



PLANNING JUSTIFICATION REPORT

181 Toronto St. South
Uxbridge, ON

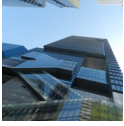
Prepared by



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2022.06.01

PREPARED FOR: 2773791 Ontario Incorporated



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PLANNING JUSTIFICATION REPORT

181 TORONTO ST. SOUTH, UXBRIDGE, ONTARIO

Prepared for 2773791 Ontario Incorporated.

EXECUTIVE SUMMARY

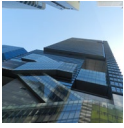
LARKIN+ Land Use Planners Inc. (“LARKIN+”) has been retained by 2773791 Ontario Incorporated (Mr. Sam Arabi) hereinafter referred to as the “Applicant”, to prepare a Planning Justification Report (PJR) in support of the proposed redevelopment of his property located at 181 Toronto Street (the “Subject Lands” or “Property”) in the Town of Uxbridge. The Applicant is seeking planning approvals for a residential development on the east side of Toronto Street South, south of the intersection with Cemetery Road. The proposed development will create a Residential Condominium development with a total of 10 Townhouse Units/Lots (POTL), and Common elements with one single driveway access onto Toronto Steet South.

The Subject lands are designated as “Residential” in the Township of Uxbridge Official Plan and zoned “Residential First Density (R1) in the Township of Uxbridge Zoning By-law No. 81-19. The implementation of the proposed development requires the following land use permissions are required:

APPLICATIONS REQUIRED ...	INTENT OF APPLICATIONS...	
CURRENT Submission to Township of Uxbridge, Development Services	1. Zoning Bylaw Amendment (ZBA)	<i>A ZBA application is required to rezone the Subject Lands from Residential First Density Zone (R1) to Residential Multiple Density Zone (RM) to permit the development of a Condominium with Row dwelling houses.</i>
	2. Site Plan Approval (SPA)	<i>A Site Plan Approval Application is required to confirm the layout of the development on the Subject Lands based on the development of detailed floor plans and elevations for the buildings.</i>
CONCURRENT to Durham Region, Planning Division	3. Draft Plan of Subdivision (DPS)	<i>A Draft Plan Application will be submitted to the Region of Durham to create 10 Lots (POTL) and the Common Elements blocks.</i>

These applications have been the subject of Pre-Consultation process with Town of Uxbridge (ZBA-SPA), and with Durham Region (DPS) which identified in each case the documents and supporting studies that are required to achieve approval.

Submission Requirements	Town of Uxbridge		Durham Region
	ZBL	SPA	DPS
Survey	✓	✓	✓
Concept Site Plan	✓	✓	✓
Draft Plan of Subdivision drawing			✓
Architectural Floor Plans, and Elevations	✓	✓	✓
Planning Justification Report (PJR)	✓		✓
Site Servicing and Storm Water Management	✓	✓	✓
Grading and Drainage Plan	✓	✓	✓
Erosion and Sediment Control Plan	✓	✓	✓
Construction Management Plan			✓
Scope Natural Heritage Evaluation (NHE)	✓	✓	✓
Tree Preservation & Planting Plan	✓	✓	✓
Hydrogeological Analysis			✓
Geotechnical Report	✓	✓	✓
Site Screening Questionnaire SSQ	✓	✓	✓
Traffic Impact Study	✓	✓	✓
Noise Impact Study (dated Dec-01-2021)	✓	✓	✓



This Planning Justification Report (PJR) provides an analysis of current land use planning policy, at several levels of government, and it has been prepared as part of a complete submission in support of the referenced ZBA & SPA applications to the Town. In addition, the PJR supports the submission for DPS to the Region of Durham.

Land use planning policies are reviewed to evaluate the appropriateness of the Subject Lands for the proposed residential development at the proposed location. Consideration also has been given to supporting documentation as well as the eventual built form to determine the consistency and conformity of the proposal to the planning policies that guide development on the Subject Lands.

This PJR reviews the formal expressions of Land Use Policy (LUP) articulated by the Province of Ontario, the Region of Durham and the Town of Uxbridge through their respective Land Use Policy Plans. Provincial Land Use Policy is provided through the authority of the Planning Act RSO. 1990, CHAPTER P.13 (the “Planning Act”) and various “Plans” issued thereunder. Municipal Official Plans (Regional and Local) represent the respective municipal Council’s vision for growth and development within a municipality. It sets out the pattern of land uses within the municipality and provides land use policy intended to focus and guide development within the municipality. A review of Provincial Land Use Policy has been undertaken, with an emphasis on Regional and Local (Uxbridge) expressions of Land Use Policy.

SUMMARY OF CONCLUSIONS

- 1. LUP Review: Provincial**
A review of Provincial LUP is presented to discuss how the proposed development conforms with Provincial Policies.
- 2. LUP Review: Regional**
The Application, being a proposed amendment to the Town of Uxbridge ZBL, is consistent with the articulated vision of the Durham Region Official Plan (DROP), and to the extent the policies have any direct applicability, the Proposal is consistent with the Regional Official Plan.
- 3. LUP Review: Municipal**
The Application is consistent with the Goals, Objectives, and the Policies of the Town of Uxbridge Official Plan (TUOP) and maintains the existing OP land use designations. Specific policies were reviewed, and the review concludes that there is no amendment to the OP Policies required for the approval of the ZBA.
- 4. ZONING Bylaw Review**
An amendment to ZBL 81-89 is required to implement the proposal. The identified modifications to the permitted uses and the zone specifications are appropriate for the intended use and conform to the Residential uses of the Town’s Official Plan.

The analysis undertaken and presented in this Planning Justification Report, and the associated reports and plans support the Application for an amendment to the Town of Uxbridge Zoning Bylaw. The conclusions of this report support the opinion that the Application is justified and represents good land use planning. It is therefore respectfully recommended to that the applications for the proposed Zoning Amendment and Site Plan Approval be approved by the Town of Uxbridge, and that the Draft Plan of Subdivision be approved by the Region of Durham.

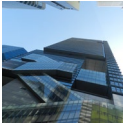
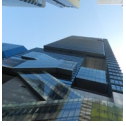


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Prepared for 2773791 Ontario Incorporated

1

APPLICATION DESCRIPTION & CONTEXT

- 1.1 Introduction & Context
- 1.2 Proposed Development

The physical location and area context for the proposed development, and a discussion of the development proposal is described in the Section

1.1 Introduction & Context

The Subject Lands are located in the southern end of the Town of Uxbridge on Toronto Street South between Elgin Park Drive and Cemetery Drive (Figure 1 - Location Map). The property is centrally located to downtown Uxbridge which is 1 km to the north and to the commercial corridor that runs along Toronto Street just south of the Subject Lands.



Figure 1 LOCATION MAP
Source: ?? with annotations by LARKIN +

The property is legally described as Part of East Half of Lot 28 Concession 6 (Geographic Township of Uxbridge) and municipally as 181 Toronto Street South. The property is 0.303 Ha. in size with a frontage of 77.27 m on Toronto Street South and a depth of 53.76 m. Access to the property is provided by Toronto Street South which is a regional road, and services are provided municipally.



The lands can be considered a re-development site suitable for residential intensification surrounded by single detached residential dwellings to the north and south, and Townhouse Condo (row houses) to the east on Fred Banner Lane which runs behind the Subject Lands (Figure 2 – Aerial Photo of Subject Lands)



Figure 2 AERIAL PHOTO OF SUBJECT LANDS
Source: GoogleEARTH with annotations by LARKIN+

The Subject Lands are located within an area that supports a wide range of uses but generally can be characterized as a residential area. The adjacent uses can be described) as follows:

- ▶ North: Low Density Residential in the form of Single detached residential homes.
- ▶ East: Medium density residential in the form of street townhomes. (row dwellings Condominium)
- ▶ West: Low density residential in the form of single detached homes.
- ▶ South: Low and High Density Residential in the form of single detached homes and a Retirement Home.

In addition to residential uses, the Uxbridge Cottage Hospital is located to the north along Toronto Street South and a commercial area is located to the south which includes a concentration of car dealerships (Figure 3: Aerial Photo of Surrounding Properties). Several retirement and long term care homes exist in the area with Butternut Manor to the northwest and the Shobrook Gardens and Douglas Crossing Retirement Community further south. The Wooden Sticks Golf Club is located to the southeast along Elgin Park Drive and public schools are within 1 km of the Subject Lands to the north closer to downtown Uxbridge.



Accordingly, the Subject Lands are centrally located with easy access to numerous amenities which support Uxbridge as a complete community and support the site as a suitable location for an intensification project.

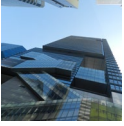


Figure 3 AERIAL PHOTO OF SURROUNDING AREA
SOURCE: GoogleEARTH with annotations by LARKIN+

1.2 Proposed Development

The Subject Lands represent an underutilized property within a residential area of Uxbridge. A zoning By-law Amendment (ZBA) application is required to re-zone the lands from Residential First Density Zone (R1) to Residential Multiple Density Zone (RM) to permit the development of residential Townhouses (row houses) units. Initially, approval is being sought for the ZBA application and Site Plan Approval (SPA) to confirm the layout of the development on the Subject Lands based on detailed floor plans and elevations for the buildings.

A pre-consultation process with the Durham Planning Division confirmed the need of land division by draft plan approval. Thus, an application for approval of a Draft Plan of Subdivision (DPS) is required by the Region of Durham to permit the creation of 10 lots (POTL), and the common elements blocks. The DPS application is being submitted concurrently with the applications to the Town.



The following discussion describes the site plan design and summarize the supporting studies that were required as part of a complete application and that are relevant to the planning justification analysis.

1.2.1 The Project Described

The proposed development comprises a Condominium with 10 units with an average width of 5.18m (~17ft), and 14.3 m (47.0ft) in depth and will be three storeys in height with a Gross Floor Area between 190 to 196 m² per unit. The units will be available in three floor plan layout options, all with three Bedrooms.



Figure 4: SITE PLAN
SOURCE: John G Williams Limited with annotations by LARKIN+

- ▶ **Built form:**
The proposed development comprises a townhouse condo development with two blocks aligned to the Regional Road, providing a street configuration with the main entrance of each unit facing Toronto St S.
- ▶ **Access and Parking:**
A single driveway entrance will be created on Toronto Street South allowing to access/exit the Condominium through a private lane that serves to connect with each unit driveway at the rear of the buildings. This is significantly important regarding safety since will keep the



circulation of cars in one point crossing the sideway along Toronto Street South. A total of twenty five (25) parking spaces will be provided: each unit has one car garage and one parking space in front of each garage. Five (5) visitor parallel parking spaces are provided along the private lane, including one accessible parking space.

▶ **Amenity Spaces & Links:**

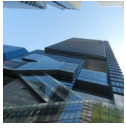
Each unit will have a private outdoor deck amenity space on the second floor, and additional landscape amenity as part of the Common areas located at the west and south portion of the development.

▶ **Stormwater Management**

A swale exists along the south part of the property which links a culvert that passes under Toronto Street South to an outlet at South-east corner of the subject lands. The swale will be reconfigured and maintained to capture the stormwater flow, however, there will be no change to the headwell and no impacts will occur on the drainage features. Additionally, roof drains will direct stormwater to an infiltration gallery underground that will capture water and discharge to a grade splash pad. Additional details are provided on Servicing Plan Drawing No. C-2.

The Project Statistics are presented in the following Table:

TABLE 1.: PROJECT STATISTICS		
Gross Lot Area:	3,033.5 m ²	100.0 %
Road Widening:	145.4 m ²	0.0 %
<hr/>		
NET LOT AREA (- Road Wide)	2,888.1 m ²	100.0 %
Building 1,2 & Water Meter Room :	812.5 m ²	28.1 %
Landscape Open Space & walkways:	1,139.2 m ²	39.4 %
Driveway / Parking:	936.5 m ²	32.5 %
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Lot Coverage:	28.2 %	
Parking Private	20 PS	
Visitors (include 1 Acc. PS)	5 PS	



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2	SUPPORTING STUDIES & TECHNICAL REPORTS
	2.1 Environmental Noise Study
	2.2 Transportation Study
	2.3 Natural Heritage Study and Tree Protection Plan
	2.4 Stormwater management and functional Report

The following reports were commissioned in support of the Application. The documents are included with the full submission package. A brief summary of each is provided in the following discussion. For more information and a complete discussion please refer to the appropriate report.

2.1 Environmental Noise Study YCA Engineers

An analysis of the potential noise impact to the development generated by vehicular traffic on Toronto Street (Durham Highway No. 47) to the west in the Township of Uxbridge was undertaken. Noise generated by all other noise sources are not expected to be significant due to low traffic volumes and distance separation.

The analysis determined that sound levels acceptable to the Ministry of Environment, Township of Uxbridge and the Regional Municipality of Durham can be achieved through noise abatement measures described as follows:

- ▶ Based on the noise analysis, mandatory air conditioning is required for the units with the addition of a warning clause Type D for all units.
- ▶ No outdoor noise mitigation measures are required however it is recommended that a Warning Clause Type A be incorporated into the Development Agreement.
- ▶ In order to maintain acceptable noise levels within the units, walls with an STC 54 are recommended. Standard windows are sufficient.
- ▶ Wording for the word clauses is included within the Environment Noise Study report.

2.2 Transportation Study CGE Transportation Consulting

A transportation study was prepared in support of the proposed development. Due to the small development scale, it is not anticipated that traffic impact will be significant to the adjacent street and, therefore no mitigation measures are required.

The study focused on the onsite circulation and made the following conclusions:

- ▶ The nominal traffic generated by the development proposal can be accommodated by the existing road network and no mitigation measure is required.



- ▶ Parking supply is adequate to support the expected parking demand generated by the development proposal and it meets the zoning by-law parking requirements.
- ▶ There are adequate sight line distances on Toronto Street South in both the northbound and southbound direction.
- ▶ The access spacing to the adjacent intersection at Fred Barnard Way does not meet the Region's minimum 80 m spacing requirements for Type-B arterial roads. However, this access is presently existing and at full build conditions, two-way peak hour trips at this access will not exceed 8 vehicles.

2.3 Natural Heritage Study (NHE) and Tree Protection Plan Terrastory Environmental Consulting Inc.

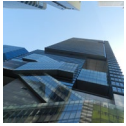
A Scoped Natural Heritage Evaluation (NHE) was undertaken along with the preparation of a Tree Protection Plan to evaluate the natural heritage features associated with the Subject Lands and to create a tree protection plan for the proposed development. The Natural Heritage Evaluation (NHE) revealed the following natural features with ecological and/or policy significance:

- ▶ A natural area to the east of the Subject Lands associated with Uxbridge Brook contains several overlapping significant features including a Provincially Significant Wetland, Significant Woodland, Significant Valleyland, candidate/confirmed Significant Wildlife Habitat, and Fish Habitat.
- ▶ The Subject Lands provide a potential roosting habitat for Endangered bats (Little Brown Myotis, Northern Myotis, and Tri-colored Bat).

Based on the presence of the above-mentioned significant natural heritage features, a comprehensive set of recommendations and mitigation measures are offered in Section 5.2 of the NHE to achieve "no negative impact" and address applicable municipal, provincial, and federal policies. It is noted, however, that none of the identified significant natural features or their Vegetation Protection Zones extend onto the Subject Lands. An Erosion and Sediment Control Plan (Counterpoint Engineering) will be implemented during construction, while a timing restriction on tree/vegetation removal will be established (i.e., no removals between April and September 30) to protect nesting birds and roosting bats. Notwithstanding this, impacts to trees which are partly or wholly situated on neighbouring properties (179 and 191 Toronto Street South) are anticipated, and approval from relevant owners is required before such trees can be removed or injured.

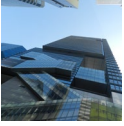
2.4 Storm Water Management (SWM) and Functional Service Report (FSR) Counterpoint Engineering

A Storm Water Management report, and a Functional Servicing report have been prepared, the later of which includes the Grading and servicing Plans,



and Analysis of Water balance, and Phosphorus budget. According with the conclusion of the Report:

- ▶ Quantity Control, Water Balance and Volume Control will be met with infiltration trench and stormwater storage.
- ▶ Quality Control will be met via inherently clean surfaces and stormwater infiltration.
- ▶ Phosphorus Removal will be met using infiltration areas on site



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POLICY CONFORMITY + ZONING REVIEW

3.1	Contextual Applicability of Land Use Policy
3.2	The Planning Act, RSO, 1990.
3.3	Provincial Policy Statement, 2020
3.4	Growth Plan for the Greater Golden Horseshoe 2020
3.5	Oak Ridges Moraine Conservation Plan
3.6	Durham Region Official Plan
3.7	Lake Simcoe Protection Plan
3.8	Township of Uxbridge Official Plan
3.9	Township of Uxbridge Zoning By-law 81-19

A review of formal expressions of Land Use Policy (LUP) is undertaken to determine conformity of the applications to the Planning Act as well as the Provincial, Regional and Municipal land use planning policy documents.

3.1 Contextual Applicability of Land Use Policy

A review of planning documents must be undertaken to determine conformity of the applications to the Planning Act as well as the provincial, regional and municipal planning documents. A review of the applications based on the applicable planning documents made the following conclusions:



- ▶ **THE PROPOSED DEVELOPMENT HAS REGARD FOR MATTERS OF PROVINCIAL INTEREST (SECTION 2 OF THE PLANNING ACT, 1990).**
 The applications will facilitate the re-development and intensification of an infill site on existing infrastructure within the built boundary of Uxbridge. The proposed development is appropriately located being convenient to local amenities and services and is designed at a density that efficiently uses infrastructure.
- ▶ **THE PROPOSED DEVELOPMENT IS IN THE PUBLIC INTEREST.**
 The proposed development will assist the Region of Durham and the Township of Uxbridge in meeting their projected population growth and intensification targets and to expand the range of housing types available within Uxbridge. The site has been designed to use the land and available infrastructure efficiently and to ensure compatibility with adjacent uses.
- ▶ **THE PROPOSED DEVELOPMENT IS CONSISTENT WITH THE PROVINCIAL POLICY STATEMENT 2020.**
 The Provincial Policy Statement 2020 (PPS) promotes intensification and re-development and the efficient use infrastructure. The Applicant proposes the re-development of an under-utilized site which is appropriately located within an existing residential area and the built boundary of Uxbridge, and with convenient access to services.
- ▶ **THE PROPOSED DEVELOPMENT CONFORMS TO THE GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE 2020, THE OAK RIDGES MORAIN CONSERVATION PLAN, THE LAKE SIMCOE PROTECTION PLAN, THE DURHAM REGION OFFICIAL PLAN, AND THE UXBRIDGE URBAN AREA SECONDARY PLAN.**



The proposed development conforms to the planning documents which guide growth and development in the Town of Uxbridge and will appropriately accommodate projected growth on full municipal services.

A detailed review of the applicable planning documents in light of the applications are provided in the following sections.

3.2 The Planning Act, RSO, 1990.

The Planning Act is the provincial legislation that regulates land use planning in Ontario and must be considered by planning authorities when reviewing applications. Sections 2 (Provincial Interest), Section 3 (Provincial Plan), Section 51(24) (Plan of Subdivision) and Section 53 (Consent) of the Planning Act were identified as relevant to the applications.

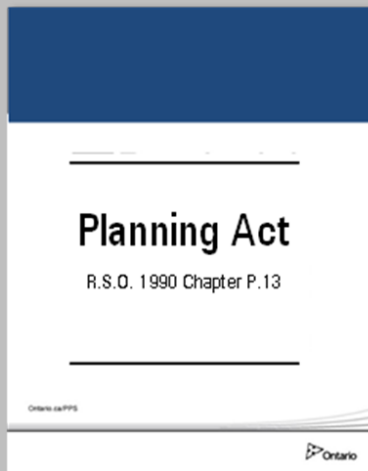
3.2.1 Provincial Interest

Section 2 requires that regard be given to matters of "Provincial Interest" and provides a list of examples that must be considered when reviewing planning matters. The list of relevant items includes the following:

- ✓ Protection of ecological systems.
- ✓ Efficient use of infrastructure.
- ✓ Orderly development of safe and healthy communities.
- ✓ Accessibility for persons with disabilities.
- ✓ Adequate provision of a full range of housing.
- ✓ Appropriate location of growth and development.
- ✓ Promotion of development that is sustainable, pedestrian oriented and transit supportive.
- ✓ Promotion of built form that is well designed.

Several studies were submitted with the applications which support the approval of the applications for the Subject Lands.

- ▶ The lands are suitably located for an increase in density being on a main road, within a residential area and adjacent to medium density uses (townhomes) to the east. Furthermore, higher density residential uses are located just south of the Subject Lands.
- ▶ The property is within a reasonable proximity to a variety of goods and services as well as recreational uses, such as the Wooden Sticks Golf Course and neighbourhood parks, and institutional uses, in the form of schools and hospitals.
- ▶ The Subject Lands are within an established residential neighbourhood and can be considered an extension of this use while expanding the range of housing types in the area.
- ▶ The site has been designed to ensure no traffic impacts and a safe egress and ingress from Toronto Street South and to ensure no impacts on any environmental features associated with the Subject Lands.
- ▶ The proposed applications will facilitate the orderly development of Uxbridge as a complete community with easy access to the





transportation system and to other commercial, institutional and recreation services and facilities that are located along Toronto Street South. And,

- ▶ The proposed development promotes the efficient use of infrastructure by re-developing an existing residential site on the existing services, and, accordingly, the lands are considered an appropriate location for this type of growth and development.

3.2.2. Provincial Plan Conformity

Section 3 (5) (a) of the Planning Act requires that decisions affecting planning matters be consistent with policy statements and conform to provincial plans that are issued under the Act. In regard to the proposed applications, the Provincial Policy Statement (PPS) 2020, the Oak Ridges Moraine Conservation Plan and the Growth Plan for the Greater Golden Horseshoe 2020 apply and are addressed in the following section.

3.2.3. Considerations for the Division of Land

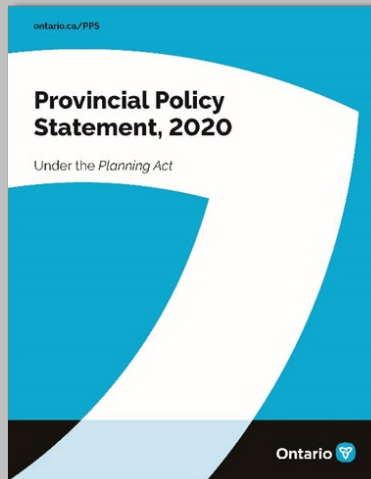
Section 51(24) of the Planning Act requires that in considering the subdivision of lands, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons of disability and the welfare of present and future inhabitants as well as the matters as identified in Table 1 of this report. The site design and the supporting studies confirmed the appropriateness of the new development on the Subject Lands. Table 1 provides a thorough review of the items identified under Section 51(24). Based on this review, the proposed site plan meets the provisions of Section 51(24). The proposed development underwent a pre-consultation review process with the Region of Durham Planning Division through which it was recommended that land division by plan of subdivision is required.

TABLE 1: Planning Act S. 51(24)	181 Toronto Street South, Uxbridge ON
<i>(a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;</i>	The proposed development expands the range of housing options at an appropriate location within Uxbridge, promotes the efficient use of infrastructure and has been designed to address matters of provincial interest under Section 2.
<i>(b) whether the proposed subdivision is premature or in the public interest;</i>	The applications propose an infill development adjacent to other medium density uses on the available infrastructure. The proposed development will create additional housing within Uxbridge. Access and servicing are available for the intended development and does not represent a premature proposal.
<i>(c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;</i>	The proposed development conforms to the Township of Uxbridge Official Plan and to adjacent residential developments. The property is within the Urban boundary of the Township and is appropriately located adjacent to similar forms of development.
<i>(d) the suitability of the land for the purposes for which it is to be subdivided;</i>	The studies submitted with the application support the suitability of the site for the proposed use from an engineering (civil, noise), natural heritage, geotechnical and planning perspective. The site is also located within walking distance to natural walking / hiking (multipurpose) trails via the Wooden Sticks Trail / Countryside Preserve Trails.



TABLE 1: Planning Act S. 51(24) - CONT'D	181 Toronto Street South, Uxbridge ON
<i>(d.1) if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;</i>	Affordable housing units are not proposed however the proposed development will create efficient, townhouse homes which are considered a more affordable housing option than single family residential. The size and scale of the development representing not afford further inclusion of formalized affordable housing as part of the proposal.
<i>(e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;</i>	The Transportation Report confirmed that the proposed development is not expected to a significant impact on the adjacent streets. Access is to be provided from a single driveway from Toronto Street South. Toronto Street South is a main arterial within Uxbridge that connects to the central business district in Uxbridge to the North of the site and to the greater road network extending southward beyond the municipality.
<i>(f) the dimensions and shapes of the proposed lots;</i>	The site has been appropriately designed to maximize the available land, creating 10 similar lots/units part of a condominium and fronting onto Toronto Street South.
<i>(g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;</i>	No restrictions have been identified that would be on title of the lands. A drainage swale is located along the south boundary of the subject lands to convey some drainage flow across the site. This is a reconfiguration of an existing drainage swale that exists on the property.
<i>(h) conservation of natural resources and flood control;</i>	The grading plan, the Arborist Report and the Natural Heritage Study confirm the ability of the site to support the proposed development.
<i>(i) the adequacy of utilities and municipal services;</i>	Adequate utilities and services are available as noted in the submission documents.
<i>(j) the adequacy of school sites;</i>	Several schools are located within Uxbridge and within a reasonable proximity to the Subject Lands.
<i>(k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;</i>	There are no lands required to be conveyed for public purposes.
<i>(l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and</i>	The site has been designed to use the land and infrastructure efficiently through the appropriate intensification of an underutilized parcel that will is not considered to be underutilized post development. With direct access to servicing, new infrastructure is not required to service the site and therefore is an efficient utilization of existing energy sources.
<i>(m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated.</i>	The Town of Uxbridge Official Plan, 2014 Office Consolidation designates the entire municipality as an area under Site Plan Control (S3.6). A site plan application has been included as part of this submission.

CONCLUSION: *The applications meet the requirements of the Planning Act 1990.*



3.3 Provincial Policy Statement, 2020

The Provincial Policy Statement (PPS) provides provincial policy direction on matters of provincial interest related to land use planning and development and is the foundation for planning documents and planning decisions in Ontario. The PPS directs growth and development to settlement areas, like Uxbridge, where efficient development patterns may optimize the use of land, resources and infrastructure while protecting resources of provincial interest, public health and safety and the quality of the natural and built environment. Policies in Section 1.0 that guide the development of strong, healthy communities are relevant to the applications. Regard also must be given to Section 2.0, Wise Use and Management of Resources, and Section 3.0, Protecting Public Health and Safety.

3.3.1 Healthy and Safe Communities

The PPS recognizes that communities are sustained by promoting efficient development patterns and accommodating a wide range of residential types while avoiding development patterns that may cause environmental or hazard concerns. (policy 1.1.1). Sufficient land must be made available to accommodate an appropriate range and mix of uses through intensification and redevelopment (policy 1.1.2). The proposed development supports the policies of Section 1.1.1 through a more efficient use of land and municipal infrastructure and through an expansion of the number and type of residential units in the Town. No impacts are expected on environmental features located to the east of the Subject Lands and the site has been designed to ensure safe ingress/egress from Toronto Street South. Additional policies include those specific to settlement areas, housing and long-term prosperity.

Settlement Areas

Settlement areas like Uxbridge are the focus of growth and development and land use patterns within settlement areas are based on densities and a mix of uses that use land and resources efficiently, are appropriate for the available infrastructure and minimize impacts to the environment. Land use patterns within settlement areas are based on a range of uses and opportunities for intensification and redevelopment where it can be accommodated (policies 1.1.3.1 & 1.1.3.2).

Housing

The housing policies in Section 1.4 also promote the provision of an appropriate range and mix of housing styles and densities to meet projected needs through intensification and redevelopment and where the appropriate infrastructure is available.

Long-term Economic Prosperity

Policies in Section 1.7 promote long term economic prosperity by encouraging residential uses to respond to dynamic market-based needs and providing a necessary housing supply and range of housing options to meet the needs of a diverse workforce. The policies also encourage a sense of place by promoting well-designed built form.



The proposed development provides an opportunity to redevelop and intensify an under-utilized property based on existing services and expand the range of housing types in an area to include additional townhouse units. The Subject Lands are suitably located to support the concept of a complete community within Uxbridge by proposing a more, dense form of housing within a convenient distance to downtown Uxbridge and the commercial corridor to the south.

3.3.2 Wise Use and Management of Resources

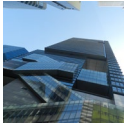
Section 2.0 of the PPS recognizes that Ontario's long-term prosperity, environmental health and social prosperity are linked to the wise use and management of important natural, cultural agricultural and mineral resources. Development and site alteration are not permitted on lands adjacent to natural heritage features unless there will be no negative impacts on the features or their functions (policy 2.1.8).

As required, a Natural Heritage Evaluation was undertaken which identified a potential roosting habitat for endangered bats on the Subject Lands and a Natural Area to the east of the Subject Lands associated with Uxbridge Brook. The Natural Area contains several overlapping significant features however, none of the identified significant natural features or their Vegetation Protection Zones (VPZ) extend onto the Subject Lands. Mitigation measures were recommended which will be implemented as part of the development to ensure no impact on natural heritage features, including an Erosion and Sediment Control Plan during construction and construction timing restrictions to protect nesting birds and roosting bats. Impacts to trees on adjacent lands are anticipated, and, therefore, approval from relevant owners is required prior to tree removal or injury.

3.3.3 Protecting Public Health and Safety

The policies in Section 3.0 directs development away from areas of natural or man-made hazards where there is an unacceptable level of risk to the public or to property. No hazard areas as associated with the Subject Lands and the proposed development is not expected to create new hazards.

CONCLUSION:	Consistency with the Provincial Policy Statement 2020 has been demonstrated.
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3.4 Growth plan for the Greater Golden Horseshoe, 2020

The Growth Plan for the Greater Golden Horseshoe 2020 provides policies to guide growth and development in the Greater Golden Horseshoe which includes the Town of Uxbridge. Growth and development are directed to settlement areas in manner which supports economic prosperity, protects the environment, and helps communities achieve a high quality of life. Several principles are particularly relevant to the applications:

- ▶ supporting the achievement of complete communities.
- ▶ prioritizing intensification to support the efficient use of infrastructure.
- ▶ supporting a range and mix of housing options to meet all needs.

The Growth Plan directs growth and development to settlement areas, with an emphasis on intensification and re-development in urban growth centres, Major Transit Station Areas (MTSA), brownfield sites and greyfields. Complete, compact communities are promoted that are healthier, safer and more equitable and encourage the provision of a variety of housing options to accommodate all household sizes and incomes in locations with access to a range of public and private amenities and services (Section 2.1). The proposed development supports these policies through the re-development and intensification of an existing residential property within the built boundary of the Uxbridge Urban Area within convenient access to services.

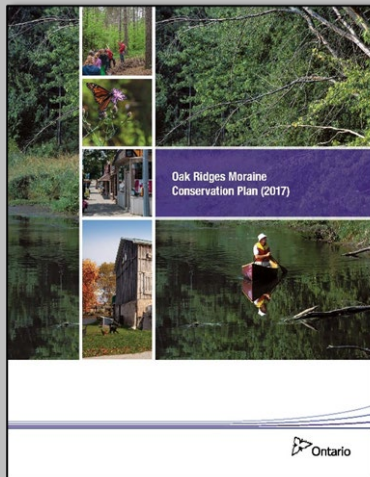
3.4.1 Growth Management

The Growth Management policies (Section 2.2.1) directs the vast majority of growth to settlement areas that have a delineated built boundary, municipal services and can support the achievement of complete communities which provide for a compact, built form and feature:

- ▶ a mix of land uses and convenient access to services and facilities.
- ▶ improve social equity and the quality of life.
- ▶ a diverse mix of housing options.
- ▶ sensitivity to climate change and integrate green infrastructure and low impact development.

The Subject Lands are within the built boundary of Uxbridge and the Growth Plan directs growth and appropriate intensification to these areas. The proposed development will create a total of 10 townhouse units on an under-utilized site within close proximity to a range of services and amenities. The proposed development will add to the housing mix available within the area and has been designed to be compact and to efficiently use the available land and infrastructure.

CONCLUSION:	Conformity to the Growth Plan for the Greater Golden Horseshoe 2020 has been established.
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3.5 Oak Ridges Moraine Conservation Plan

The Subject Lands are identified as being within a “Settlement Area” of the Oak Ridges Moraine and, therefore, subject to the policies of the Oak Ridges Moraine Conservation Plan (ORMCP), in particular policies under Section 18 which address lands in Settlement Areas. Settlement areas are areas designated for development of an urban type permitting a range of residential, commercial, industrial and institutional uses (S. 10). The policies under Section 18 are summarized as follows:

ORMCP Section 18(1)

The purpose of Settlement Areas is to focus and contain urban growth by encouraging the development of complete communities, minimizing encroachment and impact on the ecological and hydrological features of the moraine, promote efficient use of land through intensification and re-development and growth consistent with local official plan policies.

- ✓ The applications propose a compact, efficient development on an underutilized residential property.

ORMCP Section 18(2)

The settlement area policies aim to protect natural heritage and hydrological features and their functions, provide a trail system, promote strong communities, strong economy and healthy environment and ensuring development that is sensitive to climate change, cultural heritage and water resources.

- ✓ Generally, natural heritage features associated with the Subject Lands will not be impacted by the proposed development. The site been designed to be compact and efficiently use land and infrastructure.

ORMCP Section 18(3)

All uses permitted by the applicable official plan are permitted subject to Section 19(3) and 31(4) of the ORMCP (S. 18(3)).

- ✓ Given that the Uxbridge Secondary Plan identifies the Subject Lands as “Residential Area”, the proposed residential uses are permitted by the policies of the ORMCP. Section 19(3) refers to the protection of ecological and hydrological features. The Natural Heritage Evaluation confirmed that the proposed development can proceed in way as to ensure no impacts on related natural heritage features. Section 31(4) identifies applicable provisions that were considered, and the relevant sections have been addressed accordingly below.

ORMCP Section 18(4)

New lots may be created in Settlement Areas subject to provisions in subsections 19(3) and 31(4)

- ✓ Section 19(3) refers to the protection of ecological and hydrological features and the Natural Heritage Evaluation confirmed no impacts on features. Section 31(4) identifies applicable provisions that were considered, and the relevant sections have been addressed accordingly below.



ORMCP Section 18(5)

An application for site plan approval on lands within a Settlement Area that do not include a key natural heritage or hydrologic feature are not required to comply with the ORMCP.

- ✓ A zoning by-law amendment is required and therefore, conformity to the ORMCP must be established.

ORMCP Section 18(6)

Building structures are permitted provided it is permitted by the applicable official plan and zoning by-law and brings the lands into greater conformity to the ORMCP, does not adversely impact the ecological integrity of the ORM plan area and conforms to relevant Sections 28 and 29 and Sections 45(7) and (8).

- ✓ The property currently supports residential uses which are permitted within the "Settlement Areas" designation of the ORMCP and the "Residential" designation of Uxbridge's Official Plan. The purpose of the Settlement Areas designation is to direct and contain urban growth by encouraging the development of complete communities and promoting the efficient use of land through intensification and re-development and growth consistent with local official plan policies. The proposed development will re-develop, intensify and more efficiently use an existing residential property within the built boundary of Uxbridge and therefore, brings the Lands into greater conformity with the policies of the ORMCP.

ORMCP Section 19(3) & 31(4)

Sections 19(3) and 31(4) identify provisions that may apply to lands and development proposals within Settlement Areas. These which include Section 22.

ORMCP Section 22(2)

This Section addresses development within a Vegetative Protection Zone of a natural heritage feature.

- ✓ The policies of the ORMCP permit development provided it is not prohibited under the Endangered Species Act and not within any other key natural heritage feature or related VPZ (S.22).

Section 22(3) specifies that *"for development or site alteration with respect to land within the minimum area of influence that relates to a key natural heritage feature, but outside the key natural heritage feature itself and the related minimum vegetation protection zone, shall be accompanied by a natural heritage evaluation under section 23."* ^{ORMCP-S.22(3)}

- ✓ Natural heritage features associated with the Uxbridge Brook exist to the east of the Subject Lands, however, the Natural Heritage Evaluation confirmed that these features nor their VPZ's encroach onto the Subject Lands. Furthermore, the timing of construction will ensure no impacts on the habitat of endangered species associated with the Subject Lands.



ORMCP Section 23 (1)

This Section provides direction for what is to be considered by a Natural Heritage Evaluation (NHE). The NHE submitted in support of the applications conforms to the requirements specified in this Section to the extent they are applicable. The NHE has been scoped for this project.

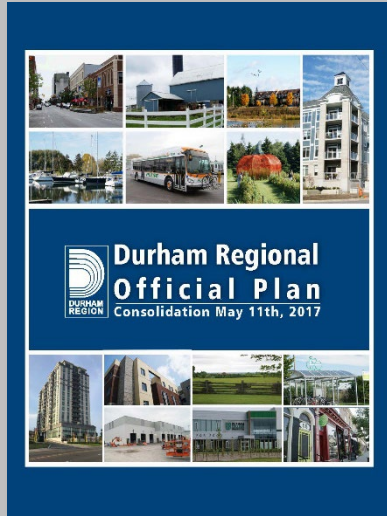
ORMCP Section 43, 45 & 46

Further relevant land use policies within the ORMCP require that an application for major development (defined as more than four lots), be accompanied by a stormwater management plan and a sewage and water system plan (S. 43, 45 & 46).

- ✓ A servicing plan has been included as part of the submission which details the stormwater management and the sewage and water system design and demonstrates the ability of the Subject Lands to support the proposed development.

Finally, the Subject Lands also are identified as being within a Landform Conservation Area Category 2, however, the majority of policies that apply to these types of areas do not apply within a designated Settlement Area.

CONCLUSION:	Conformity to the Oak Ridges Moraine Conservation Plan has been established.
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3.6 Durham Region Official Plan

The Durham Region Official Plan (DROP) identifies the Town of Uxbridge as part of the Urban System and the Subject Lands are designated as “Living Areas” (see Figure 5). Toronto Street South is identified as an Arterial Road and downtown Uxbridge, north of the Subject Lands, is identified as a “Regional Centre”.

The wooded area associated with Uxbridge Creek to the east of the adjacent townhomes is identified as a Natural Heritage and Hydrologic Feature. A review of the DROP identifies the main policy sections in the DROP that guide land use decisions on the Subject Lands as being within Part A – Basic Directions and Part B – Structural Policies. Implementation policies provide direction on land division and guide land uses along arterial roads.

3.6.1 Basic Directions

Part A – Basic Directions addresses the Basis, Goals and Directions of the DROP providing a general vision for the Region in regard to growth and development.

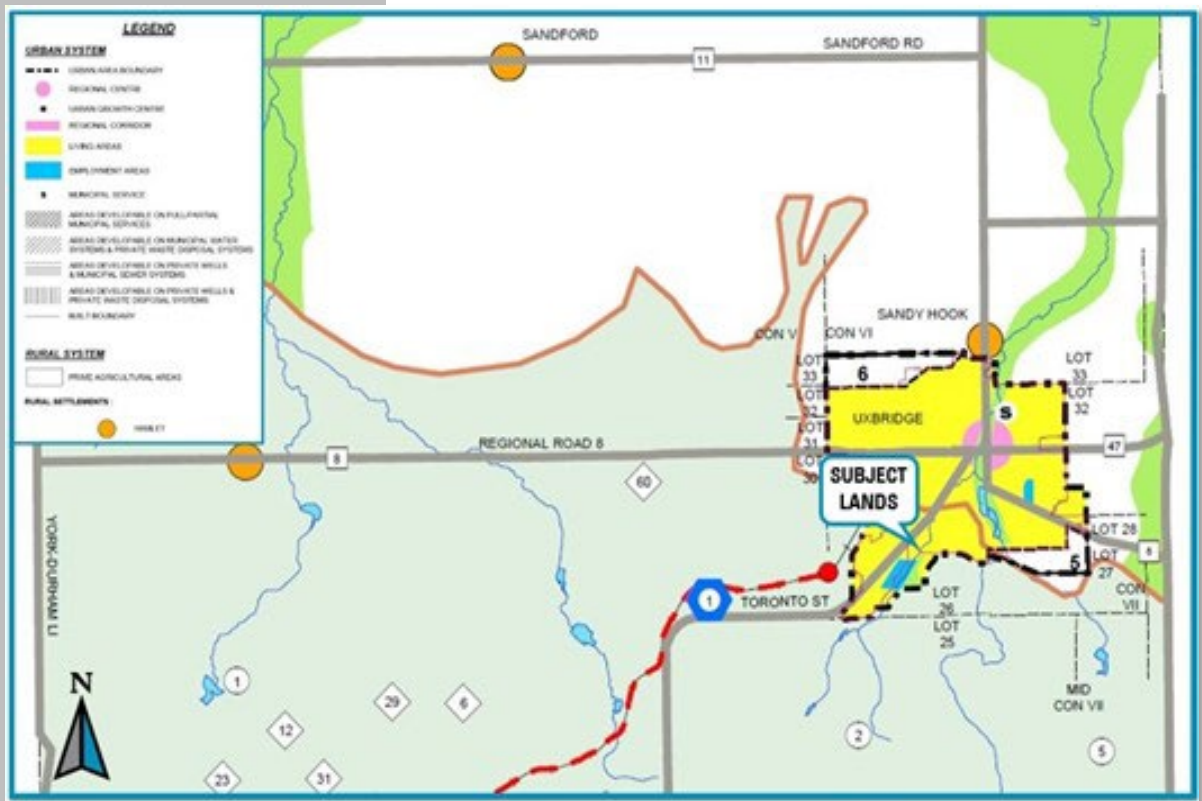


Figure 5: DURHAM REGION OFFICIAL PLAN - LAND USE SCHEDULE A - MAP A2
 SOURCE: The Region of Durham Official Plan with annotations by LARKIN+

The Plan is based on growth projections consistent with the Growth Plan, increasing densities in Urban Areas, the importance of employment opportunities and protection of natural resources. It encourages sustainable



developments that utilize land and infrastructure efficiently, protect the environment and important resources, expand employment opportunities and the range of housing based on local needs. Relevant goals and policies in several areas including environment, housing, facilities, and infrastructure are discussed.

Environment

In the development of the Region, the cumulative impact on the environment must be considered by assessing the capacity of the natural environment to accommodate and be protected from development, in particular woodlands and water resources, (policies 2.2.2 - 2.2.4) and development within the Region must consider aesthetics, pollution, energy conservation and provision of social and cultural facilities (policy 2.2.5). The use of light pollution abatement measures is encouraged (policy 2.2.12) as well as noise attenuation measures when considering residential development applications abutting arterial roads (policy 2.3.5). A noise study was undertaken as part of the submission which recommends some noise attenuation measures including air conditioning, and the addition of warning clauses to the development agreement.

Section 2.3.14 requires that environmental impact studies be undertaken to establish the limits of key natural heritage features and/or hydrologic features and their vegetation protection zones (VPZ), and development and site alteration are not permitted in key natural heritage and/or hydrologic features and their associated VPZ (policy 2.3.15). The Natural Heritage Evaluation confirmed that the Subject Lands are not within any natural heritage features or their VPZs.

Housing

The Housing Goals in Section 4 aim to provide a wide diversity of residential dwellings by type, size and tenure in Urban Areas to satisfy the needs of residents (policy 4.1.1) and, in considering development applications, Regional Council will ensure that a wide range of housing is provided (policy 4.3.1). Regional Council also will support opportunities to increase the housing supply through intensification (policy 4.3.2) including through the creation of new residential units on underdeveloped land through infilling in Urban Areas (policy 4.3.2).

The proposed development will provide an opportunity for the re-development and intensification of an existing residential property on the available municipal infrastructure. The Subject Lands are conveniently located on an arterial road within a convenient proximity to goods and services in downtown Uxbridge to the north and a commercial area to the south and will expand the range of housing units in the area through the addition of townhouse detached units.

Infrastructure

Policies in Section 5 advise that the Region prioritizes the provision of municipal water and sewage services within Urban Areas to development and redevelopment proposals which produce intensive and compact forms of development (policy 5.2.3). The applications propose the development of an



infill site with a compact and efficient site design which supports the infrastructure policies of the DROP.

3.6.2 Structural Policies

Part B of the DROP provides policy direction to minimize conflicts between the structural components of the Region, maintain a distinction between the urban and rural areas, and promote distinct, compact urban areas that efficiently use the land, resources and finances of the Region. The Town of Uxbridge is part of the Urban System and the Subject Lands are identified as being within the "Living Areas" designation.

Urban System

The Town of Uxbridge is considered a smaller Urban Area within Durham Region (policy 7.2.1) which is constrained by municipal servicing capacities (policy 7.3.6). Urban Areas must achieve 40% of all residential development through intensification within built-up areas by 2015 and increasing densities are supported to reduce the cost of municipal services and to use land more efficiently (policy 7.3.9). The DROP strives to provide compact, efficient and accessible Urban Areas (policy 8.1.5) and to protect key natural heritage or hydrologic features located within or outside urban areas from the impacts of urbanization (policy 8.1.6).

The proposed development will assist the Region in meeting its intensification targets through the re-development of an underutilized site for a more compact and efficient design. The Natural Heritage Evaluation recommended mitigation measures to ensure no impacts on the potential roosting habitat of the endangered bats associated with the Subject Lands. Other associated natural heritage features and their VPZs do not encroach on the Subject Lands.

Living Areas

Living Areas provide suitable areas for the provision of a full range of housing developed in a cost-effective and efficient manner (policy 8.1.15). Each community must be developed to incorporate the widest possible variety of housing options (policy 8B.1.1). Living Areas must be developed in a compact form though higher densities and by intensifying existing areas, particularly along arterial roads (policy 8B.1.2). Council is directed to encourage higher densities where appropriate and municipalities are to promote maximum permissible densities on vacant lands (policy 8B.1.4). The proposed development supports the policies that guide growth within Living Areas through the compact and efficient design of an existing residential property fronting onto an arterial road. The proposed townhouse units will add to the range of housing styles available in the area.

Development Criteria

Section 8 B.2.3 provides a list of criteria which must be considered during the review of a development application. The proposed development is assessed against these criteria in the following Table.



TABLE 2: Durham Regional Official Plan Development Criteria in Section 8B.2.3	181 Toronto Street South, Uxbridge ON
(a) Achieve a compact urban form including intensive residential along arterial roads	The site design proposes a compact, more intensive design which efficiently uses the available land and infrastructure.
(b) Good urban design principles including restricted access to arterial roads where possible, the attenuation of noise and orientation and design of buildings to maximize sunlight	A single driveway is proposed accessing the condominium development to avoid unsafe egress to Toronto Street South. Buildings have been orientated to the street with windows facing both the rear and the front.
(c) Convenient pedestrian access	Each unit fronts on Toronto Street South with access to a sidewalk that runs along Toronto Street South.
(d) A grid pattern of roads	A private line provides access to each unit/driveway at rear
(e) Provision of public open space and educational facilities	Parks, recreational and educational facilities are available within a reasonable distance from the Subject Lands.
(f) Availability of appropriate services	Adequate utilities and services are available as noted in the submission documents.
(g) Balance between energy efficiency and cost.	The units will be designed with an appropriate balance between efficiency and cost.

3.6.3 Implementation Policies

Implementation policies that guide development on arterial roads and address land division within the Region apply to the applications.

Road Network and Design

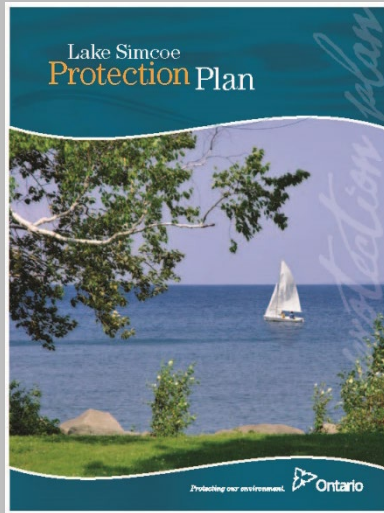
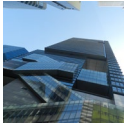
Section 11.3 requires that arterial roads be designed in accordance with Schedule 'E' – Table 'E7', Arterial Road Criteria which restricts access onto arterial roads for safety reasons.

Subdivision and Condominium

Section 14.7 provides policies that guide land division by plan of subdivision in the Region of Durham. They are granted provided they conform to the policies that guide land uses on the Subject Lands and can be supplied with adequate Regional services.

The Transportation Study confirmed that the proposed site design adequately addressed any safety concerns associated with access onto Toronto Street South and confirmed no impacts on the traffic network in the area. A site plan application has been included as part of this submission and none of the identified significant natural features nor their Vegetation Protection Zones extend onto the Subject Lands. Accordingly, the proposed development satisfies the DROP severance policies.

CONCLUSION:	Conformity to the Durham Regional Official Plan has been established.
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3.7 Lake Simcoe Protection Plan

The Subject Lands are within the jurisdiction of the Lake Simcoe Protection Plan (LSPP) which strives to address threats to the watershed's ecosystem, targets the causes of stress such as invasive species and climate change, maintain natural areas such as shorelines and wetlands and restore the health of aquatic life. Generally, the policies of the LSPP provide guidance to governments in the creation of policies to protect the Lake Simcoe area, however, several policies specifically address development applications as follows:

3.7.1 Stormwater Management (4.8-DP & 4.10-DP)

Applications for major development (more than 4 lots) must be accompanied by a stormwater management plan based on the policies of the LSPP and every owner and operator of a new stormwater management works in the Lake Simcoe watershed shall be required to inspect and maintain the works on a periodic basis. A stormwater management plan has been included as part of the submission. An existing swale along the south part of the property will be reconfigured and maintained to capture the stormwater flow. Additionally, roof drains are intended to direct stormwater to an infiltration gallery underground that will capture water and discharge to at grade splash pads. Further details are provided on Drawing C-2. The swale and roof drains will be appropriately maintained.

3.7.2 Policies Applying to Lakes and Streams (6.10-DP)

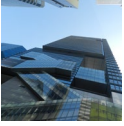
Development or site alteration is permitted within 120 m of the Lake Simcoe shoreline, other lakes in the Lake Simcoe watershed, or any permanent or intermittent stream or a wetland, the development or site alteration should be integrated with and should not constrain ongoing or planned stewardship and remediation efforts. Uxbridge Brook is located within 120 metres of the Subject Lands. The NHE recommended measures that will ensure the construction and subsequent development will not impact the features along the creek.

3.7.3 Settlement Areas (6.32-DP to 6.34-DP)

Policies 6.32 – 6.34 apply to existing settlement areas where development is concentrated, and lands are designated in municipal official plans for development over the long term. These policies require that an application for development and site alteration restores and improves any related habitats, avoid impacts from runoff and establish or increase VPZs on the shores of Lake Simcoe and any required buffers be composed of natural self-sustaining vegetation. The NHE advised that the Subject Lands are located outside of and natural heritage features and their related VPZs. Construction will be timed to ensure no impacts on habitats of related endangered species.

3.7.4 Recreational Activities (7.14 -HR)

Where development and site alteration are permitted within 120 metres of the Lake Simcoe shoreline or a permanent or intermittent stream or a wetland, the development or site alteration will be integrated with existing or proposed parks and trails to the extent feasible. The proposed development



is surrounded by residential development and restricted by the surrounding uses. Nevertheless, several recreational opportunities exist in the area which can easily be accessed through the sidewalk along Toronto Street South and Elgin Park Drive that connects with the trails along Oxford Creek.

CONCLUSION:	Conformity to the Lake Simcoe Protection Plan has been established.
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3.8 Township of Uxbridge Official Plan

The Subject Lands are designated as “Residential Area” on Schedule A Land Use & Transportation Plan Uxbridge Urban Area (Figure 6: Uxbridge Township Official Plan – Schedule A). The southeast corner of the site also is identified as being within the Vegetative Protection Zone (VPZ) of the woodlot located east of the Subject Lands (Schedule “B” Natural Heritage System and Supportive Uses) and as being subject to Section 18(6) of the Moraine Plan which were addressed under the section on the ORMCP. Toronto Street South is identified as being a Type B Arterial Road in this Area.

The Subject Lands are identified as being within the built boundary of Uxbridge. Section 2 of the Township’s Official Plan provides the Uxbridge Urban Area Secondary Plan which guides development on the Subject Lands. Policies which address Vegetative Protection Zones (VPZ), provide general design guidelines and guide development within the Residential Area of Uxbridge apply to the applications as well as applicable policies that address lands within settlement areas on the Oak Ridges Moraine. Restrictions along arterial roads were addressed as part of the discussion on the DROP.

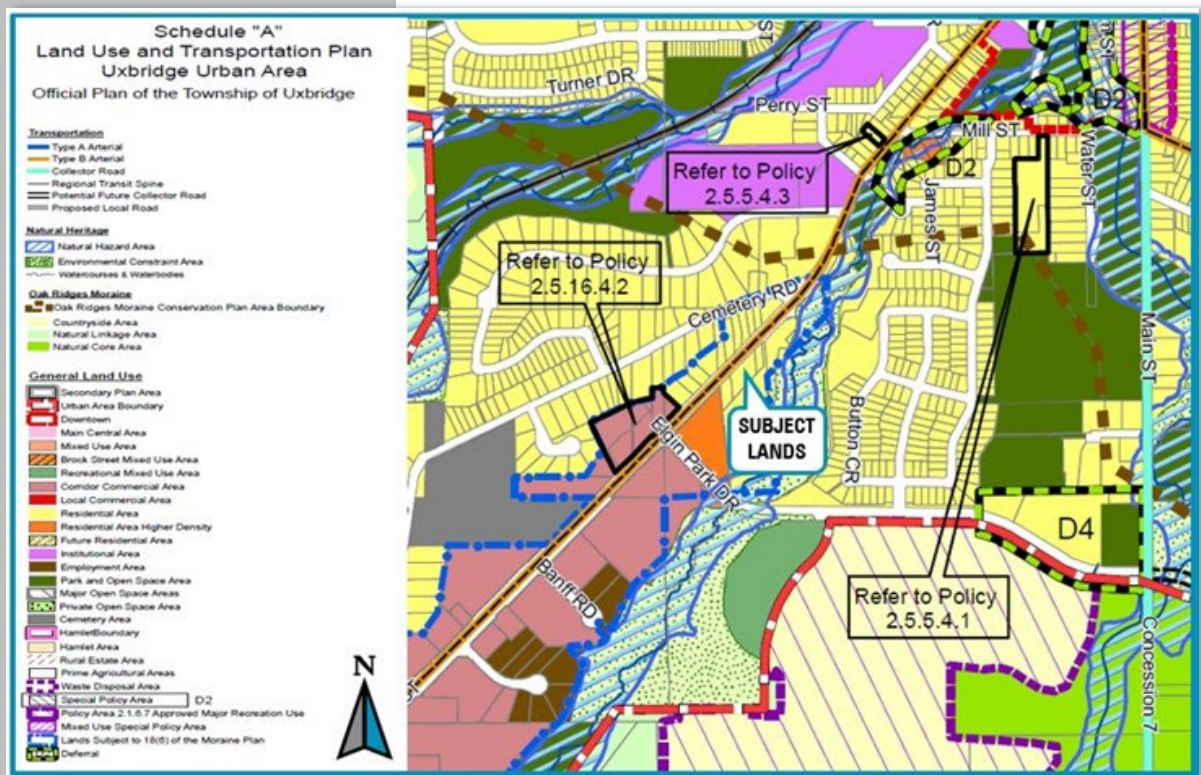
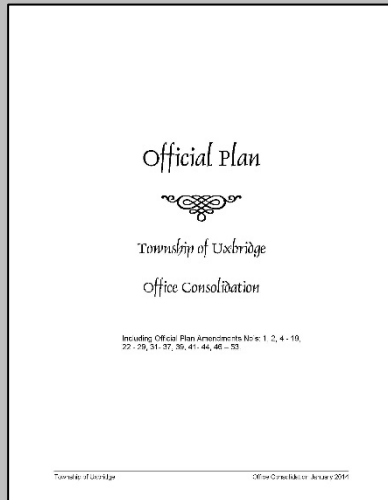


Figure 6: TOWNSHIP OF UXBRIDGE OFFICIAL PLAN - SCHEDULE A
SOURCE: Uxbridge Official Plan with annotations by LARKIN+

3.8.1 Oak Ridges Moraine Conservation Plan

The policies in the Uxbridge Secondary Plan mirror the policies within the ORMCP which were addressed in Section 4.4 of this report. In particular, the policies of the ORMCP support the development of residential uses on the



Subject Lands provided no impacts on any significant heritage or hydrological features of the moraine. The proposed residential uses also will bring the lands into greater conformity with ORMCP by absorbing and directing growth into an urban area, intensifying the use of an under-utilized residential property and by supporting the settlement area policies which promote the development of a complete community through the provision of conveniently located housing and the compact and efficient development of urban areas.

The Subject Lands also are identified as being within a Category 2 Landform Conservation Area on Schedule "B2" Oak Ridges Moraine Conservation Plan, Landform Conservation Areas Uxbridge Urban Area. Where development is proposed, consideration must be given to planning, design and construction practices that will minimally disturb the landform character and maintain maximum pervious surfaces if possible. The Subject Lands comprise a small parcel of land within the built boundary of Uxbridge and on an arterial road. The site plan has been designed to be compact and efficient yet sensitive to the surrounding landscape and any associated natural heritage and hydrological features, and provide adequate pervious surface.

3.8.2 General Design Principles

Section 2.4 includes some general design policies for the Urban Area that can be applied to the proposed development which include:

- ❖ **Streetscape Design**
This section promotes buildings oriented to the street with no reverse lotting, in low-density areas, garages shall not be dominant feature of the streetscape, landscaping to define street/frame views and focal points and direct pedestrian movement, appropriate lighting, minimal visual impact by utilities, sustainable plantings and safety.
- ❖ **Views**
New development must be designed to preserve, create and enhance views.
- ❖ **Landscape Design**
Landscaping must enhance the character of the existing area, create strong landscaped features, and use native species and plan material.
- ❖ **Safe Community Design**
The use of appropriate lighting, maintenance of views for safety and surveillance are promoted.
- ❖ **Barrier Free Access**
Accessibility features must be incorporated in the design of developments.
- ❖ **Active Transportation**
Sites must be designed to generally promote active transportation.

The design principles have been noted and appropriately addressed through site design as required given that the development is small with no shared landscaped spaces. The buildings have been sited to face the street with each individually owned unit having a separate, yet shared driveway with the attached unit. Safety will be maintained through the design of the driveways



to include a turnaround so cars may always enter the street in a forward moving position. Appropriate lighting will be placed on each unit and each unit will have views of the street and of the rear back yards and landscaping will buffer the development from adjacent uses.

3.8.3 Residential Areas

The Subject Lands are within the built boundary of Uxbridge and underutilized sites within Residential Areas are identified as intensification areas within the Uxbridge Plan. The Township encourages the provision of a range of housing types, size and tenure within the Urban Areas to meet community needs (policy 2.5.4). Permitted uses within Residential Areas include low and medium density housing in the form of single detached, semi-detached and townhouse units as well as low rise apartments.

Given that the Subject Lands are surrounded by residential development, the policies that guide new development in Established Residential Areas likely apply which require that new development be compatible with the character of existing development (policy 2.5.5.3.1).

Table 3 provides a list of criteria which must be considered in light of the proposed new development.

TABLE 3: Uxbridge Official Plan Established Neighbourhood Criteria in Section 2.5.5.3.1	181 Toronto Street South, Uxbridge ON
<i>i. Scale of development with respect to height, massing and density of adjacent buildings and structures.</i>	The proposed development has been designed to reflect the massing, height and density of adjacent buildings and structures. A stacked and street townhouse development is located immediately adjacent to the east that is of a similar height, massing and intensity. The proposed townhouses are compatible and respect the surrounding existing areas.
<i>ii. nature of the streetscape as defined by such elements as landscaped areas, and the relationship between the public street, front yards and primary entrances to dwelling units</i>	The units have been designed to face the street with the entrances and the front yards facing onto Toronto Street South. Private landscaped areas will enhance the streetscape and each unit will have access to sidewalks along Toronto Street South.
<i>iii. relationship between the rear wall of buildings and rear yard open spaces.</i>	The Subject Lands back onto a medium density townhouse development.
<i>iv. Siting of buildings in relation to abutting properties ensures that there will be no significant adverse impacts with respect to loss of privacy and shadowing, and that appropriate buffering can be provided.</i>	The buildings will be sited to face the street, and the rear facing into the condo common elements areas. Minimal privacy impacts are expected as most views from the units will extend into the front and to the rear to proposed landscaping, and fencing will further ensure the privacy of adjacent uses.
<i>v. Generally respects the residential lotting pattern in the immediate surrounding area.</i>	The proposed development continues the lotting pattern along Toronto Street South and along Fred Banner Way.
<i>vi. Proposed grading and stormwater management is satisfactory to the Township and, in particular, there is no impact related to these factors on adjacent properties;</i>	A grading and stormwater management plan have been submitted with the applications. No impacts are anticipated on adjacent lands.
<i>vii. Development is on a public or condominium road.</i>	The units front onto Toronto Street South which is a year-round maintained public road.



TABLE 3: Uxbridge Official Plan - Continued Established Neighbourhood Criteria in Section 2.5.5.3.1	181 Toronto Street South, Uxbridge ON
<i>viii. Any proposed roads are adequate to accommodate all relevant public services including emergency services and garbage collection</i>	The Transportation Study confirmed the ability of the road system to manage any additional traffic generated by the proposed development.
<i>ix. Protection of trees and other natural features identified as significant by the Township, in consultation with the Conservation Authority</i>	A Tree Protection Plan has been submitted with the applications.

The range of permitted density in Residential Areas is 15 units per net hectare (6 units per net acre), with a maximum density of 25 units per net hectare (10 units per net acre). Net base area for density calculation includes the area of the site and half of the Road (policy 2.5.5.3.3) and the maximum height is three storeys (policy 2.5.5.3.4). The density of the proposed development is 25 units per net hectare, and the proposed units are three storeys in height.

CONCLUSION:	Conformity to the Township of Uxbridge Official Plan has been established.
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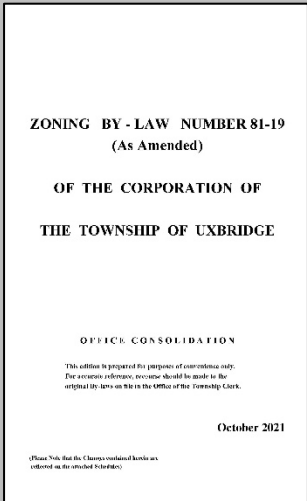
3.9 Township of Uxbridge Zoning By-law, 81-19

An application is required to rezone the Subject Lands from Residential First Density Zone (R1) to Residential Medium Density (RM-XX) Exception zone. The proposed site plan is evaluated against the Second Density Zone (RM) regulations in Tables 4 (Zone Standards) and 5 (Parking Requirements):

TABLE 4: ZONING ANALYSIS...	ZBL 81-19 RM Zone	RM-XX
Permitted Uses Section 4.11.1.	Permitted	Proposed
Residential Multiple Density (RM) Permitted Uses	<i>Section 4.11.1. a. Permitted Residential uses: Single Family, Semi-detached, duplex, triplex, fourplex, row dwelling house, boarding or loading house, converted dwelling, apartment, senior's citizen housing, group home -type 1, & private home daycare</i>	Row Dwelling Houses (Townhouse-Condominium)
<i>Definition (section 1.44.f.) DWELLING HOUSE - ROW Shall mean a series of three or more dwelling units under a common roof, which may be staggered, with each dwelling unit being separate above finish grade from the others by continuous vertical party walls without openings from basement or cellar to roof, and with each dwelling unit having an independent entrance directly from the outside.</i>		
Zoning standards section 4.11.2.3	Required	Proposed
a. Minimum Lot Area Requirement	i. Where a dwelling unit has two walls attached to adjoining dwelling units. 260 m ²	Units 2, 3, 4, 7, 8, & 9: 121 m²
	ii. Where a dwelling unit has only one wall attached to an adjoining dwelling unit and the lot is not a corner lot. 300 m ²	Unit 5, 6, & 10: 130 m²
	iii. Where a dwelling unit has only one wall attached to an adjoining dwelling unit and the lot is a corner lot. 496 m ²	Unit 1: 175 m²
b. Minimum Lot Frontage Requirement	i. Where a dwelling unit has two walls attached to adjoining dwelling units. 8.5 m	Units 2, 3, 4, 7, 8, & 9: 5.1 m
	ii. Where a dwelling unit has only one wall attached to an adjoining dwelling unit and the lot is not a corner lot. 10 m	Unit 5, 6, & 10: 6.5 m
	iii. Where a dwelling unit has only one wall attached to an adjoining dwelling unit and the lot is a corner lot. 16 m	Unit 1: 12.5m
c. Minimum Yard Requirements		
i. Front Yard Depth	8 m	to dwelling min 3.5m to porch min. 1.90 m
ii. Exterior Side Yard Width	8 m	Unit 1: To building 1.5m To 2 nd floor deck: 0.60m
iii. Interior Side Yard	1.8 m	1.2m
iv. Rear Yard Depth	10 m	to building min. 5.0 m To garage min. 6.0 m To 2 nd floor deck: 5.7 m
d. Maximum number of Dwelling Units having Common Walls	Min. 3 dwelling units (max.) No more than 8 dwelling units	Complying
e. Minimum Gross Floor Area Per Dwelling	84 square metres	Complying
f. Maximum Lot Coverage of All Buildings	30%	33%
g. Minimum Setback from Street Centreline	iii. Regional Road: 21m Toronto St. S (Regional Road - Type B)	18.5 m
h. Minimum Landscaped Open Space	30%	39.4% [Complying]
Maximum Number of Dwelling Units Per Lot	1	Complying
j. Maximum Height of Buildings	10 m	10.5 m

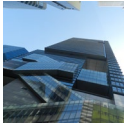


TABLE 5: PARKING ANALYSIS		
	Required	Proposed
Section 5.15 Parking space requirement table Residential (iv)	2 parking spaces per dwelling and 0.5 visitor parking spaces per row house dwelling unit shall be required. Such spaces shall not be located in a private garage, but shall be located in a driveway or other parking area on the same lot as the dwelling unit or in the case of the visitor parking area for row houses on the same lot or on other lands controlled by the related condominium corporation.	2 private parking spaces per unit, which one of them can be located in the private garage. 5 Visitor Parking Spaces located within the common element areas



The principal modification to the parking requirement is the permission for one of the required parking spaces for the residential units to be located within the private garage for the unit it is associated with.

CONCLUSION:	An Amendment to the Town of Uxbridge Zoning By-law 81-19 is required to add the proposed use, and site specific zoning standards for the subject lands.
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4	CONCLUSION
	4.1 Conclusions
	4.2 Certification

The analysis of applicable Land Use Policy supports the requested approval of the Zoning Bylaw Amendment to permit the addition of the proposed townhouse (row house use to the zoning permissions of the Subject Lands, along with the minor adjustments to the Zone Provisions identified herein.

4.1 Conclusions

This Planning Report has been prepared in support of a Zoning By-law Amendment and Site Plan Applications as well as support for a future Draft Plan application to facilitate the development of an existing property for a Townhouse condominium with 10 Unit/Lots on Toronto Street South in Uxbridge. The proposed development meets the requirements of the Planning Act RSO 1990, is consistent with the Provincial Policy Statement, 2020 and conforms to the Growth Plan for the Greater Golden Horseshoe, the Oak Ridges Moraine Conservation Plan, the Durham Regional Official Plan, the Lake Simcoe Protection Plan and the Township of Uxbridge Official Plan.

4.2 Certification

Based on this review, it is the opinion of the authors that the proposed Zoning By-law Amendment, the Draft Plan of Subdivision, and Site Plan Applications are in conformity with the applicable planning documents and represent good land use planning.

It is therefore respectfully recommended to the Town of Uxbridge that the Application for an amendment to the Town of Uxbridge Zoning Bylaw be approved.

CERTIFICATION:

We hereby certify that this plan/report was prepared by or under the supervision of a Registered Professional Planner (RPP), within the meaning of the Ontario Professional Planners Institute Act, 1994. We further hereby certify that the opinion(s) expressed herein were reached independently and represent my personal professional planning opinion(s) based on the information used to prepare this document.

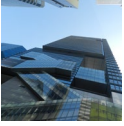
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