



The Township of Uxbridge

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OBJECTIVES OF THE KENNEDY HOUSE MASTER PLAN

The primary purpose of the master plan is to provide guidance for the long term development of the park. The site will be developed in phases over many years as financial resources become available. Accommodating existing uses with as little disruption as possible is an important consideration.

The objectives of the master plan are outlined below:

1. Establish a framework that will guide development of the park, creating a destination that serves all residents of Uxbridge.
2. Accommodate sports facilities as well as recreational and environmental activities for groups and individuals.
3. Locate a site within the park for long term development of a new community and aquatic centre, reserve land area for expansion.
4. Accommodate flexible programming of activities and phasing of development.
5. Enhance natural environmental conditions.

Kennedy House Demolition

After almost a year of discussions related to the potential use of the buildings at Kennedy House and whether we want to invest both in the capital costs for renovations and the long term costs of operations, it has been decided to remove the entire building inventory from the site.

Demolition should begin mid-August and is expected to take six to eight weeks to complete. Once complete, the site will then be ready to be redeveloped over the long term.

To Fill-in Pits or not to Fill-in Pits; that is the question.

After over a year of research and discussions related to fill and commercial fill/fill-in pits, the Township has adopted the new fill bylaw, which does not include commercial fill or fill-in pits.

Where do we go from here?

Our plan, moving forward, is to meet with the various agencies who have a stake in both commercial fill/fill-in pits. This list will include but is not limited to: MNR, OSSGA, MOE, MMAH, TRCA, LSRCA, Region of Durham, STORM, Uxbridge Naturally and many others. The decision whether to allow commercial fill/fill in pits has been delayed until well after the election. The fill committee will continue their research into the topic with the hope to provide the new council with additional information related to these two specific fill operations.

Speeding

Speeding is a universal problem everywhere, including in the Township, but it is of particular concern in our residential subdivisions where the potential for a tragic incident are forever

present. Sadly, the main culprits are local residents who, we are sure, do not deliberately speed through the area in an irresponsible manner but they do need to be more aware of the constant threat of a serious incident that will inevitably happen if the issue of speeding is not addressed.

May we respectfully request that ALL residents in our subdivisions observe a maximum speed of 30 / 40 KPH, when travelling through the subdivisions, to protect the safety of all residents.

Policy Initiatives of the Township

There were a number of significant planning policy initiatives actioned and completed by the Township in 2009/2010. These initiatives include:

Permitting Accessory Apartments in single detached dwellings in Hamlets through a licensing process rather than a planning process;

Expansion of Home Occupation opportunities throughout the Township and permitting Home Industries in the Rural Area; Finalization and Approval of the Township's Oak Ridges Moraine Conformity Exercise by the Province;

Preparation and approval of the Downtown Vision and Action Plan and Community Improvement Plan (CIP) which guide the Township's Downtown Revitalization efforts and create opportunities for the Township to provide monetary assistance to development and redevelopment efforts in the Downtown Area; and,

Preparation and Council approval of the **update of the Official Plan** which, when approved by the Region, includes updated development policies relating to:

- additional secondary uses on farms;
- expansion of the Downtown Area and update of the commercial policies in the Uxbridge Urban Area;
- implementing the Province's Places To Grow Plan that includes intensification and infilling policies for the Uxbridge Urban Area; and,
- implementing the Province's Greenbelt Plan including an update of the Natural Heritage Policies in the Uxbridge

Thank You!

Our Township Council and staff would like to thank the Downtown Revitalization Committee for their commitment to the visioning and action plan process and their continued involvement in the updated Official Plan policies and the establishment of a Community Improvement Plan for the downtown. Both of these initiatives will provide future councils with the opportunity to participate in a meaningful way to our downtown revitalization.

Significant Development Approvals & Construction in 2009/2010

UXBRIDGE URBAN AREA

Estates of Avonlea Phase 4 (Coral Creek)
This 44 lot residential subdivision is fully serviced with a number of homes currently under construction.

First Lease Developments



The demolition of the former Co-op has taken place and final details of the site plan agreement are being addressed between the Township and First Lease. Site works are anticipated to begin in late summer with completion of the building by the end of 2011.

Josella Holdings



The new building being constructed in the Downtown just north of the Main and Brock Streets intersection is nearing completion. This impressive new building will house interior design, housing detailing, and home staging accessories businesses.

Oasys Health Care



Renovations of the interior and exterior of the former Uxbridge Times Journal building were completed in 2009 with some improvements to the property still being completed.

SunPark – Former Williamson Car Dealership



This site has been rezoned to allow for higher density residential uses in conjunction with commercial uses. A full site plan application, complete with the required studies, is the next step to be completed prior to the actual development of the site.

St Joseph's Catholic Elementary School

The expansion of the number of classrooms at St. Joseph's Catholic School has been approved and is underway. As a result of the increased classroom space, it is anticipated the portables on the site will be removed.

Uxbridge Heights Development



The Boston Pizza and A & W restaurants are the latest two pieces to the completion of the Uxbridge Heights development along Toronto Street. Both provide alternative dining opportunities along the Toronto Street Corridor. Boston Pizza provides a varied dining experience and comes complete with an outdoor patio for summertime guests.



The new A & W is also now in operation. It boasts the first mural incorporated in an A & W building design, which is anticipated to be the template for future A & W's across Ontario.

Uxcom – Technology Square, 282 Main Street – Phase 2



The approval of the expansion of the Technology Square commercial centre has provided for the construction of a new commercial building which opened in May 2010. It also provided the potential for two additional commercial buildings should there be sufficient interest in leasing additional commercial space. The servicing of the Uxcom Development was assisted by the provision of municipal water to the area by the Region of Durham.

INDUSTRIAL PARKS

Uxville Industrial Park

BestWay Stone



This paving stone manufacturer initiated construction in August 2009 and anticipates completing the building and being fully operational in the fall of 2010.

Choko Motorsports



This industrial warehouse, clothing manufacturer and related office complex is to be occupied in July 2010.

ECA Canada

The zoning by-law amendment and site plan was approved in 2009. A construction start date has not yet been determined.

Loadlifter/Stanmore Manufacturing

The second building on the site was approved in 2009 and is finalizing completion.

Tofino Door and Trim



The renovation of the former Sherway Marine property to accommodate a trim and mouldings operation is basically complete and is in full operation.

Viking Trailers

The first phase of the building to house the Viking Trailers manufacturing operation and associated offices started construction in July 2010. Additional phases will be constructed as leasing opportunities arise.

Pioneer Park Industrial Area

LIV Outdoors Inc.

Site plan approval for the project was granted in 2009 and the building is under construction.

Parratt Road Self Storage

Site Plan approval was granted in the fall of 2009. A construction start date has not yet been determined.

Petro Canada/Convenience Store



The Petro Canada Gas Bar is currently under construction and anticipates opening by August 2010



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UXBRIDGE PUBLIC LIBRARY 905.852.9747

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ZEPHYR 905.852.9747 Tues., Thurs. 1:30pm - 8:30pm

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Uxbridge Arts Association Events: www.uxbridgearts.com