

**AMENDMENT NO. 50
TO THE
OFFICIAL PLAN
FOR THE
TOWNSHIP OF UXBRIDGE**

(Five Year Review including Provincial Growth Plan Conformity Exercise)

Draft May 2010

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INDEX

STATEMENT OF COMPONENTS	i
PART ONE - INTRODUCTION	1
1.0 Purpose	1
2.0 Location	1
3.0 Basis	1
PART TWO - THE AMENDMENT	2
1.0 Purpose	2
2.0 The Amendment	2
3.0 Implementation and Interpretation	4
THE APPENDICES	

STATEMENT OF COMPONENTS

PART ONE - INTRODUCTION is included for information purposes and is not an operative part of this Official Plan Amendment.

PART TWO - THE AMENDMENT, consisting of the text and schedules attached hereto, is an operative part of this Official Plan Amendment.

THE APPENDICES are not an operative part of this Official Plan Amendment.

PART ONE - INTRODUCTION

1. PURPOSE

The purpose of Amendment No. 50 is to amend to amend the provisions of the Township of Uxbridge Official Plan, under Section 26 of the Planning Act, R.S.O.1990, c.P.13 to implement the results of the Five Year Review of the Official Plan, including the Provincial Growth Plan conformity exercise.

2. LOCATION

This Amendment applies to the lands in the Uxbridge Urban Area of the Township of Uxbridge.

3. BASIS

Recent amendments to the Planning Act permit municipalities to regulate the external design of buildings and control the placement of sustainable design elements on adjoining roads through site plan control, if the official plan contains policies relating to such matters.

Urban design and concern with sustainable development have always been a significant issue in the Uxbridge Urban Area, given its heritage character, location on the Uxbridge Brook and proximity to the Oak Ridges Moraine and the Green Belt. The Uxbridge Urban Area Secondary Plan already reflects these directions as it includes detailed policies related to urban design in Section 2.4, Community Design Strategy, and to the environment in Section 2.3, Natural Heritage System. However, the concern with urban design and the environment has become more significant because of the amount of intensification which the Urban Area is experiencing, and is expected to continue to experience, given the restrictions on any expansion of the urban boundary. There is a need for additional tools to assist in ensuring the new development is in harmony with the heritage of the community, and is sustainable.

In this context, Council considers it essential to have the ability to provide for more sustainable development and improved urban design through site plan control. While the Uxbridge Urban Area is still a small town, it must deal with urban style development. Urban regulations are important to control the more intensive, urban development which is occurring in the Uxbridge Urban Area. These policies should also include additional urban design policies to provide direction in the implementation of the new controls.

PART TWO - THE AMENDMENT

1. PURPOSE

The purpose of Amendment No. 50 is to amend the Official Plan to permit, in the Uxbridge Urban Area, the regulation through Site Plan Control of the external design of buildings and the placement of sustainable design elements on adjoining roads, and to include in the Community Design Strategy of the Uxbridge Urban Area, additional direction related to external building design.

2. THE AMENDMENT

The Official Plan of the Township of Uxbridge is hereby amended as follows:

2.1 Section 1.1.3

- i) In the first sentence, capitalize the “o” after “Durham Regional”.

2.2 Section 1.2

- i) after the first sentence, add the words “The vision for the Downtown was further developed in the Downtown Vision and Action Plan in 2009.”
- ii) after the first sentence, delete the word “The” and add “These directions”.

2.3 Renumber Section 1.2.2 as Section 1.2.3.

2.4 After Section 1.2.1 Community Vision, add a new Section 1.2.2 as follows:

1.2.2 Downtown Vision

Downtown Uxbridge is the vibrant focus of a thriving small town set in rolling hills and reflecting its strong agricultural heritage.

There is an active street scene, with people - residents and visitors - shopping, browsing, enjoying the company of friends in restaurants and cafes, and strolling

along pleasant and attractive streets. A range of stores, more varied and attractive than in the past, and other commercial enterprises, many run by local entrepreneurs, has made it attractive as a place to shop and conduct business. Vacant stores are a thing of the past. The pedestrian orientation of the downtown streets is evident from the modest flow of traffic, with few trucks. A small park, or “town square” in the centre of town provides a focal point for community activities, or for simply relaxing in a pleasant park setting. The town’s farming roots are evident from the colourful farmer’s market that attracts both residents and visitors, and provides a valuable means for area farmers to offer their produce. A grocery in the downtown provides essentials without the need for a car.

The Uxbridge Brook, once completely out of sight in the downtown area, is once again visible, providing an attractive natural feature to complement the large shade trees along the main streets. The streets themselves reflect Uxbridge’s heritage and history, with buildings that have had their exteriors remodeled or renovated in keeping with established heritage guidelines, and signage and street furnishings in tasteful harmony. The rear aspects of buildings facing public areas are no longer an eyesore. The older heritage buildings are complemented by some newer structures (some replacing eyesores or deteriorating buildings), some of which may be more modern in design, but enhance the character of the town.

Uxbridge’s reputation as an intensively artistic community is evident from the many works of public art installed around the town, giving it a unique character. And its designation as “The Trail Capital of Canada” is evident from the extensions of the extensive trail system that reach into the downtown, enabling people to walk or bicycle from downtown into surrounding natural areas. Ease of access is provided through numerous public parking areas, well-marked and attractive in design and landscaping. Similarly, ease of access for the physically challenged is provided at most stores and all public facilities. The downtown has a diversified population of residents, with accommodation suited to varying economic levels.

In short, downtown Uxbridge is a place that attracts visitors and tourists, and tempts travelers to stop and explore, with appropriate accommodation for those who wish to stay overnight. The downtown offers a good livelihood to business enterprises located there, and provides a commercial and recreational focus for residents.

Uxbridge is a small town in a rural community, with a downtown that has become an attractive destination for visitors and an effective focus for residents, through a

bold approach by the Council and the community, including enlightened planning, good design and wise investment of resources.

2.5 Section 1.3.7

- i) capitalize the “O” in Goals and Objectives in the first sentence.

2.6 Section 1.3.7 (e)

- i) Add the words “or development permit by-law,” after the words “comprehensive Zoning By-law”.

2.7 Section 1.3.7

- i) Add a new paragraph after item (j), “In addition, the Township will explore Regional involvement in any Community Improvement Plan through the Regional Revitalization Program (RRP). The RRP invests in Community Improvement projects which advance the goals and policies of the Durham Regional Official Plan and are designed to achieve positive economic and community objectives.”

2.8 Section 1.4, in the title

- i) Add the word “Cultural” before the word “Heritage”
- ii) Add the word “Resource” before the word “Conservation”.

2.9 Section 1.4.1

- i) Delete the “(a)” at the beginning of the first sentence;
- ii) In the first sentence after the words “Township Council recognizes the”, delete the words “Provincial interest in” and replace with “importance of”;
- iii) Delete the words “protection of features of significant natural, historical or archaeological interest”, and add the words “conservation of cultural heritage resources”;
- iv) Add the following new paragraphs at the end of this section: “add the following paragraph:

“Cultural heritage resources include buildings, structures and properties designated or listed under the Ontario Heritage Act, significant built heritage resources, and significant cultural heritage landscapes.

A cultural heritage landscape means a defined geographical area of heritage significance which has been modified by human activities and is valued by the community. It involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts.

Significant cultural heritage resources are valued by the community for the important contribution they make to our understanding of the history of a place, an event, or a people.”

- v) Delete subsections (b) and (c) in their entirety.

2.10 Section 1.4.2 (a)

- i) Delete the words “have regard for” and add the words “maintain cultural” after the words “this Plan shall”;
- ii) Delete the word “features.” and add the words “and integrate such resources into the development.” at the end of the sentence;
- iii) Delete the second sentence and replace with: “The Township shall encourage the preservation and continued use, including adaptive re-use where appropriate, of cultural heritage resources identified on the Township’s Register of Cultural Heritage Resources and their integration into new development proposals through the approval process and other appropriate mechanisms.”

2.11 Section 1.4.2 (b),

- i) Delete the second sentence and replace with: “The Township may impose, as a condition of any development approvals, the implementation of appropriate conservation, restoration or mitigation measures to ensure the preservation of any affected cultural heritage resources.”

2.12 Section 1.4.2 (c),

- i) Delete the words “buildings, sites, and areas of historical, architectural, scenic or archaeological importance” and replace with “cultural heritage resources”.
- ii) Renumber to (d)

2.13 Section 1.4.2,

- i) Add the following new sentence as item (c): “All options for on-site retention of buildings and structures which are determined to be cultural heritage resources shall be exhausted before resorting to relocation. Relocation of built heritage resources shall only be considered through a Cultural Heritage Impact Assessment, in accordance with Section 2.7.4 vii) of this Plan, that addresses retention and relocation.”

2.14 Section 1.4.2 (d),

- i) Add the word “cultural” before the words “heritage resources”;
- ii) Renumber to (e)

2.15 Section 1.4.2 (e)

- i) Renumber to (f)

2.16 Section 1.4.2 (f)

- i) Capitalize the “c” in Council after the word “Township”;
- ii) Add the words “cultural resources including” after the words “visibility of”;
- iii) Renumber to (g)

2.17 Section 1.4.3 (a)

- i) Add the words “including the Ontario Heritage Act, Planning Act, Environmental Assessment Act and the Municipal Act”
- ii) Delete the word “encourage” and replace with “ensure”;
- iii) Add the word “cultural” before the words “heritage resources”;
- iv) Add the following to the end of the sentence: “ , including their adaptive re-use where appropriate, and integration into new development”.

2.18 Section 1.4.3 (b)

- i) Delete the word “may” after Township Council”;
- ii) Add the word “may” before the word “establish”;
- iii) Delete the words “Local Architectural Conservation Advisory” and replace with “Municipal Heritage”;

- iv) Delete sub-section ii) and replace with “shall maintain a Register of Cultural Heritage Resources of all known properties of cultural heritage value or interest;”;
- v) Add the following new subsections after Subsection ii):
 - “iii) may designate cultural heritage resources;
 - iv) may establish heritage conservation districts and adopt heritage conservation district plans for each district;
 - v) may establish guidelines on the management of cultural heritage resources; and,
 - vi) may designate cultural heritage landscapes;
 - vii) may designate pioneer cemeteries;
 - viii) may pass by-laws providing for the entering into of easements or covenants for the conservation of property of cultural heritage value or interest; and,
 - ix) may establish policies and/or urban design guidelines, including guidelines with respect to signage, to recognize the importance of cultural heritage context.”

2.19 Section 1.4.3 (c)

- i) Delete the word “or” and replace with “and” after the word “Plan” in the first sentence;
- ii) Add the words “Heritage Conservation” after the word “designated”;
- iii) Capitalize the “D” in “district” at the end of the sentence;
- iv) Delete the word “may” and replace with “shall” after the word “Plan” in the last sentence

2.20 Section 1.4.3 (f)

- i) Delete the words “will encourage” and replace with “may require” in the second sentence;
- ii) Add the words “protection, conservation or mitigation of sites of archaeological value and areas of archaeological potential within the Township including the” before “preservation or rescue”.
- iii) Add the following words to the end of the last sentence “as provided for under the Ontario Heritage Act, Planning Act, Environmental Assessment Act, Municipal Act, Cemeteries Act and other applicable legislation.”

2.21 Section 1.4.3 (g)

- i) Renumber to (i)

2.22 Section 1.4.3

- i) Add the following new sub-sections after subsection (f)

“(g) Where development may cause an impact to archaeological resources or areas of archaeological potential, an assessment by a qualified professional will be required in accordance with Section 2.7.4 viii) of this Plan shall be required. Archaeological resources that are located on the proposed development site will be conserved in accordance with the recommendations of the approved assessment.

(h) Where significant archaeological resources must be preserved on site, only development and site alteration which maintain the heritage integrity of the site may be permitted.”

2.23 Section 1.5

- i) Add the following new sub-sections after 1.5.1

“1.5.2 The Township recognizes that in areas outside the Uxbridge Urban Area the housing choice will be largely limited to single detached dwellings consistent with the character of the area, but may consider housing options in conformity with the Durham Regional Official Plan.

1.5.3 The Township will encourage the maintenance and improvement of the existing housing stock in all areas of the municipality.

1.5.4 The Township will consider participation in initiatives undertaken by the Region of Durham with respect to housing which are applicable to the municipality, and in keeping with its servicing constraints and financial resources.”

2.24 Section 1.5.1

- i) Delete in its entirety and replace with “The Township encourages the provision of a range of housing types, size and tenure, including affordable housing, within the Urban Area to meet the varied needs of the present and future residents in keeping with the policies of

Section 2 of this Official Plan, Uxbridge Urban Area Secondary Plan, and in particular Section 2.5.4, Housing.

2.25 Section 1.6

- l) Delete in its entirety and replace with:

“1.6 SUSTAINABILITY STRATEGY

1.6.1 Purpose

The Township is committed to developing a “culture of conservation” which reflects the principle of sustainable development – “development which meets the needs of the present without compromising the ability of future generations to meet their own needs.”¹

The Sustainability Strategy provides a framework for the implementation of this principle as it relates to development form and the establishment of an Integrated Community Sustainability Plan (ISCP) for the conservation of water, air quality, energy, natural heritage and other resources, as well as waste reduction, transportation and environmental monitoring and education. Related policies for cultural heritage conservation are found in Section 1.4 of this Plan.

1.6.2 Development Form

The Township will encourage, in accordance with the policies of this Plan, and recognizing that the community is primarily a rural area, development based on the principle of sustainable development, including Township facilities. The Township will work with other public agencies to encourage them to follow the same principle. In particular, the Township will encourage development designed to:

- (a) reduce the consumption of energy, land and other non-renewable resources including support for energy efficient building and opportunities for co-generation;
- (b) minimize the waste of materials, water and other limited resources;

¹ The Bruntland Commission (1983)

- (c) create liveable, healthy and productive environments;
- (d) reduce greenhouse gases; and,
- (e) enhance biodiversity, ecological function, and the natural heritage system.

1.6.3 Integrated Community Sustainability Plan

An ICSP is a long term plan, developed in consultation with community members that provides direction for the community to realize the sustainability objectives it has for the environmental, cultural, social and economic dimensions of its identity.

The Township, together with the Townships of Scugog and Brock, will develop an ICSP in consultation with other agencies including the Region of Durham and affected Conservation Authorities. The Plan will build on existing initiatives of the Township and be designed with specific, achievable actions which reflect the Township's financial constraints, to implement the following directions:

- (a) To enhance water conservation including, where applicable, water demand management for the efficient use of water; water recycling to maximize the reuse and recycling of water, and the use of Low Impact Development Stormwater Management (LID) approaches;
- (b) To promote energy conservation for all buildings and structures including Township facilities, identification of opportunities for alternative energy generation and distribution, and energy demand management to reduce energy consumption;
- (c) To improve air quality protection, including the reduction in emissions from vehicular and other sources;
- (d) To reduce per capita waste generation;
- (e) To develop targets and related environmental monitoring programs;
- (f) To reflect other related initiatives such as conservation of the natural environment, protection and enhancement of the natural heritage system, community gardens, naturalization and cultural heritage preservation; and,

- (g) To ensure that environmental education is a key component of all aspects of the ICSP.”

2.26 Section 1.8

- i) Add a new sub-section to the end of Section 1.8 as follows:

“1.8.4 Rural Employment Area Conversions

In order to achieve the employment forecasts established for the Township, and to provide land for an appropriate mix and range of employment uses, applications for the conversion of lands in any Rural Employment Area designation to non-employment uses, shall only be permitted through a municipal comprehensive review where it has been demonstrated that:

- a) there is a need for the conversion;
- b) the Township will meet the employment forecasts allocated to the Township pursuant to the Durham Regional Official Plan;
- c) the conversion will not adversely affect the overall viability of the employment area, and achievement of the intensification target, density targets, and other policies of this Plan and the Durham Regional Official Plan;
- d) there is existing or planned infrastructure to accommodate the proposed conversion;
- e) the lands are not required over the long term for the employment purposes for which they are designated; and,
- f) any cross-jurisdictional issues have been considered.

For the purposes of this policy, major retail uses are considered non-employment uses.

In accordance with the Planning Act, there is no appeal with respect to a decision of Township Council to refuse, or fail to adopt, any official plan or zoning by-law amendment application that proposes to remove any land from the Employment Area designation.

1.8.5 Secondary Agricultural Uses

Home industries, home occupations/home businesses, and bed and breakfast and farm vacation uses are permitted subject to any relevant policies of the Durham Regional Official Plan, this Plan and the regulations of the zoning by-law. Additional secondary agricultural uses that produce value-added agricultural products from the farm operation on the property and agri-tourism uses such as farm tours may also be permitted provided that they are:

- a) directly related to or exclusively devoted to the farm operation;
- b) generally limited to one for each farm operation and small scale in nature; and,
- c) operated and located in a manner which is compatible with surrounding farming operations.

Such uses shall be permitted subject to any relevant policies of the Durham Regional Official Plan and this Plan, and a zoning by-law amendment. However, consents for such uses are prohibited.

1.8.6 Community Gardens

Community gardens help to support people who could not otherwise afford the time, effort and land, and may not possess the skills or experience to maintain gardens on their own property. The Township supports the creation of community gardens which contribute to community food security. Community gardens shall be permitted in any area of the Township where agriculture operations are permitted outside of key natural heritage and hydrological features and related vegetative protection zones and any area which may have soil contamination. They shall also be permitted in the hamlets and in the Uxbridge Urban Area.”

2.27 Section 1.8.2

- i) In the first sentence, delete the word “Permanent” and replace with “Prime” after the word “designated”;
- ii) Delete the word “Reserve” and replace with “Area” after the word “Agricultural”;
- iii) Add the word “Area” after “Major Open Space”

2.28 Section 1.8.2 iv)

- i) Delete the word “shall” and replace with “may”

2.29 Section 1.8.2 v)

- i) Add the word “New” at the beginning of the sentence;
- ii) Delete the upper-case “M” from “Main” and replace with lower-case “m”.

2.30 Section 1.8.2 vi)

- i) Delete the lower-case “t” at the beginning of the sentence and replace with upper-case “T”.

2.31 Section 1.8.3

- i) Delete the words “Region of Durham” and replace with “Durham Regional”;
- ii) Renumber Subsections i) to v), as a) to e).

2.32 Section 1.9.2

- i) Delete the words “(See Appendix ORM Objectives)”

2.33 Section 1.9.3

- i) Delete the sentences “The appendices also include excerpts from the Oak Ridges Moraine Conservation Act and the Oak Ridges Moraine Conservation Plan which are referenced in the text of the Official Plan, including definitions for terms applicable to lands in the Moraine. These appendices are intended to assist in the interpretation of the policies of the Official Plan which are related to the Moraine. However, they are provided for reference only.”

2.34 Section 1.9.4.1 ii)

- i) Delete the words “(See Appendix ORMIV to the Official Plan.)” from Subsections d), i), and k).

2.35 Section 1.9.4.2 ii)

- i) Delete the words “(See Appendix ORMIV to the Official Plan.)” from Subsections c), and h);
 - ii) Delete the words “(See Appendix ORMIV)” from Subsection k).
- 2.36 Section 1.9.4.3 ii)
- i) Delete the words “(See Appendix ORMIV to the Official Plan.)” from Subsections i), k), l) and n).
- 2.37 Section 1.9.4.3 iii)
- i) Delete both instances of the word “Region” and replace with “Regional” after the word “Durham” in the first sentence.
- 2.38 Section 1.9.4.4
- i) Delete the words “Hamlets of” prior to “Goodwood”.
- 2.39 Section 1.9.5
- i) Delete the second sentence “For reference purposes the policies of the Moraine Plan are found in Appendices ORMI, ORMII, ORMIII and ORMIV to the Official Plan.” in its entirety.
- 2.40 Section 1.9.5 iii)
- i) Delete the words “(See Appendix ORMIII)” in the first and second sentences.
- 2.41 Section 1.9.5 iv)
- i) Delete the words “(See Appendix ORMIII)” in the first and second sentences.
- 2.42 Section 1.9.5 v)
- i) Delete the words “(See Appendix ORMI)” in the first sentence.
- 2.43 Section 1.9.5 v) d)
- i) Delete the words “(See Appendix ORMReg.347 to this Plan)”

2.44 Section 1.9.5 vi)

- i) Delete the words “(See Appendix ORMIII)” in the first sentence.

2.45 Section 1.9.5 vii)

- i) Delete the words “(See Appendices ORMIII and ORMIV)” at the end of the first paragraph;
- ii) Delete the words “(See Appendix ORMIII)” in the first sentence of the second paragraph.

2.46 Section 1.9.6

- i) Delete the words “(See Appendix ORMV)” in the last sentence of the first paragraph;
- ii) Delete the word “Region” and replace with “Regional” in both instances in the last sentence.

2.47 Section 1.9.7

- i) Delete the word “Region” and replace with “Regional” in the first sentence.

2.48 Section 1.9.8

- i) Delete the words “(See Appendix ORMI to the Official Plan)” at the end of the first paragraph.

2.49 Section 1.9.8 ii)

- i) Add a comma after “expanded” and delete the comma after “structure”.

2.50 Section 1.9.8 iv)

- i) Delete the words “(See Appendix ORMIV)”

2.51 Section 1.9.9

- i) Delete the words “(See Appendix ORMIV)”

2.52 Section 1.9.9.1

- i) Delete all instances of the word “Region” and replace with “Regional” after the word “Durham” and before the words “Official Plan”.

2.53 Section 1.9.9.1 i)

- i) Delete the word “Region” and Replace with “Regional”.

2.54 Section 1.9.9.2

- i) Delete all instances of the word “Region” and replace with “Regional” after the word “Durham” and before the words “Official Plan”;
- ii) Delete the words “(See Appendix ORMIV)”;
- iii) Delete the “B” and replace with “B” before “- Map “B3””.

2.55 Section 1.9.9.6 i)

- i) Delete the words “(See Appendix ORMII)”;
- ii) Delete the words “farm retirement lot or a” in Subsection a).

2.56 Section 1.9.9.6 i) c)

- i) Delete the words “(See ORMIV)”.

2.57 Section 1.9.9.7

- i) Delete the words “(See Appendix ORMIV)”.

2.58 Section 1.9.9.9

- i) Delete the words “(See Appendix ORMIV)”.

2.59 Add a new subsection to the end of Section 1 as follows:

“1.10 ACCESSIBILITY AND VISITABILITY

1.10.1 Commitment

The Township is committed to implementing the Ontarians with Disabilities Act through:

- a) The continual improvement of access to municipal facilities, programs and services for those with disabilities; and,
- b) The provision of quality services to all members of the community with disabilities.

The Township will encourage other public and private sector organizations in the municipality to adopt similar goals with respect to their facilities as required to implement the Ontarians with Disabilities Act.

1.10.2 Accessibility Committee

The Township Accessibility Committee will provide input to the Township with respect to accessibility issues, including preparation and implementation of the annual Accessibility Plan. The Township will work with the Committee, residents, businesses and other organizations to identify barriers and propose options to overcome them, to develop education resources and monitor progress.

1.10.3 Principles of Universal Design

The principles of universal design will be applied to all public spaces and within new developments to ensure access and visitability for all individuals, while recognizing the need for balance where cultural heritage resources are involved. Regard shall also be given to the Ontarians with Disabilities Act, Ontario Building Code, any Township heritage guidelines, and where appropriate, the Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada.”

2.56 Section 2.1.2 i)

- i) Add a semicolon after “Ball Road”.

2.57 Section 2.1.2 ii)

- i) Add a semicolon after “Regional Road No. 23”.

2.60 Section 2.1.2 iii)

- i) Add “; and,” after “Highway 47”.

2.61 Section 2.1.2 iv)

- i) Add a period after “Concession Road 6”.

2.62 Section 2.1.3

- i) Delete “A” and replace with “A”;
- ii) Add “and Supportive Uses” after “Natural Heritage System” in the first sentence;
- iii) Delete “B3” and replace with “B3”;
- iv) In the last paragraph, add a hyphen and delete the comma between “Appendices A” and “Subwatershed Areas”;
- v) In the last paragraph, add “and” after “Subwatershed Areas”;
- vi) In the last paragraph, add a hyphen and delete the comma between “B” and “Resource targets”;
- vii) In the last paragraph, delete the words “C, Proposed Option for Toronto St. South gateway Road Design; and, D, Vacant Development Sites

2.63 Section 2.1.3 i)

- i) Add a semicolon after “Servicing Strategy”

2.64 Section 2.1.3 ii)

- i) Add “and Supportive Uses;” after “Natural Heritage System”.

2.65 Section 2.1.3 iii)

- i) Add a semicolon after “Community Design Strategy”.

2.66 Section 2.1.3 iv)

- i) Add a semicolon after “Land Use Strategy”.

2.67 Section 2.1.3 v)

- i) Add “; and,” after “Transportation Strategy”.

2.68 Section 2.1.3 vi)

- i) Add a period after “Development Review”.

2.69 Section 2.1.4

- i) Delete the sentence “The planning period for the Secondary Plan is from 1999 to 20101.” And replace with “The policies and designations of the Plan are intended to guide planning in the Urban Area to the year 2031. However, as new information becomes available or conditions change, the Official Plan shall be reviewed and amended, as required. At a minimum, the Plan as it pertains to the Urban Area shall be reviewed every five years to ensure that it reflects updated projections with regard to population, employment and other changes.”
- ii) Delete the words “Area in the Oak Ridges Moraine Conservation Plan Area” in the first sentence of the second paragraph.
- iii) Add the words “and the Greenbelt Plan” after “Conservation Act”.
- iv) Delete the word “Region” and replace with “Regional” after “Durham”

2.70 Section 2.1.5.1

- i) Delete everything following the sub-heading “Population” and replace with:
“The Urban Area is designed to accommodate the following population forecast established in the Durham Regional Official Plan, subject to the availability of municipal sewer and water servicing capacity recognizing that servicing capacity in 2010 limits development to a population of 13,000:

Year	Population
2011	11,385
2016	12,725
2021	13,715
2026	15,305
2031	16,480”

2.71 Section 2.1.5.2

- i) Delete the word “target” and replace with “forecast”;
- ii) Delete the words “Urban Area” and replace with “Township”;
- iii) Delete the words “approximately 2,900 jobs” and replace with “8,970 jobs”;
- iv) Add the following sentence after the first sentence:
“The Township will strive to accommodate a significant percentage of these jobs in the Urban Area, recognizing the limited amount of available land for employment uses.”
- v) Delete the words “(Appealed only as it pertains to any employment above 2,900)”

2.72 Section 2.1.6.1

- i) Delete the word “Region” and replace with “Regional”.

2.73 Section 2.1.6.2

- i) Delete “(See Appendix ORM Objectives)”.

2.74 Section 2.1.6.3 v) d)

- i) Delete “; and,” at the end of the sentence.

2.75 Section 2.1.6.3 vi) d)

- i) Delete the words “(See Appendix ORM Reg.347 to this Plan)”.

2.76 Section 2.1.6.8

- i) Delete the words “(See Appendix ORMI). The appendix is intended to assist in the interpretation of the policies of the Official Plan which are related to the Moraine. However, it is provided for reference only.”;

2.77 Add a new section following subsection 2.1.6.8 as follows:

“2.1.7 Lake Simcoe Protection Plan

The Lake Simcoe Protection Plan is applicable to the Uxbridge Urban Area. The Plan is designed to protect and restore the ecological health of the Lake Simcoe watershed. The Township in making decisions under the Planning Act or the Condominium Act, 1998 is required to conform with the applicable designated policies in the Plan and have

regard to other applicable policies.”

2.78 Section 2.2.4.1

- i) Delete the words “will be” and replace with “was” after “Urban Area in the first paragraph;
- ii) Delete the words “this study,” and replace with “the Uxbridge Urban Area Stormwater Management Study, July 2000, as updated January 2002 and any further updates. With respect to remediation, the Township will implement the remediation plan in the Stormwater Management Study including:”
- iii) Delete the words:

“With respect to existing developed areas the study will include:

- i) undertaking a comprehensive evaluation of all stormwater discharges to the Uxbridge Brook from existing and approved, but unconstructed development, in the Urban Area; and,
- ii) developing a remediation plan including an implementation strategy to implement Best Management Practices for stormwater quality management to minimize the impact of these discharges.

The preparation of the remediation plan will include, but will not be limited to, examination of the following potential implementation mechanisms:”

2.79 Section 2.2.4.1 ii)

- i) Delete the words “investigating in detail the opportunities for”, and “and the measures recommended in the Uxbridge Urban Area Secondary Plan: Background Report, September 1998, Appendix 1;.”.

2.80 Section 2.2.4.2

- i) Delete the words “the comprehensive stormwater quality management study” and replace with “implementing the recommendations of the Stormwater Management Study,” after the words “In addition to” in the first sentence;
- ii) Delete the words “comprehensive stormwater quality management study” and replace with “Stormwater Management Study”;

- iii) Add the following words at the end of the first paragraph “satisfy any applicable policies of the Lake Simcoe Protection Plan and:”.

2.81 Section 2.2.5.1

- i) Add the words “which has limited remaining capacity” after (WPCP) in the first sentence;
- ii) Delete the following words “. All of the existing capacity of the Uxbridge Brook Water Pollution Control Plant is currently fully committed” and replace with “although there is”;
- iii) Delete the sentences and paragraph following “development within the Urban Area.”

2.82 Section 2.2.5.2 i)

- i) Add the following words to the end of the second sentence: “and allocated by the Township”

2.83 Section 2.2.5.2 iii)

- i) Add the word “former” before “St. John’s Training School”;
- ii) Add the word “former” after “leading to the”;
- iii) Delete the word “facility” and replace with “School”;
- iv) Delete the numbers “(10.4.1.6)”;
- v) Add the following words to the end of the last sentence: “which references certain sections of the July 14, 1976 Plan that remain in effect, including Section 10.4.1.6 which is applicable to these lands.”.

2.84 Section 2.2.6.1

- i) Add the words “Hospital area” after “existing” in the first sentence of the second paragraph;
- ii) Delete the word “standby” before “Comco Well”;
- iii) Add the words “and proposed Bonner Fields Well,” after the words “Comco Well”;
- iv) Delete “, however” and replace with “to approximately 13,000 residential population. However” in the first sentence of the second paragraph;
- v) Delete the word “and” and replace with “,” prior to “ a Class Environmental Assessment”;
- vi) Delete the words “. In addition” and replace with “and”;
- vii) Delete the words “may be required prior to new development proceeding in the location of a potential well site”.

2.85 Section 2.2.6.2 i)

- i) Add the words “and allocated by the Township” after “Durham”.

2.86 Add a new Section after 2.2.6.2 as follows:

“2.2.6.3 Wellhead Protection Areas

Wellhead Protection Areas are designated on Schedule “L” to this Plan. The policies of Section 1.9.6 of this Plan shall apply to the lands in the Wellhead Protection Area designations both within the Oak Ridges Moraine Conservation Plan Area and outside that area.”

2.87 Section 2.2.7.2 i)

- i) Delete the words “(See Appendix D)”

2.88 Section 2.2.7.4

- i) Remove bold type face from the words “servicing allocation policy of the Region”.

2.89 Add a new section following subsection 2.2.7.5 as follows:

“2.2.8 Utility Infrastructure

The Township will work with utility providers to:

- i) ensure that adequate utility networks are established to serve existing and future development;
- ii) ensure that utilities are planned for and installed in a coordinated and integrated manner to maximize efficiency and cost effectiveness and minimize disruption;
- iii) encourage coordinated planning and installation of utilities in initial common trenches, where feasible, to avoid disruption to municipal rights-of-way and over digging; and,
- iv) ensure that large, above-ground utility infrastructure is located and designed to be compatible with its environment and that appropriate locations for large utility equipment and utility cluster sites have

been delineated.”

2.90 Section 2.3

- i) Add the words “AND SUPPORTIVE USES” to the section title after “SYSTEM”.

2.91 Section 2.3.1

- i) Add the following before the first sentence: “One of the key structural elements of the Uxbridge Urban Area and its sustainability, is its natural heritage system and supportive uses which enhance biodiversity and ecological health and function, while providing educational and recreational opportunities.”
- ii) Delete the words “stream valleys” and replace with “significant valleylands, significant”;
- iii) Delete the words “and forested areas, as well as parkland, and trail systems” and replace with “significant woodlands, significant areas of natural and scientific interest, significant habitat of endangered and threatened species”;
- iv) Add the following sentence before the last sentence of the first paragraph: “It also includes lands subject to natural hazards specifically flooding and erosion. Certain land uses are supportive of the natural heritage system and this should also be recognized.”;
- v) Add a new sub-section “i) Natural hazard Area.”;
- vi) Renumber “Environmental Constraint Area” as item “ii)” and add the words “and Environmental Potential Area” before the semicolon;
- vii) Delete item “ii) Forest Area.”;
- viii) Add “and,” after the semicolon in item iii);
- ix) After item iv) and starting a new line, add the words “The Supportive Uses include.”;
- x) Renumber items v) to viii) as i) to iv);
- xi) Add the following new sentence as a new paragraph after the listed items: “Stormwater management facilities shall also be constructed and designed as Supportive Uses.”;
- xii) Add the words “and Supportive Uses” after “Natural Heritage System”;
- xiii) Add the words “the enhancement of Supportive Uses,” after “additional linkages,” in the last paragraph.

2.92 Section 2.3.2

- i) Delete words “Environmental Constraint” from the title and replace with “Natural Hazard”.

2.93 Section 2.3.2.1

- i) Delete all instances of the words “Environmental Constraint” and replace with “Natural Hazard”;
- ii) Delete the words “The designation also includes:” and items i) to iv) inclusive and replace with a period after “Plan”.

2.94 Section 2.3.2.2 i)

- i) Delete the words “Environmental Constraint” and replace with “Natural Hazard”.

2.95 Section 2.3.2.2 ii) b)

- i) Delete the words “Environmental Constraint” and replace with “Natural Hazard”.

2.96 Section 2.3.2.2 ii) c)

- i) Delete the words “Environmental Constraint” and replace with “Natural Hazard”;
- ii) Delete the word “on” after “abuts” and replace with “Prime”.

2.97 Section 2.3.2.2 ii) d)

- i) Delete the “and,” at the end of the sentence.

2.98 Section 2.3.2.2 ii) e)

- i) Add the word “and,” after the semicolon

2.99 Add a new item to the bottom of the list as follows:

- “f) agricultural, agricultural-related and secondary uses in the Major Open Space Area designation on Schedule “A” subject to the policies of Section 10A of the Durham Regional Official Plan.”

2.100 Section 2.3.2.2 ii)

- i) Add the words “, with the exception of agricultural, agricultural-related and secondary uses,” after the words “However, such uses”;
- ii) Delete both occurrences of the words “Environmental Constraint”

- and replace with “Natural Hazard” in item b);
- iii) Delete the words “where it abuts and Agricultural Area designation” and replace with “outside the Urban Area boundary.”.

2.101 Section 2.3.2.3

- i) Delete the words “Environmental Constraint” and replace with “Natural Hazard” in items i) and iii);
- ii) Delete the word “shall” and replace with “may” after the word “Township in item iii).

2.102 Section 2.3.2.4

- i) Delete the words “Environmental Constraint” and replace with “Natural Hazard” before the words “Area Boundaries” in the title;

2.103 Section 2.3.2.4 i)

- i) Delete the words “Environmental Constraint” and replace with “Natural Hazard”;
- ii) Delete the word “were” and replace with “have been” prior to the word “identified”;
- iii) Delete the words “based on a general background analysis” and replace with “information provided by the Conservation Authority”;
- iv) Delete the words “preservation requirement,” in the second sentence.

2.104 Section 2.3.2.4 iii)

- i) Delete the words “Environmental Constraint” and replace with “Natural Hazard”.

2.105 Add the following new sections following Section 2.3.2.4:

“2.3.2.5 Two Zone Concept

- i) The Township, in consultation with the Conservation Authority, may consider the adoption of a two zone concept for the lands in the Natural Hazard Area designation. The two zone concept allows infill development and redevelopment of existing uses for identified areas in the floodplain where there is a significant difference between the one hundred year flood elevation, and the Regulatory Flood elevation, or where the flood fringe has been identified through hydraulic floodway analysis.

- ii) Where a two zone concept is approved, no amendment shall be required to this Plan, however the Floodway and Flood Fringe Areas shall be identified in the Zoning By-law based on mapping and definitions approved by the Township in consultation with the Conservation Authority.
- iii) The development and zoning of the lands in the floodplain shall be subject to the following conditions:
 - a) Floodway: Development shall be subject to the policies of Sections 2.3.2.1 and 2.3.2.2.
 - b) Flood Fringe: The zoning of the lands in the Flood Fringe may use the holding zone to provide directions as to future permitted uses and to ensure the conditions of flood proofing and safe access are met prior to development. The Zoning By-law may be amended to remove the holding zone when the requirements of the Township in consultation with the Conservation Authority are met. The permitted uses shall be those in the underlying land use designation on Schedule 'A' to this Plan.

2.106 Section 2.3.3

- i) Delete Section 2.3.3 in its entirety and replace with the following:

“2.3.3 Environmental Constraint and Environmental Potential Areas

2.3.3.1 Purpose

The Uxbridge Urban Area Natural Heritage System includes the Environmental Constraint Area designation on Schedules “A” and “B” and the Environmental Potential Areas 1 and 2 overlay designations on Schedule “B”.

2.3.3.2 Environmental Constraint Area

- i) The Environmental Constraint Area designation includes provincially significant features which have been identified by the

Conservation Authority as being critical components of the Lake Simcoe Natural Heritage System.

- ii) The features included in the Environmental Constraint Area designation include:
 - a) Provincially Significant Wetlands;
 - b) Woodlands of greater than or equal to 25 hectares in size; and,
 - c) Significant Habitat of Endangered or Threatened Species identifies and protects natural heritage features and linkages which are key components of the community's Natural Heritage System.
- iii) The permitted uses of land within areas designated the Environmental Constraint Area designation on Schedules "A" and "B" shall be the conservation, enhancement and preservation of the natural environment and non-obtrusive passive recreational uses which will have minimal impact on the natural environmental features and ecological functions of the area, including no net loss of fish habitat.
- iv) Development and site alteration shall generally not be permitted in the Environmental Constraint Area designation, subject to the confirmation of the boundary in accordance with the policies of Section 2.3.3.4.
- v) The only exceptions to the foregoing, are the following uses and facilities:
 - a) development or land disturbance for required stream bank erosion protection and fish, wildlife and conservation management provided that any required reconstruction of the watercourse is completed in a way which creates a natural appearing stream environment with variable side slopes, tree landscaping and a meandering channel;
 - b) a limited number of roads and related utilities which shall be permitted to cross the Environmental Constraint Area designation in the general area of the road designations on Schedule "A";
 - c) pedestrian trails or other similar passive recreation uses outside of Provincially Significant Wetlands and the

significant habitat of endangered or threatened species; and,

- d) agricultural, agricultural-related and agricultural secondary uses in the Major Open Space Area designation on Schedule "A" subject to the policies of Section 10A of the Durham Regional Official Plan.

However, such uses, other than agricultural, agricultural-related and agricultural secondary uses, shall only be permitted by the Township, in consultation with the Conservation Authority, provided that prior to approving the location/construction of such uses, an environmental impact study or, where required an Environmental Assessment, shall be prepared by the Township, at the cost of the applicant, demonstrating:

- a) the need for such a use or facility; and,
- b) that there is no negative impact on the functions and features of the Environmental Constraint Area during both the construction and post-development phases.

2.3.3.3 Environmental Potential Area 1

- i) The Environmental Potential Area 1 overlay designation on Schedule "B" includes features considered to be provincially significant components of the Lake Simcoe Natural Heritage System.
- ii) The features included in the Environmental Potential Area 1 overlay designation include:
 - a) Unevaluated wetlands of greater than or equal to 10 hectares in size;
 - b) Unevaluated wetlands contiguous to Provincially Significant Wetlands;
 - c) Woodlands of between 10 and 25 hectares in size;
 - d) Significant valleylands;
 - e) Core winter deer yards;
 - f) Colonial waterbird nesting sites;
 - g) Rare vegetation communities; and,
 - h) Confirmed Provincial Life Science Areas of Natural and Scientific Interest.
- iii) Development and site alteration in the Environmental Potential

Area 1 overlay designation, in accordance with the underlying land use designation on Schedule “A”, shall be discouraged. Development and site alteration will only be permitted where it is demonstrated through an environmental impact study that there will be no negative impacts on the natural features or their ecological functions.

- iv) Mitigation of impacts on the natural features or their ecological functions may include replacement approaches where approved by the Township, in consultation with the Conservation Authority. These may include enhancement or restoration on or off site.

2.3.3.4 Environmental Potential Area 2

- i) The Environmental Potential Area 2 overlay designation on Schedule “B” includes features considered to be significant components of the Lake Simcoe Natural Heritage System at the watershed level.
- ii) The features included in the Environmental Potential Area 2 designation include:
 - a) Evaluated non-Provincially Significant Wetlands and designated Locally Significant Wetlands;
 - b) Unevaluated wetlands contiguous to evaluated non-Provincially Significant Wetlands and designated Locally Significant Wetlands;
 - c) Unevaluated wetlands equal to or greater than 5 hectares in area that overlap with, or fall within, 30 metres of any Environmental Constraint Area or Environmental Potential Area 1 or 2;
 - d) Socially Significant Woodlands of between 4 and 10 hectares in area in the Urban Area;
 - e) Any woodlands of between 0.5 and 10 hectares that overlaps or is located within 30 metres of any Environmental Constraint Area or Environmental Potential Area 1 or 2;
 - f) Confirmed Regional Life Science Areas of Natural and Scientific Interest;
 - g) Watercourses, waterbodies, drains, online ponds, mapped offline ponds within 30 metres of an Environmental Constraint Area or Environmental Potential Area 1 or 2; and,
 - h) stream linkages between Environmental Constraint Areas and Environmental Potential Areas 1 or 2; and,
 - i) Proximity linkages between Environmental Constraint Areas

and Environmental Potential Areas 1 or 2.

- iii) Development or site alteration may be permitted in the Environmental Potential Area 2 designation, in accordance with the underlying land use designation on Schedule “A”, provided it is demonstrated through an environmental impact study that there will be no negative impacts on the natural features or their ecological functions. However, development or site alteration within fish habitat shall only be permitted in accordance with provincial and federal requirements.
- iv) Where impacts cannot be avoided, mitigation of negative impacts on the natural features or their ecological functions may include replacement approaches where approved by the Township, in consultation with the Conservation Authority. These may include creation, enhancement or restoration on or off site.

2.3.3.5 Ownership

- i) The Township shall seek the acquisition of the lands in the Environmental Constraint Area designation, and lands in the Environmental Potential Area overlay designations which are identified as being protected from development, by the municipality or other public agency at no cost. However, the designations do not imply that the lands will be purchased by a public agency or that they are free and open to the public.
- ii) Such lands shall not be acceptable as parkland dedication under the Planning Act.
- iii) Where the lands in the Environmental Constraint Area and Environmental Protection Area designations are not acquired by a public agency, the Township may seek the maintenance and enhancement of the lands through the use of stewardship agreements.

2.3.3.6 Environmental Constraint and Environmental Potential Area Boundaries

- i) The areas included in the Environmental Constraint and Environmental Potential Area designations were identified based on a general background analysis. An environmental impact study shall be required for any development applications for lands inside or within 120 metres of an Environmental Constraint Area to better

define the exact preservation requirements, buffer widths and boundaries. An environmental impact study required for lands in the Environmental Potential Area designation shall also examine lands adjacent to the designation in accordance with terms of reference defined by the Township in consultation with the Conservation Authority. The environmental impact study shall be carried out in accordance with the provisions of Section 2.7 of the Official Plan.

- ii) The boundaries of the lands in these designations can be refined without further amendment to this Plan subject to the approval by the Township, in consultation with the Conservation Authority, of an environmental impact study and/or other detailed information required by the Township.
- iii) Deletion of any significant area from the Environmental Constraint Area shall require an amendment to the Plan. Such an amendment shall only be approved based on an environmental impact study carried out or peer reviewed by the Township, in consultation with the Conservation Authority, at the cost of the applicant. Through these studies the Township must be satisfied that:
 - a) any environmental and/or physical hazards can be mitigated in a manner which is consistent with accepted engineering and resource management practices; and,
 - b) proposed development and related works:
 - recognizes natural ecological systems and processes and ensures they that they are maintained and enhanced;
 - does not result in any significant disruption of existing landforms and landscape features including vegetation, wetlands, steep slopes and ground water discharge areas;
 - will result in no negative changes to the natural quality and hydrogeological characteristics of any watercourses;
 - will result in no net loss of fish habitat; and,
 - will result in no loss of significant wildlife habitat.

2.3.3.7 Exceptions

2.3.3.7.1 241 Reach Street

Notwithstanding the foregoing, development and site alteration shall be permitted on the lands in the Environmental Constraint Area designation on Schedules “A” and “B” described as 241 _Reach Street, in accordance with the policies of the Residential Area designation, provided it is demonstrated through an environmental impact study that there will be no negative impacts on the natural features or their ecological functions. Where impacts cannot be avoided, mitigation of negative impacts on the natural features or their ecological functions may include replacement approaches where approved by the Township, in consultation with the Conservation Authority. These replacement approaches may include creation, enhancement or restoration on or off site.

2.3.3.8 Lands south of Elgin Park Dr. west and north of Wooden Sticks Golf Course, and east of Uxbridge Brook

Notwithstanding any other policies of this section, the lands in the Environmental Constraint Area designation south of Elgin Park Drive, west and north of Wooden Sticks Golf Course and east of Uxbridge Brook shall be subject to the following policies:

- i) The permitted uses shall be conservation, enhancement and preservation of the natural environment and non-obtrusive/passive recreational uses which will have minimal impact on the natural features and ecological functions of the area.
- ii) The Township will work with the Region of Durham, the Lake Simcoe Conservation Authority and the land owner to determine how the lands will be managed for their long term protection, including the potential acquisition of the lands by the Township or other public agency. Where the lands are not acquired by a public agency, the Township shall seek the long term protection of the lands through the use of a stewardship or other agreement.
- iii) The lands in the Environmental Constraint Area designation shall not be acceptable as parkland dedication and shall be included as part of the studies required prior to the approval of any development in the “Recreation Mixed Use Area” in accordance with the provisions of Section 2.5.24.3.1 d) of this Plan including:
 - a) a landform conservation plan;
 - b) a woodland management plan; and,
 - c) an erosion, sedimentation and stormwater management plan.”

- 2.107 Section 2.3.4.1
- i) Delete the words “or Forest Area”.
- 2.108 Section 2.3.4.2
- i) Delete the words “Environmental Impact Study” and replace with “environmental impact study”;
 - ii) Delete the word “Forest” and replace with “Environmental Potential Area”;
 - iii) Delete the word “designation” and replace with “or Environmental Potential Area designations” at the end of the first sentence;
 - iv) Delete the words “Environmental Impact Study” and replace with “environmental impact study” in the second sentence;
 - v) Delete the words “wetlands, and 50 metres (164 feet) of woodlands, watercourses and fish habitat” and replace with “any Environmental Constraint Area designation”.
- 2.109 Section 2.3.5.3
- i) Delete the words “Table 2.2” and replace with “Table 2.1” in the first sentence;
 - ii) Delete the words “Table 2.2” and replace with “Table 2.2” in the title of the table.
- 2.110 Section 2.3.6.1
- i) Add the following new sentence before the first sentence of the first paragraph: “The Township provides a high standard of parks and open space, and associated sports and recreation facilities. The Parks, Recreation and Culture Strategic Master Plan establishes a development strategy for parks and recreation facilities.”
 - ii) Delete the words “component of the Natural Heritage System and replace with “designation”;
 - iii) Add the word “for” before the words “a full range” in the first sentence;
 - iv) Add the following new sentence to the end of the paragraph: “The Township will build on this existing system to maximize opportunities for leisure participation.”
- 2.111 Section 2.3.6.2 i)

- i) Delete the words “Table 2.1” and replace with “Table 2.2” in the first sentence.
- 2.112 Section 2.3.6.2 ii) d)
- i) Delete the words “Table 2.1” and replace with “Table 2.2”.
- 2.113 Add a new section following Section 2.3.6.3

“2.3.6.4 Recreation Facilities

The Township will use the Parks, Recreation and Culture Strategic Master Plan, and the Master Plan for the former St. John’s Training School lands, as a basis for the provision of recreation facilities in the Urban Area, including the potential for a range of new facilities such as an aquatic facility and gymnasium.”

- 2.114 Renumber the table prior to Section 2.3.7 from Table 2.1” to “Table 2.2”.
- 2.115 Delete both occurrences of the word “Forest” and replace with “Environmental Potential” under the “Natural Open Space Area” column of table 2.1.
- 2.116 Section 2.3.7.1
- i) Add the word “including” after the words “The intent of” in the first sentence.
 - ii) Delete the words “component of the Natural Heritage System” and replace with “designation as a Supportive Use to the Natural Heritage System”.
- 2.117 Section 2.3.7.2
- i) Delete the words “as components” and replace with “in support”.
- 2.118 Section 2.3.8.1
- i) Delete the word “part” and replace with “Supportive Uses which can enhance the function”.
- 2.119 Add a new paragraph to the end of Section 2.3.8.2 as follows:

“Notwithstanding the foregoing, this designation does not imply that the lands are free and open to the public. Control of access shall be at the discretion of the owners. Further, where a proposal is made to develop lands in the Private Open Space Area designation, the application will be given consideration in the context of the policies of the Plan, including Section 2.7.”

- 2.120 Section 2.3.9.1
- i) Add the following words to the end of the sentence: “and which are Supportive Uses which can enhance the function of the Natural Heritage System”
- 2.121 Section 2.3.11.2 i)
- i) Add the words “Natural Hazard Area,” prior to the words “Environmental Constraint” in the first sentence.
 - ii) Delete the words “Forest Area” prior to the words “Park and Open Space”;
 - iii) Add the following to the end of the first paragraph: “, particularly native trees and vegetation where appropriate”.
- 2.122 Section 2.3.11.2 ii)
- i) Add the words “, particularly native trees and vegetation where appropriate” to the end of the paragraph.
- 2.123 Section 2.3.11.3 iv)
- i) Add the words “Natural Hazard Area,” prior to the words “Environmental Constraint”;
 - ii) Delete the words “Forest Area” and replace with “Environmental Potential Area”.
- 2.124 Section 2.3.11.4
- i) Add the words “where such plans are required” after the words “site plan approval”.
- 2.125 Section 2.3.12.1
- i) Add a new sentence “The Township, as the “Trail Capital of Canada”, has developed an extensive system of

- pedestrian/bicycle trails.” prior to the first sentence of the paragraph.
- ii) Delete the word “creation” and replace with “expansion”;
 - iii) Delete the words “a formal” and replace with “the”.
- 2.126 Section 2.3.12.2 i)
- i) Add the following words to the end of the last sentence: “and to enhance the trail connections to the Downtown”.
- 2.127 Section 2.3.13
- i) Add the words “as well as the significant habitat of endangered and threatened species,” after the words “wildlife habitat;
 - ii) Delete the word “its” and replace with “their”.
- 2.128 Section 2.3.14
- i) Delete the “,” after “development”;
 - ii) Add the words “other than agricultural, agricultural-related and secondary uses”;
 - iii) Delete the words “other than agriculture,”.
- 2.129 Section 2.4.2.2
- i) Add the words “widening or” after “boulevards” in the last sentence;
 - ii) Add the words “, addition of bike lanes” in the last sentence after the word “sidewalks”.
- 2.130 Section 2.4.2.4 i)
- i) Delete the “and,” at the end of item v)
 - ii) Add the word “and,” to the end of item vi)
 - iii) Add a new item after vi) as follows:
“vii) consideration is given to the location of utilities to minimize visual impact through such approaches as clustering and the use of innovative methods of containing such services within streetscape features such as lamp posts and transit shelters, particularly for large utility equipment and utility cluster sites.”
- 2.131 Section 2.4.2.6

- i) Add the words “species of plant material and appropriate non-native species of” after the word “native” in the last paragraph;
- ii) Add the words “, as defined by the Township, in all areas of the Urban Area; and shall require the planting of native species of plant material and appropriate non-native species plant material” after the words “plant material”;
- iii) Add the words “with native species of plant material and appropriate non-native species plant material” after the words “naturalized park areas”.

2.132 Section 2.4.2.8

- i) Add the words “/Universal Design Principles” to the title after “Barrier Free Access”;
- ii) Add the following new paragraph after the first paragraph:

“In addition, the principles of universal design will be applied to all public spaces and within new developments to ensure access and visitability for all individuals, while recognizing the need for balance where cultural heritage resources are involved. Regard shall also be given to the Ontarians with Disabilities Act, Ontario Building Code, any Township heritage guidelines, and where appropriate, the Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada.”.

2.133 Add a new section following Section 2.4.2.8:

“2.4.2.9 Active Transportation

A key consideration in consideration the design of new development, shall be features which contribute to the enhancement of the ability of pedestrians and bicyclists and other active transportation modes, as well as individuals with mobility challenges. These include additions to the Township’s trail system, the use of wide sidewalks, and the provision of bicycle parking and other facilities for bicycles. In particular, in consideration pedestrian movement on specific sites, the following shall apply:

- i) direct and clearly defined pedestrian connections which form an extension of the sidewalk and/or trail

system shall be required throughout sites with one main pedestrian connection between all buildings and all adjacent municipal sidewalks, and secondary connections as appropriate;

- ii) main pedestrian routes shall be functionally separated from parking and driveway areas and shall use a variety of surface materials, landscaping and changes in elevation;
- iii) on larger sites, street furniture such as benches and waste receptacles and pedestrian level lighting should be provided along main pedestrian routes where appropriate; and,
- iv) opportunities for pedestrian connections with adjacent sites should also be explored and required wherever feasible.”

2.134 Section 2.4.3.2 ii)

- i) Add the words “throughout the main Central Area” after the words maintained”.

2.135 Section 2.4.3.2 iii)

- i) Add the word “and,” after the semicolon.

2.136 Section 2.4.3.2 iv)

- i) Add the word “cultural” to the beginning of the sentence;
- ii) Add the words “, whether designated or not,” after the word “structures”;
- iii) Delete the “; and,” and replace with a period.

2.137 Section 2.4.3.2

- i) Delete item v) in its entirety.

2.138 Section 2.4.3.3

- i) Delete the words “establish an overall design concept/theme for the Main Central Area as part of the preparation of the “Downtown” plan proposed in Section 2.5.16.4.3 of this Plan.

The Downtown plan will establish mechanisms for the implementation of the design concept/theme including features such as widened sidewalks, enhanced landscaping, and” and replace with “implement the directions in the Downtown Vision & Action Plan which will enhance the public amenities of the area as a whole, including the Main Central Area such as a coordinated street furniture, banners, lighting and signage program; a strategy for the location of public art; and consideration of the”;

- ii) Add the words “central park or” prior to the words “Town Square”.

2.139 Section 2.4.4.2

- i) Remove the underline from the words “iii) South: Toronto Street”.

2.140 Section 2.4.4.3 i)

- i) Add the words “and cultural” prior to “heritage character”.

2.141 Section 2.4.5 i)

- i) Add a comma after the word “Particular”;
- ii) Add the words “certified as” after the words “encouraged to be”;
- iii) Add a comma after the word “LEED”;
- iv) Delete the word “or” prior to the words “Energy Star”;
- v) Delete the word “certified” and replace with “or other sustainable building certification system or equivalent”

2.142 Section 2.5.2

- i) Add a new subheading before the first paragraph: **“2.5.2.1 Existing Community Structure”**;

2.143 Section 2.5.2 i)

- i) Delete the words “a range of” and replace with “some limited” in the second paragraph;
- ii) Add the words “in the area north of the Downtown” after the words “Main Street North”;
- iii) Add the words “(*Elgin Park Drive*)” after the words “east-west road”;

- iv) Delete the word “*proposed*” before the words “golf course” in the last sentence of the second paragraph;
- v) Add a new sentence to the end of the second paragraph “In addition, a local commercial area is identified on the south side of Reach Street, west of Testa Road.”.

2.144 Section 2.5.2 i) a)

- i) Delete the words “Main Street” node in” and replace with “Downtown as designated on Schedule “A” including”;
- ii) Add the words “and adjacent, related Mixed Use Special Policy Areas, Employment Areas, Mixed Use Areas, Residential Areas, Park and Open Space Areas, Natural Hazard Areas and Environmental Constraint Areas” to the end of the sentence.

2.145 Section 2.5.2 i) b)

- i) Add the words “Toronto Street” before the words “Regional Road”;
- ii) Add a “(“ and “)” around the words “Regional Road Highway 47”

2.146 Section 2.5.2 ii)

- i) Delete the sub-heading “Main Central Area” and replace with “Downtown”;
- ii) Add the words “Downtown, focused on the” before “Main Central Area”;
- iii) Add a coma after the words “Main Central Area”;
- iv) Add a new paragraph after the first paragraph as follows:

“Reflecting the significance of residential development in this area, the Township, while still ensuring development is in keeping with the heritage context of this area, will establish a density target of 15 residential units per gross hectare in the Downtown.”.

2.147 Section 2.5.2 vi)

- i) Add the word “former” before “St. John’s”
- ii) Delete the word “Facility” and replace with “School” after “Training”.

2.148 Add the following new sections after Section 2.5.2 viii)

“2.5.2.2 Growth Management Related Structural Elements

The external boundary of the Uxbridge Urban Area on Schedules “A” through “L” is fixed for a minimum of ten years from December 16, 2005. It will be reviewed in accordance with the provisions of the Oak Ridges Moraine Conservation Act and the Greenbelt Plan. However, no expansion or lot creation may occur where the boundary would encroach into lands designated “Natural Core Area” or “Natural Linkage Area” in the Oak Ridges Moraine Conservation Plan and the Durham Regional Official Plan.

The following structural elements form the basis for the Township’s growth management strategy for the Urban Area.

i) Built Boundary

Schedule “A” identifies the “Built Boundary” as determined by the Province. Lands within the boundary are considered to be those parts of the Township that are already developed as of June 2006. Any development within the Built Boundary is considered intensification and contributes to the intensification target in Section 2.5.2.3 of this Plan.

ii) Designated Greenfield Areas

The lands between the Built Boundary and the Urban Area Boundary as designated on Schedule “D” are considered “designated greenfield areas”. These are lands which are largely undeveloped. Development in these areas is required to contribute to the achievement of the minimum designated greenfield area density target in Section 2.5.2.3 of the Plan.

iii) Intensification Areas

Intensification areas which shall be developed in accordance with all the applicable policies of this Plan include:

- a) Lands designated as “Main Central Area”, “Corridor Commercial Area”, “Mixed Use Area” and “Brock St. Mixed Use Area” on Schedule “A”;
- b) Lands designated as “Employment Areas” on Schedule “A”;

- c) Unique Sites, which are primarily institutional uses, where significant existing land uses seek to redevelop in accordance with the applicable policies of this Plan; and,
- d) Other vacant or underutilized sites, in particular larger, undeveloped properties in areas designated “Residential Area” not located in “Stable Residential Areas” or in employment areas.

iv) Established Residential Areas

Established Residential Areas” consist of existing residential neighbourhoods where intensification potential would be modest and incremental in accordance with the policies of Section 2.5.5.3.1.

2.5.2.3 Growth Management Strategy

In accordance with the Durham Regional Official Plan:

- i) The population forecast for the Urban Area to the year 2031 is 16,480.
- ii) The Township’s housing mix target shall be established by the Region.
- iii) The employment forecast for the Township for the planning period is 8,970 jobs. The Township will strive to accommodate a significant percentage of these jobs in the Urban Area recognizing the limited amount of available land for employment uses.
- iv) In the Township’s designated greenfield area in the Urban Area, the density target is a minimum of 50 persons and jobs per hectare subject to the servicing and phasing policies of this Plan. This target is not intended, however, to be considered a minimum target on every parcel of land. In addition, increases in density for individual developments which conform to the other policies of this Plan shall be permitted.
- v) The Region’s intensification target for the Uxbridge Urban Area for 2031 is 1,042 new residential dwelling units to be provided within the Built Boundary. The Township will consider development commencing in 2010 as contributing to this target. Intensification proposals which

exceed this target shall be permitted provided they conform all the applicable policies of this Plan.

- vi) To achieve the Town's intensification target, the Town shall implement the following Intensification Strategy:
 - a) Establish minimum density standards for development in identified intensification areas;
 - b) Permit limited intensification within Established Residential Areas of a scale and built form that reflects the surrounding area, subject to the criteria of Section 2.5.5.3.1;
 - c) Encourage the creation of accessory apartments within residential areas subject to the policies of Section 2.5.3;
 - d) Review existing zoning regulations and other development standards to remove barriers to intensification including parking standards and setback requirements, while still ensuring that new development respects the scale and built form of the surrounding area and conforms with the policies of this Plan;
 - e) Consider, based on the financial resources of the Town, the potential for reducing development charges and other Town fees for intensification projects;
 - f) Utilize the bonusing provisions of the Plan and other mechanism such as pre-zoning to encourage intensification;
 - h) Prohibit applications which result in the downzoning of sites which permit medium and high density housing; and,
 - i) Monitor intensification rates in relation to the Township's intensification target, including the collection of building permit information that indicates the number of residential units and non-residential floor space developed in the Built Boundary on an annual basis.
- vii) The Township shall ensure that the coordination of planning for, and investment in, infrastructure and public service facilities with land use planning is maximized to meet current and projected needs in an efficient and cost-effective manner. A review of current processes and procedures will be undertaken to implement this direction, together with regular monitoring."

- 2.149 Section 2.5.3
- i) Add the words “Natural Hazard Area and” before “Environmental Constraint” in the first sentence;
 - ii) Delete the words “and Forest” after “Environmental Constraint”;
 - iii) Delete the words “which are subject” and replace with “where they will be permitted subject”;
 - iv) Delete both occurrences of the words “Table 2.2” and replace with “Table 2.3” in the second sentence;
 - v) Add the following sentence to the end of the first paragraph: “In addition, where lands are located with the Oak Ridges Moraine Conservation Area, the policies of the Oak Ridges Moraine Conservation Plan are applicable”.
- 2.150 Section 2.5.3 ix)
- i) Delete the words “although such facilities are discouraged from locating in the Permanent Agricultural Area” and replace with “in the Urban Area boundary; and,”.
- 2.151 Add a new sub-section after Section 2.5.3 ix):
- “x) Community gardens.”
- 2.152 Table 2.2
- i) Add the words “Home Business and” after “Home Occupations/” in the Land Use column, Row i);
 - ii) Add the words “/home business” after “Home occupation in Column “Related Conditions”, Row i);
 - iii) Add the words “/home business” after “home occupation in sub-section a), Column “Related Conditions”, Row i);
 - iv) Delete the word “is” and replace with “may be” after the word “use” in sub-section d), Column “Related Conditions”, Row i);
 - v) Add the words “if required by the Township” in sub-section d), Column “Related Conditions”, Row i);
 - vi) Delete the comma after the word “parking” in sub-section c), Column “Related Conditions”, Row ii) and replace with a period;
 - vii) Delete the word “Public” in Column “Land Use”, Row v);
 - viii) Delete the words “Public utility” and replace with “Utility” in

- ix) Column “Related Conditions”, Row v);
- ix) Delete the word “the” before “regulatory” in Column “Related Conditions”, Row v);
- x) Add the words “or the requirements of various, applicable regulatory bodies” after “Assessment Act” in Column “Related Conditions”, Row v);
- xi) Add the words “Natural Hazard Area or” before “Environmental” in Column “Related Conditions”, Row vii);
- xii) Renumber Table 2.2 to Table 2.3.

2.153 Section 2.5.4 a)

- i) Delete the word “;and,” and replace with “, including affordable housing. In particular, the Township will strive to achieve the housing unit allocation and minimum targets for the Uxbridge Urban Area in the Durham Regional Official Plan while recognizing the servicing limitations of the community and the physical potential of the housing stock.”
- ii) Renumber from “a” to “i”.

2.154 Section 2.5.4 b)

- i) Add the words “demolition of existing rental housing or” before the word “conversion”;
- ii) Renumber from “b” to “ii”.

2.155 Add a new sub-section to the end of Section 2.5.4

- “iii) The Township recognizes the need to protect the viability of the community by ensuring that there is a healthy supply of affordable rental and ownership housing which contributes to a community characterized by inclusiveness. The Township shall encourage the provision of affordable housing in accordance with its financial capabilities and recognizing the servicing limitations of the community by:
 - a) streamlining the approvals process to “fast track” applications where the applicant is committed to providing affordable rental and ownership housing;
 - b) considering, based on the financial resources of the Township, the potential for reducing development charges and other Township fees for affordable housing projects;

- c) working with the Region of Durham and non-profit groups to raise community awareness and acceptance of housing across the housing continuum, as well as of programs available to assist in the rehabilitation of existing units.
- d) monitoring initiatives by the Federal and Provincial governments related to the provision of affordable housing and participating in such programs as appropriate, or providing support to the County or other groups who wish to participate as appropriate; and,
- f) encouraging the use of restrictive covenants or other mechanisms for affordable housing units which ensure that they remain affordable in the long term.”

2.156 Section 2.5.5.3.1

- i) Add the words “or enhance” after “generally maintain” in the second sentence of the first paragraph.
- ii) Add the following new subsections after Section 2.5.5.3.1 iv)
 - “v) generally respects the residential lotting pattern in the immediate surrounding area;
 - vi) proposed grading and stormwater management is satisfactory to the Township and, in particular, there is no impact related to these factors on adjacent properties;
 - vii) development is on a public or condominium road;
 - viii) any proposed roads are adequate to accommodate all relevant public services including emergency services and garbage collection;
 - ix) protection of trees and other natural features identified as significant by the Township, in consultation with the Conservation Authority;
 - x) does not restrict or prevent the orderly development of adjacent properties; and,

- xi) design of the development conforms with the policies of Section 2.4, Community Design and enhances the immediate surrounding area.”
- 2.157 Section 2.5.5.3.1 iii)
- i) Delete the word “and,” at the end of the sentence.
- 2.158 Section 2.5.5.3.2 i)
- i) Delete the words “or Forest” after “Environmental Constraint”.
- 2.159 Section 2.5.5.3.3
- i) Delete the words “overall average density for new development shall be approximately 12” and replace with “minimum permitted density shall be 15”;
 - ii) Delete “6” and replace with “4” before “units per net acre”;
 - iii) Delete “17” and replace with 25 before “units”;
 - iv) Delete “7” and replace with “10” after “hectare”;
 - v) Delete “4” after “Section 2.5.”;
 - vi) Add the words “with a minimum density of 25 units per net hectare (10 units per net acre)” prior to “a maximum density of 35”.
- 2.160 Delete Sections 2.5.5.4.1 and 2.5.5.4.2 in their entirety and replace with:
- “2.5.5.4 Exceptions**
- 2.5.5.4.1 62 Mill Street**
- Notwithstanding any other policies of this section, any redevelopment of the property at 62 Mill Street, shall conserve the existing dwelling. In addition, such a redevelopment will be designed to complement the character of existing dwelling and uses on adjacent lots. As a basis for evaluation of such a proposal, the Township shall require the submission of elevations and computer models, as well as the plans required by Section 2.7.4 ii), and any other relevant information in accordance with the provisions of Section 2.7 which demonstrates that the proposed development satisfies the relevant policies of this Plan, particularly Section 2.4.”

- 2.161 Section 2.5.6.3.2
- i) Add the following words “, while the minimum permitted density shall be 35 units per net hectare (14 units per net acre)” at the end of the first sentence.
- 2.162 Section 2.5.7.3.2
- i) Delete the words “overall average density for new development shall be approximately 12” and replace with “minimum permitted density shall be 10”;
- ii) Delete “5” and replace with “4” before the words “unit per net acre”;
- iii) Delete the number “17” and replace with “25” prior to “units per net hectare”;
- iv) Delete “7” and replace with “10” prior to “units per net acre”;
- v) Add the word “density” after the word “medium” in the second sentence.
- 2.163 Section 2.5.8.2 iv)
- i) Delete the word “uses” and replace with “or mixed use development”.
- 2.164 Section 2.5.8.3.1 v)
- i) Add the word “of” after “height”.
- 2.165 Section 2.5.8.3.2 ii)
- i) Delete the word “and,” at the end of Sub-section a);
- ii) Add the word “and,” to the end of Sub-section b);
- iii) Add a new Sub-section after Sub-section b):
- “c) higher density residential uses, including commercial uses on the ground floor where the buildings is located on an arterial road, subject to the criteria of Sections 2.5.6.3.1 i), ii) and iii, 2.5.6.3.2 and 2.5.6.3.3, availability of municipal water and sewerage services, an amendment to the zoning by-law and approval of a site plan in accordance with the requirements of the Planning Act.”
- 2.166 Section 2.5.8.3.2 iii)

- i) Delete the word “building” and replace with “property”;
- ii) Delete the words “historical or architectural” and replace with “cultural heritage”;
- iii) Delete the words “as identified by the Township in consultation with LACAC,” and replace with “and is identified on the Township’s Heritage Register, the Township shall consider”;
- iv) Delete the words “shall seek to preserve the building or to incorporate portions of the building” and replace with “in the context of the Heritage Act, and where justifiable, shall seek to incorporate the cultural heritage features including buildings and structures”.

2.167 Section 2.5.8.3.3

- i) Delete in its entirety.

2.168 Section 2.5.10

- i) Delete the words “Environmental Constraint” and replace with “Natural Hazard” in the title and in the first sentence;
- ii) Delete the words “including Floodplain lands”.

2.169 Section 2.5.11

- i) Delete the word “Forest” and replace with “Environmental Constraint” in the title and in the first sentence.

2.170 Section 2.5.13

- i) Delete the word “General” and replace with “Prime” in the title;
- ii) Add a new subheading before the first paragraph as follows:
“2.5.13.1 General”
- iii) Delete the word “General” and replace with “Prime” in the first sentence;
- iv) Delete the words “Sections 9, or 10A” and replace with “Section 9, and in particular 9A,”;
- v) Add a new sub-section following the first paragraph:

“2.5.13.2 Exception

2.5.13.2.1 Part Lot 35, Concession 7, 333-335 Main

Street North

Notwithstanding the policies of the Durham Regional Official Plan, the portion of the former St. John's Training School (now known as the Kennedy House lands), Part Lot 35, Concession 7, 333-335 Main Street North in the Prime Agricultural Area designation outside the Natural Hazard Area and Environmental Constraint Area designations, may be used for a range of public and non-profit uses such as sports fields and other outdoor recreation uses, arenas, museums and community centres, as well as accessory and ancillary uses.”

2.171 Section 2.5.14

- i) Delete this section in its entirety and replace with:

“2.5.14 Major Open Space Area

The lands in the Major Open Space Area designation on Schedule “A” shall be subject to the relevant policies of Section 10A, of the Durham Regional Official Plan.”

2.172 Section 2.5.15.4.2 i) b)

- i) Delete the words “on Brock Street, Main Street and Toronto Street unless required to preserve a heritage building”.

2.173 Section 2.5.15.4.2 i) d)

- i) Add the words “and a minimum floor space index of 1.0” at the end of the sentence.

2.174 Section 2.5.15.4.3

- i) Delete “Main Central Area” and replace with “Downtown”;
ii) Delete the word “area” and replace with “Area” after “Business Improvement”;
iii) Add the words “Downtown, with a focus on the” after “strengthen the”;
iv) Add a comma after the words “Main Central Area”;
v) Delete the words “preparation of a “Downtown” plan for the area that provides” and replace with “implementation of the Downtown Vision and Action Plan, 2009 as amended, and the Downtown Community Improvement Plan. These plans provide”;

- vi) Delete the words “and design concept” and replace with for the area”;
- vii) Delete the word “addresses” and replace with “direction on addressing”;
- viii) Delete the words “The Plan should specifically address:
 - i) programs and activities which can be offered to attract people to the Main Central Area;
 - ii) amenities which should be provided to reinforce the unique image and character of the Main Central Area; and,
 - iii) mechanisms for improving access to and within the Main Central Area.”

2.175 Section 2.5.16.3.1 iii)

- i) Add the following new sentence to the end this paragraph:

“The Township may also consider zoning by-law amendments permitting new retail development in buildings and retail units under 1,000 square metres (10,764 sq. ft.) for other sites in the Corridor Commercial Area. However, the type, mix and size of such retail units shall be regulated through the zoning bylaw to ensure that they do not impact on the planned function of the Downtown, including retail, service commercial and personal service uses with a minimum size limit of 186 square metres (2,000 sq. ft).”

2.176 Section 2.5.16.3.3 iii)

- i) Delete the word “identify” and replace with “identity”.

2.177 Section 2.5.16.3.5 ii)

- i) Delete the word “in” after “manner”.

2.178 Section 2.5.16.4.2

- i) Delete the number “6/224” and replace with “6, 224”.

2.179 Section 2.5.16.4.2 i)

- i) Add the word “it” after “parking area if” in the first sentence;
- ii) Add the words “or office or personal service uses” after “in subsection 2.5.16.4.2 ii”).

2.180 Section 2.5.17.3.2 i)

- i) Add the following words to the end of subsection a) “, including features such as heritage signage”;
- ii) Add the words “unless there is no other option and significant design enhancements are provided to mitigate the impact on the streetscape” to the end of subsection d);
- iii) Add the words “minimum height 2 storeys and” at the beginning of subsection f);
- iv) Delete the word “three” and replace with “four” in subsection f);
- v) Add the words “minimum floor space index of 10. and” to the beginning of subsection g);
- vi) Delete the number “1.0” and replace with “2.0”.

2.181 Section 2.5.17.4.1

- i) Delete the word “are” and replace with “area”;
- ii) Delete the words “Forest Area” and replace with “Natural Hazard Area” and “Environmental Potential Area 2”.

2.182 Section 2.5.18.2 v)

- i) Delete the word “accessory”.

2.183 Section 2.5.18.5.2

- i) Delete the word “Area” and replace with “Areas” after “Employment”.

2.184 Insert a new subsection after Section 2.5.18.5.3:

“2.5.18.5.4 Conversion of Employment Areas

The Urban Area includes very limited lands designated Employment Area. In order to achieve the employment forecasts established for the Township, and to provide land for an appropriate mix and range of employment uses, applications for the conversion of lands in any Employment Area designation to non-employment uses, shall only be permitted through a municipal comprehensive review where it has been

demonstrated that:

- i) there is a need for the conversion;
- ii) the Township will meet the employment forecasts allocated to the Township pursuant to the Durham Regional Official Plan;
- iii) the conversion will not adversely affect the overall viability of the employment area, and achievement of the intensification target, density targets, and other policies of this Plan and the Durham Regional Official Plan;
- iv) there is existing or planned infrastructure to accommodate the proposed conversion;
- v) the lands are not required over the long term for the employment purposes for which they are designated; and,
- vi) any cross-jurisdictional issues have been considered.

For the purposes of this policy, major retail uses and all other commercial uses other than those permitted in Section 2.4.18.4 i) and ii) are considered non-employment uses.

Where lands in an Employment Area are located in the Downtown as designated on Schedule "A", conversions shall be considered through a comprehensive review pursuant to the Provincial Policy Statement.

In accordance with the Planning Act, there is no appeal with respect to a decision of Township Council to refuse, or fail to adopt, any official plan or zoning by-law amendment application that proposes to remove any land from the Employment Area designation."

2.185 Section 2.5.19.1

- i) Add the words ", and in some cases partial services" to the end of the first sentence.

2.186 Section 2.5.19.2 iii)

- i) Add the words "including expansion and the addition of new uses" after "modifications to such uses";
- ii) Add the words "and provided such uses are appropriate to

the hamlet location and compatible with surrounding uses” to the end of the sentence.

- 2.187 Section 2.5.20.3 iv)
- i) Delete the words “Medical Officer of Health” and replace with “Regional Health Unit”.
- 2.188 Section 2.5.21
- i) Delete “- Golf Course” in the heading and in subsection 2.5.21.1;
 - ii) Delete “golf courses” and replace with “large areas of private open space uses, in particular golf courses,” after “existing” in subsection 2.5.21.1;
 - iii) Add the words “, as well as natural heritage conservation uses” to the end of the second sentence in 2.5.21.2.
- 2.189 Section 2.5.22
- i) Add the words “(Deferral #2)” to the heading title.
- 2.190 Section 2.5.23.1 ii)
- i) Add the words “or computer” after the word “scale”.
- 2.191 Section 2.5.23.3.1 i)
- i) Delete the period at the end of subsections c), d), and the last bullet of e).
- 2.192 Section 2.5.24.2
- i) Delete the word “Permanent” and replace with “Prime”.
- 2.193 Section 2.5.24.3 i)
- i) Delete the words “use at contaminated sites” and replace with “Use At Contaminated Sites”.
- 2.194 Section 2.5.25.2 ii)
- i) Add the words “and medium” after the word “low”;
 - ii) Add the words “, townhouses and apartments” after “duplex

dwellings”.

2.195 Section 2.5.25.4.1

- i) Add an “and,” at the end of the sentence of subsection i) c);
- ii) Renumber subsections vi i) and ii) to vi a) and b).

2.196 Add a new section following Section 2.5.26:

“2.5.27 Local Commercial Area

2.5.27.1 Purpose

The Local Commercial designation applies to an area on the south side of Reach Street, west of Testa Road. The designation recognizes a small-scale mixed use centre which includes residential uses, as well as a range of commercial, service and other uses which serve the immediate surrounding area, as well as providing for specialized uses which serve the community as a whole.

2.5.27.2 Permitted Uses, Buildings and Structures

The permitted buildings and structures include the use of the buildings and structures existing as of June 2010, and small scale additions to such buildings and structures, or new buildings in conformity with the policies of Section 2.5.27.4 for:

- a) small scale retail commercial, service commercial and personal service uses including a convenience store;
- b) residential units in conjunction with other permitted uses;
- c) offices, including a medical or dental clinic;
- d) day care centres; and,
- e) institutional and non-profit uses.

2.5.27.3 Prohibited Uses, Buildings and Structures

Notwithstanding the provisions of Section 2.5.27.2 the following uses shall be prohibited in the Local Commercial Area:

- a) drive-through or drive-in uses including drive-in and drive-through eating establishments,
- b) vehicle service stations or other vehicle service uses, and,
- c) banks or trust companies.

In addition, no garden centre use or other outdoor uses, including any outdoor storage shall be permitted.

2.5.27.4 Land Use Policies

The subject area is currently zoned to permit a narrow range of commercial and service uses, which may be extended to include other local convenience commercial and service uses which primarily serve the surrounding area. Prior to the approval of a zoning by-law amendment to permit any uses which serve the community as a whole, the Township shall be satisfied through the submission of relevant plans and other background information that:

- a) there is no feasible, alternative site available in the Main Central Area;
- b) sufficient parking for the proposed use can be provided on the site;
- c) any changes to the exterior of the buildings and structures and the landscaping on the property will maintain or improve the existing character of the area; and,
- d) signage shall be non-obtrusive and compatible with the general residential character of the area.”

2.197 Section 2.6.1

- i) Delete the word “pedestrian” and replace with “pedestrians and bicyclists and which support transit use”

2.198 Section 2.6.2.1

- i) Delete all occurrences of “Table 2.3” and replace with “Table 2.4”.

2.199 Section 2.6.2.2

- i) Delete all occurrences of “Table 2.3” and replace with “Table 2.4”;
- ii) Delete all occurrences of the words “Main Central Area and replace with “Downtown” in subsection vi.

2.200 Add a new section following subsection 2.6.2.2 v):

- “vi) The Township shall work with the Region of Durham, to develop a program to limit truck traffic through the Downtown, particularly during the months of June to September including discussions with the truck operators and establishment of an alternative truck route.”

2.201 Table 2.3

- i) Add the words “. May serve as regional transit spines.” following the first sentence in column “Function” and row “Type A arterial roads”;
- ii) Add the words “50 km/h in the Urban Area and” after “operating speed is” in column “Design Requirements”, row “Type A arterial roads”;
- iii) Delete the number “50” and replace with “45” in column “Design Requirements”, row “Type A arterial roads”;
- iv) Delete the number “164” and replace with “148” in column “Design Requirements”, row “Type A arterial roads”;
- v) Add the words “except in the Downtown as designated on Schedule “A” where the right-of-way shall be that existing on the date of adoption of this Plan” in column “Design Requirements”, row “Type A arterial roads”;
- vi) Delete the words “- access is not permitted except for existing lots of record where there is no alternative access to a road” and replace with “- rigid/progressive access control” in column “Design Requirements”, row “Type A arterial roads”;
- vii) Add the following to the end of column “Design Requirements”, row “Type A arterial roads”:
 - “- private access permitted generally a minimum of 200 metres apart in urban area
 - permit large scale, higher density developments with shared/combined access”
- viii) Add the words “. May serve as regional transit spines.” following the first sentence in column “Function” and row “Type B arterial roads”;
- ix) Delete the words “urban area” and replace with “Urban Area” in column “Design Requirements”, row “Type A arterial roads”;
- x) Delete the words “Main Central Area” and replace with “Downtown” in column “Design Requirements”, row “Type B arterial roads”;

- xi) Add the word “generally” after “permitted” in column “Design Requirements”, row “Type B arterial roads”;
- xii) Add the words “, with shared/combined access promoted” after “80 metres of road” in column “Design Requirements”, row “Type B arterial roads”;
- xiii) Delete the words “Main Central Area” and replace with “Downtown” in column “Design Requirements”, row “Collector Roads”;
- xiv) Renumber from Table 2.3 to Table 2.4.

2.202 Section 2.6.3.1 i)

- i) Add the words “two sides preferred with” after “at a minimum, with”.

2.203 Section 2.6.3.1 ii)

- i) Add a new sentence to the end of the paragraph as follows: “In planning for bicycle movement, the Township will take into consideration the Durham Regional Cycling Plan.”

2.204 Section 2.6.3.2

- i) Add the words “Township as the “Trail Capital of Canada” has developed an extensive,” after “The” at the beginning of the sentence;
- ii) Delete the words “shall be expanded over time” and replace with “. The Township shall continue to work to expand this system over time, in particular enhancing connections to the Downtown,”;
- iii) Add the words “and Schedule “B” to this Plan” to the end of the sentence.

2.205 Section 2.6.4

- i) Add a new sentence “The Region of Durham is responsible for transit service, with the exception of GO service.” before the first sentence of the first paragraph;
- ii) Delete the word “development” and replace with “enhancement”;
- iii) Add the words “, recognizing that the Region has identified Road Regional Road 1, Regional Road 8 and Highway 47 as part of their transit priority network” after “transit

- services”;
 - iv) Add the words “and mixed” after “higher density”;
 - v) Add the words “in the Main Central Area adjacent to the potential GO station and” after encouraged to locate”;
 - vi) Delete the words “and other potential” and replace with “particularly”;
 - vii) Add the word “priority” after “transit”;
 - viii) Add the words “to support transit service” to the end of the third sentence.
- 2.206 Section 2.6.6.2
- i) Add the words “and Downtown” to the subsection title;
 - ii) Add the words “Downtown, and in particular the” prior to “Main Central Area”;
 - iii) Delete the words “a plan for the Main Central Area” and replace with “the implementation of the Downtown Vision and Action Plan”.
- 2.207 Section 2.6.6.2 ii)
- i) Delete the words “Main Central Area” and replace with “Downtown.
- 2.208 Section 2.7.4 ii)
- i) Add the words “Planning Justification Report and” prior to “Plans”;
 - ii) Delete the word “Plans” and replace with “A planning justification report and plans” at the beginning of the first sentence.
- 2.209 Section 2.7.4 iv) c)
- i) Add the words “Natural Hazard Area,” prior to “Environmental Constraint Area”;
 - ii) Delete the word “Forest” and replace with “Environmental Protection “.
- 2.210 Section 2.7.4 vii)
- i) Delete the words “Heritage Impact Statement” and replace with “Cultural Heritage Impact Assessment” in the subsection title;

- ii) Add the words “or is identified in the Township’s Register of Cultural Heritage Resources.” after “Heritage District,”;
- iii) Delete the words “a heritage impact statement” and replace with “A cultural heritage impact assessment” prior to “, prepared”;
- iv) Add a new paragraph at the end of the subsection:

“Relocation of built heritage resources in accordance with Section 1.4.2 c) shall only be considered through a cultural heritage impact assessment that addresses retention and relocation.”.

2.211 Section 2.7.5 ii)

- i) Delete the words “Ministry of Citizenship, Culture and Recreation” and replace with “applicable Provincial”.

2.212 Section 2.7.5 iii)

- i) Delete the words “Environmental Constraint or Forest Area” and replace with “Natural Hazard Area”, “Environmental Constraint Area” or “Environmental Potential Area”;
- ii) Delete the word “Schedule” and replace with “Schedules “A” and”.

2.213 Section 3.1

- i) Add the words “or development permit by-laws” after “zoning by-law”.

2.214 Section 3.2.4

- i) Delete the words “in accordance with the following provisions:
 - a) the lands are located within the Urban Area boundary on Schedule “A” to this Plan; or
 - b) the lands are designated “Hamlet”, “Rural Employment Area”, or “Country Residential Subdivision”, “Resource Extraction Area”, or “Special Study Area” on Map “A2 to the Durham Regional Official Plan”.

- and replace with “for any area in the Township”.
- ii) Delete the words “similar uses” and replace with “uses specified in the zoning by-law”.

2.215 Section 3.2.5

- i) Delete the word “Municipality” and replace with “Township”.

2.216 Section 3.2.6

- i) Delete the comma after “a zoning by-law” in the first sentence;
- ii) Delete the comma after “or mixed use development”;
- iii) Delete the word “are” and replace with “as” after “other matters”;
- iv) Delete the “and,” from the end of subsection vi);
- v) Add “; and,” at the end of subsection vii);
- vi) Add a new subsection after subsection vii):

“viii) to encourage the provision of specific features which will enhance the sustainability of the development including green roofs, solar panels and achievement of LEED, Energy Star or other similar certification system or equivalent.”.

2.217 Add a new subsection after subsection 3.2.7:

“3.2.8 Conditional Zoning

A By-law may be passed pursuant to the provisions of Section 34(16) of the Planning Act, subsequent to the establishment of regulations by the Minister of Municipal Affairs and Housing, to zone lands for their intended purpose, subject to conditions where the lands are designated such as to permit development. The conditions imposed may relate to any matter which implements the policies of this Plan including the provision of sewer and water services, roads, transit, parks, recreation and other community facilities, and commitments to specific design, tree planting, and sustainability plans.”.

2.218 Section 3.6 iii)

- i) Delete the words “at its” and replace with “or the Region at

their” after the word “Township” in the last sentence.

2.219 Section 3.8.1

- i) Add the words “Natural Hazard Area,” prior to Environmental”;
- ii) Delete the words “and Forest” after “Constraint”;
- iii) Add the words “or Environmental Potential Area” prior to “designations”.

2.220 Add a new subsection following Subsection 3.8.2:

“3.8.3 Parkland Acquisition

- i) As a condition of development of land, the Township shall require the conveyance of land for parkland or other public recreational purposes based on the parkland conveyance provisions of the Planning Act, and specifically:
 - a) in the case of land proposed for development or redevelopment for commercial or industrial purposes, 2 percent of the land proposed for development or redevelopment or within a plan of subdivision as the case may be; and,
 - b) 5 percent of the land in all other cases,provided that in the case of land proposed for development or redevelopment for residential purposes, the Township shall require that land instead be conveyed as a rate of one hectare for each 300 dwelling units proposed if the application of this alternative standard would result in the conveyance of a greater area of land (unless the Township has entered into an agreement providing otherwise).
- ii) The Township may, at its discretion, request cash payment-in-lieu of land for park purposes to the value of the land otherwise required to be conveyed; such cash will be placed in a park fund to be expended in accordance with the provisions of the Planning Act. Cash-in-lieu of parkland shall be calculated and paid at the time of issuance of building permits. The Township may also exchange lands, or accept lots-in-lieu.

Where a development is designed to achieve LEED, Energy Star or

other similar sustainable development certification system or equivalent, and no land is available on the site to be conveyed for parkland, then the Township may reduce the amount to be paid as cash-in-lieu of parkland, by the value of the part of the site that meets the sustainability criteria.

- iii) The Township shall not accept as part of the parkland conveyance, lands required for drainage purposes, stormwater management facilities, connecting walkways, lands which are susceptible to flooding or erosion, steep valley slopes, wetlands, associated buffer areas including top-of-bank and meander belt setbacks, including any lands designated “Natural Hazard Area”, “Environmental Constraint Area” or “Environmental Potential Areas 1 and 2” or other lands unsuitable for development, unless the Township has entered into an agreement providing otherwise where the lands will contribute significantly the Township’s trail system or the provision of other recreation facilities.
- iv) All parkland conveyed to the Township shall be conveyed in a physical condition satisfactory to the Township and in accordance with the policies, practices and guidelines of the Township.
- v) The Township, in order to implement the Parks, Recreation and Cultural Strategic Master Plan may close or reconfigure existing parks and other facilities in order to allow for the achievement of new, enhanced recreation facilities.”

2.221 Section 3.10

- i) Delete the sentences “It is the intent of this Plan that priority be given to the preparation of Secondary Plans for the Hamlets within the Township. These Secondary Plans shall be prepared in accordance with the requirements of the Durham Regional Official Plan.”

2.222 Section 3.14

- i) Delete the words “eliminate notice to the public for minor Official Plan amendments” and replace with “make minor modifications to the Official Plan”;
- ii) Add the words “or are similar to” after “which do”;
- iii) Add the words “without any public notice or meeting, but the changes shall be provided to Council at a Council meeting for their information” after the word “following”;

- iv) Add a new subsection following Subsection ii):
 - “iii) updated lot fabric;”;
- v) Renumber the remaining subsections according.

2.223 Section 3.16.1

- i) Add the words “, development permits” after “condominium”;
- ii) Add a new sentence following the sentence ending with “site plans”: “Consultation may also be required for Committee of Adjustment applications as deemed appropriate by the Township.”

2.224 Section 3.16.2

- i) Add the words “, development permit” after “condominium”;
- ii) Add the words “, including a Committee of Adjustment application if deemed appropriate by the Township” to the end of the first paragraph.

2.225 Add a new section following Section 3.16.4:

“3.17 Development Permit By-law

3.17.1 Development Permit By-law Areas

The Township may, instead of amending the comprehensive zoning by-law to conform with and give effect the provisions of this Plan in accordance with Section 3.2.1 of this Plan, pass a development permit by-law for the following areas or any portion of them:

- i) Oak Ridges Moraine Conservation Plan Area;
- ii) Greenbelt Plan Area;
- iii) Uxbridge Urban Area Downtown as designated on Schedule “A”;
and,
- iv) Temporary uses.

3.17.2 Goals

3.17.2.1 Oak Ridges Moraine Conservation Area/Greenbelt Plan Area/Temporary Uses

To provide a regulatory approach which will better ensure the protection of the natural environment in these sensitive areas, particularly key significant natural heritage and hydrological features.

3.17.2.2 Uxbridge Urban Area Downtown

To provide a regulatory approach which will encourage intensification, while ensuring high quality urban design which is sensitive to the cultural attributes of this community focal point.

3.17.3 **Criteria**

All classes of development or any use of land permitted by this Plan in the applicable development permit area may be included in the development permit by-law; however, the Township may exempt certain classes of development or uses of land such as agricultural and agricultural secondary uses and small accessory buildings from the need for a development permit. Exemptions may be considered in the Oak Ridges Moraine Conservation Area/Greenbelt Plan Area where there is no concern with impacts on key natural or hydrological features, and in the Downtown where there is no concern with impacts on adjacent development

3.17.4 **Conditions**

The types of conditions which may be included in any development permit by-law shall relate to any matter which implements the policies of this Plan and may include, but shall not be limited to a condition related to:

- i) the removal or restoration of vegetation;
- ii) site alteration including but not limited to the alteration or restoration of the grade of land and the placing or dumping of fill;
- iii) ongoing monitoring requirements;
- iv) the provision of specified facilities, services and matters in exchange for specified height or density of development within specific ranges;
- v) the provision of features which enhance the sustainability of a development;
- vi) matters that would otherwise be prohibited for land described in paragraphs 3, 3.1 or 3.2 of subsection 34(1) of the Planning Act; and,
- vii) a requirement for the owner to enter into an agreement with the Township related to one or more conditions being imposed related

to the development permit.

3.17.4 Delegation of Authority

Council may delegate to a Committee of Council or the Manager of Development Services the authority to:

- i) approve or refuse applications;
- ii) issue development permits;
- iii) impose conditions on development prior to the issuance of a permit;
- iv) attach conditions to a permit;
- v) enter into agreements with respect to conditions imposed in relation to development permits.”

2.226 Section 4.2

- i) Add the words “, development permit by-laws” after “Zoning By-laws”.

2.227 Section 4.4

- i) Add the words “*and the Green Belt Plan*” after “*Conservation Act*”;
- ii) Delete the words “Schedule "A" shows the boundaries of the Uxbridge Urban Area. The internal boundaries and alignments of the components as shown on Schedules “A”, “B” and “C” and “D” are approximate only and are not intended to mark the exact location or extent of the designation of such components except where such designation coincides with arterial, collector or local roads, railways, transmission lines, property boundaries, or other clearly recognizable physical features. Otherwise, the exact internal boundaries shall be defined at such time as the Zoning By-law come into effect.”.

2.228 Section 4.7

- i) Delete in its entirety.

2.229 Section 5.1.2 iv)

- i) Delete “G” and replace with “F”.

2.230 Section 5.1.6.2

- i) Remove the underline and italic font on the words “, in particular the policies of Section 1.9.”.
- 2.231 Section 5.4.2.4 iii)
- i) Delete the comma after the words “open space, and”.
- 2.232 Section 5.4.2.8
- i) Add the words “/Universal Principles” after “Access” in the title;
 - ii) Add a new paragraph at the end of this section:

“In addition, the principles of universal design will be applied to all public spaces and within new developments to ensure access and visitability for all individuals, while recognizing the need for balance where cultural heritage resources are involved. Regard shall also be given to the Ontarians with Disabilities Act, Ontario Building Code, any Township heritage guidelines, and where appropriate, the Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada.”.
- 2.233 Section 5.4.4
- i) Delete the word “is” at the end of the first sentence.
- 2.234 Table 5.2
- i) Delete the word “Business” and replace with “Occupations/Home Businesses and Bed and Breakfast Establishments” in column “Land Use”, Row i);
 - ii) Delete the word “Home” and replace with “Home occupation/home” in the second column, first row;
 - iii) Add the words “and bed and breakfast establishments” after the words “business uses”;
 - iv) Delete the sentence in subsection a) row 1, column 2 and replace with “the home occupation/home business or bed and breakfast uses is clearly secondary to the residential use of the property and is the principal residence of the person operating the use;”;
 - v) Delete the word “it” and replace with “a home occupation/home business use” row 1 subsection b);

- vi) Delete the word “is” and replace with “may be” in row 1, subsection d;
- vii) Renumber subsection e as subsection f and add a new subsection e as follows:

“e) bed and breakfast establishments are located only in single detached dwellings;”.

2.235 Section 5.5.3 vi)

- i) Delete the comma before the word “few”;
- ii) Delete the semicolon and replace with a period after the words “accessory uses” in subsection d);
- iii) Delete the comma after the words “minimum by” at the end of the second paragraph and replace with a colon;

2.236 Section 5.5.3 vii)

- i) Delete the period at the end of the sentence and replace with “; and,”.

2.237 Section 5.5.9.3

- i) Delete the words “Region of Durham” and replace with “Durham Regional”.

2.238 Section 5.7.1

- i) Delete the words “Region of Durham” and replace with “Durham Regional” in the first sentence.

2.239 Section 5.7.3 ii)

- i) Delete the comma after the word “including”;
- ii) Add a comma after the word “envelopes” in subsection a).

2.240 Section 5.7.4 v)

- i) Delete the words “Region of Durham” and replace with “Durham Regional” in the first sentence.

2.241 Section 5.7.4 viii)

- i) Delete the comma after the word “demonstrate”.

- 2.242 Delete “Appendix C” in its entirety.
- 2.243 Delete “Appendix D” in its entirety.
- 2.244 Revise the Table of Contents as required to reflect the changes in this amendment.
- 2.245 By modifying the schedules to reflect updated base information including lotting fabric and road pattern, as well as designation tones, which are updated without changing the intent of the Plan, as well as specific amendments as follows:
- i) Schedule 1 to this amendment, Schedule “A”, Land Use and Transportation Plan Uxbridge Urban Area;
 - ii) Schedule 2 to this amendment, Schedule “B”, Natural Heritage System Uxbridge Urban Area; and,
 - iii) Schedule 3 to this amendment, Schedule “D”, Phasing Plan, Uxbridge Urban Area.

3.0 IMPLEMENTATION AND INTERPRETATION

This Official Plan Amendment shall be implemented and interpreted in accordance with the implementation and interpretation provisions set out in the Amendment and the relevant sections of the Official Plan.