

Township of Uxbridge



AGENDA

**7:00P.M.
SPECIAL COUNCIL**

**7:30 P.M.
PUBLIC PLANNING MEETING
RE LIVING LIFE RETIREMENT RESIDENCES INC.
ZBA 2009-02 AND OPA 49**

MAY 4TH, 2009

A G E N D A

**SPECIAL MEETING OF THE
COUNCIL OF THE TOWNSHIP OF UXBRIDGE**

**MONDAY, MAY 4TH, 2009
COUNCIL CHAMBERS
UXBRIDGE, ONTARIO**

PRESENT:

I. CALL TO ORDER

**II. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE
THEREOF**

III. PUBLIC MEETING

**a) 7:00 P.M.
DEVELOPMENT CHARGES**

- Presentation by Cam Watson of Watson & Associates

IV. UNFINISHED BUSINESS

V. OTHER BUSINESS

VI. CONFIRMING BY-LAW

2009-058 Being a by-law to confirm the proceedings of Council at its special meeting held on
Monday, May 4th, 2009

VII. QUESTION PERIOD

VIII. ADJOURNMENT

"PUBLIC MEETING"

PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE

MONDAY, MAY 4TH, 2009
COUNCIL CHAMBERS
UXBRIDGE, ONTARIO
7:30 P.M

- I. CALL TO ORDER by Councillor Ballinger, Chairman of the Planning Committee.
- II. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF
- III. CHAIRMAN'S REMARKS ON THE PURPOSE OF THE MEETING.

Township File: ZBA 2009-02
Official Plan Amendment No. OPA 49

- The purpose of this application is to amend the Official Plan and the Zoning By-law to permit the development of a 240-unit Institutional Supportive Housing Facility with ancillary Personal Service and Office use, all on a portion of the lands within the Urban Boundary.
- The entire subject property is currently designated "Residential Area", "Rural Estate Area", "Environmental Constraint Area" and "Forest Area" in the Township of Uxbridge Official Plan and zoned "Rural (RU)" and "Environmental Protection (EP)" in the Township of Uxbridge Zoning By-law. The proposal would redesignate the lands within the "Residential Area" to an "Institutional" designation to allow for the proposed uses.

LOCATION OF THE PROPOSED AMENDMENT:

The proposed amendments are site-specific and relate to the property located at 164 Cemetery Road, legally described at Part Lots 26 and 27, Concession 6 in the Geographic Township of Uxbridge, and being further described as Part 1 on Plan 40R-8540.

IV. PUBLIC PARTICIPATION:

Any persons wishing to make oral or written submissions on the subject reports should give their names, addresses and postal codes to the Clerk and ask their questions through the Chair or file their written submission.

V. OTHER BUSINESS:

126 Region of Durham re Regional Comments – Living Life Retirement Residences – ZBA
2009-02 and OPA 49

VI. ADJOURNMENT:

**ANY PERSONS WHO WANT FURTHER NOTICE OF THE PASSAGE OF A BY-LAW
SHOULD GIVE THEIR FULL NAME, ADDRESS, AND POSTAL CODE TO THE
CLERK PRIOR TO LEAVING THE MEETING.**



April 28, 2009

The Corporation of Township of Uxbridge
51 Toronto Street South
P.O. Box 190
Uxbridge, Ontario
L9P 1T1

The Regional
Municipality
of Durham

Works Department

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C. R. Curtis, P.Eng., MBA
Commissioner of Works

Attention: Richard Vandezande; Manager of Development Services

Dear Richard:

Re: Site Plan Application (SPD 2009-03)
Zoning By-Law Amendment Application (ZBA 2009-02)
Official Plan Amendment Application (OPA 49)
Living Life Retirement Residences; 164 Cemetery Road
Part of Lots 26 and 27, Concession VI
Township of Uxbridge
Our File: 2009-U-002

The Region of Durham Works Department has reviewed the above noted Site Plan Application, Zoning By-Law Amendment Application, and Official Plan Amendment Application, and wishes to provide the following comments.

Municipal Water Supply

The subject property is located within the Zone 1 Water Pressure District of the water supply system for Uxbridge. Municipal water supply is available to the subject property from the existing 300mm watermain on Toronto Street South.

The submitted Site Servicing Plan (Drawing Number SS-1; by Sernas Associates; February 20th 2009) indicates a new 300mm watermain along Cemetery Road, from Toronto Street, northerly to the subject site; with a 200mm fireline, and a 200mm domestic into the main building. This configuration is acceptable; however, to ensure security of supply, the Region will require the 300mm watermain on Cemetery Road to be extended northeasterly, and connected to the existing 200mm dead end (Hydrant #AF12-0430).

The Region will permit only one domestic water service and one fireline service connection to service the entire site, including the smaller building at the southeast corner of the property. These two connections must enter into a combined meter room / backflow prevention device room, prior to servicing any buildings or hydrants within the subject property. The room shall be as per S-459, and it must be accessible to Regional staff.

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File: 2009-U-002_LivLifRet164Cem_UxbLtr

PLANNING & ECONOMIC DEV. **135** page 1 of 3

Please note that the proposed watermain on Cemetery Road is budgeted for design in 2009, and construction in 2010; subject to Regional Council approval. If the Region constructs this watermain prior to the subject development, then the Applicant will be required to pay all applicable watermain frontage charges and connection fees.

Sanitary Sewer Servicing

Sanitary sewer servicing is available to the subject property from the existing 200mm sanitary sewer on Toronto Street South.

The submitted Site Servicing Plan (Drawing Number SS-1; by Sernas Associates; February 20th 2009) indicates a new 200mm sanitary sewer along Cemetery Road, from Toronto Street, northerly to the subject site; with a 200mm connection into the main building, and a 150mm connection into the smaller building. This configuration is acceptable; however, the Region requires the 200mm sewer on Cemetery Road to be extended to the northern limit of the subject property.

There are some downstream sections of sanitary sewers with a system capacity deficiency, and which will be negatively impacted by the additional flows from the proposed development. Therefore, the Applicant shall be responsible for upgrading these identified sections of sanitary sewer on Mill Street, from Joseph Street to Water Street.

The Region is satisfied that these upgrades will sufficiently reduce the Hydraulic Grade Line (HGL) along this segment of sanitary sewer; thus providing the most effective system capacity improvement to accommodate the subject proposal.

Transportation

The Stormwater Management Design Brief states that the increase in runoff volume will be detained on-site by the proposed orifice controls; but will over time discharge into the wetland. Since the wetland has a positive outlet to the culvert under Cemetery Road, the excess volume will discharge to the downstream storm system which is contained within Region Highway 47 right-of-way. In order to prevent any negative impacts to this section of the storm system, we recommend that controls be in place to prevent any debris from entering the system from the culvert located on Cemetery Road.

We require the Consultant verify if the downstream section of the storm outlet was reviewed to confirm that there are no impacts with the additional excess volume. Please update the Stormwater Management Design Brief accordingly, and resubmit for our review.

We have reviewed the submitted Traffic Impact and Parking Study, and have no comments to offer.

Site Servicing Costs and Regional Development Charges

The Applicant will be responsible for the full cost of any servicing and roadwork required to accommodate this application.

The Applicant will be responsible for the payment of all applicable Regional Development Charges; as well as any outstanding water and sanitary sewer frontage charges.

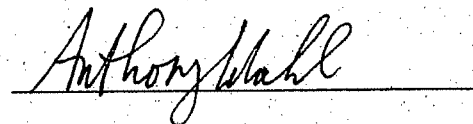
The current Regional Commercial Development Charge is \$8.77 per square foot of gross floor area. At this time, Durham Region Council is proposing to amend the Development Charge By-Law to extend the "Valid Until" date to **June 30th 2010**; for all Regional Development Charges. However, this proposed amendment will have to undergo the public process and then be passed by Council, before it will come into effect.

Summary

The Region of Durham Works Department has no objection to further processing of the submitted Site Plan Application, Zoning By-Law Amendment Application, and Official Plan Amendment Application, subject to the Applicant satisfying all of the aforementioned Regional requirements.

We trust the above is sufficient for your purpose. If you have any questions, please call me.

Yours truly,



Anthony Wahl, C.E.T.
Development Approvals Division

ALW

Attachment

- c. Rich Tindall; Engineering Planning and Studies
- Steve Mayhew; Transportation Infrastructure
- Aaron Christie; Semas Associates