



Planning Justification Report


In Support of an Application for a Zoning By-law Amendment and Plan of Subdivision

Part of Lot 24 and Lot 25, Concession 3, Scott Ward, Township of Uxbridge (309 Zephyr Road)

Prepared for: China Canada Jing Bei Xin Min International Co. Ltd.

EcoVue Reference No.: 17-1672

Date: April 17, 2023

A large, light-colored silhouette of a tree is positioned on the left side of the page, extending from the bottom to the middle. It has a thick trunk and a full, rounded canopy with many small branches and leaves.

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1.0 INTRODUCTION

This Report is being submitted on behalf of our client, China Canada Jing Bei Xin Min International Co. Ltd., in support of an application for a Zoning By-law Amendment and Plan of Subdivision on what has been identified as “Phase 2” lands of Part of Lot 24 and Lot 25, Concession 3 in the Township of Uxbridge, Region of Durham (see **Figure 1 – Site Location**).

It should be noted that “Phase 1” lands of this project were proposed to include a residential subdivision consisting of seven-residential lots and were subject to a Zoning By-law Amendment and Plan of Subdivision. The Phase 1 lands have received conditional approval and conditions will need to be cleared.

This Report will examine the proposed applications for Phase 2 in the context of applicable Provincial and Municipal planning policies.

1.1 Site Description and Proposal

The proposed development is located in the Hamlet of Zephyr, near the intersection of Zephyr Road (County Road 13) and Concession 3 Road (County Road 39), approximately 15 kilometres northwest of the Township of Uxbridge. The subject property is approximately 35 hectares and has approximately 20 metres of frontage on Concession Road 3. Vehicular access to the former Hidden Ridge Golf Course was gained through this frontage. The property is currently designated Hamlet in the Durham Regional Official Plan (DROP) and zoned Recreational Open Space Exception Three (OS-3) Zone in the Township of Uxbridge Zoning By-law.

The intent of the applications is to repurpose the lands which were previously known as the Hidden Ridge Golf Course property to construct a 16-lot Plan of Subdivision consisting of single-detached dwellings serviced by private individual well and septic system. The subject subdivision is approximately 10.44 hectares in area and has 19.93 metres of frontage on Concession Road 3. The proposed lots average 0.61 hectares in size (range from 0.30 to 0.78 hectares) with average road frontage of 48 metres (frontages range from 30.19 metres to 54.557 metres).

The proposed lot configuration is outlined in **Figure 2 – Concept Plan**.



1.2 Reasons for the Applications

A Plan of Subdivision application has been submitted to facilitate the division and conveyance of the subject lands under Section 51 of the *Planning Act*.

A Zoning By-law amendment (ZBA) is required to implement the proposed subdivision, as the lands are presently zoned “Recreational Open Space Exception (OS-3) Zone” according to the Township of Uxbridge Zoning By-law No. 81-19. An application to rezone the lands to the “Hamlet Residential Exception ** (HR-**) Zone” Zone is being submitted concurrently with the application for a draft plan of subdivision. The proposed lots comply with the minimum area requirements of the HR zone, with all lots having an area greater than 3,000 square metres and all but one (1) lot exceeds the frontage requirement of 35 metres. Therefore, it is proposed that the HR-** Exception Zone permit the reduced frontage. The eastern portion of the property which consists of the 30-metre setback associated with the adjacent PSW will be rezoned to OS Zone in order to prevent future development.

1.3 Surrounding Land Uses

Lands surrounding the subject property (i.e., within 500 metres) include predominantly low-density residential uses with a few commercial uses. Specifically, the following uses are located on lands in each direction:

- North – low density Residential Uses, Commercial Uses and Zephyr Road;
- South – low density Residential Uses, Provincially Significant Wetlands (PSW) named Zephyr-Egypt Wetland Complex and Area of Natural and Scientific Interest (ANSI) named Zephyr Creek Swamp;
- East – low density Residential Uses and major portions of Zephyr-Egypt Wetland Complex (PSW) and Zephyr Creek Swamp (ANSI); and
- West – low density Residential Uses and Concession Road 3.

The proposed subdivision will consist of single detached residential dwellings which will be in keeping with the surrounding land uses, which include low density residential uses.



1.3.1 Natural Heritage Features

According to Provincial mapping and the Environmental Impact Study submitted with this application, there are natural heritage features located on and adjacent to (i.e., within 500 metres of the subject lands), including:

- Portions of unevaluated woodlands located on the property and throughout the 500-metre adjacent area;
- Unevaluated wetlands located to the west of the property;
- A PSW named Zephyr-Egypt Wetland Complex located on the property and immediately to the east and south of the subject lands; and
- A life science ANSI named Zephyr Creek Swamp located on the property and immediately to the east and south of the subject lands.

Impacts to the natural features located within 120 metres of the proposed development area have been addressed within the EIS and in this report (Sections 2.2.4 and 2.3.2).

1.4 Pre-Consultation with the Region and Township

A pre-consultation meeting was held on May 26, 2017 and was attended by the developers and project team at the time, along with staff from the Township, Region, Commenting Agencies, and elected officials of the Township. It is believed that the proposed application for the plan of subdivision and related zoning by-law amendment reflect the discussions at the meeting in terms of the purpose and scope of the proposed development for the subject lands.

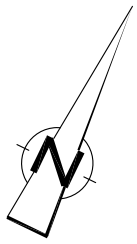
The pre-consultation meeting identified the need for the following studies and information to support the planning applications and are being submitted to the Region of Durham and Township of Uxbridge to support the applications for a draft plan of subdivision and zoning by-law amendment:

- Planning Justification Report (EcoVue Consulting Services Inc., December 2022)
- Phase I Environmental Site Assessment (R.J. Burnside & Associates Limited, September, 2022)
- Functional Servicing and Preliminary Storm Water Management Report (C.C. Tatham, August 2020)



Hidden Ridge Phase 2
Part of Lot 24 & Lot 25, Concession 3, Scott Ward (309 Zephyr Road)
Township of Uxbridge, Region of Durham
April 17, 2023

- Hydrogeological Water Balance Report (Cambium Inc., November 2022)
- Environmental Impact Study/Natural Heritage Evaluation (GHD, August 2022)
- Stage 1,2 and 3 Archaeological Assessment (Northeastern Archaeological Associates Ltd., March 2019)
- Noise Impact Study (Valcoustics Canada Limited, December 2022)



Homer Ct

Concession Road 3

Temperance St

Foot Street

ZEPHYR PARK

Zephyr Road

Concession Road 3

Darby Street

Phase 1

Phase 2

Zephyr-Egypt
Provincially Significant Wetland
Complex

Subject Lands



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PROJECT NO: 17-1672

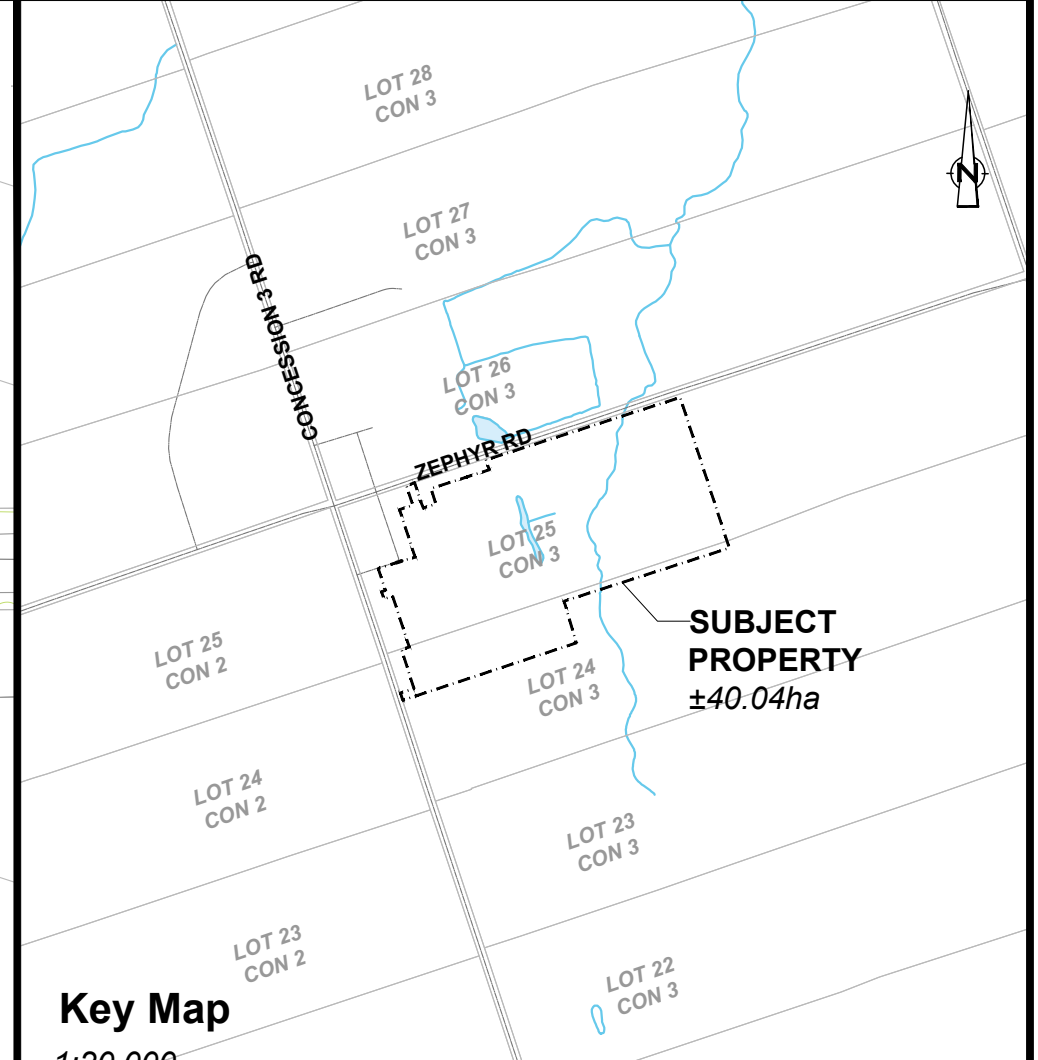
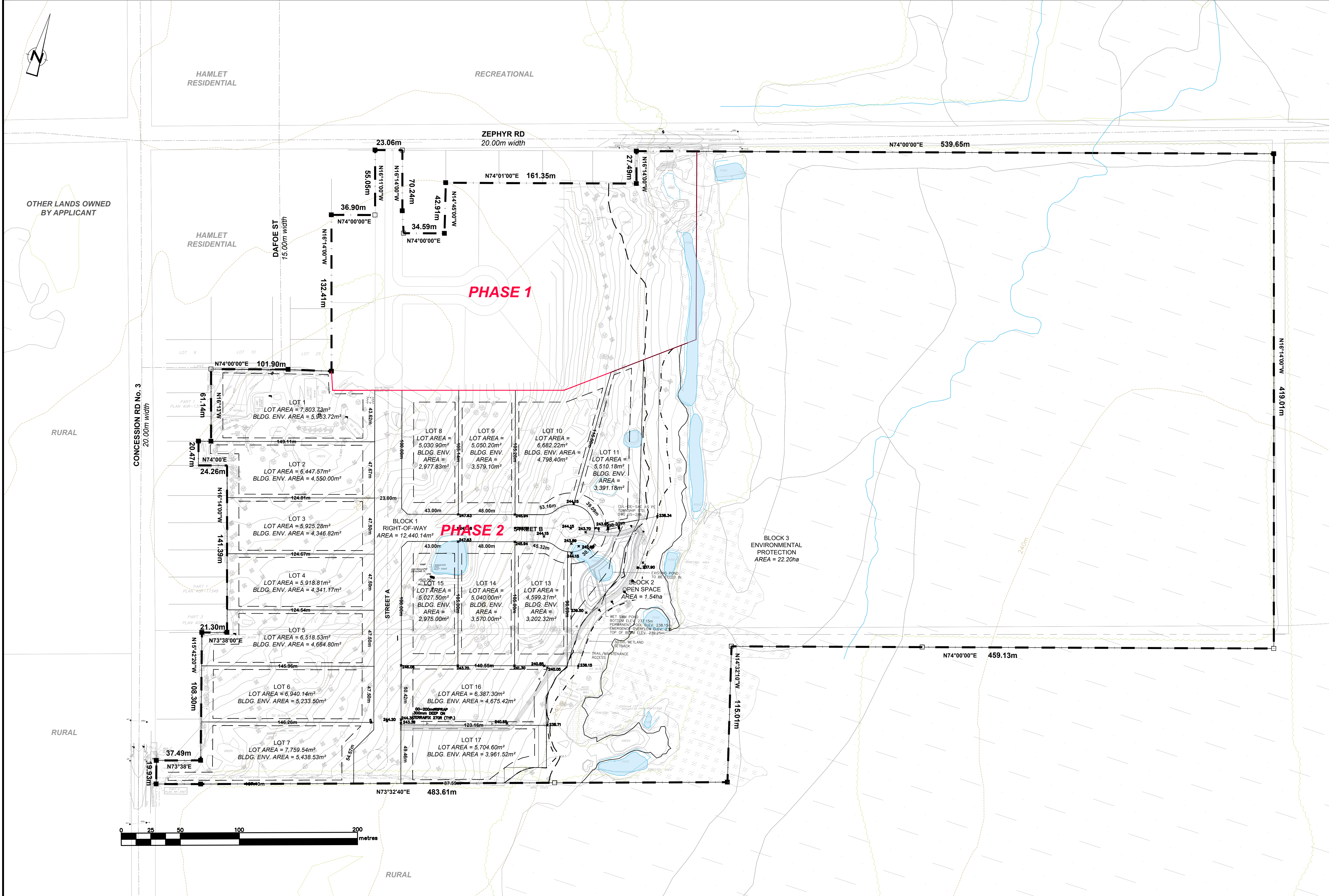
DATE: Jan 31 2018

HORIZ. SCALE: 1:6,000

Figure No. 1 Site Location Map

Hidden Ridge Subdivision - Phase 2

Lot 25, Concession 3, Scott Ward, Twp. of Uxbridge
309 Zephyr Road



Key Map
1:20,000

LEGEND

- SUBJECT BOUNDARY
- EXISTING PARCEL
- PROPOSED LOT LINE
- EXISTING BUILDING
- WATERBODY / WATERCOURSE
- EXISTING ENVIRONMENTAL PROTECTION AREA
- EP BUFFER (30m)
- EXISTING WETLAND COMMUNITY
- WETLAND BUFFER (30m)
- EXISTING FOREST COMMUNITY
- BUILDING ENVELOPE as per Hamlet Residential (HR) Zone
Front Yard: 10m, Ext. Side Yard: 10m, Int. Side Yard: 3m, Rear Yard: 10m

OWNER'S CERTIFICATE
I hereby authorize EcoVue Consulting Services Inc. to prepare and submit this plan to the Region of Durham

Date

SURVEYOR'S CERTIFICATE
This Draft Plan accurately shows the boundaries of all lands proposed to be subdivided.
Certified by:

Date

Ontario Land Surveyor

| REVISIONS | |
|------------|--|
| DATE | DESCRIPTION |
| 2021-10-01 | NHE mapping addition and lot revisions |
| 2023-04-11 | Addition of SWN Pond on Lot 12 |

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- NOTES:**
- Property boundaries are approximate and based on Plan of Survey 40R-24457.
 - Survey monuments shown on this plan have not been verified.
 - Topographic survey was done by EcoVue Consulting Services Inc. on April 18th, 2017.
 - Temporary benchmarks
 - TBM 1: Set survey spike on southerly face of hydro pole on north side of Zephyr Rd, first pole west of driveway into No. 322. Elevation = 238.74
 - TBM 2: Top of standard iron bar at the south westerly corner of plan part 2 plan 40R-3497. Elevation = 250.59.
 - Elevations shown here are referenced to G.P.S. observations on the power net GPS Real Time Network, U.T.M. Zone 17, NAD83.
 - Natural Heritage Evaluation mapping provided by GHD, project no. 12562874.

Submission Requirements

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51-17 (a-1) THE PLANNING ACT

- As shown on this Draft Plan
- As shown on this Draft Plan
- As shown on this Draft Plan
- As shown on this Draft Plan
- As shown on this Draft Plan
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- As shown on this Draft Plan
- As shown on this Draft Plan

SITE STATISTICS

| LOT/BLOCK No. | PROPOSED USE | PROPOSED USE AREA (sq. m) | PROPOSED USE AREA (ha) | PROPOSED USE FRONTAGE (m) | PROPOSED USE PERCENTAGE (%) | PROPOSED UNITS | UNITS/NET ha |
|---------------|--------------------------------------|---------------------------|------------------------|---------------------------|-----------------------------|----------------|--------------|
| | PHASE 1 LANDS | 51,197.12 | 5.12 | | 12.79% | | |
| LOT 1-17 | RESIDENTIAL (SINGLE DETACHED) | 99,349.73 | 9.93 | 811.22 | 24.83% | 17 | 0.95 |
| BLOCK 1 | RIGHT-OF-WAY | 12,440.14 | 1.24 | | 3.11% | 0 | |
| BLOCK 2 | OPEN SPACE | 15,372.77 | 1.54 | | 3.84% | 0 | |
| BLOCK 3 | ENVIRONMENTAL PROTECTION | 221,837.81 | 22.18 | | 55.43% | 0 | |
| | GROSS SITE AREA | 400,197.99 | 40.02 | | | | |
| | NET SITE AREA (GSA - BLOCK 3) | 178,360.18 | 17.84 | | | | |
| | TOTAL | | | 811.22 | 100.00% | 17 | 0.95 |

DRAWN BY: TB/SG PROJECT No.: 17-1672

APPROVED BY: HORIZ. SCALE: 1:1,500

REVISION DATE: APRIL 11, 2023 PLOT DATE: APRIL 11, 2023

HIDDEN RIDGE GOLF COURSE
CHINA CANADA JING BEI XIN MIN INTERNATIONAL CO. LTD.

309 ZEPHYR RD
PART OF LOT 24 & 25, CONCESSION 3
GEOG. TWP. OF SCOTT
TOWNSHIP OF UXBRIDGE (REGION OF DURHAM)

DRAFT PLAN OF SUBDIVISION **DP1**



2.0 POLICY ANALYSIS

Land use policies and regulations affecting the subject lands at the Provincial level include the *Planning Act* and the associated 2020 Provincial Policy Statement (PPS), 2020 *A Place to Grow: Growth Plan for the Greater Golden Horseshoe* (Growth Plan) and the Greenbelt Plan. At the municipal level, the Region of Durham Official Plan (RDOP), Township of Uxbridge Official Plan (TUOP), and the Township of Uxbridge Zoning By-law 81-19 (TUZB) affect the subject property. In this section of the report, the proposed ZBA is reviewed in the context of the policies and provisions contained in these documents.

2.1 *Planning Act* Section 51(24)

Section 51(24) of the *Planning Act* sets out policies which shall be given regard to when considering a plan of subdivision.

- a) *The effect of development of the proposed subdivision on matters of provincial interest as referred to in Section 2*

Section 2 of the *Planning Act* provides a list of “matters of provincial interest”. These matters are discussed in the table below:

b) Table 1 – Proposal Compliance with Matters of Provincial Interest

| Matters of Provincial Interest | Response |
|--|--|
| (a) the protection of ecological systems, including natural areas, features and functions; | There are identified unevaluated woodlands located on the property and throughout the 500-metre adjacent area; unevaluated wetlands are located to the west of the property; the Zephyr-Egypt Wetland Complex is also located on the property and immediately to the east and south; and the Zephyr Creek Swamp Life Science ANDI is located on the property and immediately to the east and south. As such, an Environmental Impact Study (EIS) was completed in support of the submission. The EIS concluded that no negative impacts on key natural heritage features or the Natural Heritage System area are anticipated provided that all mitigation measures are implemented. (see Section 2.2.5 for more detail) |
| (b) the protection of the agricultural resources of the Province; | The proposed subdivision is located within a rural settlement area and does not have any impacts on agricultural lands. |



| | |
|--|---|
| (c) the conservation and management of natural resources and the mineral resource base; | The property contains woodland features, which has potential for forestry purposes. No mineral resources exist on or in proximity to the property. As no development is proposed in the woodland, resources will not be impacted. |
| (d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest; | As discussed in Section 2.2.6 of this Report, Stage 1, 2 and 3 Archaeological Assessments were completed. It was determined no further assessment was required. As such, it is our opinion that the cultural heritage value of the site has been conserved. |
| (e) the supply, efficient use and conservation of energy and water; | All future dwellings for the proposed subdivision will be subject to building code requirements. Furthermore, as detailed in Sections 2.2.4 and 2.5.1 of this Report, the proposed development can be serviced with private well and septic with no negative impacts to ground or surface water. |
| (f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems; | The proposed lots will have access to a publicly maintained road, on-site private servicing, and on-site private waste management methods. |
| (g) the minimization of waste; | It is anticipated that propose single detached dwellings will produce minimal additional waste. However, it is further understood that minimization of waste is under the purview of municipal waste reduction strategies. |
| (h) the orderly development of safe and healthy communities; | The proposed subdivision represents orderly development within the community. The proposed subdivision is taking place in a hamlet and will conform to the character of the surrounding residential uses. Furthermore, the proposed development will not enable development within or affected by any human-made or natural hazards. |
| (h.1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies; | Any new buildings associated with the subdivision require compliance with the Ontario Building Code which includes accessibility requirements. Furthermore, the proposed development lots will be located on a publicly-maintained road. |
| (i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities; | The proposed development is located within the Hamlet of Zephyr which consists of a public library, and religious facilities. Additionally, the property is located approximately 11 kilometres from Mount Albert which consists of several educational, health, social and cultural facilities including public schools, public library, and community centre. |



| | |
|---|---|
| (j) the adequate provision of a full range of housing, including affordable housing; | Although, affordable housing is not proposed with this development, it will add additional residential units to the housing stock within the Rural Area of the Township of Uxbridge. |
| (k) the adequate provision of employment opportunities; | N/A |
| (l) the protection of the financial and economic well-being of the Province and its municipalities; | N/A |
| (m) the co-ordination of planning activities of public bodies; | N/A |
| (n) the resolution of planning conflicts involving public and private interests; | N/A |
| (o) the protection of public health and safety; | The proposed lots can accommodate development outside of any natural hazards, as discussed in Section 2.2.7 of this report. Additionally, accesses to the proposed lots are available via a future municipally-maintained road. Furthermore, building code requirements regarding fire protection and any other health and safety matters will be met in future construction. |
| (p) the appropriate location of growth and development; | The proposed lots are located within a hamlet area and will provide opportunities for additional housing. The proposed lots will have sufficient area for private septic and well and will not result in impacts to natural heritage features. As such, the property is an appropriate location for growth and development. |
| (q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians; | There are no transit opportunities in Zephyr, which is a small Hamlet. Due to limited development in the area, the residents will have to depend on private transportation. This is understood to be typical in rural areas. That said, there are some businesses located in the hamlet that are within walking distance. |
| (r) the promotion of built form that, (i) is well-designed, (ii) encourages a sense of place, and (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant; | As noted, the proposed lots are in keeping with the overall character of the surrounding area. Although Zephyr is a small hamlet and has limited public facilities and amenities, Mount Albert, which is located approximately 11 kilometers west of Zephyr, consists of public spaces, parks, amenities such as libraries and community centres. |
| (s) the mitigation of greenhouse gas emissions and adaptation to a changing climate. | The proposed dwellings will be subject to energy efficiency requirements under the Building Code which ensure minimal impacts to climate change emissions. |



c) Whether the proposed subdivision is premature or in the public interest

The proposed development is not considered to be premature. The residential plan of subdivision will not require the unplanned extension of public services and will not create uses that are inappropriate for the subject property or the surrounding area. The low-density residential development will be compatible with the surrounding residential land uses and will be a continuation of the proposed Phase 1 development. Matters of public policy pertaining to this proposal have been addressed in this planning report.

d) Whether the plan conforms to the official plan and adjacent plans of subdivision, if any

Planning considerations relating to the Region of Durham Official Plan and Township of Uxbridge Official Plan are outlined in Section 3.4 of this report, respectively. The proposed plan of subdivision conforms to the applicable policies of both the Region and Township Official Plans.

e) The suitability of the land for the purposes for which it is to be subdivided

This planning report and the other technical reports address a number of issues related to land use suitability. The subject lands are considered to be suitable for the proposed residential development. This report sets out certain recommendations with respect to the proposed draft plan approval and Zoning By-law Amendment.

d.1) If any affordable housing units are being proposed, the suitability of the proposed units for affordable housing

There are no affordable housing units included as part of the proposed development. However, the subject development will provide additional housing stock to the existing inventory of residential units within the Hamlet of Zephyr, thereby making housing more accessible.

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



Streets in the proposed residential plan of subdivision have been laid out to meet an acceptable standard for vehicular access, particularly for emergency vehicle access. Requirements for detailed street design will be addressed through conditions of draft plan approval.

f) The dimensions and shapes of the proposed lots

The dimensions of the proposed lots are described in this planning report and are shown on the draft plan. The lot areas are considered to be suitable for water and sewage servicing as per the Region of Durham's Drilled Wells and Lot Sizing Policies.

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

This planning report and the related technical reports outline specific recommendations for the development of the proposed residential plan of subdivision.

h) Conservation of natural resources and flood control

These matters are addressed in the Environmental Impact Study by GHD, and the Functional Servicing and Preliminary Stormwater Management Report prepared by Tatham Engineering, and in Sections 2.2.4 and 2.3.2 of this report.

i) The adequacy of utilities and municipal services

As noted in Section 3.1 of this report, the plan of subdivision will be serviced by private water and sewage services. Hydro and telephone services will be available on the site, together with routine municipal services including curbside garbage and blue-box pick-up.

j) The adequacy of school sites

It is anticipated that there will be sufficient capacity available at existing schools within the service area. The nearest public schools to the subject property are Scott Central Public School and Uxbridge Secondary School of the Durham District School Board. The closest schools of the Catholic Board are St. Joseph Catholic Elementary School and St. Mary Catholic Secondary School. Bus service will be available to the subject property on Zephyr Road.



- k) The area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes*

Lands labelled as Streets "A" and "B" on the Draft Plan of Subdivision will be dedicated to the Township.

- l) The extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy*

The size and orientation of the lots provide opportunities for individual energy conservation design and construction initiatives. Furthermore, the proposed dwellings will be subject to energy efficiency requirements under the Building Code which are intended to minimize impacts to climate change emissions.

- m) The interrelationship between the design of the proposed plan of subdivision and site plan control 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...*

This Section does not apply to the proposed development.

Given the above, it is our opinion that the application complies with the provisions included in Section 51(24) of the *Planning Act*.

2.2 Provincial Policy Statement (PPS)

The PPS provides a policy framework for land use planning within the Province of Ontario. It is the responsibility of the local planning authorities, in this case the Region of Durham, Township of Uxbridge and Lake Simcoe Region Conservation Authority (in the case of natural hazards) to uphold the policies of the PPS pertaining to land use planning and development. In particular, the planning authorities must ensure that their decisions are consistent with key provincial interests including policies related to settlement areas in urban and rural communities, the wise use, and management of resources and public health and safety. Applicable policies within the PPS are addressed below.



2.2.1 *Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns*

Section 1.0 of the PPS contains policies designed to build strong and healthy communities in the Province of Ontario. According to Section 1.1.1 of the PPS, “[h]ealthy, liveable and safe communities are sustained by:

- a) *promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*
- b) *accommodating an appropriate range and mix of residential ..., employment ..., institutional ..., recreation, park and open space, and other uses to meet long-term needs;*
- c) *avoiding development and land use patterns which may cause environmental or public health and safety concerns; ...*
 - i. *promoting cost-effective development patterns and standards to minimize land consumption and servicing costs; ...”*

The lands subject to the proposed the plan of subdivision are located within the boundaries of the Zephyr Settlement Area, as confirmed by staff from the Region of Durham and the Township of Uxbridge.

The proposed development will contribute to the total housing inventory of the Township of Uxbridge and more specifically Hamlet of Zephyr. The development will not take place in an area containing sensitive environmental features and represents an efficient and cost-effective development pattern: a residential subdivision on lands which were previously used and disturbed. The proposed development will depend on private septic systems and individual wells and will not require the extension of municipal services. Furthermore, the proposed development is in keeping with the direction of the Province, which is to encourage development that will alleviate the present housing crisis. As such, it is our opinion that the subject lands represent an ideal site for the proposed development and is consistent with Section 1.1.1 of the PPS.

This planning report, and associated technical studies, completed to support the proposed planning applications, address the relevant policies of Sections 1.1. The technical studies for the proposed



residential development indicate that the development will not lead to land-use patterns that may cause environmental or public health and safety concerns.

2.2.2 Settlement Areas

The subject lands are located within the (rural) settlement area of the Hamlet of Zephyr and are therefore subject to Section 1.1.3 of the PPS.

Section 1.1.3.1 of the PPS states that *“settlement areas shall be the focus of growth and development”*.

Section 1.1.3.3 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. As noted, the subject lands are the former site of a golf course and will be redeveloped to provide housing in 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. Therefore, the plan of subdivision and ZBA are consistent with Section 1.1.3 of the PPS.

2.2.3 Rural Areas in Municipalities

As noted herein, the Hamlet of Zephyr is also recognized by the PPS as a rural settlement area. As a result, the property is subject to Section 1.1.4.2 of the PPS that states, *“[in] rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.”* It is further stated in Section 1.1.4.3 that *“[w]hen directing development in rural settlement areas in accordance with policy 1.1.3, planning authorities shall give consideration to rural characteristics, the scale of development and the provision of appropriate service levels.”*

The proposed plan of subdivision will be similar to, and consistent with, the scale and character of other surrounding development 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 growth and development focused in a rural settlement area. As such, the subject proposal is consistent with Section 1.1.4 of the PPS.



2.2.4 Sewage, Water and Stormwater Policies

Section 1.6.6 of the PPS addressed planning for sewage, water and storm water facilities. In Section 1.6.6.4, the use of individual on-site sewage and water services is allowed if municipal or communal services are not available and where site conditions are suitable.

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 16 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 16 dwellings. Therefore, there 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 be 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.

Given the above, it is our opinion that the proposed subdivision is consistent with Section 1.6.6 of the PPS.

2.2.5 Natural Heritage

Policies related to natural heritage features are found in Section 2.1 of the PPS. This Section has policies regarding significant woodlands, significant wetlands, significant areas of natural and scientific interest, significant wildlife habitat, coastal wetlands, fish habitat, and endangered and threatened species. 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 2.1.5 states that “[d]evelopment and site alteration shall not be permitted in...significant woodlands (and) significant wetlands in Ecoregions 6E and 7E... unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions”. Section 2.1.7 further states that “[d]evelopment and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements” and Section 2.1.6 states that “[d]evelopment and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.” Furthermore, Section 2.1.8 prohibits development within 120 metres of significant woodlands, unless there will be no negative impact.

Section 2.1 of the PPS indicates that natural features and areas shall be protected for the long-term and that development and site alteration shall not be permitted within significant natural areas and significant habitat of endangered and threatened species.

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 Northern Development, Mines, Natural Resources and Forestry.

As such, it is our opinion the proposal is consistent with Section 2.1 of the PPS, subject to the implementation of the EIS recommendations.

2.2.6 Cultural and Archaeological Heritage

The PPS requires that archaeological resources be delineated and protected according to provincial legislation. It is stated in Section 2.6.2 that the “[d]evelopment and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved”. As per the definition of archaeological potential in the PPS, the subject lands were identified to have archaeological potential due to its proximity to water sources, areas of historic development, historic transportation corridors, and its proximity to the relic strandline of Lake Algonquin.

As such, Stage 1,2 and 3 Archaeological Assessments were completed by Northeastern Archaeological Associates Ltd. and their report is attached as **Appendix 1**.

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.

Given the above, it is our opinion that the cultural heritage value of the site has been conserved and that the proposed development is consistent with Section 2.6.2 of the PPS.

2.2.7 Hazards

Policies related to flood, erosion, unstable soil, and human-made hazards are found in Section 3.1 of the PPS. Specifically, Section 3.1.1 states that “[d]evelopment shall generally be directed, in accordance with



guidance developed by the Province (as amended from time to time), to areas outside of... hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards and... hazardous sites". Section 3.1 further includes policies prohibiting new development in a floodway.

No natural hazards as defined by the PPS have been identified on the subject property.

Section 3.2.2 of the PPS states *"sites with contaminants in land or water shall be assessed and remediated as necessary prior to any activity on the site associated with the proposed use such that there will be no adverse effects"*.

An updated Phase I Environmental Site Assessment was conducted by R.J. Burnside & Associated Limited. The study determined no new contaminants were identified. As such, the proposal is consistent with Section 3.2 of the PPS.

2.3 Growth Plan for the Greater Golden Horseshoe

The Township of Uxbridge is included in the Greater Golden Horseshoe Growth Plan Area, prepared under the *Places to Grow Act, 2005*. The Growth Plan, administered by the Ministry of Municipal Affairs (MMA) is intended to guide decisions respecting transportation, infrastructure planning, land-use planning, housing, natural heritage and resource protection. Although the PPS provides overall policy direction on matters of provincial interest related to land use and development, the Growth Plan prevails where there is a conflict, with two exceptions: natural environment and human health.

2.3.1 Managing Growth- Settlement Areas

Although Section 2.2.1.2 of the Growth Plan notes that a vast majority of growth will be directed to settlement areas with planned municipal water and wastewater systems, subsection b) notes that limited growth is contemplated in Rural Settlements. Furthermore, development will be directed to all types of settlement areas and will generally be directed away from hazardous lands. Section 2.2.1.4 further notes that the Growth Plan will support the achievement of complete communities that provide a diverse range of housing *"to accommodate the needs of all household sizes and incomes"*. Given that the proposed development is taking place within an identified settlement area and has been configured to ensure that



hazardous lands are avoided, it is our opinion that the proposed plan of subdivision conforms to the policies of Section 2.2.1.2.

Although the proposed dwellings will not be “affordable” within the definition in the PPS or Growth Plan (i.e. subsidized, rent-geared-to-income, etc.), the increase in the overall supply of housing will contribute to the availability of housing, which will drive up vacancy rates and regulate housing prices.

As such, the proposed development conforms to Section 2.2.1 of the Growth Plan.

2.3.2 Housing

Section 2.2.6 of the Growth Plan consists of policies related to housing. Section 2.2.6.1 states that *“Upper- and single-tier municipalities, in consultation with lower-tier municipalities, the Province, and other appropriate stakeholders, will...support housing choice through the achievement of the minimum intensification and density targets ... by identifying a diverse range and mix of housing options and densities, including additional residential units and affordable housing to meet projected needs of current and future residents”*.

As noted herein, the proposed development will result in a residential subdivision consisting of 16 residential lots which will increase the supply and diversity of houses available within the Hamlet of Zephyr, thereby contributing to the growth and overall vitality of the residential market of the Hamlet and more importantly, of the Region of Durham. As such, it is our opinion that the proposed development conforms to Section 2.2.6 of the Growth Plan.

2.4 Greenbelt Plan (2017)

The Greenbelt was introduced in 2005 and is the cornerstone of Ontario's Greater Golden Horseshoe Growth Plan (Growth Plan) as part of an overarching strategy to provide clarity and certainty about urban structure, where and how future growth should be accommodated, and what must be protected for current and future generations. The Greenbelt Plan (2017) identifies where urbanization should not occur in order to provide permanent protection to the agricultural land base and the ecological and hydrological features, areas and functions occurring on this landscape. The Greenbelt Plan, together with the Growth Plan, builds on the Provincial Policy Statement (PPS) to establish a land use planning framework for the GGH that supports a thriving economy, a clean and healthy environment, and social equity.



The subject property is located within the Protected Countryside designation of the Greenbelt Plan and is within the Hamlet of Zephyr.

According to Section 3.4.3 of the Greenbelt Plan:

For lands within Hamlets in the Protected Countryside, the following policies shall apply:

- 1. Hamlets, as identified in municipal official plans and within their approved boundaries as they existed on the date this plan came into effect, continue to be governed by municipal official plans and related programs or initiatives and are not subjected to the policies of this Plan... This Plan permits infill and intensification of Hamlets subject to appropriate water and sewage services.*

Intensification in the Greenbelt Plan is defined as the development of a property at a density higher than what currently exists through the development of areas such as “*vacant and/or underutilized lands within previously developed areas*”. The proposed plan of subdivision conforms to the above policies of the Greenbelt Plan as it is located within a vacant/underutilized (and previously developed) property that is appropriate for low-density residential development with individual water and sewage services.

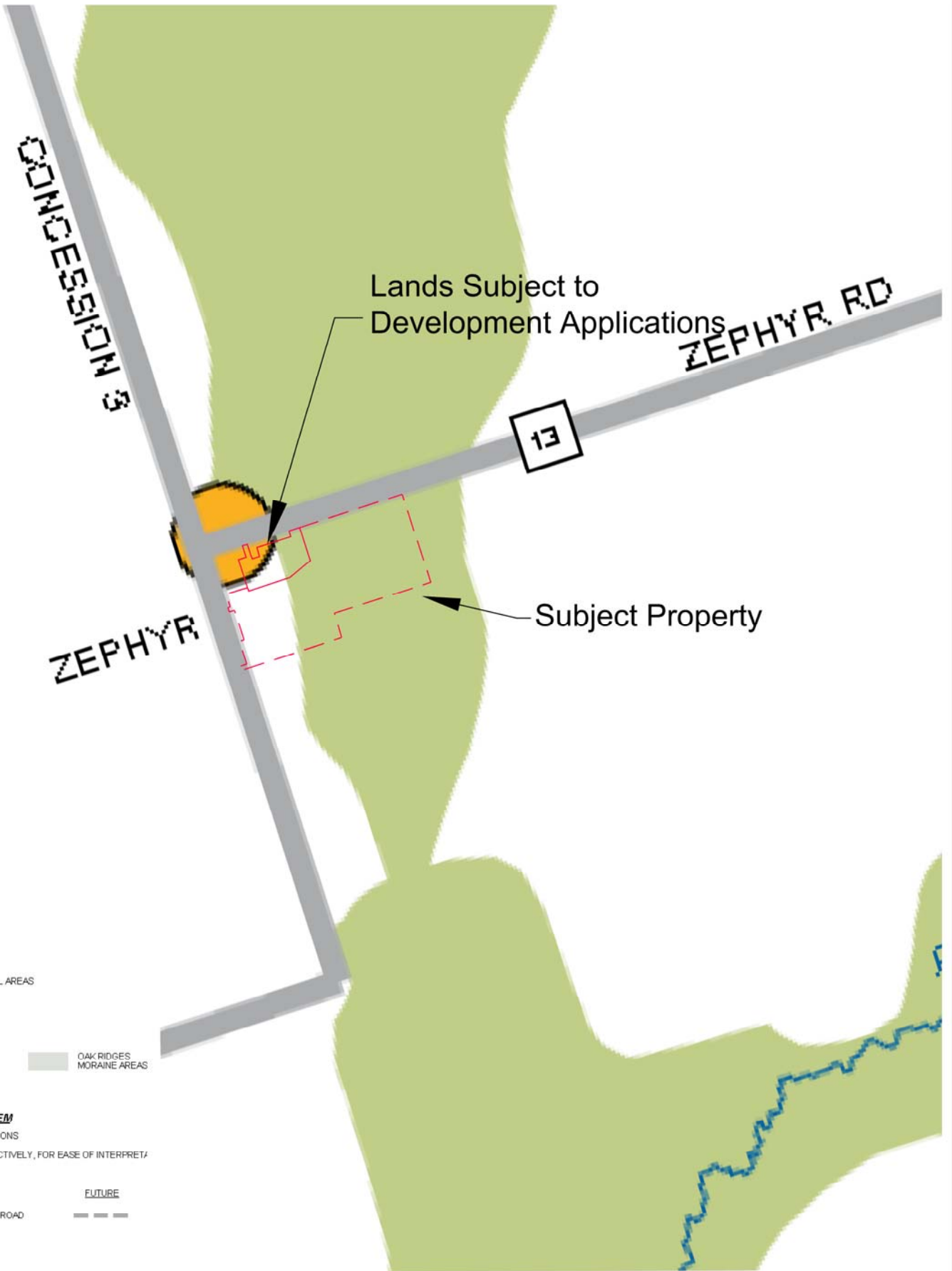
Therefore, the proposed plan of subdivision and ZBA conform to the Greenbelt Plan.

2.5 Municipal Planning Documents

In addition to demonstrating consistency with provincial planning policies, it is necessary that the proposal conforms to the policies of upper and lower tier municipal planning policies. The subject property is under the jurisdiction of the municipal land use planning policies of the Region of Durham and Township of Uxbridge.

2.5.1 Region of Durham Official Plan

The Region of Durham Official Plan (RDOP) contains land use policies that guide growth and development in the Region. The Region of Durham is the approval authority for plans of subdivision within its lower-tier municipalities. The Region of Durham will evaluate applications for plans of subdivision to ensure that the policies of the RDOP and the local Official Plans are met. More detailed policies relating to plans of subdivision are noted in the local Official Plans.



RURAL SYSTEM

-  PRIME AGRICULTURAL AREAS
-  HAMLET

GREENLANDS SYSTEM

-  MAJOR OPEN SPACE AREAS
-  WATERFRONT AREAS
-  OAK RIDGES MORaine AREAS

TRANSPORTATION SYSTEM

SEE SCHEDULE C FOR DESIGNATIONS

THE FOLLOWING IS SHOWN SELECTIVELY, FOR EASE OF INTERPRET/ OF OTHER DESIGNATIONS ONLY.

- | | |
|--|--|
|  EXISTING |  FUTURE |
|  ARTERIAL ROAD | |



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PROJECT NO: 17-1672

DATE: June 28 2017

HORIZ. SCALE: 1:25,000

Figure No. 3 - Schedule A Map A2 to the Regional Municipality of Durham Official Plan

Lot 25, Concession 3, Scott Ward, Twp. of Uxbridge
309 Zephyr Road



The subject property is designated Hamlet as per Schedule A (Regional Structure), Map A2 of the Region of Durham Official Plan (**Figure 3- Region of Durham Official Plan Schedule A – Map A2**).

It should be noted that the policies specific to the protection of natural features are similar or identical to those applicable under the PPS, as addressed in Section 3.2.5 of this report. As such, this Section speaks specifically to those policies directly applicable to the Hamlet designation and to policies specific to consent applications. Hamlet policies are contained in Section 9B.2.2 to 9B.2.14.

Policies that apply to the subject property include:

9B.2.3 Hamlets shall be developed in harmony with surrounding uses and may consist of the following:

- a) Predominantly single-detached housing, as well as community facilities, in accordance with relevant provisions of Sections 4 and 5 of this Plan; ...*

As previously mentioned, the proposed subdivision consists of 16 lots for single-detached residential dwellings.

9B.2.5 Regional Council and Councils of area municipalities shall ensure that hamlets are developed in contiguous phases, in depth rather than strips...

The proposed subdivision is located behind existing development along Zephyr Road and Dafoe Street.

9B.2.6 Development within hamlets shall be individually serviced with private drilled wells and private sewage disposal systems where groundwater quantity and quality permits, and in compliance with the standards of the Region and the Ministry of Environment...

The proposed subdivision will be serviced with private water and sewage services. A hydrogeological study has determined that groundwater quantity and quality are sufficient to support drilled wells and septic systems in compliance with the Regional and Ministry of Environmental, Conservation and Parks (MECP) standards.

9B.2.11 With the exception of limited infilling as described in Policy 9B.2.10, development within a Hamlet shall proceed by plan of subdivision.



The subject property is proposed to be developed through a plan of subdivision.

This section of the Official Plan continues by listing the technical information that is required to accompany an application for approval of a draft plan of subdivision within a Hamlet. These requirements include the studies mentioned in Section 1.3 of this report.

9B2.13 Hamlet development shall only be permitted to proceed if the required technical studies conclude that the development on individual private services is sustainable.

As discussed in detail in Section 3.2.4 of this report, the Hydrogeological Assessment prepared by Cambium Inc. has concluded that the proposed 16 lot residential development is considered suitable for private servicing.

Given the above, the proposed development conforms to Section 9B.2 of the RDOP.

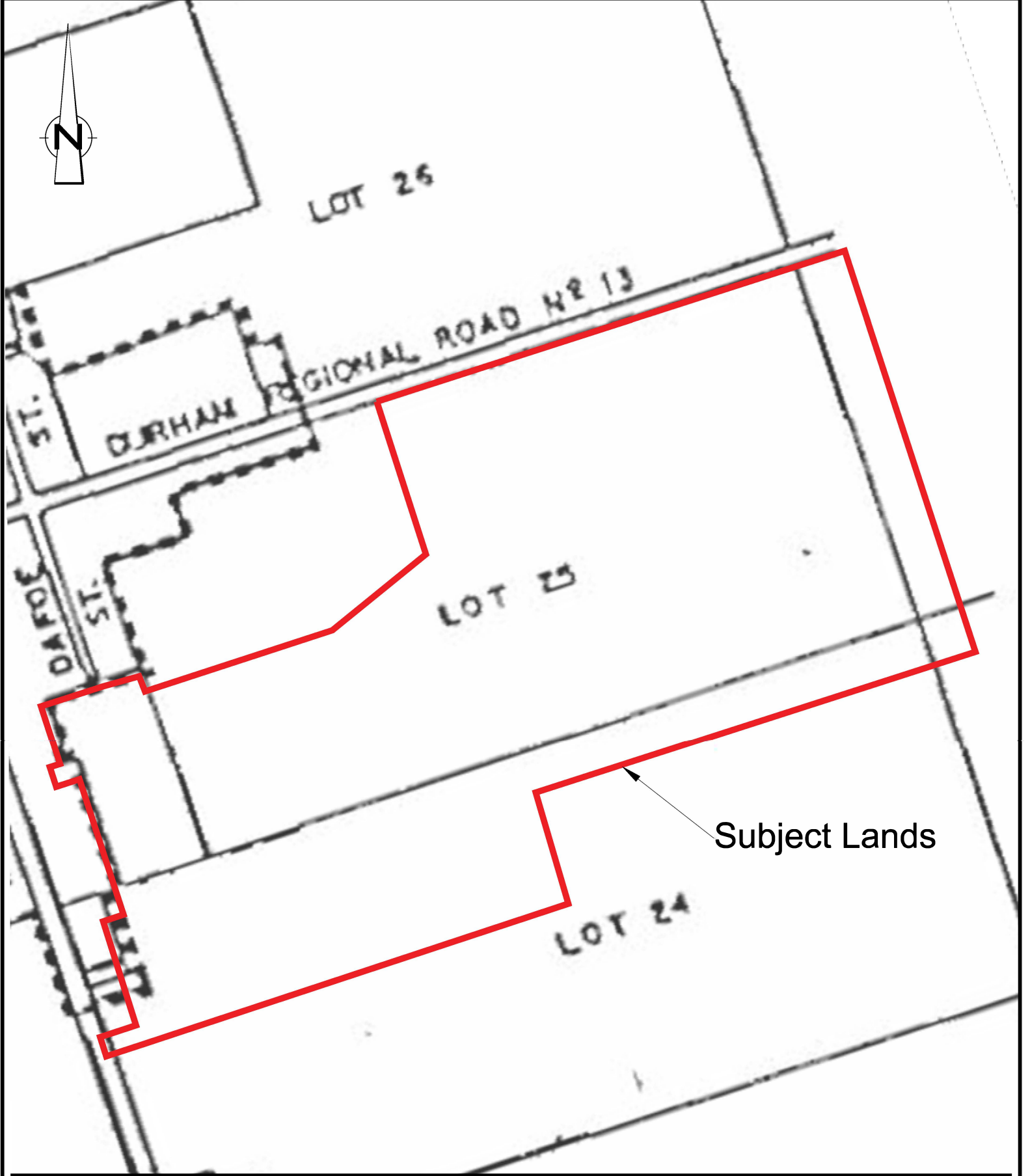
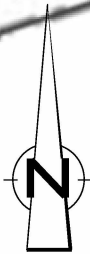
2.5.2 Township of Uxbridge Official Plan

The Township of Uxbridge Official Plan is the primary land use planning document within the municipality. The TUOP provides greater details and more locally-specific policies than the RDOP, but is intended to provide guidance for development that conforms to the more general upper-tier policies.

That said, Section 1.8.7 of the TUOP sets out policies relating to Hamlets in the Rural Area. According to this section:

The five hamlets in the Township designated in the Durham Regional Official Plan outside the Oak Ridges Moraine are Udora, Zephyr, Leaskdale, Sandy Hook and Sandford. Development in these hamlets shall be permitted in accordance with the policies of the Greenbelt Plan and the Durham Regional Official Plan. In addition, the regulations of the Township Zoning By-law shall be taken into consideration.

The Hamlet boundary is not delineated in the TUOP. Additionally, the Township of Uxbridge Official Plan only provides detailed policies for development in the Uxbridge Urban Area Secondary Plan and the Hamlet of Coppins Corners and Adjacent Lands Secondary Plan. Outside of these areas, the policies of the Durham Regional Official Plan apply.



Subject Lands



PROJECT NO: 17-1672
DATE: Jan 31 2018
HORIZ. SCALE: 1:3000

**Figure No. 4 Schedule C to the
Township of Uxbridge Official Plan**
Hidden Ridge Subdivision - Phase 2
Lot 25, Concession 3, Scott Ward, Twp. of Uxbridge
309 Zephyr Road



For reference, the location of the subject lands in relation to the boundary of the Community Improvement Area for the Hamlet of Zephyr, as depicted in Schedule C of the TUOP is shown in **Figure 4**.

2.5.3 Township of Uxbridge Zoning By-law 81-19

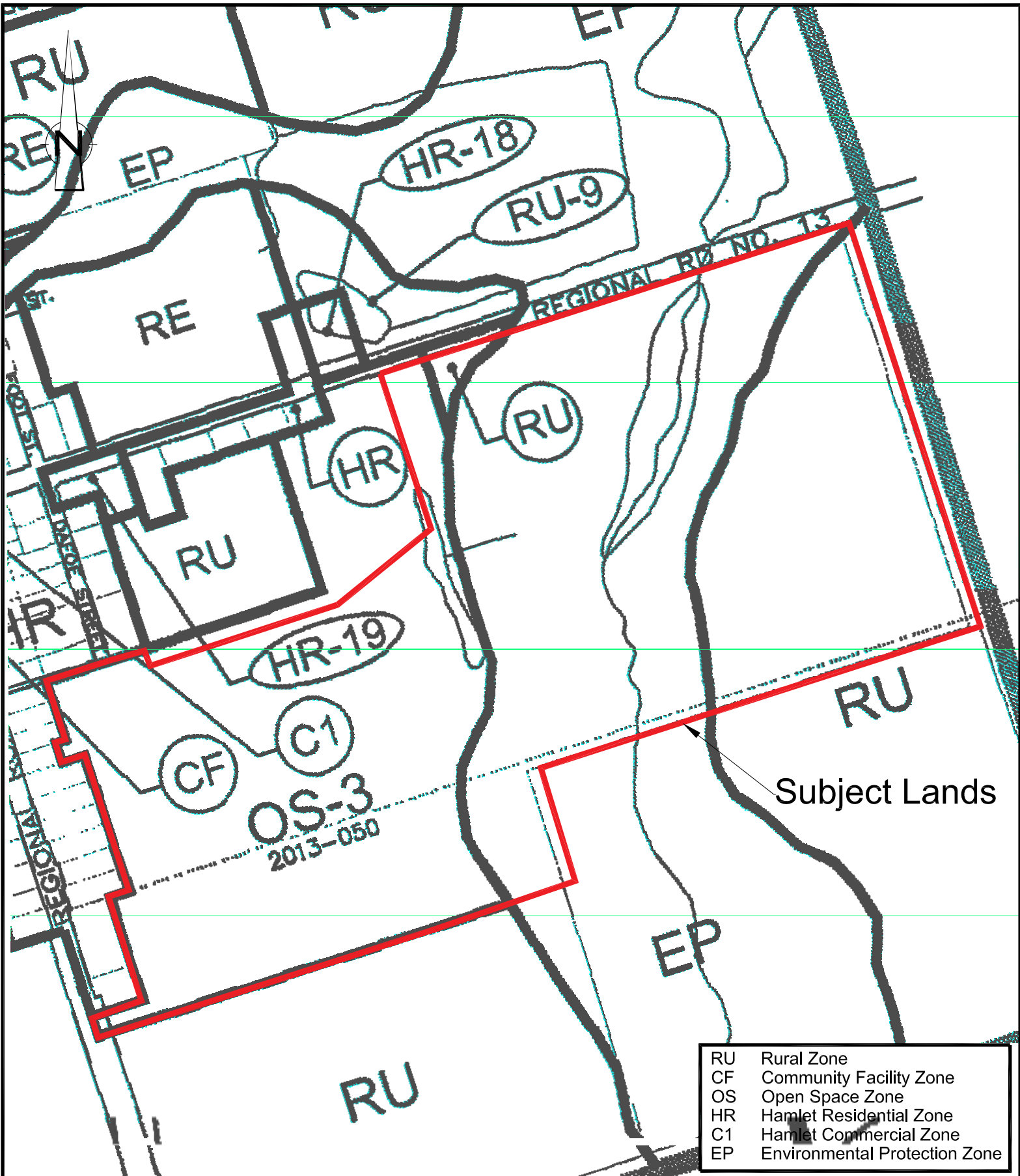
The lands subject to the plan of subdivision are currently zoned Recreational Open Space Exception Three (OS-3) Zone as per Schedule 'A6' of the Township of Uxbridge Zoning By-law 81-19 (see **Figure 5 - Township of Uxbridge Zoning By-law 81-19 Schedule A6**). The residential lots created through the plan of subdivision are intended to be rezoned to "HR – Hamlet Residential" to meet the lot frontage and area requirements for that zoning category, according to Section 4.8:

- Minimum lot area requirement of 3,000 square metres, and
- Minimum lot frontage requirement of 35 metres.

As noted above, one lot does not meet the frontage requirement. As such it is proposed that a site-specific HR Zone be applied to the property to permit a minimum lot frontage of 30.19 metres.

It should also be noted that the eastern portion of the property, which consists of the 30-metre setback associated with the adjacent PSW, is proposed to be rezoned to the OS Zone in order to protect the PSW and buffers from future development.

The proposed use and the zoning provisions comply with the permitted uses and the required zoning provisions of the HR Zone.



Subject Lands

Figure No. 5 Schedule A6 to the Township of Uxbridge Zoning By-law
 Hidden Ridge Subdivision - Phase 2
 Lot 25, Concession 3, Scott Ward, Twp. of Uxbridge
 309 Zephyr Road



PROJECT NO: 17-1672
 DATE: Jan 31 2018
 HORIZ. SCALE: 1:5000



3.0 SUMMARY OF POLICY CONSIDERATIONS AND RECOMMENDATIONS

This planning report describes the proposed residential plan of subdivision and provides analysis of the application in the context of the Planning Act, Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe, the Greenbelt Plan, the Region of Durham Official Plan, and the Township of Uxbridge Official Plan and Zoning By-law.

It is the opinion of the author that:

- The proposed residential development is consistent with the applicable provisions of the Provincial Policy Statement (2020), A Place to Grow: Growth Plan for the Greater Golden Horseshoe, and the Greenbelt Plan, provided the mitigation measures identified in the Environmental Impact Study are implemented.
- The proposal conforms to the purpose and intent of the Region of Durham Official Plan and the Township of Uxbridge Official Plan.
- An amendment to the Township's Zoning By-law will be required to permit the proposed residential development and recognize the reduce frontage requirements. The planning report sets out the details of the proposed Zoning By-law Amendment.
- The proposed residential development represents good planning and is in the public interest. The residential development will be consistent with the existing form of residential development in the immediate area and will introduce a land use that will be compatible with the adjacent residential uses.
- The applications for the Plan of Subdivision and the Zoning By-law Amendment should be approved.

Respectfully Submitted,



Hidden Ridge Phase 2
Part of Lot 24 & Lot 25, Concession 3, Scott Ward (309 Zephyr Road)
Township of Uxbridge, Region of Durham
April 17, 2023

Respectfully Submitted,
ECOVUE CONSULTING SERVICES INC.

A handwritten signature in blue ink that reads "J. Kent Randall". A horizontal line is drawn across the signature.

