

July 17, 2025 July 31, 2025

Township of Uxbridge
51 Toronto Street South
Uxbridge ON L9P 1H1

Attn: Cody Morrison

Re: Application for Zoning By-law Amendment and Plan of Subdivision Phase II
Part of Lot 24 and 25, Concession 3, Scott Ward, Township of Uxbridge (309 Zephyr
Road)
EcoVue Reference: 17-1672

Dear Cody,

Since our original submission for the Phase II lands of the Hidden Ridge subdivision, the Province has released the new 2024 Provincial Planning Statement (PPS). Accordingly, we are providing this addendum to address the updated PPS and demonstrate that the subdivision remains consistent with its policies.

1.0 PROVINCIAL PLANNING STATEMENT 2024

The new 2024 Provincial Planning Statement (PPS) came into effect on October 20, 2024. This document replaces the 2020 Provincial Policy Statement and the 2020 A Place to Grow: Growth Plan for the Greater Golden Horseshoe. The new PPS provides policy direction on matters of provincial interests related to land use planning. The PPS is issued by the Province under Section 3 of the *Planning Act*, and it is required that all decisions affecting planning matters “*shall be consistent with*” policy statements issued under the *Act*. Consideration has been given to the relevant provisions of the PPS with respect to the subject planning application and is discussed below.

1.1 Building Homes, Sustaining Strong and Competitive Communities

Chapter 2 of the PPS contains policies designed to build strong and healthy communities in the Province of Ontario. According to Section 2.1.4 (Planning for People and Homes) of the PPS:

To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:

- a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through lands which are designated and available for residential development; and*
- b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned, including units in draft approved or registered plans.*

Furthermore, Section 2.1.6 a) states that: “[p]lanning authorities should support the achievement of complete communities by: a) accommodating an appropriate range and mix of land uses, housing options, [...]”. Looking at how the PPS defines the term “housing options”, it states:

Housing options: *means a range of housing types such as, but not limited to single-detached, semidetached, rowhouses, townhouses, stacked townhouses, multiplexes, additional residential units, tiny homes, laneway housing, garden suites, rooming houses and multi-residential buildings, including low-and mid-rise apartments [...]*

The lands subject to the proposed plan of subdivision are located within the boundaries of the Zephyr Settlement Area. The proposed development will contribute to the total housing inventory of the Township of Uxbridge and more specifically the Hamlet of Zephyr.

1.2. Housing

Section 2.2 of the PPS speaks to housing. Specifically, Section 2.2.1 states that “*planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected need of current and future residents of the regional market area...*” and further 2.2.1 c) *promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation*”.

The proposed subdivision represents a residential infill project which utilizes property with the settlement area boundary.

1.3. Settlement Areas and Settlement Area Boundary Expansions

According to Section 2.3.1.1 *“settlements areas shall be the focus of growth and development.”* Further to this Section 2.3.1.3 states that *“planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options...”*.

This Section of the PPS indicates that municipalities shall promote opportunities for intensification and redevelopment where it can be accommodated and where there are available infrastructure and public service facilities in settlement areas. The subject lands are the former site of a golf course and will be redeveloped to provide housing for the Zephyr Settlement Area. The proposed plan of subdivision will have access to existing infrastructure available in the hamlet and represents growth and development of an existing settlement area.

1.4. Rural Areas in Municipalities

The Hamlet of Zephyr is also recognized by the PPS as a rural settlement area. As a result, the property is also subject to Section 2.5 of the PPS. It is stated in Section 2.5.2 that *“in rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted”*.

The proposed plan of subdivision will be similar to, and consistent with, the scale and character of other surrounding developments in the area, which predominantly consists of low-density residential uses. Furthermore, the proposed lots will utilize private septic systems and individual wells for servicing and will not create any negative impacts to existing rural infrastructure. Based on these characteristics, the proposed development will be consistent with the rural character of the area and represents appropriate growth and development in a rural settlement area

1.5. Sewage, Water and Stormwater Policies

Policies related to Sewage, Water and Stormwater are found in Section 3.6 of the PPS. Section 3.6.4 states that:

Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible,

individual onsite sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts [...]

As noted previously, the subject lands do not have access to municipal services. Furthermore, given the scale of the proposed development, municipal or private communal services are not appropriate.

The proposed lots will utilize individual wells, and as per the Hydrogeological Assessment prepared by Cambium, the hydraulic testing on-site indicated that the proposed wells can sustain the daily water withdrawal demand for 17 four-bedroom dwellings and that it is not anticipated that surrounding groundwater users will be negatively influenced from the proposed development. Additionally, the report also demonstrated that the adjacent PSW will not be negatively influenced from the proposed development.

With regards to sewage servicing, the proposed lots will have adequate space/suitable conditions to allow for the safe installation of private septic in accordance with building code requirements. The Hydrogeological Assessment calculated the Nitrate loading and indicated that the Site can sustain the development of up to 23 residential dwellings. As noted, the proposed subdivision will only contain 17 dwellings. Therefore, there are no anticipated impacts to the soils and the adjacent PSW resulting from the use of septic systems.

Section 1.6.6.7 of the PPS further details the criteria for stormwater planning, which focuses on ensuring stormwater management viability, reducing contaminants, including erosion controls, ensuring no impacts from a safety and environmental perspective, maximizing green space, and ensuring efficiency.

The proposed lots will be large enough to accommodate stormwater runoff from the proposed dwellings, subject to the submission of a lot grading and drainage plan at the building permit phase, and the implementation of erosion and sediment controls. Furthermore, the Stormwater Management (SWM) Report prepared by Tatham Engineering proposes maintaining the existing drainage with stormwater being conveyed via enhanced grassed ditches to a wet SWM pond. A treatment train approach to water quality control is proposed consisting of directing rooftop runoff to individual soakaway pits (50% of rooftop area) and to pervious front and rear yards and enhanced flat bottom ditches along the internal roads and in the drainage easement. Permanent 0.5-metre-

high earth berms in the road ditches are recommended to further reduce velocities and to mitigate the potential for erosion. Additionally, water quantity controls are proposed in the wet SWM pond to ensure that post-development peak flows are equivalent to existing condition peak flow rates.

It should be noted that a detailed SWM plan will be incorporated after draft approval of the subdivision. However, the SWM report confirms that the site can adequately accommodate and manage stormwater run-off.

1.6. Natural Heritage

Section 4 of the PPS outlines policies regarding the wise use and management of resources. Specifically, Section 4.1 speaks to natural heritage. The applicable Subsections under Section 4.1 are listed below:

4.1.1 Natural features and areas shall be protected for the long term.

[...]

4.1.5 Development and site alteration shall not be permitted in: [...] d) significant wildlife habitat; [...] unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

[...]

4.1.7 Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.

4.1.8 Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 4.1.4, 4.1.5, and 4.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

According to the Natural Heritage Evaluation (NHE) prepared by GHD and submitted with this application, the Key Natural Heritage Features on, or within 120 metres of the property include the

Greenbelt Protected Countryside designation, Significant woodland, possible habitat for threatened or endangered species, a watercourse and hydrological features (ponds), the Provincially Significant Zephyr-Egypt Wetland complex (PSW), the Provincially Significant Zephyr-Egypt Life Science ANSI, and fish and aquatic habitat.

Three wildlife Species at Risk (SAR) were observed by GHD biologists during their site visits including snapping turtle, which is listed a Special Concern both provincially and federally, Midland Painted Turtle, which is listed as Special Concern federally, and Milksnake, which is listed as Special Concern at the federal level. The Ontario Reptile and Amphibian Atlas shows records of one additional SAR herpetofauna for Blanding's turtle in the subject area (10 km x 10 km). This species was not observed during the surveys. However, it was concluded that there may be suitable habitat for Blanding's turtle associated with the adjacent PSW, and the ponds, as the species uses similar habitat for overwintering and foraging.

Section 5 of the NHE report (Impact Assessment and Recommendations) details the recommended measures to ensure the proposed development does not negatively impact the natural heritage features present on and adjacent to the property and to ensure the proposal is consistent with provincial and federal requirements as it related to endangered and threatened species. The summary of GHD's recommendations is below:

1. Implement a 30 metre Vegetative Protection Zone (VPZ) to protect fish and fish habitat and the PSW.
2. Install silt fencing around any future building envelopes during construction and after construction until the area within the construction envelope is vegetated.
3. Install exclusion fencing at the 30 metre buffer zone around wetlands.
4. Conduct a fish and wildlife salvage plan in ponds which are scheduled to be filled in.
5. Avoid vegetation clearing during the active bird breeding season (April 15 – August 15). If clearing must occur in this time frame, an avian biologist should be called to ensure no nests are present.
6. Conduct fish and wildlife salvage prior to any in-water works.
7. Obtain relevant permits from the Ministry of Natural Resources.

1.7. Cultural Heritage and Archaeology

Section 4.6 of the PPS states *“planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved.”*

As such, Stage 1,2 and 3 Archaeological Assessments were completed by Northeastern Archaeological Associates Ltd. and their report was attached to the original submission.

During the Stage 1 and Stage 2 Assessments, it was identified that this site was found to possess further cultural heritage value or interest, and Stage 3 assessment was recommended.

The Stage 3 assessment was completed in the form of a controlled surface pickup (CSP), which resulted in the recovery of many Euro-Canadian artifacts. Given the observed damage to site integrity, nature of the material, and lack of cultural features observed, this site was found to have no further cultural heritage value or interest. Therefore, it was recommended by Northeastern Archaeological Associates Limited that no further archaeological work be required for the subject property.

1.8. Natural and Human Made Hazards

Chapter 5 of the PPS address developments that occur within natural and human-made hazards. Section 5.2.2 states that *“[d]evelopment shall generally be directed to areas outside of:*

- a) hazardous lands adjacent to the shorelines of the Great Lakes –St. Lawrence River System and large inland lakes which are impacted by flooding hazards, erosion hazards and/or dynamic beach hazards;*
- b) hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards; and*
- c) c) hazardous sites.”*

The lands proposed to be developed as a result of this amendment do not contain any natural or human-made hazards such as steep slopes or floodplains.

An updated Phase I Environmental Site Assessment was conducted by R.J. Burnside & Associated

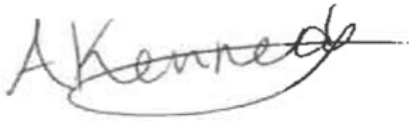
Limited. The study determined no new contaminants were identified.

2.0 SUMMARY

We trust this addendum addresses the outstanding policy concerns related to updated Provincial policy requirements. If you require anything further, please do not hesitate to contact the undersigned.

Respectfully submitted,

ECOVUE CONSULTING SERVICES INC.



Ashlyn Kennedy B.E.S MCIP RPP
Intermediate Planner