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## Planning Justification Report

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

Part of 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: July 13, 2017

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## Table of Contents

<b>1.0</b>	<b>INTRODUCTION</b> .....	<b>1</b>
1.1	SURROUNDING LAND USES .....	1
1.2	PRE-CONSULTATION WITH THE REGION AND TOWNSHIP.....	3
<b>2.0</b>	<b>DESCRIPTION OF THE PROPOSED DEVELOPMENT</b> .....	<b>3</b>
2.1	DRAFT PLAN OF SUBDIVISION .....	4
2.2	ZONING BY-LAW AMENDMENT .....	4
<b>3.0</b>	<b>POLICY ANALYSIS</b> .....	<b>6</b>
3.1	PROVINCIAL POLICY STATEMENT .....	6
3.2	GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE (2017).....	8
3.3	GREENBELT PLAN (2017) .....	9
3.4	MUNICIPAL PLANNING DOCUMENTS .....	10
	3.4.1 <i>Region of Durham Official Plan</i> .....	10
	3.4.2 <i>Township of Uxbridge Official Plan</i> .....	13
3.5	PLANNING ACT SECTION 51(24) .....	15
3.6	TOWNSHIP OF UXBRIDGE ZONING BY-LAW 81-19 .....	17
<b>4.0</b>	<b>SUMMARY OF POLICY CONSIDERATIONS AND RECOMMENDATIONS</b> .....	<b>19</b>



## Table of Figures

<b>Figure 1 – Site Location .....</b>	<b>2</b>
<b>Figure 2 – Plan of Subdivision .....</b>	<b>5</b>
<b>Figure 3 - Region of Durham Official Plan Schedule A – Map A2.....</b>	<b>11</b>
<b>Figure 4 - Township of Uxbridge Official Plan Schedule C.....</b>	<b>14</b>
<b>Figure 5 - Township of Uxbridge Zoning By-law 81-19 Schedule A6.....</b>	<b>18</b>



## 1.0 INTRODUCTION

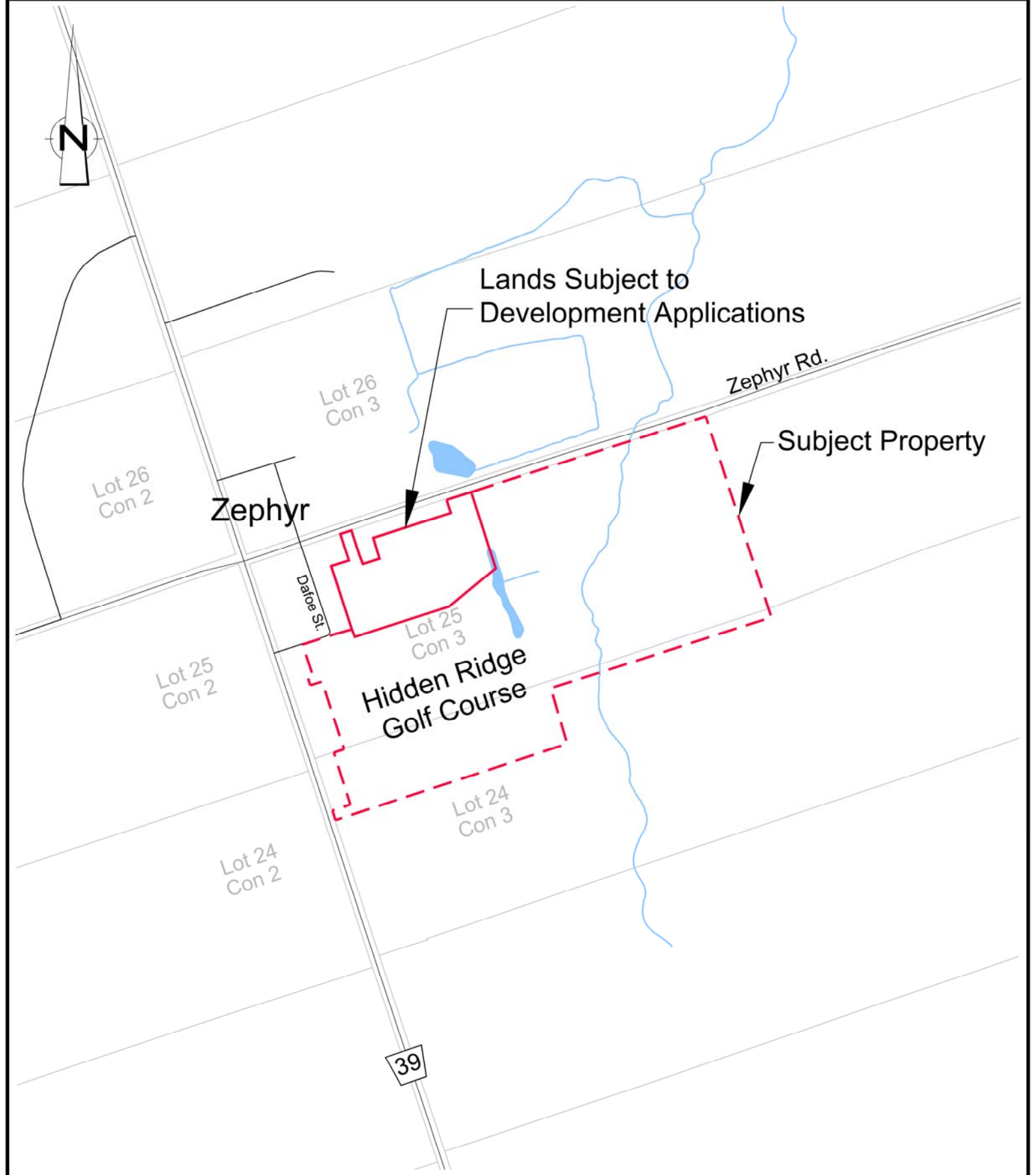
This Report is intended to supplement the previous planning report by Martindale Planning Services, dated September 2012, in support of an Application for a Zoning By-law Amendment and Plan of Subdivision on Part of Lot 25, Concession 3 in the Township of Uxbridge, Region of Durham (subject property) (see **Figure 1 – Site Location**). The applications were filed by QSRP in 2012. The subject property was acquired by China Canada Jing Bei Xin Min International Co. Ltd. in January 2017. The new owners are endeavouring to address outstanding comments raised during the review of the original application, to obtain draft plan approval.

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 north west of the Township of Uxbridge. The subject lands is approximately 5.13 hectares (12.7 acres) and has approximately 23.06 metres of frontage on Zephyr Road. Vehicular access to the former Hidden Ridge Golf Course was gained through this frontage.

These applications intend to repurpose the lands directly north of the Hidden Ridge Golf Course property to construct a seven-lot Plan of Subdivision in the Hamlet of Zephyr. This Report will examine the proposed amendment and plan of subdivision in the context of applicable Provincial and Municipal planning policies.

### 1.1 Surrounding Land Uses

To the north of the subject property, on the south side of Zephyr Road, is a row of single-detached dwellings fronting onto Zephyr Road. On the north side of Zephyr Road, there are more single-detached dwellings in addition to a community park (Zephyr Park). To the east of the property is the Zephyr-Egypt Provincially Significant Wetland Complex and a portion of the Hidden Ridge Golf Course, with the remaining golf course lands to the south of the subject lands. Detached dwellings fronting on Dafoe Street, which extends south from Zephyr Road, are located to the west.



PROJECT NO: 17-1672  
 DATE: June 28 2017  
 HORIZ. SCALE: 1:10,000

**Figure No. 1 - Site Location Map**  
 Zephyr Subdivision

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



## **1.2 Pre-Consultation with the Region and Township**

A pre-consultation meeting was held on June 14, 2011 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 application for the plan of subdivision and related zoning by-law amendment filed in 2012 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 several studies and information to support the planning applications. The reports were 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. Review of the applications was completed in 2013, with several agencies requesting that additional information be submitted. Reports filed in 2012 included:

- Planning Justification Report (Martindale Planning Services, October 2012)
- Phase I Environmental Site Assessment (Grace & Associates, August 2012)
- Hydrogeological Assessment (Grace & Associates, August 2012)
- Environmental Impact Study (Grace & Associates, August 2012)
- Preliminary Stormwater Management Report (Grace & Associates, August 2012)
- Noise Impact Study (YCA Engineering Limited, March 2012)

In May of 2014, EcoVue was retained by the owners to assist with the planning approvals for the development. As previously noted, the property was sold in January 2017. The new owners are working towards addressing the issues raised with the initial application. The current submission is intended to address all outstanding concerns raised during the peer review and to update the policy context to reflect the 2014 PPS. Updated reports and letters submitted to address these concerns are:

- Planning Justification Report (EcoVue Consulting Services Inc., July 2017)
- Phase I and II Environmental Site Assessment (Cambium Inc. April and May 2016)
- Preliminary Storm Water Management Report (C.C. Tatham, May 2017)
- Hydrogeological Report (R.J. Burnside & Associates, April 2015 and May 2016)

## **2.0 DESCRIPTION OF THE PROPOSED DEVELOPMENT**

The applicant is proposing to develop a seven-lot residential plan of subdivision on the subject lands, with each lot accommodating a single-detached dwelling unit serviced by private individual well and septic.



The total area of the subject lands is 5.13 hectares. The Plan of Subdivision will gain access from Zephyr Road to the north, and potential future access to a Phase 2 development on the former golf course property to the south will be gained through the continuation of the right-of-way through the subject lands.

## **2.1 Draft Plan of Subdivision**

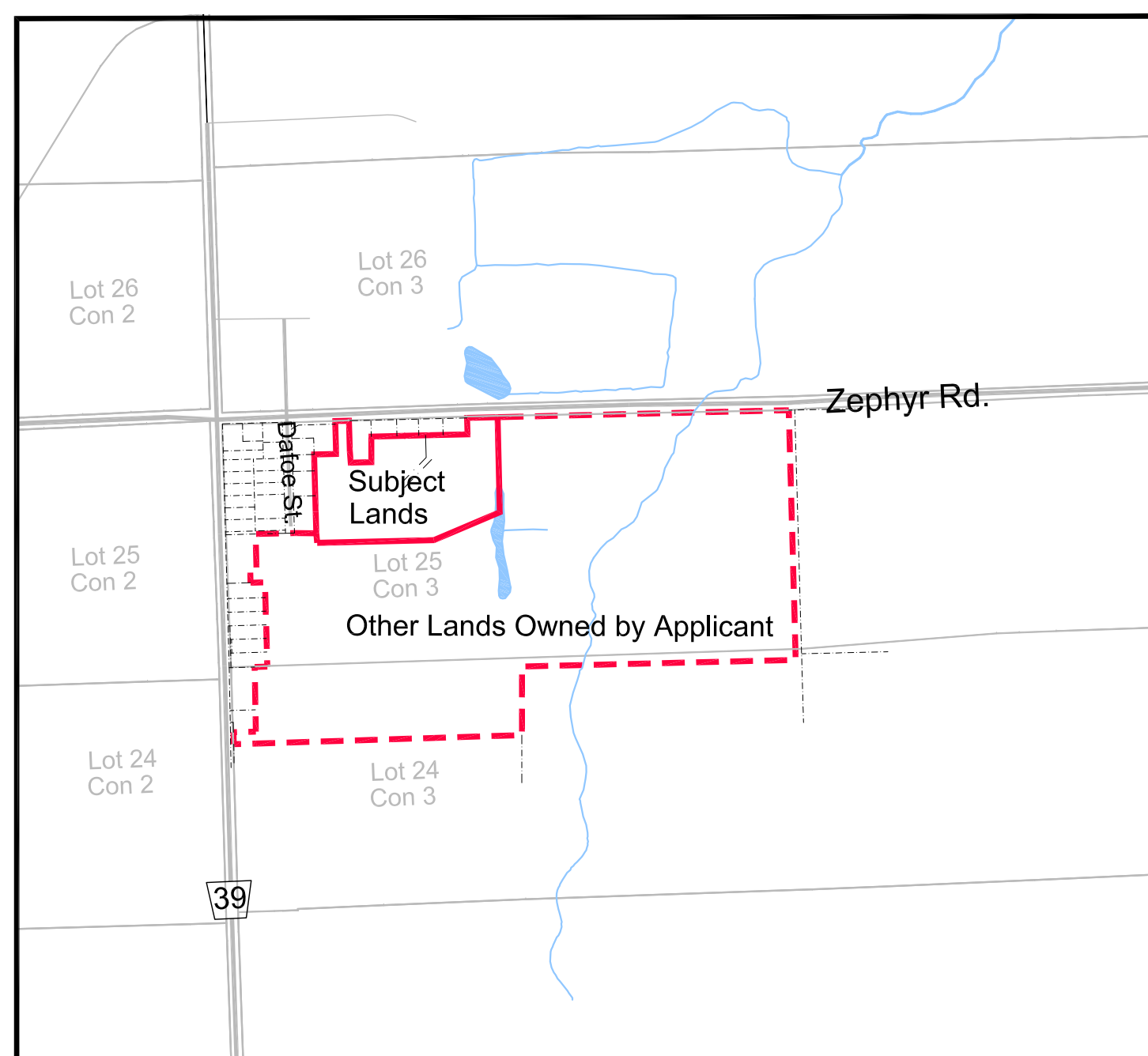
The applicants are proposing a development of a seven-lot plan of subdivision, fronting on a new road and cul-de-sac extending south from Zephyr Road, as illustrated in **Figure 2**. The proposed lots average 0.36 hectares in size (range from 0.27 to 0.46 hectares) with road frontage ranging from 39.1 to 74.2 metres. Each lot will be serviced by private, individual wells and septic systems.

A nitrate attenuation zone will be located on the eastern portion of the subject property, to address concerns raised during the peer review of the 2012 Hydrogeology Report.

## **2.2 Zoning By-law Amendment**

A zoning by-law amendment is required to implement the proposed subdivision, since the lands are presently zoned "RU – Rural" according to the Township of Uxbridge Zoning By-law No. 81-19. An application to rezone the lands to the "HR – Hamlet Residential" Zone was submitted concurrent with the application for a draft plan of subdivision. The proposed lots comply with the general intent of the minimum area requirements of the HR zone, with the average size of the lots having an area of greater than 3,000 square metres (two lots are slightly less). The two lots on the west side of "Street A" are below the 3,000-square metre requirement, with a size of approximately 2,700 square metres. These two lots are of a smaller size because they are constrained by the road configuration, due to the location of the site access point. All of the lots have frontage that exceeds the minimum required 35 metres. It is proposed that an "HR-X – Hamlet Residential – Exception Zone" be applied to these two lots to recognize the reduced lot area.

The zoning by-law amendment will also introduce an "Open Space" Zone to those lands identified as the Nitrate Attenuation Zone. The purpose of this "Open Space" Zone is to prevent future development of this area.



**Key Plan**  
Scale 1:10,000

**Legend**

Boundary of Subject Property	
Boundary of Easement Area	
Overhead Transmission Line	
Topographic Contours	
Water Course	
Water Body	
Provincially Significant Wetland	
Wooded Area	

**OWNERS CERTIFICATE**  
Hidden Ridge Golf Course  
I hereby authorize EcoVue to prepare and submit this plan to the Regional Municipality of Durham

China Canada Jing Bei Xin Min International Co. Ltd. Date

**SURVEYORS CERTIFICATE**  
This Draft Plan accurately shows the boundaries of all lands proposed to be subdivided.  
Certified by:

E.R. Garden Ontario Land Surveyor Date

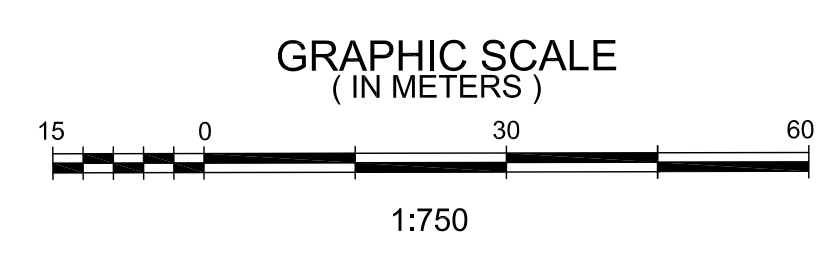
**Submission Requirements**

- ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51-17 (A-L) OF THE PLANNING ACT**
- a) As shown on this Draft Plan
  - b) As shown on this Draft Plan
  - c) As shown on this Draft Plan
  - d) Residential
  - e) As shown on this Draft Plan
  - f) As shown on this Draft Plan
  - g) As shown on this Draft Plan
  - h) Refer to report by Grace & Assoc. (2012 as amended) and CC Tatham 2017
  - i) Refer to report by Grace & Assoc. 2012 with addendum by Burnside 2016 and CC Tatham 2017
  - j) As shown on this Draft Plan
  - k) Hydro, Telephone, Private Services, Drainage ditches
  - l) As shown on this Draft Plan

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DRAWN BY:	PROJECT No.:
PM	17-1672
APPROVED BY:	HORIZ. SCALE:
HS	as shown
REVISION DATE:	PLOT DATE:
	June 28 2017

**Zephyr Property**  
Lot 25 Concession 3  
Township of Uxbridge - Regional Municipality of Durham







### **3.0 POLICY ANALYSIS**

Land use policies and regulations affecting the subject lands the Provincial level include the Provincial Policy Statement (2005), the *Places to Grow Act*, 2005 and the associated Growth Plan for the Greater Golden Horseshoe, 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.

#### **3.1 Provincial Policy Statement**

The 2014 Provincial Policy Statement (PPS), which came into effect on April 30, 2014, provides policy direction on matters of provincial interest as they are related to land-use planning. All planning applications that are made after that date “shall be consistent with” the provisions of the PPS and although the original application was filed in 2012, the 2014 PPS applies to all decisions that affect a planning matter made after its adoption. The PPS was issued by the Province under Section 3 of the *Planning Act*. Consideration has been given to the relevant provisions of the PPS with respect to this application and its consistency with the new policy statement.

This planning report, and associated technical studies, completed to support the proposed planning applications address the relevant provisions 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.

The boundary of the Zephyr Settlement Area is not clearly defined within the regional and local Official Plans. However, the proposed plan of subdivision shares lot lines with existing residential lots of the hamlet. For the purposes of this application, the plan of subdivision is considered to be within the boundaries of the Zephyr Settlement Area. It has been confirmed by the Region of Durham and the Township of Uxbridge that the subject property is located within the Hamlet of Zephyr.

Section 1.1.3.1 of the PPS states that:

*Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.*



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. The lands to be developed as a plan of subdivision will have access to existing infrastructure available in the hamlet. The proposed plan of subdivision on the subject property represents growth and development within an existing settlement area and is consistent with Section 1.1.3 of the PPS.

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”. The proposed plan of subdivision on the subject property represents growth and development focused in a rural settlement area, and is therefore consistent with Section 1.1.4 of the PPS.

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, where site conditions are suitable. In this area, municipal services are not available. With the scale of this development in mind, municipal or private communal services are not appropriate for this property. According to their response to peer review comments in April 2015, RJ Burnside stated that the size of the lots, in addition to the nitrate attenuation zone (NAZ) on the eastern portion of the plan of subdivision, ensures that a sufficient dilution area exists to reduce the nitrate concentration to an acceptable level. An easement will be placed on the NAZ and it will be placed in a restrictive zone to prevent future development in this area. Additionally, the three test wells on the subject property surpassed the D-5-5 requirements. There is a sufficient water quantity to meet residential water use. As noted in the Stormwater Management Report, prepared by C.C. Tatham, stormwater quality control can be provided through passive measures (soakaway pits, swales, etc.) and a stormwater management facility for quality and quantity control should not be required. Stormwater controls will be detailed at the design stage.

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.

According to Section 2.1.8:



*Development and site alteration shall not be permitted on lands adjacent to wetlands and natural heritage features, unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.*

Development plans for the property avoid conflict with existing environmental features, such as the Provincially Significant Wetland to the east and satisfy Section 2.1 of the PPS.

No natural hazards as defined by the PPS have been identified on the site. However, human-made hazards do exist on the subject property.

Section 3.2.2 of the PPS states that:

*...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.*

Phase I and II Environmental Site Assessments (ESA) were completed by Cambium Inc. on April 29, 2016 and May 12, 2016 respectively, in support of the overall development. Testing of the site by Cambium indicated the presence of contaminated soils on the subject lands as a result of past agricultural uses. Site remediation must occur before the Record of Site Condition (RSC) can be completed for the property. The RSC and site remediation can be added as a condition of subdivision approval to ensure that the site will be safe for residential use.

It is stated in Section 2.6.2 that “*development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.*” Since the subject lands have not been identified as having high potential to contain archaeological resources, the Region of Durham did not require an archaeological assessment. Therefore, the proposed consent and residential development is consistent with the policies of Section 2.6 of the PPS.

### **3.2 Growth Plan for the Greater Golden Horseshoe (2017)**

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 between it and the PPS. The only exception is where the conflict relates to the natural environment and human health. In that instance, the document that provides more protection to the natural environment or human health prevails.

The proposed development is located within the Zephyr Settlement Area, thus fulfilling Section 2.2.1.2(d) of the Growth Plan, which states that:

*Development will be directed to settlement areas, except where the policies of this Plan permit otherwise.*

According to Section 2.2.1.2 (Managing Growth) of the Growth Plan:

*Forecasted growth to the horizon of this Plan will be allocated based on the following:...*

- b) *Growth will be limited in settlement areas that: ...*
  - ii. *Are not serviced by existing or planned municipal water and wastewater systems...*

The proposed plan of subdivision is within the Zephyr Settlement Area and will be serviced by individual water and sewage services. The proposed seven-lot plan of subdivision represents limited growth and is therefore consistent with the policies of the Growth Plan.

### **3.3 Greenbelt Plan (2017)**

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

According to Section 3.4.4 (Hamlet Policies) of the Greenbelt Plan:

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

1. *Hamlets are subject to the policies of the Growth Plan and continue to be governed by official plans and related programs or initiatives and are not subject to the policies of this Plan, save*



*for the policies of sections 3.1.5, 3.2.3, 3.2.6, 3.3 and 3.4.2. Limited growth is permitted through 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, site or area at a higher density than what currently exists through the development of vacant and/or underutilized lots within previously developed areas*”. The proposed plan of subdivision conforms to the Growth Policies of the Greenbelt Plan and is an appropriate site for low-density residential development, with individual water and sewage services, as described in Section 3.1 of this Report as well as the Hydrogeological Assessment.

### **3.4 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 Region of Durham’s and Township of Uxbridge’s municipal planning policies.

#### **3.4.1 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 the lower-tier municipalities of its jurisdiction. 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.

The subject property is designated a Hamlet as per Schedule A (Regional Structure), Map A2 of the Region of Durham Official Plan. Hamlet policies are contained in Section 9B.2.2 to 9B.2.14. **Figure 3** shows Map A2, which depicts Zephyr as a Hamlet.



CONCESSION 3

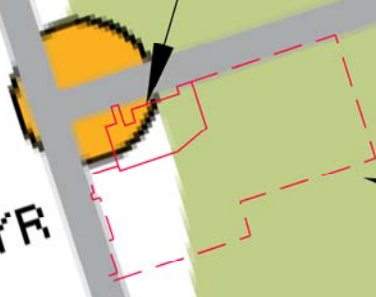
Lands Subject to Development Applications

ZEPHYR RD

13

ZEPHYR

Subject Property



**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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DATE: June 28 2017

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### 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



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 seven 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 is based on 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 MOE 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 by way of a plan of subdivision.

*9B.2.13 Hamlet development shall only be permitted to proceed if the required technical studies conclude that the development on individual private services is sustainable.*

Section 9B.2.13 of the Official Plan lists the technical information that is required to accompany an application for approval of a draft plan of subdivision within a Hamlet. These requirements include: a recent hydrogeological report, lot servicing plan, soil sampling report and an existing and final grading plan. This information was submitted with the draft plan of subdivision in 2012. The hydrogeological study concluded that *"the proposed development is considered suitable for private servicing for the proposed*



*seven lot residential development.*” The Report was revised by RJ Burnside in 2015 and accepted by the Region of Durham’s peer review consultant (WSP) in 2016.

According to the Functional Servicing and Preliminary Stormwater Management Report (May 2017), “*the percolation rates (T-times) for tested soil samples ranged between 10 and 15 min/cm which generally requires a sewage system area of 600m<sup>2</sup> (prime and reserve)*”. This area requirement for sewage systems is stated in the Region of Durham’s Drilled Wells and Lot Sizing Policies (October 2010). The proposed lots range from 0.27 to 0.46 hectares, providing sufficient area for the necessary prime and reserve sewage system.

### **3.4.2 Township of Uxbridge Official Plan**

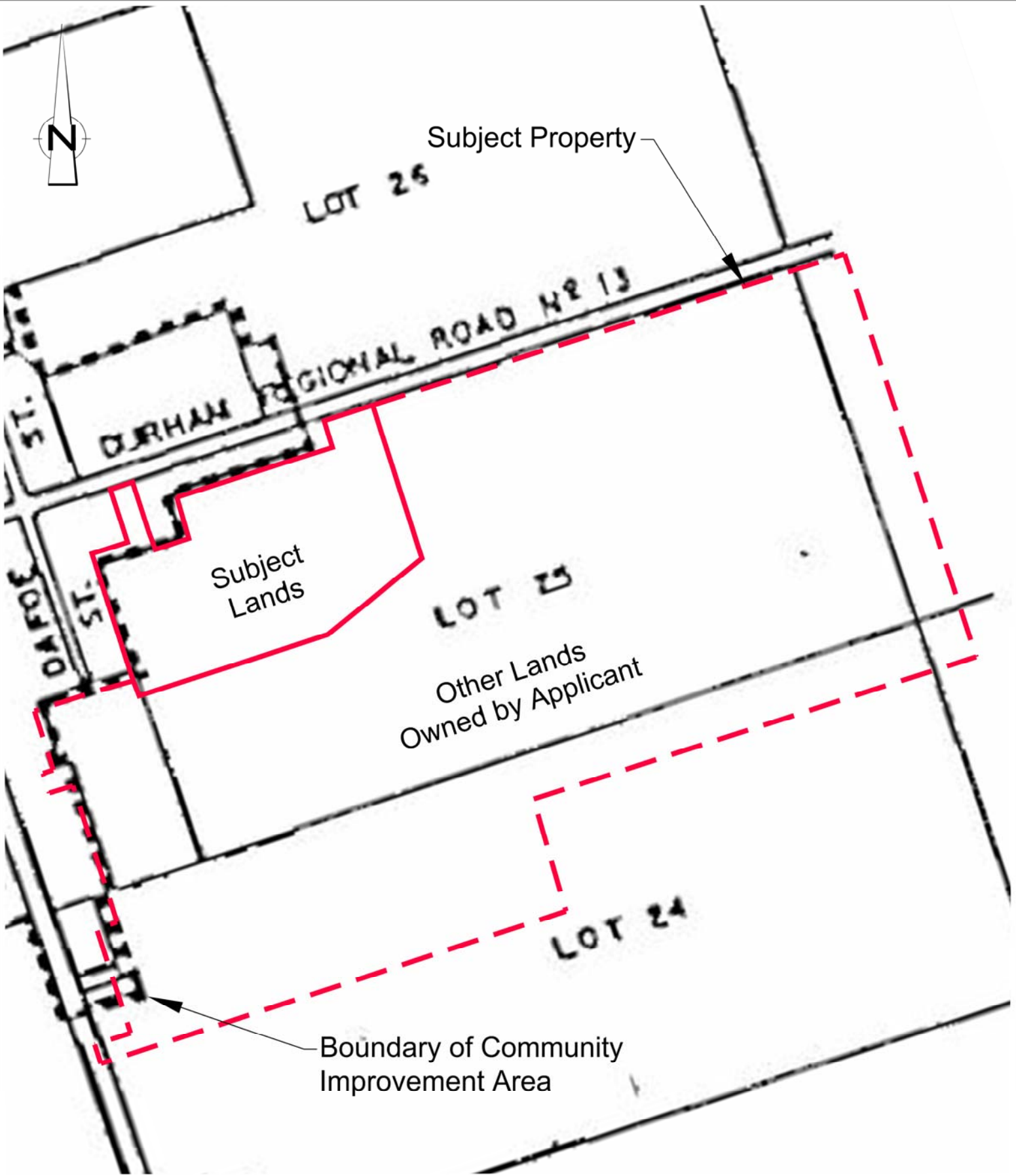
Section 1.8.7 of the Township of Uxbridge Official Plan (TUOP) sets out policies relating to Hamlets in the Rural Area. According to this section:

*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.

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**.





Subject Property

LOT 26

DURHAM REGIONAL ROAD NR 13

Subject Lands

LOT 25

Other Lands Owned by Applicant

LOT 24

Boundary of Community Improvement Area



PROJECT NO: 17-1672  
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**Figure No. 4 - Schedule C To The Township of Uxbridge Official Plan**

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



### **3.5 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*

This matter is addressed in Sections 3.1 through 3.4 of this report, with respect to the applicable policies of the Provincial Policy Statement, Growth Plan for the Greater Golden Horseshoe, Region of Durham Official Plan, and the Township of Uxbridge Official Plan.

- b) *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. Matters of public policy pertaining to this proposal have been addressed in this planning report.

- c) *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 the County and Township Official Plans.

- d) *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 Zoning By-law Amendment, which identify parts of the property where development should be restricted, for example, the Nitrate Attenuation Zone.

- 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 are included as part of the proposed development. Additionally, although it is not shown on the face of the Draft Plan, Section 51(17) f.1 is not applicable to the proposed development.

- 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 Grace & Associates, submitted with the original application in 2012, and the Functional Servicing and Preliminary Stormwater Management Report prepared by C.C. Tatham & Associates Ltd. (2017).

- 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.

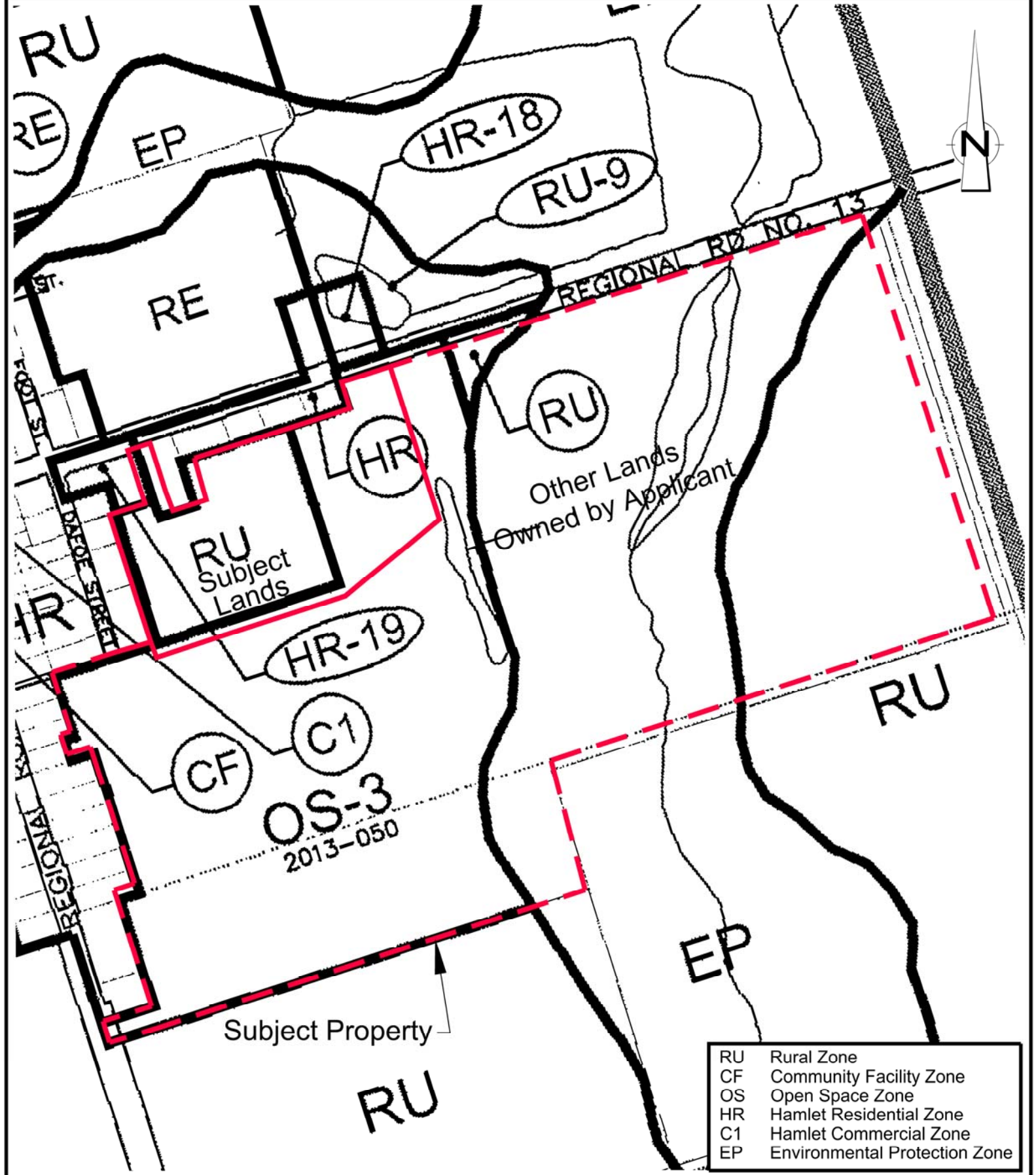
*m) The interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41(2) of this Act...*

This Section does not apply to the subject property.

### **3.6 Township of Uxbridge Zoning By-law 81-19**

The lands subject to the plan of subdivision are currently zoned Rural (RU) 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**). Five of the seven residential lots created through the plan of subdivision are intended to be rezoned to "HR – Hamlet Residential" and 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.



PROJECT NO: 17-1672  
 DATE: June 28 2017  
 HORIZ. SCALE: 1:5000

**Figure No. 5 - Schedule A6 To The Township of Uxbridge Zoning By-law**

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



The remaining lots are proposed to be rezoned to the Hamlet Residential – Exception (HR – X) Zone to recognize the reduced lot area affecting each lot. A portion of the former golf course is to be rezoned from the current “OS-3” Zone to “OS-X” to recognize that this area is required for nitrate attenuation. The balance of the Hidden Ridge Golf Course lands will remain within the OS-3 Zone.

#### **4.0 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 Region of Durham Official Plan, and the Township of Uxbridge Official Plan.

This information is intended to supplement the information requirements for the municipal planning applications as set out in Ontario Regulations 544/06 (Plans of Subdivision) and 545/06 (Zoning By-law Amendments), under the *Planning Act*.

It is the opinion of the author that:

- The proposed residential development is consistent with the applicable provisions of the Provincial Policy Statement (2014).
- The proposed residential development is consistent with the applicable provisions of the Growth Plan for the Greater Golden Horseshoe.
- 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. The planning report sets out the details of the proposed Zoning By-law Amendment.
- The proposed residential development represents good planning. 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.



Zoning By-law Amendment and Plan of Subdivision  
Part of Lot 25, Concession 3, Scott Ward (309 Zephyr Road)  
Township of Uxbridge, Region of Durham  
July 13, 2017

- The applications for the Plan of Subdivision and the Zoning By-law Amendment should be approved.

Respectfully Submitted,

**ECOVUE CONSULTING SERVICES INC.**

A handwritten signature in blue ink that reads "Heather Sadler".



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Heather Sadler B.A. M.A. MCIP RPP  
Principal



Zephyr Application for Consent  
309 Zephyr Road  
Township of Uxbridge  
June 4, 2016

**Appendix A**  
Revised Draft Plan and Responses to Previous  
Comments  
C.C. Tatham & Associates Ltd.





Zephyr Application for Consent  
309 Zephyr Road  
Township of Uxbridge  
June 4, 2016

**Appendix B**  
**Functional Servicing and Preliminary Stormwater  
Management Report**  
C.C. Tatham & Associates Ltd.  
(Under Separate Cover)