



# **Planning Rationale Report**

**Official Plan Amendment and  
Zoning By-law Amendment  
40 Elgin Park Drive, Uxbridge**

Wooden Sticks Golf Inc.

November 2022

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# 1. Introduction

## 1.1 Purpose of this Report

Wooden Sticks Golf Inc. ('Wooden Sticks') owns lands on the south side of Elgin Park Drive in the Township of Uxbridge. The subject lands are currently occupied by an 18-hole golf course, practice driving range, clubhouse building which includes restaurant and banquet facilities and ancillary overnight guest cabins. The lands have a combined area of 132 hectares. Wooden Sticks is proposing to expand the current golf course / Major Recreational Use by developing a portion of the lands adjacent to Elgin Park Drive for a 4-5 storey hotel and an expanded parking area. Pre-consultation was completed with Durham Region and the Township of Uxbridge in July 2019 with additional pre-application review completed in October 2022. GHD has been retained to prepare a Planning Rationale Report to support Regional Official Plan Amendment, Township Official Plan Amendment and Township Zoning By-Law Amendment applications. This report provides the planning rationale in support of the approval of these applications. This report provides background information regarding the subject lands and the planning policy framework in which these applications will be considered. The report concludes with a summary of our land use planning opinions in support of the proposed development.

## 1.2 Scope and Limitations

*This report has been prepared by GHD for Wooden Sticks Golf Inc. and may only be used and relied on by Wooden Sticks Golf Inc. for the purpose agreed between GHD and Wooden Sticks Golf Inc. as set out in Section 1.1 of this report.*

*GHD otherwise disclaims responsibility to any person other than Wooden Sticks Golf Inc. arising in connection with this report. GHD also excludes implied warranties and conditions, to the extent legally permissible.*

*The services undertaken by GHD in connection with preparing this report were limited to those specifically detailed in the report and are subject to the scope limitations set out in the report.*

*The opinions, conclusions and any recommendations in this report are based on conditions encountered and information reviewed at the date of preparation of the report. GHD has no responsibility or obligation to update this report to account for events or changes occurring subsequent to the date that the report was prepared.*

*The opinions, conclusions and any recommendations in this report are based on assumptions made by GHD described in this report (refer Section(s) 1.1 of this report). GHD disclaims liability arising from any of the assumptions being incorrect.*

### **Accessibility of documents**

*If this report is required to be accessible in any other format, this can be provided by GHD upon request and at an additional cost if necessary.*

## 2. Background and Context

### 2.1 Subject Lands / Property

The subject lands are located on the south side of Elgin Park Drive, west of Concession Road 7 in the Township of Uxbridge. Elgin Park Drive represents the community of Uxbridge urban area boundary and the subject lands are part of the Rural area. The lands have an area of 132 hectares and are currently occupied by an 18-hole golf course with practice driving range, ancillary clubhouse with restaurant and banquet facilities and six overnight guest cabins. More specifically, the clubhouse, restaurant and golf course parking area are located immediately adjacent to Elgin Park Drive on one of the parcels (subject property) owned by Wooden Sticks Golf Inc. This property has an area of approximately 23 hectares. The subject property and its location are illustrated on **Figure 1**.

### 2.2 Surrounding Context and Land Uses

The land uses immediately adjacent to the subject property are described below and are indicated on **Figure 1**:

- West of the subject property are townhouse dwellings in the Uxbridge Urban Area recently constructed in 2021. Further west of the townhouse dwellings is an environmental protection area and commercial uses along Toronto Street South, approximately 400 metres west of the Wooden Sticks property.
- Directly north of the subject property, north of Elgin Park Drive are detached dwellings on Confederation Drive, Button Crescent, Joseph Street and Keller Lane.
- East of the subject property is Concession Road 7 and open space / environmental protection lands currently owned by the Township of Uxbridge.
- South of the subject property and south of the Wooden Sticks Golf Course are vegetated and agricultural lands.

### 2.3 Transportation

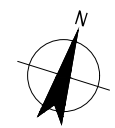
The subject property has direct frontage to Elgin Park Drive, a Township local road which runs east/west between Concession Road 7 to the east and Highway 47 (Toronto Street South) to the west. Vehicular access to the Wooden Sticks golf course is provided via a private driveway entrance from Elgin Park Drive aligned with Confederation Drive north of Elgin Park Drive. The subject property also has frontage to Concession Road 7 to the east, a Township Collector Road.

### 2.4 Preliminary Environmental Review

As part of the pre-consultation review process, extensive preliminary natural heritage review was completed with Lake Simcoe Conservation Authority in 2019 and 2020. This preliminary natural heritage review included several site visits with Conservation Authority staff to identify and determine the extent and significance of any natural heritage features and woodlot features to the west, in the vicinity of the proposed development area.



- Wooden Sticks Lands
- Proposed Development Area
- Recreational Trail
- Parcel Boundaries



WOODEN STICKS GOLF INC.  
**SITE CONTEXT & SURROUNDING LAND USES**

Project No. 11225804  
 Revision A  
 Date OCT. 2022

Figure 01

## 3. Details of Current Use and Proposed Development

### 3.1 Wooden Sticks Golf Course

The lands owned by Wooden Sticks Golf Inc. are currently occupied by the Wooden Sticks golf course ('Wooden Sticks'). Wooden Sticks has operated since 1999 and includes an 18-hole golf course with practice driving range area and a one storey clubhouse building with restaurant and banquet facilities. Six 6 guest cabins for overnight accommodation are also located on the Wooden Sticks lands. Vehicular access to Wooden Sticks is provided via a private driveway accessed from Elgin Park Drive directly opposite Confederation Drive. The Wooden Sticks on-site parking area includes 194 parking spaces. The details of the existing conditions and uses adjacent to Elgin Park Drive are illustrated on **Figure 2**.

### 3.2 Proposed Development

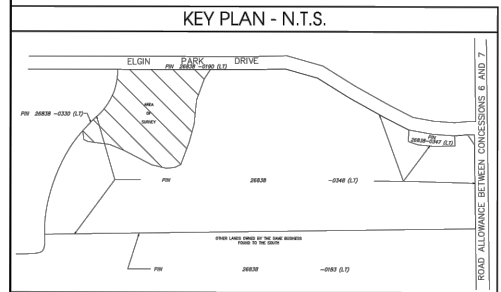
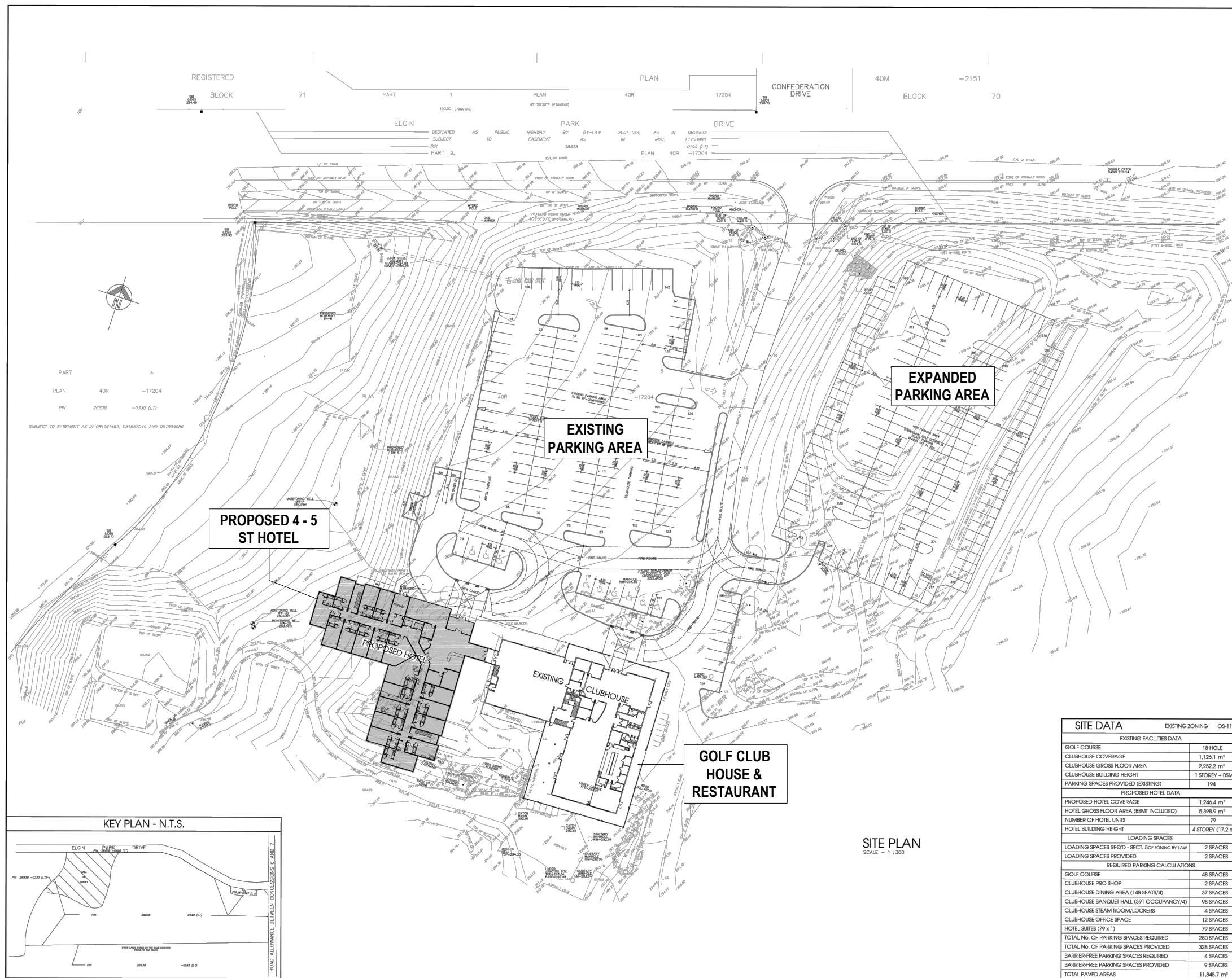
Wooden Sticks Golf Course is an Approved Major Recreational Use under the Durham Regional and Township of Uxbridge Official Plans. Wooden Sticks is proposing to expand this Major Recreational Use to include a 4-5 storey hotel, ancillary to the primary Wooden Sticks golf course use. The hotel building will be located to the west of and attached to the existing clubhouse building. A re-configuration of the existing parking area and additional parking east of the private driveway access from Elgin Park Drive is also proposed. The site plan for the proposed development is illustrated on **Figure 3**.

The proposed hotel conceptually includes 79 guest rooms, or approximately 20 guest rooms per floor. The ground floor of the hotel would also include a lobby / reception area, office space and small breakfast kitchen / restaurant seating and dining area. The proposed hotel has a gross floor area of 5,398 square metres, including basement. The existing one storey golf clubhouse building will remain as part of the site development. This clubhouse building will retain the golf pro shop reception and office space, golf change room / locker rooms, dining area and banquet facilities.

The expanded Major Recreational Use and proposed hotel development is intended to connect to municipal water and wastewater services located within Elgin Park Drive. Further details are provided in Sections 6 and 7 of this report.







SITE DATA		EXISTING ZONING	OS-11
EXISTING FACILITIES DATA			
GOLF COURSE			18 HOLE
CLUBHOUSE COVERAGE	1,126.1 m <sup>2</sup>		
CLUBHOUSE GROSS FLOOR AREA	2,262.2 m <sup>2</sup>		
CLUBHOUSE BUILDING HEIGHT	1 STOREY + BSMT		
PARKING SPACES PROVIDED (EXISTING)	194		
PROPOSED HOTEL DATA			
PROPOSED HOTEL COVERAGE	1,246.4 m <sup>2</sup>		
HOTEL GROSS FLOOR AREA (BSMT INCLUDED)	5,398.9 m <sup>2</sup>		
NUMBER OF HOTEL UNITS	79		
HOTEL BUILDING HEIGHT	4 STOREY (17.2 m)		
LOADING SPACES			
LOADING SPACES REQ'D - SECT. 504 ZONING BY-LAW	2 SPACES		
LOADING SPACES PROVIDED	2 SPACES		
REQUIRED PARKING CALCULATIONS			
GOLF COURSE	46 SPACES		
CLUBHOUSE PRO SHOP	2 SPACES		
CLUBHOUSE DINING AREA (148 SEATS/4)	37 SPACES		
CLUBHOUSE BANQUET HALL (91 OCCUPANCY/4)	98 SPACES		
CLUBHOUSE STEAM ROOM/LOCKERS	4 SPACES		
CLUBHOUSE OFFICE SPACE	12 SPACES		
HOTEL SLITES (79 x 1)	79 SPACES		
TOTAL NO. OF PARKING SPACES REQUIRED	280 SPACES		
TOTAL NO. OF PARKING SPACES PROVIDED	328 SPACES		
BARRIER-FREE PARKING SPACES REQUIRED	4 SPACES		
BARRIER-FREE PARKING SPACES PROVIDED	9 SPACES		
TOTAL PAVED AREAS	11,848.7 m <sup>2</sup>		

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**PROJECT**  
 PROPOSED RESORT HOTEL  
 40 ELGIN PARK DRIVE  
 WOODEN STICKS GOLF CLUB  
 CLIENT: WOODEN STICKS GOLF

**DEVISIONS**

**DATE**  
 JUNE 23, 2022

**RELEASED FOR SET REVIEW**

**DATE**  
 JUNE 2022

**PROJECT No.**  
 2201

**SITE PLAN**

**PRELIMINARY**

**A01**



WOODEN STICKS GOLF INC  
**SITE PLAN**

Project No. 11225804  
 Revision A  
 Date OCT. 2022

Figure 03

## 4. Required Land Use Planning Approvals

The proposed development of the subject property as illustrated on **Figure 3** is considered an expansion to an existing Major Recreational Use (Wooden Sticks Golf Course). The following land use planning approvals are required:

### 4.1 Amendment to Durham Regional Official Plan

The subject property is designated 'Oak Ridges Moraine – Countryside Area' in the Durham Regional Official Plan. While the Wooden Sticks golf course, as an approved Major Recreational Use, has operated on the subject lands since 1999, a new or expanding Major Recreational Use in the Oak Ridges Moraine, such as the proposed hotel, is only permissible through an amendment to the Durham Regional Official Plan.

### 4.2 Amendment to Township of Uxbridge Official Plan

The subject property is designated 'Oak Ridge Moraine – Countryside Area' and is also subject to Policy 2.1.6.7 - Approved Major Recreation Use in the Township of Uxbridge Official Plan. Policy 2.1.6.7 indicates that the lands south of Reach Street identified as Special Policy Area on Schedule 'A' may be zoned to permit the use existing as of June 28, 2010. Consistent with the Durham Regional Official Plan, the Oak Ridges Moraine Plan Area policies of the Uxbridge Official Plan require an Official Plan Amendment to permit an expansion to an existing Major Recreational Use.

### 4.3 Amendment to Township of Uxbridge Zoning By-law 81-19

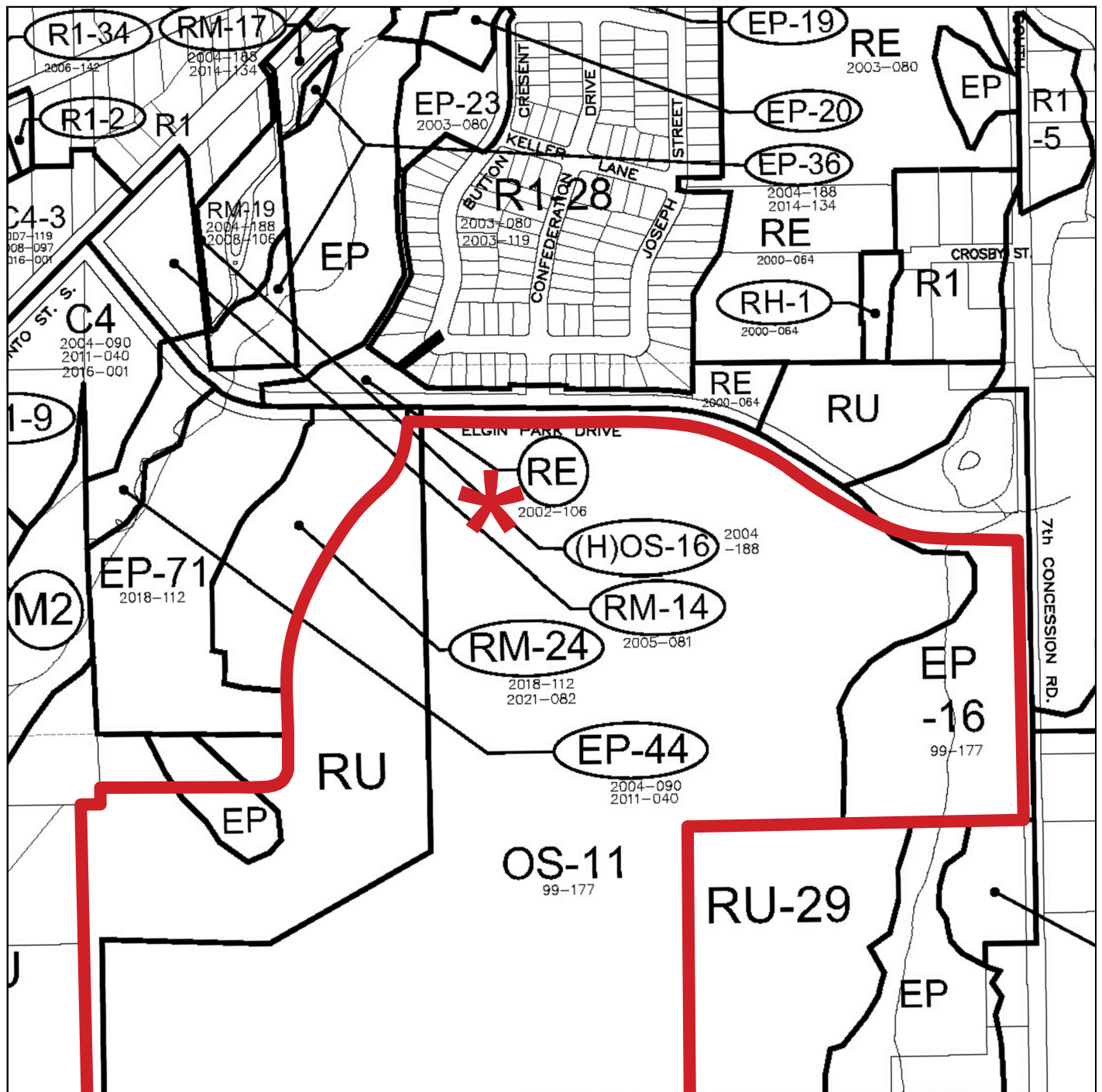
The Wooden Sticks lands are zoned 'RU' Rural and 'OS-11' Open Space Exception 11 in Township of Uxbridge Zoning By-law 81-19 as shown on **Figure 4**. More specifically, the area proposed for development is zoned Open Space Exception 11. The Open Space zone permits a range of non-residential uses including a golf course and some residential uses. Exception 11 permits the six on-site guest cabins and also includes other site-specific development standards. A hotel use is not permitted by the Open Space Zone and Exception 11 of Township Zoning By-law 81-19. A Zoning By-law amendment is required to permit the proposed development.

It is recommended that a site-specific Zoning By-law to permit the proposed development is prepared in consultation with the Township of Uxbridge planning staff as part of the review of the planning applications. The site-specific zoning would likely be a further exception to the current Open Space zone to permit an additional hotel use with a maximum building height of 5 storeys and other design standards.

A copy of the current Open Space Exception 11 zone provisions of Zoning By-law 81-19 is included at **Appendix A**.

### 4.4 Other Approvals Required

Approval of a Site Plan is also required for the proposed development. A site plan will provide further details of the proposed development and is required to obtain a building permit. The site plan application materials would include building elevation plans, landscape and fencing details, lighting details and a waste management plan. It is anticipated that this site plan application will be submitted once the Official Plan Amendment and Zoning By-law Amendment applications have been assessed.



EP ENVIRONMENTAL PROTECTION ZONE  
 OS RECREATIONAL OPEN SPACE ZONE  
 RE RECREATIONAL ZONE  
 RU RURAL ZONE  
 RC RESIDENTIAL CLUSTER ZONE  
 HR HAMLET RESIDENTIAL ZONE

R1 RESIDENTIAL FIRST DENSITY ZONE  
 R2 RESIDENTIAL SECOND DENSITY ZONE  
 RM RESIDENTIAL MULTIPLE DENSITY ZONE  
 RH RESIDENTIAL HOLDING ZONE  
 CF COMMUNITY FACILITY ZONE  
 C1 HAMLET COMMERCIAL ZONE

C2 LOCAL COMMERCIAL ZONE  
 C3 GENERAL COMMERCIAL ZONE  
 C4 CORRIDOR COMMERCIAL/MIXED USE  
 M1 RURAL INDUSTRIAL ZONE  
 M2 URBAN INDUSTRIAL ZONE  
 M4 WASTE DISPOSAL ZONE



— Subject Property  
 \* Approximate Development Area



WOODEN STICKS GOLF COURSE  
 EXCERPT FROM  
 TOWNSHIP OF UXBRIDGE  
 ZONING BY-LAW 81-19

Project No. 11225804  
 Revision A  
 Date OCT. 2022

Figure 04

# 5. Planning Policy Context and Analysis

## 5.1 Provincial Policy Statement, 2020

The Provincial Policy Statement (PPS) was issued under the authority of Section 3 of the Planning Act and came into effect on May 1, 2020. The PPS outlines a minimum planning policy evaluation framework for consideration of planning applications. The Planning Act requires that decisions affecting planning matters “shall be consistent with” Provincial policy statements issues under the Act.

The PPS defines rural lands as “lands which are located outside settlement areas which are outside of prime agricultural areas.” The subject lands are considered as ‘Rural Lands’ for the purposes of the PPS. Rural Lands in Municipalities Policy 1.1.5.3 states that “Recreational, tourism and other economic opportunities should be promoted.” The PPS defines recreation as “leisure time activity undertaken in built or natural settings for purposes of physical activity, health benefits, sport participation and skill development, personal enjoyment, positive social interaction and the achievement of human potential.” Policy 1.1.5.4 adds that “development this is compatible with the rural landscape.....should be supported.”

The proposed hotel development, as a component of an existing recreation and tourism use in the Oak Ridges Moraine is supported by the Rural Lands and recreation policies of the PPS.

Section 1.6.6 Sewage, Water and Stormwater focuses on planning for related infrastructure. Policy 1.6.6.2 states “Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety.” While the subject lands are located outside the Uxbridge Settlement Area, the development proposes to connect to municipal water and wastewater services located along Elgin Park Drive, immediately abutting the subject lands. This service connection is permitted by the policies of the Durham Regional Official Plan and is discussed in more detail in Section 6.3 of this report.

Section 1.6.6.7 then includes stormwater management related policies. Policy 1.6.6.7 states “Planning for stormwater management shall:

- c) *minimize erosion and changes in water balance....*
- f) *promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development.”*

The proposed development is supported by a Functional Servicing and Stormwater Management Report which outlines the stormwater management techniques proposed to satisfy the policies of the PPS, including Low Impact Development recommendations.

Section 2.1 of the PPS provides Natural Heritage policies. Policy 2.1.5 states that “Development and site alteration shall not be permitted in:

- d) *significant woodlands in Ecoregions 6E and 7E;”*

Natural Heritage and environmental investigations and specific vegetation community delineation work has been completed in support of the proposed development. These investigations confirm that the proposed hotel building is not proposed within a significant woodland, fish habitat or habitat of endangered species. Further detailed discussion is provided in Section 6.2 of this report.

The proposed development and planning applications are consistent with the relevant Rural Lands, servicing, stormwater management and Natural Heritage policies of the PPS.

## 5.2 A Place to Growth - Growth Plan for the Greater Golden Horseshoe, 2020

The 2019 Growth Plan for the Greater Golden Horseshoe was prepared and approved under the Places to Grow Act, 2005 and took effect on May 16, 2019. Further amendments to the Growth Plan were introduced in August 2020. The Growth Plan sets out a planning vision for the growth throughout the Greater Golden Horseshoe through 2051. The Planning Act requires that planning decisions conform to the Growth Plan.

The subject lands are located outside the Uxbridge Urban Area and are considered part of the 'Rural Area' for the purposes of the Growth Plan. Section 2.2.9 of the Growth Plan provides policies related to Rural Areas. Policy 2.2.9.3 states that "*Subject to the policies in Section 4, development outside of settlement areas may be permitted on rural lands for:*

- e) *Other rural uses that are not appropriate in settlement areas provided they:*
  - i) *Are compatible with the rural landscape and surrounding local land uses;*
  - ii) *Will be sustained by rural service levels; and,*
  - iii) *Will not adversely affect the protection of agricultural uses and other resource-based uses such as mineral aggregate operations."*

Policy 2.2.9.4 adds "*Where permitted on rural lands, resource-based recreational uses should be limited to tourism-related and recreational uses that are compatible with the scale, character, and capacity of the resource and the surrounding rural landscape, and may include:*

- a. *commercial uses to serve the needs of visitors; and*
- b. *where appropriate, resource-based recreational dwellings for seasonal accommodation."*

The Wooden Sticks golf course is an approved Rural Land Use / Recreation Use and is permitted by the Growth Plan.

Section 3.2.7 of the Growth Plan includes stormwater management policies. While more applicable to municipal planning and engineering initiatives, the proposed development is supported by a functional stormwater management strategy which provides recommendations for low impact development measures to protect the quality and quantity of water and the existing municipal system and provides recommendations for connection to municipal servicing for the proposed development.

The proposed development conforms to the Growth Plan for the Greater Golden Horseshoe.

## 5.3 Oak Ridges Moraine Conservation Plan, 2017

The subject property and area proposed for development is designated 'Countryside' in the Oak Ridges Moraine Conservation Plan (ORMCP) and the current golf course use is recognized as a permitted Major Recreational Use. The balance of the Wooden Sticks lands are designated 'Natural Core Area'.

### 5.3.1 Countryside Area Policies

Countryside Areas Policy 13 (2) indicates that *"Countryside Areas have the objectives of...."*

- a. *Providing for economic development that is compatible with subsection (1) and with clauses (a) to (g.1)."*

Policy 13 (3) then indicates that *"The following uses are permitted with respect to land in Countryside Areas, subject to Parts III and IV:*

*15. Major Recreational Uses as described in Section 38, subject to subsection (5)."*

Section 38 of the ORMCP discusses Major Recreational Uses and subsection 5 speaks to minimizing impacts on nearby agricultural operations from a new or expanding Major Recreational Use. Wooden Sticks, as a Major Recreational Use, is permitted by the Countryside Area policies of the Oak Ridges Moraine Conservation Plan.

### 5.3.2 Major Recreational Use Policies

Section 38 of the Oak Ridges Moraine Conservation Plan provides applicable Major Recreational Uses policies. Policy 38 (1) states that *"Major recreational uses are recreational uses that require large-scale modification of terrain, vegetation or both and usually also require largescale buildings or structures, including but not limited to the following:*

- 1. Golf courses....."*

Policy 38 (4) states that *"an application to establish or expand a major recreational use shall demonstrate that,*

*(a) the recreational activities on the site,*

*(i) will be compatible with the natural character of the surrounding area, and*

*(ii) will be designed and located so as not to conflict with adjacent land uses;"*

*(b) new technologies relating to construction, grounds maintenance and water conservation will be explored and incorporated, as they become available, to help maintain, and where possible improve or restore the ecological integrity of the Plan Area."*

Policy 38 (5) then adds *"An application to establish or expand a major recreational use shall demonstrate that the new or expanded major recreational use will have no adverse impacts on surrounding agricultural operations or that any such impacts will be minimized and mitigated to the extent possible."* In response to these policies of the ORMCP, the planning applications are supported by Environment and Natural Heritage investigations which confirm that the proposed development will be compatible with the natural character of the surrounding area. A Stormwater Management Report has also been prepared. Further details of these investigations are provided in Section 7 of this report.

The design and location of the proposed hotel, including the proposed setbacks from the existing townhouse dwellings to the west will maintain the character of the surrounding community and ensure that the proposed development does

not conflict with adjacent land uses. In addition, there are no agricultural operations in the vicinity of the proposed development.

### 5.3.3 Servicing and Stormwater Management

The Oak Ridges Moraine Conservation Plan also includes applicable Sewage and Water Service policies. Policy 43 (1) states “*An application for major development shall be accompanied by a sewage and water system plan that demonstrates,*

- a) *That the ecological integrity of hydrological features and key natural heritage features will be maintained;*
- b) *That the quantity and quality of groundwater and surface water will be maintained;*
- c) *That stream baseflows will be maintained;*
- d) *That the project will comply with any applicable watershed plan, water budget, water conservation plan, water and wastewater master plan or sub-watershed plan;*
  - d.1) *that the assimilative capacity of receiving lakes, rivers or streams with respect to sewage from surrounding areas will not be exceeded and the attenuation capacity of groundwater with respect to subsurface sewage service systems will not be exceeded; and,*
- e) *that the water use projected for the development will be sustainable.”*

A Functional Servicing and Stormwater Management Report, along with a Hydrogeological Assessment and Water Balance Report have been prepared in support of the proposed development and are included with the submission material.

The proposed development conforms with the applicable Countryside Areas, Major Recreation Use and servicing and stormwater management policies of the Oak Ridge Moraine Conservation Plan.

## 5.4 Durham Regional Official Plan, 2020

The subject lands are designated ‘Oak Ridges Moraine Areas’ on Schedule ‘A’ and are designated ‘Countryside Area and Natural Core Area’ on Schedule ‘B’ to the Durham Regional Official Plan. More specifically, the area proposed for development is solely designated ‘Oak Ridges Moraine – Countryside Area’. The Wooden Sticks lands in the context of Schedules A and B to the Durham Regional Official Plan are illustrated on **Figures 5** and **6** respectively.

The Wooden Sticks Golf Course is a Major Recreation Use for the purposes of the Durham Regional Official Plan. The Durham Regional Official Plan defines Major Recreational Uses as “*Recreational uses that require large-scale modification of terrain, vegetation or both and usually also require large-scale buildings or structures, including but not limited to golf courses.....*”

### 5.4.1 Oak Ridges Moraine Countryside Area Designation

The proposed development area is designated ‘Countryside Area’ within the Oak Ridges Moraine Area. Policy 10B.2.1 c) states “*Countryside Areas are areas of existing rural land use, intended to protect prime agricultural areas, provide for the continuation of agricultural and other rural land uses and maintain the character of Rural Settlements. Permitted uses include those uses permitted in Core and Natural Linkage Areas as well as agriculture-related uses, small-scale commercial, industrial, and institutional uses and major recreational uses consistent with the policies of this Official Plan.*”

Policy 10B.2.5 then adds “*Major Recreational Uses within the Countryside Areas of the Oak Ridges Moraine shall be considered by amendment to this Official Plan and must conform with the Oak Ridges Moraine Conservation Plan.*”

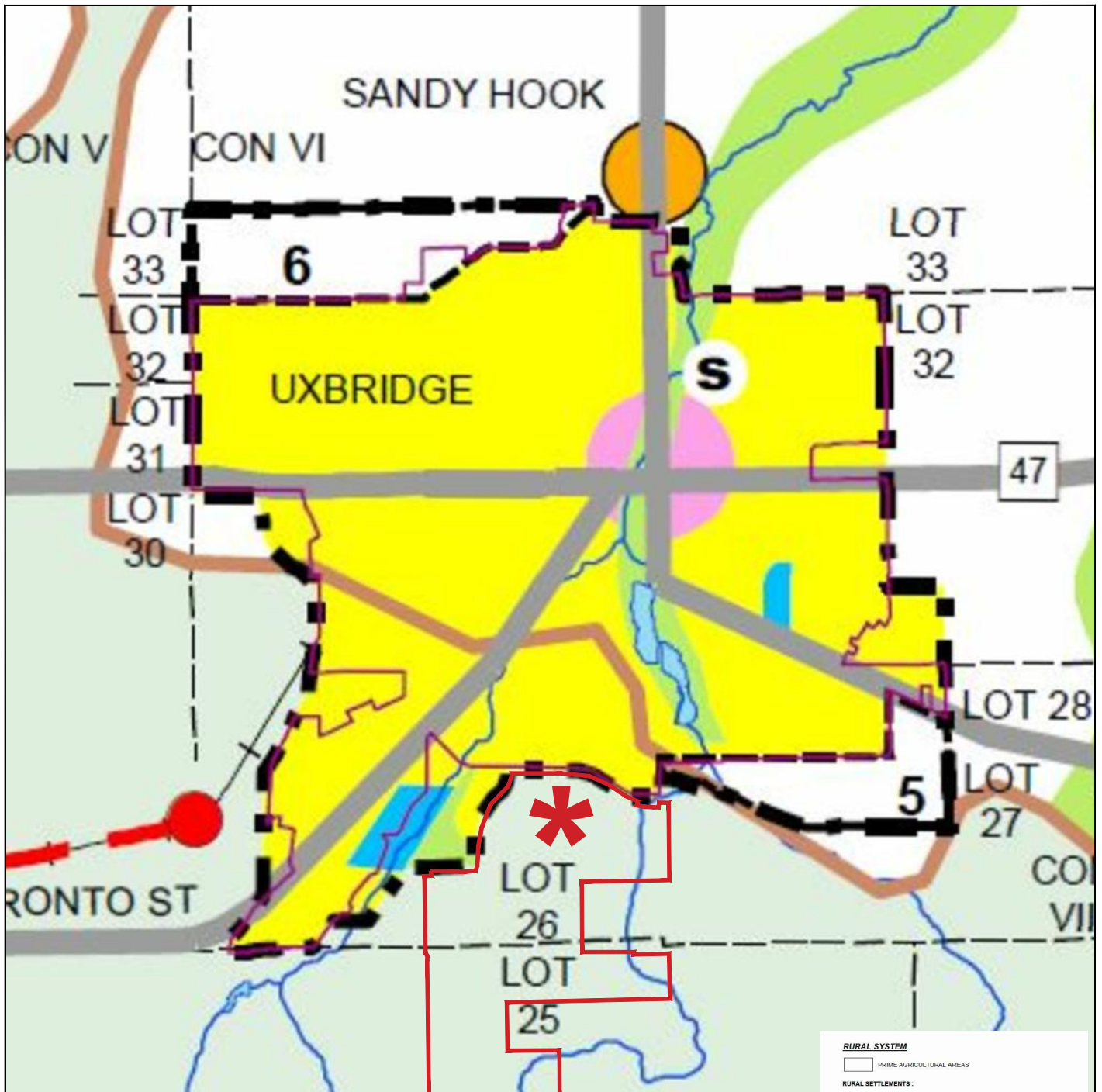
*Applications for a major recreational use shall be accompanied by the appropriate studies and plans as required by the Oak Ridges Moraine Conservation Plan.”*

As discussed in Section 5.3, the proposed development conforms with the policies of the Oak Ridges Moraine Conservation Plan and the Official Plan Amendment applications are supported by the technical studies required by the ORMCP. Referencing the Key Natural Heritage policies of the ORMCP, policy 22 (3) indicates that *“an application for development or site alteration with respect to land within the minimum area of influence that relates to a key natural heritage feature, but outside the key natural heritage feature itself and the related minimum vegetation protection zone, shall be accompanied by a natural heritage evaluation under Section 23.”* Further, the Major Recreation Use policies of the ORMCP indicates that *“An application to establish or expand a Major Recreational Use shall be accompanied by a recreation plan demonstrating that.....*

- e) Green infrastructure and appropriate low impact development techniques will be used to capture and treat runoff from areas within impervious surfaces.”*

In conformity with these policies, the proposed development and planning applications are supported by a Functional Servicing and Stormwater Management Report, including Low Impact Development recommendations, along with Natural Heritage Evaluation investigations. The Low Impact Development Measures are also discussed in the Hydrogeological Investigation and Water Balance report prepared by Burnside.





**TRANSPORTATION SYSTEM**

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

EXISTING		FUTURE
	ARTERIAL ROAD	
	FREEWAY	
	INTERCHANGE	
	GO RAIL	
	GO STATION	

**SPECIAL AREAS**

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

**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
<b>RURAL SETTLEMENTS:</b>	
	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		OAK RIDGES MORAINÉ AREAS
	WATERFRONT AREAS		GREENBELT BOUNDARY
	OAK RIDGES MORAINÉ BOUNDARY		TOURIST ACTIVITY / RECREATIONAL NODE
	OPEN SPACE LINKAGE		WATERFRONT PLACE
			WATERFRONT LINKS



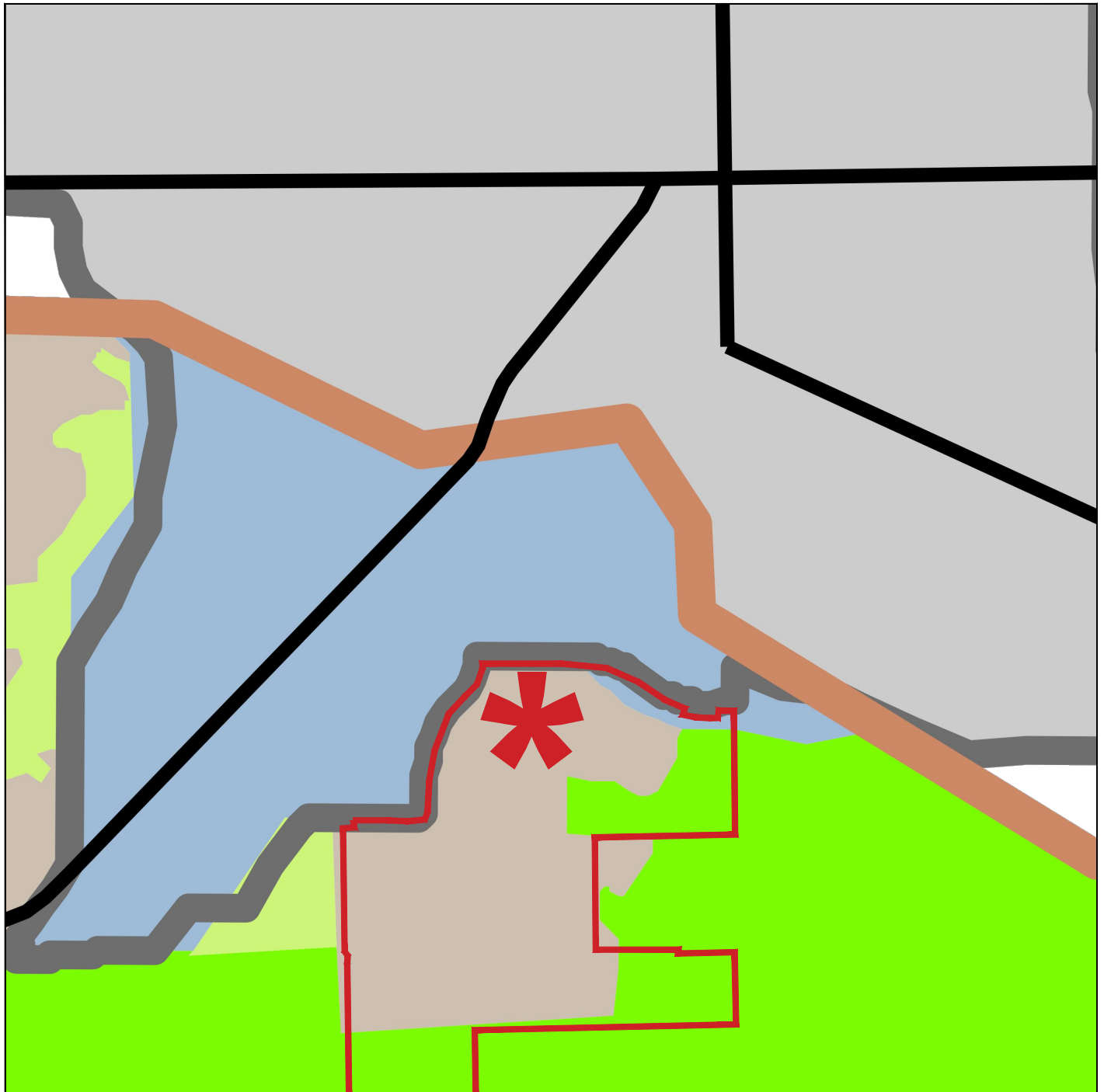
Subject Property  
 Approximate Development Area



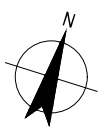
WOODEN STICKS GOLF COURSE  
 SCHEDULE A - MAP A2  
 DURHAM REGION OFFICIAL PLAN

Project No. 11225804  
 Revision A  
 Date OCT. 2022

Figure 05



- NATURAL CORE AREA
- NATURAL LINKAGE AREA
- COUNTRYSIDE AREA
- HAMLET
- SETTLEMENT AREA
- PRIME AGRICULTURE
- OAK RIDGES MORAINÉ CONSERVATION PLAN AREA BOUNDARY
- URBAN AREA
- LANDS APPEALED TO OMB, REFER TO POLICY 14.13.7.



Wooden Sticks Lands  
 Approximate Development Area



**WOODEN STICKS GOLF INC**  
  
 SCHEDULE B - MAP B3  
 OAK RIDGES MORAINÉ LAND USE  
 DURHAM REGION OFFICIAL PLAN

Project No. 11225804  
 Revision A  
 Date OCT. 2022

**Figure 06**

The Wooden Sticks golf course as a Major Recreational Use, including those expansion components considered ancillary to the Golf Course such as restaurant and hotel, subject to a Regional Official Plan Amendment, conform with the intent of the Oak Ridges Moraine Countryside Area policies of the Durham Regional Official Plan.

## 5.4.2 Key Natural Heritage Feature and Hydrologically Sensitive Feature Policies

The Oak Ridges Moraine Areas section of the Durham Regional Official Plan also includes applicable Key Natural Heritage Feature and Hydrologically Sensitive Feature policies. Policy 10B.2.6 states *“Development and site alteration shall be prohibited within key natural heritage features and hydrologically sensitive features and their related minimum vegetation protection zone as identified by the table in Part III of the Oak Ridges Moraine Conservation Plan.”* Policy 10B.2.7 then adds *“An Environmental Impact Study, in accordance with Policy 2.3.43, shall include a natural heritage evaluation and / or a hydrological evaluation, as detailed in the Oak Ridges Moraine Conservation Plan where new development or site alteration is proposed within the minimum area of influence surrounding a key natural heritage feature and / or a hydrologically sensitive feature as identified by the Table in Part III of the Oak Ridges Moraine Conservation Plan....”*

An Environmental Impact Study and Natural Heritage Evaluation has been completed by RJ Burnside in support of the proposed development. Further, a Hydrogeological Assessment and Water Balance has been completed. Details of these investigations are provided in Section 7 of this report.

## 5.4.3 Major Open Space Designation Major Recreational Use Policies

Through pre-consultation review, Regional Planning staff indicated that the Major Recreational Uses policies of the Major Open Space designation were also applicable to the proposed development. Major Recreational Uses Policy 10A.2.8 states *“New and expanding major recreational uses and accessory facilities may be permitted in the Major Open Space Areas by amendment to this Plan, or an area municipal official plan where appropriate policies are in place, in accordance with the requirements of Policy 10A.2.5 and the following:*

- a) a hydrogeological study addressing the protection of water resources;*
- b) a Best Management Practices Report that addresses design, construction and operating considerations, including traffic, minimization of the application of pesticides and fertilizers and a demonstration of how water use and nutrient and biocide will be kept to a minimum, including the establishment and monitoring of targets; and,*
- c) that new natural self-sustaining vegetation be located in areas that maximize the ecological value of the area.”*

Policy 10A.2.9 then adds *“Outside of designated Urban Areas, accessory clubhouses and other accessory and associated uses shall be of a scale to ensure that they remain secondary to the primary use of the major recreational use. Details shall be provided in area municipal official plans and/or Zoning By-laws as appropriate.”*

These policies establish that an expanding Major Recreation Use, such as the hotel proposed for the Wooden Sticks golf course, may be permitted through amendment to the Durham Regional Official Plan. A Hydrogeological Assessment and Water Balance report and Best Management Practices discussion as part of the Functional Servicing and Stormwater Management Report have been prepared in support of the development proposal. Since the proposed Major Recreational Use expansion does not suggest or require any change to the existing golf course fertilizer practices, a specific response to these policies is not applicable. The Wooden Sticks golf course will remain

the primary recreation use and attraction for the subject lands. The proposed hotel will remain ancillary / secondary to the Wooden Sticks Golf Course /Major Recreation Use and will provide accommodation for golfers and other patrons of the Wooden Sticks golf course facilities.

## 5.4.4 Landform Conservation Areas Policies

The Oak Ridges Moraine Conservation Plan section of the Durham Regional Official Plan also includes applicable Landform Conservation Area policies. Policy 10B.2.15 states *“Landform conservation areas are areas consisting of steep slopes and representative landforms that shall be protected for their contribution to ecological integrity and hydrologic function. Landform conservation areas (Category 1 and 2) are shown on Schedule 'B' – Map 'B4', Oak Ridges Moraine Landform Conservation. The Region and area municipalities shall consider landform conservation areas when new development or site alteration is proposed. Applications for development or site alteration proposed in a landform conservation area (Category 1 and 2) shall be accompanied by the appropriate study as required by the Oak Ridges Moraine Conservation Plan....”*

While the landform of the subject property was altered in 2000 at the time of establishing the golf course, clubhouse and parking area, the subject property is located in Landform Conservation Area category 1 on Schedule B – Map B4 to the Durham Regional Official Plan. A Landform Conservation Report has been prepared and is included with the submission material.

It is our opinion that the proposed Major Recreational Use expansion and the Regional Official Plan Amendment application meets the intent of and conforms with the applicable policies of the Durham Regional Official Plan.

## 5.5 Township of Uxbridge Official Plan, 2014

The Wooden Sticks lands are designated 'Oak Ridges Moraine – Countryside Areas' on Schedule 'A' to the Township of Uxbridge Official Plan as illustrated on **Figure 7**. The area proposed for development is outside of the Significant Woodlands Minimum Area of Influence on Schedule 'B' to the Uxbridge Official Plan as illustrated on **Figure 8**. The lands are also subject to site specific Approved Major Recreation Use Policy 2.1.6.7.

### 5.5.1 Oak Ridges Moraine Countryside Areas Designation

Applicable Oak Ridges Moraine Area – Countryside policies are found at Section 1.9 of the Uxbridge Official Plan. Permitted uses policy 1.9.4.3 ii) states *“The following uses are permitted in the Countryside Area designation subject to all the other policies of Section 1.9 of this Plan and the applicable regulations of the Zoning By-law:*

*n) Major Recreational Uses in accordance with the provisions of Section 1.9.9.2 of this Plan....”*

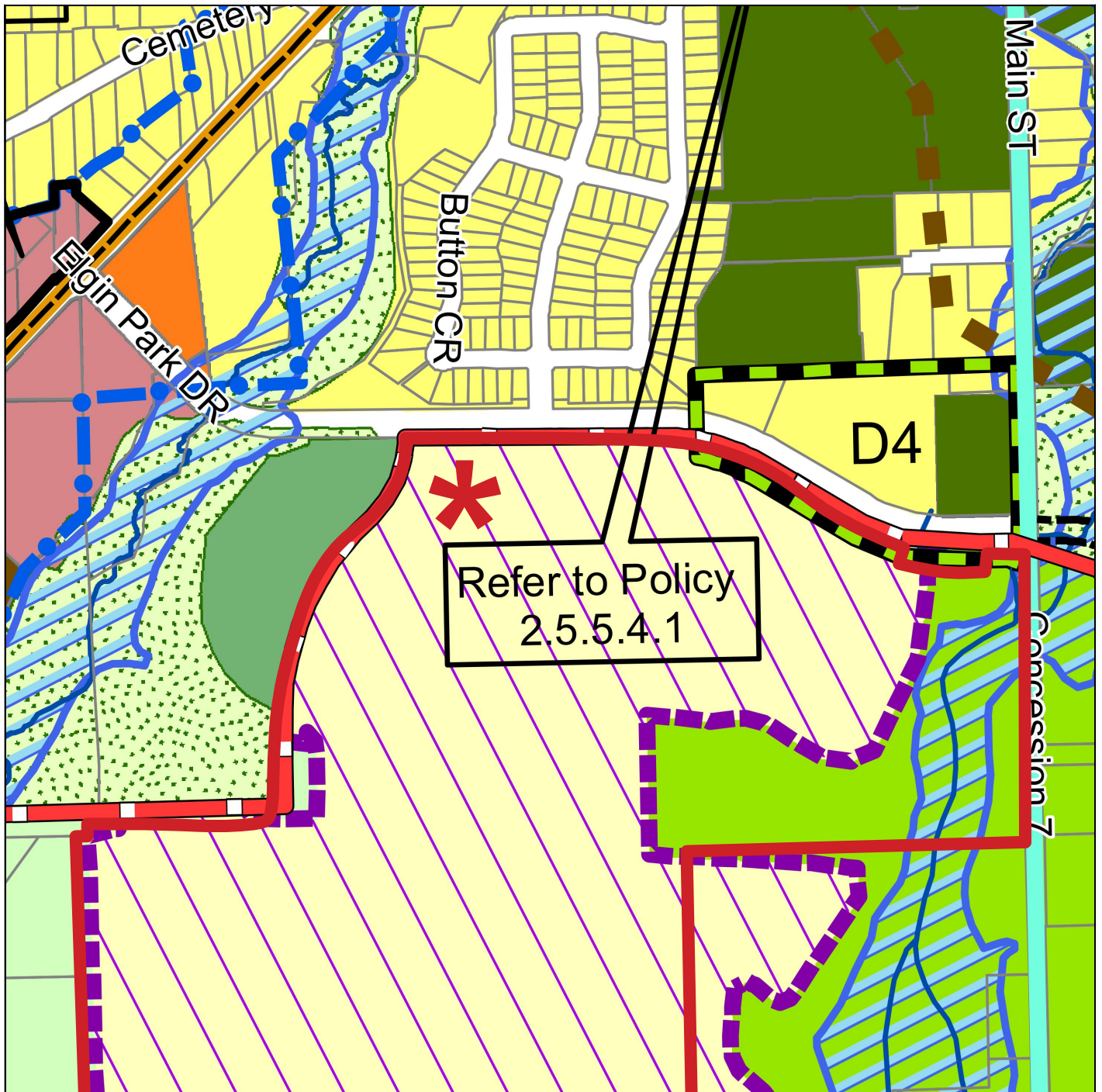
Major Recreational Uses Policy 1.9.9.2 states *“Existing Major Recreational uses in the Countryside Area designation of the Oak Ridges Moraine Conservation Plan Area which have been approved through a Regional Official Plan amendment are designated as “Policy Area 1.9.9.2 Approved Major Recreational Use” on Schedules “A” and “H” and may be zoned to recognize the use as approved in accordance with the Durham Regional Official Plan. Expansions of existing uses, and new uses in the Countryside Area designation of the Oak Ridges Moraine Conservation Plan Area shall conform with the provisions of the Moraine Plan, particularly Section 38, and the Durham Regional Official Plan and shall require an amendment to the Durham Regional Official Plan, this Plan and a Zoning By-law Amendment.”*

Subject to an amendment to the Uxbridge Official Plan, the proposed Major Recreational Use expansion is supported by, and will implement the Oak Ridges Moraine Conservation Plan area policies of the Uxbridge Official Plan.

### 5.5.2 Landform Conservation Areas Policies

Landform Conservation Policy 1.9.5 vi) states *“An application for development or site alteration in any area identified as a Landform Conservation Area Category 1 or 2 on Schedules “B2” and “K” to this Plan shall identify planning, design and construction practices in conformity with the policies for the applicable Landform Conservation Area*

*Category that will keep disturbance of landform character to a minimum in accordance with the provisions of Section 30 of the Moraine Plan....”*



Refer to Policy  
2.5.5.4.1

- |  |   |  |   |
|--|---|--|---|
| <p><b>Transportation</b></p> <ul style="list-style-type: none"> <li> Type A Arterial</li> <li> Type B Arterial</li> <li> Collector Road</li> <li> Regional Transit Spine</li> <li> Potential Future Collector Road</li> <li> Proposed Local Road</li> </ul> <p><b>Natural Heritage</b></p> <ul style="list-style-type: none"> <li> Natural Hazard Area</li> <li> Environmental Constraint Area</li> <li> Watercourses &amp; Waterbodies</li> </ul> | <p><b>Oak Ridges Moraine</b></p> <ul style="list-style-type: none"> <li> Oak Ridges Moraine Conservation Plan Area Boundary</li> <li> Countryside Area</li> <li> Natural Linkage Area</li> <li> Natural Core Area</li> </ul> <p><b>General Land Use</b></p> <ul style="list-style-type: none"> <li> Secondary Plan Area</li> <li> Urban Area Boundary</li> <li> Downtown</li> <li> Main Central Area</li> </ul> | <ul style="list-style-type: none"> <li> Mixed Use Area</li> <li> Brock Street Mixed Use Area</li> <li> Recreational Mixed Use Area</li> <li> Corridor Commercial Area</li> <li> Local Commercial Area</li> <li> Residential Area</li> <li> Residential Area Higher Density</li> <li> Future Residential Area</li> <li> Institutional Area</li> <li> Employment Area</li> <li> Park and Open Space Area</li> <li> Major Open Space Areas</li> <li> Private Open Space Area</li> <li> Cemetery Area</li> </ul> | <ul style="list-style-type: none"> <li> Hamlet Boundary</li> <li> Hamlet Area</li> <li> Rural Estate Area</li> <li> Prime Agricultural Areas</li> <li> Waste Disposal Area</li> <li> Special Policy Area</li> <li> D2</li> <li> Policy Area 2.1.6.7 Approved Major Recreation Use</li> <li> Mixed Use Special Policy Area</li> <li> Lands Subject to 18(6) of the Moraine Plan</li> <li> D2 Deferral</li> </ul> |
|--|---|--|---|



Wooden Sticks Lands  
Approximate Development Area

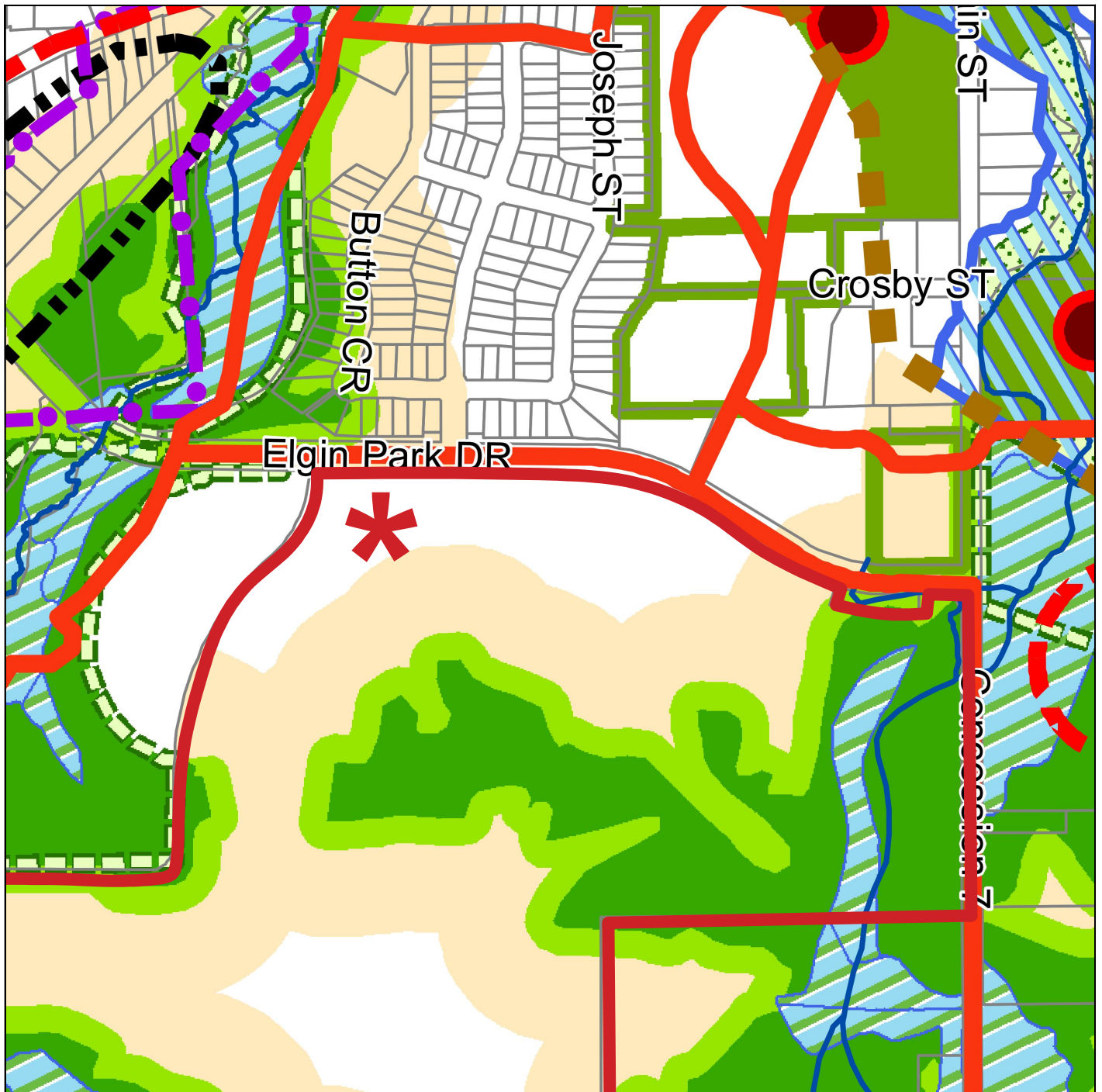


WOODEN STICKS GOLF INC

SCHEDULE A UXBRIDGE URBAN AREA  
LAND USE & TRANSPORTATION PLAN  
TOWNSHIP OF UXBRIDGE OFFICIAL PLAN

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Revision A  
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Figure 07



**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



Wooden Sticks Lands  
 Approximate Development Area



WOODEN STICKS GOLF INC  
**SCHEDULE B - NATURAL HERITAGE SYSTEM & SUPPORTIVE USES**  
 TOWNSHIP OF UXBRIDGE OFFICIAL PLAN

Project No. 11225804  
 Revision A  
 Date OCT 2022

Figure 08

The area proposed for development is identified as Landform Conservation Area Category 1 on Schedule B2 to the Uxbridge Official Plan as illustrated on **Figure 9**.

Policy 1.9.5 vi) then continues *“An application for development or site alteration with respect to land in a landform conservation area (Category 1) shall,*

- a) maintain significant landform features such as steep slopes, kames, kettles, ravines and ridges in their natural undisturbed form;*
- b) limit the portion of the net developable area of the site that is disturbed to not more than 25 per cent of the total area of the site; and*
- c) limit the portion of the net developable area of the site that has impervious surfaces to not more than 15 per cent of the total area of the site.”*

The Landform Conservation Report confirms that the area proposed for development, specifically the expanded parking area has minimal slopes and does not include any significant landform features. Further details are provided in Section 7.5 of this report.

### 5.5.3 Approved Major Recreational Use Policies

The Wooden Sticks lands are also subject to Policy 2.1.6.7 in the Township of Uxbridge Official Plan. Policy 2.1.6.7 states *“Lands outside the Urban Area boundary on Schedule “A” in the Oak Ridges Moraine Conservation Plan Area shall be subject to the policies of Section 1.9 of the Official Plan. However, those lands south of Reach Street identified as a “Special Policy Area” on Schedule “A” may be zoned to permit the use existing as of June 28, 2010.”* The Wooden Sticks Golf Course is zoned accordingly in Uxbridge Zoning By-law 81-19 to permit the golf course use.

### 5.5.4 Oak Ridges Moraine Natural Heritage System Policies

Section 2.3.5 of the Uxbridge Official Plan includes Natural Heritage System policies for lands in the Oak Ridges Moraine such as Wooden Sticks. Policy 2.3.5.1 states *“The Key Natural Heritage and Hydrologically Sensitive Features identified on Schedule “B” and the Vegetative Buffers and Minimum Areas of Influence established in this section will be used in the evaluation of development applications in the Oak Ridges Moraine Conservation Plan Area in accordance with the policies of Section 2.1.6 of this Plan.”* Policy 2.3.5.2 adds *“The Key Natural Heritage and Hydrologically Sensitive Features identified on Schedule “B” include the following natural heritage and hydrologically sensitive features, and related vegetative buffers, as well as areas of influence:*

*i) Natural Heritage Features*

- a) wetlands;*
- b) fish habitat,*
- c) areas of natural and scientific interest (life science);*
- d) significant woodlands; and*
- e) sand barrens, savannahs and tallgrass prairies.*

*The following additional features are to be identified using the criteria established by the Province of Ontario:*

- a) significant portions of the habitat of endangered, rare and threatened species;*
- b) significant valley lands; and,*
- c) significant wildlife habitat.*

*ii) Hydrologically Sensitive Features*

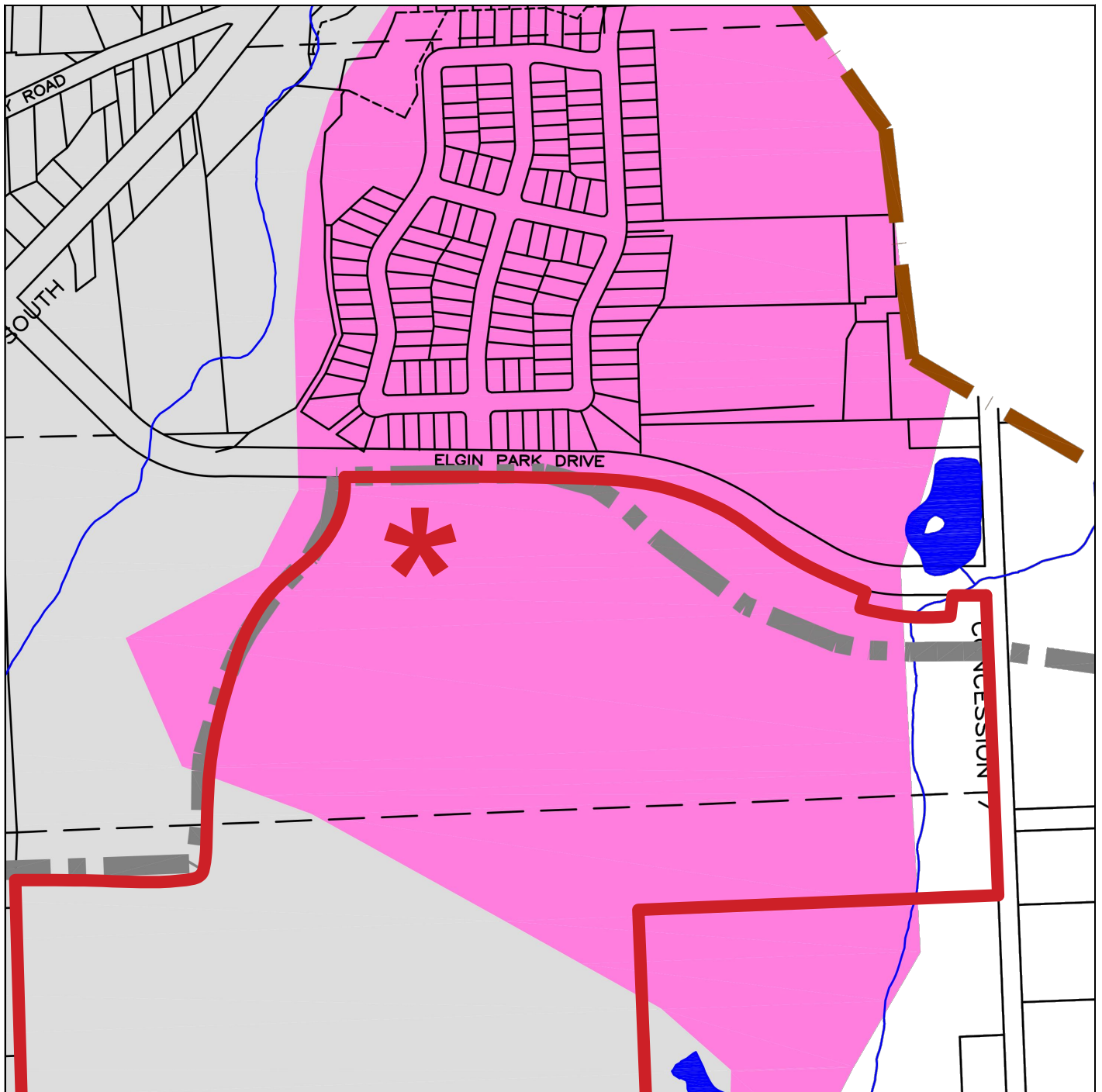








*a) permanent and intermittent streams;*

*b) wetlands; and,*

*c) kettle lakes.”*

An Environmental Impact Study and Natural Heritage Evaluation has been prepared in response to these Natural Heritage System policies of the Uxbridge Official Plan.



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



 Wooden Sticks Lands  
Approximate Development Area



WOODEN STICKS GOLF INC  
**SCHEDULE B2 - OAK RIDGES  
 MORaine CONSERVATION PLAN**  
 TOWNSHIP OF UXBRIDGE OFFICIAL PLAN

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 Revision A  
 Date OCT. 2022

Figure 09

## 5.6 Lake Simcoe Protection Plan, 2009

The subject lands are located within the Lake Simcoe Watershed Boundary and are therefore subject to the policies of the Lake Simcoe Protection Plan (LSPP). Chapter 4 of the LSPP provides policies related to Water Quality, intended to identify and address sources that cause water quality impairment and to enhance existing water quality. Policy 4.8-DP states that *“an application for major development shall be accompanied by a stormwater management plan that demonstrates:*

- a. Consistency with stormwater management master plans prepared under Policy 4.5, when completed;*
- b. Consistency with sub-watershed evaluations prepared under Policy 8.3 and water budgets prepared under Policy 5.2, when completed;*
- c. An integrated treatment train approach will be used to minimize stormwater management flows and reliance on end of pipe controls through measures including source controls, lot level controls and conveyance techniques, such as grass swales;*
- d. Through an evaluation of anticipated changes in the water balance between pre-development and post-development, how such changes shall be minimized; and,*
- e. Through an evaluation of anticipated changes in phosphorus loadings between pre-development and post-development, how the loadings shall be minimized.”*

The proposed development is supported by a Functional Servicing and Stormwater Management Report, and this report includes discussion in response to the applicable Chapter 4 policies of the LSPP. Specifically, Section 5.3 of the FSSR discusses a treatment train approach and selected Low Impact Development measures, and Section 5.7 discusses phosphorus management. Further, a Hydrogeological Investigation and Water Balance has been prepared which evaluates changes in water balance between pre and post development and discusses measures to minimize change.

Chapter 5 of the Lake Simcoe Protection Plan includes policies for Water Supply and Water Conservation and Efficiency. Policy 5.6-DP states *“An application to establish or expand a major recreational use shall be accompanied by a recreation water use plan that demonstrates:*

- a. water use for maintenance or snow-making or both are kept to a minimum;*
- b. grassed, watered and manicured areas are limited to sports fields surfaces, golf fairways, tees and greens, and landscaped areas around buildings and structures; grass mixtures that require minimal watering and upkeep will be used for sports fields and golf fairways where applicable;*
- c. crossings of intermittent and permanent streams are kept to a minimum;*
- d. water-conserving technologies (such as low-flow toilets and shower heads) are used in clubhouses and restaurants where applicable;*
- e. water-conserving technologies (such as timed irrigation systems designed to reduce evaporation losses, and recycling of water from under greens) are used in the irrigation and watering of sports field surfaces, golf fairways, tees and greens, and landscaped areas around buildings and structures, where applicable;*
- f. other water conservation technologies (such as rainwater harvesting or reuse of stormwater) will be used to reduce water use; and*
- g. stormwater treatment facilities are used to capture and treat runoff from areas with impervious surfaces.*

The proposed hotel does not change or alter any existing golf course water usage for maintenance purposes. The proposed hotel also does not propose any new crossing of a watercourse. Therefore, a specific Recreation Water Use Plan was not identified as a submission requirement through pre-consultation review and has not been prepared. The proposed development is however supported by a Functional Servicing and Stormwater Management Report which references stormwater management / low impact development techniques.

## 6. Land Use Considerations

### 6.1 Major Recreational Use Expansion in the Oak Ridges Moraine

The policies of the Countryside Areas designation of the Oak Ridges Moraine Conservation Plan and Durham Regional Official Plan permit expansion of a Major Recreational Use, such as a golf course. Applicable to Wooden Sticks, there are no changes proposed to the actual golf course use and operation as a result of the proposed hotel development. The proposed development is limited to a new hotel and parking area on an area of the Wooden Sticks lands that was previously disturbed and altered when the golf course use was established in 2000. It is our opinion that this type of expansion to the Wooden Sticks golf course / Major Recreation Use, to compliment the current primary use, is appropriate and conforms with the intent of the applicable policies of the Oak Ridges Moraine Conservation Plan and Durham Regional Official Plan.

### 6.2 Environment and Natural Heritage Review

The subject lands are located in the Oak Ridges Moraine and in consultation with the Lake Simcoe Region Conservation Authority, it was determined that a scoped Environmental Impact Study would be required in order to assess any potential for impact to nearby natural heritage features as a result of the proposed development. In the vicinity of the proposed development, the subject lands contain Natural Heritage Features, including woodlands located to the west of the proposed hotel building

RJ Burnside prepared a scoped Environmental Impact Study (EIS) and Natural Heritage Evaluation dated November 2022. The EIS determined that there are no significant wetlands, valley land, woodlands or areas of Scientific Interest within, or immediately adjacent to the study area. The EIS does note that the woodland will be impacted but does not meet the requirement to be designated a 'significant' woodland. More specifically, the EIS notes that three vegetation communities were recorded in the study area, but none were classified as rare. A total of 0.15 hectares of woodland is proposed for removal, however the proposed removal does not meet the Conservation Authority requirements for offsetting.

### 6.3 Connection to Regional Services along Elgin Park Drive

The Wooden Sticks golf course is currently serviced by rural, on-site water and wastewater services. In 2019, Durham Region introduced Regional Official Plan Amendment No.175 (ROPA 175) to permit water and sewer service connections in certain circumstances for properties abutting municipal services outside of the Urban Area. ROPA 175 was adopted by Regional Council in September 2019. ROPA 175 enables properties which abut regional water and sanitary sewer infrastructure outside the Urban Area Boundary to connect to the Regional services if the connection is technically feasible, to the satisfaction of the Region. More specifically, Policy 5.4.8 of the Regional Official Plan states *"Notwithstanding Section 5.3, or any other policy of this plan to the contrary, a municipal water and/or sanitary sewer connection may be permitted outside the urban area boundary:*

- a. *To a legally existing use;*
- b. *For a vacant lot of record that meets the requirements of applicable law for a building permit;*
- c. *Within the Greenbelt Plan area, for a vacant lot of record that meets the requirements of applicable law for a building permit for a single dwelling only; or*
- d. *Where lot creation is permitted by this plan, subject to conforming to the applicable Regional lot sizing policies related to private services.*

*For a property to be considered under this policy, it shall directly abut a municipal watermain or sanitary sewer service within a public right of way or easement, and the connection shall be technically feasible, to the satisfaction of the Region.”*

The Wooden Sticks lands are located outside of the Uxbridge Urban Area. As applicable to Wooden Sticks, there are water and wastewater services located along Elgin Park Drive, immediately abutting the subject lands. As permitted by this policy, the hotel development proposes to connect to, and be serviced by the Municipal water and wastewater services along Elgin Park Drive. The details of these proposed service connections are provided in the Functional Servicing and Stormwater Management Report prepared by GHD.

## **6.4 Access and On-Site Parking**

The current site access driveway from Elgin Park Drive will continue to be utilized for the proposed development.

Wooden Sticks golf course currently has 194 on-site parking spaces as illustrated on **Figure 2**. The proposed development includes a revised total of 328 parking spaces, located both east and west of the internal driveway access from Elgin Park Drive. The Township of Uxbridge Zoning By-law 81-19 requires a total of 225 parking spaces for the golf course, restaurant / banquet facility and hotel use. An additional 103 parking spaces above what is required by the Township Zoning By-law is therefore proposed for this development.

A Transportation Study is included with the submission, detailing the specific access and parking measures and requirements.

# 7. Supporting Investigations and Report

## 7.1 Functional Servicing and Stormwater Management

GHD prepared a Functional Servicing and Stormwater Management Report (FSSR) dated November 2022. The GHD FSSR states that under existing conditions the area adjacent to Elgin Park Drive slopes in an east to west direction towards the woodlands to the west and then to a watercourse 250 metres to the west. The area of the expanded parking lot drains / slopes to the east, away from the site. The FSSR indicates that stormwater runoff from the new parking area will be drained over the surface of the parking lot to a swale that will be located adjacent to the eastern edge of the parking lot. Stormwater runoff from the new hotel building will be drained via downspouts and directed towards a swale in the open area to the north.

The FSSR indicates that a 200 mm sanitary sewer is located adjacent to the property along Elgin Park Drive. The proposed hotel will be serviced by a new 200 mm diameter sanitary sewer and the proposed sanitary sewer system will connect to an existing sanitary sewer manhole located in the south boulevard of Elgin Park Drive, west of the site. The FSSR also indicates that the existing water distribution system comprises a 300 mm watermain along Elgin Park Drive. A domestic 100 mm watermain and a 150 mm firemain are proposed to satisfy the water distribution requirements for the site.

The FSSR concludes that municipal services are available to the proposed development from Elgin Park Drive and that the proposed development can be serviced in accordance with Township and Region engineering standards.

### 7.1.1 Best Management Practices Report

The FSSR also includes a Best Management Practices section. This includes a review of stormwater management and Low Impact Development 'best practices' and evaluates the application and suitability of each practice and Low Impact Development measure across lot level, conveyance systems and end of pipe arrangements.

## 7.2 Scoped Environmental Impact Study and Natural Heritage Evaluation

The policies of the Oak Ridges Moraine Conservation Plan, the Durham Regional Official Plan and the Uxbridge Official Plan all require the preparation of an Environmental Impact Study and Natural Heritage Evaluation for a proposed development in the Oak Ridges Moraine. RJ Burnside prepared a scoped Environmental Impact Study (EIS) in support of the proposed development dated November 2022. The EIS was prepared based on a Terms of Reference approved by the Lake Simcoe Conservation Authority (LSRCA) in November 2021 and was prepared to assess the quality and extent of natural heritage features on, and adjacent to the subject property and the potential impacts to these features as a result of the proposed development.

Burnside completed a background review, ecological field survey and wildlife and 'species at risk' screenings. The EIS did not identify any significant vegetation communities within the study area. Further, the EIS states that there are no significant wetlands, valley land, woodlands or Areas of Scientific Interest within, or immediately adjacent to the study area. While a woodland will be impacted by the hotel construction, Burnside indicates that this woodland does not meet the requirement to be designated as 'significant' because it is less than 4 hectares in size and is disconnected by more than 20 metres from other woodland communities.

The EIS provides recommendations for mitigation measures and concludes that the proposed development is small in scale and potential for impacts to the surrounding lands will be minimal.

## 7.3 Hydrogeological Assessment and Water Balance

RJ Burnside prepared a Hydrogeological Assessment and Water Balance dated November 2022. The purpose of the study was to characterize the geological and hydrogeological conditions in the study area, identify potential development impacts on the local groundwater and surface water conditions, and identify potential constraints for construction related to the local soil and groundwater conditions.

The report noted that groundwater was encountered at depths of more than 10 metres below grade and very little seasonal variation was observed in the groundwater levels. A water balance assessment was completed to determine the potential impacts to recharge conditions in the study area as a result of the proposed development. With no mitigation measures, the proposed development has the potential to reduce infiltration by approximately 1,200 metres cubed per year in the study area. As part of the stormwater management plans, it is proposed to direct runoff from the new parking area and the hotel roof to infiltration swales, which will be designed to infiltrate the 25 mm storm event. With implementation of these measures, a potential 40% increase in infiltration from pre-development conditions is anticipated.

## 7.4 Landform Conservation Report

GHD prepared a Landform Conservation Report in response to the policies of the Oak Ridges Moraine Conservation Plan. This report confirms that the area proposed for development was previously disturbed and altered in 2000 when the Wooden Sticks golf course use was established. The report also confirms that the existing slopes in the area proposed for development, specifically the expanded parking area, are minimal. The report concludes that the proposed development will not significantly alter or impact any current landform areas or features.

## 7.5 Transportation Study

RJ Burnside prepared a Transportation Study dated November 2022. The purpose of the Transportation Study was to determine the traffic related impacts from the proposed development on the roadway system, assess the proposed site access parking configuration and review emergency and waste collection vehicle access to the proposed development. A Transportation Study terms of reference was approved by the Township of Uxbridge.

The Transportation Study reviewed the site access from Elgin Park Drive intersection and factored background traffic generated by nearby existing developments. The Burnside Study determined that under existing and future traffic conditions, during both peak hours, all study intersections are currently and are forecasted to operate with excess capacity, level of service (LOS) B or better and queues are within their respective storage or link distances. No road network improvements are required as a result of the development. The Burnside Study also concludes that the site is well designed to accommodate all modes of travel. A maneuvering analysis confirms that a private refuse truck and delivery truck can access the proposed loading spaces shown on the site plan.

The Burnside study also includes a review of Transportation Demand Management to further facilitate other modes of travel and reduce vehicle trips and parking demand. The proposed vehicle parking supply was reviewed under a typical operations and seasonal worst-case scenario. This resulted in a surplus of 103 to 201 spaces, exceeding the Township's Zoning By-law requirements. Two loading spaces are also proposed which meets the Township Zoning By-law requirements.

## 8. Conclusion

An expansion to the Major Recreation Use / Wooden Sticks golf course consisting of a 4 – 5 storey hotel is proposed for the subject property. An expansion to a Major Recreational Use requires an amendment to the Durham Regional Official Plan, Township of Uxbridge Official Plan and Township of Uxbridge Zoning By-law.

This report contains an analysis of the relevant Provincial and Regional Planning policies and confirms that the proposed development will implement the Major Recreational Use policies of the Oak Ridges Moraine conservation Plan and the Durham Regional Official Plan. Our review also confirms that the proposed development conforms to the Uxbridge Official Plan policies for development in the Oak Ridges Moraine.

The proposed development and planning applications will implement and are supported by the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe and the Oak Ridges Moraine Conservation Plan. The proposed hotel development represents an appropriate ancillary use component to the Wooden Sticks golf course. The proposed development can also be serviced and connect to municipal services located along Elgin Park Drive.

The proposed development is appropriate for the subject property. It is our planning opinion that the Official Plan Amendment and Zoning By-law Amendment applications to permit the development as proposed represents good planning and can be supported from a land use planning perspective.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'S. Waterhouse', written in a cursive style.

Scott Waterhouse, RPP



# Appendices

# **Appendix A**

**Township of Uxbridge Zoning By-Law 81-19  
– OS-11 Zone Provisions**

**4: ZONE PROVISIONS****4.3 RECREATIONAL OPEN SPACE (OS) ZONE****4.3.1 PERMITTED USES**

No person shall within the Recreational Open Space (OS) Zone use any land or erect, alter or use any building or structure except for one or more of the following uses:

- a. Residential Uses
  - i. a single-family dwelling house or a dwelling unit in a portion of a non-residential building shall only be permitted where such dwelling is ancillary to a permitted non-residential use and occupied by the owner, caretaker, watchman or other similar person, and his family, engaged in the main non-residential operation on the same lands.
- b. Non-Residential Uses
  - i. conservation, agriculture, forestry, reforestation, bird sanctuaries, wildlife reserves, or other similar passive uses which provide for the preservation and management of the natural environment.
  - ii. a conservation area;
  - iii. a farm;
  - iv. a golf course
  - v. a home occupation in accordance with the provisions of Section 5.10 hereof and a home industry use in accordance with the provisions of Section 5.30 hereof;
  - vi. a private recreational park; and
  - vii. a public use in accordance with the provisions of Section 5.18 hereof.
- c. Accessory Uses
 

Uses, buildings and structures accessory to any of the foregoing listed permitted uses are permitted provided such are in accordance with the provisions of Section 5.1 hereof.

(B/L Nos.  
2010-079  
2011-036)

**4.3.2 REGULATIONS FOR PERMITTED RESIDENTIAL USES****4.3.2.1 SINGLE-FAMILY DWELLING HOUSE**

- a. Minimum Yard Requirements
  - i. Front Yard Depth 15 metres
  - ii. Exterior Side Yard Width 15 metres
  - iii. Interior Side Yard Width 6 metres
  - iv. Rear Yard Depth 15 metres
- b. Minimum Gross Floor Area Requirements 110 metres
- c. Minimum Setback from Street Centreline
  - i. Provincial Highway 33 metres

**4: ZONE PROVISIONS****4.3 RECREATIONAL OPEN SPACE (OS) ZONE**

- |      |   |           |
|------|---|-----------|
| ii.  | Regional Road - Type "A"                  | 33 metres |
| iii. | Regional Road - Type "B"                  | 28 metres |
| iv.  | Township Road                             | 25 metres |
| d.   | Maximum Number of Dwelling Houses per Lot | 1         |
| e.   | Maximum Height of Buildings               | 10 metres |

**4.3.2.2 DWELLING UNIT IN PORTION OF NON-RESIDENTIAL BUILDING**

- a. Maximum Number of Dwelling Units

One dwelling unit may be permitted in a portion of a permitted non-residential building in accordance with the requirements for the permitted non-residential building in which such dwelling unit is located.

- b. Minimum Gross Floor Area Per Dwelling Unit

- |      |   |                  |
|------|---|------------------|
| i.   | Bachelor Dwelling Unit                          | 31 square metres |
| ii.  | One Bedroom Dwelling Unit                       | 43 square metres |
| iii. | Two Bedroom Dwelling Unit                       | 55 square metres |
| iv.  | Dwelling Unit Containing Three or More Bedrooms | 65 square metres |

**4.3.3 REGULATIONS FOR PERMITTED NON-RESIDENTIAL USES**

- |    |   |             |
|----|---|-------------|
| a. | Minimum Lot Area Requirement              | 10 hectares |
| b. | Minimum Lot Frontage Requirement          | 100 metres  |
| c. | Minimum Yard Requirement                  |             |
|    | i. Front Yard Depth                       | 15 metres   |
|    | ii. Exterior Side Yard Width              | 15 metres   |
|    | iii. Interior Side Yard Width             | 15 metres   |
|    | iv. Rear Yard Depth                       | 15 metres   |
| d. | Maximum Lot Coverage of All Buildings     | 30 per cent |
| e. | Minimum Setback from Street Centreline    |             |
|    | i. Provincial Highway                     | 33 metres   |
|    | ii. Regional Road - Type "A"              | 33 metres   |
|    | iii. Regional Road - Type "B"             | 28 metres   |
|    | iv. Township Road                         | 25 metres   |
| f. | Minimum Landscaped Open Space Requirement | 20 per cent |
| g. | Maximum Height of Buildings               | 10 metres   |

**4.3.4 GENERAL ZONE PROVISIONS**

All provisions of Section 5 of this By-law where applicable to the use of any land, building or structure permitted within the Recreational Open Space (OS) Zone shall apply and be complied with.

## 4: ZONE PROVISIONS

### 4.3 RECREATIONAL OPEN SPACE (OS) ZONE

(B/L No. 89-3) Notwithstanding any other provision of the Recreational Open Space (OS) Zone as set forth under Section 4.3.1 hereof to the contrary, within the Recreational Open Space Exception No. 6 (OS-6) Zone, located in part of Lots 5 and 6, Concession VII and VIII, in the former Township of Uxbridge, the uses permitted shall be restricted to that of conservation, forestry, reforestation and landscaped open space and shall exclude any buildings or structures except for public uses in accordance with the provisions of Section 5.1 hereof.

#### 4.3.5.7 RECREATIONAL OPEN SPACE EXCEPTION NO. 7 (OS-7) ZONE

(B/L Nos. 90-107, 99-028, 99-159) Within the Recreational Open Space Exception No. 7 (OS-7) Zone, located in Part of Lots 9 and 10, Concession 1, in the Township of Uxbridge, the applicable provisions of the Recreational Open Space (OS) Zone shall apply save and except as specifically noted below in which case the following provisions shall apply and be complied with:

- i. The provisions of Sections 4.3.1 b.iii, 4.3.1 b.v, and 4.3.1 b.vi of Zoning By-law No. 81-19, as otherwise amended, shall not apply.

#### 4.3.5.8 RECREATIONAL OPEN SPACE EXCEPTION NO. 8 (OS-8) ZONE

(B/L Nos. 90-119, 91-105) Notwithstanding the provisions of Section 4.3.1 of Zoning By-law No.81-19, as otherwise amended, within the Recreational Open Space Exception No. 8 (OS-8) Zone located on the north side of Brock Street immediately west of Quaker Village Drive only the following uses shall be permitted:

- i. a public use in accordance with the provisions of Section 5.18 of Zoning By-law No. 81-19.
- ii. conservation, reforestation or other similar passive uses which provide for the preservation and management of the natural environment.

#### 4.3.5.9 RECREATIONAL OPEN SPACE EXCEPTION NO. 9 (OS-9) ZONE

(B/L Nos. 92-39, 2001-125, 2002-164) a. Within the Recreation Open Space Exception No. 9 (OS-9) Zone, located in Part of Lots 6, 7, and 8 Concession 3, in the Township of Uxbridge, the applicable provisions of the Recreational Open Space (OS) Zone shall apply save and except as specifically noted below in which case the following provisions shall apply and be complied with:

- i. The provisions of Sections 4.3.1 b.v, and 4.3.1 b.vi of Zoning By-law No. 81-19, as otherwise amended, shall not apply.

4.3.5.10 [Empty]

#### 4.3.5.11 RECREATION OPEN SPACE EXCEPTION NO. 11 (OS-11) ZONE

(B/L Nos. 93-100, 99-177, 2000-016) Within the Recreational Open Space Exception No. 11 (OS-11) Zone, located in part of Lots 23, 24, 25, 26 and 27, Concession 6, in the Township of Uxbridge, the applicable provisions of the Recreational Open Space (OS) Zone shall apply save and except as specifically noted below in which case the following provisions shall apply and be complied with:

- a. Delete “agriculture” from the list of Non-residential uses in Section 4.3.1 b.i.
- b. The provisions of Section 4.3.1 b.iii, 4.3.1 b.v and 4.3.1 b.vi of Zoning By-law No. 81-19, as otherwise amended, shall not apply.

## 4: ZONE PROVISIONS

### 4.3 RECREATIONAL OPEN SPACE (OS) ZONE

c. The following additional provisions shall apply for a golf course use:

- i. Minimum Setback from the Centre 45 metres  
point of a golf green to any road, street  
or property boundary
- ii. Minimum perimeter passive use 10 metres on perimeter of  
area where uses shall be limited to OS-11 Zone except where it  
conservation, forestry, reforestation, abuts the EP-16 Zone or a  
bird sanctuaries, wildlife reserves private right-of-way is  
or other similar passive uses for the located  
preservation and management of the  
natural environment and public  
uses in accordance with the provisions  
of Section 5.18 hereof.

d. Accessory Guest Cabins

Within that portion of the OS-11 Zone located in part of Lot 27, Concession 6 only, a maximum of six (6) guest cabins, accessory to and an integral part of the golf course located within the OS-11 Zone, shall be permitted but only for the overnight accommodation of guests of the golf course, subject to the following provisions:

- i. maximum gross floor area of each cabin 75 square metres
- ii. minimum side yard width  
from east limit of OS-11 Zone 200 metres  
from west limit of OS-11 Zone 50 metres
- iii. there shall be no cooking facilities in the guest cabins.

#### 4.3.5.12 RECREATIONAL COMMERCIAL EXCEPTION NO. 12 (OS-12) ZONE

(B/L Nos.  
2004-192  
2007-075)

a. Within the Recreational Open Space Exception No. 12 (OS-12) Zone, located in Part of Lots 16, 17 and 18, Concession 4, in the Township of Uxbridge, and shown on Schedule "A3" of Zoning By-law 81-19, as amended, notwithstanding any other provisions of the Recreational Open Space (OS) Zone to the contrary, no person shall use any land or erect, alter or use any building or structure except in accordance with the following provisions:

- i. Permitted Uses
  - a golf course;
  - buildings, structures and uses accessory to a golf course including a club house and driving range;
  - a public use in accordance with the provisions of Section 5.18 hereof;
  - communal water and wastewater facilities;
  - fish, wildlife and forest management;
  - conservation projects and flood and erosion control projects;
  - agricultural uses; and,
  - stormwater management facilities.
- ii. The following provisions in addition to the provisions of Section 4.3.3:
  - Minimum setback from the centre 45 metres  
point of any golf green to any road,  
street or property boundary

