



Planning Report

Draft Plan of Subdivision
and Re-zoning Application

Brock Street East (South Side)
Uxbridge, Ontario

Westlane Developments Ltd.





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1. Introduction

Westlane Developments Ltd. has made applications for Draft Plan of Subdivision Approval, Draft Plan of Common Element Condominium Approval and a Zoning By-law Amendment for 2.6 hectares on the south side of Brock Street East at the east limit of the urban area of Uxbridge within the Township of Uxbridge.

This report describes the development proposal and the Planning Act approvals required for it to proceed. It also explains how those approvals implement the vision for this area as set out in the land use policies and designations of the Uxbridge Official Plan. Furthermore, it describes how the planning applications conform to Regional and Provincial land use policy. The report also summarizes the conclusions of technical studies that support the form and density of development proposed for the subject property.



2. Site Context and Development Proposal

2.1 Subject Lands and Context

The location of the subject property is shown on **Figure 1**. It consists of 2.6 hectares (6.4 acres) on the south side of Brock Street at the eastern limit of the Uxbridge Urban Area. It is the final parcel of greenfield land on the south side of Brock Street to be developed.

Brock Street is a Type 'B' Arterial Road under the jurisdiction of the Region of Durham. It is also known as Regional Highway 47 and is one of the two main accesses into the Uxbridge Urban Area from the east. The land uses immediately surrounding the subject property are as follows:

East

Farm lands including a wetland that is located outside of the urban boundary of the community of Uxbridge.

South

Single detached homes fronting Brownscombe Crescent (a local road) within the urban area.

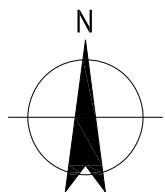
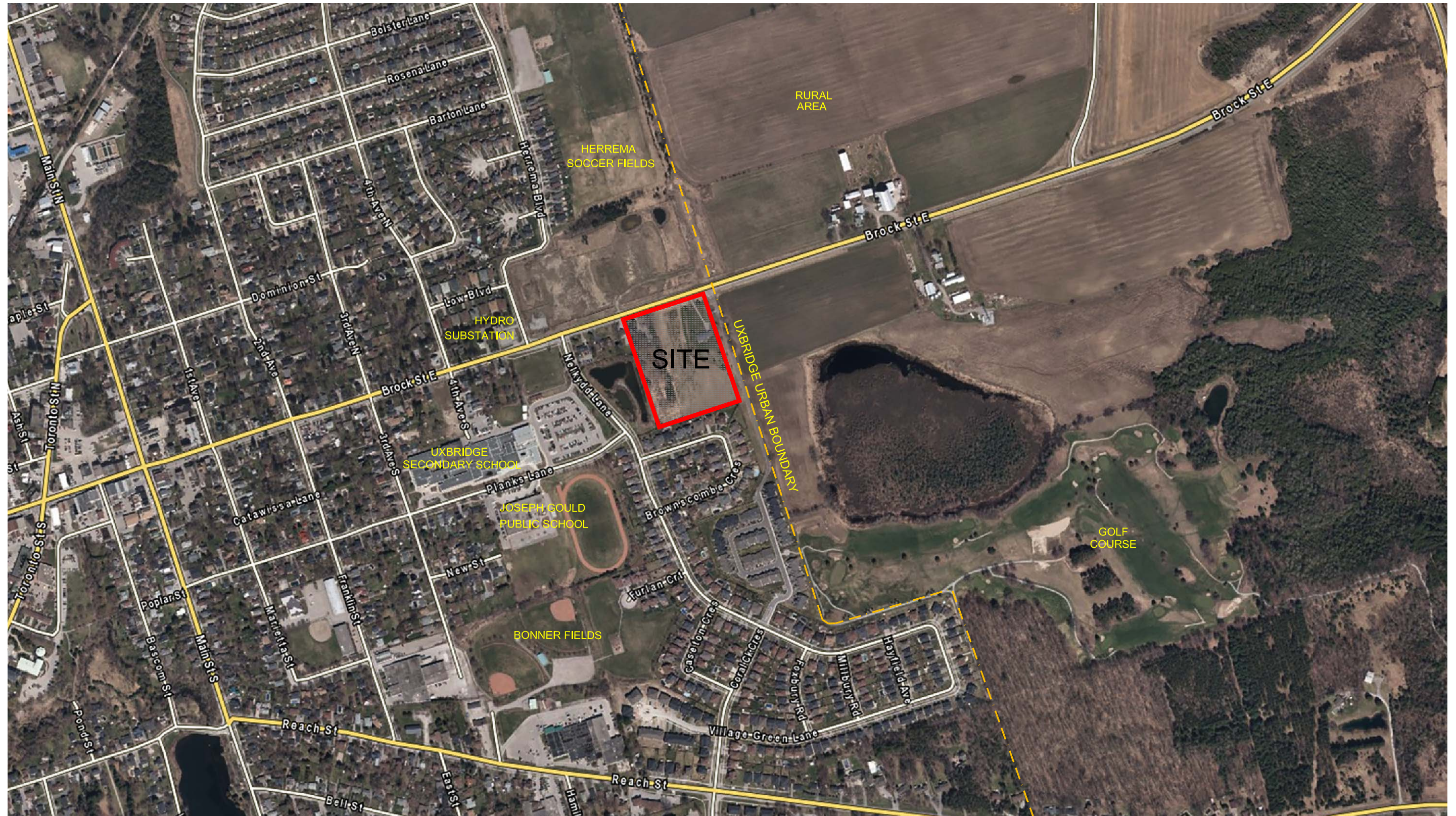
West

A storm water management pond owned by the Township of Uxbridge fronting Nelkydd Lane. And three large single detached lots fronting Brock Street between the site and the south-east corner of Brock Street and Nelkydd Lane, two of which include home-based businesses.

North

Currently vacant land within the Uxbridge Urban Area. These lands were recently re-zoned to permit an 88 unit common element condominium townhouse development. Immediately across Brock Street, opposite the subject property, the approved development will include 3 storey units facing Brock Street (with driveway access from the condominium road to the rear of the units) and an entrance to the development from Brock street via a 7.3 metre wide condominium road.

Currently the Township's storm water management pond outlets to an intermittent tributary on the subject property. This tributary flows east and then north where it crosses Brock Street via a culvert located at approximately the mid-point of the frontage of the subject property along Brock Street.



WESTLANE DEVELOPMENT GROUP LIMITED
 226 BROCK STREET, UXBRIDGE
 LOCATION PLAN

Job Number | 11176308
 Revision | A
 Date | AUG 2018
Figure 1



2.2 Development Concept

The development concept for the property is illustrated on **Figure 2** and is described below:

First and foremost, the headwater outlet of the stormwater management pond is proposed to be re-aligned and enhanced through “natural channel design” in order to achieve a net ecological gain; particularly from a fisheries perspective. This re-aligned/naturalized channel will fit within a 20 metre-wide block of land along the entire west limit of the subject property.

This block of land will be dedicated to the Township and will perform a passive recreational function as it will contain a walking/cycling trail that will connect Brock Street to Nelkydd Lane through the existing stormwater management facility (see **Figure 3**). The applicant is seeking parkland dedication credit for some of this block given the recreational benefits it will provide.

The balance of the property (approximately 2.33 hectares) is proposed to be developed with 64 townhouses with a common element condominium tenure. Pedestrian and vehicular access will be provided from Brock Street at a location that aligns with the recently approved access for the condominium on the north side of Brock Street. The resulting density of 27.5 units per hectare (11.1 units per acre) is relatively low for a condominium townhouse project. The reasons for this lower density are:

1. Two outside parking spaces are provided for all units. This results in deeper front yards (11.4 m) than typical (6 m).
2. The units are 7.0 m and 7.2 m in width. These are much wider than typical condominium townhouse units (5.5 m to 6 m wide). This also results in wider front yards.
3. The condominium roads are 7.3 m wide plus a 1.5 m sidewalk on one side. Combined with the deeper front yards, there is a significant separation between the front doors of units that face each other. In this instance, that distance is over 31 metres. In typical condominium townhouse projects, the distance from front door to front door is usually around 20 metres.
4. Visitor parking is provided at a rate of 0.5 spaces per unit compared to the typical 0.25 spaces per unit.

There are two basic forms of condominium townhouse units proposed as follows:

1. Along the public road frontage of Brock Street, the units are 7.2 m wide and three storeys in height with their front doors facing the public road. Each unit has a double car garage in the rear with a double driveway providing at least two outside parking spots. The outdoor amenity area for these units will be provided on a 6 m wide deck over the garage.

These units are intended to mirror in built form and architectural style, the units that have been recently approved on the north side of Brock Street. This will create a consistent treatment of the “gateway” approach into the Uxbridge Urban Area.

2. The units that front onto the internal condominium street will be 7 m wide and two storeys in height. The front doors will face the private street with the garage accessed from the private street. The driveways will be 11.4 m long providing for two outside parking spaces per unit.



FIGURE 2
226 BROCK STREET DEVELOPMENT
 WESTLANE DEVELOPMENT GROUP LTD
 TOWNSHIP OF UXBRIDGE
PRESENTATION PLAN
 AUGUST 10, 2018
 SCALE 1:500

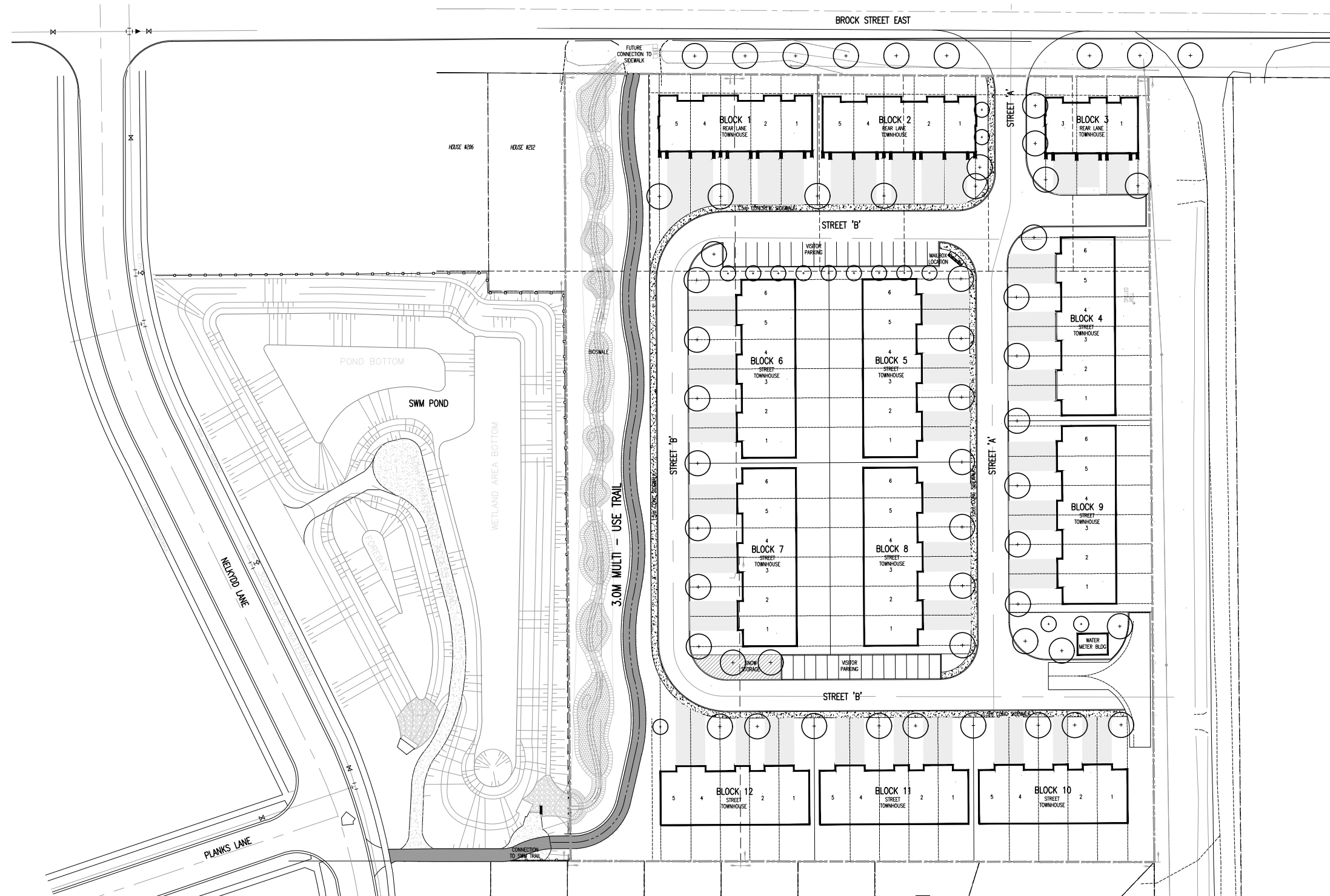


FIGURE 3
226 BROCK STREET DEVELOPMENT

WESTLANE DEVELOPMENT GROUP LTD
 TOWNSHIP OF UXBRIDGE

TRAIL PLAN

AUGUST 10, 2018
 SCALE 1:500



Most of the landscaped open space will be located on individual freehold lots within the condominium resulting in a minimal amount of landscaped open space to be maintained by the condominium corporation. Not including the private deck-top outdoor amenity space, the landscaped open space is over 39 percent of the Medium Density Block.



3. Development Approvals

3.1 Current Development Approval Applications

The current development applications before the Township of Uxbridge and the Region of Durham are:

1. A Draft Plan of Subdivision over the entire 2.61 hectare property. It will create one block for the headwater drainage feature (0.28 hectares) and one block for the condominium townhouse (Medium Density) development (2.33 hectares). There is no requirement for a road widening block.

The proposed Draft Plan of Subdivision is attached as **Figure 4**.

2. A Zoning By-law Amendment application to change to zoning on the condominium townhouse block from RU(45) – Rural Use to an appropriate zoning that will permit the proposed 64 townhouse units.
3. A Draft Plan of Common Elements Condominium over the 2.33 hectare Medium Density Block. This plan will create the common elements of the development (access road, sidewalks, visitor parking, underground services and common open space) as shared property to which the individual lots (or parcels of tried land) will be attached.

The proposed Draft Plan of Common Elements Condominium is attached as **Figure 5**.

3.2 Subsequent Planning Act Approvals

Upon approval of the zoning by-law and the Draft Plans, the proponent will proceed to make a site plan application which will address the details of the development, servicing requirements and financial securities for same.



KEY PLAN-Not to Scale

PROPOSED DRAFT PLAN
 OF SUBDIVISION OF
 PART OF LOT 30
 CONCESSION 1
 & PART OF LOTS 55, 56, 57, 58, 59, 60 & CENTRE
 STREET, PLAN H50061.
TOWNSHIP OF UXBRIDGE
REGIONAL MUNICIPALITY OF DURHAM

SCHEDULE OF LAND USES:

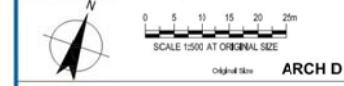
RESIDENTIAL	BLOCKS	UNITS	AREA (ha)
MEDIUM DENSITY RESIDENTIAL	1	64	2.23
MEDIUM DENSITY (25 UNITS / ha)			
TOTAL # UNITS AND AREA RESIDENTIAL			2.23 ha
LAND USE BLOCKS			
OPEN SPACE/PARKLAND	2		0.94
TOTAL AREA			3.17 ha
TOTAL AREA OF SUBMISSION			2.61 ha

ADDITIONAL INFORMATION UNDER THE PLANNING ACT

Under section 5(1)(7) of the Planning Act information required by clauses A,B,C,D,E,F,G, & J shown on Draft and Key plans.

H) Flood hazard water levels
 I) Sandy City
 J) All municipal services required
 L) As shown

OWNER'S CERTIFICATE	SURVEYOR'S CERTIFICATE
WE, THE REGISTERED OWNERS OF THE SUBJECT LANDS, HEREBY AUTHORIZE GHD TO PREPARE AND SUBMIT DRAFT PLANS OF SUBDIVISION FOR APPROVAL.	HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBMITTED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN ON THIS PLAN.
WESTLANE DEVELOPMENT GROUP LIMITED	R. F. GRANDER COLTD, ONTARIO LAND SURVEYORS
SIGNED _____	SIGNED _____
DATE _____	DATE _____

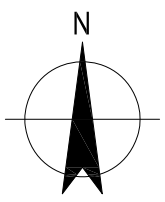


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No	Revision	Note	Drawn	Job Manager	Project Director	Date
A		ORIGINAL SUBMISSION	A.G.	B.J.	B.J.	07/18

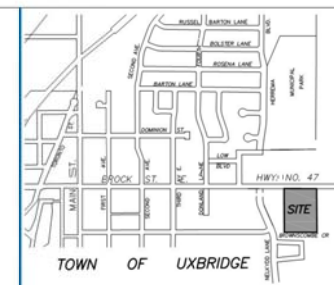
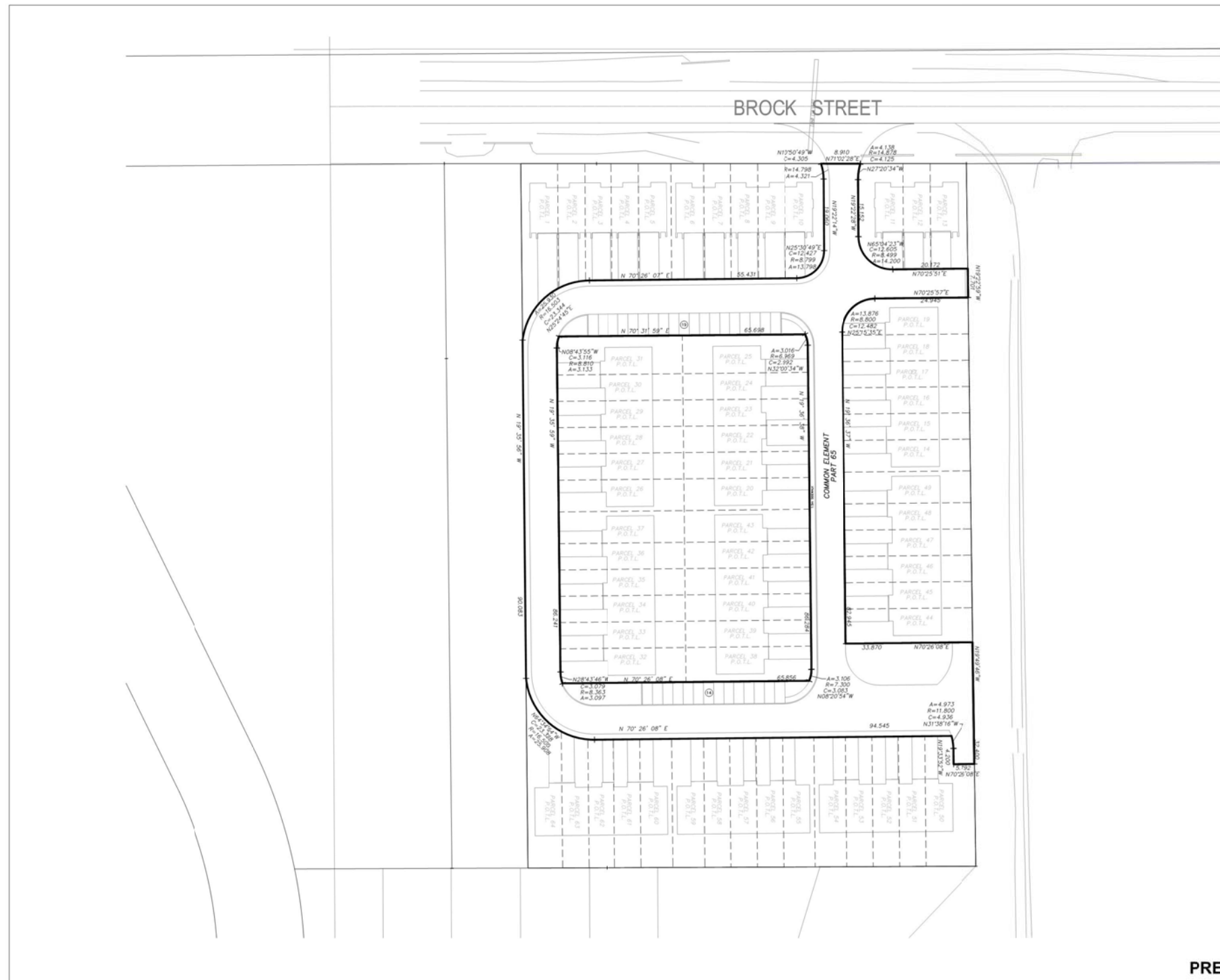
Drawn	A.G.	Designer	-
Drafting Check	B.J.	Design Check	B.J.
Approved	-	Date	AUGUST 2018
GHD Inc. Conditions of Use: This document may only be used by GHD's client (and any other person who GHD has agreed can use this document) for the purpose for which it was prepared and must not be used by any other person or for any other purpose.			

Client	Brock St., Uxbridge
Project Name	West Lane Developments
Project No	11176308
Drawing No	DP-1



WESTLANE DEVELOPMENT GROUP LIMITED
 226 BROCK STREET, UXBRIDGE
 DRAFT PLAN

Job Number 11176308
 Revision A
 Date AUG 2018
Figure 4



KEY PLAN-Not to Scale
PROPOSED COMMON ELEMENT CONDOMINIUM
 OF SUBDIVISION OF
 PART OF LOT 30
 & PART OF LOTS 56, 57, 58, 60 & CENTRE
 STREET, PLAN H50061
TOWNSHIP OF UXBRIDGE
 REGIONAL MUNICIPALITY OF DURHAM

SCHEDULE OF LAND USES:

SITE STATISTICS

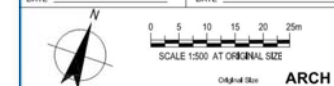
NUMBER OF PROPOSED PARCELS OF TIED LAND	= 64
AREA OF PROPOSED PARCELS OF TIED LAND	1.67 ha
P.O.T.L. - Denotes Proposed Parcel Of Tied Land	
COMMON ELEMENTS CONDOMINIUM	
Common Facilities and Services (PARCEL 65)	= 0.56 ha
7.3 m Wide Asphalt Paved Laneway Concrete Curbs Sidewalks Landscaped Areas Sanitary Sewer/Watermain and Facilities 33 Visitor Parking Spaces Water Meter Room Community Mailbox Snow Storage Area Noise Fencing If required	
TOTAL AREA	2.23 ha

ADDITIONAL INFORMATION UNDER THE PLANNING ACT
 Under section 5(1)(7) of The Planning Act information required by clause 4.3(2) of the F.O. & J. shown on Draft and Key plans.

OWNER'S CERTIFICATE
 WE, THE REGISTERED OWNERS OF THE SUBJECT LANDS, HEREBY AUTHORIZE GHD TO PREPARE AND SUBMIT A DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN ON THIS PLAN.
 R. F. GRANDER CO. LTD.
 ONTARIO LAND SURVEYORS

SIGNED: _____ SIGNED: _____
 DATE: _____ DATE: _____



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Client: **Brock St., Uxbridge**
 Project Name: **West Lane Developments**
 Project No: **11176308** Drawing No: **DP-1** Rev: **A**

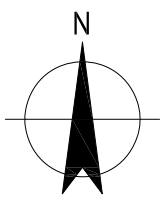
PRELIMINARY

Drawn	S.C.	Designer	B.J.
Drafting Check	A.G.	Design Check	B.J.
Approved		Date	JULY 2018

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A	ORIGINAL SUBMISSION	S.C.	B.J.	B.J.	AUG 18
No	Revision	Note: *Indicates signatures on original issue of drawing or last revision of drawing	Drawn	Job Manager	Project Director

Plot Date: 7 August 2018 - 3:09 PM Plotted by: Sandy Chasson Cad File No: G:\11176308\CADD\Drawings\Planning\Draft Plan\11176308-CEC1.dwg



WESTLANE DEVELOPMENT GROUP LIMITED
 226 BROCK STREET, UXBRIDGE
 COMMON ELEMENT CONDOMINIUM

Job Number | 11176308
 Revision | A
 Date | AUG 2018
Figure 5



4. Planning Policy Conformity

The land use matter before the Township of Uxbridge is the zoning of the Medium Density Block in the proposed Draft Plan from RU(45) Rural Use to an appropriate zoning category that would permit 64 townhouse units. The sub-sections that follow describe how the zoning amendment would conform to the planning policies of the Township of Uxbridge, Region of Durham and Province of Ontario.

4.1 Uxbridge Official Plan

The most important land use policy document that guides the approval and design of development in this instance is the Uxbridge Official Plan. Policy directions that apply to the subject proposal are contained in a number of sections of the Official Plan, which are addressed below.

4.1.1 Land Use Designations

Figure 6 shows the subject property within the context of Schedule 'A' – Land Use and Transportation Plan, Uxbridge Urban Area. The subject property is designated "Brock Street Mixed Use Area" along the Brock Street frontage and Residential Area to the south thereof. Both designations permit low and medium density residential uses including townhouses. For the Brock Street Mixed Use Area this permission is set out in policy 2.5.25.2. For the Residential Area this permission is set out in policy 2.5.5.2 ii).

The Brock Street Mixed Use Area also calls for the following (policy 2.5.25.4.2) where new development is proposed:

- i. Enhance the "gateway" function of the Brock Street Mixed Use Area.
- ii. Buildings and structures of a size and scale which can be integrated with the character of existing development.
- iii. Buildings oriented to Brock Street with no parking between the main building and the street.
- iv. Provide an appropriate interface with adjacent residential uses.
- v. Have a maximum height of three storeys.
- vi. Have a maximum floor space index of 1.0.

Furthermore, the policies for Residential Areas call for medium density residential uses to be:

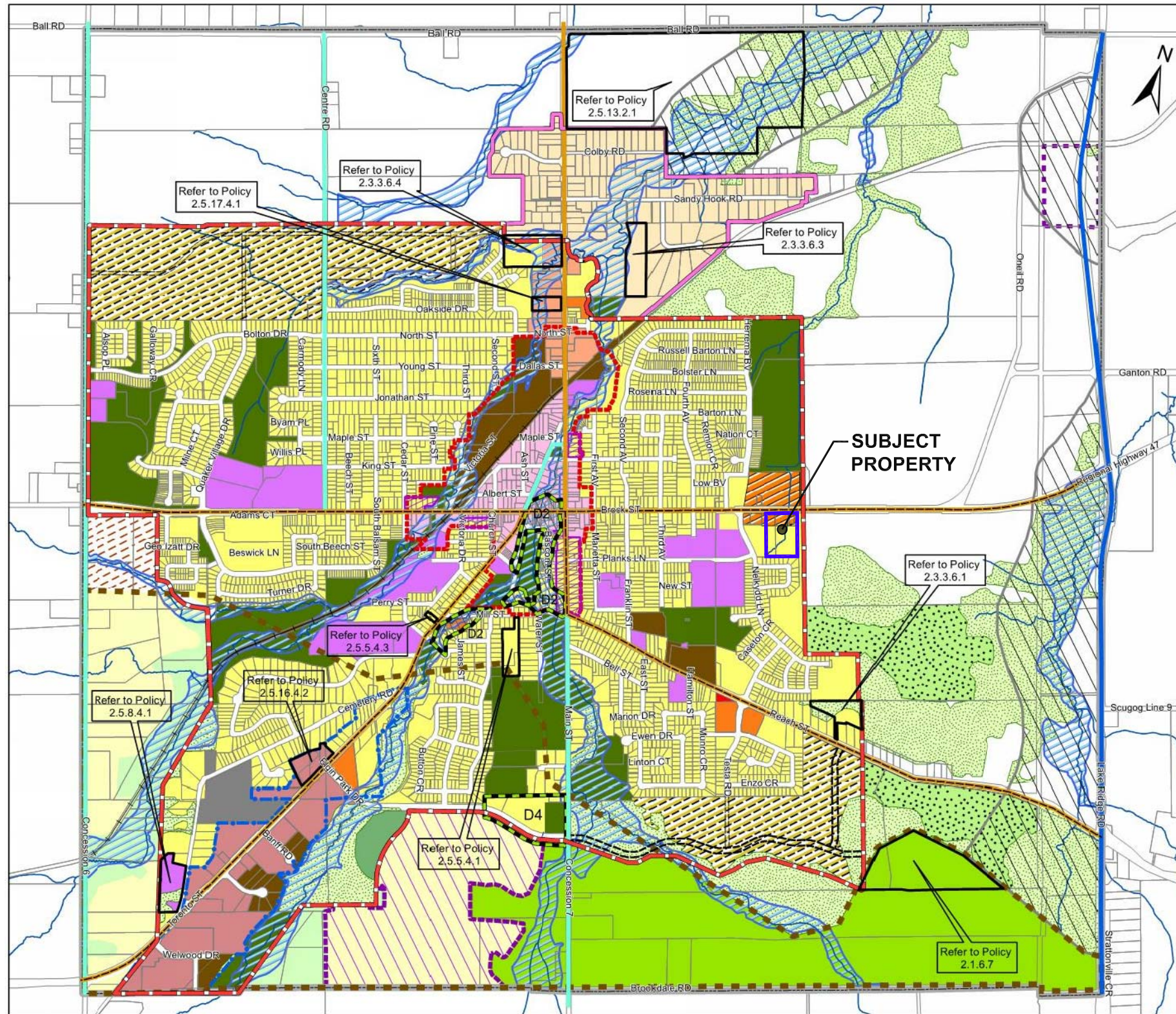
- i. Primarily street oriented.
- ii. Located adjacent to arterial roads and open space areas.
- iii. Have a minimum density of 25 units per hectare and a maximum density of 35 units per hectare.
- iv. A maximum height of three storeys.



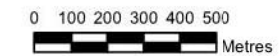
The design of the proposed medium density development meets all of these Official Plan land use and built form requirements as follows:

- It fronts onto an arterial road and is adjacent to the headwater public open space block.
- It is just over the minimum 25 units per hectare and well below the maximum 35 units per hectare and below an FSI of 1.0.
- The three storey units fronting Brock Street are street oriented with their front doors and porches facing the street and parking in behind the units.
- The units along Brock Street will mirror the approved three storey units on the north side of Brock Street which will enhance the sense of entry into Uxbridge at this gateway location.
- The height of the building transitions from three storeys at Brock Street to two storeys where the development abuts existing low density residential uses providing an appropriate transition at the interface with existing uses.

Schedule "A"
 Land Use and Transportation Plan
 Uxbridge Urban Area
 Official Plan of the Township of Uxbridge



- Transportation**
- Type A Arterial
 - Type B Arterial
 - Collector Road
 - Regional Transit Spine
 - Potential Future Collector Road
 - Proposed Local Road
- Natural Heritage**
- Natural Hazard Area
 - Environmental Constraint Area
 - Watercourses & Waterbodies
- Oak Ridges Moraine**
- Oak Ridges Moraine Conservation Plan Area Boundary
 - Countryside Area
 - Natural Linkage Area
 - Natural Core Area
- General Land Use**
- Secondary Plan Area
 - Urban Area Boundary
 - Downtown
 - Main Central Area
 - Mixed Use Area
 - Brock Street Mixed Use Area
 - Recreational Mixed Use Area
 - Corridor Commercial Area
 - Local Commercial Area
 - Residential Area
 - Residential Area Higher Density
 - Future Residential Area
 - Institutional Area
 - Employment Area
 - Park and Open Space Area
 - Major Open Space Areas
 - Private Open Space Area
 - Cemetery Area
 - Hamlet Boundary
 - Hamlet Area
 - Rural Estate Area
 - Prime Agricultural Areas
 - Waste Disposal Area
 - Special Policy Area D2
 - Policy Area 2.1.6.7 Approved Major Recreation Use
 - Mixed Use Special Policy Area
 - Lands Subject to 18(6) of the Moraine Plan
 - Deferral D2



January 2014



WESTLANE DEVELOPMENT GROUP LIMITED
 226 BROCK STREET, UXBRIDGE
 UXBRIDGE OFFICIAL PLAN -SCHEDULE 'A'

Job Number | 11176308
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Figure 6



4.1.2 Gateways

Figure 7 shows the area subject to re-zoning within the context of Schedule 'B' – Natural Heritage System and Supportive Uses Uxbridge Urban Area. On this schedule, a “Gateway” area is indicated on Brock Street at the Urban Boundary. Policy 2.4.4.3 provides direction for New Development in Gateway Areas. The proposed development conforms to the guidelines enunciated in this policy as follows:

- i. The buildings and structures can and will incorporate architecture and landscaping features which emphasize the uniqueness of the Uxbridge Urban Area.
- ii. Parking areas will be located to the rear of all buildings fronting Brock Street East.

4.1.3 Summary Statement Uxbridge Official Plan Conformity

Based upon the preceding detailed review of the designations and policies of the Uxbridge Official Plan, we are of the opinion that the applications for Draft Plan of Subdivision and Amendment to the Zoning By-law conform to the policies of the Official Plan and will implement the general intent of the plan.

4.2 Durham Regional Official Plan

As shown on **Figure 8**, the Durham Regional Official Plan (DROP) designates the subject lands as Living Area within the Uxbridge Urban Area. Such lands are intended to be used predominantly for housing purposes. The proposed land use, therefore, conforms to the DROP.

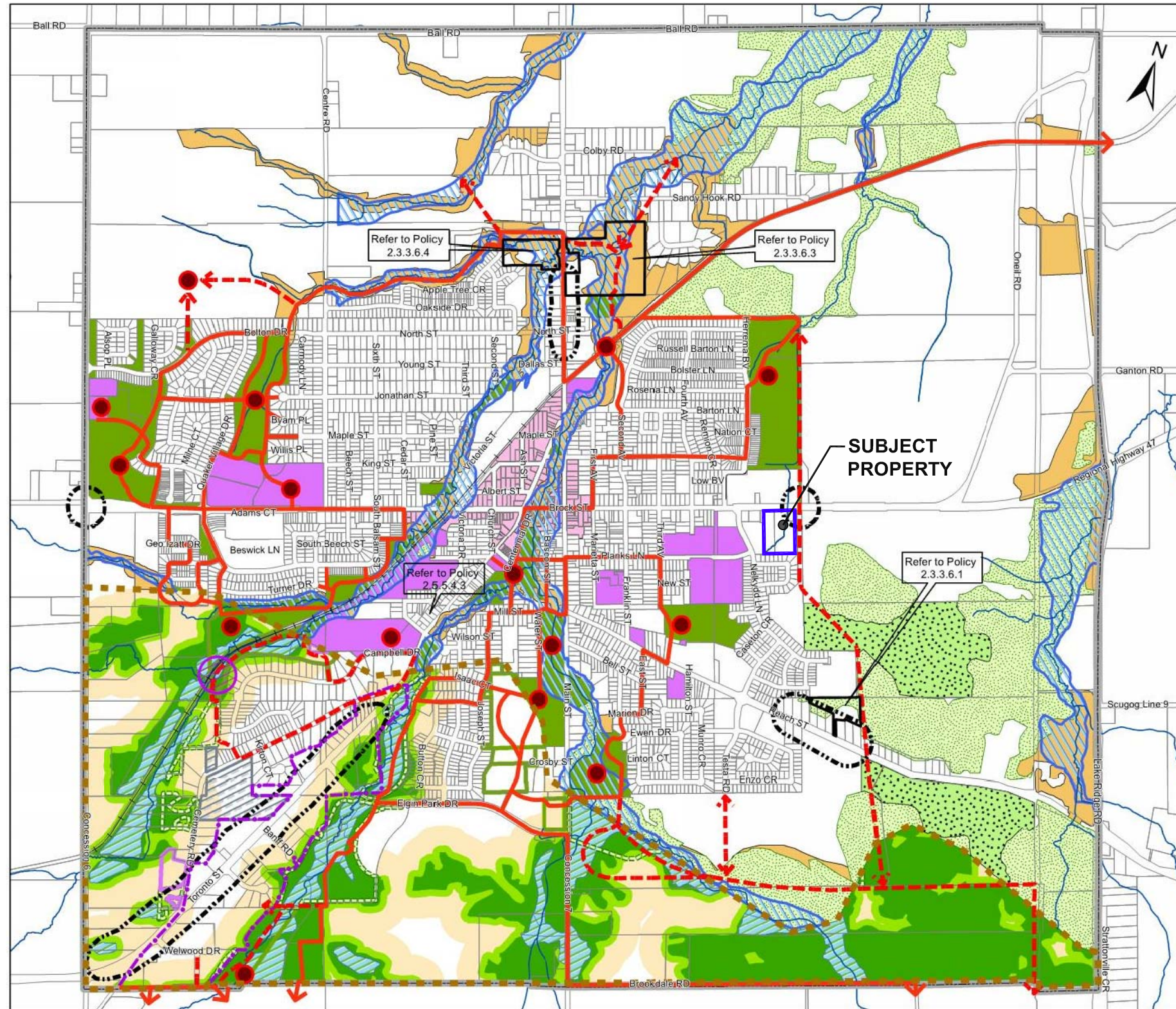
The policies of the DROP (Policy 8B.2.3) indicate that it is the intent of the Plan to achieve a compact urban form, including extensive residential and mixed uses along arterial roads. The proposed development also meets the intent of the DROP. This is not surprising since it meets the intent of the Uxbridge Official Plan, which implements the DROP.

4.3 Provincial Policy Statement, 2014

The Provincial Policy Statement (PPS) is a document issued under the authority of Section 3 of the Planning Act, which establishes the policy foundation for regulating the development and use of land in Ontario. In making decisions affecting planning matters, the Planning Act requires that they be consistent with the PPS.

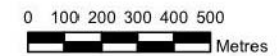
Under Section 1 of the PPS – Building Strong Healthy Communities, land use is to be managed and directed to achieve resilient development and land use patterns through policies that include:

- Avoiding development and land use patterns that may cause environmental or public health and safety concerns (1.1.1 c))
- Promoting cost-effective development patterns and standards to minimize land consumption and servicing costs (1.1.1 e))



Schedule "B"
 Natural Heritage System
 and Supportive Uses
 Uxbridge Urban Area
 Official Plan of the Township of Uxbridge

- Supporting Uses**
- Secondary Plan Area
 - Main Central Area
 - Private Open Space Area
 - Cemetery Area
 - Institutional Area
 - Park and Open Space Area
 - Gateway Area
 - Land Subject to Section 18(6) of the Moraine Plan
- Natural Heritage**
- Natural Hazard Area
 - Environmental Constraint Area
 - Environmental Potential Area
 - Watercourses & Waterbodies
- Oak Ridges Moraine**
- Oak Ridges Moraine Conservation Plan Area Boundary
 - Wetlands
 - Significant Woodlands
 - Minimum Vegetation Protection Zone
 - Minimum Area of Influence
- Trail System**
- Potential Pedestrian/Bicycle Railroad Crossing
 - Open Space Nodes
 - Existing Trails
 - Proposed Trails



January 2014

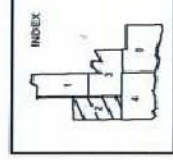


WESTLANE DEVELOPMENT GROUP LIMITED
 226 BROCK STREET, UXBRIDGE
 UXBRIDGE OFFICIAL PLAN -SCHEDULE 'B'

Job Number | 11176308
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 Date | AUG 2018
Figure 7



**OFFICIAL PLAN OF THE
REGIONAL MUNICIPALITY
OF DURHAM**



**SCHEDULE 'A' - MAP 'A2'
REGIONAL STRUCTURE**

LEGEND

URBAN SYSTEM

- URBAN AREA BOUNDARY
- REGIONAL CENTRE
- * URBAN GROWTH CENTRE
- REGIONAL CORRIDOR
- LIVING AREAS
- EMPLOYMENT AREAS
- MUNICIPAL SERVICE
- AREAS DEVELOPABLE ON FULL/PARTIAL MUNICIPAL SERVICES
- AREAS DEVELOPABLE ON MUNICIPAL WATER SYSTEMS & PRIVATE WASTE DISPOSAL SYSTEMS
- AREAS DEVELOPABLE ON PRIVATE WELLS & MUNICIPAL SEWER SYSTEMS
- AREAS DEVELOPABLE ON PRIVATE WELLS & PRIVATE WASTE DISPOSAL SYSTEMS
- BUILT BOUNDARY

RURAL SYSTEM

- PRIME AGRICULTURAL AREAS
- RURAL SETTLEMENTS:
 - HAMLET
 - RURAL EMPLOYMENT AREA (SEE TABLE E3 FOR DESCRIPTION)
 - COUNTRY RESIDENTIAL SUBDIVISION (SEE TABLE E2 FOR DESCRIPTION)
 - SHORELINE RESIDENTIAL
- ▲ REGIONAL NODE (SEE SECTION 9C FOR DESCRIPTION)
- ◆ AGGREGATE RESOURCE EXTRACTION AREA (SEE TABLE E1 FOR DESCRIPTION)

GREENLANDS SYSTEM

- MAJOR OPEN SPACE AREAS
- WATERFRONT AREAS
- OAK RIDGES MORaine BOUNDARY
- ▲ TOURIST ACTIVITY / RECREATIONAL NODE
- OPEN SPACE LINKAGE
- OAK RIDGES MORaine AREAS
- GREENBELT BOUNDARY
- ▲ WATERFRONT PLACE
- WATERFRONT LINKS

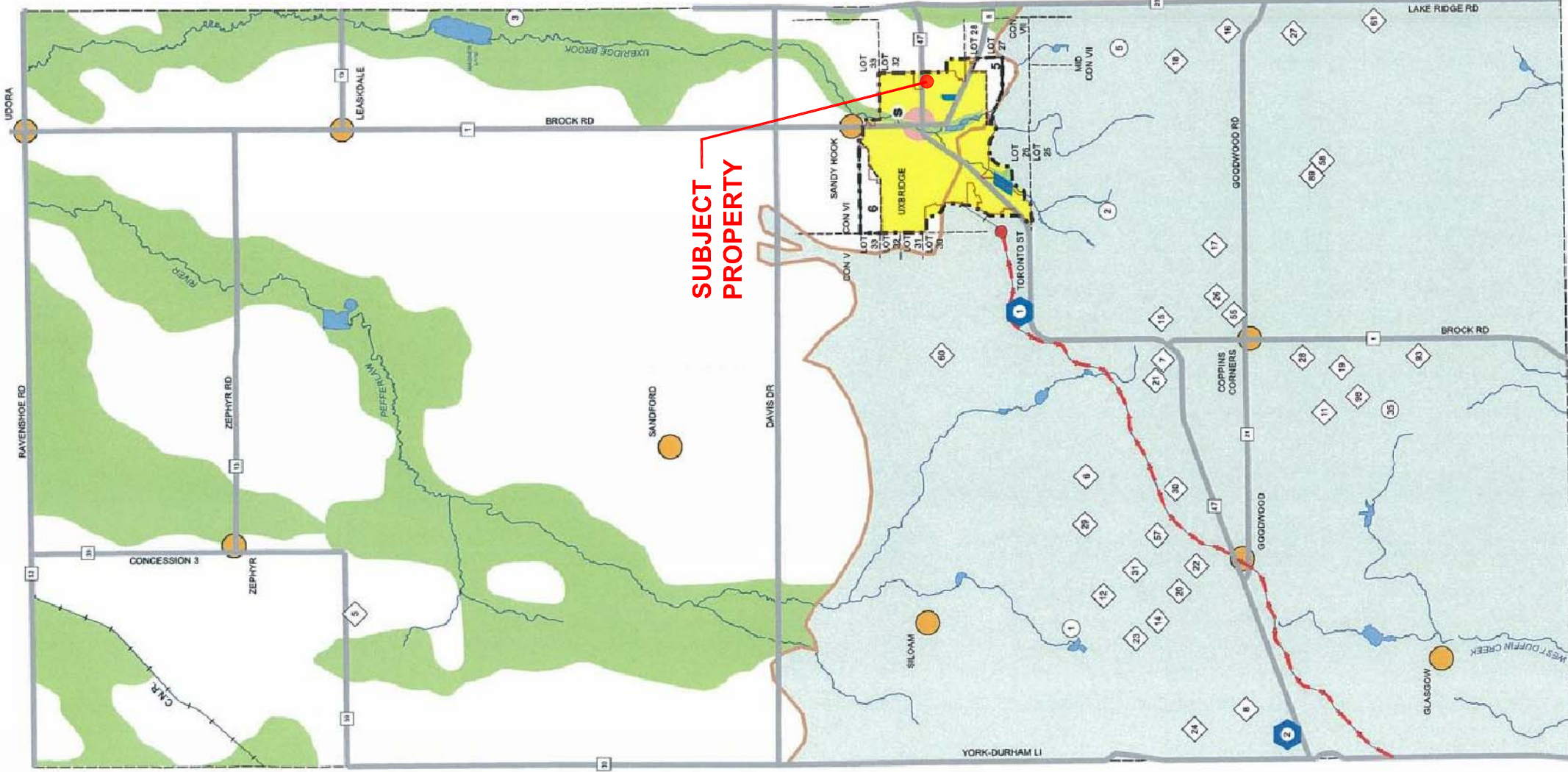
TRANSPORTATION SYSTEM

SEE SCHEDULE C FOR DESIGNATIONS
THE FOLLOWING IS SHOWN SELECTIVELY, FOR EASE OF INTERPRETATION OF OTHER DESIGNATIONS ONLY.

- EXISTING**
- ARTERIAL ROAD
 - FREEWAY
 - INTERCHANGE
 - GO RAIL
 - GO STATION
- FUTURE**
- ARTERIAL ROAD
 - FREEWAY
 - INTERCHANGE
 - GO RAIL
 - GO STATION

SPECIAL AREAS

- 2 SPECIAL STUDY AREA
- D2 DEFERRED BY MINISTER OF MUNICIPAL AFFAIRS
- 2A SPECIFIC POLICY AREA
- APPEALED TO O.M.B.
- LANDS APPEALED TO O.M.B. REFER TO POLICY 14.13.7



NOTES:
1) THIS IS A PART OF THE OFFICIAL PLAN OF THE REGIONAL MUNICIPALITY OF DURHAM AND MUST BE READ IN CONJUNCTION WITH THE TEXTUAL EXPLANATION AND THE TECHNICAL DRAWINGS.
2) THE DESIGNATIONS FOR THE DEFERRED AREAS REFLECT THE POSITION OF REGIONAL COUNCIL. PLEASE REFER TO POLICY 14.13.
3) OFFICE CONSULTATION - JUNE 30, 2015.
SOURCES:
1) OAK RIDGES MORaine BOUNDARY, MINISTRY OF MUNICIPAL AFFAIRS & HOUSING, 2002, 1:100,000.
2) GREENBELT PLAN & GREENBELT BOUNDARY, MINISTRY OF MUNICIPAL AFFAIRS & HOUSING, 2002, 1:100,000.
3) DELIMITED BUILT BOUNDARY, CLIENTS' PRINTING FOR URBAN, 2006. REPRODUCED WITH PERMISSION.



WESTLANE DEVELOPMENT GROUP LIMITED
226 BROCK STREET, UXBRIDGE
DURHAM REGION OFFICIAL PLAN

Job Number | 11176308
Revision | A
Date | AUG 2018
Figure 8



Furthermore, Section 1.1.3 of the PPS states that land use patterns with Settlement Areas shall be based on the following:

- Densities and a mix of land use which:
 - Are appropriate for, and efficiently use, the *infrastructure* and *public service facilities* which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion.

These Provincial planning policy requirements were required to be embodied in the DROP and the Uxbridge Official Plan. The proposed Draft Plan of Subdivision and Zoning By-law Amendment are consistent with the PPS given that they conform to the Uxbridge Official Plan.

4.4 Growth Plan for the Greater Golden Horseshoe, 2017

In 2017, the Province of Ontario released the amended version of Places to Grow – The Growth Plan for the Greater Golden Horseshoe (the “Growth Plan”). The Growth Plan is a framework for managing growth in the Greater Golden Horseshoe, which includes the Durham Region and the Township of Uxbridge and contains policies on where and how the area will grow to the year 2041. The subject property is within a Settlement Area under the Growth Plan where development and growth is to be directed.

Under the provisions of the Growth Plan, the subject property is outside the built boundary and is, therefore, a designated Greenfield Area. The proposed development will meet or exceed the minimum density requirement for such areas as set out in the Growth Plan.

The proposed Draft Plan and Zoning By-law Amendment conform to the Growth Plan.

4.5 Greenbelt Plan, 2017

The Greenbelt Plan is a provincial document identifying where urbanization should not occur in order to provide permanent protection to the agricultural land base and the ecological features and functions of the Greater Golden Horseshoe region. The goals of the Greenbelt Plan is to promote:

- Agricultural Protection
- Environmental Protection
- Culture, Recreation and Tourism
- Support for Strong and Substantial Settlement Areas
- Support for the Provision of a Sustainable Infrastructure System and Natural Resources

The subject lands are within the Towns/Villages boundary of the Greenbelt Plan and are to be developed in accordance with the policies under Section 3.4. The Greenbelt Plan envisions that these settlement areas continue to evolve and grow into complete communities. The development of the subject property, as proposed, is in conformity with the Greenbelt Plan.



5. Technical Studies

There are two technical studies that have been prepared and submitted in support of the planning applications that address issues of land use, density and unit yield. They are the Functional Servicing and Stormwater Management study and the Geomorphic Report for the realigned/enhanced headwater feature. The conclusions of these two reports will be addressed in separate sub-sections below. In addition to those reports, a Phase 1 ESA, Archaeological Assessment, Noise Report and Environmental Impact Study (EIS) have also been submitted. These reports conclude that development, in general, is feasible on the subject property.

5.1 Functional Servicing and Stormwater Management Report

Cole Engineering Group Ltd. (Cole) was retained to prepare a report which demonstrates the feasibility of servicing the proposed development with sanitary sewers, water supply and stormwater drainage facilities. The findings and recommendations of the Cole report are summarized below.

5.1.1 Sanitary Sewers

The sanitary servicing of the proposed developed will be provided by the extension of existing sewer within the right-of-way of Nelkydd Lane.

5.1.2 Water Supply

The anticipated water system pressures within the site will exceed the Region of Durham's pressure requirements under normal operations. Therefore, private pressure reducing valves are required.

Water servicing will be comprised by connecting to existing watermains located in Nelkydd Lane.

5.1.3 Stormwater Management

Stormwater storage is proposed to be provided within oversized box culverts and manholes in conjunction with a 225 mm \varnothing orifice plate is sufficient in order to control post-development peak flows to the corresponding pre-development target flows. Quality control will be provided via inherently 'clean' rooftop and landscaped areas in combination with a Jellyfish treatment unit (or approved equivalent) to achieve the minimum TSS removal of 80%. Water balance mitigation is to be achieved through the proposed infiltration gallery located between Blocks 5-8 which will receive clean runoff from the surrounding roof and landscaped areas. In addition to small soakaway pits located within the meanders of the naturalized headwater drainage feature. The required phosphorus removal requirements, as outlined in the LSRCA guidelines, will be achieved through the use of an enhanced headwater drainage feature and treatment train approach including underground storage, infiltration and treatment unit.



5.2 Headwater Drainage Feature Enhancement

The proponent has also submitted a “Conceptual Technical Design Brief” for the tributary of the Uxbridge Brook prepared by GeoMorphix. The report provides design recommendations for a bioswale design as part of the proposed development. The design serves to convey flows from the Municipal Stormwater Management Pond to the downstream roadside ditch. The bioswale design serves to improve form and function for this headwater drainage feature, enhance terrestrial diversity and the provision of organics, as well as enhance the retention and detention of flow sediments.

The report, therefore, demonstrates that realignment of the feature, as proposed, will result in an ecological net gain as required by the Lake Simcoe Region Conservation Authority.



6. Conclusion

This report has reviewed the planning policy framework regulating the development of the subject property as it applies to the proposed Draft Plan of Subdivision and zoning by-law amendment applications. The most important of these policies are those contained in the Township of Uxbridge Official Plan for the Brock Street Mixed Use Area and Residential Areas. The Uxbridge Official Plan contains detailed policies regarding land use, permitted densities (minimum and maximum) and urban design (including gateway policies). Our conclusion is that the development proposal is in conformity with the Uxbridge Official Plan and will implement its general goals and intent.

Given that the Uxbridge Official Plan was prepared in conformity with senior government land use policies and is intended to implement same, it is not surprising that we have also concluded that the proposed Draft Plan of Subdivision and zoning by-law amendment:

1. Conform to the Durham Regional Official Plan;
2. Are consistent with the PPS, 2014;
3. Conform to the Growth Plan for the Greater Golden Horseshoe, 2017; and
4. Conform to the Greenbelt Plan, 2017.

The applications are also supported by civil engineering and environmental reports that have been submitted with the applications.

Therefore, we are of the opinion that the proposed development constitutes good planning. We suggest that the subject applications be recommended for approval by the Township of Uxbridge and the Region of Durham, as appropriate.

All of Which is Respectfully Submitted,

GHD

A handwritten signature in blue ink, appearing to read 'Bryce Jordan', written over a light blue horizontal line.

Bryce Jordan, MCIP, RPP



about GHD

GHD is one of the world's leading professional services companies operating in the global markets of water, energy and resources, environment, property and buildings, and transportation. We provide engineering, environmental, and construction services to private and public sector clients.

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