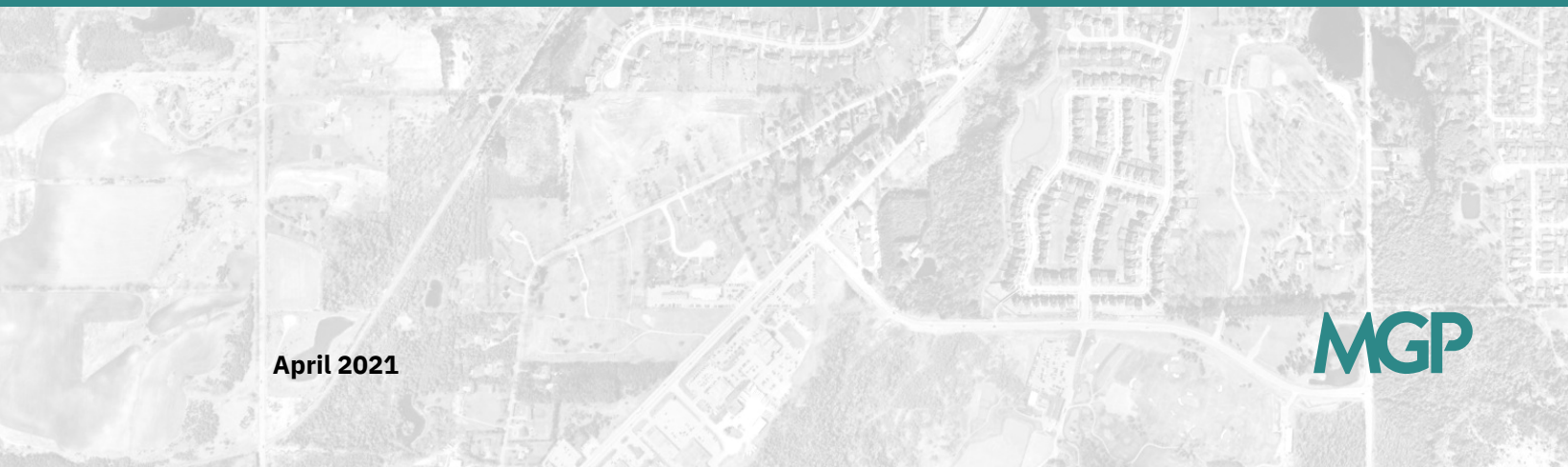




PLANNING OPINION REPORT

**Regional & Area Municipal Official Plan Amendments,
Zoning By-law Amendment and Draft Plan of Subdivision,
7370 Centre Road, Uxbridge, ON**

Prepared For:
Bridgebrook Corporation



April 2021

MGP

*Regional and Area Municipal Official Plan Amendments, Zoning By-law
Amendment and Draft Plan of Subdivision*

Planning Opinion Report

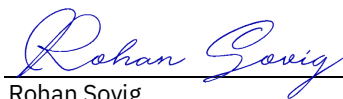
**7370 Centre Road
Uxbridge, ON**

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List of Supporting Reports

All supporting reports are available in digital format on the USB memory stick included with this submission. Hard copies have been produced as per Region and Township requirements; additional hard copies can be made available upon request.

Report	Prepared By
<i>Planning</i>	
Draft Plan of Subdivision	Bridgebrook Corp.
Planning Opinion Report (inc. Affordable Housing Statement)	Malone Given Parsons Ltd.
Draft Regional Official Plan Amendment	Malone Given Parsons Ltd.
Draft Area Municipal Official Plan Amendment	Malone Given Parsons Ltd.
Draft Zoning By-law Amendment	Malone Given Parsons Ltd.
<i>Environmental</i>	
Phase I Environmental Site Assessment	EXP Services Inc.
Record of Site Condition	n/a
Environmental Impact Study	Beacon Environmental
Hydrogeological Report (inc. Water Balance)	Beacon Environmental
Geotechnical Report	Soil Engineers Ltd.
Geomorphic Assessment	Beacon Environmental
<i>Transportation</i>	
Transportation Impact Study	Nextrans Consulting Engineers
<i>Engineering</i>	
Functional Servicing Report (inc. Storm Water Management and Phosphorus Budget)	SCS Consulting Ltd.
<i>Other</i>	
Minimum Distance Separation Statement of Conformity Report	Clark Consulting Services
Stages 1-3 Archaeological Assessment (incl. Clearance Letter)	Irvin Heritage Inc.

Executive Summary

Malone Given Parsons Ltd. (“MGP”) is the planning consultant for Bridgebrook Corporation, the owner of the property located between Concession Road 6 and Centre Road, north of Bolton Drive in the Township of Uxbridge, municipally known as 7370 Centre Road (“Property”). The Property is comprised of one parcel and is approximately 40 hectares (99 acres) in size.

The purpose of this report is to provide a planning opinion on the proposed Regional Official Plan Amendment, Area Municipal Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications to permit the development of 588 dwelling units (461 single-detached dwellings, 60 link dwellings and 67 townhouse dwelling units), a park, two stormwater management facilities, and public roads.

The Property is within the Township of Uxbridge’s Designated Greenfield Areas (pursuant to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (“Growth Plan”)) and any development occurring on these lands will contribute to the density targets. The Property is designated as Special Study Area (#6) under the Durham Region Official Plan (“DROP”). Under the Township of Uxbridge Official Plan (“TUOP”), the Property is designated Future Residential Area and is identified as being part of the Phase 2 Lands. Both the Region and Township Official Plans require identification of sufficient servicing capacity prior to considering any residential development. As demonstrated through the concurrently submitted Functional Servicing and Stormwater Management Report prepared by SCS Consulting Ltd. (dated March 2021), the proposed development has the potential to be serviced by connections to existing water and wastewater systems, with upgrades needed for the existing sanitary sewer systems to ensure that there is sufficient capacity. Accordingly, the Regional Official Plan and Area Municipal Official Plan Amendments are being submitted to permit the proposed development where an appropriate solution to the servicing capacity shortfall can be achieved will be analyzed as part of this development review process.

The proposed development efficiently uses land by proposing a compact, urban form of development on vacant lands contemplated for future residential development within the Designated Greenfield Area. The proposed development represents an appropriate form of development that conforms to the 2020 A Place to Grow: Growth Plan for the Greater Golden Horseshoe and is consistent with the 2020 Provincial Policy Statement (PPS). The proposed redevelopment implements Provincial and Regional policy and will support the achievement of complete communities by providing a range and mix of housing types with accompanying parkland space to diversify the existing housing stock in the Township, thus providing alternative housing choices for current and future residents and moreover, contributing to the Provincial and Regional density targets for designated greenfield

areas.

The Draft Plan delivers a residential development that represents an efficient and logical completion of this portion of the Township, while ensuring that the natural features on the property are preserved and protected in conformity with Provincial, Regional, and municipal policies.

In addition to Regional Official Plan and Area Municipal Official Plan Amendments, a Zoning By-law Amendment is being submitted to rezone the property from Rural (RU) to Residential Second Density Exception (R2-X), Residential Multiple Density Exception (RM-X), Recreational (RE), Recreational Open Space (OS) and Environmental Protection (EP). It is our opinion that the proposed rezoning appropriately implements the Official Plan (as proposed to be amended) and facilitates the development proposal.

It is our opinion that the Regional and Area Municipal Official Plan Amendments, Zoning By-law Amendment and Draft Plan of Subdivision are generally consistent with, and generally conform to the applicable Provincial, Regional, and Municipal planning policies. The proposed development will contribute to meeting overall growth targets that is in keeping with the policies of the Regional and Township Official Plans. The proposed uses and development standards are appropriate, contemplate appropriate development of the site, and represents good planning once an appropriate servicing solution has been determined and confirmation that there will be no negative impact to environmental features and their functions. This will be reviewed as part of the development application process.

1.0 Introduction

Bridgebrook Corporation is submitting applications for Regional and Area Municipal Official Plan Amendments, Zoning By-law Amendment and Draft Plan of Subdivision, which will permit the development of lands municipally known as 7370 Centre Road in the Township of Uxbridge. This section describes the purpose of the report and summarizes the property descriptions.

1.1 Purpose

Malone Given Parsons Ltd. (“MGP”) is the planning consultant for Bridgebrook Corporation, the owner of the property located between Concession Road 6 and Centre Road, north of Bolton Drive in the Township of Uxbridge, municipally known as 7370 Centre Road.

Bridgebrook Corporation is proposing to develop 588 dwelling units (461 single-detached dwellings, 60 link dwellings and 67 townhouse dwelling units), a park, two stormwater management facilities, and public roads. A proposed 1.7-hectare park is proposed to be located central to the development that will provide recreational open space opportunities for existing and future residents.

As part of the proposed development of the Subject Lands, approximately 5.8 hectares of natural heritage green space will be conveyed into public ownership. This will allow the Township/Conservation Authority to take into ownership the lands that include the Maple Bridge Trail that currently traverses through privately-owned lands.

Applications for Regional and Area Municipal Official Plan Amendments, Zoning By-law Amendment and Draft Plan of Subdivision, are being submitted to permit the proposed development. The purpose of this report is to provide a planning opinion on the applications following an analysis of the land use and planning context. This includes consideration of the applicable Provincial, Regional, and Municipal planning policy regime. In rendering this opinion, the report relies on, and summarizes the supporting studies prepared by other expert consultants in accordance with the requirements set out at the pre-consultation meeting on April 16, 2020.

1.2 Site Location and Characteristics

The property is comprised of one parcel and is approximately 40 hectares (99 acres). It is located between Concession Road 6 and Centre Road, north of Bolton Drive. Figure 1 provides a location key map and Table 1 summarizes the legal description of the property.

The property is currently vacant.

Figure 1. Location and Surrounding Context



Table 1. Legal Description of Subject Property

Party to:	Legal Description	Municipal Address	Area
BRIDGEBROOK CORP.	PART LOT 33 CONCESSION 6, UXBRIDGE, PARTS 1 AND 2 PLAN 40R30844 SUBJECT TO AN EASEMENT OVER PART 2 PLAN 40R30844 AS IN D260321 TOWNSHIP OF UXBRIDGE	7370 Centre Road	39.97 hectares (98.78 acres)

1.2.1 Surrounding Land Uses

The property is surrounded by agricultural lands, natural features and low-density residential uses. The following summarizes the surrounding land uses:

To the North:

- Agricultural lands
- Watercourse

To the East:

- Agricultural Lands
- Existing Low-Density Residential

To the South:

- Existing Low-Density Residential
- Quaker Common Park

To the West:

- Agricultural Lands
- Concession Road 6

- Watercourse
- Centre Road

1.2.2 Transit and Transportation Context

Durham Region Transit (“DRT”) offers three bus routes in the Township of Uxbridge: Routes 950, 601 and 960. GO Transit also operates a bus route that services bus stops along Toronto Street in Uxbridge and Highway 47 in Goodwood. The transit routes operated by the two transit agencies primarily serve the downtown area and are located about a 20 - 25-minute walk from the Property.

Sidewalks in the vicinity of the Property can be found on at least one side of the street along Centre Road, Bolton Drive and Oakside Drive. Sidewalks are located on both sides of the street along Brock Street West, east of Quaker Village Drive / S Balsam Street through the downtown area. There are currently no dedicated bicycle lanes along the main streets in the area. There are some existing recreational trails, such as the Maple Bridge Trail, Quaker Trail, Butternut Trail and S Balsam Trail in the area.

It is our understanding that the Township is undertaking the preparation of Active Transportation Plan (ATP). A draft has been released for comments, that:

- Identifies a continuous active transportation network that connects to all communities in Uxbridge and builds upon existing routes and trail systems.
- Expands education and promotion to raise awareness of active transportation and normalize walking and cycling as everyday options.
- Ensures the community’s interests are addressed in a plan that outlines short and long term actions.

The ATP identifies proposed routes within the vicinity of the Property over the short-term that will enhance the overall connectivity of the Property to the rest of the Township. This includes an on-road bike route/lane along Centre Road and Young Street and an in-boulevard multi-use path along Concession Road 6, north of Brock Street.

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2.0

Development Considerations

This section provides a brief overview of the supporting studies for the development application.

2.1 Minimum Distance Separation Statement of Conformity

A Minimum Distance Separation (“MDS”) Statement of Conformity was prepared by Clark Consulting Services (dated November 3, 2020). The purpose of the report was to review if, and how, the OMAFRA MDS formula is applied to the proposed subdivision and where MDS may impact the proposed development.

While an MDS is not required for applications within the urban boundary, which the Subject Lands are, development of a residential subdivision at 7370 Centre Road Uxbridge meet the requirements of MDS, as published and maintained by OMAFRA and updated from time to time.

The MDS accepts that development proposals on lands to be developed within an approved settlement area boundary are anticipated and are therefore exempt from MDS setbacks from neighbouring barns unless local planning documents require compliance with MDS. If MDS did apply in this case, the neighbouring barns will generate MDS setbacks less than the actual setback between the barn and the property.

Based on the analysis, the proposed development meets the MDS requirements.

2.2 Archaeological Assessment

A Stage 1, 2 and 3 Archaeological Assessment was prepared by Irvin Heritage (dated September 6, 2019). The Stage 1 Archaeological Assessment found archaeological potential due to the environmental setting of the property in relation to water sources, historic roadways, registered archaeological sites (the Gould Site BaGs-25) and areas of known historic settlement.

A Stage 2 Archaeological Assessment was carried out due to the archaeological potential of the site. The Stage 2 Archaeological Assessment found two discrete archaeological resources. The Ridge View Scatter (BaGs-37) did not produce the required artifact quantity to require a Stage 3 Archaeological Assessment and was sufficiently

documented and determined to have no further Cultural Heritage Value or Interest. The Valley View Site (BaGs-36) produced artifacts from a potentially disturbed and intermixed soil matrix. A Stage 3 Archaeological Assessment was carried out for this site as it potentially represented 19th century occupation of the property.

A Stage 3 Archaeological Assessment was thus carried out for the Valley View Site (BaGS-36). The Valley View Site (BaGS-36) is a highly disturbed or secondary context 19th century rural domestic occupation. A review of the date diagnostic artifacts from the Stage 3 excavation indicates an occupation range from 1860-1960. Using both the Stage 2 and stage 3 assemblages, the site has an inferred occupation range of 1864-1962. The site predominantly post dates 1870 and based solely on occupation range, the site would not warrant further investigation as it does not have sufficient Cultural Heritage Value or Interest.

A clearance letter has been received from the Ministry of Heritage, Sport, Tourism, Culture Industries dated February 25, 2020.

2.3 Environmental Impact Study

An Environmental Impact Study ("EIS"), dated March 2021, was completed by Beacon Environmental. The purpose of the EIS is to evaluate the sensitivity and significance of the natural features on the Property that could be influenced by the proposed development and to ensure conformity with the relevant policy documents.

The existing land use within the property is primarily agricultural land use with annual row crops. The majority of the Property is represented by agricultural field and cultural hedgerows that are evident of past disturbance and reflective community types with the presence of a high number of non-native species.

Through development of the EIS, Key Natural Heritage Features including wetlands; significant valleylands; significant woodlands and stream corridors; fish and wildlife habitat and habitat of endangered or threatened species (and potential habitat) have been identified.

Buffers to wetlands and watercourses are proposed and are consistent with LSRCA requirements for this property (valleyland 6 m watercourse 15 m and woodland 10 m). There are some proposed reductions from these values and grading (and subsequent restoration) within buffers is also proposed.

Potential significant wildlife habitat has been protected within woodland areas. All direct fish habitat is all being protected.

An identified headwater drainage feature and wetland areas are proposed for removal in the northeast portion of the Subject Lands with hydrological mitigation through lot level conveyance measures.

Where woodlands and wetlands on the property are identified for removal,

compensation requirements will be subject to discussion and resolution with LSRCA and the Township.

One provincially endangered species, Butternut, is present on the subject property and suitable habitat is present in all treed areas for regulated bats, some parts of which are proposed for removal. Consultation with MECP is on-going and will be required for both species as it may affect development limits.

Until compensation is determined and agreed that addresses the loss of features and reductions in buffer widths, it not possible to conclude that there are no net negative effects on features or functions. Compensation discussions with the LSRCA/Township will be undertaken through the development review process.

2.4 Functional Servicing and Stormwater Management Report

A Functional Servicing and Stormwater Management Report was prepared by SCS Consulting Ltd. (dated March 2021). The purpose of the report is to demonstrate that the development can be graded and serviced in accordance with the Township of Uxbridge, Lake Simcoe Region Conservation Authority (“LSRCA”), Region of Durham and the Ministry of Environment, Conservation and Parks (“MECP”) design criteria.

The proposed development has two viable potential options for connecting to the existing sanitary sewer system:

- connecting to the existing 200 mm diameter sanitary sewer located at the intersection of Centre Road and Oakside Drive (MH 113); or,
- connecting to the future Mason Lands Phase 2 sanitary sewer.

The Centre Road/Oakside Drive sanitary sewer was not sized in anticipation of external flows, however there is some inherent residual capacity remaining in the system based on the original Apple Tree Crescent sanitary sewer design. Alternatively, a connection through the Future Mason Phase 2 Lands can be accommodated, however the timing of this development is unknown and so a connection may not be available when required by the proposed development.

A capacity analysis of the two different connection options was undertaken to confirm the capacity of the downstream sanitary sewer systems and to identify any potential infrastructure upgrades to support the construction of the proposed development. There are two proposed construction phases for development with Phase 1 of the proposed development including the lands located east of the NHS system, which has an area of approximately 6.17 ha and a population of 360.5 persons, and Phase 2 including the remainder of the development. In general, the analysis of the Phase 1 sanitary flows concluded that there would be minimal theoretical surcharging of the sanitary sewer system on Dallas Street where the existing sewer was constructed at very shallow slopes (<0.4%), otherwise the system has sufficient capacity to convey the proposed flows. The analysis that evaluated Phase 2 concluded that the existing sanitary sewer system (Ash

Green Lane to Dallas Street) would require modifications to convey the proposed flows.

Durham Region operates the water supply and treatment infrastructure as well as the wastewater collection and treatment systems. As such, Durham Region provides bulk servicing allocation to the Township of Uxbridge. The Township of Uxbridge Council provides Servicing Allocation to individual development applications.

Wastewater servicing allocation is the limiting factor in the Township of Uxbridge. Servicing allocation is based on the capacity of the Uxbridge Brook Water Pollution Control Plant (WPCP). The WPCP current capacity is 15,000 people. The Region is currently undertaking a planned upgrade to the oxygenation system which could increase the current capacity to 16,470 people. Uxbridge has been divided into two phasing areas. Phase 1 is the current Urban Area boundary and includes some potential infill and intensification areas. Phase 2 includes three proposed development properties outside of the current Urban Area.

Based on the anticipated total Phase 2 population values noted above, there will be a servicing allocation shortfall of approximately 2,425 people based on the currently anticipated WPCP capacity. Based on the currently anticipated available servicing capacity of 16,470 people, the following options are available to service the proposed development, along with the remaining Phase 2 area:

- Durham Region to pursue a WPCP expansion through completion of a Class EA and an update of the Environmental Compliance Approval with the objective of servicing the entire Phase 2 population;
- Durham Region to investigate opportunities to re-rate the existing WPCP to maximize the servicing capacity, up to the full Phase 2 population if possible (may include stress testing the existing facility and possible incorporation of inflow/infiltration reduction measures or water use reduction measures);
- Utilize (borrow) a portion of the Phase 1 reserved servicing allocation to advance Phase 2 lands prior to implementing further WPCP improvements;
- Utilize private communal wastewater treatment facilities in portion of the Phase 2 lands (subject to a detailed site assessment to confirm this is a suitable approach), beyond the overall available WPCP capacity; or
- Combinations of the options above.

There are existing municipal watermains on 6th Concession and Centre Road North. The development is proposed to be serviced with a connection to the existing watermains on 6th Concession and Centre Road North.

Through discussions with the Region it is understood that the following Regional infrastructure upgrades are required to accommodate Phase 2 of the Township of Uxbridge Master Plan:

- Additional wells for water supply. (Project is identified in 2018 DC and current Budget/Forecast)

- Additional Zone 1 water Storage. (Project is identified in 2018 DC and current Budget/Forecast)
- Additional Zone 2 pumping capacity at the Quaker Hill Reservoir & Pumping Station. (Project is not identified in 2018 DC and current Budget/Forecast)

Municipal Engineering Solutions has completed a watermain hydraulic analysis to show that there are sufficient domestic and fire flows to service the development. The analysis identified issues with servicing phase 2 of the proposed development where road surface elevation exceeds the current servicing provided by Zone U2 (centerline elevation of approximately 330.5m) which is consistent with the required infrastructure upgrades noted by the Region above. Phase 1 of the analysis can be serviced by the existing system. Water supply allocation is required from the Township.

In terms of stormwater management, water quality control will be provided for the west half of the proposed development by a proposed Wet SWM Pond 1. Quality control will be provided for the east half of the proposed development by catchbasin filtration trenches in the right-of-way boulevard. Quantity control and erosion control will be provided for the west half of the proposed development by Wet SWM Pond 1 and for the east half of the proposed development by Dry SWM Pond 1 to control peak flows for the 2 through 100 year storm events. Storm runoff will be conveyed by storm sewers designed in accordance with Township of Uxbridge and MECP criteria. The storm sewers will generally be designed for the 5 year storm event and adequate 100 year overland flow routes will be provided.

A phosphorus budget analysis was completed, using the MECP phosphorus budget tool, which showed that the unmitigated phosphorus export will be reduced by approximately 90% through the use of stormwater best management practices throughout the proposed development including: rear yard at-surface infiltration trenches, catchbasin infiltration/filtration trenches, wet and dry SWM ponds and a grassed filter strip.

In accordance with the MECP Stormwater Management Planning and Design Manual (2003), a review of stormwater management best practices was completed using a treatment train approach, which evaluated lot level, conveyance system and end-of-pipe alternatives. The potential best management practices were evaluated based on the stormwater management criteria listed above. The following best practices are proposed throughout the development:

- Increased topsoil depth,
- Roof leaders to grassed areas,
- Rear yard at-surface infiltration trenches,
- Catchbasin infiltration/filtration systems, and
- Grassed filter strips

Rear yard at-surface infiltration trenches are proposed throughout the site for all split drainage lots where feasible. Overflow from the proposed trenches will drain uncontrolled into the Uxbridge Brook tributary or to the proposed wet SWM Pond or dry SWM Pond.

Catchbasin infiltration and filtration trenches are proposed to provide treatment of runoff from the road right-of-way and lots within the proposed development. The trenches will be located beneath the right-of-way boulevards. Catchbasin infiltration trenches will be provided only where there is sufficient clearance to the seasonally high groundwater elevation. Runoff entering deep sump catchbasins will be directed through a catchbasin pre-treatment device (e.g. goss trap, CB Shield, Litta Trap, etc.) before entering a lead directed to the trenches. Runoff in excess of the capacity of the lead, or if an infiltration trench has reached capacity, will be directed through an overflow lead into the storm system.

2.5 Geotechnical Investigation

A Geotechnical Investigation was prepared by Soil Engineers (dated February 18, 2018). The purpose of the investigation was to reveal the subsurface conditions and determine the engineering properties of the disclosed soils.

The investigation revealed that beneath a veneer of topsoil and ploughed soils, the site is generally underlain by a complex stratigraphy consisting of stiff to hard, generally very stiff silty clay; firm to hard, generally hard silty clay till and loose to very dense, generally compact silty sand till, with layers of loose to very dense, generally compact sand and compact to very dense, generally compact silt deposits at various depths and locations.

The Geotechnical Investigation contains recommendations for foundations; engineered fill; underground services; backfilling in trenches and excavated areas; garages, driveways and landscaping; pavement design; soil parameters; and excavation.

2.6 Hydrogeological Investigation (inc. Water Balance)

A Hydrogeological Investigation was prepared by Beacon Environmental (dated March 2021). This report is preliminary and based on information collected between December of 2017 and August 2020. A revised report will be forthcoming which includes hydrochemical analyses for the purposes of dewatering discharge plans, as well as water balance components to be based on provided Site Plans.

The topography of the property is summarized as highest in the west, with a general gradient downward towards the east. The stratigraphy consists of alternative layers of silty clay and layers of silty sand, with some areas of sand layers. Groundwater depths range approximately 0.2 mbgs to 8.92 mbgs in relation to the topography. Groundwater elevations were found to range from approximately 332.0 masl to 285.2 masl. Groundwater elevations measured at all locations range from 44.4 m to 45.3 m during the length of the investigation, indicating that groundwater is responsive and connected throughout the site. Groundwater is estimated to flow in a generally easterly heading at a rate of approximately 0.45 cm/day to 0.66 cm/day.

A Site-specific Global Water Balance Assessment was carried out for the subject property (403,800 m² in area). Proposed changes to the subject property during Phase Ultimate

conditions are anticipated to result in an annual increase of infiltration by approximately 99,363 m³, and an annual increase in runoff by approximately 70,877 m³ in comparison to existing conditions.

A Catchment-Based Water Balance Assessment (CBWB) was carried out for the hydrologic catchment belonging to the portion of Uxbridge Brook located within the Property. The Catchment for the Feature of Interest (FOI) is approximately 372,425 m² in area. Proposed changes to the Catchment for the Feature of Interest (FOI) are anticipated to result in an annual increase of infiltration within the FOI catchment by approximately 111,737 m³. Similarly, ultimate proposed conditions for the subject property are anticipated to result in an annual increase of runoff by approximately 48,709 m³ in comparison to existing conditions. Monthly infiltration volumes are generally anticipated to increase, with the largest increases occurring during the freshet periods. Monthly runoff volumes are generally similar to those seen in the existing conditions, with a slightly earlier freshet period

2.7 Phase One Environmental Site Assessment

A Phase One Environmental Site Assessment (“ESA”) was prepared by EXP Services Inc (dated October 24, 2018). The purpose of the ESA is to assess the environmental condition of the site based on its historical and current uses.

The Phase One ESA did not identify any Areas of Potential Environmental Concerns (APECs). Based on the Phase One ESA findings, a Phase Two ESA is not required before a Record of Site Condition can be submitted to all of the Phase One Property; a Record of Site Condition can be filed based on a Phase One ESA alone. A Record of Site Condition was obtained and will be filed.

2.8 Transportation Impact Study

A Transportation Impact Study (“TIS”) was prepared by Nextrans Consulting Engineers (dated April 2021). The intersection capacity analysis indicates that under existing, future background and future total conditions, all intersections considered in the TIS are expected to operate at acceptable levels of service. No physical improvements to the area road network and intersections are required for the 2028 horizon year. The analysis also indicates that no improvements are required to the existing active transportation and Durham Region Transit/GO Bus service in the area to accommodate the proposed development to the 2028 horizon year. The intersection capacity analysis indicates that all three proposed development intersections are expected to operate at acceptable levels of service with minimum delays or queues.

To accommodate pedestrian and cyclists, the TIS recommends a number of active transportation facilities including:

- sidewalks to be provided on at least one side of all internal streets;
- sidewalks to be provided on the west side of Centre Road and east side of

Concession Road 6 from the northerly limit of the proposed development to existing sidewalks

- two sidewalk/cycling connections to be provided between Bolton Drive and the proposed development;
- All-way stops provided at the main pedestrian crossings; and,
- No exclusive turning lanes in order to minimize the crossing distance for pedestrians and cyclists. It should be noted these turning lanes are not required for traffic operation and capacity

3.0

Proposed Development

This section summarizes the proposed development of 588 dwelling units, a park, two stormwater management facilities, public roads and the protected Natural Heritage System.

3.1 Overview

The Draft Plan of Subdivision, prepared by Bridgebrook Corp. (dated March 19, 2021), proposes the development of residential dwelling units, a park, two stormwater management facilities, and public roads.

The proposed development consists a total of 588 dwelling units, of which:

- 215 are single-detached dwelling units with a minimum frontage of 11.5m;
- 245 are single-detached dwelling units with a minimum frontage of 10.4m;
- 60 are link dwelling units all with a minimum frontage of 11m; and
- 67 are townhouse units all with a minimum frontage of 6.1m.

All residential units front or flank the grid-like configuration of public roads. Two 6.0m laneways are proposed for the townhouses fronting onto Concession Road 6. No servicing connections will be made from the laneways to the laneway townhouses, and sufficient driveway setbacks will be provided to ensure sufficient access for laneway garages.

The proposed development will be accessed from three 20m wide local streets. Two full moves intersections are proposed onto Concession Road 6, with the most southerly intersection located approximately 225m north of the Bolton Drive/Concession 6 intersection and the northerly intersection located approximately 150m north of the southerly intersection. A full moves intersection is also proposed onto Centre Road, which is located approximately 400m north of the Bolton Drive/Centre Road intersection and will be aligned with the future Maplebrook Drive extension on the east side of Centre Road.

A 1.70-hectare park is proposed centrally within the property, adjacent to the NHS, to provide active and passive recreational opportunities for residents on the property and surrounding development. The proposal also consists of two stormwater management blocks on the eastern portion of the property at the lowest lying area of the property to

manage stormwater runoff.

The Natural Heritage System (“NHS”), consisting of significant environmental features, traverses the property and is protected from development and is planned to be conveyed into public ownership. The limits of the NHS are determined through an Environmental Impact Study, prepared by Beacon Environmental (dated March 2021).

A summary of the development statistics is provided in Table 2.

Table 2. Land Use Statistics of the Proposed Development

Land Use	Number of Units	Area
Single-Detached (Min. 11.5m)	215 units	8.99 ha
Single-Detached (Min. 10.4m)	246 units	8.05 ha
Links (Min. 11m)	60 units	1.93 ha
Townhouses (Min. 6.1m)	67 units	1.29 ha
Park		1.70 ha
Natural Heritage System		5.86 ha
Stormwater Management Facility		2.06 ha
Roads and Walkways		10.00 ha
Total	588 units	39.9 ha

Depending on the servicing solution, phasing of the proposed development may be required with the first phase being the lands east of the NHS and the second phase being the remaining lands.

3.2 Active Transportation

The proposed development encourages active transportation by providing a compact built form and pedestrian facilities. As such, the design of the development creates a comfortable active transportation environment, which promotes walkability and connectivity consistent with the vision of the Township’s Draft Active Transportation Plan (“ATP”).

The ATP is intended to provide strategic direction for an active transportation network that is equitable and accessible for people of all ages and abilities, and that can facilitate active living within the Township and its hamlets. The plan is also intended to provide direction and guidance on emerging trends that can shift the future of transportation within the Township such as Vision Zero, micro-mobility, complete streets and age-friendly design. The ATP identifies proposed routes within the vicinity of the Property over the short-term that will enhance the overall connectivity of the Property to the rest of the Township including an on-road bike route/lane along Centre Road and Young Street and an in-boulevard multi-use path along Concession Road 6, north of Brock Street. The proposed development will provide connections to the future facilities along Centre Road and Concession Road 6, in addition to conveying the current Maple Bridge Trail into public ownership and providing additional potential opportunities to expand the trail system. These combined connections will help establish an integrated network of routes that will

enable existing and future residents to easily access important destinations.

Sidewalks on local roads will be accommodated based on the Township of Uxbridge standard cross-sections for local roads with 20 metre ROWs, which have a sidewalk on one side. The proposed pedestrian network will enhance circulation within the development and provide connections to the surrounding area. These pedestrian connections will connect to the existing residential neighbourhood via the walkways to the south.

Internal to the site, cycling will be accommodated on-street in a shared manner, given that the internal streets will be local roads with low traffic volumes and low design speeds. These internal on-street cycling routes will connect to the external existing and future active transportation facilities as well as other nearby trails.

3.3 Transportation and Connectivity to Neighbouring Lands

The proposed development provides a modified grid network of local roads to facilitate circulation and movement on the property. Vehicular traffic will utilize the existing Concession Road 6 and Centre Road collector roads to access the property; two 20m wide local streets connects to Concession Road 6 while one 20m wide local street connects to Centre Road. The street pattern has been designed to minimize impact on the NHS blocks while providing efficient circulation throughout the plan.

Three full move intersections are proposed off of Centre Road and Concession Road 6 (Street J) that provide access to the property and are appropriately spaced from the existing and proposed intersections.

The internal local road network provides for appropriate vehicular and active transportation movement within the neighbourhood. Private laneways are proposed to serve the townhouses along Concession Road 6, where an appropriate design treatment will provide for an attractive streetscape. Private laneways are both desirable and operationally feasible with the appropriate snow removal equipment. The use of these lanes is essential to delivering a compact built form to provide a range and mix of housing while maintaining attractive streetscapes and using land efficiently.

Connections to the adjacent lands are provided along the southern edge of the Property via walkways to the existing residential subdivision.

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4.0

Planning Policy and Regulatory Framework

This section of the report addresses certain Provincial, Regional, and Municipal specific policy areas when considering development on the property, particularly those policies related to growth management and intensification, servicing capacity and allocation, appropriate range and mix of housing and provision of affordable housing, compatibility with surrounding uses, urban design, parkland dedication and environmental constraints and opportunities.

4.1 Major Planning Policy Considerations

This section analyzes consistency and conformity of the proposed development regarding specific planning matters and the related policies that require specific attention and explanation. These areas include policies relating to growth management, servicing capacity, appropriate range and mix of housing and provision of affordable housing, compatibility with surrounding uses, urban design, parkland dedication, and environmental constraints and opportunities. Notwithstanding the highlighting of these policies, applicable Provincial, Regional and Local Municipal Plans and Policies have been reviewed, and we have concluded that the proposed development is consistent with or conforms to all applicable policies once an appropriate servicing solution has been finalized and confirmation of no negative impact to environmental features – further discussion and overall opinion are provided later in this report.

4.1.1 Growth Management and Intensification

The Provincial Section Statement (“PPS”), 2020 promotes “cost-effective development patterns and standards to minimize land consumption and servicing costs” (Section 1.1.1e) in combination with ensuring sufficient land be made available “to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 25 years” (Section 1.1.2). To achieve this, settlement areas, such as where the property is located, “shall be the focus of growth and development, and their vitality and regeneration shall be promoted” (Section 1.1.3.1).

The Growth Plan policies provide direction for how and where the Greater Golden Horseshoe area should grow. Similar to the PPS, the Growth Plan policies direct “development to settlement areas” (Section 2.2.1.2). New development occurring in designated greenfield areas are intended to be planned in a manner that contributes to complete communities, supports active transportation, and encourages the integration of transit (Section 2.2.7.1).

The Durham Region Official Plan (“DROP”) implements the Growth Plan and states that greenfield areas shall be developed to achieve an overall density of 50 residents and jobs combined per hectare (Policy 7.3.9.b). The Township of Uxbridge is planned to accommodate a population of 26,965 by 2031 (Policy 7.3.3).

The Township of Uxbridge Official Plan (“TUOP”) policies recognize that designated greenfield areas will be planned, zoned and designated to contribute to the creation of complete communities, including design which supports active transportation and transit, and provides for a mix of land uses and high quality public open spaces (Policy 2.5.2.2.ii).

The proposed development achieves a density of 53 residents and jobs combined per hectare, as demonstrated in the table below, therefore conforming to the minimum density policies for designated greenfield areas and assisting with the Township in achieving its growth targets.

Table 3: Residents and Jobs Combined per Hectare

Land Use	Draft Plan Units	Rate	Persons, Employee Estimate and Density
Population			
Townhouse Dwelling Units	67 units	2.30 PPU ¹	154
Single Detached Dwelling Units	461 units	2.94 PPU ¹	1,355
Linked Dwelling Units	60 units	2.94 PPU ¹	176
Subtotal	588 units		1,685
Jobs			
Population-Related Jobs		7% of population ²	112
Subtotal			112
Total Area, Population and Jobs	34.04 ha³		1,797
Density			53

Notes

1 - PPU from Township of Uxbridge Development Charges Background Study, dated May 20, 2014, prepared by Hemson Consulting Ltd.

2 - Based on ratio of jobs to total population from 2016 Census

3 - This is the developable area, which excludes the Natural Heritage System

The proposed development will provide housing that will contribute to the achievement of the minimum intensification target set by the Provincial Growth Plan and Regional

Official Plan. The proposed development contributes to the achievement of complete communities by providing for a range and mix of housing types and sizes to meet the varied needs of present and future residents (TUOP Policies 1.5.1 and 2.5.4.i). Given the above, it is our opinion that the proposed development appropriately implements the growth management policies and achieves the intent of all applicable policy documents.

4.1.2 Servicing Capacity

The PPS requires infrastructure and public service facilities to be planned in a manner that is coordinated and integrated with land use planning and growth management so that infrastructure and public service facilities are financially viable over their life cycle and are available to meet current and future needs (Policy 1.6.1). Sewage and water services shall be provided in a manner that can be sustained by the relied upon water resources, is prepared for the impacts of climate change, is feasible and financially viable over their lifecycle, and protects human health and safety and the natural environment (Policy 1.6.6.1.b).

Infrastructure, such as sewage and water management systems, should be optimized where there is existing infrastructure (Policy 1.6.3.a). Servicing is represented as a hierarchy in the PPS, with municipal sewage and water services as the preferred form of servicing, followed by private communal sewage and water sewages, individual on-site sewage and water services, and lastly, partial services (Policy 1.6.6.1.e). Planning authorities may only allow lot creation only if there is sufficient reserve capacity within the municipal sewage and municipal water services (Policy 1.6.6.6.).

Similar to the PPS, one of the goals of the Growth Plan is to “improve the integration of land use planning with planning and investment in infrastructure and public service facilities” (Section 1.2.1). The Growth Plan seeks to ensure that infrastructure planning, land use planning, and infrastructure investment are coordinated to implement the Plan (Policy 3.2.1.1.). It provides that opportunities for optimization and improved efficiency within existing systems – whether municipal or private servicing – will be prioritized and supported by strategies for energy and water conservation and water demand management (Policy 3.2.6.a.). Water and wastewater management systems will also be planned to accommodate growth to support the achievement of the minimum intensification and density targets of the Growth Plan (Policy 3.2.6.b.).

The above principles of integrating land use planning, growth management and servicing are carried through to the DROP, which prioritizes providing municipal water and sewage servicing to areas within the Urban Area where intensive, compact forms of development are proposed (Policy 5.2.3). Similar to the direction of Provincial policies, the DROP provides policies directing municipal water and sewage facilities to Urban Areas to accommodate anticipated growth (Policy 5.3.9). To make efficient use of municipal services, the development of Urban Areas shall occur based on the principles of sequential development, progressive extension, improvement, rehabilitation and economical utilization of the Regional water supply and sanitary sewage systems, and minimization of financial impacts on the Region (Policy 5.3.11).

Policy 7.3.7 of the DROP indicates that Special Study Areas located within the Uxbridge Urban Area, including the Property, are restricted from development due to servicing capacity constraints. Development shall be considered without the need of a comprehensive review to the DROP. These lands will be given priority over the expansion of the Uxbridge Urban Area and will be allocated any additional servicing capacity in accordance with the local municipal official plan.

The TUOP requires all new development in the Uxbridge Urban Area to be serviced by municipal sewage and water facilities (Policies 2.2.5.2.i and 2.2.6.2.i). Development in the Urban Area is dependent on the availability of municipal sewage and water services, as the capacity of these services is limited. This is particularly true with respect to sewage treatment, as the Uxbridge Brook Water Pollution Control Plant (“WPCP”) has limited remaining capacity (Section 2.2.5.1). Development should efficiently use land, and existing resources, infrastructure, and public service facilities to avoid any premature or unnecessary expansion of infrastructure (Section 2.2.7.1). The Township may consider development applications for Phase 2 lands when there is sufficient additional sewage capacity for the proposed development, as well as for all potential development in the Phase 1 lands (Policy 2.2.7.2.ii.a).

SCS Consulting Ltd. complete a Functional Servicing and Stormwater Management Report (“FSSR”) (dated March 2021) for the Property, which noted that there is sufficient residual capacity in the existing water system to service the proposed development through extensions to existing municipal water systems. It is understood that upgrades to Regional water servicing infrastructure are required to accommodate Phase 2 of the Township of Uxbridge Master Plan. Coordination with the Region will continue through the draft plan approval process to confirm implementation timing of the required upgrades.

The FSSR Report additionally noted that the wastewater servicing for the proposed development can be provided either through connections to the Oakside Drive System or to the Future Mason Phase 2 Development. Upgrades are required for sections of the existing sanitary sewer to ensure that there is sufficient capacity to convey sanitary flows from the proposed development where capacity is exceeded or close to being exceeded. Though connections to the sanitary sewers are feasible, wastewater servicing allocation is limited in the Township. It is anticipated that there will be a servicing allocation shortfall of approximately 2,425 people based on the anticipated total Phase 2 population and anticipated capacity of the wastewater treatment plant upon completion of the current upgrades to the oxygenation system. To service the proposed development and the remaining Phase 2 lands, alternatives may include

- implementing additional WPCP upgrades through completion of a Class EA and an update of the Environmental Compliance Approval;
- Durham Region investigating opportunities to re-rate the existing WPCP to maximize the servicing capacity, up to the full Phase 2 population if possible (may include stress testing the existing facility and possible incorporation of inflow/infiltration reduction measures or water use reduction measures;
- utilize (borrow) a portion of the Phase 1 reserved servicing allocation to advance

- Phase 2 lands prior to implementing further WPCP improvements;
- utilize private communal wastewater treatment facilities in a portion of the Phase 2 lands; or,
- a combination of the above.

Should the proposed development be granted servicing allocation, the proposed development can be serviced by existing infrastructure through extensions to existing municipal water and wastewater systems. The proposed development efficiently uses existing municipal water and wastewater systems in this regard and represents a logical extension of services. Development of the property minimizes land consumption and servicing costs by making efficient use of vacant land in an area where servicing can be provided with extensions and upgrades to existing infrastructure. It is our opinion that the proposed development conforms to the applicable servicing and infrastructure policies once a solution to the servicing capacity has been resolved. This will be reviewed as part of the development application process.

4.1.3 Appropriate Range and Mix of Housing and Provision of Affordable Housing

Through the PPS, the Province supports the accommodation of a range and mix of appropriate affordable and market-based residential types, as well as other uses, to meet long-term needs (Policy 1.1.1.b). The PPS requires planning authorities to provide an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents by permitting and facilitating a range of housing options and residential intensification; directing development towards locations where appropriate levels of infrastructure and public services are or will be available to support current and projected needs; and promoting densities which efficiently use existing land and infrastructure and supports active transportation and transit in areas where it exists or is proposed (Policy 1.4.3).

The housing policies of the Growth Plan support housing choice by promoting a diverse range and mix of housing options to meet the projected needs of current and future residents and establishing targets for affordable ownership housing and rental housing (Section 2.2.6.1). Municipalities will support the achievement of complete communities by achieving the minimum density targets, considering the range and mix of housing options and densities of the existing housing stock, and planning to diversify the overall housing stock across the municipality (Section 2.2.6.2).

The DROP has a goal of providing a wide diversity of residential dwellings by type, size, and tenure in Urban Areas to satisfy the social and economic needs of present and future residents of the Region (Section 4.1). In consideration of development applications, Regional Council shall, in conjunction with the respective area municipality, ensure that a wide range of housing is provided in Urban Areas (Policy 4.3.1). The TUOP similarly encourages the provision of a range of housing types, size, and tenure, including affordable housing, within the Urban Area to meet the needs of present and future residents (Section 2.5.4).

The proposed development efficiently uses lands by contemplating development of vacant lands within the DGA that is anticipated for future residential uses. The proposed development will provide a range and mix of housing types (i.e., single-detached, links and townhouse dwellings) to meet the current and future housing needs of residents. In particular, the townhouse dwelling units in the proposed development will diversify and provide an alternative choice for future residents in a market where single-detached homes make up the vast majority of the housing stock (83%) (Statistics Canada, Census, 2016). By contributing to the supply of “missing middle” housing, the proposed development provides for a more intrinsically affordable housing type, thereby increasing access to opportunities for homeownership. This is in addition to the link dwellings, which provide a detached dwelling type, at a typically cheaper price. It is our opinion that the proposed development is consistent with the PPS and conforms to Growth Plan, DROP and TUOP as it relates to providing an appropriate range and mix of uses.

4.1.4 Compatibility with Surrounding Uses

The proposed development provides for an appropriate built-form consisting of single detached dwellings along the southern boundary in keeping with and providing a transition from the dwelling types found in the existing residential neighbourhood to the south. The modern and contemporary single detached dwellings provide an appropriate transition to the compact ground-oriented housing within the remainder of the Property.

The proposal is consistent with the intent of the Residential Area designation (as proposed to be amended) to maintain compatibility with the structure and character of established residential areas. The proposed development will not cause adverse impact to the existing community and will provide future residents with access to a parks and open space system that is connected with the existing Quaker Common Park and Quaker Trail/Maple Bridge Trail system. The road network has adequate capacity to accommodate the added traffic volume from the proposed development as demonstrated in the concurrently submitted TIS prepared by Nextrans (dated April 2021).

4.1.5 Urban Design

The 2020 PPS policies promote well-designed built form to encourage a sense of place (Policy 1.7.1.e) and similarly, Growth Plan policies encourage high quality site design and urban design standards.

The Township seeks to maintain its unique character in both existing and new development areas. Section 2.4 of the TUOP outlines general design policies for the Urban Area related to the design of street, streetscape, views, landscape, safe community design, barrier-free access and active transportation.

Streets and streetscape design are an essential part of a community’s character. The TUOP states that the Township shall have regard for streetscape design, as well as transportation planning considerations, in reviewing proposals for new roads and modifications to the existing street, and the relationship between the street and abutting

development (Section 2.4.2.1). In new development areas, street patterns are to be designed with a modified grid pattern to create an interconnected street system that facilitates continuous and direct movement within and between areas (Policy 2.4.2.3.i). New development areas shall be connected to the existing community wherever possible through road connections and bicycle and pedestrian links to ensure that the community functions in an integrated fashion. These linkages are to be developed in a manner that is sensitive to the character of the existing area while promoting connection between all parts of the community (Policy 2.4.2.3.ii).

The road network in the proposed development is based on a modified grid pattern with short, inter-connected blocks to promote ease of movement and active transportation and walkability within and between community areas, in accordance with Policy 2.4.2.3.i. An east-west local road (Street J) is proposed to provide and facilitate transportation connections from Concession Road 6 to Centre Road. Furthermore, as detailed in the concurrently submitted TIS prepared by Nextrans (dated April 2021), to facilitate active transportation within the proposed development to surrounding neighbourhoods, sidewalks are proposed to be provided on at least one side of all internal streets. Two sidewalk/cycling connections are recommended to additionally be provided between Bolton Drive and the proposed development to connect the property to the existing residential area to the south. The existing trail network (Maple Bridge) within the NHS on the Property link the Quaker Trail system found within the existing residential subdivision to the south to create pedestrian connections between the two residential neighbourhoods, therefore forming an integrated open space and active transportation system.

The TUOP provides that the overall streetscape design shall ensure that buildings and structures are oriented to the street and that there are significant areas of unobstructed road frontage adjacent to open space, environmental constraint and institutional areas to allow view into these sites, and where possible, public access (Policy 2.4.2.4.ii-iii). Existing views of the surrounding rural area, natural features, important buildings and parks and open space shall be preserved and enhanced in new development (Policy 2.4.2.5.i).

Laneway townhouses as proposed along Concession Road 6 to animate the street as it locates parking in the rear, away from the public realm. The orientation of laneway townhouses along the frontage of Concession Road 6 thus enhances the streetscape and defines the street edge. The residential dwellings within the proposed development will be oriented to the street with mostly unobstructed road frontage to the public park, which is located adjacent to the NHS. The strategic siting of the public park adjacent to the NHS creates physical and visual connections and is further augmented by the existing trail system that links the public park and NHS together to create an integrated open space system. As such, the proposed development conforms with Policy 2.4.2.5.i.

Section 2.4.2.7 outlines the general design policies relating to safe community design. The intent of these policies is to promote safety and security in public places, which includes measures to provide increased public presence/visibility. Such measures

include but are not limited to designing and siting buildings to provide opportunities for visual overlook and ease of public access to adjacent street, parks and open spaces; providing clear, unobstructed view to parks and open spaces from adjoining streets; and using appropriate lighting (Section 2.4.2.7). The residential dwellings in the proposed development are oriented to the street to enhance the safety and security of the community through the eyes of the street principle. Moreover, clear, unobstructed views will be provided to the open spaces of the proposed development. Appropriate lighting and detailed landscaping will be determined at the site plan stage.

4.1.6 Parkland Dedication Requirements

Section 3.8.3 of the TUOP identifies parkland conveyance and acquisition methods, in accordance with the *Planning Act*. The Township requires 5% of the land within a residential Plan of Subdivision to be conveyed for parkland purposes. Schedule B of the TUOP symbolically identifies an Open Space Node on the Property.

At 5% of the total developable area of 34.04 ha, the total parkland required for the proposed development is 1.70 ha. The total parkland provided in the proposed development is 1.70 ha, which conforms to the policies of the TUOP and will provide sufficient parkland within the Uxbridge Urban Area Secondary Plan area. Furthermore, the proposed park is located centrally to the neighbourhood and its location is consistent with Schedule B of the TUOP.

4.1.7 Environmental Constraints and Opportunities

The PPS, Region and Township Official Plans contain policies relating to protection of natural heritage features and their functions. TUOP Policy 2.3.3.5 provides that the extent and boundary of the Environmental Constraint Area on Schedule B is conceptual, and that the boundary may be refined, subject to the findings of a detailed study without amendment to the Official Plan.

As demonstrated in the Environmental Impact Study, prepared by Beacon Environmental (dated March 2021), the development limits were used to assist in establishing a design that is protective of the natural features and functions including the respective buffers.

One provincially endangered species, Butternut, is present on the Property and suitable habitat is present in all treed areas for regulated bats, some parts of which are proposed for removal. Consultation is ongoing with MECP and will be required for both species in order to finalize the development limit.

Key Natural Heritage Features including wetlands; significant valleylands; significant woodlands and stream corridors; fish and wildlife habitat and habitat of endangered or threatened species (and potential habitat) have been identified. Buffers to wetlands and watercourses are proposed and are consistent with LSRCA requirements for this Property (valleyland – 6m, watercourse - 15m and woodland - 10m). There are some proposed reductions from these values and grading (and subsequent restoration) within buffers is also proposed. The minor loss of function that is estimated for any reductions to these

buffers will need to be addressed with the LSRCA through compensation. In addition, where woodlands and wetlands on the Property are identified for removal, compensation requirements will be subject to discussion and resolution with LSRCA and the Township. Until a compensation agreement is finalized, as noted in the EIS it is not possible to conclude that there are no net negative effects on features or functions.

Therefore, once it has been determined that there are no net negative effects on the Property's features and function, the proposed development will be able to conform to the policies related to environmental protection in the above noted documents. This will be reviewed as part of the development application process.

4.2 Policy Analysis

4.2.1 Provincial Policy Statement, 2020

The Provincial Policy Statement ("PPS") 2020 came into effect on May 1, 2020 and replaces the 2014 PPS. The 2020 PPS provides policy direction on matters of provincial interest related to land use planning and development. In particular, the PPS provides long-term guidance for the development of healthy, liveable and safe communities, a clean and healthy environment, and a strong economy. To achieve this, the PPS provides direction for focusing development in existing settlement areas and away from sensitive environments. Planning decisions must be consistent with the policies of the PPS.

Section 1 provides policy direction on Building Strong Healthy Communities. The property is located within a settlement area, which is to be the focus of growth and development, and the proposed development is consistent with Policy 1.1.3.1 in this regard. The land use pattern within settlement areas shall be based on densities and a range and mix of uses which efficiently use land and resources, optimize the use of existing and planned infrastructure, and supports active and public transportation (Policy 1.1.3.2). The proposed development achieves a density that is appropriate and compatible with the surrounding community. The proposed development makes efficient use of land and infrastructure through extensions of existing municipal services. The proposed development promotes active transportation through a development pattern that is pedestrian-friendly, achieved with a grid pattern street system, pedestrian facilities, and convenient access to parks and open spaces.

The PPS requires that planning authorities provide for an appropriate range and mix of housing types and densities to meet the projected market-based and affordable housing needs of current and future residents (Policy 1.4.3). The proposed development assists the Township in accommodating residential growth in a Designated Greenfield Area within the Urban Area and promotes a range and mix of housing types and densities in the area. The proposed development provides 60 link dwellings and 69 townhouse dwellings, in addition to 459 single-detached dwellings, to provide alternative forms of housing in the Township where the majority (83%) of the housing stock is comprised of single-detached homes. As such, the proposed development achieves the housing policies of Section 1.4 of the PPS.

Section 2 provides policy direction on the Wise Use and Management of Resources. As detailed in the Environmental Impact Study prepared by Beacon Environmental (dated March 2021), the proposed development is designed to respect the natural environment, provide appropriate buffers to the natural features (subject to confirmation with the Township/LSRCA) and include restoration areas in the identified buffers. One provincially endangered species, Butternut, is present on the Property and suitable habitat is present in all treed areas for regulated bats, some parts of which are proposed for removal. Consultation is ongoing with MECP and will be required for both species in order to finalize the development limit. Therefore, the proposed development can be consistent with Sections 2.1 and 2.2 of the PPS following confirmation with the various agencies that appropriate buffers and compensation have been applied .

It is our opinion that the proposed development can represent an efficient and appropriate development that satisfies the PPS 2020 policies and can be good planning.

4.2.2 A Place to Grow: Growth Plan for the Greater Golden Horseshoe

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (“Growth Plan”) was prepared by the Province to implement its vision of stronger, more prosperous communities. The vision and guiding principles of the Growth Plan indicate the overall intent of the Plan is to minimize sprawl by directing growth to existing built-up areas, limit settlement area expansions, prioritize intensification and higher densities in strategic growth areas, support the achievement of complete communities and optimize the use of existing infrastructure and transit services (Section 1.2.1).

The Property is within the Designated Greenfield Area (“DGA”), as shown on Schedule 4 of the Growth Plan. New development taking place within DGAs will be planned, designated, zoned and designed in a manner that:

- Supports the achievement of complete communities;
- Supports active transportation; and,
- Encourages the integration and sustained viability of transit services (Policy 2.2.7.1).

DGAs in Durham Region will be planned to achieve a minimum density target of 50 residents and jobs combined per hectare, measured across the entirety of the DGA (Policy 2.2.7.2). As demonstrated in Table 3 of this report, the proposed development achieves a density of 53 residents and jobs combined per hectare, therefore conforming to the minimum density policies for designated greenfield areas and assisting with the Township in achieving its growth targets.

The proposed development conforms with the housing policies of the Growth Plan. Section 2.2.6.1a states municipalities will support housing choice through the achievement of the minimum intensification and density targets of the Plan. It also encourages the provision of a diverse range and mix of housing options and densities. The development proposes a mix of single-detached dwellings, townhouses, and link

dwellings, which will help to meet the needs of current and future residents.

Given the above, it is our opinion that the proposed development conforms to the goals and objectives of the Growth Plan.

4.2.3 Greenbelt Plan, 2017

The Greenbelt Plan, 2017 (“Greenbelt Plan”) identifies where urbanization should be limited in order to provide permanent protection to the agricultural land base and the ecological and hydrogeological features and functions occurring on the landscape within the Greater Golden Horseshoe. In addition to protecting the natural heritage and agricultural systems, the Greenbelt Plan supports the conservation of cultural heritage resources and provides a range of publicly accessible lands for recreation and tourism development.

The Property is designated as Town/Villages within the Protected Countryside of the Greenbelt Plan Area. Towns/Villages area considered as a settlement area in the Greenbelt Plan and are intended to have the largest concentrations of populations, employment and development within the Protected Countryside. Per Section 3.4.3, Towns/Villages are subject to the policies of the Growth Plan and applicable Official Plans and are not subject to the policies of the Greenbelt Plan, except for Sections 3.1.5 (Agri-food Network), 3.2.3 (Water Resource System), 3.2.6 (External Connections), 3.3 (Parkland, Open Space and Trails) and 3.4.2 (General Settlement Area Policies). These policies have been reviewed and are not applicable to the proposed development.

In addition, extensions or expansions of services to settlement areas within the Protected Countryside are subject to the infrastructure policies of Section 4.2 of the Greenbelt Plan, including the requirements regarding environmental assessments and agricultural impact assessments (Policy 3.4.3.2). Section 4.2.1.1 of the Greenbelt Plan provides that all existing, expanded, and new infrastructure is permitted within the Greenbelt Plan area provided it serves agricultural, recreation, tourism, or rural economic activity that exists and is permitted within the Greenbelt, or it serves significant growth and economic development beyond the Greenbelt. Stormwater management infrastructure is permitted within the Greenbelt Plan area but are prohibited in key natural heritage features and key hydrologic features and their associated vegetation protection zones (Section 4.2.3.3). The proposed development locates a stormwater management facility within the Greenbelt Plan area but outside key natural heritage features and key hydrologic features, in conformity with the Greenbelt Plan.

The proposed development conforms with the applicable policies of the Greenbelt Plan, and as demonstrated in other sections of this report, the proposed development also conforms to the applicable policies of the DROP and TUOP.

4.2.4 Lake Simcoe Protection Plan

The Lake Simcoe Protection Plan (“LSPP”) is a watershed-based plan approved under the authority of the Lake Simcoe Protection Act. It establishes policies aimed at improving

the water quality of Lake Simcoe, protecting the watershed’s natural heritage services, and managing the effects of climate change and the impacts of invasive species. Decisions under the *Planning Act* are required to conform to the designated policies in the Lake Simcoe Protection Plan.

The Property is located within the Uxbridge Brook Subwatershed of the LSPP. As per the LSPP, the Appendix “Schedule of Applicable Policies” provides a table which lists the policies within the Plan that applications made under the Planning Act must either “have regard” for or “conform” with. The table below provides the list of relevant policies and summarizes how the proposed Draft Plan satisfies those policies.

Table 4. Relevant Policies of LSPP

Policy		Response
General		
1.1 (DP)	In relation to any matter affected by a policy in this Plan, the boundary of the Lake Simcoe watershed that applies to the matter is the boundary that was in effect at the time the matter is commenced. Whether a matter is considered commenced shall be determined in accordance with the rules specified in the General Regulation under the Lake Simcoe Protection Act, 2008.	The property is located within the Lake Simcoe watershed boundary; therefore, all applicable provisions will be considered.
Stormwater Management		
4.7 (DP)	<p>Municipalities shall incorporate into their official plans policies related to reducing stormwater runoff volume and pollutant loadings from major development and existing settlement areas including policies that:</p> <ul style="list-style-type: none"> a) encourage implementation of a hierarchy of source, lot-level, conveyance and end-of-pipe controls; b) encourage the implementation of innovative stormwater management measures; c) allow for flexibility in development standards to incorporate alternative community design and stormwater techniques, such as those related to site plan design, lot grading, ditches and curbing, road widths, road and driveway surfaces, and the use of open space as temporary detention ponds; d) support implementation of programs to identify areas where source control or elimination of cross connections may be necessary to reduce pathogens or contaminants; and, 	<p>Noted. The proposed development complies with Township of Uxbridge Stormwater Management policies.</p> <p>See FSSR Report by SCS Consulting.</p>

	<p>e) support implementation of source control programs, which h are targeted to existing areas that lack adequate stormwater controls.</p>	
4.8 (DP)	<p>An application for major development shall be accompanied by a stormwater management plan that demonstrates:</p> <ul style="list-style-type: none"> a) consistency with stormwater management master plans prepared under policy 4.5, when completed; b) consistency with subwatershed evaluations prepared under policy 8.3 and water budgets prepared under policy 5.2, when completed; c) an integrated treatment train approach will be used to minimize stormwater management flows and reliance on end-of-pipe controls through measures including source controls, lot-level controls and conveyance techniques, such as grass swales; d) through an evaluation of anticipated changes in the water balance between pre-development and post-development, how such changes shall be minimized; and e) through an evaluation of anticipated changes in phosphorus loadings between pre-development and post-development, how the loadings shall be minimized. 	<p>Please see the FSSR prepared by SCS Consulting Group Inc. submitted under separate cover.</p>
Construction and Mineral Aggregate Resource Activities		
4.20 (DP)	<p>Municipalities shall ensure that the following measures are incorporated into subdivision agreements and site plan agreements:</p> <ul style="list-style-type: none"> a) keep the removal of vegetation, grading and soil compaction to the minimum necessary to carry out development activity; b) removal of vegetation shall not occur more than 30 days prior to grading or construction; c) put in place structures to control and convey runoff; d) minimize sediment that is eroded offsite during construction; e) seed exposed soils once construction is complete and seasonal conditions permit; and f) ensure erosion and sediment 	<p>These measures shall be incorporated into the subdivision and site plan agreements.</p>

	controls are implemented effectively.	
Policies Applying to Both Lake Simcoe and Streams		
6.10 (DP)	Where, in accordance with the policies of the Plan, development or site alteration is permitted within 120 metres 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.	The proposed development is within 120 m of a wetland/stream located on the property. Measures are proposed to ensure that the proposed development has no impact on the watercourse/wetland. Please see the Environmental Impact Study prepared by Beacon Environmental.
6.13 (DP)	Upon completion of the shoreline management strategy, municipal official plans shall be amended to ensure they are consistent with the recommendations of the strategy.	Noted. The proposed development complies with policies of the TUOP.
Settlement Areas		
6.32 (DP)	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.	The proposed development will conform with policies 6.32-6.34 as the property is within an existing settlement area.
6.33 (DP)	An application for development or site alteration shall, where applicable: <ul style="list-style-type: none"> 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. 	Please see the FSSR prepared by SCS Consulting Group Limited and the Environmental Impact Study prepared by Beacon Environmental.
6.34 (DP)	Where, through an application for development or site alteration, a buffer is required to be established as a result of the application of the PPS, the buffer shall be composed of and	Buffers (where required) will contain native meadow vegetation. Please see the Environmental Impact Study prepared by Beacon

	maintained as natural self-sustaining vegetation.	Environmental.
Recharge Areas		
6.36 (DP)	<p>A significant groundwater recharge area is an area identified,</p> <ul style="list-style-type: none"> a) as a significant groundwater recharge area by any public body for the purposes of implementing the PPS; b) as a significant groundwater recharge area in the assessment report required under the Clean Water Act, 2006 for the Lake Simcoe and Couchiching/Black River Source Protection Area; or c) by the LSRCA in partnership with MOE and MNR as an ecologically significant groundwater recharge area in accordance with the guidelines developed under policy 6.37. 	Noted.
6.38 (DP)	Once identified, municipalities shall incorporate significant groundwater recharge areas into their official plans together with policies to protect, improve or restore the quality and quantity of groundwater in these areas and the function of the recharge areas.	<p>Noted. The proposed development complies with the policies of the PPS, Durham Region and Uxbridge Official Plans, and proposes the use of low impact development techniques to maximize groundwater recharge. The Hydrogeological Investigation submitted concurrently with this application by Beacon Environmental addresses the quality and quantity of groundwater related to the proposed development.</p>
Recreational Activities		
7.14 (HR)	Where, in accordance with the policies of the Plan, development and site alteration is 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 Draft Plan proposes a public park located adjacent to the NHS.
Subwatershed Evaluations		
8.4 (DP)	Municipal official plans shall be amended to ensure that they are consistent with the recommendations of the subwatershed evaluations.	Noted. The proposed development complies with the Durham Region and

		Uxbridge Official Plans.
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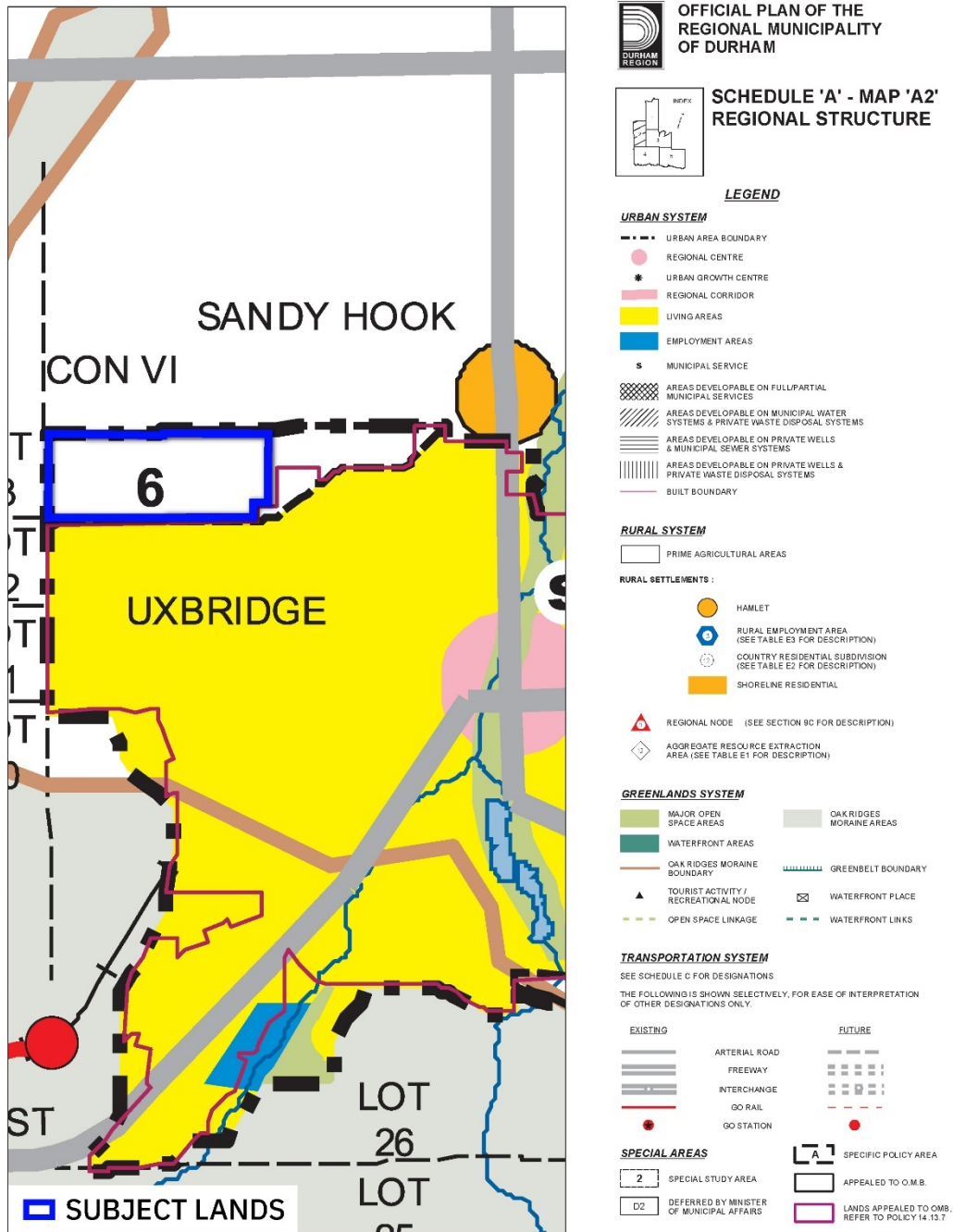
Based on the findings outlined in the table above, it is our opinion that the proposed Draft Plan conforms to the policies of the Lake Simcoe Protection Plan.

4.2.5 Durham Region Official Plan

The Regional Municipality of Durham Official Plan, 2017 (“DROP”) was approved by the Ministry of Municipal Affairs and Housing on November 24, 1993 and provides the requisite framework for guiding growth and development in Durham Region. Regional Official Plan Amendment No. 128 (“ROPA 128”) was adopted by Regional Council on June 2, 2009 and approved by the Ontario Municipal Board (“OMB”) in 2013. ROPA 128 establishes a policy framework for the creation of healthy, complete and sustainable communities. The DROP contains policies which guide land use and growth in the Region to 2031.

The Property is designated as a Special Study Area (#6) within the urban boundary of the Township of Uxbridge (Figure 2).

Figure 2. Durham Region Official Plan – Schedule A: Regional Structure



Policy 12.1.3 states that a Regional Official Plan Amendment is required to designate the lands for development, subject to the consideration of the following:

- The amount and rate of development that has occurred in the area designated “Living Area”; and
- The availability of servicing capacity

As per Policy 12.1.3, a Regional Official Plan Amendment (“ROPA”) has been prepared by MGP and submitted with this application. A rationale for the proposed amendment is provided in Section 4.2.6 of this report.

4.2.6 Proposed Regional Official Plan Amendment

The proposed amendment seeks to redesignate the property on Schedule ‘A’ of the DROP to Living Areas in order to permit the proposed development. The change in designation requires a Regional Official Plan Amendment (“ROPA”), a draft of which has been submitted with this application.

In redesignating the Property, consideration shall be given to the amount and rate of development that has occurred within the *Living Areas* designation, and the availability of servicing (Policy 12.1.3). The Property represents one of the last remaining vacant properties of this size within the Uxbridge urban boundary that is adjacent to existing development that can accommodate this scale and variety of ground-oriented housing. Furthermore, there has been an increase in housing market demand across the Greater Toronto Area over the past several years, including areas within the Region of Durham and the Township of Uxbridge. There is a dwindling supply of vacant developable land within the *Living Areas* designation within the Region and as such, it is appropriate to consider the development of the Phase 2 lands, including the Property. Development of the Property minimizes land consumption and servicing costs by making efficient use of vacant land in an area where servicing connections can be provided with extensions to existing infrastructure. As demonstrated in the concurrently submitted Functional Servicing and Stormwater Management Report completed by SCS Consulting Ltd. (dated March 2021), there is sufficient residual capacity in the existing water system to service the proposed development through extensions to existing municipal water systems, should servicing be allocated by the Region. As detailed in Section 2.4 and 4.1.2 of this Report and the FSSR, there are potential viable options to provide sanitary servicing allocation to the Property, which once resolved, satisfies the requirements to redesignate the Property to *Living Areas* in the Regional Official Plan.

A draft of the Regional Official Plan Amendment is provided as part of this submission and may be refined through the development review process.

4.2.6.1 Conformity with the Living Areas Designation

The DROP states that *Living Areas* are primarily intended for housing purposes, developed to incorporate the widest possible variety of housing types, sizes and tenure to provide living accommodations that address the various socio-economic needs of current and future residents (Policies 8B.1.1 and 8B.2.1). Additionally, *Living Areas* shall be developed in a compact form through higher densities and by intensifying and redeveloping existing areas, particularly along arterial roads (Policy 8B.1.2). The proposed development delivers a range of housing types and sizes providing a range and mix of single-detached dwellings, link dwellings and townhouses to meet the housing needs of current and future residents, in conformity with Policies 8B.1.1 and 8B.2.1. The

proposed development locates townhouses along Concession Road 6 – a Collector Road – to support the achievement of a more compact, urban form.

Policy 8B.2.3 of the DROP states that in consideration of development applications in *Living Areas*, certain criteria will be considered. The table below summarizes the criteria and demonstrates how the proposed development conforms to each.

Table 5: Conformity with DROP Policy 8B.2.3

No.	Policy	Response
a)	The intent of this Plan is to achieve a compact <i>urban form</i> , 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 supports the achievement of a compact urban form through the provision of modern and contemporary singles, in addition to introducing a modest and appropriate form of intensity by locating townhouses along Concession Road 6, while still maintaining compatibility with surrounding lands.
b)	The use of good urban design principles including, but not limited to, the following: <ul style="list-style-type: none"> <li data-bbox="381 966 820 1176">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; <li data-bbox="381 1186 820 1333">ii) the attenuation of noise measures other than fences, such as innovative designs, berms and the orientation of higher density developments; and <li data-bbox="381 1344 820 1438">iii) the orientation and design of buildings to maximize the exposure to direct sunlight; 	The proposed development meets the intent of the urban design policies in the TUOP, as discussed in Section 3.2 of this report, and as such promotes quality urban design standards to create a vibrant, attractive neighbourhood that is supportive of active transportation, maintains view of existing natural areas and promotes safe community design. The Draft Plan has been designed to maximize solar gains. Noise attenuation measures will be determined at detailed design.
c)	The provision of convenient pedestrian access to public transit, educational facilities and parks;	The proposed park is centrally located to be within walking distance of current and future residents. Sidewalks on local streets are proposed to be provided on at least side of all internal streets, as discussed in the TIS prepared by Nexttrans (dated April 2021) to provide pedestrian access to the proposed park.
d)	A grid pattern of roads	The road network in the proposed development is based on a grid network with short, inter-connected blocks to promote active transportation and

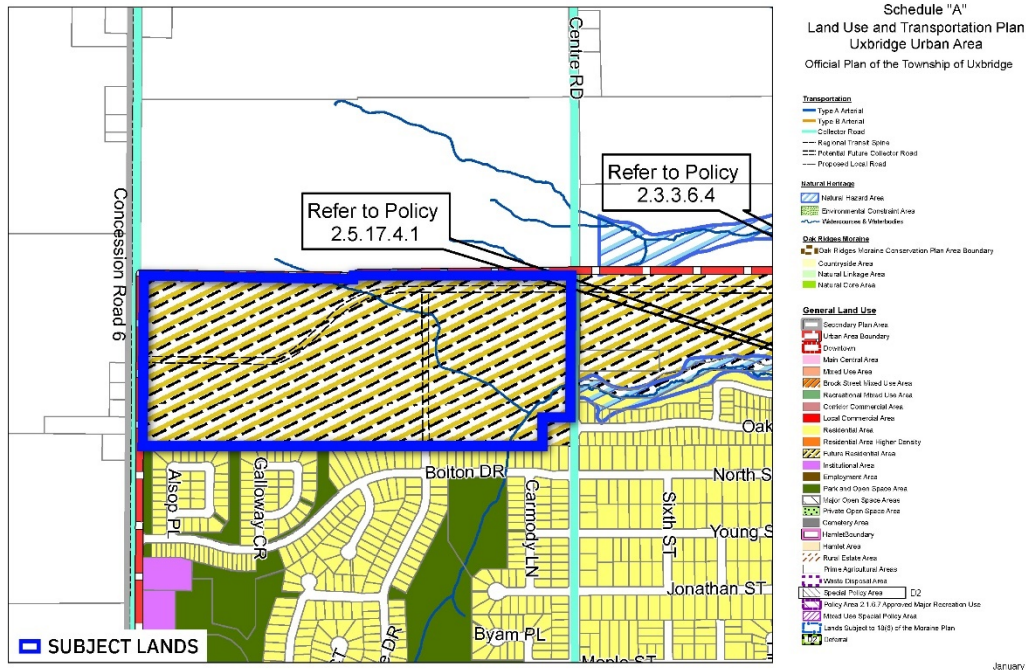
		walkability.
e)	The provision and distribution of parks, trails, pathways and educational facilities	The proposed park is 1.70 hectares in size, which conforms to the size requirements of the TUOP Policy 5.3.5.3 and is thus capable of accommodating a range of park facilities to meet recreational needs of the community. The proposed park is centrally located to be within walking distance of current and future residents. An existing trail is also located within the Property, which is planned to be conveyed to public ownership.
f)	The types and capacities of existing municipal services, infrastructure and the feasibility of expansion; and	The FSSR prepared by SCS Consulting Ltd. (dated March 2021) provides that the proposed development can be appropriately serviced on municipal water systems and pending final resolution of the sanitary servicing allocation solution, has the potential to be appropriately serviced by municipal wastewater systems as well.
g)	The balance between energy efficiency and cost.	Incorporation of energy efficient items will be determined at a later stage.

Based on the above analysis, the requested ROPA meets the intent of the *Living Areas* policies. Moreover, development of the Property will contribute to the Provincial and Regional growth targets for designated greenfield areas, and additionally will make efficient use of existing municipal water and wastewater connections through logical extensions to service the lands. It is our opinion that the requested ROPA is appropriate and represents good planning in the public interest, pending the final resolution of finding an appropriate and viable sanitary servicing allocation solution.

4.2.7 Township of Uxbridge Official Plan

The Township of Uxbridge Official Plan (“TUOP”) was approved on July 24, 1970 and most recently consolidated in January 2014. As shown on Figure 3, this Plan designates the property as Future Residential Area.

Figure 3. Township of Uxbridge Official Plan - Schedule A: Land Use and Transportation Plan



Future Residential Area Designation

The Future Residential Area designation permits low density residential (including single-detached, semi-detached and duplex buildings) and medium-density residential (including townhouse dwellings, low rise apartments and stacked townhouses) (Section 2.5.7.2). The maximum height for residential development shall be three storeys (Section 2.5.7.3.3). The proposed development provides single-detached, link and townhouse dwellings as permitted by Section 2.5.7.2 and will be developed in accordance with the maximum height provision provided in Section 2.5.7.3.3.

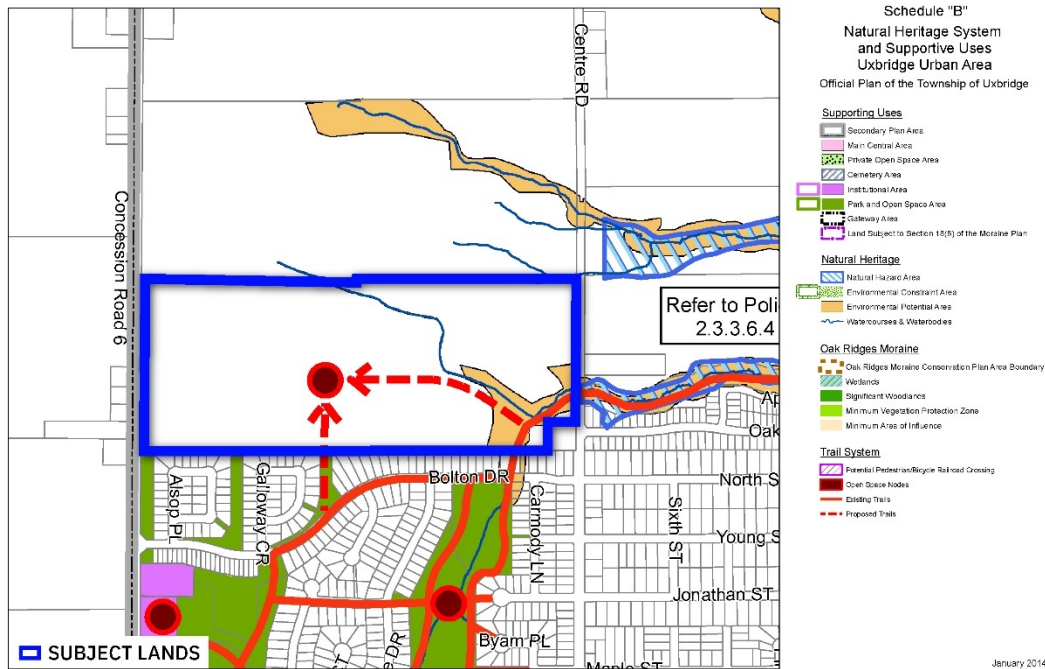
The Future Residential Area designation recognizes lands that may be developed for major new residential development, provided the phasing policies of Section 2.2.7 are satisfied. Conformity with these policies is discussed further in the report.

Consideration of development of lands in the Future Residential Area designation is subject to an Area Municipal Official Plan Amendment, in addition to a Regional Official Plan Amendment. A rationale for the proposed amendment is provided further in Section 4.2.8 of this report including addressing the deferred density policies.

Parks and Open Space

Schedule B of the TUOP identifies an Open Space Node, proposed trails, and an Environmental Potential Area on the property, as shown in Figure 4.

Figure 4: Township of Uxbridge Official Plan - Schedule B: Natural Heritage System and Supportive Uses



The Park and Open Space policies seek to provide for a full range of active and passive recreation facilities that serve the needs of residents and visitors. The TUOP establishes a parkland hierarchy to guide the development of a parks system in the Uxbridge Urban Area, as well as the Hamlet of Coppins Corners and adjacent lands. The hierarchy is organized according to four park typologies: local parks, community parks, natural open space areas and design features.

Applicable to the proposed development, Table 5.1 – Parkland Hierarchy provides that local parks are intended to be provided at a rate of 2 hectares (2.5 acres) per 1,000 people and shall be 1.2 hectares (3 acres) in size. Local parks are required to have continuous road frontages on two sides of the park, be adjacent to a collector road, and where possible, be adjacent to an elementary school or other open space lands. Typical facilities found in local parks include sports fields, play areas/structures and associated amenities.

The local park provided in the Draft Plan meets the size and locational requirements for local parks, as provided in Table 5.1. The proposed development provides a centrally located park, consistent with Schedule B, that is 1.70 hectares and is capable of accommodating a range of recreational and play facilities to be determined through discussions with the Township. Additionally, the local park has road frontages onto Street H and Street J and is proposed to be located adjacent to the NHS to create an integrated parks and open space network, thus meeting the locational requirements of the TUOP.

Environmental Potential Area

A portion of the southeast quadrant of the property is designated as an Environmental Potential Area under Schedule 'B' of the TUOP. The Environmental Potential Area forms part of the NHS (Section 2.3.1) and includes features considered to be significant components of the Lake Simcoe Natural Heritage System (Section 2.3.3.3). The TUOP provides that development and site alteration are not permitted in the Environmental Potential Area designation and its associated vegetative protection zones, unless it is demonstrated through an Environmental Impact Study that:

- a) No development shall occur in a key natural heritage and/or hydrologic feature;*
- b) There will be no negative impacts on the key natural heritage and/or hydrologic feature or their ecological function; and*
- c) The form and function of any key natural heritage and/or hydrologic feature will be maintained. (Policy 2.3.3.3.iii)*

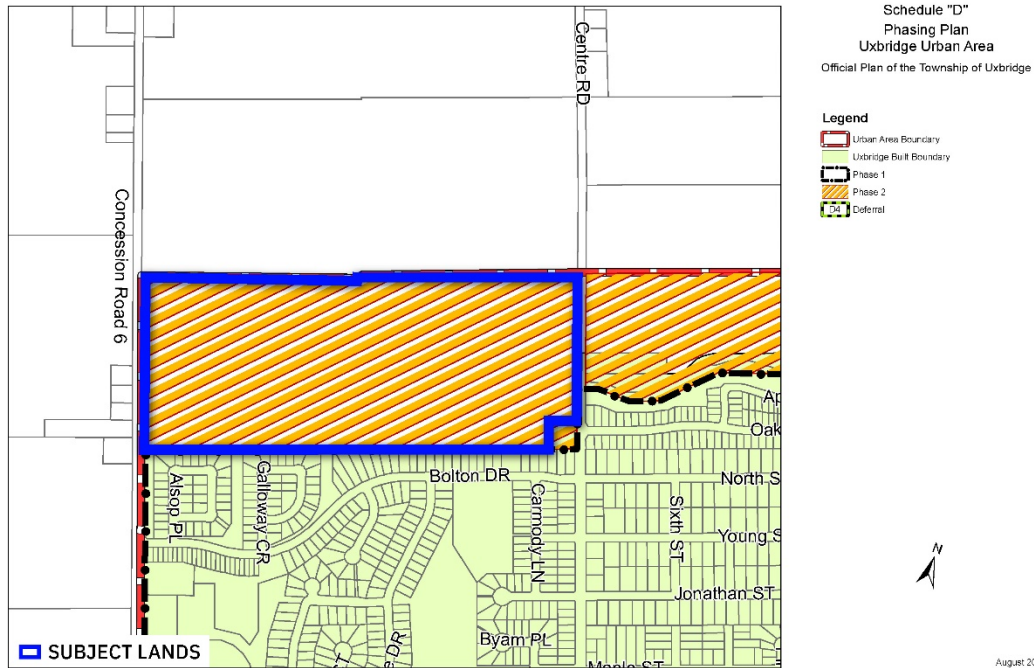
As per Policy 2.3.3.5, the boundaries of the Environmental Potential Area designation were based on a general background analysis and as such, as approximate. The boundaries may be more specifically refined to the satisfaction of the Township based on consultation with the Conservation Authority and the submission of an Environmental Impact Study.

As demonstrated in the Environmental Impact Study prepared by Beacon Environmental (dated March 2021), the proposed development respects the natural features. Alternative buffers have been proposed in certain instances and the minor loss of function that may occur for any reductions to these buffers will need to be addressed with the LSRCA through compensation. Once a compensation agreement that addresses the loss of features and functions with the reduced buffer widths has been finalized, it will be possible to determine if there are no net negative effects on features or functions. As such, conformity to these policies will be determined through the development review process.

Phase 2 Lands

The TUOP divides the Urban Area into Phase 1 and Phase 2 lands. Development within Phase 1 should be progressing and there should be sufficient sewage capacity prior to considering any residential development on Phase 2 lands (Section 2.2.7.1). The property is located in Phase 2 lands, as shown on Schedule D of the TUOP (Figure 5).

Figure 5. Township of Uxbridge Official Plan - Schedule D: Phasing Plan Uxbridge Urban Area



As per Policy 2.2.7.2.ii, the Township may consider development applications for Phase 2 lands when:

- a) *there is sufficient additional sewage capacity for the proposed development, as well as for all potential development in the Phase 1 lands; and,*
- b) *65% of the major vacant development sites in Phase 1 have been registered for development.*

The vast majority of vacant land in Phase 1 has already been developed. The Property represents one of the last remaining vacant properties of this size within the urban boundary that is surrounded by development that can accommodate this scale and variety of ground-oriented housing. Development of the property minimizes land consumption and servicing costs by making efficient use of vacant land in an area where servicing can be provided with extensions to existing infrastructure, with the final determination on a viable sanitary servicing capacity solution to be determined through the development review process. As such, Policy 2.2.7.2ii)b) is satisfied.

As per the FSSR prepared by SCS Consulting Ltd. (dated March 2021), it is anticipated that there will be a servicing allocation shortfall of approximately 2,425 based on the anticipated Phase 2 population and anticipated capacity of the wastewater treatment plan upon completion of planned upgrades. To service the proposed development and the Phase 2 lands, options for sanitary servicing may include implementing additional WPCP upgrades and/or inflow/infiltration reduction measures; utilize (borrow) a portion of the Phase 1 reserved servicing allocation to advance Phase 2 lands prior to implementing further WPCP improvements; utilize private communal wastewater treatment facilities in a portion of the Phase 2 lands; or a combination of the above. The

above options represent viable potential options and once an appropriate solution has been determined, policy 2.2.7.2ii)a) can be satisfied.

In addition, Policy 2.2.7.4 of the TUOP states that “the Township, in conjunction with the Region of Durham, shall develop a policy which shall be used to determine the sequence of development for major new undeveloped areas”. As per the Uxbridge Sewage Allocation policy, all applicants for development must conform to the policies of the Official Plan (including the amendments to the Plan) and must address Township and agency comments satisfactorily, with priority given to development in Phase 1 and within the Built Boundary. While the lands are not located in Phase 1, the below criteria provide guidance on how Council may prioritize proposed developments within Phase 2:

Table 6. Uxbridge Servicing Allocation Policy

Criterion	Response
Assists in the achievement of the objectives of the Downtown Vision and Action Plan and/or Community Improvement Plan	Not applicable.
Mixed use development	Not applicable.
Affordable housing as defined by the Provincial Policy Statement	The townhouses, proposed as part of this development, are generally a more affordable housing type compared to single detached homes (which are the predominant form of housing in Uxbridge).
Provision of public facilities beyond those facilities which are required by the developer by legislation including development of a public park, trails, recreational facility or other key elements of public infrastructure	The proposed development includes a park and an existing trail within the NHS to encourage more active uses in the community. The trails system will be dedicated to a public authority.
Development which will achieve LEED, Energy Star other similar certification or equivalent as determined by the Township, with a priority on development which addresses water and wastewater capacity issues, in particular development which contributes to the reduction of phosphorous in stormwater and/or wastewater (e.g. reuse of grey water)	As demonstrated in the submitted Functional Servicing and Stormwater Management Report prepared by SCS Consulting Ltd. (dated March 2021), the proposed phosphorus with the treatment train of best management practices will be approximately 0.5% greater than existing conditions.
Developments that can be serviced immediately with minimal or no municipal investment in infrastructure	As discussed in the Functional Servicing and Stormwater Management Report prepared by SCS Consulting Ltd. (dated March 2021), municipal servicing connections can be made however residential sanitary servicing capacity will have to be resolved as part of this development review process.
Significant new employment opportunities	Not applicable. The proposed development

other than construction or “spin-off” jobs	does not include an employment component.
Other significant public benefits as determined by the Township	The NHS will be protected and conserved as part of the proposed development.

As per the above table, the proposed development satisfies most of the criteria as part of the Uxbridge Sewage Allocation Policy and it is our opinion that the proposed development should be prioritized within Phase 2, once a servicing solution has been appropriately determined.

4.2.8 Proposed Area Municipal Official Plan Amendment

The lands proposed for development through the Draft Plan are proposed to be redesignated from Future Residential Area to Residential Area on Schedule A of the TUOP in order to permit the proposed development. Accordingly, the change in designation requires an Area Municipal Official Plan Amendment (“AMOPA”), a draft of which has been submitted as part of this application.

Policy 3.3 of the TUOP provides criteria for the review of all Official Plan Amendment applications. Policy 3.3 of the Official Plan sets out criteria for the review of all Official Plan Amendment applications. Demonstration of how the proposed development meets these criteria is provided in Table 7.

Table 7: Conformity with TUOP Policy 3.3 Official Plan Amendment

Policy No.	Policy	Response
<i>The Official Plan is based on the best information available at the time it was prepared; changes may occur which may require amendments to the Plan. In considering an amendment to the Plan, regard shall be had to the following criteria which are in addition to those specific in the remainder of this Plan:</i>		
3.3 i)	The need for the proposed use.	The proposed development provides townhome units in a predominately single detached neighbourhood, and aids the Township in achieving a mixture of unit types while addressing the Policy directive for the efficient use of land and infrastructure.
3.3 ii)	The extent to which the existing areas in the proposed designations are developed, and the nature and adequacy of such existing development.	As per Policy 1.5.1 of the TUOP, the Township encourages a range and mix of housing types and sizes within the Urban Area. The surrounding community is predominantly larger lot single-detached residential units and currently does not provide an adequate mix of housing that meets the needs of future residents. The proposed development contributes to a more

		diverse nature of housing types comparative to the existing single detached subdivision to the south and helps to contribute to the creation of a complete community.
3.3 iii)	The physical suitability of the land for such proposed use.	The soils can support the proposed development. Furthermore, through the implementation of low impact development stormwater techniques, the property will be able to support the proposed use.
3.3 iv) The location of the areas under consideration with respect to:		
3.3 iv) a)	The adequacy of the existing and proposed road system in relation to the development of such proposed areas.	As demonstrated in the TIS prepared by Nextrans (dated April 2021), the transportation requirements can be adequately met by the road system.
3.3 iv) b)	The convenience and accessibility of the site for vehicular and pedestrian traffic and traffic safety in relation thereto.	As demonstrated in the TIS prepared by Nextrans (dated April 2021), the proposed road accesses to the proposed development will be sufficient for vehicular traffic.
3.3 iv) c)	The adequacy and availability of the municipal water and sewage facilities, and other municipal services in view of the policies contained in this Plan and in accordance with technical reports or recommendations submitted by the applicant or agencies.	As demonstrated in the FSSR Report prepared by SCS Consulting Ltd. (dated March 2021), the proposed development can be serviced through extensions to existing municipal water and wastewater services. Sanitary servicing capacity is still to be determined through the development review process.
3.3 v)	The compatibility of such proposed use with uses in the surrounding area.	The proposed development is a continuation of ground-related form of housing development to the south. Furthermore, the proposed development will protect key natural heritage features on the property however confirmation will be required to determine if there are no negative impacts on these features or their functions.
3.3 vi)	The potential effect of the potential use on the financial position of the Township and the Region.	The proposed use will increase the residential tax base and will not require significant investments in municipal and regional infrastructure and therefore will not have a significant effect on the financial position on the Township and

		the Region.
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This report and other supporting documents address items i) through vi) of the above list to consider the Official Plan Amendment application. It is our opinion that Council can consider approval of the Official Plan Amendment application on the basis that it conforms to the items in Section 3.3.

Section 2.5.5 of the TUOP provides policy direction within Residential Areas. Section 2.5.5.2 permits low-density residential (including single-detached dwellings), medium-density residential (including townhouse dwellings) and public parks. Section 2.5.5.3.2 sets development policies in new residential areas. The table below summarizes the policies the policies of the Residential Areas and demonstrates how the proposed development conforms to each policy.

Table 8: Conformity with New Residential Area Policies

Policy No.	Policy	Response
<i>Land Use Policies – New Residential Areas</i>		
2.5.5.3.2 i)	The development incorporates the Urban Area’s Natural Heritage System as designated on Schedules “A” and “B”, and additional parkland where there are no significant Environmental Constraint Areas, as a focal point for the residential development, and a structural element which defines the character of the area, including the provision of significant view corridors into lands which form part of the System, and where possible direct public access.	The proposed development preserves the Natural Heritage System as shown on Schedule “A” and “B”, the boundaries and extent of which have been refined through the EIS. Development is only proposed on lands where there are no key natural heritage and key hydrologic features and their associated buffers as per the EIS. The residential development is integrated appropriately with the natural environment, by locating a public park adjacent to the NHS to create physical and visual connections to the NHS.
2.5.5.3.2 ii)	Medium density uses are: a) Intermixed with low density development in small groups; b) Primarily street oriented in design; and, c) Located adjacent to collector and arterial roads, park and open space areas, community facilities and/or commercial areas.	The proposed development consists of townhouses located along a collector road (Concession 6 Road). The townhouses blocks are arranged in small clusters and are oriented to the street to foster a vibrant streetscape.
2.5.5.3.3	The minimum permitted density shall be 15 units per net hectare (6 units per net acre), with a maximum density of 25	The proposed development will have a density of approximately 17.3 units per net hectare. It should be noted

	units per net hectare (10 units per net acre). However, limited areas of medium development shall be permitted in accordance with the provisions of Section 2.5.5.3.2 with a minimum density of 25 units per net hectare (10 units per net acre) to a maximum density of 35 units per net hectare (14 units per net acre). Net density shall be defined as the area of the site and one half the area of any abutting local road. (Deferral #6)	that this policy is subject to Deferral #6 and is not in full force and effect.
2.5.5.3.4	The maximum height for residential development shall be three storeys.	The residential units will be a maximum of three storeys.

A draft of the Official Plan Amendment is provided as part of this submission and may be refined through the development review process.

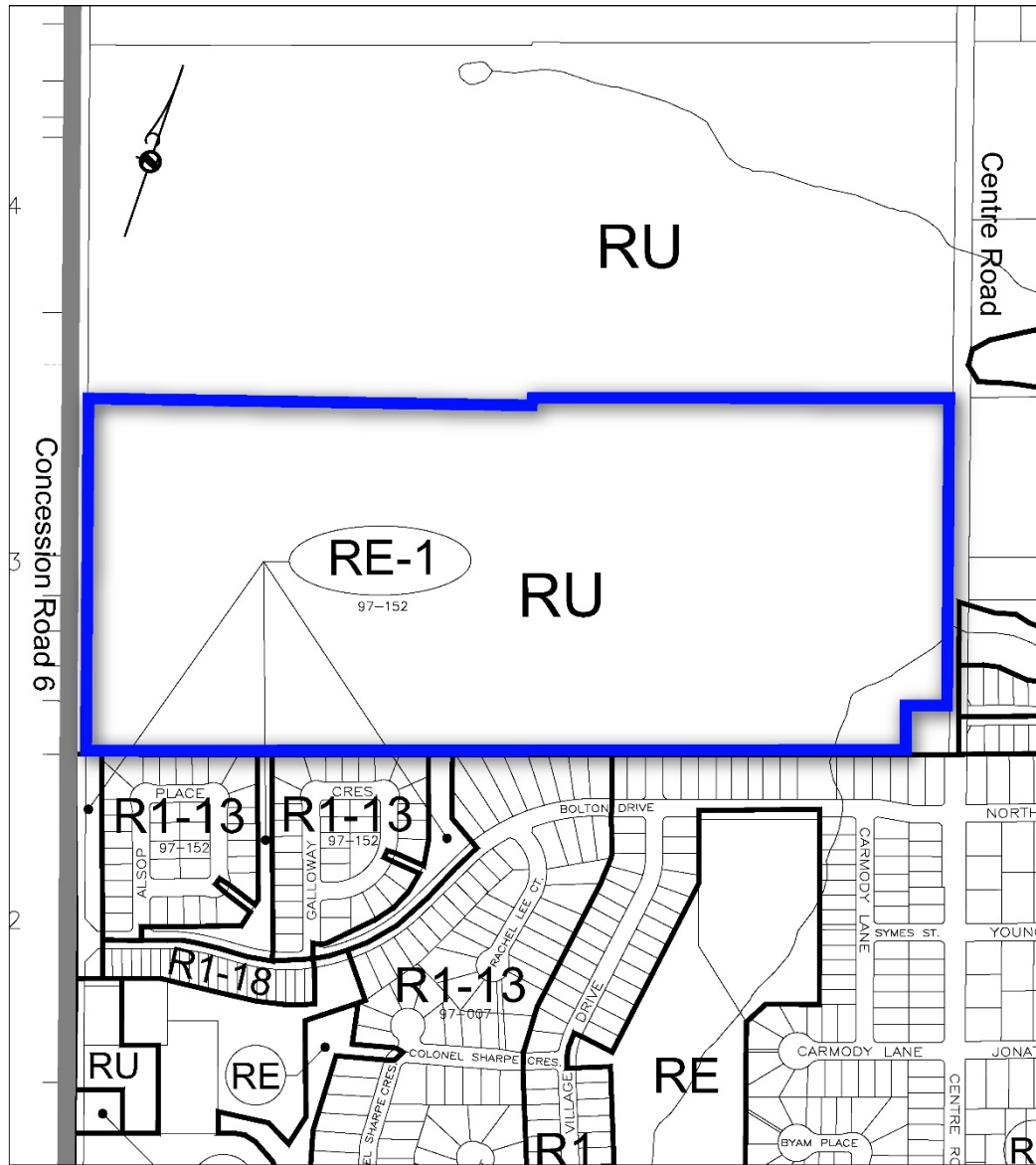
4.2.9 Zoning By-law 81-19

The property is zoned Rural (RU) under the Township of Uxbridge Zoning By-law 81-19 (Figure 6). The Rural (RU) Zone permits a variety of residential and non-residential uses, including single-detached dwelling, a converted dwelling house, a private home daycare, conservation, forestry and reforestation, farm uses, a home occupation, a public park and public uses.

In order to permit the proposed development, the proposed Draft Plan of Subdivision requires a Zoning By-law Amendment to rezone from Rural (RU) to Residential Second Density Exception (R2-X), Residential Multiple Density Exception (RM-X), Recreational (RE), Recreational Open Space (OS) and Environmental Protection (EP). The proposed zoning standards reflect modern and contemporary building forms that are utilized in other parts of the Township. A draft of the proposed Zoning By-law Amendment is included with the submission.

Figure 6. Zoning By-law 81-19 Schedule 'A1' and 'A2'

SCHEDULE 'A1' and 'A2'
ZONE MAP
CORPORATION OF THE
TOWNSHIP OF UXBRIDGE



Lands Affected By A Freestanding By-law

SUBJECT LANDS

Note:

This Schedule 'A1' and 'A2' has been prepared for consolidation purposes only. It incorporates those amendments to Schedule 'A1' and Schedule 'A2' as of July 2020. For accurate reference, the original of the individual by-law should be consulted.

GENERAL ZONE CATEGORIES

EP ENVIRONMENTAL PROTECTION ZONE	R1 RESIDENTIAL FIRST DENSITY ZONE	C2 LOCAL COMMERCIAL ZONE
OS RECREATIONAL OPEN SPACE ZONE	R2 RESIDENTIAL SECOND DENSITY ZONE	C3 GENERAL COMMERCIAL ZONE
RE RECREATIONAL ZONE	RM RESIDENTIAL MULTIPLE DENSITY ZONE	C4 CORRIDOR COMMERCIAL/MIXED USE ZONE
RU RURAL ZONE	RH RESIDENTIAL HOLDING ZONE	M1 RURAL INDUSTRIAL ZONE
RC RESIDENTIAL CLUSTER ZONE	CF COMMUNITY FACILITY ZONE	M2 URBAN INDUSTRIAL ZONE
HR HAMLET RESIDENTIAL ZONE	C1 HAMLET COMMERCIAL ZONE	M4 WASTE DISPOSAL ZONE



5.0

Planning Opinion

Through the planning analysis detailed in the previous sections, it is our opinion that the proposed development is good planning that is consistent with, conforms to and complies with all applicable Provincial, Regional and Municipal planning documents and is in the public interest.

5.1 Statement of Conformity with Policy Documents

As discussed in this report, the A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020), the Provincial Policy Statement (2020), the Region of Durham Official Plan (consolidated 2020), the Township of Uxbridge Official Plan (consolidated 2014) and the Township of Uxbridge Zoning Bylaw No. 81-19 have been reviewed in assessing the appropriateness of the proposed development. It is our opinion that the proposed development is consistent with, or conforms to, the applicable policies and guidelines of these documents, as proposed to be amended, and implements good planning in the public interest, however is subject to determining an appropriate sanitary servicing capacity solution and confirmation of no negative impact to environmental features. This will be reviewed as part of the development application process.

5.2 Planning Act – Section 51(24)

The Draft Plan of Subdivision represents good planning as it provides for a compact built form with an appropriate form of housing. Its approval will result in a logical and efficient street pattern given the configuration of the property. The development implements the policies of the Durham Region Official Plan and the Township of Uxbridge Official Plan. Section 51(24) of the *Planning Act* sets criteria that planning authorities shall have regard to when considering a Draft Plan of Subdivision. Our responses to the criteria are provided in Table 9:

Table 9: Conformity with Section 51(24) of the Planning Act

	Criteria	Response
a)	The effect of the development of the proposed subdivision on matters of provincial interest as referred to in Section 2.	The Regional and Area Municipal Official Plan Amendments, Zoning By-law Amendment and Draft Plan of Subdivision are consistent with matters of Provincial interest, as outlined in the PPS 2020, and conform to all Provincial Plans. The Draft Plan of Subdivision ensures conformity with growth management, natural heritage, among other matters.
b)	Whether the proposed subdivision is premature or in the public interest.	The Draft Plan has been thoroughly assessed and is appropriately supported by sufficient technical studies. The Draft Plan is in the public interest based on the policy analysis, subject to determining an appropriate sanitary servicing capacity solution. It implements the goals of the Township, Region, and Province to accommodate growth within a settlement area, and delivers development within the planned intent of the Uxbridge Official Plan.
c)	Whether the plan conforms to the official plan and adjacent plans of subdivision, if any.	The Draft Plan conforms to both the Township and Regional Official Plans, subject to the proposed Official Plan Amendments. The Draft Plan is adjacent to previously approved and developed plans of subdivision and it allows for logical continuation of development and maintains the integrity and character of the existing community.
d)	The suitability of the land for the purposes for which it is to be subdivision.	The proposed development blocks in the Draft Plan are located on lands suitable for the proposed uses, as supported by the submitted technical studies.
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.	The Draft Plan provides three access roads that connects to the adjacent collector roads. The proposed street and right-of-way standards are appropriate, as supported by the Transportation Impact Study, prepared by Nextrans (dated April 2021).

f)	The dimensions and shapes of the proposed lots.	All proposed lots are dimensioned, and are of an appropriate shape and size, and conform to the proposed zoning standards in the proposed Zoning By-law Amendment which are in turn appropriate.
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.	The proposed Zoning By-law Amendment will provide for the appropriate restrictions on the lands proposed to be subdivided by limiting their use to those permitted in the zoning standards.
h)	Conservation of natural resources and flood control.	The proposed development will protect and conserve the natural features in conformity with the PPS, Regional, and Township Official Plans by proposing two stormwater management ponds to mitigate the effects of water runoff. The preservation of the Natural Heritage System has been identified in the Environmental Impact Study prepared by Beacon Environmental (dated March 2021).
i)	The adequacy of utilities and municipal services.	The Draft Plan can be serviced with adequate utilities and municipal services, which are available through extension from adjacent lands, as demonstrated in the Functional Servicing and Stormwater Management Report prepared by SCS Consulting Ltd. (dated March 2021).
j)	The adequacy of school sites.	The school boards will provide comments following submission.
k)	The area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes.	The land within the Natural Heritage System blocks in the Draft Plan will be conveyed into public ownership, inclusive of all the associated buffers.
l)	The extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy	The Draft Plan promotes energy conservation by promoting a compact design that encourages active transportation.
m)	The interrelationship between the design of the proposed plan of subdivision and site plan control	The design of the Draft Plan provides blocks of appropriate size and location for the

	matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the <i>City of Toronto Act, 2006</i> . 1994, c. 23, s. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4); 2016, c. 25, Sched. 4, s. 8 (2).	townhome development to be facilitated through site plan control at a future date.
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In conclusion, as set out above, the proposed Draft Plan of Subdivision can meet the requirements of Section 51(24) of the Planning Act.



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