENTIAL SECOND DENSITY (R2) ZONE" of Zoning By-law No. 81-91, as amended, is hereby amended by adding the following new subsection:

4.10.4.XX HOLDING RESIDENTIAL SECOND DENSITY EXCEPTION NO. XX ((H) R2-XX) ZONE

- a. No person shall within the Holding Residential Second Density Exception XX ((H) R2-XX) Zone located in Part Lot 26 and Lot 27, Concession 6, Part 1, Plan 40R-8540 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 other use of the land until the Holding (H) Symbol is removed by amendment to the B-law, except for any legally existing uses as of Day/Month/Year.
- b. Upon removal of the Holding (H) Symbol within the Holding Residential Density Exception XX ((H) R2-XX) Zone located in Part Lot 26 and Lot 27, Concession 6, Part 1, Plan 40R-8540 in the Township of Uxbridge, and shown on Schedule 'A1' and 'A2' of Zoning By-law 81-19, as amended, notwithstanding the provisions of Section 4.10.1, 4.10.2 and 4.10.3 of Zoning By-law 81-91, as otherwise amended, to the contrary, the following provisions shall apply and be complied with respect to the lands in within the Residential Second Density Exception No. XX (R2-XX) Zone located in Part of Lots 26 and 27, Concession 6, Part 1, Plan 40R-8540 in the Township of Uxbridge:

PERMITTED USES

The following uses are permitted, in addition to the uses in Sections 4.10.1b. and 4.10.1c.:

- i. single detached dwelling house;
- ii. semi-detached dwelling house; and,
- iii. row dwelling house.

REGULATIONS FOR PERMITTED USES

The lands within the Residential Second Density Exception No. XX (R2-XX) Zone located in Part of Lots 26 and 27, Concession 6, Plan 40R-8540 in the Township of Uxbridge, and shown on Schedule 'A1' and 'A2' of Zoning By-law 81-19, as amended, shall be treated as one lot for the purpose of these regulations:

- i. Minimum Lot Requirement 1.9 hectares
- ii. Minimum Lot Frontage 20m
- iii. Maximum number of dwelling houses per lot 56
- iv. Maximum Coverage of All Buildings 40%
- v. Minimum Yard Dimensions
 - 6m front yard setbacks;
 - 8m rear yard setbacks; and,
 - 3m exterior side yard (ROW)
- vi. Maximum Height of Buildings 3 storeys
- vii. Minimum Number of Parking Spaces per dwelling house 2
- viii. Minimum Landscaped Open Space Requirement
 - 3 m abutting Cemetery Road which shall be used for no other purpose than the planting of trees, shrubs, grass and other plants
 - 40% of lot
- ix. Minimum front porch to be 1.5m from property line

For the purposes of this Zone, setback shall be defined as the horizontal distance measured at right angles between a lot line and

the nearest part of a building or structure.

x. Minimum Separation between Dwelling Houses

- 0 m for an interior row dwelling house
- 1.2 m on one side and 0 m on the other side for an end row dwelling house or a semi detached dwelling house

xi. Minimum Common Open Space Area - 600 square metres

The regulations of Section 5, General Zone Provisions, shall also apply to the lands in the R2-XX Zone, with the exception that no accessory buildings shall be permitted in the minimum yards required by subsection iv); the total lot coverage of accessory buildings will be subject to subsection iv); and the parking requirements shall be as set out in subsections vii.

- 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. XX ((H)R2-XX) Zone on the lands which are the subject of this By- law until the following conditions have been complied with:
 - i. THAT The Township has approved servicing allocation for the development in accordance with the Uxbridge Urban Area Servicing Allocation Policy;
 - ii. A draft plan and other required documentation has been completed by the proponent and approved by the Township of Uxbridge which, among other matters, addressing servicing, drainage and the relationship to the abutting lands; and,
 - iii. The Owner has entered into a Subdivision Agreement Township to be registered on the title of the lands; 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 Subdivision Agreement and financially secured, all to the satisfaction of the Authority and so confirmed in writing to the Township of Uxbridge.

3. THAT Section 4.10.3 entitled “SPECIAL ZONE CATEGORIES – RESIDENTIAL MULTIPLE DENSITY (RM) ZONE” of Zoning By-law No. 81-91, as amended, is hereby amended by adding the following new subsection:

**4.10.4.XX HOLDING RESIDENTIAL MULTIPLE DENSITY
EXCEPTION NO. XX ((H) RM-XX) ZONE**

- a. No person shall within the Holding Residential Multiple Density Exception XX ((H) RM-XX) Zone located in Lot 27, Concession 6, Part 1, Plan 40R-8540 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 other use of the land until the Holding (H) Symbol is removed by amendment to the B-law, except for any legally existing uses as of Day/Month/Year.
- b. Upon removal of the Holding (H) Symbol within the Holding Residential Multiple Density Exception XX ((H) RM-XX) Zone located in Lot 27, Concession 6, Part 1, Plan 40R-8540 in the Township of Uxbridge, and shown on Schedule ‘A1’ and ‘A2’ of Zoning By-law 81-19, as amended, notwithstanding the provisions of Section 4.10.1, 4.10.2 and 4.10.3 of Zoning By-law 81-91, as otherwise amended, to the contrary, the following provisions shall apply and be complied with respect to the lands in within the Holding Residential Multiple Density Exception No. XX (RM-XX) Zone located in Lot 27, Concession 6, Part 1, Plan 40R-8540 in the Township of Uxbridge:

PERMITTED USES

The uses permitted, in Section 4.11.1 shall apply to the ((H) RM-XX) Zone.

REGULATIONS FOR PERMITTED USES

The lands within the Residential Multiple Density Exception XX (RM-XX) Zone located in Lot 27, Concession 6, Plan 40R-8540 in the Township of Uxbridge, and shown on Schedule ‘A1’ and ‘A2’ of Zoning By-law 81-19, as amended, shall be treated as on lot for the purpose of these

regulations:

i.	Minimum Lot Area Requirement	0.14ha
ii.	Minimum Lot Frontage	40m
iii.	Minimum Yard Requirements	
	Front Yard	10m
	Rear Yard	8m
	Interior Side Yard	3m
iv.	Minimum Number Units	12
v.	Maximum Height	4 storeys
vi.	Minimum Number of Parking Spaces	18
vii.	Garbage Storage shall be located in a fenced area	
viii.	Minimum Landscaped Area	40%

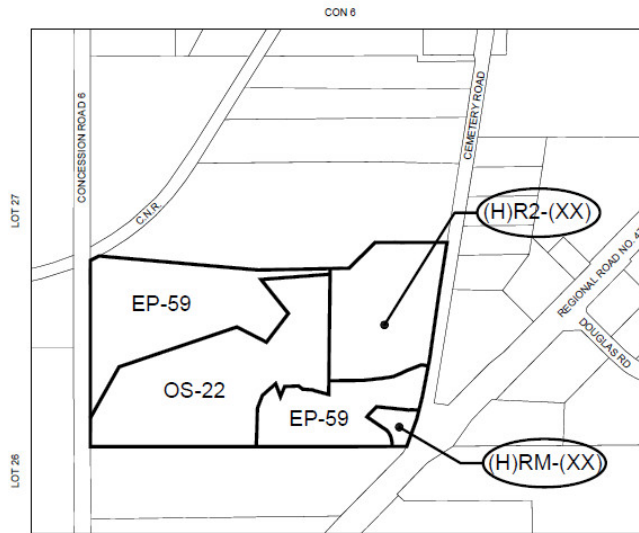
The regulations of Section 5, General Zone Provisions, shall also apply to the lands in the RM-XX Zone with the exception of Section 5.15 Parking Area Requirements and 5.17, Planting Strips.

- 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 Zone Exception No. XX ((H)RM-XX) Zone on the lands which are the subject of this by-law until the following conditions have been complied with:
- i. A Site Plan and other required documentation has been completed by the proponent and submitted to, and approved by, the Township of Uxbridge;
 - ii. The Owner has entered into a Site Plan Development Agreement with the Township of Uxbridge; and
 - iii. 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 Site Plan Development Agreement and financially secured, all to the satisfaction of the Authority and so confirmed in writing to the Township of Uxbridge.

Special Notation:

For the purposes of the proposed Zoning By-law Amendment No. 2017-XXX, the permitted uses, building and structures and regulations outlined in the Environmental Protection Exception No. 59 (EP-59) and Recreational Open Space Exception No. 22 (OS-22) of zoning By-law No. 81-91 as amended and as shown on attached schedule "A" shall apply to the area affected by this by-law.

SCHEDULE "A"
 TO ZONING BY-LAW NO. 81-19
 TOWNSHIP OF UXBRIDGE

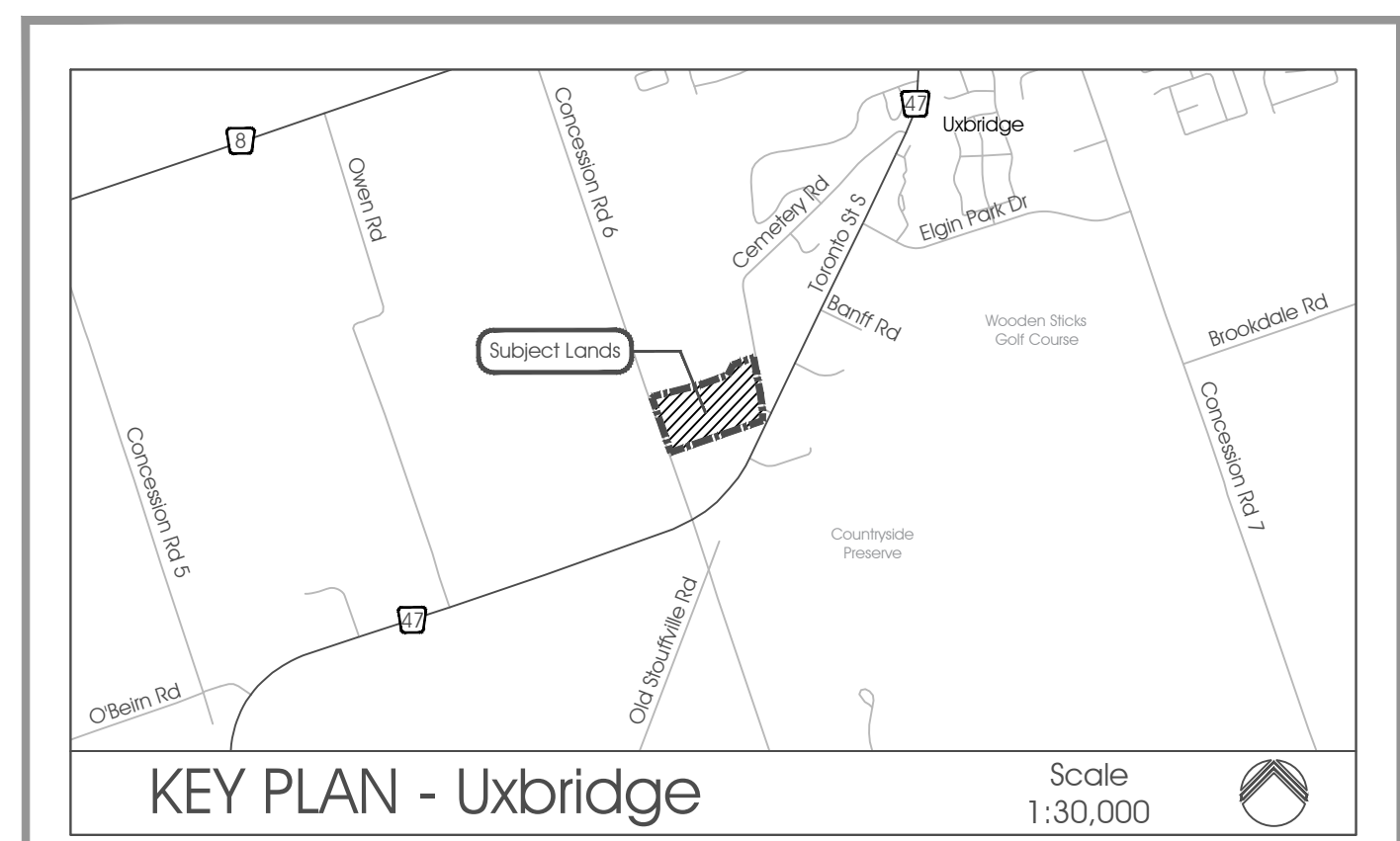
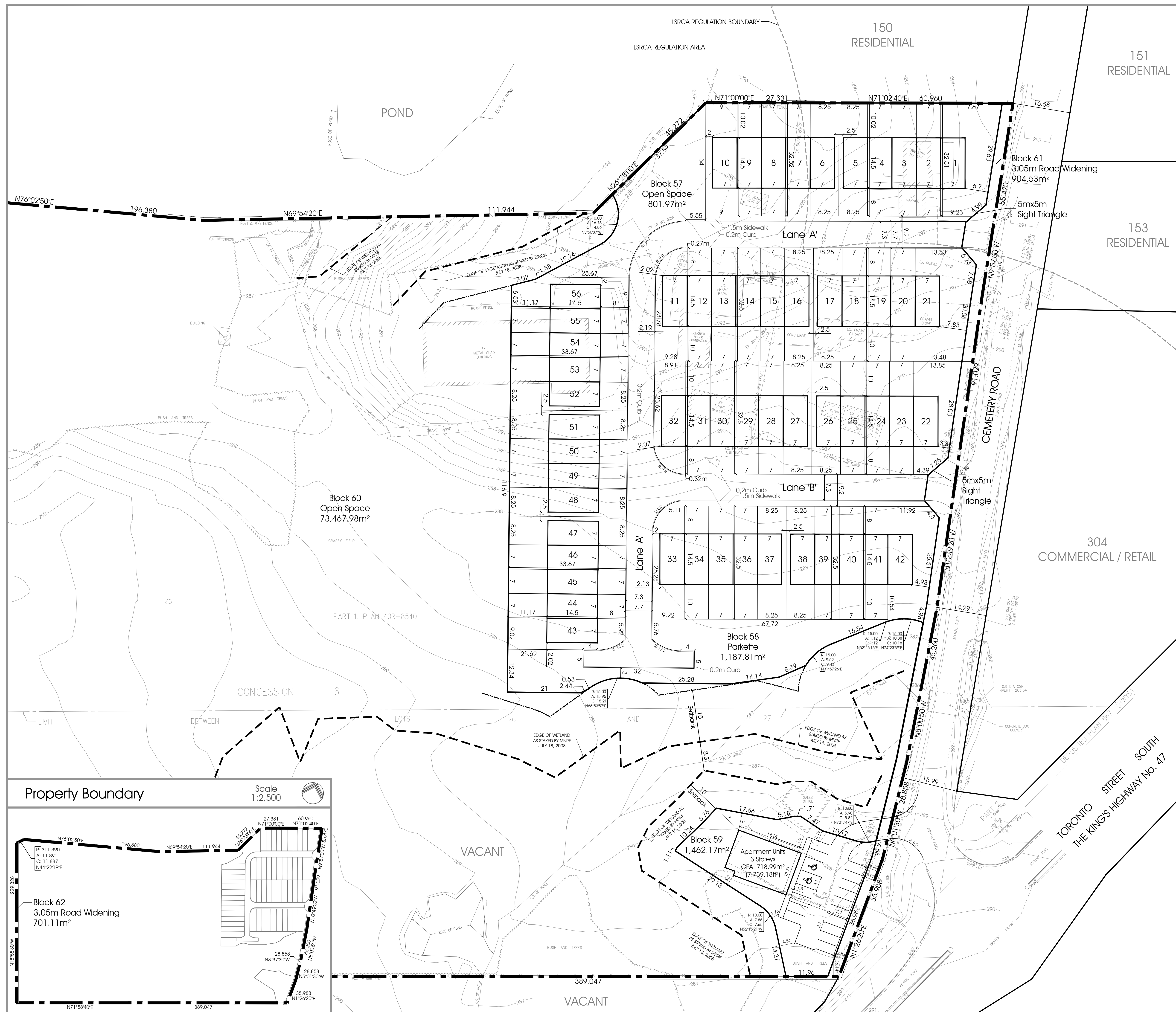


AREA AFFECTED BY THIS BY-LAW

This Schedule "A" to By-law No. 81-19 passed on the ____ day of _____, 2017.

 Mayor

 Deputy Clerk



SCHEDULE OF LAND USE

Proposed Land Use	Lot / Block	Units	m ²	ac	ha	%
Townhomes	1-56	56	14,549.16	3.60	1.455	15.2
Parkette	58		1,187.81	0.29	0.119	1.2
Apartment Units	59	12	1,462.17	0.36	0.146	1.5
Open Space	57, 60		74,269.95	18.35	7.427	77.6
Road Widening	61, 62		1,605.64	0.40	0.161	1.7
Lanes 'A' and 'B'	Lanes A & B		2,626.86	0.65	0.263	2.7
Total		68	95,701.59	23.65	9.570	100

LEGEND

- SUBJECT LANDS
- LSRCA REGULATION BOUNDARY
- ENVIRONMENTAL CONSTRAINTS
- SETBACKS FROM ENVIRONMENTAL CONSTRAINTS

SITE STATS

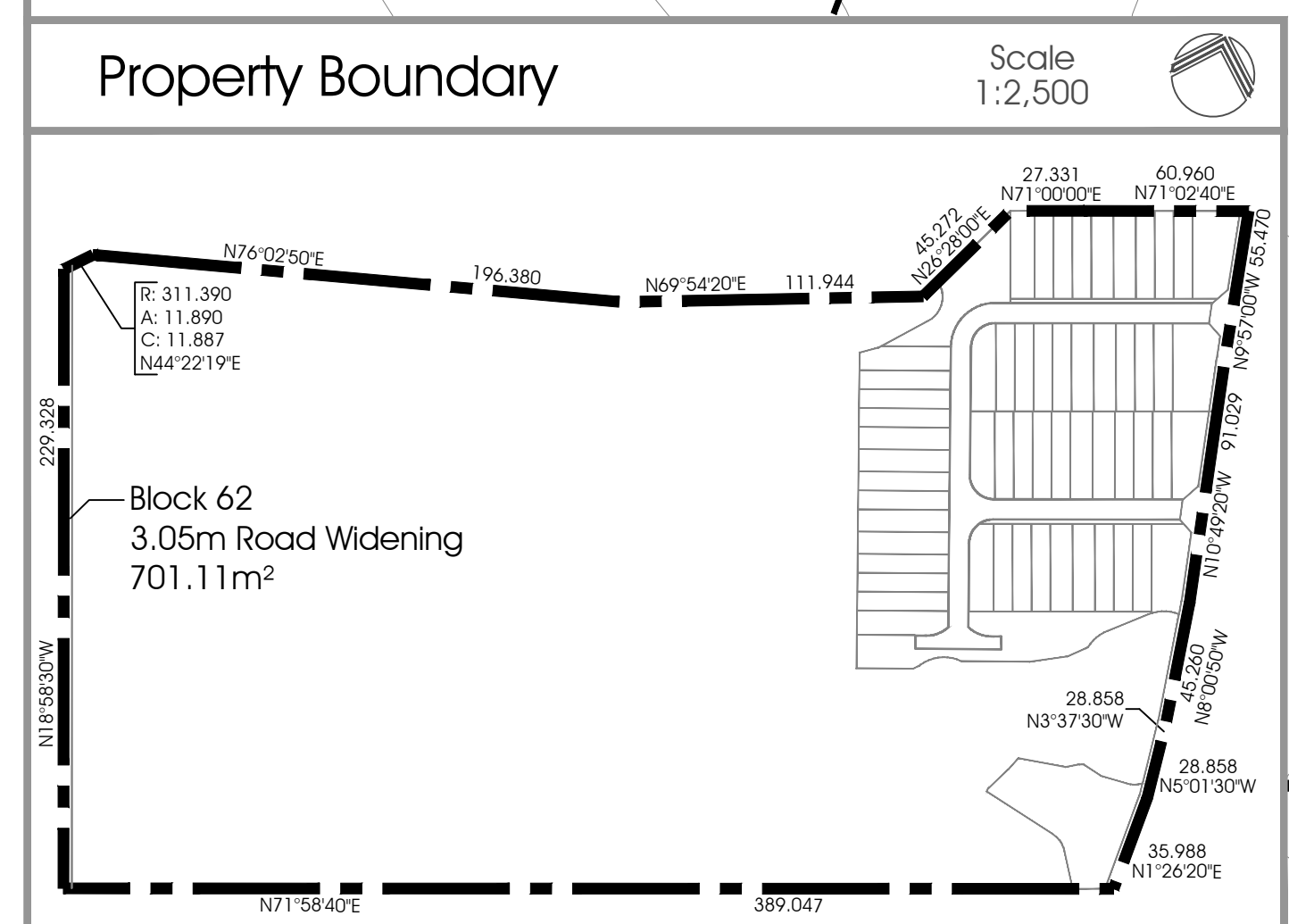
Townhomes (Lots 1-56)	
Total Units	56
Min. Internal Unit Lot Area	227.5m ²
Min. End Unit Lot Area	268.13m ²
Min. Corner Unit Lot Area	362.91m ²
Min. Internal Unit Lot Frontage	7.0m
Min. End Unit Lot Frontage	8.25m
Min. Corner Unit Lot Frontage	10.33m
Min. Front Yard Setback	8.0m
Min. Internal Yard Setback	1.25m
Min. External Yard Setback	3.3m
Min. Rear Yard Setback	10.0m
Max. Lot Coverage	44.6%
Min. Landscaped Open Space	44.8%
Parking	112 Spaces
Apartment Units (Block 59)	
Total Units	12
Lot Area	1,462.17m ²
Lot Frontage	42.82m
Front Yard Setback	19.39m
Interior Side Yard Setback	3.2m
Rear Yard Setback	9.0m
Max. Lot Coverage	16.4%
Landscaped Open Space	49.7%
Height	3 Storeys
Parking	18 Spaces

No.	REVISION	DATE

Note: All dimensions are shown in metres.

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Draft Concept Plan

154 & 164 CEMETERY RD
(PT OF LOTS 26 & 27 CONCESSION 6)
TOWNSHIP OF UXBRIDGE
REGIONAL MUNICIPALITY OF DURHAM

Scale: 1:500

Project No: 16-18

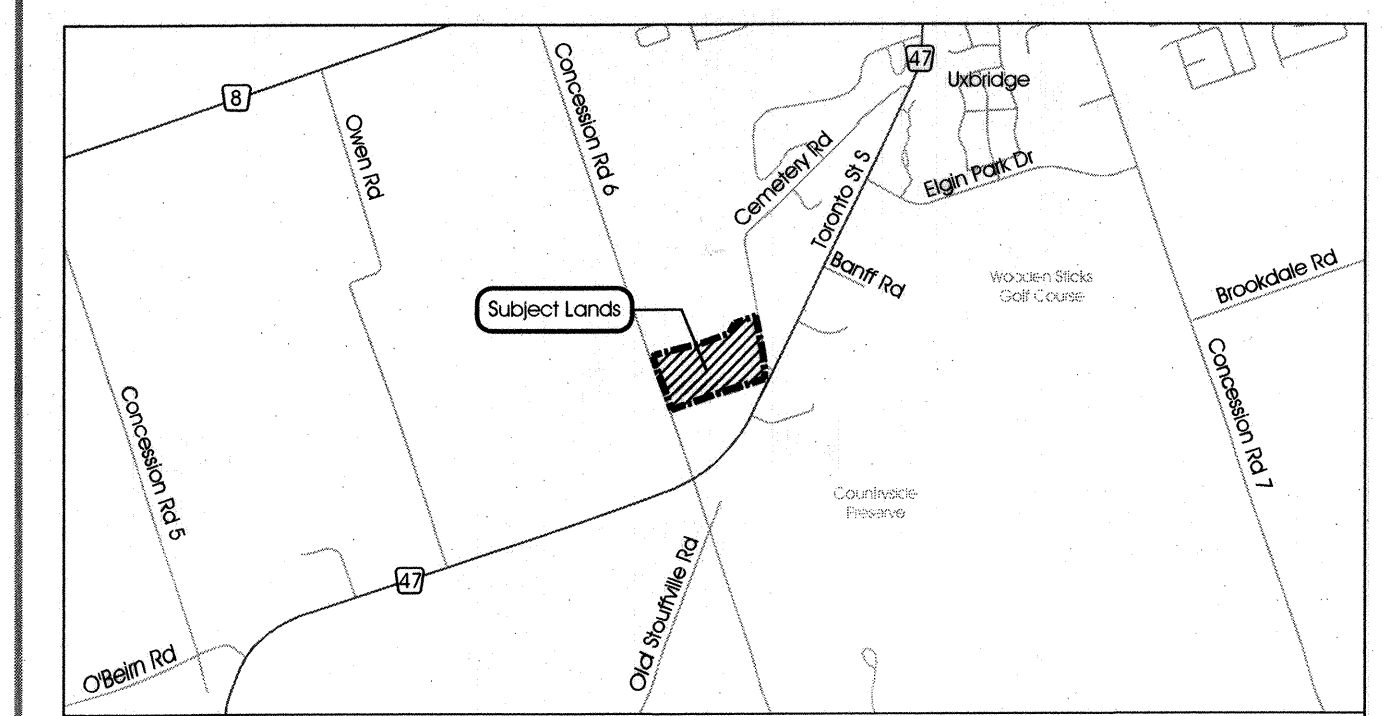
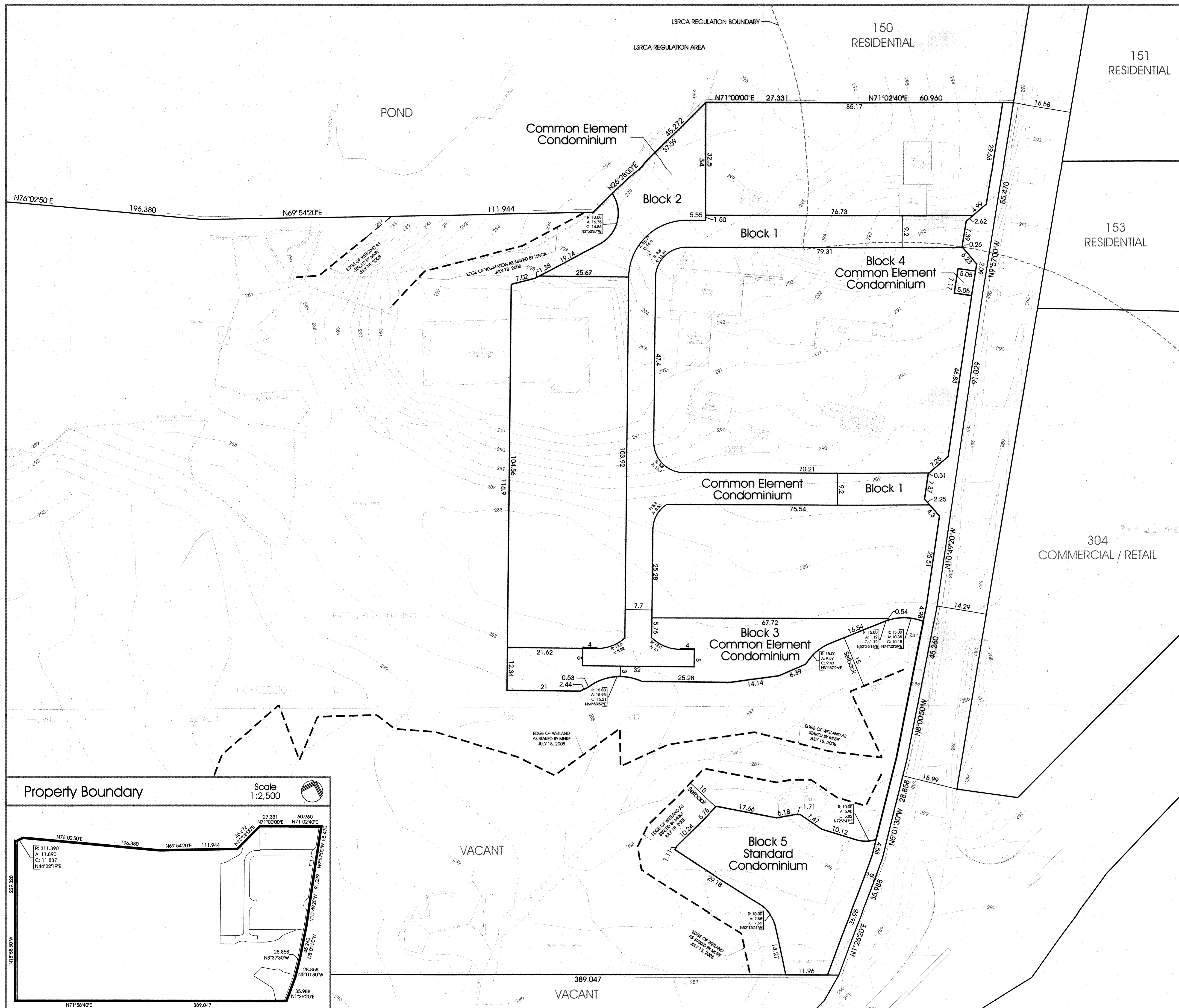
Drawing No: 01c

35 WEST BEAVER CREEK ROAD, UNIT 109
BIRCHMOUNT HILL, ONTARIO L8B 3K1
T: 905-977-8254 F: 905-977-9924
groundswellplanning.com

groundswell
URBAN PLANNERS INC.
GIVING YOU SOMETHING TO BUILD ON.

DESIGN	DRAWN	AM
APPROVED	DATE	Nov. 18, 2016

BR, MF



KEY PLAN - Uxbridge Scale 1:30,000

LAND USE SCHEDULE

COMMON ELEMENT CONDOMINIUM (BLOCK 1)	0.26269 Ha
COMMON ELEMENT CONDOMINIUM (BLOCKS 2 & 3)	0.19898 Ha
COMMON ELEMENT CONDOMINIUM (BLOCK 4)	0.00362 Ha
Sub Total	0.46528 Ha
STANDARD CONDOMINIUM (BLOCK 5)	0.14622 Ha
Total	0.61150 Ha

NOTE: FACILITIES AND SERVICES INCLUDED IN THE COMMON ELEMENT:
 - MINIMUM 7.7 METRE WIDE PAVED LANE;
 - METER BUILDING
 - SANITARY SEWER
 - WATERMAIN; AND
 - PRIVATE OPEN SPACE.

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

- a AS SHOWN
- b AS SHOWN
- c AS SHOWN
- d WILL BE PARCELS OF TIED LAND WITH A COMMON INTEREST IN THE COMMON ELEMENTS CONDOMINIUM.
- e AS SHOWN
- f AS SHOWN
- g AS SHOWN
- h MUNICIPAL WATER SUPPLY WILL BE PROVIDED
- i CU CLASS 6
- j AS SHOWN
- k FULL MUNICIPAL SERVICES WILL BE PROVIDED
- l AS SHOWN

OWNER'S AUTHORIZATION
 I, BEING THE REGISTERED OWNER OF THE SUBJECT LANDS, HEREBY AUTHORIZE GROUNDSWELL URBAN PLANNERS INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

Signed: *M. Kelly* DATE: **Dec 5, 2016**
 MOOREFIELD PROPERTIES LTD.

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THE SUBJECT LANDS AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN ON THIS PLAN.

Signed: *Ralph F. Grandy, O.L.S.* DATE: **Dec 5, 2016**
 H. F. GRANDER CO. LTD.

DESIGNER'S CERTIFICATE
 PLAN DESIGNED AND PREPARED BY GROUNDSWELL URBAN PLANNERS INC.

Signed: *Brad G. Rogers, M.C.P., R.P.P.* DATE: **Dec 5, 2016**
 PRINCIPAL.

No.	REVISION	DATE

Note: All dimensions are shown in metres.

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Draft Plan of Common Element Condominium / Standard Condominium

154 & 164 CEMETERY RD
 (PT OF LOTS 26 & 27 CONCESSION 6)
 TOWNSHIP OF UXBRIDGE
 REGIONAL MUNICIPALITY OF DURHAM

Scale 1:500

PROJECT No. 16-18
 DRAWING No. 01b

DESIGN: BR, MF
 DRAWN: AM
 DATE: Dec. 5, 2016

SEAL: **BRADLEY & ROGERS** REGISTERED PROFESSIONAL PLANNER R.P.P.

