

**Planning Justification Report  
Zoning By-law Amendment and Consent to Sever  
Township of Uxbridge  
Regional Municipality of Durham  
1093560 Ontario Ltd. (c/o Coral Creek Homes)**

**July, 2023**

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## 1. **Introduction**

1093560 Ontario Ltd. (Coral Creek) is the owner of the property municipally known as 202 Brock Street. The property is located on the southeast corner of Brock Street and Nelkydd Lane. The property currently contains a converted dwelling used for a retail store (Quilters Cupboard). Coral Creek wants to develop the property with a small townhouse block (4 units total). The site is currently designated *Brock Street Mixed Use Area* and zoned *Local Commercial (C2-4)*.

To facilitate the proposed development the subject land must be rezoned to permit Townhouse dwelling units. If the zoning amendment application is approved, the owner will construct the foundations of the townhouse units. Once the foundations are constructed, the owner will submit applications for consent to sever to divide the townhouse block into individual lots so each parcel can be conveyed separately.

A pre-consultation meeting between the proponent, Township of Uxbridge and the LSRCA was held on Monday, February 27, 2023, and a checklist was provided to the proponent on Wednesday, March 22, 2023. The checklist required the submission of the following documents in conjunction with a zoning amendment application:

- Detailed Conceptual Plan
- Topographic Survey
- Functional Servicing Report
- Site Servicing Plan
- Stormwater Management Report and Plan
- Lighting Calculations
- Traffic Impact
- Lot Grading Plan
- Erosion and Sediment Control Plan
- Site Screening Questionnaire or Phase 1 ESA
- Planning Justification Report

The above requirements have been submitted with the application to amend the Township's zoning by-law.

This *Planning Justification Report* examines whether the proposed amendment to the Township's Zoning By-law and, the applications for consent to sever, to permit 4 townhomes on land owned by Coral Creek: (i) comply with the Planning Act; (ii) are consistent with the Provincial Policy Statement, 2020; (iii) conform to the Growth Plan for the Greater Golden Horseshoe, 2019; (iv) conform to the Greenbelt Plan, 2017; (v)

conform to the Lake Simcoe Protection Plan, 2009; (vi) conform to the Region of Durham's Official Plan, 1993; (vii) conform to the Region of Durham's adopted Official Plan, 2023; (viii) conform to the Township of Uxbridge's Official Plan, 1970; and, (ix) meet the general principles of good planning.

## **2. Retainer**

*Michael Smith Planning Consultants; Development Coordinators Ltd.* was retained on May 4<sup>th</sup>, 2023 to prepare the required applications and this *Planning Justification Report* in support of the applications.

## **3. General Description of Property and Proposed Development**

The property is located on the southeast corner of Brock Street and Nelkydd Lane. It is municipally known as 202 Brock Street and legally described as Part of Lots, 51 and 52, Plan H50061 and Part of West ½ of Lot 30, Concession 7. The property is approximately 0.1440ha in size with 30.48m of frontage along Brock St. and 47.24m along Nelkydd Lane (refer to figure 1).

To the north of the subject land is Brock Street with residential townhomes to the north of the road. To the east is a custom upholstery shop with residential townhome east of it. To the south of the subject land is a stormwater management pond for the residential subdivision further south. To the west is Nelkydd Lane with a vacant field and secondary school on the other side of the road.

The subject land contains a converted dwelling that is used for a retail store. There is a driveway from Brock Street that will be closed. Parking for the retail store is located to the south of the existing building and is accessed from Nelkydd Lane. The property is relatively flat and contains several boundary trees.

The owner proposes to develop the subject land with one Block of four townhomes that will have individual driveway access to Nelkydd Lane (refer to figure 2). The property is current zoned *Local Commercial (C2-4)* according to the Township's Zoning By-law. Townhomes are not permitted in the *Local Commercial (C2-4)* zone; therefore, a zoning by-law amendment is required to facilitate the development. If the zoning amendment application is approved the owner will construct the townhome foundations. Once the foundations are in place, applications for consent to sever will be submitted to divide the townhomes into individual parcels of land.

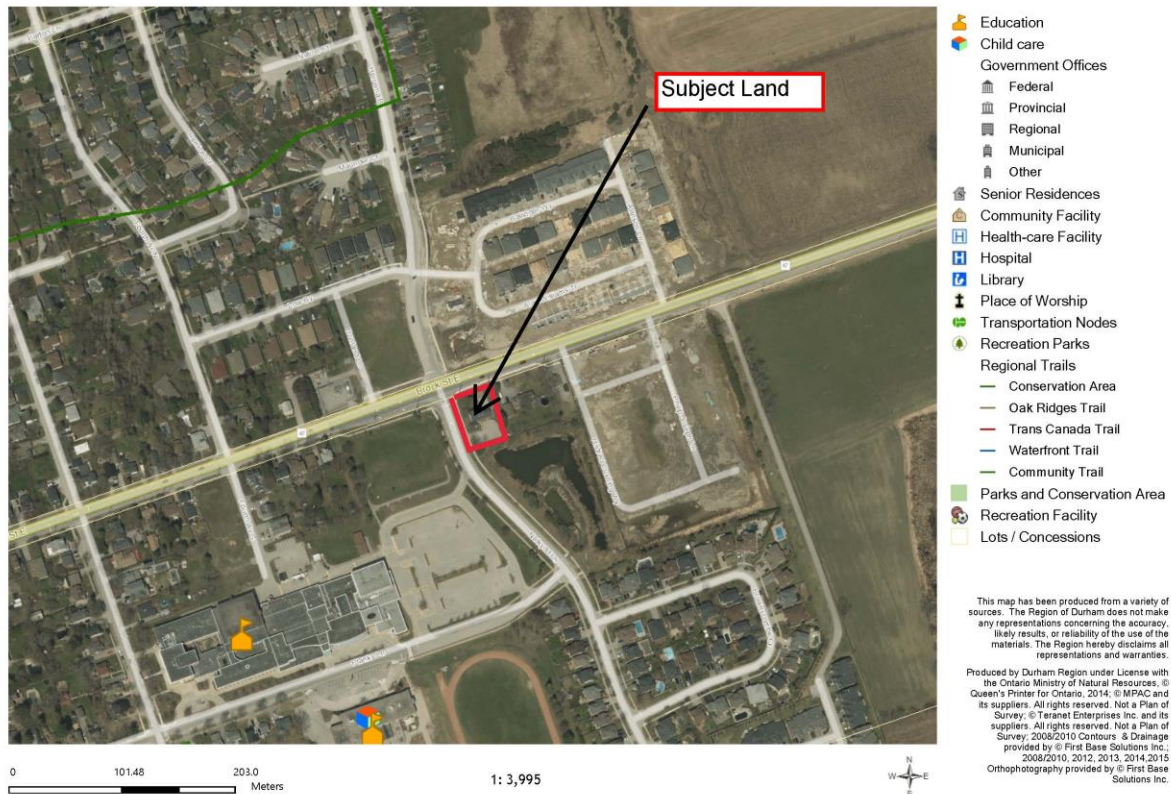


Figure 1: Aerial

**Planning Act, R.S.O. 1990, c.P.13, as amended**

According to Section 2 of the *Planning Act*, a decision of council of a municipality must have regard to matters of Provincial interest. Further, Section 3(5) of the *Planning Act*, requires the decision of council to be consistent with the policy statements issued under the *Planning Act* and conform to Provincial plans.

As outlined in this report, in the preparation of the zoning amendment application and applications for consent to sever, we have had regard to matters of Provincial interest. Furthermore, it is our opinion that the applications are consistent with the Provincial policy statement and Provincial plans.

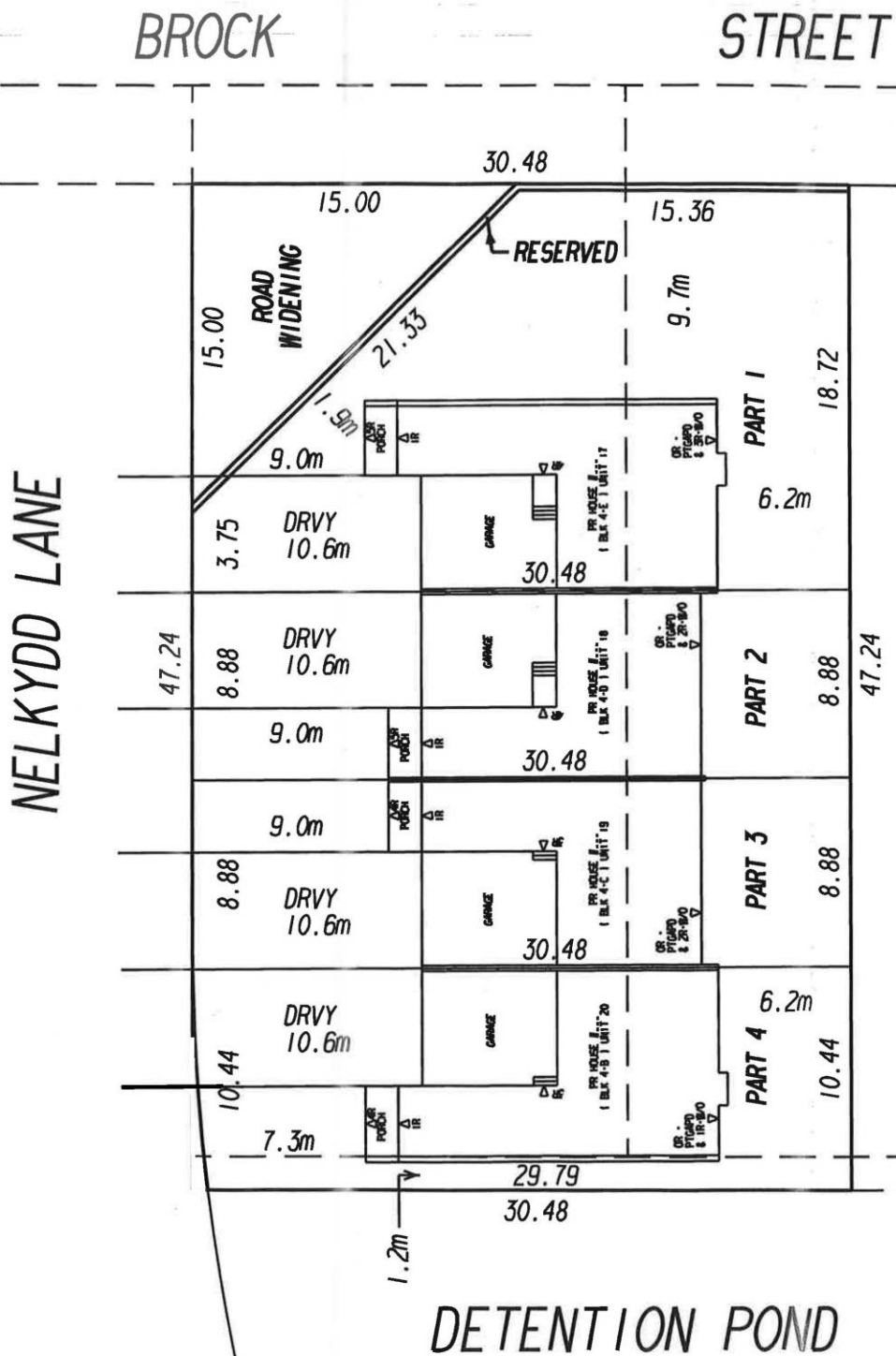


Figure 2: Conceptual Plan

#### **4. Provincial Policy Statement (PPS), 2020**

The *Provincial Policy Statement (PPS)* provides policy direction on matters of provincial interest related to land use planning and development. In addition, the *PPS* provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural environment.

##### **(i) Section 1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns**

Policy 1.1.1., provides that *“Healthy, liveable and safe communities are sustained by: b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreational, park and open space, and other uses to meet the long-term needs;”*

The development will add to the range and mix of housing types within the municipality.

##### **(ii) Section 1.1.3 Settlement Areas**

The *PPS* provides that Settlement Areas shall be the focus of growth and development. The vitality and regeneration of Settlement Areas shall be promoted.

The subject land is within the built boundary of the Township of Uxbridge which is a considered a Settlement Area. In addition, the development proposes to intensify an existing lot of record which will assist in the regeneration of the settlement area.

##### **(iii) Section 1.4 Housing**

The proposed development adds to the range of housing types and densities within the Township of Uxbridge. The development will be constructed within the built boundary of the Township, utilizing the existing services and infrastructure.

##### **(iv) Section 1.6 Infrastructure and Public Service Facilities**

Within this section of the *PPS*, it states that existing infrastructure should be optimized. By permitting development on the subject land, both Brock St. and Nelkydd Lane will be better utilized. The proposed development will be utilizing existing municipal sewage and water services, which is preferred by the *PPS*.

(v) Section 1.8 Energy Conservation, Air Quality and Climate Change

This section of the *PPS* provides that “*Planning Authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions and preparing for the impacts of a changing climate through land use and development patterns which: a) promote compact form and structure of nodes and corridors; b) promote the use of active transportation and transit in and between residential, employment (including commercial and industrial and institutional uses and other areas; e) encourage transit-supportive development and intensification to improve the mix of employment and housing uses to shorten commute journeys and decrease transportation congestion.*”

The proposed development promotes compact form and active transportation as future residents can walk or cycle to the nearby parks, commercial uses, and schools. The development is also within walking distance of a transit route.

It is our opinion that the proposed applications and development is consistent with the *PPS*.

**5. Growth Plan for the Greater Golden Horseshoe (GP), 2019**

The *GP* is the Province of Ontario’s initiative to plan for growth and development that supports economic prosperity, protects the environment, and helps communities achieve a high quality of life. In this regard, the *GP* provides policies that implement the province’s vision for building strong, prosperous communities.

According to the *GP*, population growth will be accommodated by directing development to settlement areas. The subject land is located within the built boundary of the Township of Uxbridge, which is consider a settlement area.

The *GP* further provides that growth will be accommodated by: 1) directing a significant portion of new growth to the built-up areas of the community through intensification; 2) reducing dependence on the automobile through the development of mixed-use, transit-supportive, pedestrian-friendly urban environments; 3) encouraging cities and towns to develop as complete communities with a diverse mix of land uses, a range and mix of employment and housing types, high quality public open spaces and easy access to local stores and services; and, 4) directing major growth to settlement areas that offer municipal water and wastewater systems and limiting growth in settlement areas that are serviced by other forms of water and wastewater services.

The proposed development constitutes infilling within the boundaries of a settlement area. The development exemplifies gentle intensification as it proposes to redevelopment of a lot containing one building into four townhomes. This type of



development will assist the municipality in creating a complete community by adding to the mix of residential land uses and densities; and, lastly, the development will take place on existing municipal water and wastewater services.

It would be our opinion that the proposed applications and development would conform to the *GP*.

## **6. Greenbelt Plan (GBP), 2017**

According to Schedule 1 of the *Greenbelt Plan (GBP)*, the subject land is located within a Town/Village. According to Schedule 4 of the *GBP*, the property is not within the Natural Heritage System of the *GBP*.

According to Section 3.4.3 – Town/Village Policies – “*Towns/Villages are subject to the policies of the Growth Plan and continue to be governed by official plans and related programs or initiatives and are not subject to the policies of this Plan, save for the policies of Section 3.1.5, 3.2.3, 3.2.6, 3.3 and 3.4.2.*”

The development proposes the gentle intensification of the subject land which is within the built boundary of a settlement area. The proposed townhomes will be serviced by municipal water and sanitary sewer in conformity with regional and municipal requirements.

We have reviewed policies 3.1.5, 3.2.3, 3.2.6, 3.3 and 3.4.2 of the *GBP* and it is our opinion that the proposed development conforms to the above noted policies.

## **7. Lake Simcoe Protection Plan (LSPP), 2009**

The subject land is within the Lake Simcoe watershed and therefore the policies of the *LSPP* apply. The objectives of the *LSPP* focus on protecting, improving, or restoring the elements that contribute to the ecological health of Lake Simcoe. In this regard, most of the policies within the *LSPP* deal with development on or near the shores of Lake Simcoe, on or near tributaries of Lake Simcoe, within Recharge Areas and in or near Key Natural Heritage and Key Hydrologic Features that are outside of settlement areas, the Greenbelt Plan and the Oak Ridges Moraine Plan.

Policy 4.8DP of the *LSPP* requires that a stormwater management report/plan (*SWM*) be submitted which demonstrates conformity to policy 4.8DP a - e. A *SWM* Report has been prepared as part of the Functional Servicing Report (*FSR*). The *SWM* Report has been prepared to be in conformity to the *LSPP* policies regarding Stormwater Management Reports.

Policy 4.9DP of the *LSPP* requires that any stormwater management works established to serve new major development must be designed to the enhanced protection level specified in Chapter 3 of the MOE's 2003 design manual. This policy, however, does not apply if the works are intended to serve an infill development or a redevelopment within a settlement area. Although Policy 4.9DP does not apply to the proposed development, the SWM Report does demonstrate conformity with Chapter 3 of the MOE's 2003 design manual.

The *LSPP* has separate requirements depending on whether the proposed development is located within an existing settlement area or outside an existing settlement area. The subject land is located within an existing settlement area and are therefore subject to the following policies under the plan:

Policy 6.32-DP provides the following, "*Policies 6.32 – 6.34 apply to existing settlement areas and areas of Lake Simcoe adjacent to these lands, including the littoral zone, and these areas are not subject to policies 6.1 – 6.3, 6.5, 6.11 and policies 6.20 – 6.29*".

Policy 6.33-DP states the following, "*An application for development or site alteration shall, where applicable:*

- a. increase or improve fish habitat in streams, lakes and wetlands, and any adjacent riparian areas;*
- b. include landscaping and habitat restoration that increase the ability of native plants and animals to use valleylands or riparian areas as wildlife habitat and movement corridors;*
- c. seek to avoid, minimize and/or mitigate impacts associated with the quality and quantity of urban run-off into receiving streams, lakes and wetlands; and*
- d. establish or increase the extent and width of a vegetation protection zone adjacent to Lake Simcoe to a minimum of 30 metres where feasible."*

It is our opinion that a, b, and d above do not apply to the proposed development as there is no fish habitat, valley lands or areas requiring a vegetation protection zone in close proximity to the development. In terms of c above, a SWM report was prepared for the development which demonstrates conformity with Chapter 3 of the MOE's 2003 design manual.

In review of the above information, it is our opinion that the proposed development is in conformity with the *LSPP*.

## **8. Region of Durham Official Plan (ROP), 1993**

According to Schedule 'A' – 'Map A2' of the *ROP* the subject land is designated *Living Areas*. The subject land, according to Schedule 'B' – 'Map B2', is within a *High Aquifer Vulnerability Area*.

Policies 2.3.30 to 2.3.34 make mention of prohibited and restricted uses within the *High Aquifer Vulnerability Area*. Prohibited and restricted uses listed in Table E5 in the *ROP*. Townhomes are not a prohibited or restricted use according to Table E5.

Development within *Living Areas* is to comply with policies 8B.2.1 to 8B.2.3 of the *ROP*.

8B.2.1 advises that *Living Areas*, designated on Schedule 'A', should be predominantly used for housing purposes. However, there are additional uses that are permitted within the *Living Areas* designation. The proposed townhome development is consistent with the policy.

8B.2.2 states that the following uses: Local Centres and Corridors, major retail uses, and Employment Areas are permitted in the *Living Areas* designation.

8B.2.3 when considering development applications in *Living Areas*, regard shall be had for the following:

- a) *The intent of this Plan to Achieve a compact urban form, including intensive residential, office, retail and service and mixed uses along arterial roads and in conjunction with present and potential transit facilities;*

The proposed development is a compact form of urban residential development. The development provides a higher density housing option and adds to the mix of housing options in the Township of Uxbridge. The subject land is within walking distance to a major arterial road (Toronto Street), which is identified as a transit route.

- b) *The use of good urban design principles including, but not limited to, the following:*

- i) *The concentration of commercial uses into Centres and Corridors, with particular emphasis on common internal traffic circulation and restricted access to arterial roads by means of service or collector roads, wherever possible;*

The proposed development is residential in form; therefore, the policy does not pertain to the development.

- ii) *The attenuation of noise through measures other than fences, such as innovative designs, berms and the orientation of higher density developments; and*

An environmental noise assessment has been prepared by YCA Engineering Limited. The recommendations of the environmental noise assessment can be implemented through any future development agreement.

- iii) *The orientation and design of buildings to maximize the exposure to direct sunlight;*

The design of the proposed buildings will maximize the exposure to direct sunlight.

- c) *The provisions of convenient pedestrian access to public transit, educational facilities and parks;*

The proposed development is approximately 500 metres from the closest transit stop, approximately 500 metres from the closest park, and approximately 100 metres from the closest educational facility.

- d) *A grid pattern of roads;*

The proposed development is to be located on existing municipal roads.

- e) *The provisions and distribution of parks, trails, pathways and educational facilities;*

The proposed development will not have an impact on the provisions and distribution of parks, trails, pathways, and educational facilities. In addition, the development will pay park levies and School Board Development charges.

- f) *The types and capacities of the existing municipal services, infrastructure and the feasibility of expansion;*

The proposed development will be using the existing municipal services (sewage, water, and stormwater) and existing infrastructure. The Township of Uxbridge has allotted sufficient servicing allocation for development located in the built boundary and the proposed development would utilize a small portion of this servicing allocation.

- g) *The balance between energy efficiency and cost.*

The homes that will be constructed as part of the proposed development, are proposed to be energy efficient homes.

Given the above, it is our opinion that the applications and proposed development conforms to the *ROP, 1993*.

## **9. Region of Durham Adopted Official Plan (AROP), 2023**

On May 23<sup>rd</sup>, 2023, Council for the Region of Durham, adopted a new official plan for the Region. The adopted official plan is now before the Province of Ontario for review and approval. In this regard, it is pertinent to demonstrate how the proposed development conforms to the adopted official.

According to Map 1 (Region Structure – Urban and Rural Systems) of the *AROP*, the subject land is designated Community Areas. Chapter Five – Vibrant Urban System, is the main section of the *AROP* that applies to the proposed development.

Goals of Section 5 of the *AROP* include:

*Establish a vibrant Urban System that supports the development of compact, efficient and complete communities characterized by a mix of uses, a full range of housing options, transit and active transportation linkages and pedestrian-oriented built form that is accessible to all abilities and ages.*

and,

*Promote intensification and development that optimizes infrastructure, public service facilities and supports the achievement of transit supportive densities.*

The development of townhomes provides intensification in a compact form. The development will optimize existing infrastructure and public service facilities. The proposed development will add to the range and mix of housing in the municipality.

Policy 5.1.11 provides, *it is the policy of Council to: Achieve, on an annual basis, a minimum of 50% of all new residential units across the Region as intensification and be constructed within the delineated built-up area.*

The proposed development is located within the Township's delineated built-up area. Therefore, the development will assist in achieving the Region's intensification target of 50%.

Policy 5.1.12 of the AROP states, *it is the policy of Council to: Prioritize intensification within the delineated built-up area in accordance with the hierarchy of places, as outlined in Policy 5.1.8.*

Policy 5.1.8 sets out a hierarchy for intensification within the Region. The fourth level of the hierarchy is for intensification within Rural Region Centres, Regional Corridors, Waterfront Places, Local Centres and Corridors. Within the fourth level, low, medium and high-density forms of intensification are permitted provided the intensification considers the context or character of the area.

Several nearby properties have been or are being developed with townhomes, it is our opinion that the proposed development provides an appropriate form of intensification for the area.

Policy 5.1.15 provides, *it is the policy of Council to: Support the planning and development of Urban Areas as complete communities with consideration for long-term sustainability and adaptability. Development within Urban Areas will be supported on the basis of the following principles:*

*a) the achievement of compact, urban and pedestrian-oriented built form, which promotes efficient use of infrastructure, active transportation and the achievement of transit supportive density;*

The proposed townhome-built form is both compact and pedestrian-oriented. The townhomes will utilize existing municipal infrastructure.

*b) logical and sequential development patterns, with new development generally taking place adjacent to existing developed areas. The development of larger sites shall occur through detailed planning processes, in accordance with Policies 5.4.9 to 5.4.16;*

The development would be considered infilling (i.e., intensifying an under-utilized lot).

*c) a mix and diversity of uses and amenities offering convenient access to local amenities, community hubs, parks, trails, open spaces and other recreational facilities, services, shopping, job opportunities and public service facilities;*

The subject land is not of sufficient size to provide a mix of uses but the development will add to the existing range of housing types within the community. The subject land is conveniently located in close proximity to local schools, open spaces, trails and other recreational facilities.

*d) built form that considers social equity, human health and improves overall quality of life by developing high-quality urban environments that are accessible to people of all ages, abilities and incomes, in accordance with Section 3.3;*

In general, townhomes are more affordable than semi-detached or single detached dwellings.

*k) the achievement of land use compatibility considerations by avoiding, or where avoidance is not possible, minimizing and mitigating any adverse effects between sensitive land uses and major facilities, Employment Area uses and other uses that may emit odour, dust, vibration, noise and/or other contaminants or emissions, in accordance with Policies 5.5.22 to 5.5.36;*

There are no major facilities within close proximity to the subject land. Therefore, no adverse effects are anticipated.

As noted previously, the Township of Uxbridge is designated *Community Areas* on Map 1 of the AROP. It is an objective of Council to *Ensure Community Areas develop as complete communities, providing a range of housing, transportation and lifestyle choices, and creating opportunities for residents to live, shop, work and access services and amenities within their community.*

In this regard, as per policy 5.4.2, *it is the policy of Council to: Plan Community Areas for a variety of housing types, sizes and tenures within connected neighbourhoods that include population-serving uses such as commercial, retail (including major retail), personal service uses, home businesses, recreational uses, public service facilities, institutional uses and office uses, provided such uses are appropriately located and compatible with their surroundings.*

The proposed development will add to the variety of housing types, sizes, and tenures of the municipality.

Considering the above, it would be our opinion that the proposed development and applications to facilitate the development would conform to the AROP.

## **10. Township of Uxbridge Official Plan (UOP), 1970**

According to Map 1 of the UOP, the subject land is within the *Uxbridge Urban Area Boundary*. Schedule A of the UOP, designates the subject land as *Brock Street Mixed Use Area*. In addition, the subject land is in the Uxbridge Built Boundary, according to Schedules D of the UOP.

According to the UOP, *The Brock St. Mixed Use Area provides for the ultimate development of a node of mixed-use development including commercial, service, residential, office and institutional uses. The commercial uses will be oriented to the provision of grocery and convenience/service uses which are not the size of use*

*appropriate in the Main Central Area, or the large floor space retail outlet as defined in Section 2.5.16.2 of this Plan. At the same time, the commercial development is intended to be integrated in this mixed-use area in keeping with the Gateway policies of Section 2.4.4 of this Plan.*

In this regard and according to 2.5.25.2 of the UOP, permitted uses on the south side of Brock St. east include *low and medium density residential uses such as single detached, semi-detached, and duplex dwellings, townhouses and apartments including residential units in conjunction with other permitted uses.*

The UOP provides specific and separate land use policies for the north and south side of Brock St. The subject land would be subject to the land use policies for the south side (policy 2.5.25.4.2).

Policy 2.5.25.4.2 provides the following:

*The Brock St. Mixed Use Area designation on the south side of Brock St. recognizes the existing commercial and residential uses which currently occupy residential buildings in this area. The Township encourages the maintenance of these structures for the permitted uses, including small additions to the buildings.*

*Where the existing structures are proposed to be replaced, new development shall:*

*i) enhance the “gateway” function of the Brock St. Mixed Use Area through site design and landscaping in conformity with the provisions of Section 2.4;*

To the north and east of the subject land there are residential developments which were constructed over the last few years. These developments include townhouse blocks along Brock St. and dwellings that flank Brock St. The proposed development will front onto Nelkydd Lane and flank Brock St. similar to adjacent approved dwellings. The proposed development will enhance the gateway as the other developments do.

*ii) be comprised of proposed buildings and structures of a size and scale which can be appropriately integrated with the character of the existing development on the south side of Brock St. E.;*

*iii) be designed to be oriented to Brock St. E. with no parking areas located between the main building and the street;*

Given the size and shape of the subject land, it is not possible for the development to front onto Brock St. No parking is proposed between the development and Brock St.



*iv) be integrated with development on adjacent lands wherever feasible with regard to parking, landscaping and pedestrian and vehicular circulation systems and shall provide an appropriate interface with any adjacent residential uses;*

It is not possible to integrate the proposed development with adjacent lands.

*v) have a maximum height three storeys;*

The proposed townhomes will have a maximum height of two storeys.

*vi) have maximum floor space index of 1.0.*

The proposed townhomes will have a floor space index of less than 1.0.

*Further, where substantial redevelopment is proposed which will include more than 929 sq. m. (10,000 sq. ft.) of commercial floor space, such development shall only be permitted subject to the submission of an updated market study which demonstrates demand for the additional floor space and provides an assessment of impact effects on the planned function of designated commercial areas, in particular the Main Central Area, which demonstrates that the planned function will not be prejudiced, all to the satisfaction of the Township.*

The proposed development does not contain commercial floor space.

Given the information above, it is our opinion that the applications and proposed development would conform to the Township of Uxbridge's Official Plan.

## **11. Township Zoning By-law 81-19**

The subject land is currently zoned *Local Commercial (C2-4)*. Townhouses are not permitted within the C2-4 zone. The zoning amendment application will seek to rezone the subject land from the *Local Commercial (C2-4)* zone to a site-specific *Residential Multiple Density (RM)* zone.

Below is a table that outlines the required provisions of the *RM* zone, as well as the proposed provisions as it relates to each lot being created. The numbers that are bolded will require site specific relief.

	Required in the RM zone for Row house	Part 1	Part 2	Part 3	Part 4
Minimum Lot Area	I- 260m <sup>2</sup> E- 300m <sup>2</sup> C- 496m <sup>2</sup>	C- 458m <sup>2</sup>	I- 270.6m <sup>2</sup>	I- 270.6m <sup>2</sup>	E- 311m <sup>2</sup>
Minimum Lot Frontage	I- 8.5m E- 10m C- 16m	C- 3.75m	I- 8.88m	I- 8.88m	E- 10.44m
Front Yard Depth	8m	9m	9m	9m	7.3m
Exterior Side Yard Width	8m	9.7m	N/A	N/A	N/A
Interior Side Yard Width	1.8m	N/A	N/A	N/A	1.2m
Rear Yard	10m	6.2m	6.2m	6.2m	6.2m
Maximum Number of Dwelling Units Having Common Walls	Min 3 Max 8	N/A	N/A	N/A	N/A
Minimum Gross Floor Area Per Dwelling Unit	84m <sup>2</sup>	200m <sup>2</sup>	200m <sup>2</sup>	200m <sup>2</sup>	200m <sup>2</sup>
Maximum Lot Coverage of All Buildings	30%	28%	46%	46%	41%
Minimum Setback from Street Centreline	18m	18m	18m	18m	18m
Minimum Landscaped Open Space	30%	34%	28%	28%	32%
Maximum Number of Dwelling Houses Per Lot	1	1	1	1	1
Maximum Height of Buildings	10m	10m	10m	10m	10m

## **12. Conclusion**

An application to amend the Township's Zoning By-law has been submitted to facilitate the development of one townhouse Block with four units. If the zoning amendment is approved, applications for consent to sever will follow once the foundations are in the ground.

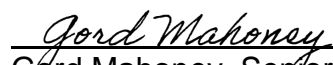
According to the Township's Official Plan the site is designated *Uxbridge Urban Area Secondary Plan Area - Residential Areas*.

The current zoning does not permit the proposed use. The zoning amendment application seeks to rezone the existing *Local Commercial (C2-4)* zone to a site-specific *Residential Multiple Density (RM)* zone.

It is our professional opinion that the proposed development and the applications for an amendment to the Township's Zoning By-law and future consent to sever applications:

- 1) Are consistent with the Provincial Policy Statement;
- 2) Conform to the policies of the Growth Plan, Greenbelt Plan and the Lake Simcoe Protection Plan;
- 3) Conform to the policies of the Durham Region Official Plan and Durham Region's adopted Official Plan;
- 4) Conform to the policies of the Township of Uxbridge Official Plan;
- 5) Represent good planning; and,
- 6) Are in the public interest.

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