

# Official Plan Review

## What is the Township Official Plan?

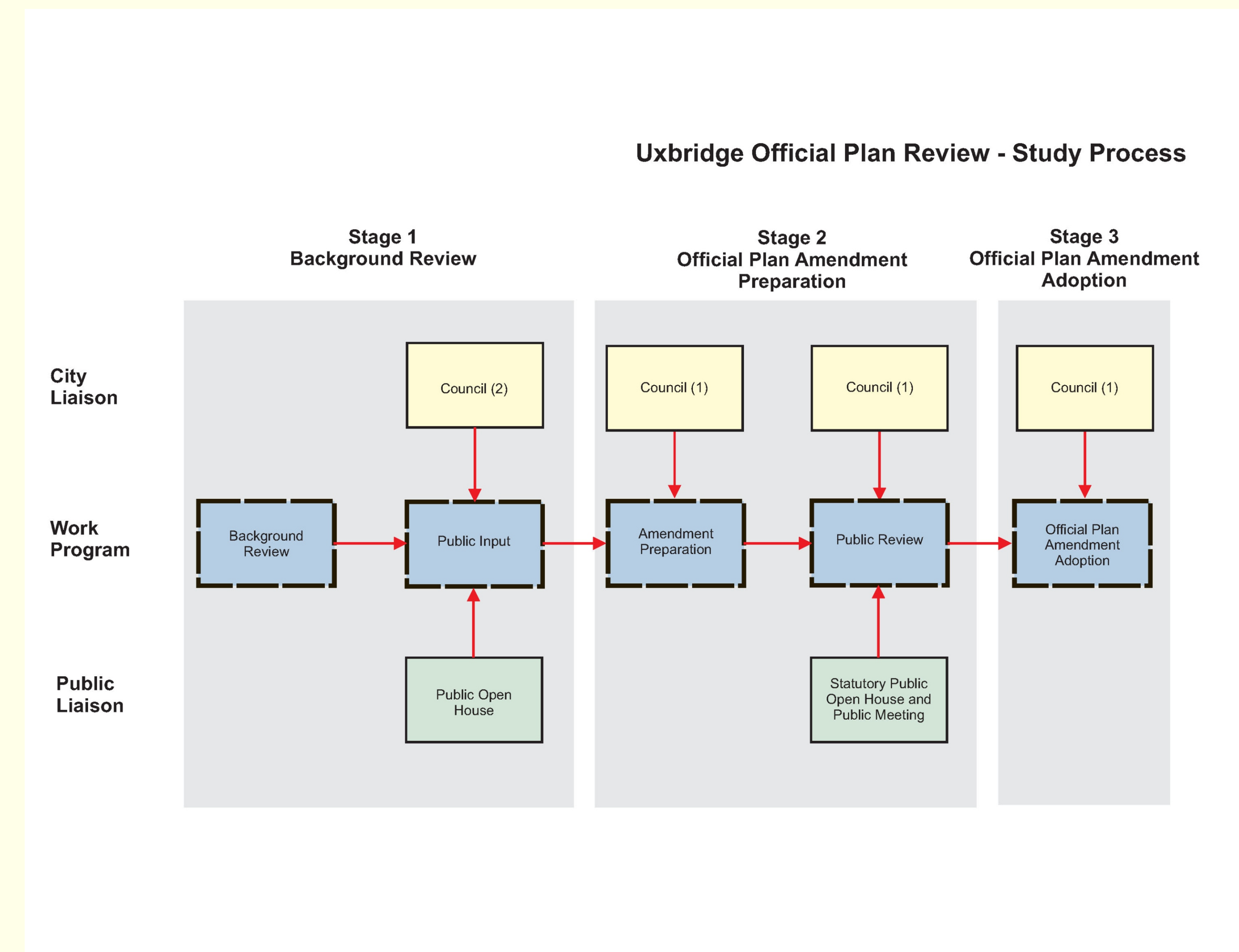
- Consists of goals, objectives and policies to manage and direct physical change and its effects on the social, economic and natural environment of the Township or parts of it.
- Includes some policies applicable to the Township as a whole including a Community Vision.
- Majority of the policies applicable to the rural area are found in the Region of Durham Official Plan.
- The Township is also subject to Provincial Plans - Oak Ridges Moraine Conservation Plan; Greenbelt Plan and Lake Simcoe Protection Plan.
- Township Plan includes detailed policies for:
  - Uxbridge Urban Area Secondary Plan Area including the Hamlet of Sandy Hook
  - Coppins Corners Secondary Plan Area.
- Goodwood Secondary Plan and amendment to expand boundary of Coppins Corners Plan to all quadrants of hamlet adopted by Township, but not approved.

# Township of Uxbridge

# Official Plan Review

## Why is the Township undertaking an Official Plan Review?

- Section 26 of *Planning Act* requires an Official Plan review at a minimum every five years.
- Focus is to ensure that the Official Plan conforms with provincial plans and policies.
- Since the approval of the last Official Plan update, despite a range of significant specific amendments undertaken by the Township including a conformity exercise related to the Oak Ridges Moraine Conservation Plan, there have been a number of important Provincial planning initiatives including:
  - a revised Provincial Policy Statement (PPS),
  - the Growth Plan for the Greater Golden Horseshoe (Growth Plan),
  - the Greenbelt Plan; and,
  - the Lake Simcoe Protection Act and Lake Simcoe Protection Plan.



# Draft Official Plan Amendment

Township of Uxbridge

# Official Plan Review

## General Directions

- Addition of Downtown vision
- Update of Heritage Conservation & Housing policies
- Addition of Sustainability Strategy & Accessibility policies
- Employment land conversion prohibited
- Permission for secondary agricultural uses & community gardens
- Establishment of policies for development permit bylaws and conditional zoning
- Revised policies for parkland acquisition

# Draft Official Plan Amendment

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## Uxbridge Urban Area Directions

- Planning Period - 2031
- Population – 13,000 on existing services
- Population – 16,480 subject to service availability
- Recognition of the Lake Simcoe Protection Plan
- Addition of Wellhead Protection Area, utility infrastructure & active transportation policies

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## Uxbridge Urban Area Directions: Growth Management

- Key Intensification Areas: Main Central Area, Corridor Commercial Area, Mixed Use Areas & Institutional uses
- Established residential areas modest intensification potential
- Special policy 62 Mill St.
- Intensification Target to 2010 -2031 is 1,042 units
- Greenfield Density Target – 50 people/jobs per ha subject to servicing and phasing

### Intensification Strategy includes:

- Minimum density standards
- Encouraging accessory apartments
- Review of zoning
- Prohibiting downzoning

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## Uxbridge Urban Area Directions: Commercial Structure

- Revision of Main Central Area policies to reference Downtown Vision and Action Plan
- Addition of flexibility to permit smaller commercial units in the Corridor Commercial area with a minimum size of 186 sq. m. (2,000 sq. ft.)
- Permit office or personal service uses on second floor of mixed use building in Shoppers drug store plaza
- Addition of Local Commercial policies for existing development on Reach St.

Draft Official Plan Amendment