

181 Toronto St. S. Uxbridge (ZBA 2022-05)

AGENCY REVIEW

MUNICIPAL APPLICATION #: ZBA 2022-05

COMMENT – REPLY MATRIX: SUBMISSION 3rd



PROJECT INFORMATION

DATE: 2025.05.27

PROJECT:	Residential	MUNICIPALITY:	Town of Uxbridge, Durham Region
LOCATION:	181 Toronto St. S., Uxbridge ON	TYPE:	Zoning By-law Amendment (ZBA)
OWNER:	2773791 Ontario Inc.	APPLICATION #:	ZBA 2022-05 (3 rd Submission)

PROJECT TEAM

DISCIPLINE:	COMPANY	CONTACT	PHONE	EMAIL
● PLANNING	ACCIO	Daniel CERON	647-622-4850	danielceron@accioplanning.com
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● ENGINEERING [CIVIL]	Counterpoint Engineering	Patrick Turner	416-206-5018	pturner@counterpointeng.com
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● ENGINEERING [TRAFFIC]	CGE Transportation	Casey Ge	416.602.1885	casey@cgeconsulting.ca
● LANDSCAPE ARCHITECTURE	HKLA	Tyler Main	905-839-5599	tmain@hkla.ca

AGENCY / DEPARTMENT COMMENT / RESPONSE MATRIX

The following is a summary of responses to comments from the Town of Uxbridge, Regional Municipality of Durham, Lake Simcoe Region Conservation Authority (LSRCA), and other agencies regarding the 2nd Submission of the Zoning Amendment Application ZBA 2022-05 for the subject land located at 181 Toronto St. S., Uxbridge.

NOTE: Previous comments to the first Submission have been addressed and referenced in the matrix / response dated 2024.03.07, which was part of the second submission.

INTRODUCTION:

This document is intended to provide a description of how comments from different agencies have been addressed by the consultant responsible of each specific matter. Comments have been organized in separate sections by commenting party (*in italics*), and responses are referenced adjacent to comments to assist the review of the application.

SECTION	Commenting Agency	Subsection(s)	
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LEGEND: ● Planning ● Architecture ● ENG./Civil ● ENG./ Geotech ● ENG./Electrical ● Environmental ● ENG./Traffic ● Landscape Arch. ● Other...



Land Use Planning Solutions Inc.

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AGENCY / DEPARTMENT COMMENTS

RESPONSE / REPLY 2025.05.27

This section is intended to provide a description of how **Durham Region** comments to the 2nd Submission of ZBA 2002-05 have been addressed by the consultant responsible on each specific matter. Comments are indicated *in italics*, and responses are referenced adjacent to comments to assist the review of the application.

Part 01. DURHAM PLANNING DIVISION		COMMENTS BY / FROM:	David Perkins, Project Planner –Durham Region	Letter dated 2024.06.26
CIRCULATION COMMENTS			RESPONSE(S)	
1.1 <i>The Region of Durham has reviewed the above noted revised plan and supporting repor[t]s/studies and we offer the following comments with respect to the Durham Regional Official Plan, Provincial policies, the Region’s delegated provincial plan review responsibilities, the proposed method of servicing, transportation and transit.</i> <i>The applicant has submitted a revised Conceptual Site Plan and related reports/studies to address comments made in the initial submission of the development proposal. The revised plan continues to propose the creation of ten (10) row townhouse dwelling units on two blocks as well as one road widening block and one common elements block on the subject site, located on the southeast side of Toronto Street South in the Town of Uxbridge. The revised plan also proposes a revised turnaround for the laneway.</i> <i>The application continues to propose to amend the zoning by-law to facilitate a draft plan of subdivision by rezoning the subject site from “Residential” (R1) Zone category to “Residential Multiple Density (RM) Zone to permit ten row house dwelling units, a road widening block and a common elements block.</i>			<div><div></div> Acknowledged</div>	
1.2 <u>Provincial Policy</u> <u>Lake Simcoe Protection Plan (LSPP)</u> <i>In response to comments made in support of the first submission regarding the requirement of a Natural Heritage Evaluation (NHE) meeting the requirements of policy 6.26 of the LSPP, a Scoped NHE, prepared by Terrastory Environmental Consulting Inc., dated April 5, 2022, was submitted in support of the applications. The NHE noted that none of the identified significant natural features nor their vegetation protection zones extend onto the subject property. The NHE concluded that no negative impacts to the above noted significant features will occur and that the application appropriately addresses applicable natural heritage policies provided that all technical mitigation measures identified in the NHE are implemented in full.</i>				

LEGEND: ● Planning ● Architecture ● ENG./Civil ● ENG./ Geotech ● ENG./Electrical ● Environmental ● ENG./Traffic ● Landscape Arch. ● Other...

CIRCULATION COMMENTS CONTINUED ...

RESPONSE(S) CONTINUED ...

<p>1.3 <i>The Lake Simcoe Region Conservation Authority (LSRCA), in its technical review comments in support of the second submission of the application, dated April 11, 2024, has indicated that to achieve conformity with LSPP policy 4.8-DP(e), the applicant is required to demonstrate how the phosphorus loading shall be minimized by demonstrating that the post development loading is at or below the pre-development loading.</i></p> <p><i>Conformity with the policies of the LSPP cannot be determined until such a time as the above noted requirements have been addressed to the satisfaction of the LSRCA.</i></p>	<p>○ A revised SWM-FSR Report and plans have been updated by Counterpoint Engineering Ltd; LSRCA comments have been addressed, and responses are presented in the LSRCA charts (Engineering / Hydrology) attached to this 3rd submission.</p>
<p>1.4 <u>Durham Regional Official Plan (ROP) Conformity</u> <i>A Planning Addendum Letter, prepared by Larkin + Land Use Planners Inc., dated March 15, 2024, was submitted in support of the second submission of the applications. The letter concluded that the proposed development is consistent with the PPS and conforms to the Growth Plan, LSPP, ROP and the Township of Uxbridge Official Plan.</i></p>	<p>○ The proposed zoning by-law amendment is consistent with provincial policies, and it is in conformity with the Regional and the Municipal official Plan.</p>
<p>1.5 <i>To ensure that water resources are available in sufficient quality and quantity to meet existing and future needs of the Region's residents, Regional Council shall ensure that, where appropriate, area municipal official plans require stormwater management and erosion and sedimentation control plans be prepared in the context of sub-watershed plans and that stormwater management facilities be implemented as part of the pre-servicing of development proposals.</i></p> <p><i>Staff at LSRCA have noted that several of their concerns regarding stormwater management indicated earlier have either not been addressed or have been partially addressed, including related to water quantity control, water quantity control criteria, water quantity control using infiltration measures and infiltration trench sizing. LSRCA staff further indicated that additional and/or revised information is required to address the above noted concerns.</i></p> <p><i>In response to the above noted comments, a peer review of a Stormwater Management and Functional Servicing Report, prepared by Counterpoint Engineering Inc., dated May 2022, was submitted. The peer review was also prepared by PGL Environmental Consultants, dated November 18, 2002. The peer review again concluded that the hydrogeological study is insufficient with respect to the adequacy of the water balance assessment and recommended that the assessment be updated to clearly identify issues related to long-term dewatering.</i></p> <p><i>In response to the above noted peer review comments, a revised Hydrogeological Investigation, also prepared by Toronto Inspection Ltd., dated February 6, 2024, was submitted in support of the second submission of the applications.</i></p>	<p>○ A revised SWM-FSR Report and plans have been updated by Counterpoint Engineering Ltd; LSRCA comments have been addressed, and responses are presented in the LSRCA Charts (Engineering / Hydrology) attached to this 3rd submission.</p>
<p>1.6 <i>LSRCA staff, in their Technical Review Comments – Hydrogeology – have indicated that the previous matters related to the Hydrogeological Investigation have now been addressed. As such, the Region is satisfied that all matters related to hydrogeology have been satisfied.</i></p> <p><i>The LSRCA indicated in their comments in support of the first submission of the applications that the proponent must demonstrate that there will be no negative impacts to the natural features and their ecological functions. The Township of Uxbridge has subsequently indicated that it will review the Natural Heritage Evaluation (NHE), prepared by Counterpoint Engineering Inc., dated May 16, 2021, and will include the implementation of the NHE's recommendations as a condition of approval of the Plan of Subdivision application.</i></p>	<p>● Acknowledged</p>

LEGEND: ● Planning ● Architecture ● ENG./Civil ● ENG./Geotech ● ENG./Electrical ● Environmental ● ENG./Traffic ● Landscape Arch. ● Other...

CIRCULATION COMMENTS CONTINUED ...

RESPONSE(S) CONTINUED ...

<p>1.7 <i>The proposed zoning by-law amendment will facilitate a medium density residential development adjacent to an arterial road, within proximity of a transit route. However, the Region will require that the above noted requirements related to stormwater management are completed to the LSRCA's satisfaction before the Region can determine conformity with the ROP.</i></p>	<p>○ A revised SWM-FSR Report and Plans have been updated by Counterpoint Engineering Inc.; and LSRCA comments have been addressed, and responses are indicated in the LSRCA Charts (Engineering / Hydrology) attached to this 3rd submission.</p>
<p>1.8 <u>Delegated Provincial Plan Review Responsibilities</u></p> <p><u>Potential Noise Impacts</u></p> <p><i>A revised Noise Impact Study, prepared by YCA Engineering Limited, dated September 21, 2022, was submitted in support of the second submission of the applications.</i></p> <p><i>The noise impact study has been reviewed and has been deemed acceptable. The proponent is required to implement the recommendations contained in Table 2 of the study into a legal agreement with the Township of Uxbridge or a Land Titles Agreement with the Region of Durham, to our satisfaction.</i></p> <p><u>Potential Site Contamination</u></p> <p><i>In accordance with the Region's Soil and Groundwater Assessment Protocol, a revised Regional Site Screening Questionnaire (SSQ) indicating that there is no potential site contamination was completed and signed by a Qualified Person and by the property owner. As such, the Region is satisfied that all matters regarding potential site contamination have been addressed.</i></p>	<p>● Acknowledged</p>
<p>1.9 <u>Servicing</u></p> <p><i>The Regional Works Department has reviewed the above noted second submission application package and provides the following comments.</i></p> <p><i>Functional Servicing Report (FSR), Counterpoint Engineering, May 16, 2021</i></p> <p><i>With respect to Section 9.0 – Water Supply - please provide and indicate the proposed water service connection (and fire line connection if applicable), size and material type for the subject site.</i></p>	<p>○ <i>Proposed water service will be connected via 300x150mm tapping sleeve and valve as per Region of Durham Standards S-230.020.</i> (Counterpoint Engineering Inc., Feb 20th, 2025)</p>
<p>1.10 <i>With respect to Section 10.0 – Sanitary Servicing – as per the Region's Standards and Specifications, only one (1) sanitary service connection is permitted for a medium density condominium block. Also, a private sanitary inspection maintenance hole is required and shall be located 1.5m inside private property.</i></p>	<p>○ <i>Sanitary servicing for the site will be completed by installing a series of manholes within the property frontage. The sanitary system will connect to the municipal system at a single location, an existing manhole within Toronto Street South. The private sanitary system will be within a common element portion of the development.</i> (Counterpoint Engineering, Feb 20th, 2025)</p>

LEGEND: ● Planning ● Architecture ● ENG./Civil ● ENG./ Geotech ● ENG./Electrical ● Environmental ● ENG./Traffic ● Landscape Arch. ● Other...

CIRCULATION COMMENTS CONTINUED ...

RESPONSE(S) CONTINUED ...

<p>1.11 Site Servicing Plan (C-2)</p> <p><i>The proposed domestic water service connection [connection] to the existing 300mm watermain shall be via a tapping sleeve and valve. Please show the valve location at the tee and the respective property line valve. Please refer to the attached Redlines document.</i></p>	<p>○ Valve location is now shown. Refer to Drawing C-2. (Counterpoint Engineering Inc., Feb 20th, 2025)</p>
<p>1.12 Please add a note for CB frame and grate on the proposed STM maintenance hole.</p>	<p>○ Note Added. Refer to Drawing C-2. (Counterpoint Eng., Feb 20th, 2025)</p>
<p>1.13 Please remove all proposed sanitary lateral connections.</p>	<p>○ Sanitary Lateral connections have been removed. Refer to Drawing C-2. (Counterpoint Eng. Feb.20th,2025)</p>
<p>1.14 Please add one sanitary service connection to service the proposed condominium development. An inspection maintenance hole is required to be located 1.5m inside private property. Depending on the required size of the service connection for the site, a maintenance hole at the mainline may be required. If it is required, the maintenance hole shall be installed via doghouse method. Please provide a benching detail accordingly.</p>	<p>○ Sanitary servicing for the site will be completed by installing a series of manholes within the property frontage. The sanitary system will connect to the municipal system at a single location, an existing manhole within Toronto Street South. The private sanitary system will be within a common element portion of the development. (Counterpoint Eng. Feb 20th, 2025)</p>
<p>1.15 Please note that the proposed Draft Plan indicates a 1.90m road widening and the Site Servicing Plan indicates a 2.0m road widening. Please confirm which is correct and revise accordingly.</p>	<p>○ Drawing C-2 has been revised to indicate a 1.90m road widening as per the proposed Draft Plan. (Counterpoint Eng., Feb 20th, 2025)</p>
<p>1.16 Transportation Infrastructure</p> <p><i>The Region will require a cross-access easement to be provided to the properties to the north and south of the subject parcel (171 and 191 Toronto Street). This will enable shared access should either of these parcels develop in the future. The Township of Uxbridge should confirm if this will be made a condition of approval.</i></p>	<p>○ This comment will be addressed at the Draft Plan of Subdivision next re-submission. This is not a zoning matter.</p>
<p>1.17 Traffic Management Plan</p> <p><i>Please specify which Traffic Control Plan from the current OTM Book 7 was used.</i></p> <p><i>The inclusion of advanced signage for pedestrians at the nearest controlled crossings indicating that the sidewalk will be closed is required at Toronto Street and Elgin Park Drive and at the Toronto Street and Campbell Drive intersection to ensure pedestrians cross at the designated crosswalks and avoid the construction area.</i></p> <p><i>All efforts should be made to limit the duration of the sidewalk closure.</i></p>	<p>● The Pavement Marking and Signage Plan has been updated to include advanced signage for pedestrians at the nearest upstream and downstream intersections with controlled pedestrian crossings.</p> <p>The Pavement Marking and Signage Plan was prepared based on the information outlined in OTM Book 7 (Drawing No. US-17 - Lane Closed and Drawing No. TS-23 - Pedestrian Detour: Sidewalk Closure).</p> <p>The updated Pavement Marking and Signage Plan (Drawing No. TMP-01 dated April. 2025) is included in the resubmission. (CGE Traffic Consulting, April 4th, 2025)</p>

LEGEND: ● Planning ● Architecture ● ENG./Civil ● ENG./ Geotech ● ENG./Electrical ● Environmental ● ENG./Traffic ● Landscape Arch. ● Other...

1.18 Stormwater Management Report and Functional Servicing Report, Counterpoint – November 2023

The maximum release rate to the Toronto Street South storm sewer from the control area (#201) should be restricted to 5.2 litres per second and the maximum uncontrolled flow of 11.5 litres per second from the area abutting Toronto Street (#301) will be directed to the Toronto Street South right-of-way (ROW).

The proposed release rates would be reasonable based on the existing flow that currently drains to the Toronto Street South ROW from the portion of the subject property (0.13 ha). The proposed onsite storage of 124 m³ with Hydro-Brake orifice control would be adequate to control the 100 year post development flows to above the noted release rate.

The stormwater management proposal is acceptable to the Region of Durham Works Department.

- Noted. However, Area 201 will be controlled to **5.4L/s** not 5.2L/s to match the 5-year pre-development release rate during the 100-year storm event, calculations are provided in **Appendix B** of the SWM report.

(Counterpoint Engineering Inc., Feb 20th, 2025)

1.19 Waste Management

The applicant has noted that they will seek private waste collection. As such, the Region has no further comments related to waste management.

- Acknowledged

1.20 Water Resources Monitoring and Protection

The subject site is located within the South Georgian Bay Lake Simcoe (SGBLS) Source Protection Region and within a Wellhead Protection Area – Category D which equates to a 25 year of travel from the wellhead source to the site. Based on the policies listed in the SGBLS Source Protection Plan, approved January 26, 2015 and the site location, there are no applicable policies or significant drinking water threats associated with the proposed development.

- Noted.

1.21 Conclusion

The above-noted zoning by-law amendment application proposes the rezoning of the subject site to permit ten row house dwelling units, a road widening block and a common elements block in order to facilitate the construction of ten townhouse dwellings that are generally compatible with housing types within the Uxbridge Urban Area.

The proposed development is also generally consistent with the direction of Regional and Provincial policies; however, technical considerations including the demonstration of how phosphorus loading will be minimized, and matters related to stormwater management including water quantity control, water quantity control criteria, water quantity control using infiltration measures and infiltration trench sizing must be addressed before conformity to the Lake Simcoe Protection Plan and to the ROP respectively can be determined.

As such, the Region requests that this application to rezone the subject site to permit the development of ten row house dwelling units be deemed premature until such time as the above noted requirements are addressed to the satisfaction of the LSRCA and the Region.

- Acknowledged
- Technical considerations have been addressed in the updated SWM-SFR Report and Plans by Counterpoint Engineering Inc., and responses to comments are indicated in the fillable LSRCA Charts (Hydrology / Engineering) attached to the 3rd submission.

LEGEND: ● Planning ● Architecture ● ENG./Civil ● ENG./ Geotech ● ENG./Electrical ● Environmental ● ENG./Traffic ● Landscape Arch. ● Other...

AGENCY / DEPARTMENT COMMENTS

RESPONSE / REPLY 2025.05.27

This section is intended to provide a description of how **LSRCA** comments to the 2nd Submission of ZBA 2002-05 have been addressed by the consultant responsible on each specific matter.

Part 02. LSRCA (Lake Simcoe Region Conservation)	COMMENTS BY / FROM:	Dave Ruggle, Manager Planning, LSRCA	Email dated 2024.04.16
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GENERAL COMMENTS

2.1. LSRCA sent two fillable charts with comment to 2nd Submission:

The comments have been prepared by:

Alison Edwards (Engineering) a.edwards@lsrca.on.ca
Melinda Morris (Hydrogeology) m.morris@lsrca.on.ca

○ All Comments have been addressed and responses described in the fillable LSRCA Charts (Hydrology & Engineering), which are attached as part of the 3rd Submission.

AGENCY / DEPARTMENT COMMENTS

RESPONSE / REPLY 2025.05.27

This section is providing a description of how **METROLINK** comments to the 2nd Submission of ZBA 2002-05 have been addressed by the consultant responsible on each specific matter.

Part 03. METROLINK	COMMENTS BY / FROM:	Farah Faroque, Third Party Projects Review	Email dated 2024.05.09
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GENERAL COMMENTS

3.1 Please be advised that the subject lands (REGIONAL HIGHWAY 47) fall outside of the designated Metrolinx review zones. Metrolinx therefore has no comments and / or concerns on this DPS application. For future reference, please consult the webpage and mapping portal provided below, in order to determine when Metrolinx should be circulated.

○ Acknowledged

AGENCY / DEPARTMENT COMMENTS

RESPONSE / REPLY 2025.05.27

This section is providing a description of how **HYDRO ONE** comments to the 2nd Submission of ZBA 2002-05 have been addressed by the consultant responsible on each specific matter.

PART 04. HYDRO ONE, Real Estate Department Hydro One Networks Inc.	COMMENTS BY / FROM:	Denis De Rango, Specialized Services Team Lead, Real Estate Department Hydro One Networks Inc.	Email dated 2024.05.24
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GENERAL COMMENTS

4.1 We are in receipt of your Plan of Subdivision and Site Plan application, SPD 2022-06 and SUB 2022-02 dated May 8th, 2024. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.

For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier. Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group at subdivision@Hydroone.com or 1-866-272-3330.

○ Acknowledged

LEGEND: ● Planning ● Architecture ● ENG./Civil ● ENG./ Geotech ● ENG./Electrical ● Environmental ● ENG./Traffic ● Landscape Arch. ● Other...

AGENCY / DEPARTMENT COMMENTS

RESPONSE / REPLY 2025.05.27

This section is providing a description of how **DDSB** comments to the 2nd Submission of ZBA 2002-05 have been addressed by the consultant responsible on each specific matter.

PART 05. Durham District School Board

COMMENTS BY /
FROM:

Natalie Ho

Email dated
2024.05.14

GENERAL COMMENTS

5.1 Staff has reviewed the information on the above-noted file and, under the mandate of the Durham District School Board, staff has no objections.

☒ Acknowledged

AGENCY / DEPARTMENT COMMENTS

RESPONSE / REPLY 2025.05.27

This section is providing a description of how **ENBRIDGE** comments to the 2nd Submission of ZBA 2002-05 have been addressed by the consultant responsible on each specific matter.

PART 06. Enbridge

COMMENTS BY /
FROM:

Willie Cornelio

Letter dated
2024.05.14

6.1 Enbridge Gas does not have changes to the previously identified conditions for this revised application(s).

☒ Acknowledged

AGENCY / DEPARTMENT COMMENTS

RESPONSE / REPLY 2025.05.27

This section is providing a description of how **DURHAM REGION / Redline** comments to the 2nd Submission of ZBA 2002-05 have been addressed by the consultant responsible on each specific matter.

PART 07. Redline plans (Durham Region)

COMMENTS BY /
FROM:Kurt Niles, Durham
Region Public WorksEmail
2024.06.27

7.1 Redline comments were added to the Engineering Servicing Plan C-2. by Durham Public Works Department on June 27th, 2024 & July 17th, 2024.

☒ Redlines comments have been addressed and the Engineering Servicing Plan C-2 and other plans updated accordingly.

End of comments & responses.

LEGEND: ● Planning ● Architecture ● ENG./Civil ● ENG./ Geotech ● ENG./Electrical ● Environmental ● ENG./Traffic ● Landscape Arch. ● Other...



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