



# Landform Conservation Report

Wooden Sticks Golf Inc.

November 2022

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# 1. Introduction

## 1.1 Introduction

Wooden Sticks Golf Inc. ('Wooden Sticks') owns lands on the south side of Elgin Park Drive in the Township of Uxbridge. The subject lands are currently occupied by an 18-hole golf course with practice driving range, clubhouse building which includes restaurant and banquet facilities, and ancillary overnight guest cabins. Wooden Sticks is proposing to expand the current golf course / Major Recreational Use by developing a portion of the lands adjacent to Elgin Park Drive for a 4-5 storey hotel and expanded parking area. GHD has been retained to prepare a Landform Conservation Report as required by the policies of the Oak Ridges Moraine Conservation Plan to support Regional Official Plan Amendment and Township Official Plan Amendment applications.

## 1.2 Oak Ridges Moraine Conservation Plan Policy Framework

The subject lands are located in the Oak Ridges Moraine and are designated 'Countryside Areas' in the Oak Ridges Moraine Conservation Plan (ORMCP). The ORMCP also identifies Landform Conservation Areas and classifies landform features into two categories. The subject lands are identified as Landform Conservation Area 'Category 1' as reflected on Schedule 'B2' to the Township of Uxbridge Official Plan. Landform Conservation Area Category 1 includes *"land areas that are dominated by steeply sloping or complex landform patterns and have been identified by the province as areas having 50% or more of the land surface comprised of:*

- *lands with slopes in excess of 10%;*
- *land with distinctive landform features such as ravines, kames and kettles; and/or,*
- *land with a high diversity of land slope class."*

Policy 30 (5) of the ORMCP states *"An application for development or site alteration with respect to land in a landform conservation area (Category 1) shall identify planning, design and construction practices that will keep disturbance to landform character to a minimum, including,*

- a) Maintaining significant landform features such as steep slopes, kames, kettles, ravines and ridges in their natural undisturbed form;*
- b) Limiting the portion of the net developable area of the site that is disturbed to not more than 25 percent of the total area of the site; and,*
- c) Limiting the portion of the net developable area of the site that has impervious surfaces to not more than 15 percent of the total area of the site."*

Policy 30 (8) adds *"An application for major development with respect to land in a landform conservation area of either category shall be accompanied by a landform conservation plan that shows, on one or more maps,*

- a) Elevation contours in sufficient detail to show the basic topographic character of the site, with an interval of not more than two metres;*
- b) Analysis of the site by slope type (for example, moderate or steep);*
- c) Significant landform features such as kames, kettles, ravines and ridges; and,*
- d) All water bodies including intermittent streams and ponds."*

Policy 30 (9) then further adds *"The landform conservation plan shall also include a development strategy that identifies appropriate planning, design and construction practices to minimize disruption to landform character, including,*

- (a) retention of significant landform features in an open, undisturbed form;*
- (b) road alignment and building placement to minimize grading requirements;*
- (c) concentration of development on portions of the site that are not significant;*
- (d) use of innovative building design to minimize grading requirements; and*
- (e) use of selective grading techniques.”*

The proposed hotel, with a ground floor area of approximately 1,350 square metres, is considered a ‘Major Development’ by the Landform Conservation policies of the Oak Ridges Moraine Conservation Plan. While the area proposed for the hotel and expanded parking area adjacent to Elgin Park Drive was previously altered in 2000 at the time of establishing the Wooden Sticks golf course use, the subject lands are classified as Landform Area ‘Category 1’ in the Oak Ridges Moraine Conservation Plan. This Landform Conservation Report is required for a complete application per the policies of the Oak Ridges Moraine Conservation Plan, Durham Regional Official Plan and Township of Uxbridge Official Plan. This report’s structure follows the guidance of the Oak Ridges Moraine Conservation Plan Landform Conservation Technical Paper.

## 2. Background Information and Landform Conservation Plan

### 2.1 Existing Use and Proposed Development

The subject lands are located on the south side of Elgin Park Drive, west of Concession Road 7 in the Township of Uxbridge. The lands have an area of 132 hectares and are currently occupied by an 18-hole golf course with practice driving range, ancillary clubhouse with restaurant and banquet facilities and six overnight guest cabins. More specifically, the clubhouse, restaurant and golf course parking area are located immediately adjacent to Elgin Park Drive on one of the parcels (subject property) owned by Wooden Sticks Golf Inc. This property has an area of approximately 23 hectares. The subject property and its location are illustrated on **Figure 1**.

The Wooden Sticks golf course is an Approved Major Recreational Use under the Durham Regional Official Plan and Township of Uxbridge Official Plan. Wooden Sticks is proposing to expand this Major Recreational Use to include a 4-5 storey hotel and expanded parking area, ancillary to the primary golf course use. The hotel building will be located to the west of and attached to the existing clubhouse building. A re-configuration of the existing parking area and additional parking east of the private driveway access from Elgin Park Drive is also proposed. The site plan for the proposed development is illustrated on **Figure 2**.

### 2.2 Existing Site Conditions and Topography

The area of the Wooden Sticks property proposed for development currently contains the golf clubhouse building, practice driving range, parking lot and access from Elgin Park Drive. Along with these existing structures / uses the area near Elgin Park Drive also includes a small woodland area west of the clubhouse building. This area of the site that includes the clubhouse building and parking area was previously altered and graded for development in 2000, at the time of establishing the Wooden Sticks golf course use. As a result, the area proposed for development is void of significant vegetation and significant landform features. **Figure 1** provides additional visual conditions of the area adjacent to Elgin Park Drive.

The existing topography of the area proposed for development is illustrated on the Existing Conditions Plan on **Figure 3**, providing the topographic character of the proposed development area. The area of the current practice driving range proposed for the expanded parking area has elevations ranging between 296 metres and 298 metres. The area west of the clubhouse building proposed for the hotel has an elevation between 295 metres at the clubhouse building and then sloping down to an elevation of 290 metres at the location of the west wall of the proposed hotel building.

### 2.3 Existing Slope Analysis

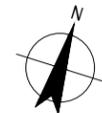
As noted in Section 2.2, the area of the proposed hotel location has elevations between 290 metres and 295 metres, while the area for the expanded parking area has elevations between 296 metres and 298 metres. The Existing Slopes Plan on **Figure 4** provides a slope analysis for the area near the clubhouse, existing parking area and practice driving range area proposed for the hotel building and expanded parking area.

The majority of the proposed development area near Elgin Park Drive consists of very moderate slopes between 0 % – 15% and will require minimal re-grading and topographical alteration to permit the proposed hotel building and expanded parking area. The slopes are considered 'moderate' for the hotel location and 'gentle' for the expanded parking area. There are no areas proposed for development that are defined as 'steeply sloped' lands represented by a slope greater than 15%, a vertical height of 5 metres or greater and a continued distance of 50 metres or greater.

In conformity with the Uxbridge Official Plan, which reflects ORMCP policy requirements, the proposed hotel and parking area are located and focused away from areas with significant landforms and towards areas not highly affected by natural heritage features. Further, and important for consideration, these areas were previously altered in 2000 when the Wooden Sticks golf course use was established and are not reflective of the original slopes and topography of these lands prior to the establishment of Wooden Sticks golf course.



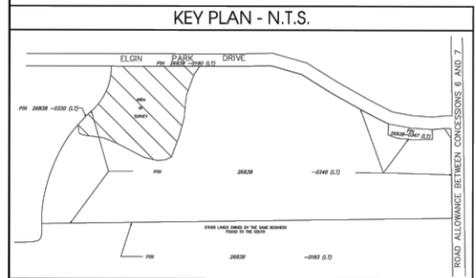
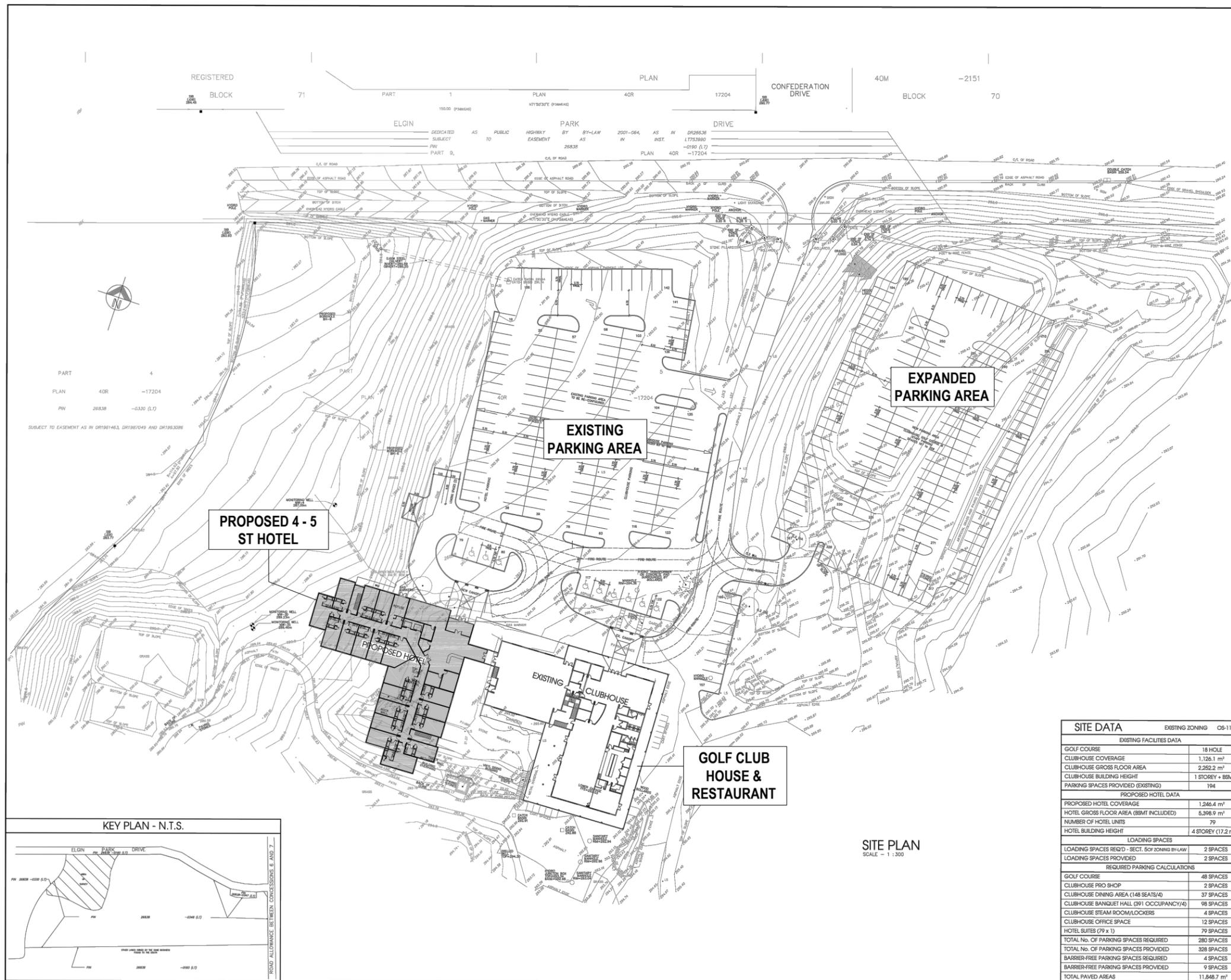
- Wooden Sticks Lands
- Proposed Development Area
- Recreational Trail
- Parcel Boundaries



WOODEN STICKS GOLF INC.  
**SITE CONTEXT & SURROUNDING LAND USES**

Project No. 11225804  
 Revision A  
 Date NOV. 2022

Figure 01



SITE DATA		EXISTING ZONING	OS-11
EXISTING FACILITIES DATA			
GOLF COURSE			18 HOLE
CLUBHOUSE COVERAGE	1,126.1 m <sup>2</sup>		
CLUBHOUSE GROSS FLOOR AREA	2,262.2 m <sup>2</sup>		
CLUBHOUSE BUILDING HEIGHT	1 STOREY + BSMT		
PARKING SPACES PROVIDED (EXISTING)	194		
PROPOSED HOTEL DATA			
PROPOSED HOTEL COVERAGE	1,246.4 m <sup>2</sup>		
HOTEL GROSS FLOOR AREA (BSMT INCLUDED)	5,398.9 m <sup>2</sup>		
NUMBER OF HOTEL UNITS	79		
HOTEL BUILDING HEIGHT	4 STOREY (17.2 m)		
LOADING SPACES			
LOADING SPACES REQ'D - SECT. 507 ZONING BY-LAW	2 SPACES		
LOADING SPACES PROVIDED	2 SPACES		
REQUIRED PARKING CALCULATIONS			
GOLF COURSE	48 SPACES		
CLUBHOUSE PRO SHOP	2 SPACES		
CLUBHOUSE DINING AREA (148 SEATS/4)	37 SPACES		
CLUBHOUSE BANQUET HALL (91 OCCUPANCY/4)	98 SPACES		
CLUBHOUSE STEAM ROOM/LOCKERS	4 SPACES		
CLUBHOUSE OFFICE SPACE	12 SPACES		
HOTEL SLITES (79 x 1)	79 SPACES		
TOTAL NO. OF PARKING SPACES REQUIRED	280 SPACES		
TOTAL NO. OF PARKING SPACES PROVIDED	328 SPACES		
BARRIER-FREE PARKING SPACES REQUIRED	4 SPACES		
BARRIER-FREE PARKING SPACES PROVIDED	9 SPACES		
TOTAL PAVED AREAS	11,848.7 m <sup>2</sup>		

**MARC J. RIVA ARCHITECT**  
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**PROJECT**  
 PROPOSED RESORT HOTEL  
 40 ELGIN PARK DRIVE  
 WOODEN STICKS GOLF CLUB  
 CLIENT

**DEVISIONS**

**DEVISIONS**

JUNE 23, 2022  
 RELEASED FOR SET REVIEW  
 PROJECT No. 2201  
 SITE PLAN

**PRELIMINARY**

**A01**



WOODEN STICKS GOLF INC  
**SITE PLAN**

Project No. 11225804  
 Revision A  
 Date NOV. 2022

Figure 02







WOODEN STICKS GOLF INC.  
**FUNCTIONAL SERVICING  
 AND GRADING PLAN**

Project No. 11225804  
 Revision A  
 Date NOV. 2022

Figure 05

# 3. Oak Ridges Moraine Landform Conservation Standards and Targets

## 3.1 Planning Design and Targets

As discussed in Section 1.2, the proposed development area is identified as Landform Conservation Area Category 1. Section 30 (5) of the ORMCP states “*an application for development or site alteration with respect to land in a landform conservation area (Category 1) shall identify planning, design and construction practices that will keep disturbance to landform character to a minimum, including:*

- a) *maintaining significant landform features such as steep slopes, kames, kettles, ravines and ridges in their natural undisturbed form;*
- b) *Limiting the portion of the net developable area of the site that is disturbed to not more than 25% of the total area of the site; and*
- c) *Limiting the portion of the net developable area of the site that has impervious surfaces to not more than 15% of the total area of the site.”*

In response to Policy 30 (5), the area proposed for development is limited to the hotel building with a ground floor area of approximately 1,350 square metres and an expanded parking area with an area of approximately 5,300 square metres. The balance of the Wooden Sticks lands are not proposed for any new or additional development. The hotel building and expanded parking areas are void of significant landform features, including steep slopes, kames, kettles, ravines and ridges and have little or no landform constraints. It is noted that there is a small woodlands area west of the existing clubhouse building. A portion of this woodland area is proposed to be removed for the siting of the hotel building. However, the Environmental Impact Study prepared by RJ Burnside confirms that this woodland area is not considered ecologically significant and is therefore not considered as a landform constraint.

The hotel and expanded parking area proposed on locations that were previously altered and graded at the time of establishing the Wooden Sticks Golf course use in 2000. As a result, any significant landform features that exist on other areas of the Wooden Sticks lands will remain in their natural undisturbed form and will not be affected by the proposed development.

Further, by proposing the hotel and expanded parking area to a location that was previously disturbed, the portion of the net developable area of the Wooden Sticks site that is disturbed will remain less than 25% and the portion of the net developable area of the site that has impervious surfaces will remain less than 15 % of the total area of the site.

## 3.2 Impervious Surfaces – Expanded Parking Area

The Oak Ridges Moraine Conservation Plan technical paper defines impervious surface as “*a surface that does not permit the infiltration of water, such as rooftop, sidewalk, paved roadway, driveway or parking lot.*”

Based on this definition, the rooftop of the proposed hotel building would not be classified as impervious since the rainwater runoff from the roof area is proposed to infiltrate into the ground as detailed in the Functional Servicing and Stormwater Management Report prepared by GHD. The expanded parking area would however be considered an impervious surface. This parking area has an area of approximately 5,600 square metres. This is significantly less than the maximum 15% impervious surface target of the total Wooden Sticks lands, complying with Policy 30 (5) c) of the Oak Ridges Moraine Conservation Plan.

## 4. Development Strategy Policy Context

Section 30 (9) of the Oak Ridges Moraine Conservation Plan states “*The landform conservation plan shall also include a development strategy that identifies appropriate planning, design and construction practices to minimize disruption to landform character, including:*

- a) *retention of significant landform features in an open, undisturbed form;*
- b) *road alignment and building placement to minimize grading requirements;*
- c) *concentration of development on portions of the site that are not significant;*
- d) *use of innovative building design to minimize grading requirements; and*
- e) *use of selective grading techniques.”*

Further, the technical paper indicates that the Development Strategy should be prepared to provide a more detailed description of the planning, design and construction practices that will be employed to minimize disruption to landform character. The Technical Paper indicates that “*For a Major Development, the development strategy will include and Identify:*

- *Area of the site that will be left in an undeveloped condition;*
- *Where landform character disturbance will occur;*
- *Where impervious surfaces will occur;*
- *Building and construction envelope including impervious surfaces and disturbance; and,*
- *Location and type of landform conservation techniques to minimize impact on landform character.”*

### 4.1 Wooden Sticks Development Strategy

As discussed in Section 2.2, the area proposed for development is void of significant landform features and was previously altered and disturbed when the Wooden Sticks golf course was originally established in 2000. In further detail, the proposed development consists of a hotel building with a ground floor area of 1,350 square metres and an expanded parking lot with an area of 5,300 square metres. The balance of the Wooden Sticks lands, with an area of 132 hectares, will be left in the current condition.

Through the natural heritage evaluation completed by Burnside, it has been confirmed that the proposed development is located outside any significant landform features. As a result, disturbances to landform character will be minimal as a result of the proposed development. The use of existing, previously disturbed areas to minimize re-grading and the focus and concentration of new development to an area of the Wooden Sticks lands that is not significant is the primary development strategy.

The Landform Conservation Technical Paper also indicates that a site plan should be provided which indicates the final contours and drainage, location of roads, buildings and structures, area where grade changes are proposed and landform conservation techniques to be employed during planning, design and construction phases of development.

GHD has prepared a Functional Servicing and Stormwater Management Report which details this information, including the proposed grades and drainage, areas where minor grade changes are proposed. **Figure 5** illustrates the proposed grades as a result of the proposed development. **Figure 5** confirms that only minor site alteration / grade changes is required to accommodate the proposed development.

## **4.2 Proposed Disturbed Areas, Development Strategy and Landform Conservation Techniques**

The primary landform conservation strategy in response to the policies of the Oak Ridges Moraine Conservation Plan is proposing new development on an area of the Wooden Sticks lands that was previously disturbed. By applying this strategy and approach of utilizing existing altered areas of the site, reduced land is required and the areas of the Wooden Sticks lands that have more significant landform features will be protected.

The Functional Grading Plan (FGP) as prepared by GHD indicates the proposed grades to accommodate the proposed development of the hotel and expanded parking area. The most significant landform conservation technique or strategy proposed is to match existing grades as much as possible. This is evident when reviewing the proposed grades around the proposed hotel building, where the FGP indicates that the hotel building itself will be designed to accommodate the existing topography. The result is proposed grades, specifically along the west wall of the hotel building that are consistent with existing grades / topography for this area.

It is also proposed that further selective grading techniques, should they be necessary, can be reviewed through detailed design and site plan approval stage of development.

## 5. Conclusion

The proposed development conforms to the general landform conservation objectives and policies of the Oak Ridges Moraine Conservation Plan. Within the context of the ORMCP, there are objectives to minimize impacts to significant landform features. The proposed development strategy demonstrates that landform feature disturbance will be minimized through the following practices:

- concentration of development on areas of the site that do not contain any signature natural features;
- the use of building designs that will result in low impact to the existing landform, and;
- using selective grading techniques that can be reviewed through detailed design and site plan approval stage of development.

Accordingly, this Landform Conservation Report confirms that the proposed development conforms to the landform conservation policies of the Oak Ridges Moraine Conservation Plan.

All of which is respectfully submitted,

A handwritten signature in black ink, appearing to read 'S. Waterhouse', is positioned above the printed name.

Scott Waterhouse, RPP

