

**Landform Conservation Plan
Township of Uxbridge
Regional Municipality of Durham
1093560 Ontario Ltd.**

April, 2022

Prepared by
Michael Smith Planning Consultants;
Development Coordinators Ltd.

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Figure 1 Aerial View

Figure 2 Draft Plan of Subdivision

Figure 3 Schedule 'B2' of the Uxbridge Official Plan

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1. Introduction

1093560 Ontario Ltd. is the Owner of the property municipally known as 150 Cemetery Road. The Owner has submitted applications to the Region of Durham for draft plan of subdivision and the Township of Uxbridge for an amendment to the Township's Zoning By-law.

Michael Smith Planning Consultants; Development Coordinators Ltd. was retained by the Owner to assist with processing the Planning Act applications. As part of the approval process the Region of Durham has requested a Landform Conservation Plan to demonstrate conformity with the Oak Ridges Moraine Conservation Plan (*ORMCP*). Specifically Section 30(13) of the *ORMCP*.

2. Background Information

The property is located on the west side of Cemetery Road, just north of Toronto Street South. It is municipally known as 150 Cemetery Road and legally described as Part of Lot 27, Concession 6. The property is approximately 4.377ha in size with 97.66m of frontage on Cemetery Road (refer to Figure 1).

The land proposed for development (Subject Land) via draft plan of subdivision is approximately 0.970 hectares. The draft plan is comprised of five Blocks (0.606ha) for 23 townhomes, one Block (0.147ha) for a semi-detached dwelling, one Block (0.029ha) for a road widening and an 18m wide public road (0.181ha) that terminates in a cul-de-sac with an 18.8m radius (refer to Figure 2).

The land to be retained, shown as "other lands owned by applicant" on the draft plan, is 3.40 hectares in size. To the west of Blocks 5 and 6 on the draft plan, the retained land slopes down to a pond and then flattens out towards the rail line located immediately to the west of the retained land. If the development is approved, it is the intent of the applicant to convey the Retained Land to a Public Body.

The Subject Land is relatively flat and clear of vegetation, with some boundary trees along the north, east and south property lines. The Retained Land contains more significant trees down the slope, around the pond and westerly to the rail line. The area between the pond and rail line is identified as a wetland in the Township's Official Plan.

The property is current zoned *Residential Cluster (RC)* according to the Township's Zoning By-law. Townhouse and semi-detached dwellings are not permitted in the *Residential Cluster (RC)* zone. To facilitate the development the owner has submitted applications for draft plan of subdivision and a zoning by-law amendment.



yourDurham

Region Municipality of Durham Map



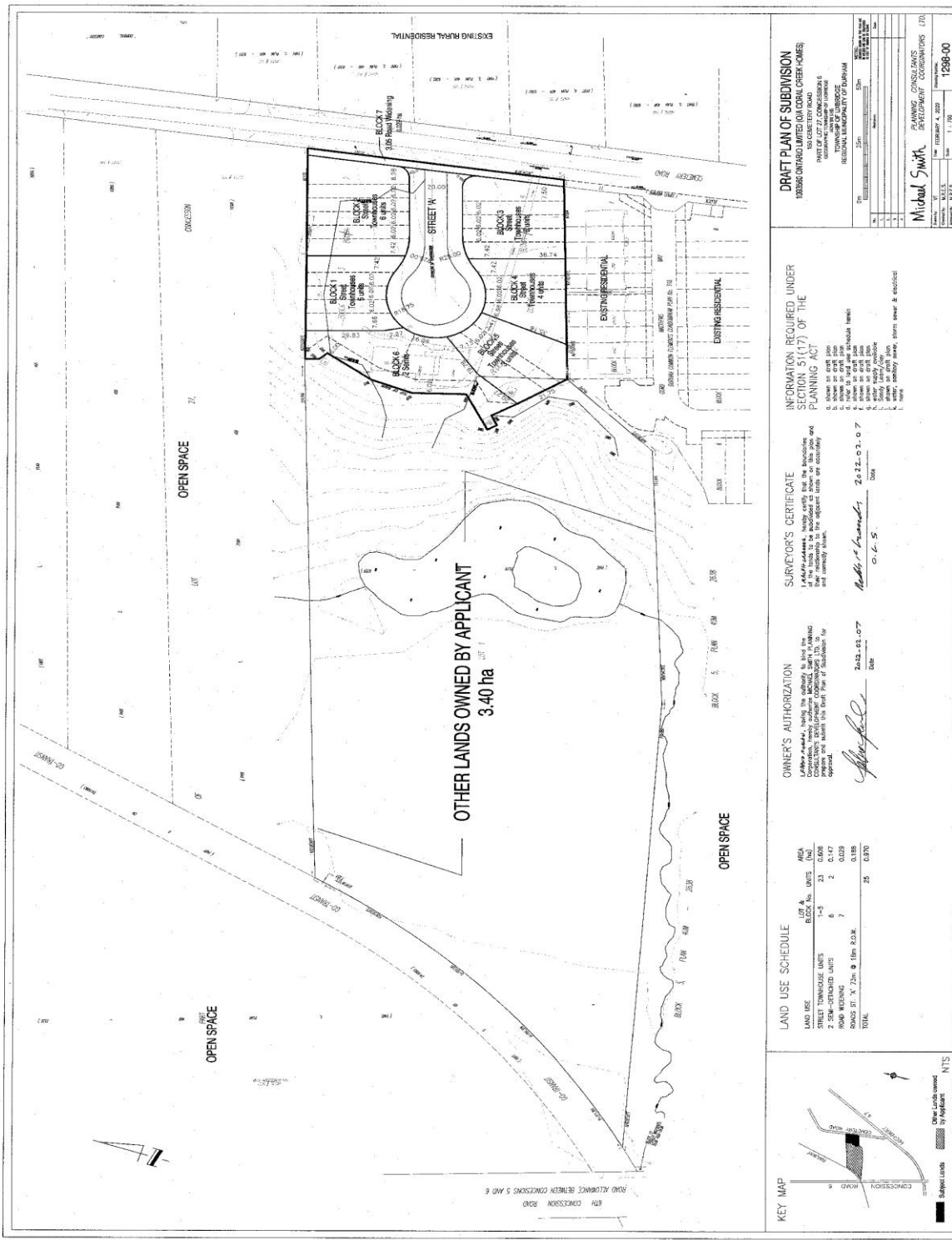
1: 5,980

- Education
- Child care
- Government Offices
 - Federal
 - Provincial
 - Regional
 - Municipal
 - Other
- Senior Residences
- Community Facility
- Health-care Facility
- Hospital
- Library
- Place of Worship
- Transportation Nodes
- Recreation Parks
- Regional Trails
- Conservation Area
- Oak Ridges Trail
- Trans Canada Trail
- Waterfront Trail
- Community Trail
- Parks and Conservation Area
- Recreation Facility
- Lots / Concessions

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Figure 1



DRAFT PLAN OF SUBDIVISION
 100366 UNRECLAIMED LOCAL OPEN SPACES
 NO CEMETERY ROAD
 DISTRICT OF COLUMBIA
 TOWNSHIP OF SHERBROOKE
 REGIONAL TERRITORY OF QUÉBEC

Scale: 1:500
 Date: 2015.05.07

INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

- a. shown on earth plan
- b. shown on earth plan
- c. shown on earth plan
- d. shown on earth plan
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- x. shown on earth plan
- y. shown on earth plan
- z. shown on earth plan

SURVEYOR'S CERTIFICATE
 I, the undersigned, being duly qualified and sworn, do hereby certify that the boundaries of the lots in this plan are true and correct and conform to the original survey and comply with the provisions of the Act.

M. G. S.
 M. G. S.
 2015.05.07

OWNER'S AUTHORIZATION
 I, the undersigned, being duly qualified and sworn, do hereby authorize the undersigned to execute this Plan of Subdivision for the purpose of subdividing the lands described in the Schedule to this Plan of Subdivision.

[Signature]
 2015.05.07

LAND USE SCHEDULE

LAND USE	LOT #	AREA
STREET TOWNHOUSE UNITS	1-4	0.006
RESIDENTIAL UNITS	5	0.025
CONCESSION	6	0.018
TOTAL		0.049



Michael Smyth
 PLANNING CONSULTANTS
 12388-00

3. Guidance and Requirements under the ORMCP

The property, including the Subject Land, is within the boundary of the *ORMCP* and is identified as being within a Landform Conservation Area. Section 30 of the *ORMCP* sets out the policies for lands that are designated as Landform Conservation Areas. Subsection (1) identifies the two types of Landform Conservation Areas, Category 1 (complex landforms) and Category 2 (moderately complex landforms). According to the Township's Official Plan mapping (refer to Figure 3), the property, including the Subject Land is within a Category 2 Landform Conservation Area.

According to the provincial Oak Ridges Moraine Conservation Technical Paper Series - #4 – Landform Conservation, Category 2 Landform Conservation Areas include properties that are dominated by landform patterns identified as having 20% to 50% of the land comprised of slopes in excess of 10% and distinctive features including: ravines, kames and kettles.

Subsection 30(6) of the *ORMCP* provides guidance on minimal disturbance within Category 2 Landform Conservation Areas. In addition, Sections 30(8) and (9) of the *ORMCP* set forth requirements and information to be included in Landform Conservation Plans. It is noted though that subsection 30(13) provides "*With respect to land in Settlement Areas, in considering applications for development or site alteration within landform conservation areas (Category 1 and 2) the approval authority shall consider the importance of adopting planning, design and construction practices that will keep disturbance to landform character to a minimum, so as to satisfy the requirements of subsections (5) to (11) if possible*". In this regard, subsection 30(13) of the *ORMCP* allows developments within Settlement Areas a measure of flexibility in achieving the requirements of Section 30 of the *ORMCP*.

4. Planning, Design and Construction Standards

This report is to identify and outline methods through the planning, design and construction stages of the development that minimize and mitigate modifications to the landform features on the property.

The property has a significant grade change from Cemetery Road in the east (297masl) to the railway tracks in the west (288masl). The low point of the property however is at the pond (286masl) located approximately mid-way between Cemetery Road and the railway.

The significant slope down towards the pond is approximately 19%. The top of the slope is located to the west of the Subject Land or the area to be developed. The land to the west of the Subject Land is not to be changed in any way and is proposed to be conveyed to a public body.

SCHEDULE "B2"
OAK RIDGES MORaine
CONSERVATION PLAN
LANDFORM CONSERVATION AREAS
UXBRIDGE URBAN AREA

- Urban Area Boundary
- Oak Ridges Moraine Conservation Plan Area Boundary
- Watercourses
- Waterbodies
- Landform Conservation Area Category 1
- Landform Conservation Area Category 2

Subject Land

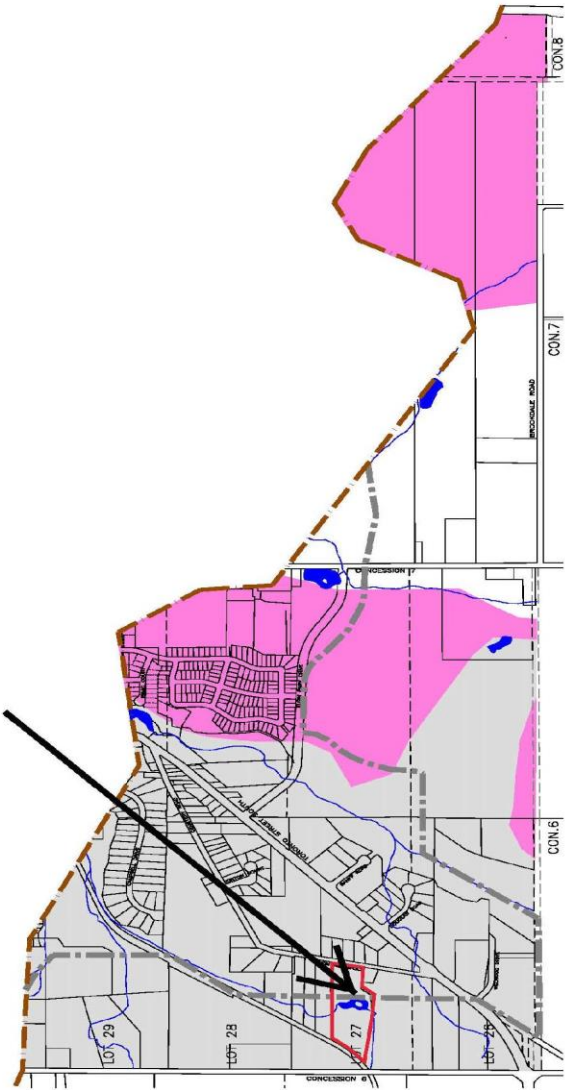


Figure 3
 August 2012

The land to be developed, the Subject Land, gently slopes from the existing dwelling towards Cemetery Road. The slope of the Subject Land is approximately 5%. In this regard it would not be considered significant.

Subsection 30(6) of the ORMCP sets forth that: *an application for development or site alteration with respect to land in a landform conservation area (Category 2) 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 50 per cent 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 20 per cent of the total area of the site.*

As noted above, the steep slope located on the property will not be modified in any way and will be protected from encroachment during construction via tree protection fencing and an erosion and sediment control fence.

The property has a total area of 4.377 hectares. The net developable area (total area, less pond, watercourse and 30m buffer to both) is 3.11 hectares. The disturbed area of the Subject Land is proposed to be 0.941 hectares. Therefore, the area of the site to be disturbed is less than 50% of the total area of the site.

The area of impervious surfaces of the development is 0.4453 hectares. The total area of the site is 4.377 hectares. Therefore, the area of impervious surfaces proposed is less than 20% of the total area of the site.

Subsection 30(8) of the ORMCP provides that: *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 intervals of not more than 2 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.*

A copy of the draft plan of subdivision has been provided in Figure 1. The draft plan shows the topographic character of the site and provides contours lines with 1m intervals.

As noted previously in this report, the property contains a significant slope of approximately 19%. The slope is not to be modified in anyway. The top and toe of the slope is shown on the draft plan.

In addition to the steep slope, the property contains a pond which has an inlet and an outlet. Both the pond and the watercourse are shown on the draft plan.

Subsection 30(9) provides that: *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.*

As noted previously in the report, the only significant landform on the property is the steep slope. The slope is not located in the area to be developed and will not be modified in any way.

The location and length of the road has been chosen to minimize grading. In addition, the location of the proposed dwellings was chosen to minimize grading on the site. A copy of the proposed grading plan is attached as figure 4.

All of the proposed development is to be located outside of any area considered significant as a landform or environmental feature.

In addition to the above, the developer will prevent encroachment onto the steep slope and wooded area by utilizing fencing along the top of slope and/or drip line of the trees. This should allow for the approval authorities to monitor and ensure that no degradation of the landform features is taking place.

5. Conclusion

According to Subsection 30(13) of the *ORMCP*, development within Settlement Areas are not required to prepare Landform Conservation Plans and development is afforded flexibility as it relates to the requirements of other subsections of Section 30. This is due to the fact that Settlement Areas are locations where urban type uses (Residential, Industrial, Commercial and Institutional) are to be promoted.


Although not required to conform to the policies of Section 30 of the *ORMCP*, the proposed development has and will incorporate strategies through planning, design and construction that will minimize the disturbance to existing landform features and the overall existing topography of the property.

These strategies include locating development outside significant areas, prohibiting encroachment into significant areas, low impact design features and conveyance of land to a public body.

In this regard, the proposed development conforms to the *ORCMP*.

Prepared by:

Approved by:



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Michael Smith, MCIP, RPP.
Principal