



**AGENDA  
REGULAR MEETING OF THE  
COUNCIL OF THE TOWNSHIP OF UXBRIDGE**

**Monday, June 26, 2023**

**10:00 A.M.**

**UXBRIDGE COUNCIL CHAMBERS  
51 TORONTO STREET S. UXBRIDGE, ONTARIO**

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**Pages**

**1. CALL TO ORDER**

First Nations Land Acknowledgement

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

**3. REVIEW OF ITEMS NOT LISTED ON AGENDA**

**4. ANNOUNCEMENTS**

**4.1 Regional Councillor Bruce Garrod**

**4.2 Councillor Zed Pickering**

**4.3 Councillor Todd Snooks**

**4.4 Councillor Pam Beach**

**4.5 Councillor Gord Shreeve**

**4.6 Councillor Willie Popp**

**4.7 Mayor Dave Barton**

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	<p>Being a by-law to authorize entering into an Agreement with the Toronto and Region Conservation Authority (TRCA) with respect to permission to enter TRCA owned lands located at Parking Lot at Aggregate Pit (Timbers Lot) on Concession 6 and Parking Lot at Three Rocks, southeast corner of Concession 7 and Uxbridge-Pickering Townline for the purpose of non-intrusive works (ie maintenance and snow removal of the parking lot)</p>	
<b>12.5</b>	<b>2023-072</b>	<b>167</b>
	<p>Being a by-law to adopt the Township of Uxbridge Community Banner Policy (this by-law refers to the recommendation in Report CL-11/23 of Emily Elliott, Deputy Clerk, presented during the regular meeting of the General Purpose and Administration Committee of May 15, 2023)</p>	
<b>12.6</b>	<b>2023-073</b>	<b>168</b>
	<p>Being a by-law to adopt the Township of Uxbridge Municipal Asset and Street Naming Policy (this by-law refers to the recommendation in Report CL-14/23 of Emily Elliott, Deputy Clerk, presented during the regular meeting of the General Purpose and Administration Committee of June 19, 2023)</p>	
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	<p>Being a by-law passed pursuant to the provisions of Sections 34 and 36 of the Planning Act, R.S.O. 1990, as amended, to amend Zoning By-law No. 81-19, as amended, of the Corporation of the Township of Uxbridge, with respect to certain lands located in Lot 12, Plan 40M-2336, Uxbridge, Regional Municipality of Durham, S/T Easement in gross until 2026 12 08 in DR568402 S/T Easement in gross over PT 6 on Plan 40R-24690 as in DR 607858 (45 Anderson Boulevard - Rob-Don Properties)</p>	
<b>12.8</b>	<b>2023-075</b>	<b>171</b>
	<p>Being a by-law to amend By-law 2013-184 being a by-law to regulate traffic and parking on highways, private property and municipal property within the Township of Uxbridge to erect an all way stop sign at Concession 3 and Wagg Road, Township of Uxbridge, Region of Durham (this by-law follows the recommendation in Report PWO-09/23 of Ben Kester, Director of Public Works and Operations presented during the regular meeting of the General Purpose and Administration Committee of May 15, 2023)</p>	

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**MINUTES**

**THE COUNCIL OF THE TOWNSHIP OF UXBRIDGE**

**Monday, June 12, 2023  
UXBRIDGE COUNCIL CHAMBERS  
51 TORONTO STREET S. UXBRIDGE, ONTARIO**

**COUNCIL PRESENT: MAYOR DAVE BARTON  
BRUCE GARROD, REGIONAL COUNCILLOR  
PAM BEACH, COUNCILLOR  
GORDON SHREEVE, COUNCILLOR  
ZED PICKERING, COUNCILLOR  
WILLIE POPP, COUNCILLOR  
TODD SNOOKS, COUNCILLOR**

**STAFF PRESENT: KRISTI HONEY, CAO  
DEBBIE LEROUX, DEPUTY CAO/DIRECTOR OF  
LEGISLATIVE SERVICES/CLERK  
EMILY ELLIOTT, DEPUTY CLERK  
BEN KESTER, DIRECTOR OF PUBLIC WORKS AND  
OPERATIONS  
LAURA RUPPRECHT, CLERK'S ASSISTANT  
AMANDA FERRARO, DIRECTOR OF COMMUNITY  
SERVICES  
CAROLYN CLEMENTSON, HEALTH & SAFETY  
COORDINATOR, AQUATICS MANAGER  
JULIA SHIPCOTT, CLERKS DEPARTMENT  
ADMINISTRATIVE ASSISTANT  
HUNTER JARVIS, ARENA AND RECREATION MANAGER  
TOBI LEE, TREASURER  
COURTNEY CLARKE, PARKS AND TRAILS MANAGER  
KYLE RAINBOW, DIRECTOR OF DEVELOPMENT  
SERVICES  
MIKE KLOSE, CHIEF BUILDING OFFICIAL  
NADINE MESSINA, CONTRACT & PROJECT  
ADMINISTRATOR  
JUDY RISEBROUGH, PROJECT MANAGER**

**1. CALL TO ORDER**

Mayor Barton called the meeting to order at 10:00 a.m.

First Nations Land Acknowledgement

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

None disclosed.

**3. REVIEW OF ITEMS NOT LISTED ON AGENDA**

There were none.

## 4. ANNOUNCEMENTS

### 4.1 Regional Councillor Bruce Garrod

Regional Councillor Garrod advised that the Regional Finance and Administration Committee will be meeting on Tuesday, June 13, 2023.

Regional Councillor Garrod also advised that there will be a Regional Committee of the Whole and a Special Council meeting on Wednesday, June 14, 2023.

Regional Councillor Garrod announced that the 2023 Lake Simcoe Region Conservation Authority Conservation Dinner is taking place on Wednesday, June 14, 2023.

Regional Councillor Garrod advised that he and Mayor Barton are meeting with Oak Valley Health executive on Friday, June 16, 2023 to discuss progress on the hospital and Long Term Care build project.

### 4.2 Councillor Zed Pickering

Councillor Pickering spoke to the success of the 2023 Springtide Music Festival and thanked all those who organized and attended the event.

### 4.3 Councillor Todd Snooks

Councillor Snooks also spoke to the success of the Springtide Music Festival. Councillor Snooks advised that the BIA event hut was used as an information booth with music playing and volunteers present to hand out Springtide guides and speak with visitors and local residents.

Councillor Snooks expressed his appreciation and thanks to the Township's Parks and Works Departments for an incredible amount of work being accomplished in May and June which included fixing the accessibility of the bridge in Quaker Common, removing an unsafe bench, and working on a temporary fix for the playground drainage issue as well as replacing the lightbulbs along Widdifield Court and the clean up and new jersey barriers added at the bottom of Oakside Drive.

Councillor Snooks advised that Canadian Blood Services is in immediate need of blood and are looking for community support for an upcoming blood mobile at the Uxbridge Arena and Recreation Centre on June 24<sup>th</sup> is from 9:00 a.m. to 2:00 p.m.

### 4.4 Councillor Pam Beach

Councillor Beach reminded Council of the Rotary Pizza and Wing night taking place on Saturday, June 17, 2023 at the Uxbridge Community Centre.

Councillor Beach advised that the Quaker Meeting House celebrated its 214<sup>th</sup> anniversary on Sunday, June 11, 2023.

Councillor Beach advised that the Siloam United Church held their service on Sunday, June 11, 2023.

#### 4.5 Councillor Gordon Shreeve

Councillor Shreeve announced that Zephyr Hall Board will be holding their annual Garage Sale on Saturday, June 17, 2023.

Councillor Shreeve also thanked local residents Lisa Anttila and Glenn Ryzebol for holding weekly 'Friendship Evenings' with new residents to Uxbridge.

#### 4.6 Councillor Willie Popp

Councillor Popp also spoke to the success of the Springtide Music Festival.

Councillor Popp congratulated local resident Emily Batty on her retirement from cross-country mountain biking. Councillor Popp advised that Ms. Batty won a bronze medal at the 2016 World Championships and is the current Pan American Games champion and was the silver medalist at the 2014 Commonwealth Games.

#### 4.7 Mayor Dave Barton

Mayor Barton did not have any announcements.

### 6. DELEGATIONS

#### 6.1 10:05 A.M.

**YIN BROWN AND MARTA SWIRYDOWICZ, ABILITIES CENTRE** re LEAD process at the Abilities Centre

Yin Brown introduced herself as the Director of Inclusion, Division, Equity and Accessibility at the Abilities Centre. Ms. Yin also introduced Marta Swirydowicz and Yvette Coombs of the Abilities Centre. With the assistance of a PowerPoint presentation, Ms. Brown explained that the Abilities Centre is committed to enhancing quality of life for people of all ages and abilities in social inclusion, economic participation and health & well being. Ms. Brown also spoke to some of the challenges faced by those seeking accessibility and inclusion including the lack of organizational strategic plans. Ms. Brown continued her presentation by speaking to LEAD. Ms. Brown advised that the LEAD system is an integrated approach to accessibility and inclusion with an evidence based self-assessment process whereby organizations evaluate, rate and provide evidence of their accessibility and inclusion strategies with a process that encourages organizations to create transformational change as opposed to transactional. Ms. Brown explained that some of the objectives of LEAD include challenging organizational systems and processes to promote accessibility and inclusion as well as developing employment strategies for hiring and retaining a diverse workforce that includes people with disabilities. Ms. Brown advised that it also builds programs and services that enable full and meaningful participation of people with disabilities from the design stage, not as an afterthought and creates communities of practice focused on accessibility and inclusion. Ms. Brown touched on the LEAD process and concluded by speaking to the impact of LEAD including confidence in consulting with persons with disabilities for strategic decision making, employment of persons with disabilities, supporting their labour market integration, and leveraging their spending power.

**Moved by** Councillor Popp  
**Seconded by** Councillor Snooks

THAT the Council of the Township of Uxbridge receive the presentation of Yin Brown of the Abilities Centre regarding the LEAD process at the Abilities Centre;

AND THAT a copy of same be referred to staff and the Accessibility Advisory Committee for consideration.

**Carried**

## **7. APPROVAL OF MINUTES**

### **7.1 Minutes of the regular meeting of Council of May 8, 2023**

**Moved by** Councillor Beach  
**Seconded by** Councillor Pickering

THAT the minutes of the regular meeting of Council of May 8, 2023 be approved.

**Carried**

## **8. CORRESPONDENCE**

### **8.1 Toronto and Region Conservation Authority**

re TRCA Annual Regulation Mapping Update 2022

### **8.2 City of Quinte West**

re Renovictions

### **8.3 Town of Ajax Public Library**

re Support for Consumption and Treatment Sites (CTS) in the Town of Ajax

**Moved by** Regional Councillor Garrod  
**Seconded by** Councillor Beach

THAT correspondence item nos. 8.1 to 8.3 be received for information.

**Carried**

## **9. COMMITTEE MINUTES**

### **9.1 Minutes of the regular meeting of the General Purpose and Administration Committee of May 15, 2023**

### **9.2 Minutes of the regular meeting of the General Purpose and Administration Committee of June 5, 2023**

**Moved by** Councillor Pickering  
**Seconded by** Councillor Beach

THAT minutes of the regular meeting of the General Purpose and Administration Committee of May 15, 2023 and June 5, 2023 be endorsed.

**Carried**

## 10. RESOLUTIONS

### 10.1 Bill 5 - Stopping Harassment and Abuse by Local Leaders Act

**Moved by** Councillor Shreeve

**Seconded by** Councillor Beach

**WHEREAS** currently the most severe penalty that can be imposed on an elected official is suspension and loss of pay for 90 days, even in cases of workplace harassment or abuse;

**AND WHEREAS** there is currently no process to remove an elected official from office, even in cases of confirmed workplace harassment or abuse;

**AND WHEREAS** a fundamental, underlying principle of broadening diversity, equity and inclusion in politics rests on the assumption that the workplace is safe;

**AND WHEREAS** Bill 5, the *Stopping Harassment and Abuse by Local Leaders Act* would require all elected officials to comply with the workplace violence and harassment policies of the municipality they represent, permit a municipality to direct the Integrity Commissioner to apply to the court to vacate a member's seat for failing to comply with the municipality's workplace violence and harassment policies as well as restrict officials whose seat has been vacated from seeking re-election in any resulting by-election;

**AND WHEREAS** at least 27 municipalities have formally endorsed and communicated public support for Bill 5, including Ajax, Ottawa, Hamilton, London, Barrie, Orillia, and Richmond Hill;

**AND WHEREAS** Bill 5 would both hold accountable and protect all municipal officials;

**NOW THEREFORE BE IT RESOLVED THAT:**

1. Uxbridge Council express its support for Bill 5, *Stopping Harassment and Abuse by Local Leaders Act*; and
2. A copy of this motion be circulated to the Hon. Doug Ford, Premier of Ontario, Peter Bethlenfalvy, MPP for Uxbridge, the Association of Municipalities of Ontario, Region of Durham, The Honourable Steve Clark, Minister of Municipal Affairs and Durham Region municipalities.

**Carried**

## 11. REPORTS TO COUNCIL

There were none.

## 12. BY-LAWS

**Moved by** Councillor Snooks

**Seconded by** Councillor Beach

THAT leave be granted to introduce By-law Nos. 2023-060 to 2023-063 and 2023-065 and 2023-066 and the same be read a first and second time.

**Carried**

**12.1 2023-060**

Being a by-law to authorize entering into a Planning Fees Agreement with Annarasa Suthagini with respect to lands legally described as Part Lot 18, Concession Road 5, Uxbridge, Region of Durham, municipally known as 4520 Concession Road 6

**12.2 2023-061**

Being a by-law to authorize entering into a Planning Fees Agreement with Anne and Bill Starke regarding lands legally described as Part Lot 32 and 31, Concession 2, Part 1, PL 40R-30678, Uxbridge, municipally described as 7200 Concession Road 3, Uxbridge, Region of Durham.

**12.3 2023-062**

Being a by-law to authorize entering into a Contract Agreement with 1611974 Ontario Ltd. with respect to tree planting in the Township of Uxbridge (U23-10)

**12.4 2023-063**

Being a by-law to authorize entering into an Agreement with the Township of Scugog with respect to the provision of fire protection services to the Township of Scugog

**12.6 2023-065**

Being a by-law to appoint Township Officials and various members to Boards and Committees for the 2022-2026 Term of Council (This by-law follows the recommendation in Report CL-08/23 of Laura Rupprecht, Clerk's Assistant, presented during the regular meeting of Council of April 24, 2023, Report CL-10/23 of Laura Rupprecht, Clerk's Assistant, presented during the regular meeting of Council of May 8, 2023, Report CL-12/23 of Laura Rupprecht, Clerk's Assistant, presented during the regular meeting of the GPA on May 15, 2023 and Report CL-13/23 of Laura Rupprecht, Clerk's Assistant, presented during the regular meeting of the GPA on June 5, 2023)

**12.7 2023-066**

Being a by-law to authorize entering into a Development Agreement as Condition of Consent with Timberidge Carpentry Inc. with respect to lands legally described as Part of the west half of Lot 28, Concession 6 as in D178308, municipally known as 59 Cemetery Road, Uxbridge

**Moved by** Councillor Snooks

**Seconded by** Councillor Beach

THAT By-law Nos. 2023-060 to 2023-063 and 2023-065 and 2023-066 be now read a third time, finally passed and the Mayor and Clerk duly sign and seal same.

**Carried**

**Moved by** Councillor Snooks  
**Seconded by** Councillor Beach

THAT leave be granted to introduce By-law No. 2023-064 and the same be read a first and second time.

**Carried**

## **12.5 2023-064**

Being a by-law to passed pursuant to the provisions of Sections 34 and 36 of the Planning Act, R.S.O. 1990, as amended, to amend Zoning By-law No. 81-19, as amended, of the Corporation of the Township of Uxbridge, with respect to certain lands located in Part of Lot 31, Concession 7, being Block 8, Plan 40M-2669, in the Township of Uxbridge in the Regional Municipality of Durham (Ewendale Developments Ltd. - Apartment - Brock and Herrema - Removal of Holding Symbol)

**Moved by** Councillor Snooks  
**Seconded by** Councillor Beach

THAT By-law No. 2023-064 be now read a third time, finally passed and the Mayor and Clerk duly sign and seal same.

**Carried**

## **13. UNFINISHED BUSINESS**

### **13.1 2023 Council/Committee Schedule Revision**

Laura Rupprecht, Clerk's Assistant, spoke to the matter and explained that an error had been made on the 2023 Council/Committee Schedule and clarified that the Council meeting in August is Monday, August 14, 2023.

**Moved by** Councillor Snooks  
**Seconded by** Councillor Pickering

THAT the Council of the Township of Uxbridge direct that the Council meeting in August be moved from August 7, 2023 to August 14, 2023.

**Carried**

## **14. OTHER BUSINESS**

There was none.

## **16. IN CAMERA**

### **16.1 Personal matters about an identifiable individual, including Municipal and Local Board employees**

**Moved by** Councillor Beach  
**Seconded by** Councillor Shreeve

THAT, in accordance with Section 239 (2) of the Municipal Act, the Council of the Township of Uxbridge resolve into an 'In Camera' session at 11:04 a.m. to discuss the following matters:

Personal matters about an identifiable individual, including Municipal and Local Board employees.

**Carried**

THAT the Council of the Township of Uxbridge recessed at 11:04 a.m. and reconvene at 11:14 a.m.

**Moved by** Councillor Beach  
**Seconded by** Councillor Popp

THAT Council rise from In-camera at 11:14 a.m. with business to report.

**Carried**

**Moved by** Councillor Popp  
**Seconded by** Councillor Shreeve

THAT the Council of the Township of Uxbridge support the recommendation in Confidential Report CAO-16/23 of Kristi Honey, CAO presented during the regular meeting of Council on June 12, 2023.

**Carried**

**17. CONFIRMING BY-LAW**

**Moved by** Councillor Snooks  
**Seconded by** Councillor Beach

THAT leave be granted to introduce By-law No. 2023-067, being a by-law to confirm the proceedings of its regular meeting of Council of June 12, 2023 and the same be read a first and second time.

**Carried**

**17.1 2023-067**

Being a by-law to confirm the proceedings of Council at its Regular Meeting held on June 12, 2023

**Moved by** Councillor Snooks  
**Seconded by** Councillor Beach

THAT By-law No. 2023-067 be now read a third time, finally passed and the Mayor and Clerk duly sign and seal same.

**Carried**

**18. ADJOURNMENT**

The Mayor adjourned the meeting at 11:15 a.m.

P.O. Box 490  
7 Creswell Drive  
Trenton, Ontario K8V 5R6  
www.quintewest.ca



A Natural Attraction

Tel: 613-392-2841  
Toll Free: 1-866-485-2841  
josh.machesney@quintewest.ca

Josh Machesney, City Clerk

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June 19, 2023

The Honourable Doug Ford  
Premier of Ontario  
Premier's Office, Room 281  
Legislative Building  
Queen's Park, Toronto, ON M7A 1A1

**RE: Legislative Amendments to Improve Municipal Codes of Conduct and Enforcement**

Dear Premier Ford:

This letter will serve to advise that at a meeting of City of Quinte West Council held on June 14, 2023 Council passed the following resolution:

**Motion No 23-266 – Notice of Motion – Councillor Sharpe - Legislative Amendments to Improve Municipal Codes of Conduct and Enforcement**

Moved by Councillor Stedall  
Seconded by Councillor Card

Whereas, all Ontarians deserve and expect a safe and respectful workplace;

And whereas, municipal governments, as the democratic institutions most directly engaged with Ontarians need respectful discourse;

And whereas, several incidents in recent years of disrespectful behaviour and workplace harassment have occurred amongst members of municipal councils;

And whereas, these incidents seriously and negatively affect the people involved and lower public perceptions of local governments;

And whereas, municipal Codes of Conduct are helpful tools to set expectations of council member behaviour;

And whereas, municipal governments do not have the necessary tools to adequately enforce compliance with municipal Codes of Conduct;

And whereas the Councillors Freeman, Reid, Sharpe and Stedall support the "Women of Ontario Say No" and their effort to get this legislation passed;

Now, therefore be it resolved that the City of Quinte West supports the call of the Association of Municipalities of Ontario for the Government of Ontario to introduce legislation to strengthen municipal Codes of Conduct and compliance with them in consultation with municipal governments;

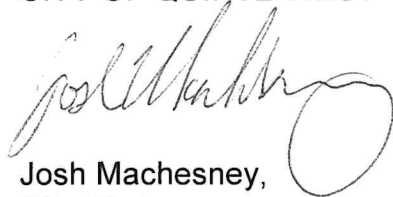
Also be it resolved that the legislation encompass the Association of Municipalities of Ontario's recommendations for:

- Updating municipal Codes of Conduct to account for workplace safety and harassment
- Creating a flexible administrative penalty regime, adapted to the local economic and financial circumstances of municipalities across Ontario
- Increasing training of municipal Integrity Commissioners to enhance consistency of investigations and recommendations across the province
- Allowing municipalities to apply to a member of the judiciary to remove a sitting member if recommended through the report of a municipal Integrity Commissioner
- Prohibit a member so removed from sitting for election in the term of removal and the subsequent term of office. **Carried**

We trust that you will give favourable consideration to this request.

Yours truly,

CITY OF QUINTE WEST



Josh Machesney,  
City Clerk

cc:

Hon. Steve Clark, Minister of Municipal Affairs and Housing  
Hon. Charmaine Williams, Associate Minister of Women's Social and Economic Opportunity  
Hon. Todd Smith, MPP, Bay of Quinte  
Colin Best, President, Association of Municipalities of Ontario (AMO)  
All Municipalities in Ontario

**Subject:** FW: Request for Relief of Minor Variance Fee - [REDACTED] Ballinger Way

On May 11, 2023, at 1:30 PM, Paul Pittana [REDACTED] wrote:

Hi Debbie,

I would like to introduce myself to you. I am [REDACTED] son in law. [REDACTED] [REDACTED] is the owner of [REDACTED] Ballinger Way, which is located in the new residential development at the northeast corner of Brock St. and Herrema Blvd. My wife and I live at the residence with my mother in law.

At last night's Committee of Adjustments meeting, the Committee approved our application for a minor variance to reduce the minimum rear yard setback from 9.5m to 6.28m. While we appreciate the committee's decision to approve our minor variance, which will now enable us to apply for a building permit and build a deck this summer, we wanted it to be on record in the minutes of last night's meeting that we do not agree with the interpretation of the regulations under the Brock Street East Mixed Use (C6) Zone based on housing type and are requesting a refund of the \$815 minor variance application fee.

Our home is zoned Brock Street East Mixed Use (C6). Building a deck or addition on the lot would depend on zoning regulations i.e., setback, lot coverage, height and other site-specific requirements. Regulations within the C6 Zone are listed in **section 4.17B** of the Township's Zoning By-law 81-19, as amended.

<C6.jpeg>

We pointed out to the Committee that structurally, the rear of the three properties located [REDACTED] Ballinger Way are all very similar as they are all part of the same block of townhomes. The home adjacent to ours, [REDACTED] Ballinger Way, does not have a loft, and is the only home in the entire block of bungalow towns without a loft. As a result, this home falls under the category of "other row dwelling house units" in section 4.17B, and no minor variance for the construction of a (14' x 15') deck in the backyard was required.

Although the developer, Evendale Developments, and the Town of Uxbridge, set the rules for minimum rear yard setbacks of "bungalow loft" dwellings, we believe they failed in the specific wording of the C6 by-law. The fact that our neighbour's home does not have a loft should have no bearing, whatsoever, on the minimum rear yard setback, yet there was a loophole in the regulations that allowed the homeowner to have his home classified as "other row dwelling house units".

While we reluctantly applied for and paid the minor variance fee, we are requesting that the \$815 fee be refunded due to the ambiguity in the C6 by-law.

At last night's meeting, Kyle Rainbow suggested that we contact you directly to let us know how we can apply for the relief of payment of the \$815 minor variance fee.

We look forward to hearing back from you and resolving this matter soon.

Thank you,

Paul Pittana  
(on behalf of Marina D'Andrea)



entire area of the lands zone C6 as shown on Schedule 'A1' and 'A2' of Zoning By-law 81-19, as amended.

#### REGULATIONS FOR PERMITTED ROW DWELLING HOUSE USES

i.	Minimum Lot Area per row dwelling house unit	180m <sup>2</sup>
ii.	Minimum Lot Area per bungalow loft row dwelling house unit	360m <sup>2</sup>
iii.	Minimum Lot Frontage per row dwelling house unit	7 metres
iv.	Minimum Lot Frontage per bungalow loft row dwelling house unit	10 metres
v.	Minimum Yard Dimensions per dwelling house unit	
	• Front Yard to Dwelling	4.5 metres
	• Rear Yard of row dwelling house units abutting EP-57 Zone	7.0 metres
	• Rear Yard of bungalow loft dwelling house unit	9.5 metres
	• Rear Yard of other row dwelling house units	6.0 metres
vi.	Minimum Separation between Dwelling Houses	
	• Interior row dwelling house units	0 metres
	• Exterior row dwelling house unit	0 metres and 1.2 metres
vii.	Maximum Height of Buildings and Structures	3 storeys
viii.	Maximum Driveway Width at front of dwelling unit	55%
ix.	Maximum Garage Door Width at front of dwelling unit	50%

Attn: Debbie Leroux  
Township of Uxbridge  
May 11, 2023

Dear Ms. Leroux,

My name is Karol Sullivan and I live [REDACTED] Ballinger Way in Uxbridge. I am contacting you on the recommendation of Kyle Rainbow with regards to the variance fee I have paid for the construction of a deck on my property. I understand you have already heard from my neighbor at [REDACTED] Ballinger, Paul Pittana, on this issue.

As you are likely already aware from Paul's communication, there has been some confusion and frustration regarding the fairness of the setback bylaw on our street. Specifically, townhome units whose owners "opted out" of having a loft inside their homes have ended up with a different rear setback requirement than those who kept the loft. As a result, despite having virtually identical back yards and exterior profiles, some homeowners need a variance to build a deck, while others do not. This is due to being classified as a "bungalow loft dwelling house unit" (9.5m setback) vs. an "other row dwelling house unit" (6.0m setback). In my particular case, my attached neighbor at [REDACTED] Ballinger Way has received a permit to build a 14' X 15' deck with no variance, while I have had to incur an incremental \$815 financial burden for a variance to build a smaller 12' X 14' deck. Our homes occupy virtually the same surface area on the lot, sit in the same location within the lot, are the same height, and our back yards are virtually identical in dimensions. I'm attaching some photos for your reference. The inconsistency within the bylaw based on the presence or absence of a loft inside the home is leading to imbalanced treatment of the residents on our street. The interior of the building should not have any bearing on the allowable setback for the rear of the property.

I have followed the required processes for applying for the variance and paid the \$815 in the hopes of moving my permit process forward in a timely fashion, so that my daughter and I can finally enjoy our back yard this summer. My variance was approved at yesterday's Committee of Adjustments meeting (pending the standard 20 day wait period), during which both Paul and I raised the issue of the bylaw. Kyle Rainbow and the committee recommended that you were the correct person to contact with regards to requesting relief from the variance payment, in the form of reimbursement. Can you please advise what the next steps would be to apply for this relief, to ensure fair and equitable treatment of similar properties?

Thank you in advance for your time.

Best personal regards,



Karolina Sullivan

[REDACTED]





## Laura Rupprecht

---

**Subject:** FW: Backyard ducks - BY-LAW NUMBER 2013-168 Prohibited animal by-law

**From:** Rava Lee [REDACTED]  
**Date:** June 20, 2023 at 10:57:21 AM EDT  
**To:** Pamela Beach <[pbeach@uxbridge.ca](mailto:pbeach@uxbridge.ca)>  
**Cc:** Uxbridge Mayor <[mayor@uxbridge.ca](mailto:mayor@uxbridge.ca)>  
**Subject:** Backyard ducks - BY-LAW NUMBER 2013-168 Prohibited animal by-law

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

I'm just writing to convey my disappointment with the "Prohibited animal by-law" and the prohibition on keeping a small backyard flock.

I was surprised to find out that Uxbridge does not allow backyard poultry despite our large and proud agricultural identity. I live within the Norton Road ex-burb (across from the Wyndance development; zoned HR) where there is no easy access to groceries or food without a car. We essentially live in a food desert despite being surrounded by agricultural farms.

In the spirit of sustainability and to address rising food insecurity, I have been working to provide my household with self grown fruit and produce on my half acre property the past few years. I have been recently planning to add a small flock of Indian runner ducks (3 in total) to my yard as a source of eggs and pest control.

I read that this by-law had been re-examined in 2021 and the council had decided against a pilot project for backyard poultry. I would urge you strongly to reconsider as I believe it is incredibly important to promote self-sustainability, especially for communities like mine that have no easy access to groceries without a car and no public transportation options.

I propose that the pilot project of 25 permits be re-examined, as I believe I would be a prime candidate given the size of my property and my household's background in animal welfare/husbandry (my husband is a Zookeeper, and I am an Ecologist).

In summary:

- I strongly urge the Town of Uxbridge to reconsider a pilot program for backyard poultry
- The Town needs to be more pro-active in promoting self-sustainability in the face of rising food costs and insecurity
- This falls in line with our cultural identity as a proud farming community

Thank you for your time in reading my correspondence, I would appreciate any updates on this subject or if this matter could be added to the Town's meeting agenda.

Sincerely,



Sent Via Email



April 26, 2023

Debbie Leroux  
Clerk  
Township of Uxbridge  
51 Toronto Street South, P.O. Box 190  
Uxbridge ON L9P 1T1

**The Regional  
Municipality of  
Durham**

Corporate Services  
Department –  
Legislative Services  
Division

605 Rossland Rd. E.  
Level 1  
PO Box 623  
Whitby, ON L1N 6A3  
Canada

905-668-7711  
1-800-372-1102

durham.ca

**Alexander Harras  
M.P.A.  
Director of  
Legislative Services  
& Regional Clerk**

Dear: D. Leroux

**RE: Durham Environment and Climate Advisory Committee  
(DECAC) Membership Appointments (2023-P-12), Our File:  
C14**

---

Council of the Region of Durham, at its meeting held on April 26, 2023, adopted the following recommendations of the Planning & Economic Development Committee:

- “A) That the following citizen volunteers be appointed as Area Municipal Representatives to the Durham Environment and Climate Advisory Committee: Muaz Nasir (Ajax); William Baszyk (Brock); Kim Murray (Clarington); Dimitri Stathopoulos (Oshawa); Ozair Chaudhry (Pickering); Geoff Carpentier (Scugog); Bruce Foxton (Uxbridge); and Bryan Widner (Whitby);
- B) That the following citizen volunteers be appointed as At-Large members to the Durham Environment and Climate Advisory Committee: Keiko Lui and Jay Cuthbertson;
- C) That the following citizen volunteer be appointed as the Post-Secondary member to the Durham Environment and Climate Advisory Committee: Peter Cohen;
- D) That the following citizen volunteer be appointed as the Youth member to the Durham Environment and Climate Advisory Committee: Luke Nguyen;
- E) That the above-named citizen volunteers be advised of their appointment to the Durham Environment and Climate Advisory Committee;
- F) That the unsuccessful applicants to the Durham Environment and Climate Advisory Committee be notified; and

G) That a copy of Commissioner's Report #2023-P-12 be forwarded to the area municipalities."

Please find enclosed a copy of Report #2023-P-12 for your information.

*Alexander Harras*

Alexander Harras,  
Director of Legislative Services & Regional Clerk

AH/sc

Enclosed

c: N. Cooper, Clerk, Town of Ajax  
F. Lamanna, Clerk, Township of Brock  
J. Gallagher, Clerk, Municipality of Clarington  
M. Medeiros, Clerk, City of Oshawa  
S. Cassel, Clerk, City of Pickering  
B. Jamieson, Clerk, Township of Scugog  
C. Harris, Clerk, Town of Whitby  
B. Bridgeman, Commissioner of Planning & Economic  
Development  
A. Luqman, Senior Planner



# The Regional Municipality of Durham Report

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To: Planning and Economic Development Committee  
From: Commissioner of Planning and Economic Development  
Report: #2023-P-12  
Date: April 4, 2023

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**Subject:**

Durham Environment and Climate Advisory Committee (DECAC) Membership  
Appointments, File: A01-37-02

---

**Recommendation:**

That the Planning and Economic Development Committee recommends to Regional Council:

- A) That the following citizen volunteers be appointed as **Area Municipal Representatives** to the Durham Environment and Climate Advisory Committee: Muaz Nasir (Ajax); William Baszyk (Brock); Kim Murray (Clarington); Dimitri Stathopoulos (Oshawa); Ozair Chaudhry (Pickering); Geoff Carpentier (Scugog); Bruce Foxtan (Uxbridge); and Bryan Widner (Whitby);
- B) That the following citizen volunteers be appointed as **At-Large** members to the Durham Environment and Climate Advisory Committee: Keiko Lui and Jay Cuthbertson;
- C) That the following citizen volunteer be appointed as the **Post-Secondary** member to the Durham Environment and Climate Advisory Committee: Peter Cohen;
- D) That the following citizen volunteer be appointed as the **Youth** member to the Durham Environment and Climate Advisory Committee: Luke Nguyen;
- E) That the above-named citizen volunteers be advised of their appointment to the Durham Environment and Climate Advisory Committee;

- F) That unsuccessful applicants to the Durham Environment and Climate Advisory Committee be notified; and
- G) That a copy of Commissioner's Report #2023-P-12 be forwarded to the area municipalities.
- 

**Report:****1. Purpose**

- 1.1 The purpose of this report is to appoint citizen volunteers to serve on the Durham Environment and Climate Advisory Committee (DECAC).

**2. Background**

- 2.1 Established in 2001, the Durham Environmental Advisory Committee (DEAC) has provided advice to the Region on environmental policy and planning matters, as expressed in the Durham Regional Official Plan. DEAC's mandate was expanded in December 2022 to include climate change matters, with a new name and changes to member composition.
- 2.2 DECAC's activities will be guided by an approved [Terms of Reference](#) establishing the scope of activities, membership selection and composition, as well as meeting dates. The activities are further guided by an annual workplan, approved by Regional Council. DECAC will report its activities annually to the Planning and Economic Development Committee.
- 2.3 Planning and Economic Development Committee recommends individuals for appointment by Regional Council. DECAC membership, excluding post-secondary and youth members, corresponds with the term of Regional Council. Membership for the youth and post-secondary student members generally corresponds with the school year. Citizen volunteers in either the youth or post-secondary student roles may choose to remain on the Committee for more than one term, provided they are still a student attending a secondary or post-secondary institution, respectively.
- 2.4 DECAC is comprised of thirteen members, as follows:
- One Council representative from the Planning and Economic Development Committee (Councillor Maleeha Shahid, and Councillor Wilma Wotten as the alternate member, appointed December 2022);
  - Eight citizen volunteers as "area municipal representatives", one from each area municipality;

- Two citizen volunteers as “at large” members, nominated by the Planning and Economic Development Department; and
- One post-secondary student and one youth member, nominated by the Planning and Economic Development Department.

2.5 The current composition represents a reduction in the number of members on DECAC. The former Durham Environmental Advisory Committee (DEAC) was comprised of seventeen members which included all of the roles in section 2.4 of this report in addition to:

- Three additional citizen volunteers as “at large” members (a total of five at-large members); and
- One additional youth member (a total of two youth members).

### **3. Membership Nominations and Appointments**

3.1 In accordance with the DECAC Terms of Reference, advertisements were placed online and in the local newspapers throughout the Region in August 2022 seeking expressions of interest from individuals wishing to serve on DECAC. The names of all individuals who expressed interest, and a summary of their experience, are provided in Confidential Attachment 1.

3.2 Each area municipality was provided with a list of qualified candidates and requested to nominate one representative for each Committee in accordance with the DECAC Terms of Reference. Nominations have been received from all eight area municipalities and are reflected in Recommendation A.

3.3 In accordance with the DECAC Terms of Reference, the Planning and Economic Development Committee must recommend two additional “at large” members for each Committee. Recommendation B reflects the candidates chosen for the at-large positions.

3.4 Letters of interest were also received from youth and post-secondary applicants through the advertisement released in August 2022. Two youth and one post-secondary applications were received. Recommendations C and D reflect the candidates for the post-secondary student and youth member, respectively.

### **4. Previous Reports and Decisions**

4.1 [2022-COW-28](#) Evolution of the Durham Region Roundtable on Climate Change (DRRCC) and Durham Environmental Advisory Committee (DEAC).

4.2 [2023-P-3](#) 2022 Annual Reports of the Durham Active Transportation Committee, Durham Agricultural Advisory Committee and Durham Environmental Advisory Committee.

## 5. Relationship to Strategic Plan

5.1 This report aligns with/addresses the following strategic goals and priorities in the Durham Region Strategic Plan:

- Goal 1: Environmental Sustainability's objective: To protect the environment for the future by demonstrating leadership in sustainability and addressing climate change.

## 6. Conclusion

6.1 DEAC had many notable accomplishments during the 2019-2022 term, despite the challenges posed by the COVID-19 pandemic. The Planning and Economic Development Department thanks all outgoing members for their time and commitment invested into the activities of the committee.

6.2 The Planning and Economic Development Department thanks all applicants for their interest on the Durham Environment and Climate Advisory Committee for the 2023-2026 term. Unsuccessful applications in this round of membership nominations will be retained for consideration in the event of a future vacancy.

## 7. Attachments

Attachment #1: Durham Environment and Climate Advisory Committee Membership Nominations (under separate cover)

Respectfully submitted,

Original signed by

---

Brian Bridgeman, MCIP, RPP  
Commissioner of Planning and  
Economic Development

Recommended for Presentation to Committee

Original signed by

---

Elaine C. Baxter-Trahair  
Chief Administrative Officer



June 19, 2023

RECEIVED  
CORPORATION OF THE  
TOWNSHIP OF UXBRIDGE

JUN 22 2023

Debbie Leroux  
Director of Legislative Services/Clerk  
Township of Uxbridge  
51 Toronto Street South, P.O. Box 190  
Uxbridge, ON L9P 1T1

NUMBER: \_\_\_\_\_  
REFERRED TO: \_\_\_\_\_

The Regional  
Municipality  
of Durham

Corporate Services  
Department  
Legislative Services

605 Rossland Rd. E.  
Level 1  
PO Box 623  
Whitby, ON L1N 6A3  
Canada

905-668-7711  
1-800-372-1102

durham.ca

Alexander Harras, M.P.A.  
Director of Legislative  
Services & Regional Clerk

**RE: Notice of The Passing of a New Regional Development Charge By-law; Amendments to GO Transit Development Charges By-law; and Amendments to Regional Transit Development Charges By-law Our File: F32**

Council, at its meeting held on June 14, 2023, passed the following By-laws pursuant to the *Development Charges Act, 1997*:

- By-law #42-2023 being a By-law regarding New Regional Development Charges;
- By-law #43-2023 being a By-law to amend By-law #86-2001, a By-law regarding Regional GO Transit Development Charges; and
- By-law #44-2023 being a By-law to amend By-law #39-2022, a By-law regarding Regional Transit Development Charges

Attached are certified copies of the By-laws as well as the three Notices of the Passing by The Regional Municipality of Durham.

I wish to draw to your attention that any person or organization may appeal these By-laws to the Ontario Land Tribunal (OLT), pursuant to Section 14 of the *Development Charges Act, 1997*, by filing with the Regional Clerk of The Regional Municipality of Durham, on or before the 24<sup>th</sup> day of July 2023, a Notice of Appeal setting out the objection to the By-law(s) and the reasons supporting the objection.

Would you kindly bring this matter to the attention of your Council and appropriate staff.

Alexander Harras,  
Regional Clerk/Director of Legislative Services

AH/np

Attachments

If you require this information in an accessible format, please contact 1-800-372-1102 extension 2097.

RECEIVED  
COUNCIL OF THE  
TOWNSHIP OF DURHAM

- c: **E. Baxter-Trahair, Chief Administrative Officer**  
**N. Taylor, Commissioner of Finance**  
**R. Jagannathan, Acting Commissioner of Works**  
**B. Bridgeman, Commissioner of Planning and Economic Development**  
**J. Hunt, Director Legal Services**  
**B. Holmes, General Manager, Durham Region Transit**



# NOTICE OF THE PASSING OF A DEVELOPMENT CHARGES BY-LAW BY THE REGIONAL MUNICIPALITY OF DURHAM

**TAKE NOTICE** that the Council of The Regional Municipality of Durham passed Development Charges By-law No. 42-2023 on the 14<sup>th</sup> day of June 2023 pursuant to Section 2(1) of the Development Charges Act, 1997 ("Act");

**AND TAKE NOTICE** that any person or organization may appeal a development charge by-law to the Ontario Land Tribunal pursuant to Section 14 of the Act, in respect of By-law No. 42-2023, by filing with the Regional Clerk of The Regional Municipality of Durham on or before the 24<sup>th</sup> day of July 2023 a Notice of Appeal setting out the objection to By-law No. 42-2023 and the reasons supporting the objection.

The schedules of development charges imposed by By-law No. 42-2023 are as follows:

SCHEDULE "B" RESIDENTIAL DEVELOPMENT CHARGES PER DWELLING UNIT \$ PER DWELLING TYPE					SCHEDULE "E" INDUSTRIAL DEVELOPMENT CHARGES \$ PER SQUARE FOOT OF GROSS FLOOR AREA	
SERVICE CATEGORY	DETACHED & SEMI-DETACHED \$	MEDIUM DENSITY MULTIPLES \$	TWO BEDROOM APARTMENT & LARGER \$	ONE BEDROOM APARTMENT & SMALLER \$	SERVICE CATEGORY	INSTITUTIONAL DEVELOPMENT CHARGES
<b>Region-Wide Charges</b>					<b>Water Supply</b>	
Regional Roads	26,998	21,501	15,718	9,654	Sanitary Sewerage	4.86
Regional Police	977	778	569	349	Regional Roads	7.06
Long-Term Care	548	436	319	196	<b>Total of All Charges (July 1, 2027 onward)</b>	<b>19.51</b>
Paramedic Services	441	351	257	158	<b>With Phase-Ins (see Section 3.18 of By-law No. 42-2023)</b>	
Waste Diversion	94	75	55	34	July 1, 2023 to June 30, 2024 (80%)	<b>15.61</b>
Subtotal	29,058	23,141	16,918	10,391	July 1, 2024 to June 30, 2025 (85%)	<b>16.58</b>
<b>Regional Water Supply &amp; Sanitary Sewer Charges</b>					July 1, 2025 to June 30, 2026 (90%)	<b>17.56</b>
Water Supply	26,117	20,800	15,206	9,340	July 1, 2026 to June 30, 2027 (95%)	<b>18.53</b>
Sanitary Sewerage	23,858	19,000	13,890	8,531		
Subtotal	49,975	39,800	29,096	17,871		
<b>Total of All Charges (July 1, 2027 onward)</b>	<b>79,033</b>	<b>62,941</b>	<b>46,014</b>	<b>28,262</b>		
<b>With Phase-Ins (see Section 3.18 of By-law 42-2023)</b>						
July 1, 2023 to June 30, 2024 (80%)	<b>63,226</b>	<b>50,353</b>	<b>36,811</b>	<b>22,610</b>		
July 1, 2024 to June 30, 2025 (85%)	<b>67,178</b>	<b>53,500</b>	<b>39,112</b>	<b>24,023</b>		
July 1, 2025 to June 30, 2026 (90%)	<b>71,130</b>	<b>56,647</b>	<b>41,413</b>	<b>25,436</b>		
July 1, 2026 to June 30, 2027 (95%)	<b>75,081</b>	<b>59,793</b>	<b>43,713</b>	<b>26,849</b>		
NOTE: The development charges described above shall be adjusted annually on July 1 pursuant to Section 3.16 of By-law No. 42-2023.						
SCHEDULE "C" COMMERCIAL DEVELOPMENT \$ PER SQUARE FOOT OF GROSS FLOOR AREA		SCHEDULE "D" INSTITUTIONAL DEVELOPMENT CHARGES \$ PER SQUARE FOOT OF GROSS FLOOR AREA				
SERVICE CATEGORY	COMMERCIAL DEVELOPMENT CHARGES	SERVICE CATEGORY	INSTITUTIONAL DEVELOPMENT CHARGES			
Water Supply	7.51	Water Supply	2.03			
Sanitary Sewerage	12.06	Sanitary Sewerage	2.92			
Regional Roads	21.91	Regional Roads	16.61			
<b>Total of All Charges (July 1, 2027 onward)</b>	<b>41.48</b>	<b>Total of All Charges (July 1, 2027 onward)</b>	<b>21.56</b>			
<b>With Phase-Ins (see Section 3.18 of By-law No. 42-2023)</b>		<b>With Phase-Ins (see Section 3.18 of By-law No. 42-2023)</b>				
July 1, 2023 to June 30, 2024 (80%)	<b>33.19</b>	July 1, 2023 to June 30, 2024 (80%)	<b>17.25</b>			
July 1, 2024 to June 30, 2025 (85%)	<b>35.26</b>	July 1, 2024 to June 30, 2025 (85%)	<b>18.33</b>			
July 1, 2025 to June 30, 2026 (90%)	<b>37.33</b>	July 1, 2025 to June 30, 2026 (90%)	<b>19.40</b>			
July 1, 2026 to June 30, 2027 (95%)	<b>39.41</b>	July 1, 2026 to June 30, 2027 (95%)	<b>20.48</b>			
NOTE: The development charges described above shall be adjusted annually on July 1 pursuant to Section 3.16 of By-law No. 42-2023.						

NOTE: The development charges described above shall be adjusted annually on July 1 pursuant to Section 3.16 of By-law No. 42-2023. By-law No. 42-2023 Imposes development charges in regard to the following services: regional roads, regional police, long term care, water supply, sanitary sewerage, paramedic services, and waste diversion.

The Regional Municipality of Durham Development Charges By-law No. 42-2023 applies to all lands in the Region of Durham, with the exception of the water supply and sanitary sewerage services which do not apply to the development of lands located within the Seaton Community. A map of the Seaton Community is provided below.

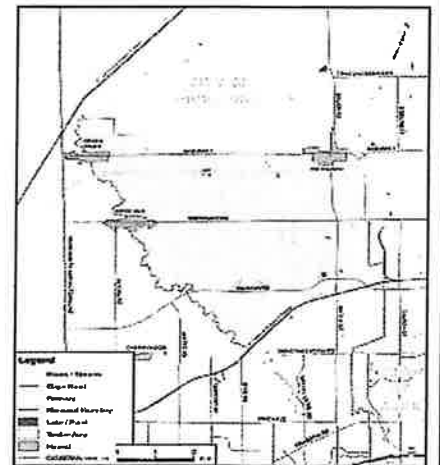
**SCHEDULE "F"  
SEATON COMMUNITY**

A copy of the complete By-law No. 42-2023 is available for examination in the office of the Regional Clerk during regular office hours, Monday to Friday, 8:30 a.m. to 4:30 p.m., at the address shown below.

DATED AT the Town of Whitby this 14<sup>th</sup> day of June, 2023.

For further information please contact:

Alexander Harras  
Regional Clerk/Director of  
Legislative Services  
[clerk@durham.ca](mailto:clerk@durham.ca)  
The Regional Municipality of Durham  
605 Rossland Road East, Level 1  
P.O. Box 623  
Whitby, ON L1N 6A3  
905-668-7711 ext. 2054





**NOTICE OF THE PASSING OF  
AMENDMENTS TO THE BY-LAW REGARDING  
REGIONAL TRANSIT DEVELOPMENT CHARGES  
BY THE  
REGIONAL MUNICIPALITY OF DURHAM**

**TAKE NOTICE** that the Council of the Regional Municipality of Durham passed By-law Number 44-2023, to amend By-law Number 39-2022, being a By-law regarding Development Charges for Transit Services, on the 14<sup>th</sup> day of June 2023 pursuant to Section 19 of the *Development Charges Act, 1997*, S.O. 1997, c.27, (the "Act");

**AND TAKE NOTICE** that any person or organization may appeal a development charge by-law to the Ontario Land Tribunal under Section 14 of the Act, by filing with the Clerk of The Regional Municipality of Durham on or before the 24<sup>th</sup> day of July 2023 a notice of appeal setting out the objection to the by-law and the reasons supporting the objection.

**AND TAKE NOTICE** that By-law Number 39-2022 imposes development charges against land to pay for increased capital costs required because of increased needs for services arising from development of the area to which the by-law applies if the development requires one or more of the approvals identified in Section 2(2) of the Act. The amendments are required to address the changes in the *Development Charges Act, 1997* resulting from Bill 23 (*More Homes Built Faster Act*); and to align with the new Region-wide development charges by-law, approved by Regional Council on June 14<sup>th</sup> 2023.

**AND TAKE NOTICE** that this By-law imposes development charges against all lands in the Region of Durham and accordingly no map is required.

A copy of the complete By-law No. 44-2023 is available for examination in the office of the Regional Clerk during regular office hours of 8:30 a.m. to 4:30 p.m.

DATED at the Town of Whitby this 14<sup>th</sup> day of June 2023.

For further information please contact:

Alexander Harras  
Regional Clerk/Director of Legislative Services  
[clerks@durham.ca](mailto:clerks@durham.ca)  
The Regional Municipality of Durham  
605 Rossland Road East  
P.O. Box 623  
Whitby, ON L1N 6A3  
905-668-7711 ext. 2054



**NOTICE OF THE PASSING OF  
AMENDMENTS TO THE BY-LAW REGARDING  
REGIONAL GO TRANSIT DEVELOPMENT CHARGES  
BY THE  
REGIONAL MUNICIPALITY OF DURHAM**

**TAKE NOTICE** that the Council of the Regional Municipality of Durham passed By-law Number 43-2023, to amend By-law Number 86-2001, being a By-law regarding Development Charges for GO Transit Services, on the 14<sup>th</sup> day of June 2023 pursuant to Section 19 of the *Development Charges Act, 1997*, S.O. 1997, c.27, (the "Act");

**AND TAKE NOTICE** that any person or organization may appeal a development charge by-law to the Ontario Land Tribunal under Section 14 of the Act, by filing with the Clerk of The Regional Municipality of Durham on or before the 24<sup>th</sup> day of July 2023 a notice of appeal setting out the objection to the by-law and the reasons supporting the objection.

**AND TAKE NOTICE** that By-law Number 86-2001 imposes development charges against land to pay for increased capital costs required because of increased needs for services arising from development of the area to which the by-law applies if the development requires one or more of the approvals identified in Section 2(2) of the Act. The amendments are required to address the changes in the *Development Charges Act, 1997* resulting from Bill 23 (*More Homes Built Faster Act*); and to align with the new Region-wide development charges by-law, approved by Regional Council on June 14<sup>th</sup> 2023.

**AND TAKE NOTICE** that this By-law imposes development charges against all lands in the Region of Durham and accordingly no map is required.

A copy of the complete By-law No. 43-2023 is available for examination in the office of the Regional Clerk during regular office hours of 8:30 a.m. to 4:30 p.m.

DATED at the Town of Whitby this 14<sup>th</sup> day of June 2023.

For further information please contact:

Alexander Harras  
Regional Clerk/Director of Legislative Services  
[clerks@durham.ca](mailto:clerks@durham.ca)  
The Regional Municipality of Durham  
605 Rossland Road East  
P.O. Box 623  
Whitby, ON L1N 6A3  
905-668-7711 ext. 2054

**By-law Number 42-2023**  
**of The Regional Municipality of Durham**

Being a by-law regarding the imposition of development charges.

**WHEREAS** section 2(1) of the *Development Charges Act, 1997*, provides that council of a municipality may by by-law, impose development charges against land to pay for increased capital costs required because of increased needs for services arising from development of the area to which the by-law applies if the development requires one or more of the approvals identified in section 2(2) of the *Development Charges Act, 1997*;

**AND WHEREAS** a development charge background study, dated March 28, 2023, has been prepared in support of the imposition of development charges;

**AND WHEREAS** the Council of the Regional Municipality of Durham has given notice and will hold a public meeting on April 12, 2023, in accordance with section 12(1) of the *Development Charges Act, 1997*;

**AND WHEREAS** the Council of the Regional Municipality of Durham has permitted any person who attended the public meeting to make representations in respect of the proposed development charges;

**AND WHEREAS** Council considered all of the submissions made in respect of the background study and the proposed development charges;

**AND WHEREAS** at the Council meeting on June 14, 2023, Council approved the Study and adopted the recommendations in Report #2023-F-13;

**NOW THEREFORE**, the Council of The Regional Municipality of Durham hereby enacts as follows:

**1. Interpretation**

**Definitions**

1.1 In this By-law,

- (a) "Act" means the *Development Charges Act, 1997*, or a successor statute;
- (b) "agricultural use" means lands, buildings or structures, excluding any portion thereof used as a dwelling unit or for a commercial use, used or designed or intended for use for the purpose of a *bona fide* farming operation including, but not limited to, animal husbandry, dairying, livestock, fallow, field crops, removal of sod, forestry, fruit farming, greenhouses, horticulture, market gardening, pasturage, poultry keeping, and equestrian facilities;
- (c) "air-supported structure" means a structure consisting of a pliable membrane that achieves and maintains its shape and is supported by internal air pressure;
- (d) "apartment building" means a residential building, or the residential portion of a mixed-use building, consisting of more than 3 dwelling units, which dwelling units have a common entrance to grade but does not include a triplex, semi-detached duplex, semi-detached triplex, or townhouse. Despite the foregoing, an "apartment building" includes stacked townhouses;

- (e) "apartment" means a dwelling unit in an apartment building or a single storey dwelling unit located within or above a residential garage or a commercial use;
- (f) "area municipality" means a lower-tier municipality that forms part of the Region;
- (g) "bedroom" means a habitable room, of at least seven square meters (7 m<sup>2</sup>) where a built-in closet is not provided, or at least six square meters (6 m<sup>2</sup>) where a built-in closet is provided, including a den, study, loft, or other similar area, but does not include a living room, a dining room, a bathroom or a kitchen;
- (h) "building or structure" means a permanent enclosed structure and includes an air-supported structure;
- (i) "commercial accessory building or structure" means a building or structure that complies with all of the following criteria:
  - (i) is not essential to,
  - (ii) is naturally and normally incidental to or subordinate in purpose to,
  - (iii) is exclusively devoted to,
  - (iv) is detached from, and
  - (v) is situated on the same property as,

a principal commercial use. Commercial accessory buildings or structures shall include, but not limited to, the separate storage of refuse or the storage of mechanical equipment related to the operation or maintenance of the principal use, building, structure or site. Commercial accessory buildings or structures shall not include any building or structure, whether in whole or in part, falling within the definition of "commercial use" in this by-law;

- (j) "commercial use" means land, buildings or structures used, designed or intended for use for either or both of office and retail uses as defined in this by-law;
- (k) "Council" means the Council of the Regional Municipality of Durham;
- (l) "detached dwelling" and "detached" means a residential building on one parcel of land comprising at least 1 dwelling unit and not more than 3 dwelling units on that parcel of land, where no portion of the building is attached to any building on another parcel of land;
- (m) "development" includes redevelopment;
- (n) "development charges" means charges imposed pursuant to this By-law in accordance with the Act, except in sections 3.2 to 3.11 where "development charges" means charges with respect to water supply services, sanitary sewer services and regional road services;
- (o) "duplex" means a building comprising, by horizontal division, two dwelling units on one parcel of land;
- (p) "dwelling unit" means a room or suite of rooms used, or designed or intended for use by one person or persons living together, in which culinary and sanitary facilities are provided for the exclusive use of such person or persons;
- (q) "existing industrial building" means a building used for or in connection with,
  - (i) manufacturing, producing, processing, storing or distributing something,

- (ii) research or development in connection with manufacturing, producing or processing something,
- (iii) retail sales by a manufacturer, producer or processor of something they manufactured, produced or processed, if the retail sales are at the site where the manufacturing, production or processing takes place,
- (iv) office or administrative purposes, if they are,
  - 1. carried out with respect to manufacturing, producing, processing, storage or distributing of something, and
  - 2. in or attached to the building or structure used for that manufacturing, producing, processing, storage or distribution;
- (r) "farm building" means a building or structure used, in connection with a bona fide agricultural use and includes barns, silos, and similar structures, and includes a dwelling located on the same lot as the agricultural use or on a lot directly abutting the agricultural use, which is used exclusively for the housing of temporary or seasonal persons employed exclusively for the farming of that agricultural use, but otherwise excludes a building or structure used, or designed or intended for use for residential or commercial uses;
- (s) "gross floor area" means (except for the purposes of sections 2.24 to 2.26), in the case of a non-residential building or structure or the non-residential portion of a mixed-use building or structure, the aggregate of the areas of each floor, whether above or below grade, measured between the exterior faces of the exterior walls of the building or structure or pliable membrane in the case of an air supported structure, or from the centre line of a common wall separating a non-residential and a residential use, and, for the purposes of this definition, the non-residential portion of a mixed-use building is deemed to include one-half of any area common to the residential and non-residential portions of such mixed-use building or structure;
- (t) "hospice" means a building or structure used to provide not for profit palliative care to the terminally ill;
- (u) "industrial use" means lands, buildings or structures used or designed or intended for use for manufacturing, producing, processing, fabricating or assembly of raw goods, research or development in connection therewith, and includes office uses, warehousing or bulk storage of goods and the sale of commodities to the general public where such uses are accessory to an industrial use, but does not include the sale of commodities to the general public through a warehouse club or similar use;
- (v) "institutional use" means lands, buildings or structures used or designed or intended for use by a non-profit organized body, society or religious group for promoting a public and non-profit purpose, and would include a hospice and office uses where such uses are accessory to an institutional use;
- (w) "institutional development" for the purposes of section 3.13 means development of a building or structure intended for use,
  - (i) as a long-term care home within the meaning of subsection 2 (1) of the Long-Term Care Homes Act, 2007;
  - (ii) as a retirement home within the meaning of subsection 2 (1) of the Retirement Homes Act, 2010;
  - (iii) by any of the following post-secondary institutions for the objects of the institution:

1. a university in Ontario that receives direct, regular and ongoing operating funding from the Government of Ontario,
  2. a college or university federated or affiliated with a university described in subclause (i), or
  3. an Indigenous Institute prescribed for the purposes of section 6 of the Indigenous Institutes Act, 2017;
- (iv) as a memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
- (v) as a hospice to provide end of life care.
- (x) "local board" means a local board as defined in the Municipal Affairs Act, other than a board defined in subsection 1(1) of the Education Act;
- (y) "medium density multiples" includes plexes, townhouses and all other residential uses that are not included in the definition of "apartment building", "apartment", "mobile homes", "retirement residence units", "detached", "detached dwelling" or "semi-detached dwelling";
- (z) "mixed-use" means land, buildings or structures used, or designed or intended for use, for a combination of at least two of commercial, industrial, institutional or residential uses;
- (aa) "mobile home" means any dwelling that is designed to be made mobile, and constructed or manufactured to provide a permanent or temporary residence for one or more persons, but does not include a travel trailer or tent trailer or trailer otherwise designed;
- (bb) non-profit housing development, means development of a building or structure intended for use as residential premises and developed by,
- (i) a corporation to which the Not-for-Profit Corporations Act, 2010 applies, that is in good standing under that Act and whose primary object is to provide housing;
  - (ii) a corporation without share capital to which the Canada Not-for-profit Corporations Act applies, that is in good standing under that Act and whose primary object is to provide housing; or
  - (iii) a non-profit housing co-operative that is in good standing under the Co-operative Corporations Act.
- (cc) "non-residential use" means lands, buildings or structures or portions thereof used, or designed or intended for use for other than residential use, and includes commercial, industrial and institutional uses;
- (dd) "office use" means lands, buildings or structures used or designed or intended for use for the practice of a profession, the carrying on of a business or occupation and, for greater certainty, but without in any way limiting the generality of the foregoing, shall include but not be limited to the office of a physician, lawyer, dentist, architect, engineer, accountant, real estate or insurance agency, insurance company, veterinarian, surveyor, appraiser, financial institution, consumer loan company, employment agency, advertising agency, consulting firm, business service, investment company, security broker, mortgage company, medical clinic, builder, land developer;
- (ee) "place of worship" means a building or structure or part thereof that is used primarily for worship and is exempt from taxation as a place of worship under the Assessment Act;

- (ff) “plex” means a duplex, a semi-detached duplex, a triplex or a semi-detached triplex;
- (gg) “Region” means the Regional Municipality of Durham;
- (hh) “region-wide charges” means the development charges imposed in regard to the region-wide services;
- (ii) “region-wide services” means services in regard to regional roads, regional police, paramedic services, long term care, and waste diversion;
- (jj) “rental housing”, means development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises.
- (kk) “residential use” means lands, buildings or structures used, or designed or intended for use as a home or residence of one or more individuals, and shall include any building or structure containing dwelling units, and include but not limited to, a detached dwelling, a semi-detached dwelling, a townhouse, a plex, a stacked townhouse, an apartment, an apartment building, a mobile home, a retirement residence and a residential dwelling unit accessory to a non-residential use;
- (ll) “retail use” means lands, buildings or structures used or designed or intended for use for the sale or rental or offer for sale or rental of goods or services for consumption or use and, for greater certainty, but without in any way limiting the generality of the foregoing, shall include, but not be limited to, food stores, pharmacies, clothing stores, furniture stores, department stores, sporting goods stores, appliance stores, garden centres, automotive dealers, automotive repair shops, gasoline service stations, government owned retail facilities, private daycare, private schools, private lodging, private recreational facilities, sports clubs, golf courses, skiing facilities, race tracks, gambling operations, medical clinics, funeral homes, motels, hotels, rooming houses, restaurants, theatres, facilities for motion picture, audio and video production and distribution, sound recording services, self-storage facilities and secure document storage;
- (mm) “retirement residence” means a residential building or the residential portion of a mixed-use building which provides accommodation for persons of retirement age, where common facilities for the preparation and consumption of food are provided for the residents of the building, and where each unit or living accommodation has separate sanitary facilities, less than full culinary facilities and a separate entrance from a common hall;
- (nn) “retirement residence unit” means a unit within a retirement residence;
- (oo) “rooming house” means a detached building or structure which comprises rooms that are rented for lodging and where the rooms do not have both culinary and sanitary facilities for the exclusive use of individual occupants;
- (pp) “Seaton Community” means the lands shown on Schedule “F”, which may generally be described as being bounded: to the south by the Canadian Pacific Railway right-of-way; to the west by West Duffins Creek; to the north by Provincial Highway No. 7; and to the east by Sideline 16 and the boundary between the City of Pickering and the Town of Ajax, and excludes the lands comprising the Hamlet communities of Whitevale, Green River and Brougham;
- (qq) “semi-detached building” means a building on two parcels of land, divided vertically (above or below ground) along the common lot line of the two parcels and comprising at least 1 dwelling unit and not more than 3 dwelling units on each parcel;

- (rr) "semi-detached dwelling" means the portion of a semi-detached building on one parcel of land comprising at least 1 dwelling unit and not more than 3 dwelling units;
- (ss) "semi-detached triplex" means one of a pair of triplexes divided vertically one from the other by a party wall;
- (tt) "serviced" means the particular service is connected to or available to be connected to the lands, buildings or structures, or, as a result of the development, will be connected to or will be available to be connected to the lands, buildings or structures, or the lands to be developed are in an area designated for the particular service in the Region's Official Plan;
- (uu) "services" means the services designated in section 2.10 of this by-law;
- (vv) "stacked townhouse" means a building, other than a plex, a detached dwelling or townhouse, containing at least 3 dwelling units; each dwelling unit separated from the other vertically and/or horizontally and each dwelling unit having a separate entrance to grade;
- (ww) "townhouse building" means a residential building, on at least 3 parcels of land divided vertically (above or below ground) along the common lot line between each of the parcels and comprising at least 1 dwelling unit and not more than 3 dwelling units on each parcel;
- (xx) "townhouse dwelling" means the portion of a townhouse building on one parcel of land comprising at least 1 dwelling unit and not more than 3 dwelling units;
- (yy) "triplex" means a building comprising 3 dwelling units.

1.2 In this by-law where reference is made to a statute or a section of a statute such reference is deemed to be a reference to any successor statute or section.

## 2. Application of By-Law — Rules

### Circumstances Where Development Charges are Payable

- 2.1 Development charges shall be payable in the amounts set out in sections 2.11, 2.17 to 2.22 of this by-law where:
- (a) the lands are located in the area described in subsection 2.2 of this by-law; and
  - (b) the development of the lands requires any of the approvals set out in section 2.5.

### Area to Which By-law Applies

- 2.2 Subject to subsections 2.3 and 2.4, this by-law applies to all lands in the Region.
- 2.3 This by-law shall not apply to lands that are owned by and used for the purposes of:
- (a) the Region or a local board thereof;
  - (b) a board as defined in subsection 1(1) of the Education Act; and
  - (c) an area municipality or a local board thereof in the Region.
- 2.4 Development charges imposed under this by-law in regard to water supply and sanitary sewerage services do not apply to the development of lands located within the Seaton Community. For greater certainty, the balance of the development charges imposed under this by-law apply to the development of lands located within the Seaton Community.

## **Approvals for Development**

- 2.5 Development charges shall be imposed upon all lands, buildings or structures that are developed for residential or non-residential uses if the development requires,
- (a) the passing of a zoning by-law or of an amendment thereto under section 34 of the Planning Act;
  - (b) the approval of a minor variance under section 45 of the Planning Act;
  - (c) a conveyance of land to which a by-law passed under subsection 50(7) of the Planning Act applies;
  - (d) the approval of a plan of subdivision under section 51 of the Planning Act;
  - (e) a consent under section 53 of the Planning Act;
  - (f) the approval of a description under section 9 of the Condominium Act, 1998; or
  - (g) the issuing of a permit under the Building Code Act, 1992 in relation to a building or structure.

## **Designation of Services**

- 2.6 It is hereby declared by Council that all development of land within the area to which this By-law applies will increase the need for services.
- 2.7 The development charges under this By-law applicable to a development shall apply without regard to the services required or used by a particular development.
- 2.8 No more than one development charge for each service designated in section 2.10 shall be imposed on land to which this by-law applies even though two or more of the actions described in section 2.5 are required before the land can be developed.
- 2.9 Notwithstanding subsection 2.8, if two or more of the actions described in section 2.5 occur at different times, additional development charges shall be imposed if the subsequent action has the effect of increasing the need for services.
- 2.10 The categories of services for which development charges are imposed under this by-law are as follows:
- (a) water supply;
  - (b) sanitary sewerage;
  - (c) regional roads;
  - (d) long term care;
  - (e) regional police;
  - (f) paramedic services; and
  - (g) waste diversion;

The components of the services designated in subsection 2.10 are described on Schedule "A".

## **Amount of Charge**

### **Residential**

2.11 The development charges described in Schedule "B" to this by-law shall be imposed upon residential uses of lands, buildings or structures, including a dwelling unit accessory to a non-residential use and, in the case of a mixed use building or structure, upon the residential uses in the mixed use building or structure, according to the type of residential unit. The development charges payable shall comprise the following:

- (a) Region-wide Charges
  - (i) a development charge with respect to each of the region-wide services according to the type of residential use;
- (b) Regional Water Supply and Sanitary Sewer Charges
  - (i) where the lands, buildings or structures are serviced by regional water supply services, the development charge with respect to water supply services according to the type of residential use;
  - (ii) where the lands, buildings or structures are serviced by regional sanitary sewer services, the development charge with respect to sanitary sewer services according to the type of residential use.

**Exemptions**

2.12 Development charges shall not be imposed in respect to:

- (a) the issuance of a building permit not resulting in the creation of an additional dwelling unit;
- (b) the enlargement of an existing dwelling unit;
- (c) the creation of additional dwelling units in accordance with the following table:

Description of Class of Existing Residential Buildings	Maximum Number of Additional Dwelling Units	Restrictions
2.12 (c)(i) Existing detached, semi-detached or townhouse dwellings, which contain a single dwelling unit, and where there are no other dwelling units in other buildings or structures on the parcel of land	Two	No exemption applies for the creation of a dwelling unit or units which would result in more than a total of three dwelling units on a parcel of land
2.12 (c)(ii) Existing detached, semi-detached or townhouse dwellings, each of which contains a single dwelling unit and where there is no more than one dwelling unit in other buildings or structures on the parcel of land	One	No exemption applies for the creation of a dwelling unit or units which would result in more than a total of three dwelling units on a parcel of land
2.12 (c)(iii) Existing detached, semi-detached or townhouse dwellings, each of which contains no more than 2 dwelling	One	This exemption applies only for the creation of a dwelling unit in an ancillary building or structure and no exemption applies for the creation of a dwelling unit or units which would result in more than a

units and where there are no other dwelling units in other buildings or structures on the parcel of land		total of three dwelling units on a parcel of land
2.12 (c)(iv) Existing rental residential buildings, each of which contains four or more dwelling units.	Greater of one and 1% of the existing units in the building	No exemption applies where it would result in a total number of dwelling units where units created under the exemption in this By-law would exceed the greater of one unit or 1% of the units existing in the building prior to the first exemption for an additional dwelling unit.
2.12 (c)(v) An existing residential building not in another class of residential building described in this table.	One	No exemption applies where a dwelling unit has already been created with an exemption this By-law.

(d) the creation of additional dwelling units in accordance with the following table:

Description of Class of Proposed New Residential Buildings & Number of Units Proposed	Restrictions
2.12 (d)(i) the second or third dwelling units in a proposed detached, semi-detached or townhouse dwelling where there are no other dwelling units, existing or proposed, in other buildings or structures on the parcel of land	No exemption applies for the creation of first dwelling unit or where a dwelling unit or units which would result in more than a total of three dwelling units on a parcel of land
2.12 (d)(iii) one dwelling unit in a proposed new residential building that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or townhouse dwelling which would not contain more than a two dwelling units.	No exemption applies for the creation of a dwelling unit which would result in more than a total of three dwelling units on a parcel of land.

(e) non-profit housing development; and

(f) residential units that are affordable housing units required to be included in a development or redevelopment ("inclusionary zoning units") pursuant to a by-law passed under section 34 of the Planning Act to give effect to the policies described in subsection 16 (4) of that Act;

### Mobile Home

- 2.13 The development charges imposed upon a mobile home under section 2.11 shall be payable at the rate applicable to an apartment of two bedrooms or larger.
- 2.14 The development charges paid in regard to a mobile home shall be refunded in full to the then current owner thereof, upon request, if the mobile home is removed within ten years of the issuance of the building permit relating thereto.
- 2.15 The onus is on the applicant to produce evidence to the satisfaction of the Region, acting reasonably, which establishes that the applicant is entitled to the refund claimed under this section.

## **Retirement Residence Unit**

- 2.16 The development charges imposed on a retirement residence unit under section 2.11 shall be payable at the rate applicable to an apartment of one bedroom and smaller.

## **Non-Residential**

### **Commercial**

- 2.17 The development charges described in Schedule "C" to this by-law shall be imposed upon commercial uses of lands, buildings or structures, and, in the case of a mixed use building or structure, upon the commercial uses in the mixed use building or structure. The development charges payable shall comprise the following:
- (a) **Regional Road Charges**
    - (i) a development charge with respect to regional road services according to the gross floor area of the commercial use;
  - (b) **Regional Water Supply and Sanitary Sewer Charges**
    - (i) where the lands, buildings or structures are serviced by regional water supply services, the development charge with respect to water supply services according to the gross floor area of the commercial use;
    - (ii) where the lands, buildings or structures are serviced by regional sanitary sewer services, the development charge with respect to sanitary sewer services according to the gross floor area of the commercial use.
- 2.18 Subject to subsections 2.19 and 2.20 of this by-law, the development charges imposed on commercial accessory buildings or structures shall be payable at the rate applicable to industrial development under Schedule "E".
- 2.19 The application of development charges at the industrial rate in regard to commercial accessory buildings or structures shall be limited to an aggregate of 7,000 square feet of gross floor area of all such buildings or structures on the same site.
- 2.20 Development charges at the rate applicable to commercial development under Schedule "C" shall be imposed upon the gross floor area of commercial accessory buildings or structures in excess of 7,000 square feet on the same site.

### **Institutional**

- 2.21 The development charges described in Schedule "D" to this by-law shall be imposed upon institutional uses of lands, buildings or structures, and, in the case of a mixed use building or structure, upon the institutional uses in the mixed use building or structure. The development charges payable shall comprise the following:
- (a) **Regional Road Charges**
    - (i) a development charge with respect to regional road services according to the gross floor area of the institutional use;
  - (b) **Regional Water Supply and Sanitary Sewer Charges**
    - (i) where the lands, buildings or structures are serviced by regional water supply services, the development charge with respect to water supply services according to the gross floor area of the institutional use;

- (ii) where the lands, buildings or structures are serviced by regional sanitary sewer services, the development charge with respect to sanitary sewer services according to the gross floor area of the institutional use.

## **Industrial**

2.22 The development charges described in Schedule "E" to this by-law shall be imposed upon industrial uses of lands, buildings or structures, and, in the case of a mixed use building or structure, upon the industrial uses in the mixed use building or structure. The development charges payable shall comprise the following:

- (a) Regional Road Charges
  - (i) a development charge with respect to regional road services according to the gross floor area of the industrial use;
- (b) Regional Water Supply and Sanitary Sewer Charges
  - (i) where the lands, buildings or structures are serviced by regional water supply services, the development charge with respect to water supply services according to the gross floor area of the industrial use;
  - (ii) where the lands, buildings or structures are serviced by regional sanitary sewer services, the development charge with respect to sanitary sewer services according to the gross floor area of the industrial use.

## **Exemptions**

2.23 Notwithstanding the provisions of this by-law, development charges shall not be imposed in regard to:

- (a) agricultural uses and farm buildings;
- (b) places of worship;
- (c) public hospitals receiving aid under the Public Hospitals Act, R.S.O. 1990, c. P.40, excluding such buildings or structures or parts thereof used, designed or intended for use primarily for or in connection with a commercial purpose;
- (d) any part of a building or structure used for the parking of motor vehicles, excluding parking spaces for display of motor vehicles for sale or lease or parking spaces associated with the servicing of motor vehicles;
- (e) free standing roof-like structures and canopies that do not have exterior walls; and
- (f) land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education, but only if the lands are occupied and used by the university.

## **Exemption for Enlargement of Existing Industrial Building**

2.24 Despite any other provisions of this by-law, if a development includes the enlargement of the gross floor area of an existing industrial building, the amount of the development charge that is payable in respect of the enlargement shall be calculated as follows:

- (a) if the gross floor area is enlarged by fifty percent or less, the amount of the development charge in respect of the enlargement is zero;

- (b) if the gross floor area is enlarged by more than fifty percent the amount of the development charge in respect of the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction determined as follows:
  - (i) determine the amount by which the enlargement exceeds fifty percent of the gross floor area before the enlargement; and
  - (ii) divide the amount determined under paragraph (i) by the amount of the enlargement.

2.25 For the purposes of subsection 2.24 the following provisions apply:

- (a) the gross floor area of an existing industrial building shall be calculated as it existed as of July 1, 2023;
- (b) subject to (c) below, the enlargement need not be an attached addition or expansion of an existing industrial building, but rather may be a new standalone structure, provided it is located on the same parcel of land as the existing industrial building;
- (c) in the event that the enlargement is in the form of a standalone building or structure located on the same parcel of land as per (b) above, prior to the issuance of a building permit for the standalone building or structure, the owner shall be required to enter into an agreement with the Region under section 27 of the Act respecting the timing and calculation of payment of development charges, notice of which the owner shall register on the title to the lands at its sole cost and expense with the intention that the provisions shall bind and run with title to the lands. Such agreement will require that in the event that the lands upon which any standalone building or structure is located are the subject of an application for consent under section 53 of the Planning Act; or for which a by-law is passed under subsection 50(7) of the Planning Act, within 10 years of building permit issuance for such standalone building or structure, that the development charges that would have otherwise been payable for such standalone building or structure, shall become due and payable.

2.26 In subsections 2.24 and 2.25 "gross floor area" means the total floor area, measured between the outside of exterior walls or between the outside of exterior walls and the centre line of party walls dividing the building from another building, of all floors above the average level of finished ground adjoining the building at its exterior walls.

### **Reduction of Development Charges For Redevelopment**

2.27 Despite any other provision of this by-law, where, as a result of the redevelopment of land, a building or structure existing on the land within five years prior to the date of payment of development charges in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another, in order to facilitate the redevelopment, the development charges otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

- (a) in the case of a residential building or structure, the amount of the reduction in the applicable development charges will equal the applicable development charges under section 2.11 of this by-law that would have been chargeable on the type of dwelling units demolished or to be demolished or converted to another use; and
- (b) in the case of a non-residential building or structure, the amount of the reduction in the applicable development charges will equal the applicable development charges under sections 2.17 to 2.22 of this by-law that would have been chargeable on the gross floor area of the non-residential building or structure that was demolished or to be demolished or converted to another use;

- (c) in the case of a non-residential building or structure that would have been exempt from the payment of development charges under the current Regional Development Charge By-law, the amount of the reduction in the applicable development charge will equal the applicable development charge under section 2.21 of this by-law that, had the building or structure not been exempt, could have been chargeable on the gross floor area of the non-residential building or structure that was demolished or to be demolished or converted to another use; and
- (d) in the case of a mixed-use building or structure, the amount of the reduction in the applicable development charges will equal the applicable development charges under sections 2.11, 2.17 to 2.22 of this by-law that would have been chargeable either upon the type of dwelling units or the gross floor area of non-residential use in the mixed-use building or structure that is being demolished or to be demolished or converted to another use;

provided that such amounts shall not exceed, in total, the amount of the development charges otherwise payable with respect to the redevelopment.

2.28 The five year period referred to in subsection 2.27 of this by-law shall be calculated from the date of the issuance of the first demolition permit.

2.29 The onus is on the applicant to produce evidence to the satisfaction of the Region, acting reasonably, which establishes that the applicant is entitled to the reduction in the payment of development charges claimed under this section.

### **Reduction for Rental Housing Development**

2.30 The development charges set out on Schedule B shall be:

- (a) In rental housing development, for dwelling units with 3 or more bedrooms: 75% of the Total of All Charges shown on Schedule B;
- (b) In rental housing development, for dwelling units with 2 bedrooms: 80% of the Total of All Charges shown on Schedule B; and
- (c) In rental housing development, for all other dwelling units: 85% of the Total of All Charges shown on Schedule B;
- (d) The amounts in subsections (a) to (c) are in addition to any applicable mandatory phase-in reductions pursuant to section 3.18 of this by-law.

## **3. Administration**

### **Timing of Payment of Development Charges**

3.1 Development charges, determined in accordance with section 3.14 and adjusted in accordance with section 3.16 of this by-law, are payable in full on the date on which a building permit is issued with respect to each dwelling unit, building or structure.

3.2 Notwithstanding section 3.1, development charges, determined in accordance with sections 3.14 and adjusted in accordance with section 3.16 of this by-law, with respect to water supply services, sanitary sewer services and regional road services shall be payable, with respect to an approval of a residential plan of subdivision under section 51 of the Planning Act, immediately upon the owner entering into the subdivision agreement with the Region, on the basis of the proposed number and type of dwelling units in the plan of subdivision.

3.3 Notwithstanding section 3.2, development charges applicable to a high density or condominium block in a residential plan of subdivision are payable in accordance with section 3.1.

3.4 Notwithstanding subsection 3.2, where an owner elects to enter into an agreement with the Region pursuant to section 27 of the Act, development charges with respect to water supply services, sanitary sewer services and regional road services may be payable as follows:

- (a) upon the execution of the subdivision agreement, 50% of the development charges otherwise payable under subsection 3.2, adjusted in accordance with section 3.16 to the date of payment; and
- (b) on the first anniversary date of the execution of the subdivision agreement, 50% of the development charges otherwise payable under subsection 3.2, adjusted in accordance with section 3.16 to the date of payment;

provided, however, in regard to any lot on the plan of subdivision, any balance of the development charges owing during the one year period following execution of the subdivision agreement shall become payable, after adjustment in accordance with section 3.16 to the date of payment, on the date a building permit is issued in regard to such lot.

3.5 The balance of the development charges outstanding at any time that are payable in accordance with subsection 3.4 shall be secured by a letter of credit, in a form acceptable to the Region, in an amount which is equal to 55% of the development charges as determined under section 2.11. The payment of the outstanding balance under subsection 3.4 may be made by way of a draw by the Region on the letter of credit.

3.6 Notwithstanding subsection 3.1 and subsection 3.4, Council, from time to time, and at any time, may enter into agreements in accordance with section 27 of the Act which provide for all or any part of a development charge to be paid before or after it would otherwise be payable.

3.7 If, at the time of issuance of a building permit or permits in regard to a lot on a plan of subdivision for which payments have been made pursuant to subsection 3.2 or 3.4, the type of dwelling unit for which building permits are being issued is different than that used for the calculation and payment under subsection 3.2 or 3.4, and there has been no change in the zoning affecting such lot, and the development charges for the type of dwelling unit for which building permits are being issued were greater at the time that payments were made pursuant to subsection 3.2 or 3.4 than for the type of dwelling unit used to calculate the payment under subsection 3.2 or 3.4, an additional payment to the Region is required, which payment, in regard to such different unit types, shall be the difference between the development charges in respect to the type of dwelling unit for which building permits are being issued, calculated as at the date of issuance of the building permit or permits, and the development charges previously collected in regard thereto, adjusted in accordance with section 3.16 of this by-law to the date of issuance of the building permit or permits.

3.8 If, at the time of issuance of a building permit or permits in regard to a lot on a plan of subdivision for which payments have been made pursuant to subsection 3.2 or 3.4, the total number of dwelling units of a particular type for which building permits have been or are being issued is greater, on a cumulative basis, than that used for the calculation and payment under subsection 3.2 or 3.4, and there has been no change in the zoning affecting such lot, an additional payment to the Region is required, which payment shall be calculated on the basis of the number of additional dwelling units at the rate prevailing as at the date of issuance of the building permit or permits for such dwelling units.

3.9 If, at the time of issuance of a building permit or permits in regard to a lot on a plan of subdivision for which payments have been made pursuant to subsection 3.2 or 3.4, the type of dwelling unit for which building permits are being issued is different than that used for the calculation and payment under subsection 3.2 or 3.4, and there has been no change in the zoning affecting such lot, and the development charges for the type of dwelling unit for which building permits are

being issued were less at the time that payments were made pursuant to subsection 3.2 or 3.4 than for the type of dwelling unit used to calculate the payment under subsection 3.2 or 3.4, a refund in regard to such different unit types shall be paid by the Region, which refund shall be the difference between the development charges previously collected, adjusted in accordance with section 3.16 of this by-law to the date of issuance of the building permit or permits, and the development charges in respect to the type of dwelling unit for which building permits are being issued, calculated as at the date of issuance of the building permit or permits.

- 3.10 If, at the time of issuance of a building permit or permits in regard to a lot on a plan of subdivision for which payments have been made pursuant to subsection 3.2 or 3.4, the total number of dwelling units of a particular type for which building permits have been or are being issued is less, on a cumulative basis, than that used for the calculation and payment under subsection 3.2 or 3.4, and there has been no change in the zoning affecting such lot, a refund shall be paid by the Region, which refund shall be calculated on the basis of the number of fewer dwelling units at the rate prevailing as at the date of issuance of the building permit or permits.
- 3.11 Notwithstanding subsections 3.9 and 3.10, a refund shall not exceed the amount of the development charges paid under subsections 3.2 to 3.6.

#### **Payment by Services**

- 3.12 Notwithstanding the payments required under subsection 3.1 to 3.6, the Region may, by agreement pursuant to section 38 of the Act, permit an owner to provide services in lieu of the payment of all or any portion of a development charge. The Region shall give the owner who performed the work a credit towards the development charge in accordance with the agreement subject to the requirements of the Act.
- 3.13 Notwithstanding subsection 3.1 to 3.6, where development charges become payable after January 1, 2020 for development of rental housing that is not non-profit housing development and institutional development, development charges shall be paid in equal annual instalments, with interest where applicable pursuant to the Region of Durham Development Charge Interest Rate Policy as amended from time to time, beginning on the earlier of the date of issuance of a permit under the Building Code Act, 1992 authorizing occupation of the building and the date the building is first occupied, and continuing on the following five anniversaries of that date.

#### **Determining Amount Payable**

- 3.14 The development charges payable will be the development charge shown in the applicable Schedules to this by-law to be payable, with indexing under section 3.16, and where applicable, with interest under section 3.17, as follows:
- (a) for those developments to which section 3.13 applies,
    - (i) for applications filed after December 31, 2019, the day an application for an approval of development in a site plan control area under subsection 41 (4) of the Planning Act was made, provided the first building permit is issued within two years of the date that application was approved;
    - (ii) if clause (i) does not apply, for applications filed after December 31, 2019, the day an application for an amendment to a by-law passed under section 34 of the Planning Act was made, provided the first building permit is issued within two years of the date that amendment comes into force and effect; or
    - (iii) if neither clause (i) nor clause (ii) applies, the day the development charge would be payable in accordance with 3.1 to 3.6 of this by-law; and

- (b) for those developments to which section 3.13 does not apply,
  - (i) for applications filed after December 31, 2019, the day an application for an approval of development in a site plan control area under subsection 41 (4) of the Planning Act was made, provided the date the development charge is payable is within two years of the date that application was approved;
  - (ii) if clause (i) does not apply, for applications filed after December 31, 2019, the day an application for an amendment to a by-law passed under section 34 of the Planning Act was made, provided the date the development charge is payable is within two years of the date that amendment is brought into force and effect; or
  - (iii) if neither clause (i) nor clause (ii) applies, the day the development charge would be payable in accordance with sections 3.1 to 3.6 of this by-law.

**Front-Ending Agreements**

3.15 Council, from time to time, and at any time, may enter into front-ending agreements in accordance with the Act.

**Indexing**

3.16 Development charges imposed pursuant to this by-law shall be adjusted annually, without amendment to this by-law, as of the 1<sup>st</sup> day of July, 2024, and on each successive July 1<sup>st</sup> date in accordance with the Statistics Canada Quarterly, Construction Price Statistics, catalogue number 62-207, for the most recently available annual period ending March 31.

**Interest**

3.17 Development charges payable per this by-law shall bear interest in accordance with the Region of Durham Development Charge Interest Rate Policy, as amended from time to time.

**Mandatory Phase-In Reduction in First Four Years**

3.18 Despite the above, the Total of All Charges on Schedules B to E of this by-law shall be reduced for the first four years this by-law is in force in accordance with the applicable mandatory phase-in amounts shown under the Total of All Charges Row on each Schedule, with the annual time period to start on the day this by-law comes into force and increase to the next annual amount on the respective anniversary of the day this by-law comes into force.

3.19 The following schedules to this by-law form an integral part thereof:

- (a) Schedule "A" - Components of Services Designated in section 2.10
- (b) Schedule "B" - Residential Development Charges
- (c) Schedule "C" - Commercial Development Charges
- (d) Schedule "D" - Institutional Development Charges
- (e) Schedule "E" - Industrial Development Charges
- (f) Schedule "F" - Map of Seaton Community

**Date By-law in Force**

3.20 This by-law shall come into force on July 1, 2023.

**Repeal**

3.21 By-law No.28-2018 is hereby repealed effective on the date this by-law comes into force.

**Registration**

3.22 A certified copy of this by-law may be registered on title to any land to which this by-law applies.

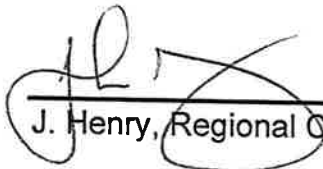
**Severability**

3.23 In the event any provision, or part thereof, of this by-law is found by a court of competent jurisdiction to be ultra vires, such provision, or part thereof, shall be deemed to be severed, and the remaining portion of such provision and all other provisions of this by-law shall remain in full force and effect.

**Short Title**


3.24 This By-law may be cited as the Regional Municipality of Durham Development Charges By-law, 2023.

This By-law Read and Passed on the 14<sup>th</sup> day of June, 2023.

  
\_\_\_\_\_  
J. Henry, Regional Chair and CEO

CERTIFIED A TRUE COPY

JUN 15 2023

  
\_\_\_\_\_  
A. Harras, Regional Clerk

  
\_\_\_\_\_  
A.HARRAS  
REGIONAL CLERK

## Schedule "A"

### Designated Regional Services and Service Components Thereunder

Category of Regional Services	Service Components
1. Regional Road	<ul style="list-style-type: none"><li>• Regional Road Construction/Improvements/Urbanization</li><li>• Improvements to Highway Interchanges/Grade Separations</li><li>• Intersection and Corridor Improvements</li><li>• Traffic Signals and Systems</li><li>• Property Acquisition</li><li>• Maintenance Facilities</li><li>• Capital Equipment</li><li>• Landscaping</li><li>• Environmental Assessment</li></ul>
2. Regional Police	<ul style="list-style-type: none"><li>• Costs to Acquire Land or an Interest in Land, Including a Leasehold Interest</li><li>• Costs to Improve Land</li><li>• Costs to Acquire, Lease, Construct or Improve Buildings and Structures</li><li>• Costs to Acquire, Lease, Construct or Improve Facilities</li><li>• Vehicles and Capital Equipment</li></ul>
3. Long Term Care	<ul style="list-style-type: none"><li>• Costs to Improve Land</li><li>• Costs to Acquire, Lease, Construct or Improve Buildings and Structures</li><li>• Costs to Acquire, Lease, Construct or Improve Facilities</li></ul>
4. Water Supply	<ul style="list-style-type: none"><li>• Pumping Stations</li><li>• Reservoirs</li><li>• Feeder mains</li><li>• Water Supply Plants and Municipal Wells</li><li>• Property Acquisition</li><li>• Capital Equipment</li><li>• Environmental Assessment</li><li>• Water Use Efficiency Strategy</li><li>• Well Interference</li></ul>
5. Sanitary Sewerage	<ul style="list-style-type: none"><li>• Sewage Pumping Stations and Forcemains</li><li>• Trunk Sanitary Sewers</li><li>• Water Pollution Control Plants</li><li>• Sludge Storage and Disposal Facilities</li><li>• Property Acquisition</li><li>• Capital Equipment</li><li>• Environmental Assessment</li><li>• Water Use Efficiency</li></ul>
6. Paramedic Services	<ul style="list-style-type: none"><li>• Costs to Acquire Land or an Interest in Land, Including a Leasehold Interest</li><li>• Costs to Improve Land</li><li>• Costs to Acquire, Lease, Construct or Improve Buildings and Structures</li><li>• Costs to Acquire, Lease, Construct or Improve Facilities</li><li>• Vehicles and Capital Equipment</li></ul>
7. Waste Diversion	<ul style="list-style-type: none"><li>• Costs for Construction of new Buildings or Units</li><li>• Capital Equipment</li></ul>

**Schedule "B"**

**Residential Development Charges per Dwelling Unit  
\$ per Dwelling Type**

Service Category	Detached & Semi-Detached \$	Medium Density Multiples \$	Two Bedroom Apartment & Larger \$	One Bedroom Apartment & Smaller \$
<b>Region-Wide Charges</b>				
Regional Roads	26,998	21,501	15,718	9,654
Regional Police	977	778	569	349
Long-Term Care	548	436	319	196
Paramedic Services	441	351	257	158
Waste Diversion	94	75	55	34
Subtotal	29,058	23,141	16,918	10,391
<b>Regional Water Supply &amp; Sanitary Sewer Charges</b>				
Water Supply	26,117	20,800	15,206	9,340
Sanitary Sewerage	23,858	19,000	13,890	8,531
Subtotal	49,975	39,800	29,096	17,871
<b>Total of All Charges (July 1, 2027 onward – see Section 3.18)</b>	<b>79,033</b>	<b>62,941</b>	<b>46,014</b>	<b>28,262</b>
<b>With Phase-Ins (see Section 3.18)</b>				
July 1, 2023 to June 30, 2024 (80%)	63,226	50,353	36,811	22,610
July 1, 2024 to June 30, 2025 (85%)	67,178	53,500	39,112	24,023
July 1, 2025 to June 30, 2026 (90%)	71,130	56,647	41,413	25,436
July 1, 2026 to June 30, 2027 (95%)	75,081	59,793	43,713	26,849

NOTE: The development charges described above shall be adjusted annually on July 1 pursuant to Section 3.16 of this By-law.

**Schedule "C"**

**Commercial Development Charges  
\$ per Square Foot of Gross Floor Area**

Service Category	Commercial Development Charges
Water Supply	7.51
Sanitary Sewerage	12.06
Regional Roads	21.91
<b>Total of All Charges (July 1, 2027 onward – see Section 3.18)</b>	<b>41.48</b>
<b>With Phase-Ins (see Section 3.18)</b>	
<b>July 1, 2023 to June 30, 2024 (80%)</b>	<b>33.19</b>
<b>July 1, 2024 to June 30, 2025 (85%)</b>	<b>35.26</b>
<b>July 1, 2025 to June 30, 2026 (90%)</b>	<b>37.33</b>
<b>July 1, 2026 to June 30, 2027 (95%)</b>	<b>39.41</b>

NOTE: The development charges described above shall be adjusted annually on July 1 pursuant to Section 3.16 of this By-law.

**Schedule "D"**

**Institutional Development Charges  
\$ per Square Foot of Gross Floor Area**

Service Category	Institutional Development Charges
Water Supply	2.03
Sanitary Sewerage	2.92
Regional Roads	16.61
<b>Total of All Charges (July 1, 2027 onward – see Section 3.18)</b>	<b>21.56</b>
<b>With Phase-Ins (see Section 3.18)</b>	
<b>July 1, 2023 to June 30, 2024 (80%)</b>	<b>17.25</b>
<b>July 1, 2024 to June 30, 2025 (85%)</b>	<b>18.33</b>
<b>July 1, 2025 to June 30, 2026 (90%)</b>	<b>19.40</b>
<b>July 1, 2026 to June 30, 2027 (95%)</b>	<b>20.48</b>

NOTE: The development charges described above shall be adjusted annually on July 1 pursuant to Section 3.16 of this By-law.

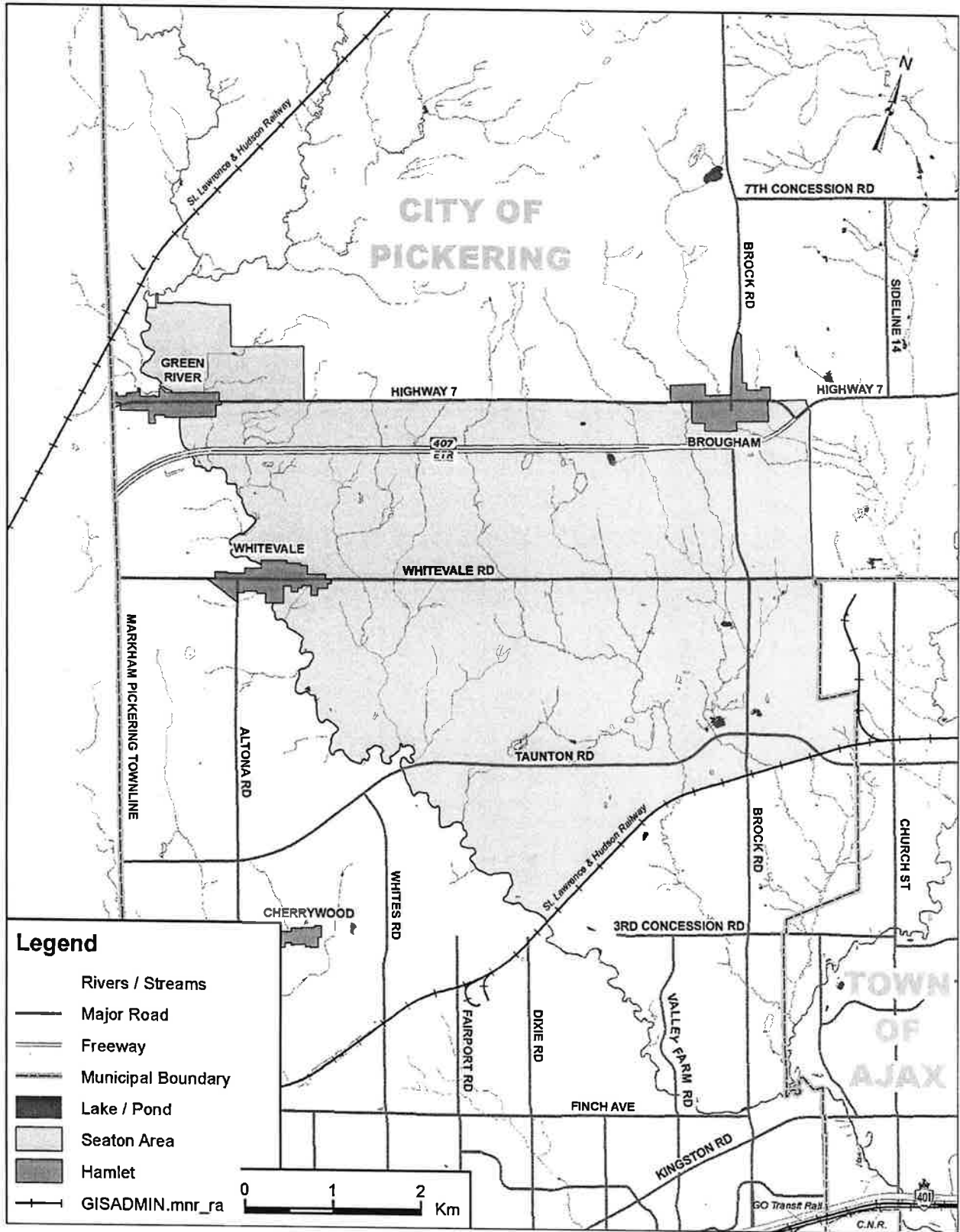
**Schedule "E"**

**Industrial Development Charges  
\$ per Square Foot of Gross Floor Area**

SERVICE CATEGORY	INDUSTRIAL DEVELOPMENT CHARGES
Water Supply	4.86
Sanitary Sewerage	7.06
Regional Roads	7.59
<b>Total of All Charges (July 1, 2027 onward – see Section 3.18)</b>	<b>19.51</b>
<b>With Phase-Ins (see Section 3.18)</b>	
<b>July 1, 2023 to June 30, 2024 (80%)</b>	<b>15.61</b>
<b>July 1, 2024 to June 30, 2025 (85%)</b>	<b>16.58</b>
<b>July 1, 2025 to June 30, 2026 (90%)</b>	<b>17.56</b>
<b>July 1, 2026 to June 30, 2027 (95%)</b>	<b>18.53</b>

**NOTE:** The development charges described above shall be adjusted annually on July 1 pursuant to Section 3.16 of this By-law.

Schedule "F"  
Seaton Community



**By-law Number 43-2023  
of The Regional Municipality of Durham**

Being a by-law to amend by-law number 86-2001.

Whereas section 19 of the Development Charges Act, 1997, S.O. 1997, c.27 (the "Act") provides for amendments to development charge by-laws;

And Whereas the Council of The Regional Municipality of Durham requires certain amendments to By-law 86-2001;

And Whereas in accordance with the Act, a development charge background study has been completed in support of the proposed amendment to By-law 86-2001;

And Whereas the Council of The Regional Municipality of Durham has given notice and held a public meeting on the 12th day of April 2023 in accordance with the Act;

And Whereas the Council of The Regional Municipality of Durham has permitted any person who attended the public meeting to make representations in respect of the proposed amendments;

And Whereas the Council of The Regional Municipality of Durham has determined that a further public meeting is not necessary pursuant to Section 12(3) of the Act;

Now therefore, the Council of The Regional Municipality of Durham hereby enacts as follows:

**1. Section 1 of By-law 86-2001 is amended as follows:**

**(a) for "apartment building" replace definition with,**

"means a residential building, or the residential portion of a mixed-use building, consisting of more than 3 dwelling units, which dwelling units have a common entrance to grade but does not include a triplex, semi-detached duplex, semi-detached triplex, or townhouse. Despite the foregoing, an "apartment building" includes stacked townhouses;"

**(b) for "bedroom" replace definition with,**

"means a habitable room, of at least seven square meters (7 m<sup>2</sup>) where a built-in closet is not provided, or at least six square meters (6 m<sup>2</sup>) where a built-in closet is provided, including a den, study, loft, or other similar area, but does not include a living room, a dining room, a bathroom or a kitchen;"

**(c) add a new definition "detached dwelling" and "detached" as follows,**

"means a residential building on one parcel of land comprising at least 1 dwelling unit and not more than 3 dwelling units on that parcel of land, where no portion of the building is attached to any building on another parcel of land;"

- (d) **for “duplex” replace definition with,**  
“means a building comprising, by horizontal division, two dwelling units on one parcel of land;”
- (e) **delete entire “garden suite” definition;**
- (f) **delete entire “housing services use”/ “housing services” definition;**
- (g) **for “medium density multiples” replace definition with,**  
“includes plexes, townhouses and all other residential uses that are not included in the definition of “apartment building”, “apartment”, “mobile homes”, “retirement residence units”, “detached”, “detached dwelling” or “semi-detached dwelling”.”
- (h) **for “non-profit housing development” replace definition with,**  
“means development of a building or structure intended for use as residential premises and developed by:
- (i) a corporation to which the Not-for-Profit Corporations Act, 2010 applies, that is in good standing under that Act and whose primary object is to provide housing;
  - (ii) a corporation without share capital to which the Canada Not-for-profit Corporations Act applies, that is in good standing under that Act and whose primary object is to provide housing; or
  - (iii) a non-profit housing co-operative that is in good standing under the Co-operative Corporations Act;”
- (i) **for “rental housing” delete,**  
“,for the purposes of section 17(a) of the by-law”;
- (j) **for “residential use”, replace definition with,**  
“means lands, buildings or structures used, or designed or intended for use as a home or residence of one or more individuals, and shall include any building or structure containing dwelling units, and include but not limited to, a detached dwelling, a semi-detached dwelling, a townhouse, a plex, a stacked townhouse, an apartment, an apartment building, a mobile home, a retirement residence and a residential dwelling unit accessory to a non-residential use;”
- (k) **replace entire “semi-detached duplex” definition with,**  
““semi-detached building” means a building on two parcels of land, divided vertically (above or below ground) along the common lot line of the two parcels and comprising at least 1 dwelling unit and not more than 3 dwelling units on each parcel;”
- (l) **for “semi-detached dwelling” replace definition with,**  
“means the portion of a semi-detached building on one parcel of

land comprising at least 1 dwelling unit and not more than 3 dwelling units;”

(m) **delete entire “single detached dwelling and “single detached” definition;**

(n) **for “stacked townhouse” replace definition with,**

““stacked townhouse” means a building, other than a plex, a detached dwelling or townhouse, containing at least 3 dwelling units; each dwelling unit separated from the other vertically and/or horizontally and each dwelling unit having a separate entrance to grade;”

(o) **replace entire “townhouse” definition with,**

““townhouse building” means a residential building, on at least 3 parcels of land divided vertically (above or below ground) along the common lot line between each of the parcels and comprising at least 1 dwelling unit and not more than 3 dwelling units on each parcel;” and

(p) **add new definition, after “townhouse building”,**

““townhouse dwelling” means the portion of a townhouse building on one parcel of land comprising at least 1 dwelling unit and not more than 3 dwelling units;”.

**2. Section 9 of By-law 86-2001 is replaced with the following:**

**“Exemptions**

9(1) Development charges shall not be imposed in respect to:

- (a) the issuance of a building permit not resulting in the creation of an additional dwelling unit;
- (b) the enlargement of an existing dwelling unit;
- (c) the creation of additional dwelling units in accordance with the following table:

Description of Class of Existing Residential Buildings	Maximum Number of Additional Dwelling Units	Restrictions
9(1) (c)(i) Existing detached, semi-detached or townhouse dwellings, which contain a single dwelling unit, and where there are no other dwelling units in other buildings or structures on the parcel of land	Two	No exemption applies for the creation of a dwelling unit or units which would result in more than a total of three dwelling units on a parcel of land
9(1) (c)(ii) Existing detached, semi-detached or townhouse dwellings, each of which contains a single dwelling unit and where there is no more than one dwelling unit in other buildings or structures on the parcel of land	One	No exemption applies for the creation of a dwelling unit or units which would result in more than a total of three dwelling units on a parcel of land
9(1) (c)(iii) Existing detached, semi-detached or townhouse dwellings, each of which contains no more than 2 dwelling units and where there are no other dwelling units in other buildings or structures on the parcel of land	One	This exemption applies only for the creation of a dwelling unit in an ancillary building or structure and no exemption applies for the creation of a dwelling unit or units which would result in more than a total of three dwelling units on a parcel of land
9(1) (c)(iv) Existing rental residential buildings, each of which contains four or more dwelling units.	Greater of one and 1% of the existing units in the building	No exemption applies where it would result in a total number of dwelling units where units created under the exemption in this By-law would exceed the greater of one unit or 1% of the units existing in the building prior to the first exemption for an additional dwelling unit.
9(1) (c)(v) An existing residential building not in another class of residential building described in this table.	One	No exemption applies where a dwelling unit has already been created with an exemption this By-law.

(d) the creation of additional dwelling units in accordance with the following table:

Description of Class of Proposed New Residential Buildings & Number of Units Proposed	Restrictions
9(1) (d)(i) the second or third dwelling units in a proposed detached, semi-detached or townhouse dwelling where there are no other dwelling units, existing or proposed, in other buildings or structures on the parcel of land	No exemption applies for the creation of first dwelling unit or where a dwelling unit or units which would result in more than a total of three dwelling units on a parcel of land
9(1) (d)(iii) one dwelling unit in a proposed new residential building that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or townhouse dwelling which would not contain more than a two dwelling units.	No exemption applies for the creation of a dwelling unit which would result in more than a total of three dwelling units on a parcel of land.

- (e) non-profit housing development; and
  - (f) residential units that are affordable housing units required to be included in a development or redevelopment ("inclusionary zoning units") pursuant to a by-law passed under section 34 of the Planning Act to give effect to the policies described in subsection 16 (4) of that Act."
3. In Section 11(1) of By-law 86-2001 the reference to "ten years" is replaced with "five years".
  4. In Section 11(2) of By-law 86-2001 the reference to "ten year" is replaced with "five year".
  5. Section 11(3) of By-law 86-2001 is deleted.
  6. Section 11(4) of By-law 86-2001 is renumbered section 11(3).
  7. Following section 11(3) add new section, as follows:
 

"Reduction for Rental Housing Development


11(4) The development charges set out on Schedule B shall be:


    - (a) In rental housing development, for dwelling units with 3 or more bedrooms: 75% of the Total of All Charges shown on Schedule B;
    - (b) In rental housing development, for dwelling units with 2 bedrooms: 80% of the Total of All Charges shown on Schedule B; and
    - (c) In rental housing development, for all other dwelling units: 85% of the Total of All Charges shown on Schedule B."
  8. In Section 12 of By-law 86-2001 the reference to "section 21" is replaced with "section 17".
  9. In Section 13 of By-law 86-2001 the reference to "section 13" is replaced with "section 12 of this by-law".

10. **Section 14 of By-law 86-2001 is deleted.**
11. **Section 15 of By-law 86-2001 is renumbered section 14 and the reference to “sections 13 and 22” is replaced with “sections 12 and 21 of this by-law”.**
12. **Section 16 of By-law 86-2001 is renumbered section 15 and the reference to “section 13” is replaced with “section 12 of this by-law”.**
13. **Section 17 of By-law 86-2001 is replaced with,**
- “16 Notwithstanding subsection 12 , 13 and 14 of this by-law, where development charges become payable after January 1, 2020 for development of rental housing that is not non-profit housing development and institutional development, development charges shall be paid in equal annual instalments, with interest where applicable pursuant to the Region of Durham Development Charge Interest Rate Policy as amended from time to time, beginning on the earlier of the date of issuance of a permit under the Building Code Act, 1992 authorizing occupation of the building and the date the building is first occupied, and continuing on the following five anniversaries of that date.
- 17 Development charges imposed pursuant to this by-law shall be adjusted annually, without amendment to this by-law, to a maximum of 3% per annum as of the first day of July in accordance with the Statistics Canada Quarterly, *Construction Price Statistics*, catalogue number 62- 007, for the most recently available annual period ending March 31. For greater certainty, the first such annual indexing shall be effective from July 1, 2002, and for each first day of July thereafter.”
14. **In Section 18 of By-law 86-2001 the references to “section 21”, “section 17”, “sections 13 and 15” are replaced with “section 17”, “section 16” and “sections 12 and 14” respectively.**
15. **Section 22 of By-law 86-2001 is replaced with,**
- “Interest
22. Development charges payable per this by-law shall bear interest in accordance with the Region of Durham Development Charge Interest Rate Policy, as amended from time to time.”

16. In Schedule B to By-law 86-2001 the reference to "single" is deleted and the reference to "section 21" in the Note is replaced with "section 17".

This By-law Read and Passed on the 14<sup>th</sup> day of June, 2023.

  
\_\_\_\_\_  
J. Henry, Regional Chair and CEO

  
\_\_\_\_\_  
A. Harras, Regional Clerk

CERTIFIED A TRUE COPY

JUN 15 2023

  
A. HARRAS  
REGIONAL CLERK

**By-law Number 44-2023**  
**of The Regional Municipality of Durham**

Being a by-law to amend by-law number 39-2022.

Whereas section 19 of the Development Charges Act, 1997, S.O. 1997, c.27 (the "Act") provides for amendments to development charge by-laws;

And Whereas the Council of The Regional Municipality of Durham requires certain amendments to By-law 39-2022;

And Whereas in accordance with the Act, a development charge background study has been completed in support of the proposed amendment to By-law 39-2022;

And Whereas the Council of The Regional Municipality of Durham has given notice and held a public meeting on the 12th day of April 2023 in accordance with the Act;

And Whereas the Council of The Regional Municipality of Durham has permitted any person who attended the public meeting to make representations in respect of the proposed amendments;

And Whereas the Council of The Regional Municipality of Durham has determined that a further public meeting is not necessary pursuant to Section 12(3) of the Act;

Now therefore, the Council of The Regional Municipality of Durham hereby enacts as follows:

1. **Section 1 of By-law 39-2022 is amended as follows:**
  - (a) **for "bedroom" replace definition with**  
"means a habitable room, of at least seven square meters (7 m<sup>2</sup>) where a built-in closet is not provided, or at least six square meters (6 m<sup>2</sup>) where a built-in closet is provided, including a den, study, loft, or other similar area, but does not include a living room, a dining room, a bathroom or a kitchen;"
  - (b) **add a new definition "detached dwelling" and "detached" as follows:**  
"means a residential building on one parcel of land comprising at least 1 dwelling unit and not more than 3 dwelling units on that parcel of land, where no portion of the building is attached to any building on another parcel of land;"
  - (c) **for "duplex" replace definition with,**  
"means a building comprising, by horizontal division, two dwelling units on one parcel of land;"
  - (d) **delete entire "garden suite" definition;**
  - (e) **in the "gross floor area" definition, the reference to "section**

8” is deleted;

- (f) delete entire “housing services use”/ “housing services” definition;
- (g) in the “institutional development” definition, replace “section 16(a)” with “section 17”;
- (h) for “medium density multiples” replace definition with,  
“includes plexes, townhouses and all other residential uses that are not included in the definition of “apartment building”, “apartment”, “mobile homes”, “retirement residence units”, “detached”, “detached dwelling” or “semi-detached dwelling”;
- (i) for “non-profit housing development” replace definition with,  
“means development of a building or structure intended for use as residential premises and developed by:
  - (i) a corporation to which the Not-for-Profit Corporations Act, 2010 applies, that is in good standing under that Act and whose primary object is to provide housing;
  - (ii) a corporation without share capital to which the Canada Not- for-profit Corporations Act applies, that is in good standing under that Act and whose primary object is to provide housing; or
  - (iii) a non-profit housing co-operative that is in good standing under the Co-operative Corporations Act;”
- (j) in the “rental housing” definition, replace “section 16(a)” with “section 17”;
- (k) for “residential use”, replace definition with,  
“means lands, buildings or structures used, or designed or intended for use as a home or residence of one or more individuals, and shall include any building or structure containing dwelling units, and include but not limited to, a detached dwelling, a semi-detached dwelling, a townhouse, a plex, a stacked townhouse, an apartment, an apartment building, a mobile home, a retirement residence and a residential dwelling unit accessory to a non-residential use;”
- (l) replace entire “semi-detached duplex” definition with,  
““semi-detached building” means a building on two parcels of land, divided vertically (above or below ground) along the common lot line of the two parcels and comprising at least 1 dwelling unit and not more than 3 dwelling units on each parcel;”
- (m) for “semi-detached dwelling” replace definition with,  
“means the portion of a semi-detached building on one parcel of land comprising at least 1 dwelling unit and not more than 3 dwelling units;”

(n) delete entire “single detached dwelling and “single detached” definition

(o) for “stacked townhouse” replace definition with,

““stacked townhouse” means a building, other than a plex, a detached dwelling or townhouse, containing at least 3 dwelling units; each dwelling unit separated from the other vertically and/or horizontally and each dwelling unit having a separate entrance to grade;”

(p) replace entire “townhouse” definition with,

““townhouse building” means a residential building, on at least 3 parcels of land divided vertically (above or below ground) along the common lot line between each of the parcels and comprising at least 1 dwelling unit and not more than 3 dwelling units on each parcel;” and

(q) add new definition, after “townhouse building”,

““townhouse dwelling” means the portion of a townhouse building on one parcel of land comprising at least 1 dwelling unit and not more than 3 dwelling units;”.

2. Section 8 of By-law 39-2022 is deleted and replaced with the following:

“8.(1) Development charges shall not be imposed in respect to:

- (a) the issuance of a building permit not resulting in the creation of an additional dwelling unit;
- (b) the enlargement of an existing dwelling unit;
- (c) the creation of additional dwelling units in accordance with the following table:

Description of Class of Existing Residential Buildings	Maximum Number of Additional Dwelling Units	Restrictions
8.(1) (c)(i) Existing detached, semi-detached or townhouse dwellings, which contain a single dwelling unit, and where there are no other dwelling units in other buildings or structures on the parcel of land	Two	No exemption applies for the creation of a dwelling unit or units which would result in more than a total of three dwelling units on a parcel of land

8.(1) (c)(ii) Existing detached, semi-detached or townhouse dwellings, each of which contains a single dwelling unit and where there is no more than one dwelling unit in other buildings or structures on the parcel of land	One	No exemption applies for the creation of a dwelling unit or units which would result in more than a total of three dwelling units on a parcel of land
8.(1) (c)(iii) Existing detached, semi-detached or townhouse dwellings, each of which contains no more than 2 dwelling units and where there are no other dwelling units in other buildings or structures on the parcel of land	One	This exemption applies only for the creation of a dwelling unit in an ancillary building or structure and no exemption applies for the creation of a dwelling unit or units which would result in more than a total of three dwelling units on a parcel of land
8.(1) (c)(iv) Existing rental residential buildings, each of which contains four or more dwelling units.	Greater of one and 1% of the existing units in the building	No exemption applies where it would result in a total number of dwelling units where units created under the exemption in this By-law would exceed the greater of one unit or 1% of the units existing in the building prior to the first exemption for an additional dwelling unit.
8.(1) (c)(v) An existing residential building not in another class of residential building described in this table.	One	No exemption applies where a dwelling unit has already been created with an exemption this By-law.

(d) the creation of additional dwelling units in accordance with the following table:

Description of Class of Proposed New Residential Buildings & Number of Units Proposed	Restrictions
8.(1) (d)(i) the second or third dwelling units in a proposed detached, semi-detached or townhouse dwelling where there are no other dwelling units, existing or proposed, in other buildings or structures on the parcel of land	No exemption applies for the creation of first dwelling unit or where a dwelling unit or units which would result in more than a total of three dwelling units on a parcel of land
2.13 (d)(iii) one dwelling unit in a proposed new residential building that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or townhouse dwelling which would not contain more than a two dwelling units.	No exemption applies for the creation of a dwelling unit which would result in more than a total of three dwelling units on a parcel of land.

(e) non-profit housing development; and

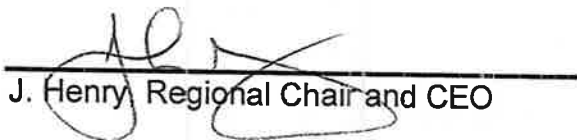
(f) residential units that are affordable housing units required to be included in a development or redevelopment ("inclusionary zoning units") pursuant to a by-law passed under section 34 of the Planning Act to give effect to the

policies described in subsection 16 (4) of that Act.”

3. **In Sections 13(1) and 13(2) of By-law 39-2022 the reference to “ten years” is replaced with “five years”.**
4. **Section 13(3) of By-law 39-2022 is deleted.**
5. **Section 13(4) is renumbered section 13(3).**
6. **Following section 13 add new section, as follows:**  
  
“Reduction for Rental Housing Development  
  
14. The development charges set out on Schedule B shall be:  
  
(a) In rental housing development, for dwelling units with 3 or more bedrooms: 75% of the Total of All Charges shown on Schedule B;  
  
(b) In rental housing development, for dwelling units with 2 bedrooms: 80% of the Total of All Charges shown on Schedule B; and  
  
(c) In rental housing development, for all other dwelling units: 85% of the Total of All Charges shown on Schedule B.”
7. **Section 14 of By-law 39-2022 is renumbered section 15 and the references to “section 17” and “section 19” are replaced with “section 18 of this by-law” and “section 20” respectively.**
8. **Section 15 of By-law 39-2022 is renumbered section 16 and the reference to “section 14” is replaced with “section 15 of this by-law”.**
9. **Section 16 of By-law 39-2022 is renumbered section 17 and replaced with,**  
  
“17. Notwithstanding subsection 15 of this by-law, where development charges become payable after January 1, 2020 for development of rental housing that is not non-profit housing development and institutional development, development charges shall be paid in equal annual instalments beginning on the earlier of the date of issuance of a permit under the Building Code Act, 1992 authorizing occupation of the building and the date the building is first occupied, and continuing on the following five anniversaries of that date.”
10. **Section 17 of By-law 39-2022 is renumbered section 18 and the references to “section 19”, “section 22”, “section 16” and “section 14”, are replaced with “section 20”, “section 23”, “section 17” and “section 15” respectively.**
11. **Section 18 of By-law 39-2022 is renumbered section 19 .**
12. **Section 19 of By-law 39-2022 is renumbered section 20.**
13. **Section 20 of By-law 39-2022 is renumbered section 21.**

- 14. Section 21 of By-law 39-2022 is renumbered section 22.
- 15. Section 22 of By-law 39-2022 is renumbered section 23 and replaced with,  
  
"Interest  
  
"23. Development charges payable per this by-law shall bear interest in accordance with the Region of Durham Development Charge Interest Rate Policy, as amended from time to time."
- 16. Section 23 of By-law 39-2022 is deleted.
- 17. In Schedule B to By-law 39-2022 the reference to "single" is deleted and the reference to "section 19" in the Note is replaced with "section 20".
- 18. In Schedule C to By-law 39-2022 the reference to "section 19" in the Note is replaced with "section 20".

This By-law Read and Passed on the 14<sup>th</sup> day of June, 2023.

  
\_\_\_\_\_  
J. Henry, Regional Chair and CEO

  
\_\_\_\_\_  
A. Harras, Regional Clerk

CERTIFIED A TRUE COPY

JUN 15 2023

  
A. HARRAS  
REGIONAL CLERK

## MINUTES

### GENERAL PURPOSE & ADMINISTRATION COMMITTEE

Monday, June 19, 2023  
 UXBRIDGE COUNCIL CHAMBERS  
 51 TORONTO STREET S. UXBRIDGE, ONTARIO

**COUNCIL PRESENT:** BRUCE GARROD, REGIONAL COUNCILLOR  
 PAM BEACH, COUNCILLOR  
 GORDON SHREEVE, COUNCILLOR  
 ZED PICKERING, COUNCILLOR  
 WILLIE POPP, COUNCILLOR  
 TODD SNOOKS, COUNCILLOR

**COUNCIL ABSENT:** MAYOR DAVE BARTON

**STAFF PRESENT:** DEBBIE LEROUX, DEPUTY CAO/DIRECTOR OF  
 LEGISLATIVE SERVICES/CLERK  
 AMANDA FERRARO, DIRECTOR OF COMMUNITY  
 SERVICES  
 BEN KESTER, DIRECTOR OF PUBLIC WORKS AND  
 OPERATIONS  
 COLLEEN BASKIN, COMMUNICATIONS & STRATEGY  
 OFFICER  
 JULIA SHIPCOTT, ADMINISTRATIVE ASSISTANT,  
 CLERK'S DEPARTMENT  
 TOBI LEE, TREASURER  
 COURTNEY CLARKE, PARKS AND TRAILS MANAGER  
 EMILY ELLIOTT, DEPUTY CLERK

#### 1. CALL TO ORDER

Deputy Mayor Popp called the meeting of the General Purpose and Administration Committee to order at 10:00 a.m.

#### 2. DISCLOSURES OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

There were none.

#### 3. REVIEW OF ITEMS NOT LISTED ON THE AGENDA

Debbie Leroux, Township Clerk announced that there was no Addendum.

#### 4. ANNOUNCEMENTS

##### 4.1 Regional Councillor Garrod

Regional Councillor Garrod spoke to his attendance at the Region on behalf of Mayor Barton to honour International Elder Abuse Awareness Day and flag-raising event.

##### 4.2 Councillor Zed Pickering

Councillor Pickering noted the success of the Rotary Wing and Pizza Night and announced the opening of the splash pad for the season.

Councillor Pickering also reminded everyone of the upcoming Gardens of Uxbridge Tour occurring on Saturday, June 24th, 2023.

#### 4.3 Councillor Todd Snooks

Councillor Snooks noted the numerous activities happening in town over the past week.

#### 4.4 Councillor Pam Beach

Councillor Beach noted the success of the Rotary Club's Wing and Pizza night last Saturday, June 17th, 2023.

Councillor Beach added a request that residents be patient with farmers as they get their hay cut.

#### 4.5 Councillor Shreeve

Councillor Shreeve reported on a highly successful garage sale day throughout Zephyr, as well as the annual book sale at the Zephyr Library, both of which took place on Saturday, June 17th, 2023.

#### 4.6 Deputy Mayor Willie Popp

Deputy Mayor Popp noted that flags are at half-mast in respect the recent bus accident in Manitoba and added that our thoughts are with those affected.

Deputy Mayor Popp also spoke to his attendance on Mayor Barton's behalf at the recent Uxbridge Probus 5th Anniversary event hosted at Wooden Sticks.

### 5. DELEGATIONS

5.1 10:05 A.M.

**BOB ARMITAGE, UXBRIDGE & DISTRICT LIONS CLUB re request for inclusion of a Lions Friendship Arch adjacent to the new Lions Universal Playground in Elgin Park.**

Bob Armitage, Uxbridge & District Lions Club requested Council's approval for the inclusion of a Lions Friendship Arch, representing friendship among groups, to be installed adjacent to the Inclusive playground.

Mr. Armitage explained that the cost of the arch and its installation would be \$3300 (no HST), plus an additional \$500 for delivery (+HST).

**Moved by:** Regional Councillor Garrod

THAT agenda item 8.2.4 be brought forward.

**Carried**

**Moved by:** Regional Councillor Garrod

THAT this item be referred to staff and a couple of members of Council for consultation with the Lion's Club for clarification of size, signage inclusion, location, and the like.

**Carried**

## 8. PARKS, FACILITIES AND TOURISM COMMITTEE

The Parks, Facilities and Tourism Committee convened at 10:18 a.m.

Councillor Pickering assumed the Chair for this portion of the meeting.

### 8.2 REPORTS TO COMMITTEE

#### 8.2.4 Report PR-15/23 of Amanda Ferraro, Director of Community Services

re Elgin Park Playground signage

**Moved by:** Regional Councillor Garrod

THAT Report PR-15/23 as amended of Amanda Ferraro, Director of Community Services re Elgin Park Playground signage be received for information;

AND THAT it be referred back to staff to meet with a couple of members of Council, Staff and the Lions Club to further discuss placement of appropriate signage;

AND THAT approval be sought by all those proposed to be listed on the sign.

**Carried**

The Parks, Facilities and Tourism Committee recessed at 10:21 a.m.

## 5. DELEGATIONS

### 5.2 10:20 A.M.

#### **KAREN MORTFIELD, TALL TREES EVENTS re permission to operate Feargrounds, a Halloween haunt event at the Tribbling Farm, Concession 6, Uxbridge**

Karen Mortfield presented the proposed haunted attraction 'Feargrounds' event to run weekend nights in October in a cornfield, to be located at Tribbling Farm, 8300 Concession 6 in Uxbridge. They hope to work with Uxbridge BIA and Tourism to create a complete dining and shopping experience.

Councillor Snooks inquired as to the type of security to be hired, and was informed that there would be a combination of paid-duty officers and hired security.

Regional Councillor Garrod inquired as to how many nights it will run, and was informed that the event would run for at least 10 nights on Friday and Saturday evenings, and that the Fire Department has been made aware of the event.

Councillor Beach inquired as to the hours the event would be open, and was informed that the event will run from 7-10pm, with hours extended to 11pm closer to Halloween.

Deputy Mayor Popp asked for confirmation that the organizers are not looking to have this event declared "municipally significant", and that there will be no alcohol, and this was confirmed by Ms. Mortfield.

**Moved by:** Councillor Pickering

THAT the request for approval by Karen Mortfield for a Halloween haunt event at Tribbling Farm be approved in principle and referred to staff to work through logistics;

AND THAT this information be forwarded to the BIA for information.

**Carried**

5.3 10:35 A.M.

**MARK SUMMERS AND MATT OTTENHOF re: request for permission to live in current residence while constructing new home located at 750 Higgins Lane, Uxbridge.**

Mr. Summers requested permission to remain in his current home while rebuilding a new home at 750 Higgins Court.

**Moved by:** Councillor Beach

THAT the request by Mark Summers to reside in the existing dwelling during construction of a new house be referred to staff;

AND THAT staff provide the requisite information to the resident regarding the option to demolish or rezone the existing house as a secondary dwelling.

**Carried**

5.4 10:50 A.M.

**PINA COLAVECCHIA, DELOITTE LLP re Audit Results Report for the year ended December 31, 2022 relating to the Financial Statement Audits for the Township of Uxbridge and related entities**

Pina Colavecchia of Deloitte LLP presented her annual report on Audit results, as required by the Canadian Public Sector Accounting Standards, and outlined the audit process.

Ms. Colavecchia reported that no deficiencies nor any management override of controls were found, and that the audit process and interaction was smooth.

**Moved by:** Regional Councillor Garrod

THAT the Financial Statement Audits be received for information;

AND THAT reports TR 13/23 and TR 14/23 be brought forward.

**Carried**

## **6. FINANCE COMMITTEE**

The Finance Committee convened at 10:50 a.m..

Deputy Mayor Popp assumed the Chair for this portion of the meeting.

### **6.1 CORRESPONDENCE**

There was none.

### **6.2 REPORTS TO COMMITTEE**

- 6.2.1 Report TR-13/23 of Tobi Lee, Director of Finance/Treasurer  
re Consolidated financial statements for the year ended  
December 31, 2022

**Moved by:** Regional Councillor Garrod

THAT Report TR-13/23 of Tobi Lee, Director of  
Finance/Treasurer re Consolidated financial statements for the  
year ended December 31, 2022 be received for information;

THAT the Committee approve the draft Consolidated Financial  
Statements for The Corporation of the Township of Uxbridge  
for the fiscal year ended December 31, 2022;

AND THAT the Committee authorize Staff to make public the  
final audited Statements for the fiscal year ended December  
31, 2022, upon receiving the final Consolidated Financial  
Statements.

**Carried**

- 6.2.2 Report TR/14-23 of Tobi Lee, Director of Finance/Treasurer  
re Trust Funds financial statements for the year ended  
December 31, 2022

**Moved by:** Regional Councillor Garrod

THAT Report TR-14/23 of Tobi Lee, Director of  
Finance/Treasurer re Trust Funds financial statements for the  
year ended December 31, 2022 be received for information;

AND THAT Committee approve the 2022 Trust Fund financial  
statements.

**Carried**

- 6.2.3 Report TR-15/23 of Tobi Lee, Director of Finance/Treasurer  
re Development Charges – Treasurer’s Statement 2022

**Moved by:** Regional Councillor Garrod

THAT Report TR-15/23 of Tobi Lee, Director of  
Finance/Treasurer re Development Charges - Treasurer's  
Statement 2022 be received for information;

AND THAT Committee approve the 2022 Treasurer’s  
Statement and post it on the Township’s website and make it  
available to the Minister of Municipal Affairs upon request.

**Carried**

- 6.2.4 Report TR-20/23 of Tobi Lee, Director of Finance/Treasurer  
re Statement of Remuneration and Expenses of Council,  
Members of the Committee of Adjustment and Members of the  
Property Standards Committee for the year ended December  
31, 2022

**Moved by:** Councillor Pickering

THAT Report TR-20/23 of Tobi Lee, Director of Finance/Treasurer re Statement of Remuneration and Expenses of Council, Members of the Committee of Adjustment and Members of the Property Standards Committee for the year ended December 31, 2022, be received for information;

**Carried**

6.3 UNFINISHED BUSINESS

There was none.

6.4 OTHER BUSINESS

There was none.

The Finance Committee adjourned at 10:52 a.m.

**7. HERITAGE, ARTS AND COMMUNITY PROGRAMS COMMITTEE**

The Heritage, Arts and Community Programs Committee convened at 10:52 a.m.

Councillor Beach assumed the Chair for this portion of the meeting.

7.1 CORRESPONDENCE

7.1.1 Music By The Bay Live

re request for declaration of a Municipally Significant Event: 'Music By The Bay Live presents Sonny Landreth', Uxbridge Music Hall, Saturday Sept. 16, 2023

**Moved by:** Councillor Popp

THAT correspondence from Music By The Bay Live be received for information;

AND THAT Heritage, Arts and Community Programs Committee proclaim 'Music By The Bay Live presents Sonny Landreth' on Saturday, September 16, 2023 at the Uxbridge Music Hall from 1:00 - 11:59 p.m. to be a Municipally Significant Event.

**Carried**

7.2 REPORTS TO COMMITTEE

7.2.1 Report RC-04/23 of Katlyn Jones, Curator and Manager Uxbridge Historical Centre

re Diversity and Inclusion Sculpture

**Moved by:** Councillor Popp

THAT Report RC-04/23 of Katlyn Jones, Curator and Manager, Uxbridge Historical Centre re Diversity and Inclusion Sculpture be received for information;

AND THAT the Heritage Arts and Community Programs Committee approve the Diversity and Inclusion Sculpture.

**Carried**

7.3 UNFINISHED BUSINESS

There was none.

7.4 OTHER BUSINESS

There was none.

The Heritage, Arts and Community Programs Committee adjourned at 10:58 a.m.

**8. PARKS, FACILITIES AND TOURISM COMMITTEE**

The Parks, Facilities and Tourism Committee reconvened at 10:58 a.m.

Councillor Pickering assumed the Chair for this portion of the meeting.

8.2 REPORTS TO COMMITTEE

8.2.1 Report PR-12/23 of Amanda Ferraro, Director of Community Services and Hunter Gardner, Arena and Recreation Manager  
re Arena Energy Savings Report

**Moved by:** Councillor Shreeve

THAT Report PR-12/23 of Amanda Ferraro, Director of Community Services and Hunter Gardner, Arena and Recreation Manager re Arena Energy Savings Report be received for information;

AND THAT the report be shared with the Environment and Sustainability Committee.

**Carried**

8.2.2 Report PR-13/23 of Courtney Clarke, Parks, Trails, and Facilities Manager

re Siloam Playground Replacement

**Moved by:** Councillor Popp

THAT Report PR-13/23 of Courtney Clarke, Parks, Trails, and Facilities Manager re Siloam Playground Replacement be received for information;

AND THAT the report be forwarded to the Accessibility Advisory Committee for information and review.

**Carried**

8.2.3 Report PR-14/23 of Amanda Ferraro, Director of Community Services

re Parks, Facilities, Recreation and Culture Rates

**Moved by:** Councillor Beach

THAT Report PR-14/23 of Amanda Ferraro, Director of Community Services re Parks, Facilities, Recreation and Culture Rates be received for information.

AND THAT a Fees By-law related to this report be brought forward for Council's consideration on June 26th.

**Carried**

8.3 UNFINISHED BUSINESS

There was none.

8.4 OTHER BUSINESS

There was none.

The Parks, Facilities and Tourism Committee adjourned at 11:10 a.m.

**9. ENVIRONMENT AND SUSTAINABILITY COMMITTEE**

The Environment and Sustainability Committee convened at 11:10 a.m.

Councillor Shreeve assumed the Chair for this portion of the meeting.

9.1 CORRESPONDENCE

9.1.1 Town of Bradford West Gwillimbury

re endorsement of the right-to-repair movement

**Moved by:** Councillor Popp

THAT correspondence from the Town of Bradford West Gwillimbury re endorsement of the right-to-repair movement be received for information.

AND THAT the correspondence be forwarded to the Durham Agricultural Committee for Clarification.

**Carried**

9.2 REPORTS TO COMMITTEE

There was none.

9.3 UNFINISHED BUSINESS

There was none.

9.4 OTHER BUSINESS

There was none.

The Environment and Sustainability Committee adjourned at 11:12 a.m.

**10. PUBLIC WORKS AND ACTIVE TRANSPORTATION COMMITTEE**

The Public Works and Active Transportation Committee convened at 11:13 a.m.

Regional Councillor Garrod assumed the Chair for this portion of the meeting.

10.1 CORRESPONDENCE

There was none.

## 10.2 REPORTS TO COMMITTEE

10.2.1 Report PWO-11/23 of Ben Kester, Director of Public Works & Operations

re Railway Safety Improvement Program

**Moved by:** Councillor Shreeve

THAT Report PWO-11/23 of Ben Kester, Director of Public Works & Operations re Railway Safety Improvement Program be received for information;

AND THAT the Clerk's Department prepare the appropriate bylaw to allow signing of the agreement and that the cost be paid through the Public Works operating budget.

**Carried**

## 10.3 UNFINISHED BUSINESS

There was none.

## 10.4 OTHER BUSINESS

There was none.

The Public Works and Active Transportation Committee adjourned at 11:13 a.m.

## 11. PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE

The Planning and Economic Development Committee convened at 11:13 a.m.

Councillor Snooks assumed the Chair for this portion of the meeting.

### 11.1 CORRESPONDENCE

There was none.

### 11.2 REPORTS TO COMMITTEE

There was none.

### 11.3 UNFINISHED BUSINESS

There was none.

### 11.4 OTHER BUSINESS

There was none.

The Planning and Economic Development Committee adjourned at 11:13 a.m.

## 12. ADMINISTRATION AND EMERGENCY SERVICES COMMITTEE

The Administration and Emergency Services Committee convened at 11:13 a.m.

Deputy Mayor Popp assumed the Chair for this portion of the meeting.

### 12.1 CORRESPONDENCE

There was none.

## 12.2 REPORTS TO COMMITTEE

### 12.2.1 Report CL-14/23 of Emily Elliott, Deputy Clerk

re Proposed Municipal Asset and Street Naming Policy

**Moved by:** Councillor Pickering

THAT Report CL-14/23 of Emily Elliott, Deputy Clerk re Proposed Municipal Asset and Street Naming Policy be received for information;

AND THAT Administration and Emergency Services Committee approve the Municipal Asset and Street Naming Policy as attached.

**Carried**

## 12.3 UNFINISHED BUSINESS

There was none.

## 12.4 OTHER BUSINESS

Regional Councillor Garrod reported on Regional issues that are pertinent to Uxbridge from Regional Finance and Administration Committee, and informed that a Debenture Committee was struck in order to respond to rate changes.

He advised that Committee of the Whole were presented with a report on speed enforcement cameras and their effectiveness and that additional cameras will be added to community safety zones within the Township of Uxbridge.

The Administration and Emergency Services Committee adjourned at 11:19 a.m.

## 13. IN CAMERA

**Moved by:** Councillor Pickering

THAT the General Purpose and Administration Committee go into 'In Camera' at 11:19 a.m. as the matters to be discussed concern items regarding personal matters about an identifiable individual, including Municipal and Local Board employees.

**Carried**

**Moved by:** Councillor Snooks

THAT the General Purpose and Administration Committee rise from 'In Camera' at 11:29 a.m. with business to report;

AND THAT Confidential Report of Emily Elliott be received;

AND THAT Kim Baker be appointed to Environment and Sustainability Committee.

**Carried**

### 13.1 Personal matters about an identifiable individual, including Municipal and Local Board employees.



Council has the authority to reject any application under these sections of the Municipal Act, 2001 or Council may approve the cancellation, reduction or refund of taxes levied. If the applicant for adjustments under Section 357 is not satisfied with Council's decision, they may appeal to the Assessment Review Board (ARB) within 35 days of Council's decision. Applicants for adjustments under Section 358 do not have the option to appeal to the ARB.

Municipal staff has reviewed the applications and concur with the MPAC's recommended changes. The Township's portion of write-off for the Section 357 applications is expected to be \$3,975.53, of which \$169.95 is related to damage caused by the 2022 Tornado. The Township's portion of write-off for the Section 358 applications is expected to be \$308.12, of which \$99.03 is related to damage caused by the 2022 Tornado.

### **RECOMMENDATION**

THAT Report TR-21/23 be received for information;

THAT Council approve the report relating to applications under Sections 357 and 358 of the Municipal Act,

AND THAT Council authorizes the Tax Collector to adjust the tax accounts accordingly.

Respectfully Submitted by:

---

Susan Straughan  
Tax Collector

The Township of Uxbridge

Schedule "A"

Recommendations to Council for an adjustment of taxes for the year 2023 under Section 357 of the Municipal Act, 2001, C25

Application Number	Assessment Roll Number	Property Address	Recommendation of Liability
23-01	010.001.16100	2169 Concession Rd 2	Application filed for 2023 under Section 357.(1)(a), due to change in tax class as property was sold to Township on December 14th, 2022. MPAC recommended that the 2023 Phased-In Assessment of RT\$968,000 be reduced to nil and the property assessment now be EN\$968,000. <b>Therefore an adjustment is recommended for this property. The Township's share of the adjustment to property taxes is \$3,046.46</b>
23-02	030.007.21400	496 Regional Rd. 8	Application filed for 2023 under Section 357.(1)(d)(i), due to all structure(s) demolished on November 15th 2022. MPAC recommended that changes for the 2023 tax year will be completed through RFR. <b>Therefore no adjustment is recommended for this property through these application.</b>
22-03	050.001.08125	14 Victoria St. N.	Application filed for 2023 under Section 357.(1)(d)(ii), due to damage to structure(s) caused by Tornado on May 21, 2022. MPAC recommended that the 2023 Assessment value was reviewed and returned on 2023 Roll. <b>Therefore no adjustment is recommended for this property through these application.</b>
23-04	050.001.08200	68 King St. W.	Application filed for 2023 under Section 357.(1)(d)(ii), due to damage to structure(s) caused by Tornado on May 21, 2022. MPAC recommended that the 2023 Phased-In Assessment of RT\$360,000 be reduced to RT\$306,000. <b>Therefore an adjustment is recommended for this property. The Township's share of the adjustment to property taxes is \$169.95</b>
23-05	050.001.04200	11-13 Brock St. W.	Application filed for 2023 under Section 357.(1)(d)(ii), as building was destroyed by fire on September 21, 2022. MPAC recommended that the 2023 Phased-In Assessments of RT\$301,763 be reduced to nil, CT\$317,237 be reduced to nil and the property assessment now be CX\$359,000. <b>Therefore an adjustment is recommended for this property. The Township's share of the adjustment to property taxes is \$759.12</b>

**Township's Share of the Adjustment to Property Taxes: \$3,975.53**

The Township of Uxbridge

Schedule "B"

Recommendations to Council for an adjustment of taxes for the year 2022 under Section 358 of the Municipal Act, 2001, C25

Application Number	Assessment Roll Number	Property Address	Recommendation of Liability
22-20	010.008.16200	4260 Concession 7	Application filed for 2022 under Section 357.(1)(a), due to change in tax class as property was sold to Township on December 14th, 2022 MPAC recommended that the 2022 Phased-In Assessment of RT\$968,000 be reduced to nil and the property assessment now be EN\$968,000. <b>Therefore an adjustment is recommended for this property. The Township's share of the adjustment to property taxes is \$142.01</b>
22-21	030.007.21400	496 Regional Rd. 8	Application filed for 2022 under Section 357.(1)(d)(i), due to all structure(s) demolished on November 15th 2022 MPAC recommended that the 2022 Phased-In Assessment of RT\$190,100 be reduced to RT\$14,700 and FT\$287,900 be increased to FT\$289,300 <b>Therefore an adjustment is recommended for this property. The Township's share of the adjustment to property taxes is \$67.08</b>
22-22	050.001.08200	68 King St. W.	Application filed for 2022 under Section 357.(1)(d)(ii), due to damage to structure(s) caused by Tornado on May 21, 2022. MPAC recommended that the 2022 Phased-In Assessment of RT\$360,000 be reduced to RT\$306,000. <b>Therefore an adjustment is recommended for this property. The Township's share of the adjustment to property taxes is \$99.03</b>

**Township's Share of the Adjustment to Property Taxes: \$308.12**



# REPORT

## Development Services - Building

**TO:** Mayor and Members of Council  
**FROM:** Jennifer Beer, Permits & Approvals Analyst  
**DATE:** June 26, 2023  
**REPORT: DS 19/23** **FILE NO.**

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**SUBJECT:** The Processing of Temporary Patio Applications for Restaurants in 2023

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### BACKGROUND:

In 2022, Report DS-12/22 was presented to Council by the Chief Building Official in respect to temporary patio applications for restaurants in Uxbridge Township. These measures were put into place due to the COVID-19 pandemic presenting challenges for restaurant owners due to the implications of the pandemic and restrictions to indoor dining. The Development Services Department established a **Temporary Patio Application** (see attached *Temporary Patio Application Example – this form has been built into the Cloudpermit e-permitting platform*) and process to support local restaurants to permit new temporary patios or expand existing outdoor patios temporarily.

Council accepted the recommendations of Report DS-12/22 and allowed applicants to apply for temporary patios through the Development Services Department. These applications were subject to a review by the Building Department for compliance with municipal building standards and the Accessibility for Ontarians with Disabilities Act, the Fire Department for compliance with the Ontario Fire Code, and any other Authority (eg. Durham Region where a Road Occupancy Permit may be required).

Development Services Staff were asked to investigate an application process for temporary patios beyond the 2022 patio season.

## **DISCUSSION:**

Development Services Staff have initiated drafting a policy to establish an ongoing process for the review and approval of temporary seasonal patios. A literature and fee review of surrounding municipalities has been completed, a first draft of the policy has been produced and will be circulated to stakeholders for review and comment. These stakeholders will include the Uxbridge BIA, Economic Development Advisory Committee, Uxbridge Downtown Revitalization Committee, the Region of Durham and area Councillors.

While significant progress has been made on the development of a policy, to undertake meaningful consultation with these stakeholders will take time, and businesses will also need time to review how the new policy might affect the temporary patios they have applied for in the past. Staff are therefore requesting Council's support to continue the interim process for permitting temporary patios that was followed in 2022 for the 2023 patio season. Staff will present a final policy to Council for approval which will be implemented for the 2024 patio season.

## **RECOMMENDATION**

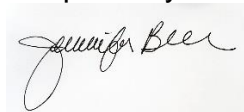
THAT Report DS 19/23 of Jennifer Beer, Permits & Approvals Analyst re the processing of Temporary Patio Applications for restaurants in 2023 be received for information;

AND THAT any restaurant owner may apply through the Township's e-permitting platform for a Temporary Patio for the 2023 season following the previous application process, free of any temporary patio application fees, with successful applicants that meet all the required regulations being granted a temporary patio permit provided that Development Services, the Uxbridge Fire Department and any other authority's comments are satisfied;

AND THAT Council direct Development Services Staff to work with current restaurant owners to ensure they are in compliance for the 2023 season;

AND THAT Council direct that Development Services finalize a Temporary Patio Policy to be approved by Council for the 2024 patio season including parameters of applicable fees to be imposed.

Respectfully Submitted by:



---

Jennifer Beer  
Permits & Approvals Analyst  
Township of Uxbridge – Development Services

<b>PROPERTY OWNER INFORMATION</b>	
Applicant Name:	
Business Name:	
Physical Address of Business:	
Mailing Address/Postal Code:	
Telephone:	Email:
<b>PROPERTY INFORMATION</b>	
Same as above <input type="checkbox"/>	
<b>ENCROACHMENTS</b>	
Private Property <input type="checkbox"/>	Public Property <input type="checkbox"/>
Sidewalk Patio (fenced):	
New <input type="checkbox"/>	Curbside <input type="checkbox"/>
Renewal <input type="checkbox"/>	Storefront <input type="checkbox"/>
Description of encroachments <b>(a site plan sketch, seating plan showing exits and dimensions, and details of barrier fence must be included)</b>	
Preferred sidewalk patio install date:	<input style="width: 400px; height: 20px;" type="text"/>
<b>INSURANCE (Required if on Public Property)</b>	
A Certificate of Insurance is required including comprehensive public liability insurance with a minimum general liability coverage of FIVE MILLION (\$5,000,000) DOLLARS per occurrence naming the Township of Uxbridge as an additional insured.	
<b>Note: It is the business owner's responsibility to ensure that their insurance coverage is extended to cover their outside temporary patio areas.</b>	
Certificate of Insurance attached: <input type="checkbox"/>	Expiry Date: <input style="width: 150px; height: 20px;" type="text"/>
<b>RELEASE OF LIABILITY</b>	
The Applicant hereby agrees to unconditionally indemnify and save harmless the Township, it's agents, or employees from and against all loss, liability, costs, charges, claims, damages, expenses, suits, or actions which may arise as a consequence of, or resulting from, any failure by the Applicant whatsoever (EXCEPT SUCH AS MAY ARISE OUT OF THE ACTS, FAILURES TO ACT OR NEGLIGENCE OF THE TOWNSHIP OR ITS AGENTS OR EMPLOYEES) in connection with:	
<ul style="list-style-type: none"> <li>• The Applicant agrees to abide by and instruct their guests to abide by, all governmental regulations pertaining to health and safety, particularly with respect to physical distancing and frequent cleaning and disinfecting of the patio during use;</li> <li>• any breach, violation or non-performance of any covenant, regulation, condition or term of this agreement to be fulfilled, kept, observed or performed;</li> <li>• any act or omission of the Applicant;</li> <li>• any damage to property while said property shall be in or about the lands and premises which are the subject matter of this temporary patio application; and</li> <li>• any injury or any licensee, invitee, agent or employee of the Applicant, including death resulting at any time therefrom occurring in or about the lands and premises which are the subject matter of this application, including all costs and all legal fees and all disbursements in connection herewith.</li> </ul>	
The indemnity shall survive the expiry or sooner termination of this application.	
<b>CONSENT</b>	
<b>I, the undersigned, understand and agree to the terms of this Application</b>	
<b>Signature of Applicant:</b>	<b>Date:</b>



# REPORT

## Development Services - Planning

**TO:** Mayor and Members of Council  
**FROM:** Kyle Rainbow, Director of Development Services  
**DATE:** June 26, 2023  
**REPORT: DS 33/23                      FILE NO.    LD 092-2021**

---

**SUBJECT:** Land Division Application Comments  
Dan & Carlean Evans  
210 Brock Street West, Part of Lot 30, Concession 6  
Township of Uxbridge

---

### **BACKGROUND:**

This report results from a request for comments from the Region of Durham Land Division Committee relating to a proposal to sever a portion at the rear of a 1,014 m<sup>2</sup> residential parcel owned by Dan and Carlean Evans located at 210 Brock Street West in the Township of Uxbridge for the purpose of selling the severed portion to be developed with a single detached house.

Application LD 092/2021 proposes to sever 507.3 m<sup>2</sup> from the rear of the subject lands, with 25.13 m of frontage on South Balsam Street. The retained lot would have an area of 506.9 m<sup>2</sup> and continue to have 20.16 m of frontage on Brock Street West.

This file was previously brought before Council in September 2021 under report DS-50/21. That report outlined the planning policy framework that applies to this proposed severance and found the application lacked sufficient information to determine if it complied at that time. As a result, the file was tabled by Durham Region Land Division Committee in 2021. The applicant has since submitted additional information and requested that their application be heard again.

### **DISCUSSION:**

Report DS-50/21 found the original application was lacking the following information:

- No built form or elevation plans were provided to allow for the determination of the height and massing of the development and the potential impact on the neighbouring properties, streetscape or the character of the immediate community.
- No preliminary grading or stormwater management plan was submitted with the application.
- No documentation was submitted with respect to the trees on the property and whether the development plans will require any tree protection or removal.

The applicant has since submitted the attached letter addressing compliance with the Township of Uxbridge's Official Plan, as well as a conceptual site plan and architectural plans for the proposed house.

Further, a Consent Agreement has been recommended to ensure that when these conceptual plans are finalized by prior to construction of the proposed house, which may be a future owner of the severed lands, that the height, massing, the building's integration with the streetscape and immediate community's character, siting of the new home on its lot, stormwater management & site grading and tree protection will also be adequately addressed in the final design.

## **ALIGNMENT TO STRATEGIC PRIORITIES:**

### **Good Governance**

The recommendations of this report do not conflict with this priority.

### **A Vibrant and Growing Economy**

The proposal would create additional housing close to our Downtown, and utilizes existing assets as the development is proposed on an existing road utilizing existing services.

### **Collaboration and Partnerships**

The recommendations of this report do not conflict with this priority.

### **Community Engagement**

Community engagement has been addressed through the land division process, which includes notifying nearby residents by mail, posting signage at the property and holding a public meeting.

### **Community Well-Being**

The recommendations align to this strategic objective by protecting urban trees and utilizing existing infrastructure to reduce the carbon footprint of new housing.

## **RECOMMENDATION**

THAT Report DS-33/23 of Kyle Rainbow, Director of Development Services regarding Land Division Application comments for 210 Brock St W be received for information;

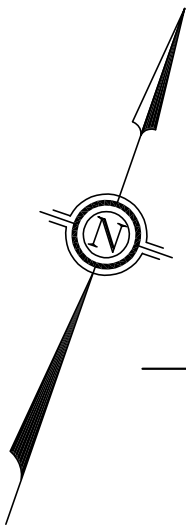
AND THAT the Township of Uxbridge recommend to the Region of Durham Land Division Committee that the Township has no objection to the approval of Application LD092/2021 subject to the following conditions:

1. The owner/applicant satisfy the Township of Uxbridge financially and/or otherwise, including, but not limited to, any costs incurred by the Township during the review and approval of this consent application;
2. The applicant shall provide the Township with written confirmation signed by an O.L.S. that the lots conform with the Township of Uxbridge Zoning By-law 81-19, as amended. Where compliance is not achieved, the severance shall be conditional on approval of a minor variance.
4. The applicant shall enter into a consent agreement with the Township of Uxbridge in accordance with Section 53 of the Planning Act, including approval by the Township of plans showing the locations of buildings and structures in relation to buildings on abutting lots, as well as drawings including plan, elevation and cross-section views, as well as addressing any stormwater management and grading requirements. In addition, this agreement shall ensure that tree removal and compensation requirements are implemented. The intent is to ensure that the Residential Area policies in Section 2.5.5.3.1 of the Uxbridge Urban Area Secondary Plan with respect to established residential areas are appropriately addressed in accordance with the applicants' submission and the recommendations of this report.

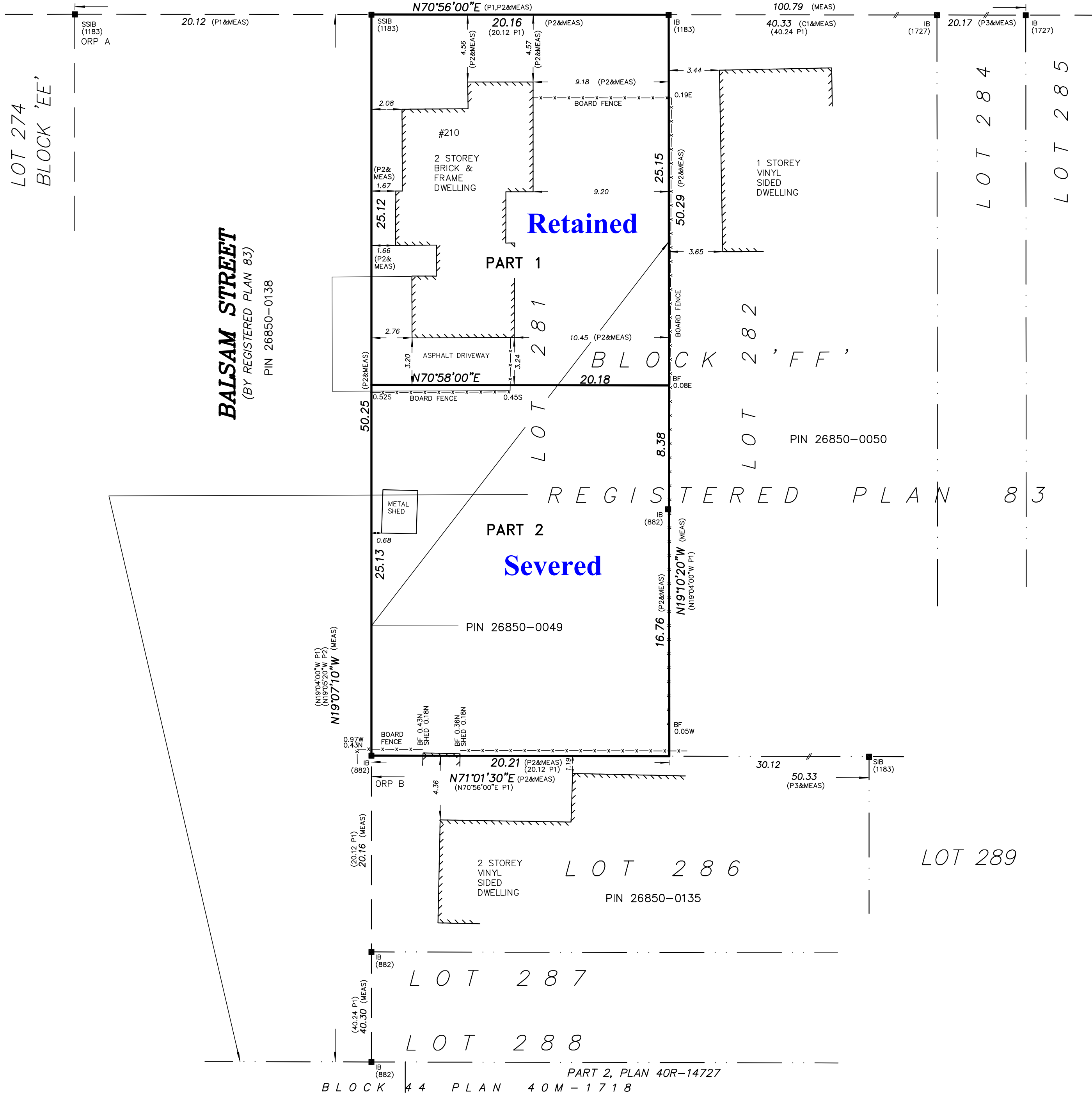
Respectfully Submitted by:



Kyle Rainbow  
Director, Development Services

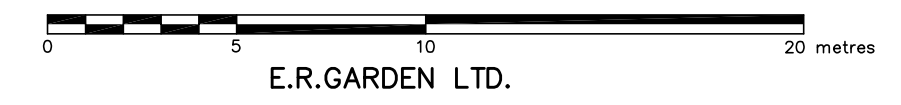


**BROCK STREET** (YORK REGIONAL ROAD No. 8)  
 (ROAD ALLOWANCE BETWEEN LOTS 30 AND 31, CONCESSION 6)  
 PIN 26849-0002



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT		<b>PLAN 40R-</b> RECEIVED AND DEPOSITED		
DATE		DATE		
E.R. GARDEN ONTARIO LAND SURVEYOR		REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF DURHAM (No 40)		
SCHEDULE				
PART	LOT	PLAN	PIN	AREA
1	ALL OF 281	REGISTERED	ALL OF	XXX.XX SQ.M
2	BLOCK 'FF'	PLAN 83	26850-0049 (LT)	XXX.XX SQ.M

PLAN OF SURVEY OF  
**LOT 282, BLOCK 'FF'**  
**REGISTERED PLAN 83**  
 BEING IN THE  
**TOWNSHIP OF UXBRIDGE**  
 REGIONAL MUNICIPALITY OF DURHAM  
 SCALE 1 : 200



"METRIC" DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**LEGEND**

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT PLANTED
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- (881) DENOTES J.A. MCKAY, O.L.S.
- (1183) DENOTES H.F. GRANDER, O.L.S.
- (1727) DENOTES E.R. GARDEN, O.L.S.
- (OU) DENOTES ORIGIN UNKNOWN
- PIN DENOTES PROPERTY IDENTIFICATION NUMBER
- P1 DENOTES REGISTERED PLAN 81
- P2 DENOTES PLAN BY H.F. GRANDER DATED JUNE 13, 1988
- P3 DENOTES PLAN BY E.R. GARDEN DATED SEPTEMBER 30, 2013
- C1 DENOTES CALCULATED USING P2 & P3
- BF DENOTES BOARD FENCE

FOR BEARING COMPARISONS, P2 HAS BEEN ROTATED

OBSERVED REFERENCE POINTS (ORP's): UTM ZONE 17, NAD83 (CSRS) (2010.0).  
 COORDINATES ARE TO AN URBAN ACCURACY PER SECTION 14(2) OF O.REG. 216/10

POINT ID	NORTHING	EASTING
ORP A	4885461.111	649644.151
ORP B	4885420.210	649679.619

**CAUTION:** COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

**BEARING REFERENCE**  
 BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).  
 DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999840.

**SURVEYOR'S CERTIFICATE**  
 I CERTIFY THAT :  
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.  
 2. THE SURVEY WAS COMPLETED ON THE 25TH DAY OF MAY, 2021.

DATE: E.R. GARDEN  
ONTARIO LAND SURVEYOR

**E.R.GARDEN LIMITED**  
 ONTARIO LAND SURVEYOR  
 1260 JOURNEY'S END CIRCLE, UNIT 1  
 NEWMARKET ONTARIO L3Y 8Z7  
 PHONE 905-895-5600 FAX 905-895-7127  
 TOLL FREE 1-877-895-5600 WWW.ERGARDENLIMITED.CA

FIELDWORK BY: S.C.  
 DRAFTING BY: R.D.  
 FILE NUMBER: 21-7799

Letter of Intent; Lot Severance Application/Compliance

To: The Council of the Township of Uxbridge

From: Dan and Carlean Evans  
210 Brock St West  
Uxbridge ON L9P 1E9

Re: Letter of Intent and Demonstration of compliance with application for Lot Severance

We, Dan and Carlean Evans, property owners of 210 Brock St West, intend to apply for consent to sever a new building lot off the existing residential corner lot, zoned R2, retaining half with the existing detached single-family dwelling. Therefore, the existing 65'x165' corner lot would become two lots of 65'x82.5'. The retained lot would remain addressed 210 Brock St West, and the new lot would be addressed on South Balsam St where it has road frontage.

Relevant Criteria to the Uxbridge Urban Area Secondary Plan:

- Proposed new lot (PNL) would accommodate no more than one (1) single family meeting all height, property set back distances, and proximity to adjacent structure requirements.
- PNL would match the general streetscape of the area; have a primary entrance off of South Balsam St with an aesthetically pleasing residentially landscaped front yard and satisfy the setback distance requirements from the road.
- PNL would have an appropriately sized residential rear yard comparable to other urban area residential properties.
- PNL would have appropriate side yard setback and privacy to not significantly affect or impact adjacent properties in a negative manner
- PNL would match the lotting pattern that has been previously established at the corner of South Cedar St and Brock St West.
- PNL would have no significant change to grading and stormwater management from the current lot configuration
- PNL would have frontage on the public road South Balsam St.
- No new roads are proposed.
- PNL has no trees or natural features that would require protection.
- PNL would not restrict or prevent development of any adjacent properties.
- PNL and any residential structures built thereon would conform with policies of section 2.4, Community Design, and enhance the immediate surrounding area.
- PNL would be serviced by municipal sewage and water systems as required by Section 2.2.5.2 and Section 2.2.6.2 of the Township Official Plan.

If there are any questions or clarifications regarding any of these criteria or this application for lot severance, please contact Dan Evans (applicant and property owner) directly at 416-771-3588.

Respectfully,

\_\_\_\_\_ - Dan Evans

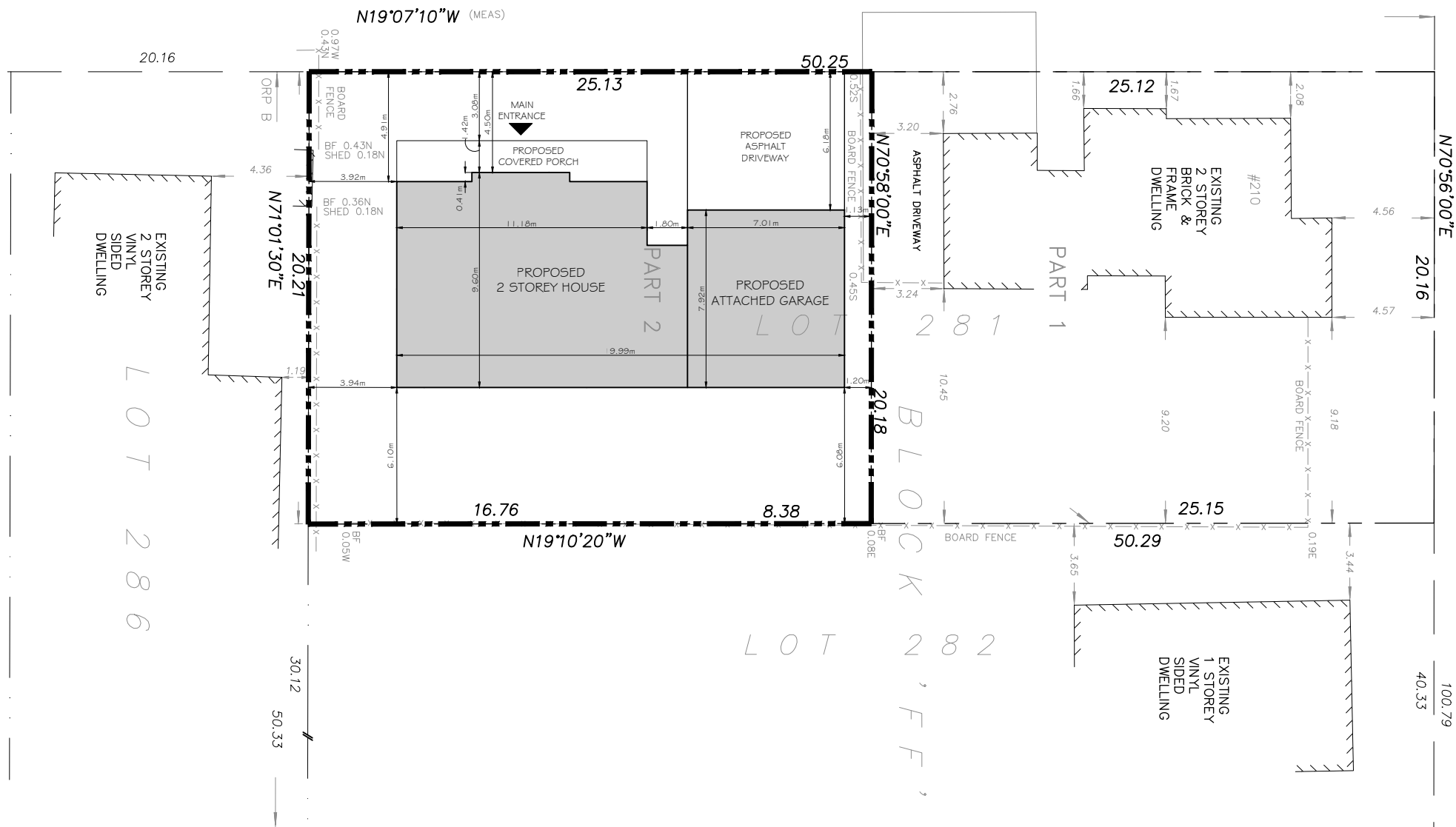
**BALSAM STREET**  
(BY REGISTERED PLAN 83)

GENERAL NOTES

-ALL DIMENSIONS ARE APPROXIMATE.  
CONTRACTOR TO VERIFY ON SITE.

SURVEY INFORMATION TAKEN FROM:  
PLAN 40R  
LOT 281, BLOCK 'FF', REGISTERED PLAN  
83, BEING IN THE TOWNSHIP OF  
UXBRIDGE, REGIONAL MUNICIPALITY OF  
DURHAM  
PREPARED BY: E.R. GARDEN LIMITED.  
NO DATE LISTED

**BROCK STREET** (YORK REGIONAL ROAD No. 8)  
(ROAD ALLOWANCE BETWEEN LOTS 30 AND 31, CONCESSION 6)



REVISIONS

PROJECT TITLE:  
**PROPOSED 2 STOREY HOUSE**  
  
210 BROCK ST. WEST,  
UXBRIDGE, ONTARIO

SHEET TITLE:  
**SITE PLAN**

DATE:  
**NOVEMBER 14 2022**

SCALE:  
**1 : 250**

DRAWN BY:  
**DAN EVANS**

NORTH



REVISION NUMBER:

**1**

SHEET NUMBER:

**A1**

PROJECT NUMBER:  
**2022-001**

SITE STATISTICS

ZONING: R2

LOT AREA: 507.35M2 (0.1254 ACRES)

LOT COVERAGE: 171.54M2 (1847 SQFT.) = 33.8%

GROSS FLOOR AREA: 219.62M2 (2364 SQFT.)

BUILDING HEIGHT: 9.09M (29'-10")

MINIMUM SETBACKS:

FRONT (WEST): 4.50M (14'-9 1/4")

REAR (EAST): 6.08M (19' - 11 1/2")

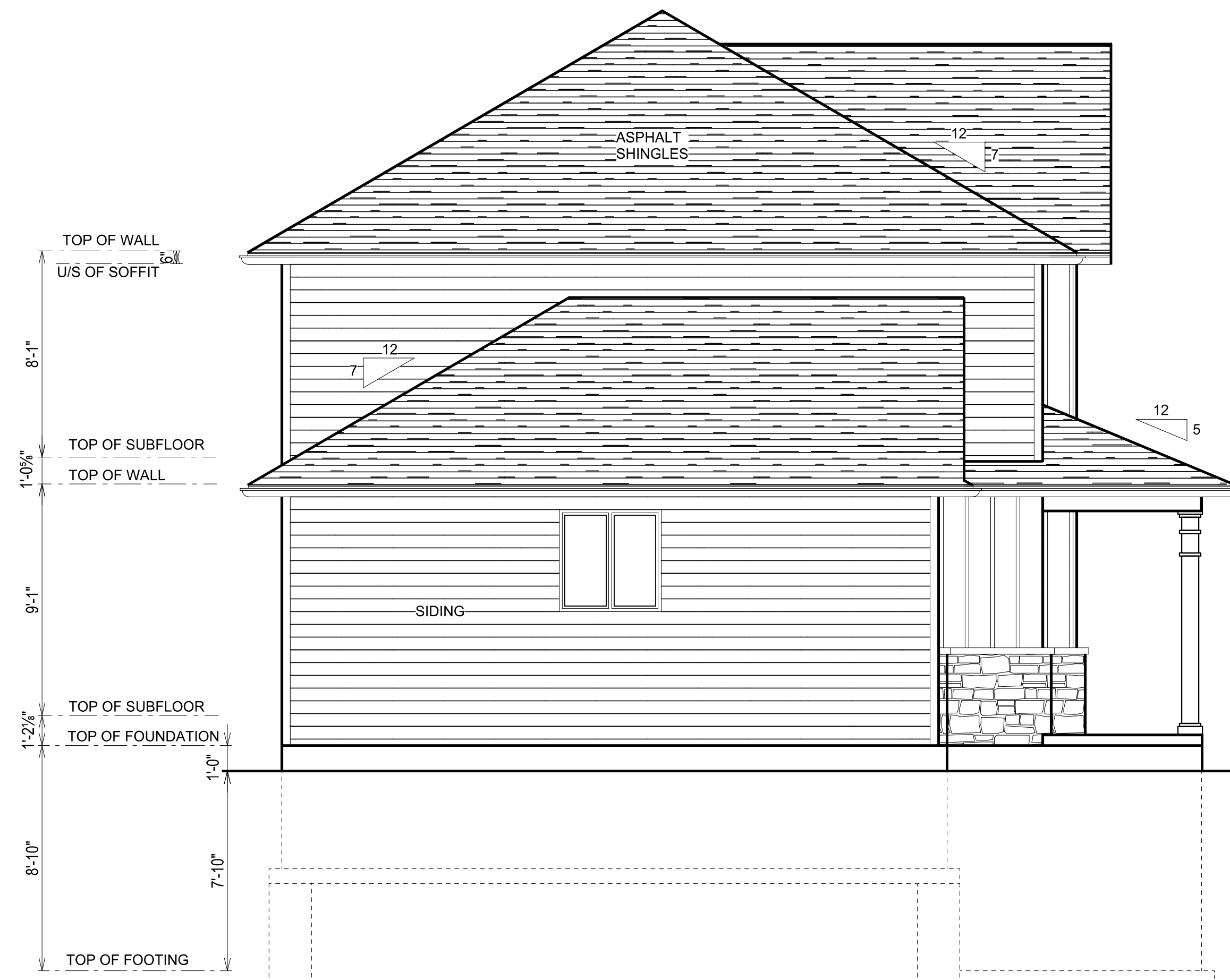
INTERIOR SIDE (SOUTH): 3.92M (12' - 10 1/2")

INTERIOR SIDE GARAGE (NORTH): 1.20M (3' - 11 1/4")





**FRONT ELEVATION** 1/4"=1'0"



**LEFT ELEVATION** 1/4"=1'0"

**STANDARD NOTES:**

THESE PLANS FORM THE BASIS FOR PERMIT ISSUANCE AND ANY DEVIATIONS FROM THESE PLANS AND DETAILS, INCLUDING THE VENTILATION SYSTEM, HEATING SYSTEM, WOODSTOVE, FIREPLACES, DECKS, BALCONIES AND FINISHED BASEMENTS, WILL REQUIRE A REVISED DRAWING AND CLEARANCE BY THE BUILDING DEPARTMENT.

CANADIAN HOME DESIGNS IS NOT RESPONSIBLE FOR ALL PRE-ENGINEERED STRUCTURES FOR THIS BUILDING. SEE PRE-ENGINEERED SHOP DRAWINGS FOR PROPER CONSTRUCTION.

ALL CONSTRUCTION AND MATERIALS MUST COMPLY TO THE LATEST EDITION OF THE ONTARIO BUILDING CODE.

**SPECIFIC NOTES:**



**CANADIAN HOME DESIGNS**  
289.895.9671  
WWW.CANADIANHOMEDESIGNS.COM

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

**QUALIFICATION INFORMATION**  
Required under design in exempt under 3.2.3 or division C of the building code

**Clint Excell**  
NAME

SIGNATURE

36446

BCIN

**REGISTRATION INFORMATION**  
Design is exempt under 3.2.4 of division C of the building code

**Canadian Home Designs**  
NAME

37238

BCIN

JOB NUMBER:

TS277-22

PROJECT :

THE MILTON

GROSS FLOOR AREA

2364 SQ. FT.

LOCATION:

TITLE:

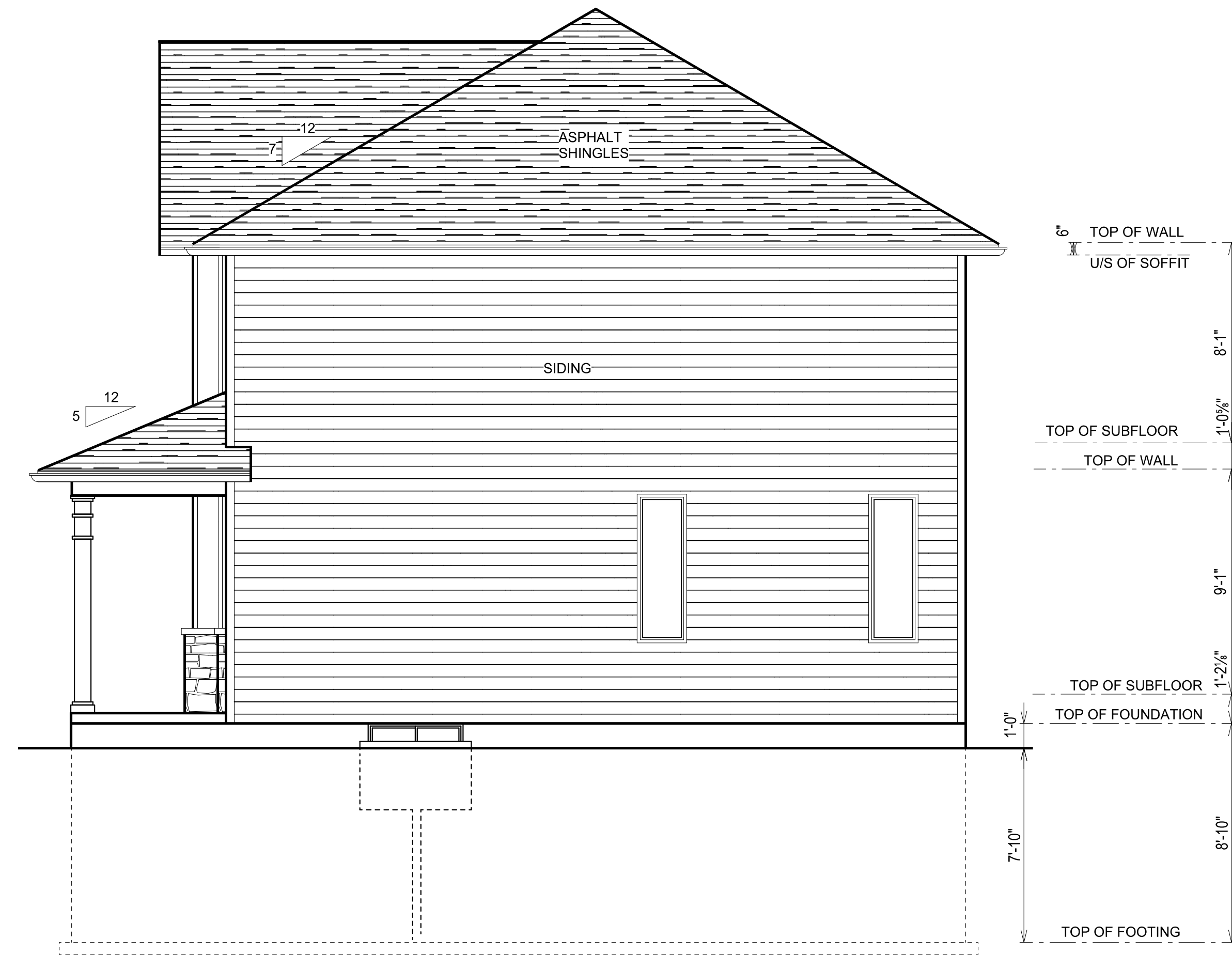
FRONT & LEFT ELEVATIONS

DATE :

OCT 2022

PAGE:

1 6



**RIGHT ELEVATION** 1/4"=1'0"



**REAR ELEVATION** 1/4"=1'0"

**STANDARD NOTES:**

THESE PLANS FORM THE BASIS FOR PERMIT ISSUANCE AND ANY DEVIATIONS FROM THESE PLANS AND DETAILS, INCLUDING THE VENTILATION SYSTEM, HEATING SYSTEM, WOODSTOVE, FIREPLACES, DECKS, BALCONIES AND FINISHED BASEMENTS, WILL REQUIRE A REVISED DRAWING AND CLEARANCE BY THE BUILDING DEPARTMENT.

CANADIAN HOME DESIGNS IS NOT RESPONSIBLE FOR ALL PRE-ENGINEERED STRUCTURES FOR THIS BUILDING. SEE PRE-ENGINEERED SHOP DRAWINGS FOR PROPER CONSTRUCTION.

ALL CONSTRUCTION AND MATERIALS MUST COMPLY TO THE LATEST EDITION OF THE ONTARIO BUILDING CODE.

**SPECIFIC NOTES:**



**289.895.9671**  
WWW.CANADIANHOMEDESIGNS.COM

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

**QUALIFICATION INFORMATION**  
Residential design & permit under 3.2.5 of division C of the building code

**Clint Excell**

NAME

SIGNATURE

36446

BCIN

**REGISTRATION INFORMATION**

Design is exempt under 3.2.4 of division C of the building code

**Canadian Home Designs**

NAME

37238

BCIN

**JOB NUMBER:**

TS277-22

**PROJECT :**

THE MILTON

**GROSS FLOOR AREA**

2364 SQ. FT.

**LOCATION:**

**TITLE:**

RIGHT & REAR ELEVATIONS

**DATE :**

OCT 2022

**PAGE:**

2 6

**STANDARD NOTES:**

THESE PLANS FORM THE BASIS FOR PERMIT ISSUANCE AND ANY DEVIATIONS FROM THESE PLANS AND DETAILS, INCLUDING THE VENTILATION SYSTEM, HEATING SYSTEM, WOODSTOVE, FIREPLACES, DECKS, BALCONIES AND FINISHED BASEMENTS, WILL REQUIRE A REVISED DRAWING AND CLEARANCE BY THE BUILDING DEPARTMENT.

CANADIAN HOME DESIGNS IS NOT RESPONSIBLE FOR ALL PRE-ENGINEERED STRUCTURES FOR THIS BUILDING. SEE PRE-ENGINEERED SHOP DRAWINGS FOR PROPER CONSTRUCTION.

ALL CONSTRUCTION AND MATERIALS MUST COMPLY TO THE LATEST EDITION OF THE ONTARIO BUILDING CODE.

**SPECIFIC NOTES:**



**289.895.9671**  
WWW.CANADIANHOMEDESIGNS.COM

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

**QUALIFICATION INFORMATION**  
Professional design stamp area 1-1.3 of division C of the building code

**Clint Excell**

NAME

SIGNATURE

36446

BCIN

**REGISTRATION INFORMATION**  
Design is exempt under 3.2.4 of division C of the building code

**Canadian Home Designs**

NAME

37238

BCIN

**JOB NUMBER:**

TS277-22

**PROJECT :**

THE MILTON

**GROSS FLOOR AREA**

2364 SQ. FT.

**LOCATION:**

**TITLE:**

FOUNDATION PLAN

**DATE :**

OCT 2022

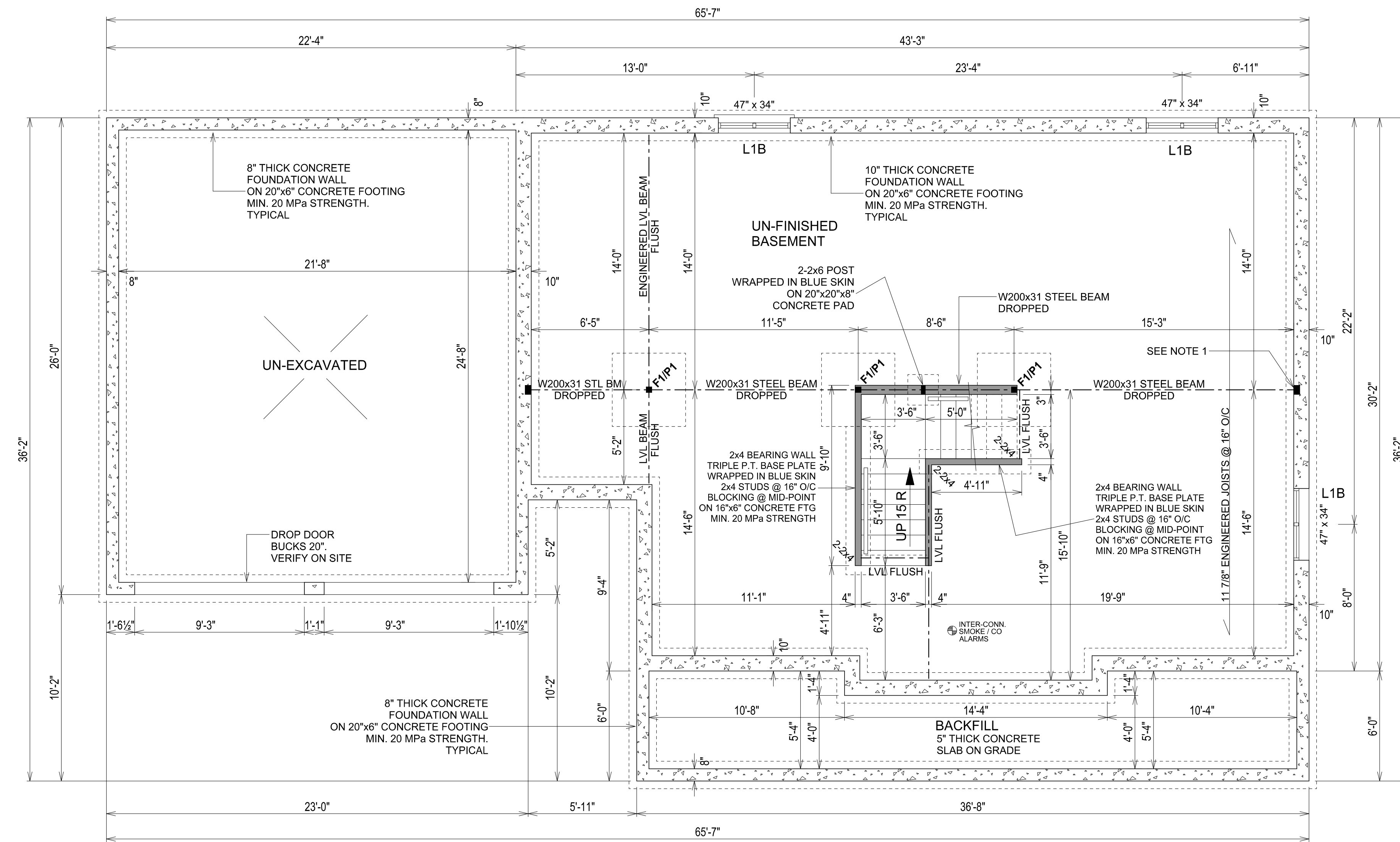
**PAGE:**

3

6

**WINDOW & EXTERIOR DOOR HEADER TABLE**

L1B -ENGINEERED LVL HEADER  
TO BE SIZED BY SUPPLIER  
-FLUSH WITH RIM JOISTS



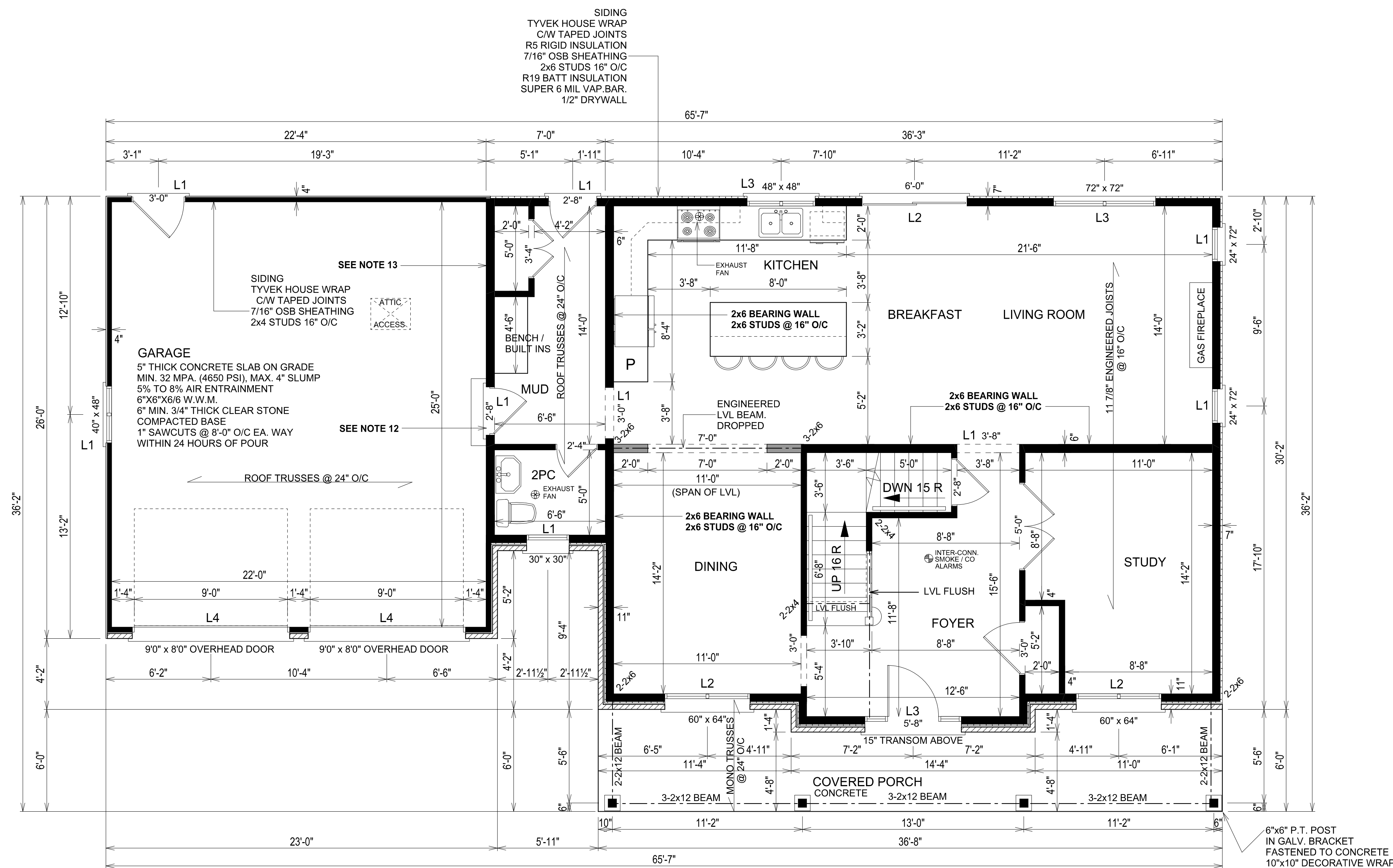
**FOUNDATION PLAN** 1/4"=1'0"

**STEEL POST/CONCRETE PAD TABLE**

F1/P1 MITEK ADJUSTABLE POST  
MODEL T23PHD102  
ON 48"x48"x22" CONCRETE PAD

**FOUNDATION PLAN NOTES:**

- |   |   |  |   |   |
|---|---|--|---|---|
| 1. BASEMENT BEAM POCKET BEARING TO BE MIN. 3 1/2" AS PER 9.23.8.1 OF THE OBC  | 6. INTERIOR STAIR HEADROOM TO CONFORM TO 9.8.2.2 OF THE OBC   | 10. OPTIONAL SUSPENDED CONCRETE SLAB AS PER 9.39.1 OF OBC TO BE 5" THICK C/W 10M REBAR @ 7 7/8" O/C EA. WAY. C/W 10M BENT DOWELS @ 23 5/8" O/C AT PERIMETER. | 13. SMOKE ALARMS SHALL BE LOCATED AS PER 9.10.19.3. OF THE OBC.   | 17. VERIFY EXISTING GRADES & ALL FINISHED GRADES ON SITE.                   |
| 2. STAIR WIDTHS AS PER 9.8.2.1. OF THE OBC.   | 7. SEE SUPPLIER ENGINEERING DATA FOR ALL PRE-ENGINEERED STEEL TELEPOSTS AND BEAMS, AND WOOD HEADERS, BEAMS, | 11. ALL WINDOW AND DOOR HEADERS SHALL BE #2 GRADE 2-2x10 UNLESS NOTED OTHERWISE ON THESE PLANS.  | 14. SMOKE ALARMS SHALL BE WIRED SO THAT WHEN THE ALARM SOUNDS, ALL ALARMS SOUND AS PER 9.10.19.5. OF THE OBC. | 18. CONFIRM LOCATION AND DEPTH OF FOUNDATION WALL STEP DOWNS ON SITE.       |
| 3. STAIR LANDINGS AS PER 9.8.6. OF THE OBC.   | 8. PARING ON ALL EXPOSED VERTICAL CONCRETE SURFACES AS PER 9.15.6.2 OF THE OBC.                             | 12. ALL EXTERIOR CONCRETE FLATWORK TO BE MINIMUM 32 Mpa WITH 5% - 8% AIR ENTRAINMENT   | 15. ALL ELECTRICAL TO CONFORM TO 9.34 OF THE OBC.   | 19. ALL SUMP PIT COVERS MUST BE SEALED AS PER 9.14.5.2 (2), OF THE OBC.     |
| 4. ALL STAIRS TO HAVE MINIMUM HORIZONTAL RUN OF 10", MINIMUM HORIZONTAL TREAD OF 11" AND MAXIMUM VERTICAL RISE OF 7 7/8". | 9. ALL BUILT UP BEAMS TO CONFORM TO 9.23.8.3 OF THE OBC.  |  | 16. PROVIDE WEEPER IN ALL WINDOW WELLS AND FILL IN WITH 3/4" CLEAR STONE.                                     | 20. ALL EXHAUST FANS AS PER 9.32.3 OF THE OBC.                              |
| 5. HANDRAIL FOR INTERIOR STAIRS AS PER 9.8.7. OF THE OBC  |   |  |   | 21. FLOOR DRAIN TO BE LOCATED NEAR UTILITIES. VERIFY LOCATION WITH BUILDER. |



SIDING  
TYVEK HOUSE WRAP  
C/W TAPED JOINTS  
R5 RIGID INSULATION  
7/16" OSB SHEATHING  
2x6 STUDS 16" O/C  
R19 BATT INSULATION  
SUPER 6 MIL VAP. BAR.  
1/2" DRYWALL

SEE NOTE 13  
SIDING  
TYVEK HOUSE WRAP  
C/W TAPED JOINTS  
7/16" OSB SHEATHING  
2x4 STUDS 16" O/C

SEE NOTE 12  
ROOF TRUSSES @ 24" O/C

SMOKE ALARMS REQUIRE VISUAL SIGNALLING COMPONENT

WINDOW & EXTERIOR DOOR HEADER TABLE

- L1 -DOUBLE 2x10 SPRUCE  
-SINGLE 2x6 JACKS EACH SIDE  
-ENSURE SOLID BLOCKING BELOW TO ENSURE BEARING FROM FLOOR TO FLOOR DOWN TO FOUNDATION
- L2 -DOUBLE 2x10 SPRUCE  
-DOUBLE 2x6 JACKS EACH SIDE  
-ENSURE SOLID BLOCKING BELOW TO ENSURE BEARING FROM FLOOR TO FLOOR DOWN TO FOUNDATION
- L3 -ENGINEERED LVL HEADER  
-TO BE SIZED BY SUPPLIER  
-DOUBLE 2x6 JACKS EACH SIDE  
-ENSURE SOLID BLOCKING BELOW TO ENSURE BEARING FROM FLOOR TO FLOOR DOWN TO FOUNDATION
- L4 -DOUBLE 2x12 SPRUCE  
-DOUBLE 2x4 JACKS EACH SIDE  
-DOWN TO FOUNDATION

SEE TRUSS PLANS PROVIDED BY TRUSS MANUFACTURER FOR ALL GIRDER TRUSS AND POST LOCATIONS

ALL COLUMNS SUPPORTING GIRDER TRUSS TO BE SAME WIDTH AS GIRDER TRUSS ABOVE

**FLOOR PLAN NOTES:**

- |   |   |  |   |  |  |
|---|---|--|---|--|--|
| <p>1. ALL STAIRS TO HAVE MINIMUM HORIZONTAL RUN OF 10", MINIMUM HORIZONTAL TREAD OF 11" AND MAXIMUM VERTICAL RISE OF 7 7/8".</p> <p>2. STAIR WIDTHS AS PER 9.8.2.1. OF THE OBC.</p> <p>3. STAIR LANDINGS AS PER 9.8.6. OF THE OBC.</p> <p>4. HANDRAIL FOR INTERIOR STAIRS AS PER 9.8.7. OF THE OBC</p> <p>5. INTERIOR STAIR HEADROOM TO CONFORM TO 9.8.2.2 OF THE OBC</p> | <p>6. SEE SUPPLIER ENGINEERING DATA FOR ALL PRE-ENGINEERED STEEL TELEPOSTS AND BEAMS, AND WOOD HEADERS, BEAMS, COLUMNS, AND WOOD I'S.</p> <p>7. ALL BUILT UP BEAMS TO CONFORM TO 9.23.8.3 OF THE OBC.</p> <p>8. PROVIDE ICE AND WATER SHIELD AT VALLEYS AND LOW SLOPE ROOFS PROVIDE EAVE PROTECTION AS PER 9.26.5 OBC.</p> <p>9. ALL COLUMNS SUPPORTING GIRDER TRUSS TO BE SAME WIDTH AS GIRDER TRUSS ABOVE</p> | <p>10. PLUMBING NOTE:<br/>- PRESSURE BALANCED OR THERMOSTATICALLY CONTROLLED MIXING VALVES FOR SHOWER UNITS (7.2.10.7)<br/>- PRESSURE BALANCED OR THERMOSTATICALLY CONTROLLED MIXING VALVES FOR ALL FAUCETS OR WATER HEATER SOURCE (7.6.5.1)</p> <p>11. EXTERIOR DOORS TO BE STEEL, INSULATED, C/W WEATHER-STRIPPING AS PER 9.6.5. OF THE OBC.</p> | <p>12. ENTRANCE DOOR FROM GARAGE TO BE STEEL, INSULATED, C/W WEATHER-STRIPPING AND SELF CLOSING DEVICE AS PER 9.10.13.15. OF THE OBC</p> <p>13. GAS SEAL GARAGE FROM HOUSE 1/2" DRYWALL MUD AND TAPED ON GARAGE SIDE</p> <p>14. SMOKE ALARMS SHALL BE LOCATED AS PER 9.10.19.3. OF THE OBC.</p> | <p>15. SMOKE ALARMS SHALL BE WIRED SO THAT WHEN THE ALARM SOUNDS, ALL ALARMS SOUND AS PER 9.10.19.5. OF THE OBC.</p> <p>16. CARBON MONOXIDE DETECTORS REQUIRED FOR FUEL APPLIANCES (OBC 9.33.4.2), AS WELL AS ADJACENT TO EACH SLEEPING AREA.</p> <p>17. ALL CERAMIC &amp; PLASTIC TILES INSTALLED ON WALLS AROUND BATHTUBS OR SHOWERS SHALL BE APPLIED OVER MOISTURE RESISTANT BACKING AS PER 9.29.10.4 OF THE OBC.</p> | <p>18. ALL ELECTRICAL TO CONFORM TO 9.34 OF THE OBC.</p> <p>19. ALL EXTERIOR CLADDING AND EXTERIOR FLASHING TO BE INSTALLED AS PER 9.27 OF THE OBC.</p> <p>20. ALL EXHAUST FANS AS PER 9.32.3 OF THE OBC.</p> <p>21. VERIFY EXACT LOCATION OF POSTS AND ENGINEERED LVL HEADERS WITH TRUSS PLANS PROVIDED BY TRUSS MANUFACTURER. TYPICAL ALL LOCATIONS.</p> |
|---|---|--|---|--|--|

**STANDARD NOTES:**

THESE PLANS FORM THE BASIS FOR PERMIT ISSUANCE AND ANY DEVIATIONS FROM THESE PLANS AND DETAILS, INCLUDING THE VENTILATION SYSTEM, HEATING SYSTEM, WOODSTOVE, FIREPLACES, DECKS, BALCONIES AND FINISHED BASEMENTS, WILL REQUIRE A REVISED DRAWING AND CLEARANCE BY THE BUILDING DEPARTMENT.

CANADIAN HOME DESIGNS IS NOT RESPONSIBLE FOR ALL PRE-ENGINEERED STRUCTURES FOR THIS BUILDING. SEE PRE-ENGINEERED SHOP DRAWINGS FOR PROPER CONSTRUCTION.

ALL CONSTRUCTION AND MATERIALS MUST COMPLY TO THE LATEST EDITION OF THE ONTARIO BUILDING CODE.

**SPECIFIC NOTES:**



289.895.9671  
WWW.CANADIANHOMEDESIGNS.COM

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

**QUALIFICATION INFORMATION**  
Registered under 3.1.5 of Division C of the building code.

**Clint Excell**  
NAME

SIGNATURE  
**36446**  
BCIN

**REGISTRATION INFORMATION**  
Design is exempt under 3.1.4 of Division C of the building code.

**Canadian Home Designs**  
NAME  
**37238**  
BCIN

**JOB NUMBER:**

**TS277-22**

**PROJECT :**

**THE MILTON**

**GROSS FLOOR AREA**

**2364 SQ. FT.**

**LOCATION:**

**TITLE:**

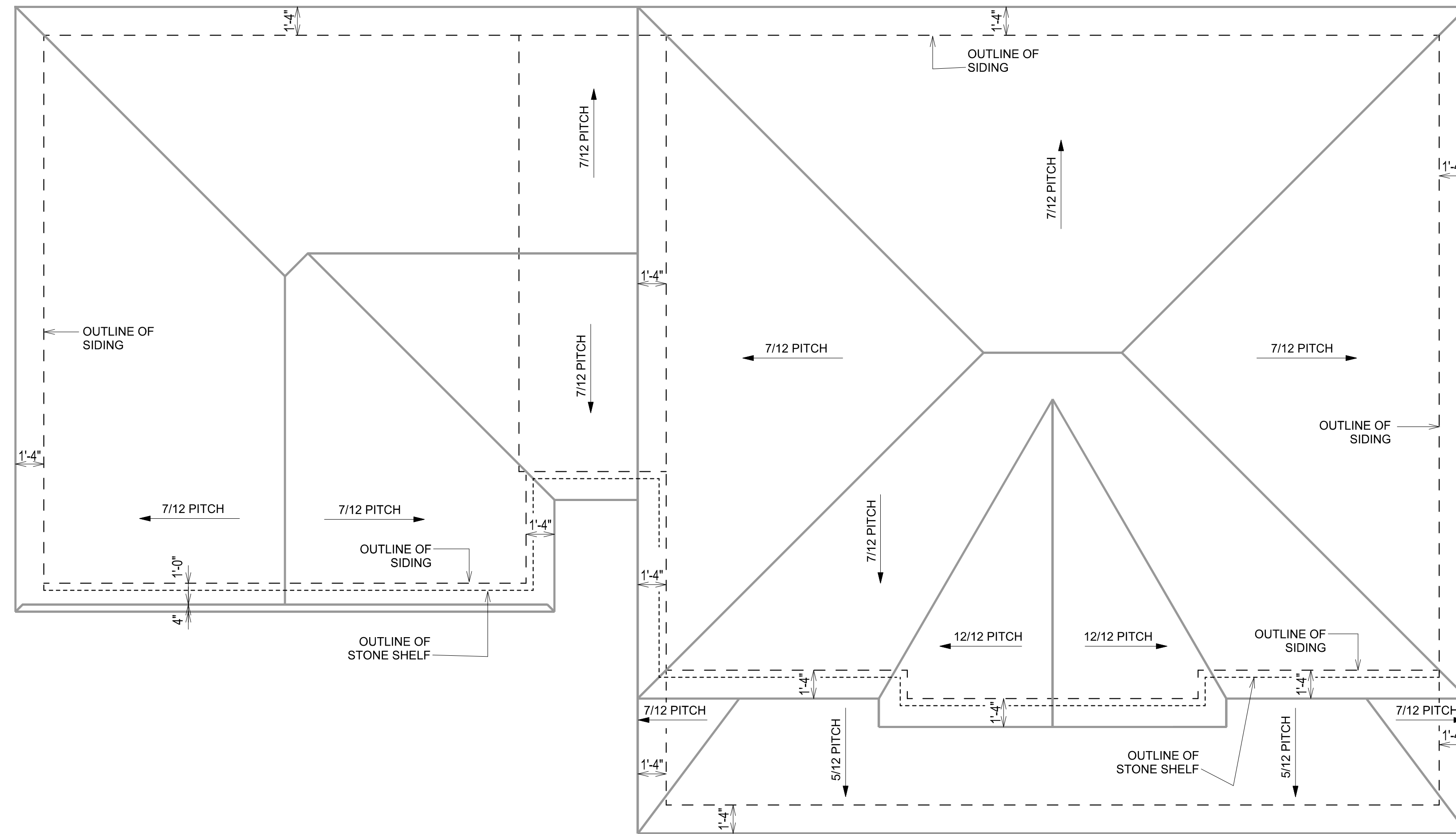
**FLOOR PLAN**

**DATE :**

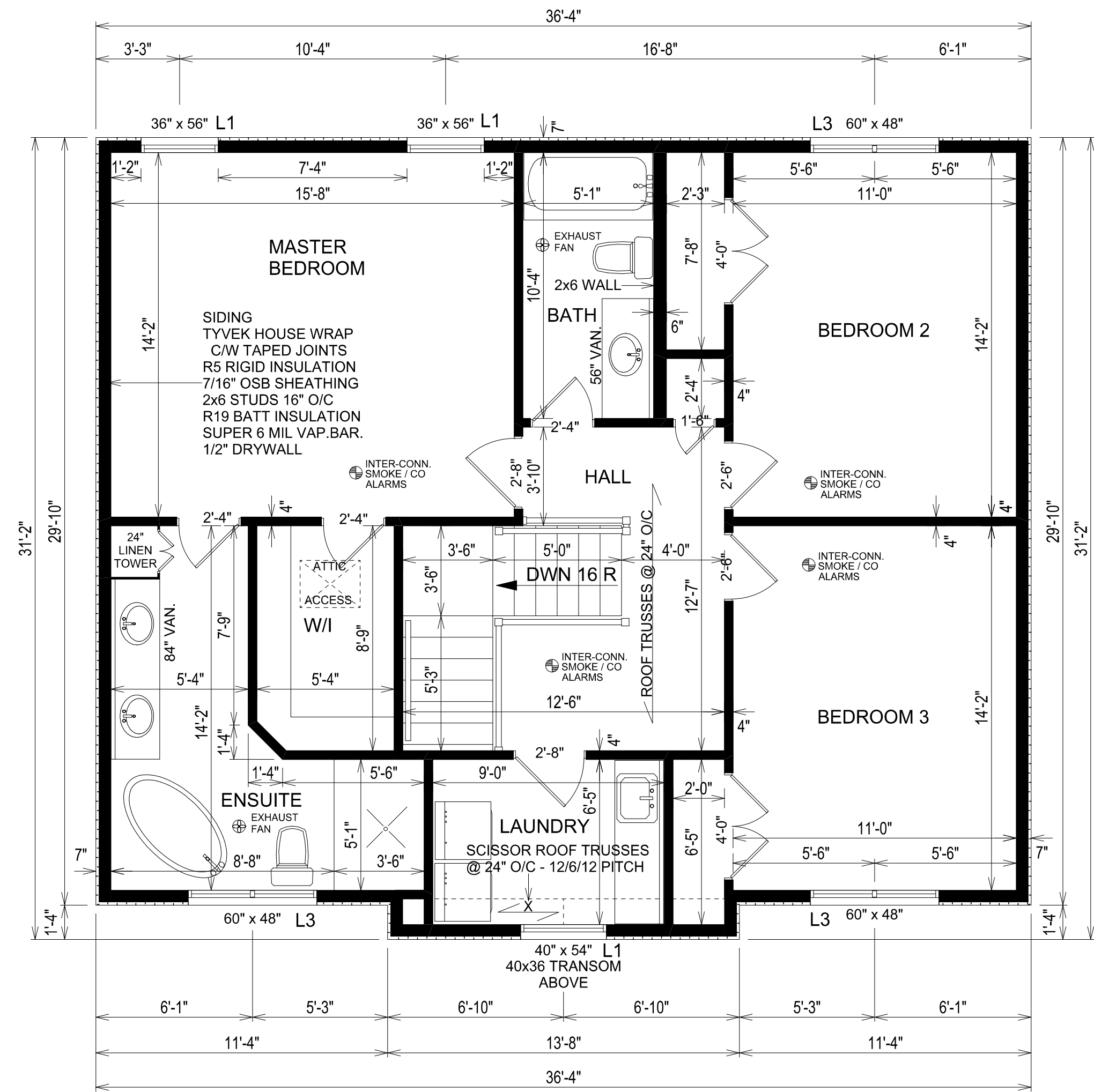
**OCT 2022**

**PAGE:**

**4 6**



**ROOF PLAN** 1/4"=1'0"



**2ND FLOOR PLAN** 1/4"=1'0"  
GROSS FLOOR AREA: 1102

**WINDOW & EXTERIOR DOOR HEADER TABLE**

- L1** -DOUBLE 2x10 SPRUCE  
-SINGLE 2x6 JACKS EACH SIDE  
-ENSURE SOLID BLOCKING BELOW TO ENSURE BEARING FROM FLOOR TO FLOOR DOWN TO FOUNDATION
- L3** -ENGINEERED LVL HEADER TO BE SIZED BY SUPPLIER  
-DOUBLE 2x6 JACKS EACH SIDE  
-ENSURE SOLID BLOCKING BELOW TO ENSURE BEARING FROM FLOOR TO FLOOR DOWN TO FOUNDATION

SEE TRUSS PLANS PROVIDED BY TRUSS MANUFACTURER FOR ALL GIRDER TRUSS AND POST LOCATIONS

ALL COLUMNS SUPPORTING GIRDER TRUSS TO BE SAME WIDTH AS GIRDER TRUSS ABOVE

SMOKE ALARMS REQUIRE VISUAL SIGNALLING COMPONENT

**FLOOR PLAN NOTES:**

- |   |  |   |   |   |   |
|---|--|---|---|---|---|
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| 5. INTERIOR STAIR HEADROOM TO CONFORM TO 9.8.2.2 OF THE OBC   |  |   |   |   |   |

**STANDARD NOTES:**

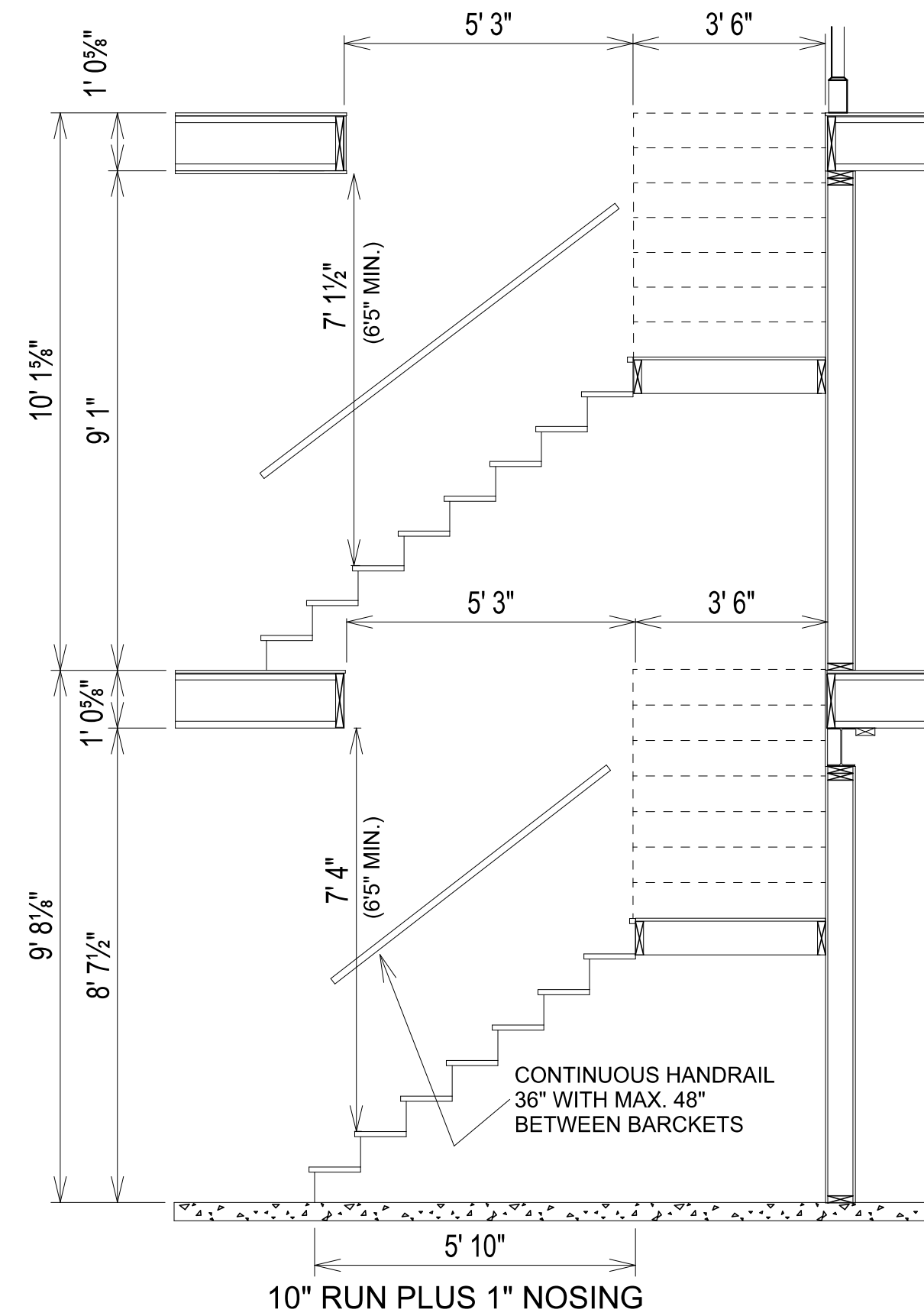
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CANADIAN HOME DESIGNS IS NOT RESPONSIBLE FOR ALL PRE-ENGINEERED STRUCTURES FOR THIS BUILDING. SEE PRE-ENGINEERED SHOP DRAWINGS FOR PROPER CONSTRUCTION.

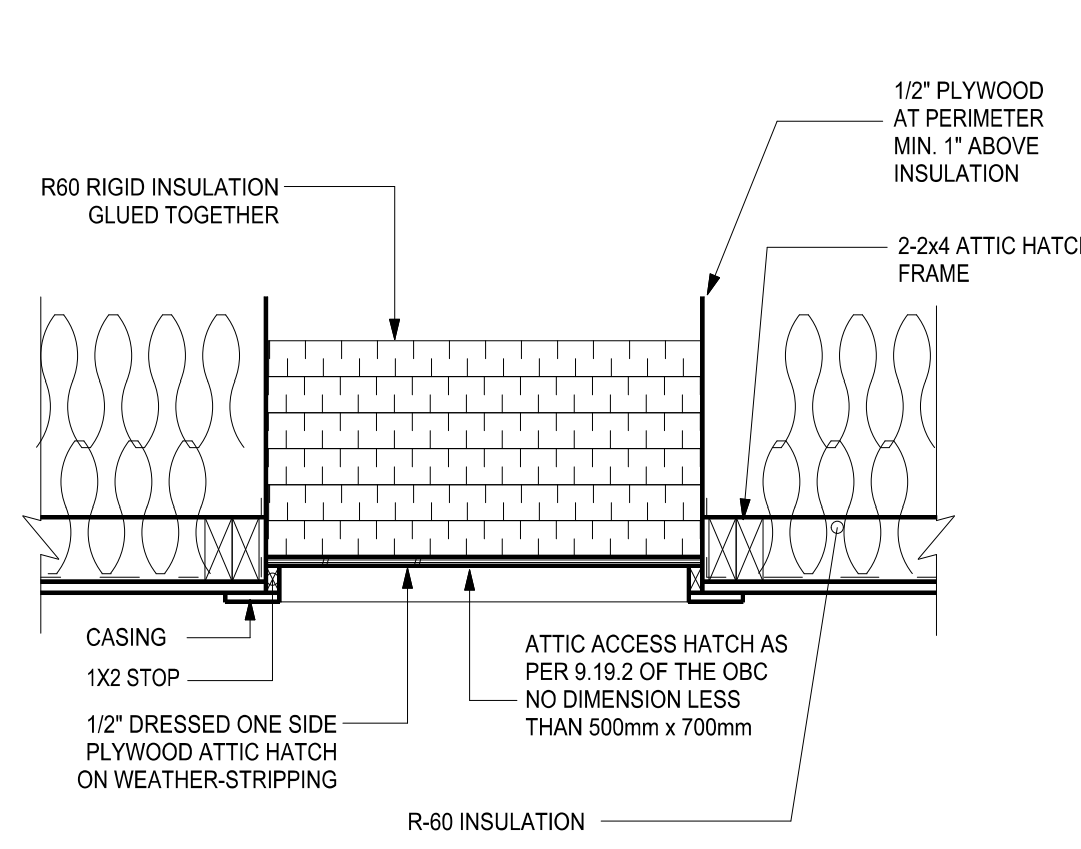
ALL CONSTRUCTION AND MATERIALS MUST COMPLY TO THE LATEST EDITION OF THE ONTARIO BUILDING CODE.

**SPECIFIC NOTES:**

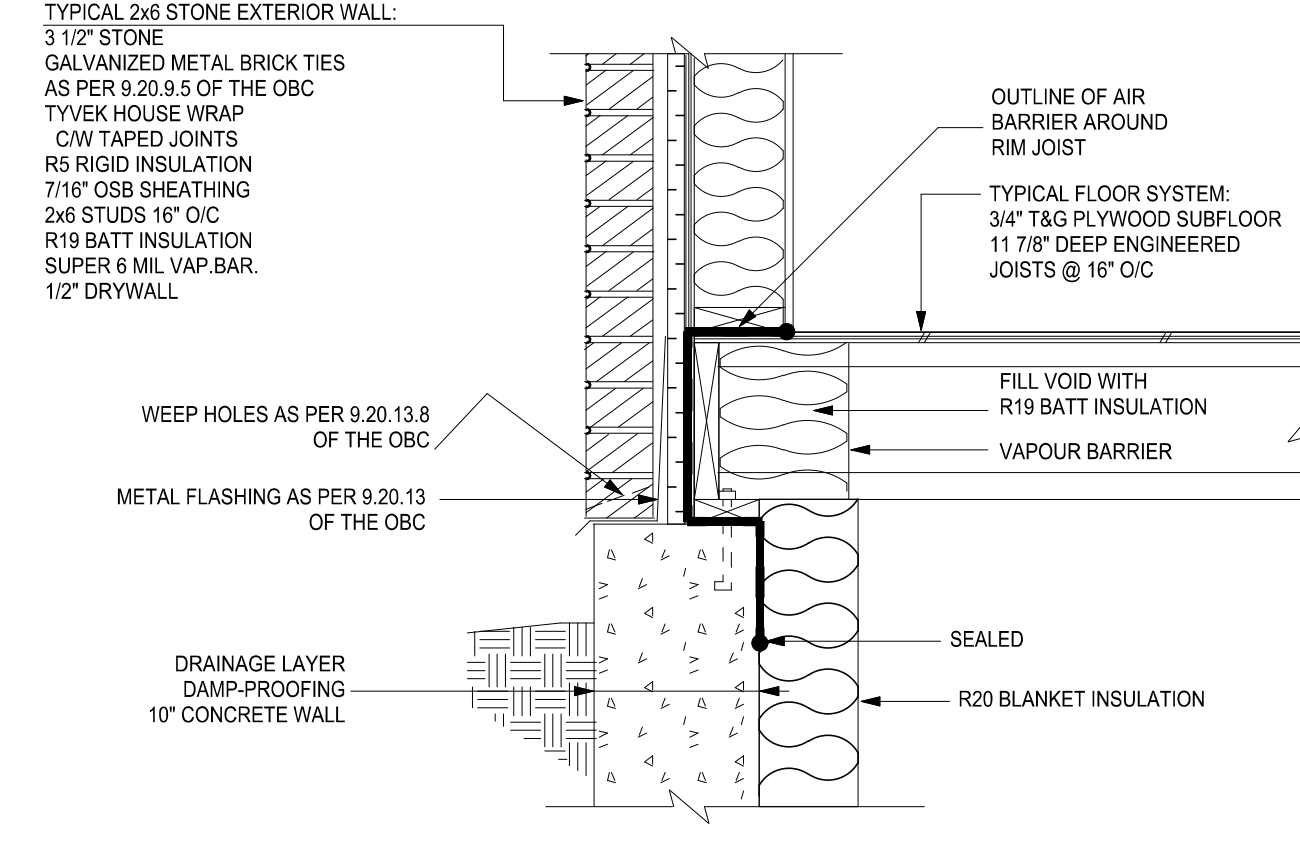
**STAIR DETAIL**  
3/8"=1'0"



**ATTIC HATCH DETAIL** N.T.S.



**TYPICAL STONE WALL AT FOUNDATION DETAIL** N.T.S.



**SB-12 ENERGY EFFICIENCY NOTES:**

1. ALL CONSTRUCTION MUST MEET THE PERFORMANCE LEVEL THAT IS EQUAL TO A RATING OF 80 OR MORE AS PER SUPPLEMENTARY STANDARD SB-12 OF THE OBC.
  2. THESE PLANS MUST CONFORM TO COMPLIANCE PACKAGE "A2" AS PER TABLE 3.1.1.2.A. OF SB-12 OF THE OBC.
- GROSS WALL AREA = 2897 SQ.FT.  
GROSS GLASS AREA = 375 SQ.FT.  
% GLASS/WALL = 13%
- CEILING WITH ATTIC SPACE MINIMUM R-VALUE = R60  
CEILING WITHOUT ATTIC SPACE MINIMUM R-VALUE = R31  
EXPOSED FLOOR MINIMUM R-VALUE = R31  
WALLS ABOVE GRADE MINIMUM R-VALUE = R19+5ci  
BASEMENT WALLS MINIMUM R-VALUE = R20ci ( R12 + R10ci )
- EDGE OF BELOW GRADE SLAB AND HEATED SLAB LESS THEN OR EQUAL TO 600mm BELOW GRADE MINIMUM R-VALUE = R10
- WINDOWS AND SLIDING GLASS DOORS  
MAXIMUM U-VALUE = 0.28  
SKYLIGHTS MAXIMUM U-VALUE = 0.49  
SPACE HEATING EQUIPMENT MINIMUM AFUE = 96%  
HRV MINIMUM EFFICIENCY = 75%  
DOMESTIC HOT WATER HEATER MINIMUM EF = 0.70

**STANDARD NOTES:**

THESE PLANS FORM THE BASIS FOR PERMIT ISSUANCE AND ANY DEVIATIONS FROM THESE PLANS AND DETAILS, INCLUDING THE VENTILATION SYSTEM, HEATING SYSTEM, WOODSTOVE, FIREPLACES, DECKS, BALCONIES AND FINISHED BASEMENTS, WILL REQUIRE A REVISED DRAWING AND CLEARANCE BY THE BUILDING DEPARTMENT.

CANADIAN HOME DESIGNS IS NOT RESPONSIBLE FOR ALL PRE-ENGINEERED STRUCTURES FOR THIS BUILDING. SEE PRE-ENGINEERED SHOP DRAWINGS FOR PROPER CONSTRUCTION.

ALL CONSTRUCTION AND MATERIALS MUST COMPLY TO THE LATEST EDITION OF THE ONTARIO BUILDING CODE.

NEVER SCALE BLUEPRINTS.

**SPECIFIC NOTES:**

**CANADIAN HOME DESIGNS**  
289.895.9671  
WWW.CANADIANHOMEDESIGNS.COM

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

**QUALIFICATION INFORMATION**

Required unless design is exempt under 3.2.5 of Division C of the building code.

**Clint Excell**  
NAME  
SIGNATURE  
36446  
BCIN

**REGISTRATION INFORMATION**

Design is exempt under 3.2.4 of Division C of the building code.

**Canadian Home Designs**  
NAME  
37238  
BCIN

**JOB NUMBER:**

TS277-22

**PROJECT :**

THE MILTON

**GROSS FLOOR AREA**

2364 SQ. FT.

**LOCATION:**

**TITLE:**

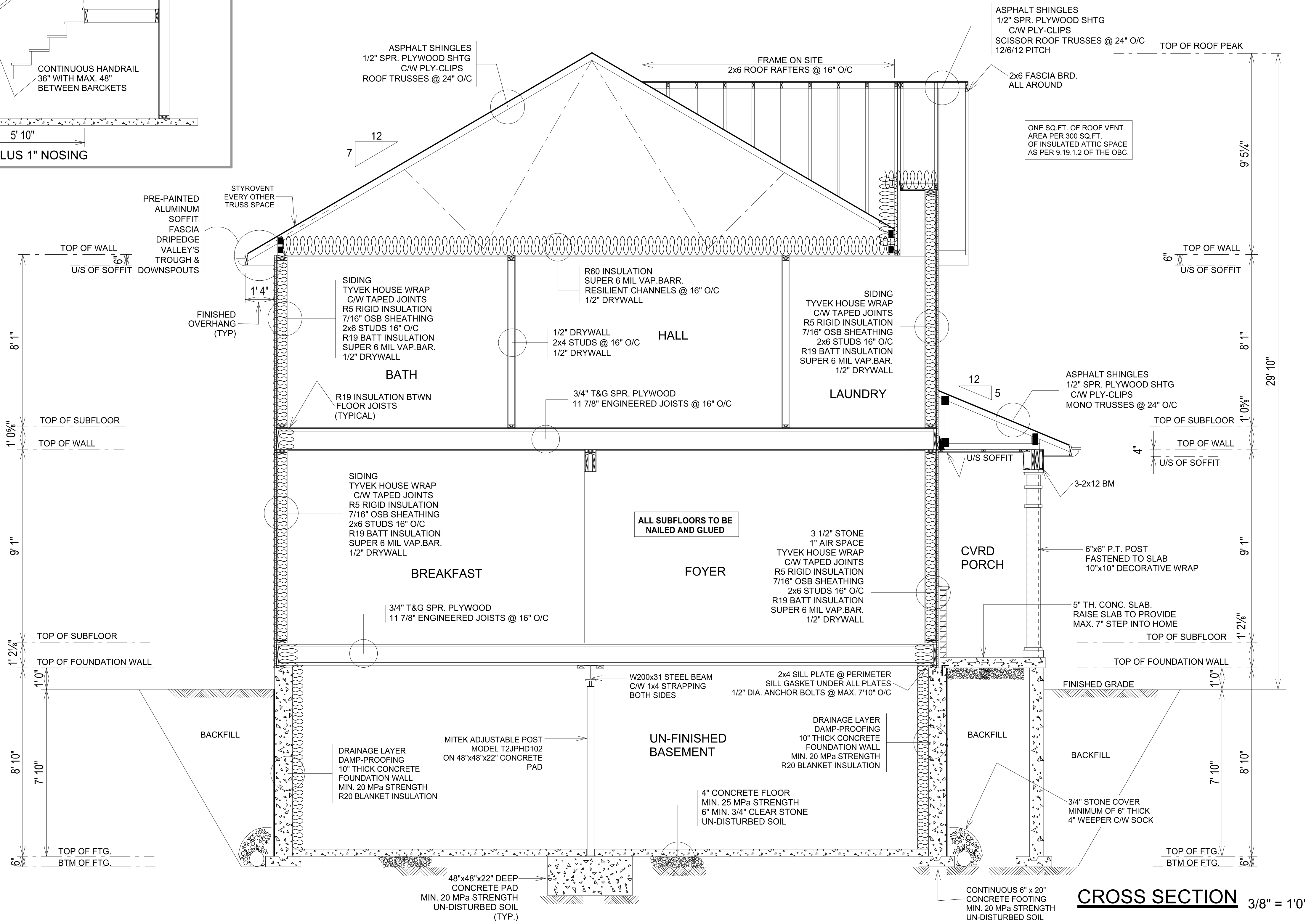
CROSS SECTION

**DATE :**

OCT 2022

**PAGE:**

6 6



**CROSS SECTION** 3/8" = 1'0"



- severances must conform with the intent of the Regional and local official plans and the municipal zoning by-law;
- a maximum number of three additional lots may be created;
- comply with the provisions of any plan of subdivision or other development agreements registered against the title of the subject lands;
- all lots must have frontage on, and access to a public road which is open year round and to a standard of construction adequate to provide for the additional traffic generated;
- parcels to be of adequate size for the use proposed having regard to the topography of the land, the siting of proposed buildings and points of access; and,
- where applicable, approval of any application for severance for multiple residential, commercial or industrial uses shall be subject to site plan control agreement and/or a servicing agreement registered on title and any other conditions which are imposed.

The lands are designated "Residential Area" in the Township's Official Plan. The Residential Area policies of the Uxbridge Urban Area Secondary Plan establish in Section 2.5.5.3.1 that, in established residential areas, applications for new development "shall be evaluated based on an assessment of whether the proposal can generally maintain or enhance the following elements of the structure and character of the surrounding residential area". Nine criteria are established including:

- scale of development with respect to height, massing and density of adjacent buildings and structures;
- nature of the streetscape as defined by such elements as landscaped areas, and the relationship between the public street, front yards and primary entrances to dwelling units;
- siting of buildings in relation to abutting properties ensures there will be no significant adverse impacts with respect to loss of privacy and shadowing and that appropriate buffering can be provided;
- generally respects the residential lotting pattern in the immediate surrounding area;
- proposed grading and stormwater management is satisfactory to the Township;
- development is on a public road which can accommodate relevant public services;
- protection of trees and natural features identified as significant by the Township;
- does not restrict orderly development of adjacent properties; and,
- design conforms with policies of Section 2.4, Community Design and enhances the immediate surrounding area.

The Subject Lands are zoned "Residential First Density (R1) Zone". The R1 Zone establishes a minimum lot frontage of 17 metres and a minimum lot area of 550 m<sup>2</sup>. The lots created through this application would meet the minimum frontage requirements, but would not meet the minimum area requirements for the existing R1

Zone designation. In addition, the retained lot would not meet the minimum rear yard depth of 10 m that is required.

**ANALYSIS:**

The key tests as to the appropriateness of the proposed severance are the criteria for the evaluation of severances in the Region of Durham Official Plan, and the criteria for new development in established residential areas in the Uxbridge Urban Area Secondary Plan, Section 2.5.5.3.1.

With respect to the criteria in the Uxbridge Urban Area Secondary Plan, in evaluating the proposed severance consideration has to be given to the ultimate development of the proposed lots and whether development can be designed in such a way as to satisfy the criteria in the Plan.

Insufficient information has been provided on the form of the development. In particular, no information is available that indicates whether it is possible to design development on the proposed new lot in a way which maintains or enhances the structure and character of the surrounding residential area and with respect to specific issues given that:

- No built form or elevation plans were provided to allow for the determination of the height and massing of the development and the potential impact on the neighbouring properties, streetscape or the character of the immediate community.
- No preliminary grading or stormwater management plan was submitted with the application.
- No documentation was submitted with respect to the trees on the property and whether the development plans will require any tree protection or removal.

Given these considerations, it is not possible to determine whether the proposed consent satisfies the criteria in the Township Official Plan, and thus also the criteria in the Regional Official Plan given that severances must conform with the intent of the local official plan.

**RECOMMENDATION:**

That the Council of the Township of Uxbridge recommend to the Region of Durham Land Division Committee deferral of consideration of Application LD 092/2021 until additional information is submitted to the Township with respect to the proposed development of the severed lot and how the proposed development will address the criteria in the Township's Official Plan.

**Submitted by:**



---

Elizabeth Howson MCIP, RPP  
Macaulay Shiomi Howson Ltd.





<b>Office Use Only</b>	<b>Submission Date:</b> Jul 22, 2021
File Number: <b>LD 092/2021</b>	<b>Deemed Complete Date:</b> Jul 26, 2021
Municipality: Uxbridge	<b>Meeting Date:</b> Sept 13, 2021

## Checklist for submitting a Region of Durham

### Application for Consent

**Incomplete applications and/or surveys will not be accepted and will be returned**

- Have you completed a pre-consultation review with the Local Municipality and the Region of Durham Planning Department? If not, please contact the applicable Local Municipality to arrange same. Then contact Land Division staff at 905-668-7711 to arrange a Regional pre-consultation meeting.
- Have you answered all questions in the application form?
- Have you completed and attached the Site Screening Questionnaire? See attachment 1.
- Is Minimum Distance Separation (MDS) applicable to the subject property? See attachment 2.
- Has the Declaration page been signed by the applicant and commissioned by a Commissioner of Oaths? If not, please contact Land Division staff.
- Have you completed and included the applicable Location Map? If you require a copy please contact Land Division staff to request same.
- If you are acting as agent, have you enclosed 2 original signed copies of the Authorization from Owner? See attachment 3.
- Have you included the requisite copies of the draft 40R-Plan? See instructions on page 2.
- Have you included all of the requisite application and agency fees? If you are unsure as to the fees payable please contact Land Division staff.
- Have you included 2 original copies of the Application form?
- Have you attached all applicable supporting documents (reports/studies)?



## The Regional Municipality of Durham Application for Consent

AS PER THE PLANNING ACT, AS AMENDED, THE MUNICIPAL ACT 2001, AS AMENDED AND  
IN ACCORDANCE WITH THE PROVINCIAL REGULATIONS

### Instructions to applicant, please read carefully before completing the application.

- A. **It is the policy of the Region of Durham Land Division Committee** that a separate application with applicable fees be submitted for each consent transaction.

To make an application, complete and file two (2) signed original application forms together with all supporting documents, new draft 40R-Plan depicting the severed and retained lands (together with detailed sketch where required) and applicable fees. Submit two (2) copies of the draft 40R-Plan ("8 ½" x 11" or 8 ½" x 14") in size or twenty (20) copies if 11" x 17" or larger.

**Note to applicant: All questions in the application must be completed in full otherwise the application will be deemed incomplete and returned to you.**

- B. **In accordance with By-law 24-2016, the following application processing fees apply at submission:**

- \$1000.00 for each application submitted certified funds, unless drawn on a solicitor's cheque;
- \$500.00 Regional Planning Review fee for each application submitted, certified funds, unless drawn on a solicitor's cheque and
- **Prior to submitting your application you must contact the Land Division office for other current agency user fees applicable to your consent application(s) at (905) 668-7711 or toll free 1-800-372-1102.**

**In accordance with Bylaw 24-2016, the following application fees may also apply after submission:**

- \$300.00 certified funds, unless drawn on a solicitor's cheque for tabling the application to another meeting, if applicable.
- \$750.00 certified funds, unless drawn on a solicitor's cheque for stamping a deed and finalization of documents for the application (paid at end of the Land Division process to the Region of Durham).
- \$250.00 certified funds, unless drawn on a solicitor's cheque for re-stamping of a deed should the deed be returned by the Land Registry Office or if deed is revised by the solicitor after stamping.

- C. The undersigned hereby applies to the **Region of Durham Land Division Committee** under the Planning Act, as amended, for consent to the transaction as described, and to the extent set forth in this application.

- D. All completed applications, communications, clearances/fulfilment of conditions and requests for Certificates etc. related to applications for consent (severance), (as well as change of conditions, validation of title and approval of foreclosure or power of sale) under the Planning Act must be filed directly with the Durham Region Land Division Office.

- E. Please note the application together with any and all documents related thereto are a public record and as such are available for viewing or duplication by the general public upon request.

**1. Applicant Information**

An owner of land or the owner's agent, duly authorized in writing, may apply for consent. Complete the information below (please print legibly using black ink):

	<b>Owner #1</b>	<b>Owner #2</b>
Name:	Dan Evans	Carlean Evans
Address:	210 Brock St West	210 Brock St West
City/Postal Code:	Uxbridge	Uxbridge
Phone/Fax:	_____	_____
Email:	_____	_____

**Authorized Agent:**

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone/Fax: \_\_\_\_\_

Email: \_\_\_\_\_

**2. Type of Transaction:** Indicate transaction for which application for consent is being made:  
**Conveyance:** Please select only one (1) of the following:

a) creation of new lot; **OR**

b) addition to a lot – moving/adjusting lot line

(indicate direction to which the severed parcel will be added):

North  South  East  West

**Note: For Lot Line Adjustments only, please also complete the section below:**

Name, address and phone number of person(s) to whom the land is intended to be transferred.

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone/Fax: \_\_\_\_\_

Assessment Roll Number of adjacent property: 18-\_\_\_\_\_ (15 digits total)

Other – **see page #4**

**Other transaction type (please select if applicable):**

c) Easement/Right-of-Way (Identify the benefitting lands –North/East/South/West)

d) Lease

e) Correction of Title

f) Mortgage or Charge

g) Partial Discharge of Mortgage

h) Other e.g. Validation of Title, Approval for Power of Sale/Foreclosure of Mortgage

**3. Property Information of subject lands: MANDATORY COMPLETION**

Legal Description including Lot & Concession Lot 81 Con 6, Lot 30

List part numbers on draft or registered 40R-Plan Part 1 and Part 2

Do the parts of the severance application form the entirety of the lot/parcel? Y  OR N

Municipal address, if available 210 Brock West St

Assessment Roll Number (**Mandatory**): 18- 29 040 004 01100 (15 digits total)

**4. Existing easements/rights-of-way or covenants:**

YES  NO

If YES, please describe below in detail:

Describe Existing Easement	Severed Lands	Retained Lands

**5. Dimensions of Lands in Metric Units (must accurately match dimensions noted on draft 40-RPlan)**

	Severed/Servient Lands –Part #: 2	Retained Lands- Part #: 1
Frontage	25.13m	20.16m
Average Width	25.13m	20.18m
Average Depth	20.18m	25.12m
Total Area (M2 or Hectares)	507.32m2	506.92m2

6. Use of Land				
	Severed Lands		Retained Lands	
	Existing	Proposed	Existing	Proposed
Urban Residential		✓	✓	
Seasonal Residential				
Mobile Home Park				
Commercial				
Tourist Recreational				
Agricultural				
Industrial				
Institutional				
Parkland				
Utility				
Hamlet/Cluster				
Non-Farm Related Rural Residential				
Farm-related Rural Residential				
Other:				
<b>List the number and type of existing and proposed buildings and structures on the lands</b>	0	1 House	1 House	To remain

### 7. Agricultural Information

Agricultural Code of Practise – Minimum Distance Separation (MDS)

Is there a livestock barn or manure storage facility located within 1000 metres of the Severed Land?

YES

NO

If YES, please complete the attached DATA Sheet – MDS – Attachment 2

Is the purpose of the severance to dispose of a surplus dwelling YES

NO

Date of purchase of total holdings: \_\_\_\_\_

Details of farm operation: \_\_\_\_\_

**Site Screening Questionnaire** – In accordance with the Region's Council adopted Site Contamination Protocol all Land Division Committee applications must be accompanied by either a completed Site Screening Questionnaire (SSQ), or a Phase One Environmental Site Assessment Report, prepared in accordance with Ontario Regulation 153/04, as amended. The Region's SSQ can be found in Attachment 1 to this application. For new lots, the SSQ must be signed by a Qualified Person.

8. **Has there ever been an application for consent by the current or previous owners on this parcel of land?**

YES  NO

LD File Number(s): \_\_\_\_\_

For what use? \_\_\_\_\_

Date of transfer, name of transferee and land use: \_\_\_\_\_

\_\_\_\_\_

9. **Has the parcel to be severed or retained ever been or is it part of an application for plan of subdivision?**

YES  NO

If YES, specify date and File No.: \_\_\_\_\_

Status of File: \_\_\_\_\_

10. **Has the subject or retained land ever been the subject of a variance, zoning amendment, Minister's zoning order amendment or official plan amendment application?**

YES  NO

If YES, specify date and File No.: \_\_\_\_\_

Status of File: \_\_\_\_\_

11. **Durham Regional Official Plan Designation (Please contact Regional Planning and Economic Development Department staff for this information)**

Severed Land: Living Areas

Retained Land: Living Areas

12. **Is the application consistent with the Provincial Policy Statement?**

YES  NO

13. **Is the subject land within an area of land designated under the Oak Ridges Moraine Conservation Plan? (Please contact the Regional Planning and Economic Development Department staff for this information)**

YES  NO

If YES, please specify whether the application conforms to or does not conflict with the Oak Ridges Moraine Conservation Plan:

\_\_\_\_\_

\_\_\_\_\_

14. **Is the subject land within the Greenbelt Area? (Please contact the Regional Planning and Economic Development Department staff for this information)**

YES  NO

If YES, please specify whether the application conforms to or does not conflict with the Greenbelt Plan:  
It conforms with the Greenbelt Plan as it is in town in settlement area.

\_\_\_\_\_

\_\_\_\_\_

15. **Please specify whether the application conforms to or does not conflict with the Growth Plan for the Greater Golden Horseshoe:**

Yes, it conforms with Growth Plan for the Greater Golden Horseshoe as it is growth in a current settlement area with municipal water and wastewater systems.

\_\_\_\_\_

\_\_\_\_\_

16. **Is the subject land within an area of land designated under the Lake Simcoe Protection Plan? (Please contact the Regional Planning and Economic Development Department staff for this information)**

Yes

\_\_\_\_\_

\_\_\_\_\_

17. **Local zoning information (Please contact the area municipality for this information)**

	Severed Land	Retained Land
<b>Municipal Official Plan Designation:</b>	Residential	Residential
<b>Zoning Regulations:</b>		
a) By-law Number	81-19	81-19
b) Zoning Category	R-1	R-1
c) Minimum Frontage	17m	17m
d) Minimum Area	550m2	550m2

<b>18. Services existing and proposed:</b>				
	<b>Severed Land</b>		<b>Retained Land</b>	
	Existing	Proposed	Existing	Proposed
a)	Public Water and Sewers	✓		✓
b)	Public Water and Private Sewage System			
c)	Public Sewer and Well			
d)	Well and Private Sewage System			
e)	Other: Communal, Lake Water, etc.			
<p>If proposed, specify when above will be available: _____</p> <p>If a private sewage system exists on the proposed severed or retained lands, please provide the following details: _____</p> <p>Severed lands: Installation date: _____ Health Dept. File Number: _____</p> <p>Retained lands: Installation date: _____ Health Dept. File Number: _____</p> <p>If applicable, please provide a separate site servicing plan with the application.</p>				
<b>19. Property Frontage/Access to:</b>				
		<b>Severed Land</b>		<b>Retained Land</b>
a)	Open Municipal Road	✓		
b)	Regional Road			✓
c)	Provincial Highway			
d)	Unopened Road Allowance			
e)	ROW			
f)	Other:			
<b>Name of Road(s)</b>		South Balsam St		Brock St West
<p>Is access by water?          YES <input type="checkbox"/>      NO <input checked="" type="checkbox"/></p> <p>If YES, what boat docking and parking facilities are available? _____</p> <p>Distance of docking and parking facilities from nearest public road and from subject property:          _____</p>				

20. **40R-Plan Requirements:**

The applicant shall submit 2 copies of the draft 40R-Plan together with detailed sketch, where required, on 8 ½" x 11" or 8 ½" x 14" or provide 20 copies if 11" x 17" or larger. The draft 40R-Plan and/or sketch, where applicable, must show the following information:

- a) abutting lands owned by the owner showing the boundaries and dimensions;
- b) the distance between the owner's land and the nearest township lot line or appropriate landmark (i.e. bridge, railway crossing, etc.);
- c) the boundaries and dimensions of the severed and the retained parcels and the location of all land previously severed;
- d) the boundaries and dimensions of easements, rights-of-way, leases, mortgages, etc., existing and being applied for on the subject land and the boundaries and dimensions of any easements, rights-of-way, leases, mortgages, etc., existing or being applied for on the retained land;
- e) the approximate location of all natural and artificial features on the subject land (i.e. buildings, railways, roads, watercourses, drainage ditches, rivers or stream banks, slopes, wetlands, wooded areas, wells and septic tanks) and on adjacent lands which may affect the application;
- f) the use of adjacent lands (i.e. residential, agricultural, cottage, commercial, etc.);
- g) the location, width and names of all road allowances, streets, rights-of-way, highways within or abutting the property, indicating whether they are public travelled roads, private roads or right-of-ways or unopened road allowances;
- h) the location and nature of any right-of-way or easement affecting the subject land; and
- i) if access to the subject land is by water only, the location of the parking and boat docking facilities.

**Finalization Of Consent:**

Once all of the conditions contained in the Committee's Decision are fully satisfied, the applicant's solicitor must prepare and forward the legal document(s) with the applicable fee to the Region of Durham Land Division Committee office, to the attention of the Assistant Secretary-Treasurer.

For most applications (lot line adjustments and/or new lots) the legal documents, as prepared by a Solicitor, shall include the following documents in triplicate:

1. Draft of the complete Transfer/Deed of Land (including the Land Transfer Tax Affidavit);
2. Acknowledgement and Direction document signed by all owners; and
3. Schedule "A" Certificate for stamping (the full legal description of the "severed" lands).

The legal document(s) is/are to contain a registrable description satisfactory to the Registrar in keeping with the current requirements of the Registry Act. **5 working days are required for the review and stamping of the legal document(s) indicating the Committee's consent.**

The document(s) will be returned to the solicitor for registration purposes.

**REGIONAL MUNICIPALITY OF DURHAM**

**DECLARATION**

**This declaration must be completed by the Applicant and signed in the presence of a Commissioner for Taking Affidavits**

I/We \_\_\_\_\_ of the \_\_\_\_\_  
(name of applicant) (name of City, Town, Township, etc.)

in the Region/County/District of \_\_\_\_\_ solemnly declare that all of the statements contained in the application for consent and all supporting documents are true and complete, and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath, and by virtue of the "Canada Evidence Act."

Declared before me at:

\_\_\_\_\_ in the Region/County/District of \_\_\_\_\_  
\_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_,  
in the year \_\_\_\_\_.

\_\_\_\_\_  
Owner/Agent

\_\_\_\_\_  
Commissioner of Oaths

**Durham Region Land Division Committee  
605 Rossland Rd. E., 4<sup>th</sup> Floor  
Whitby, ON L1N 6A3**

**Telephone:  
(905) 668-7711  
1-800-372-1102 (Toll Free Line)**

**Facsimile:  
(905) 666-6208**

**SELECT AND ATTACH APPLICABLE LOCATION MAP IDENTIFYING LOCATION OF SUBJECT LAND**

## Site Screening Questionnaire Form



Regional Municipality of Durham  
Planning and Economic Development Department  
605 Rossland Road East  
Whitby, ON L1N 6A3  
Telephone: 905.668.7711  
Toll Free: 1.800.372.1102  
[www.durham.ca](http://www.durham.ca)

### Site Screening Questionnaire for Identifying Potentially Contaminated Development Sites in the Regional Municipality of Durham

This form must be completed for all planning applications unless two original copies and a digital copy of the applicable Environmental Site Assessment (ESA) work prepared in accordance with Ontario Regulation (O.Reg.) 153/04, as amended, is submitted to the approval authority in support of this development proposal. If you have any questions about this questionnaire, please contact the Regional Municipality of Durham as identified above.

Landowner Name: Dan and Carlean Evans

Mailing Address (Street No. and Name): 210 Brock St West

Location of Subject Lands (Municipal Address): 210 Brock St. W, Uxbridge, L9P 1EP

Lot(s): 181 Concession(s): \_\_\_\_\_ Registered Plan #: 83

Former Township: Uxbridge Municipality: Durham Region

Related Planning Application(s) and File Number(s) \_\_\_\_\_

1. What is the current use of the property? Check the appropriate use(s):

Category 1:      Industrial            Commercial      Community

Category 2:      Residential        Institutional     Parkland

Category 3:      Agricultural      Other

Note: daycare facilities and a property that contains a religious building(s) are considered institutional uses. See Ontario Regulation 153/04, as amended, for definitions.

2. Does this development proposal require a change in property use that is prescribed under the *Environmental Protection Act* and O.Reg. 153/04 (e.g. a change to a more sensitive use from Category 1 to 2; 2 to 3; or 1 to 3 as identified under Question 1)?

Yes             No

If yes to Question 2, a Record of Site Condition must be filed on the Provincial Environmental Site Registry.

3. Has the property or any adjacent lands ever been used as an Enhanced Investigation Property (e.g. industrial uses; chemical warehousing; automotive repair garage; bulk liquid dispensing facility, including a gasoline outlet and/or a dry-cleaning equipment)?

Yes             No

4. Has fill (earth materials used to fill in holes) ever been placed on the property?

Yes             No

5. Is the property or any adjacent lands identified as a wellhead protection zone? (Please review the Ministry of the Environment, Conservation and Parks [Source Protection Information Atlas](#) to confirm)

Yes             No

6. Is the property within 250 metres from an active or decommissioned landfill/dump, waste transfer station or Polychlorinated Biphenyl (PCB) storage site?

Yes             No

7. Has the property ever stored/generated/accepted hazardous materials requiring Hazardous Waste Information Network (HWIN) registration or other permits?

Yes             No

8. Does the subject lands or lands abutting it previously or currently support one or more of the Potentially Contaminating Activities identified in Table 2 of Schedule D of O.Reg 153/04, as amended (see attachment)?

Yes             No

If Yes was selected in any of the questions above, a Phase One ESA (and possibly a Phase Two ESA) at a minimum prepared in accordance with O.Reg. 153/04, is required. Please submit two hard copies and a digital copy of the Phase One and/or a Phase Two ESA that satisfies the requirements of O.Reg 153/04, as amended.

ESA's may be waived at the Region's discretion provided that the Applicant/Qualified Person (QP) can demonstrate that the response(s) does not pose a risk to human health and the environment to the Region's satisfaction (e.g. consent applications relating to easements, leases, mortgages, correction of title as well as location of off-site Potentially Contaminated Activities; and direction of surface and groundwater flow etc.).

The Region must be granted third party reliance on all ESA work through the completion of its Reliance Letter and Certificate of Insurance. Regional third-party reliance is not required if a Record of Site Condition is filed on the Environmental Site Registry for the proposed property use and/or the Ministry of the Environment, Conservation and Parks (MECP) issues a notice of a Certificate of Property Use where applicable.

Note: The Region may scope the Environmental Site Assessment requirements for minor development proposals on Enhanced Investigation Properties (e.g. accessory structures) or determine if additional environmental work is required.

**Declarations:**

This form must be completed and signed by both a Qualified Person and the property Owner(s) or Authorized Agent for all development applications made under the *Planning Act* and reviewed by the Region of Durham Planning Department.

A QP sign-off may be waived by the Region for the following Land Division Committee application types: leases; mortgages; title corrections; re-establishment of lot lines (where title inadvertently merged); minor lot line adjustments (at the discretion of the Region); as well as minor variances; minor zoning by-law amendments (e.g. where there is no physical development, the addition of a new non-sensitive land use), and/or part lot control applications where site contamination was recently addressed by a related planning application. For a full list of QP exemptions, please see the Regional Municipality of Durham's Soil and Groundwater Assessment Protocol.

Where a QP sign-off is required on this form, the completion of a Regional Reliance Letter and Certificate of Insurance may be waived.

To the best of my knowledge, the information provided in this questionnaire is true, and I do not have any reason to believe that the subject property contains contaminants at a level that would interfere with the proposed property use. I am a Qualified Person in accordance with Ontario Regulation 153/04 and carry the required liability insurance in accordance with the Regional Municipality of Durham's Soil and Groundwater Assessment Protocol.

**Qualified Person:**

Name (Please Print) \_\_\_\_\_

Signature: \_\_\_\_\_

Name of Firm: \_\_\_\_\_

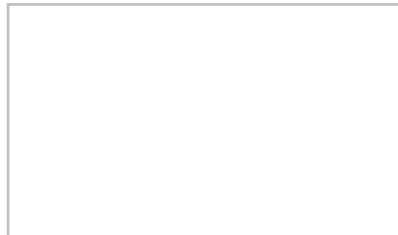
Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

Date: \_\_\_\_\_

**Professional Seal:**



**Property Owner, or Authorized Officer:**

Name (Please Print) \_\_\_\_\_

Signature: \_\_\_\_\_

Name of Company (if Applicable): \_\_\_\_\_

Title of Authorized Officer: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

Date: \_\_\_\_\_

Regional File Number: \_\_\_\_\_

Area Municipal File Number: \_\_\_\_\_

## List of Potentially Contaminating Activities

**Table 2 – Ontario Regulation 153/04**

**Records of Site Condition – Part XV.1 of the *Environmental Protection Act***

**Ministry of the Environment, Conservation and Parks**

<b>Item</b>	<b>Potentially Contaminated Activity (PCAs)</b>
1.	Acid and Alkali Manufacturing, Processing and Bulk Storage
2.	Adhesives and Resins Manufacturing, Processing and Bulk Storage
3.	Airstrips and Hangars Operation
4.	Antifreeze and De-icing Manufacturing and Bulk Storage
5.	Asphalt and Bitumen Manufacturing
6.	Battery Manufacturing, Recycling and Bulk Storage
7.	Boat Manufacturing
8.	Chemical Manufacturing, Processing and Bulk Storage
9.	Coal Gasification
10.	Commercial Autobody Shops
11.	Commercial Trucking and Container Terminals
12.	Concrete, Cement and Lime Manufacturing
13.	Cosmetics Manufacturing, Processing and Bulk Storage
14.	Crude Oil Refining, Processing and Bulk Storage
15.	Discharge of Brine related to oil and gas production
16.	Drum and Barrel and Tank Reconditioning and Recycling
17.	Dye Manufacturing, Processing and Bulk Storage
18.	Electricity Generation, Transformation and Power Stations
19.	Electronic and Computer Equipment Manufacturing
20.	Explosives and Ammunition Manufacturing, Production and Bulk Storage
21.	Explosives and Firing Range

<b>Item</b>	<b>Potentially Contaminated Activity (PCAs)</b>
22.	Fertilizer Manufacturing, Processing and Bulk Storage
23.	Fire Retardant Manufacturing, Processing and Bulk Storage
24.	Fire Training
25.	Flocculants Manufacturing, Processing and Bulk Storage
26.	Foam and Expanded Foam Manufacturing and Processing
27.	Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles
28.	Gasoline and Associated Products Storage in Fixed Tanks
29.	Glass Manufacturing
30.	Importation of Fill Material of Unknown Quality
31.	Ink Manufacturing, Processing and Bulk Storage
32.	Iron and Steel Manufacturing and Processing
33.	Metal Treatment, Coating, Plating and Finishing
34.	Metal Fabrication
35.	Mining, Smelting and Refining; Ore Processing; Tailings Storage
36.	Oil Production
37.	Operation of Dry-Cleaning Equipment (where chemicals are used)
38.	Ordnance Use
39.	Paints Manufacturing, Processing and Bulk Storage
40.	Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications
41.	Petroleum-derived Gas Refining, Manufacturing, Processing and Bulk Storage
42.	Pharmaceutical Manufacturing and Processing
43.	Plastics (including Fibreglass) Manufacturing and Processing
44.	Port Activities, including Operation and Maintenance of Wharves and Docks
45.	Pulp, Paper and Paperboard Manufacturing and Processing
46.	Rail Yards, Tracks and Spurs

<b>Item</b>	<b>Potentially Contaminated Activity (PCAs)</b>
47.	Rubber Manufacturing and Processing
48.	Salt Manufacturing, Processing and Bulk Storage
49.	Salvage Yard, including automobile wrecking
50.	Soap and Detergent Manufacturing, Processing and Bulk Storage
51.	Solvent Manufacturing, Processing and Bulk Storage
52.	Storage, Maintenance, Fueling and Repair of Equipment, Vehicles, and Material used to Maintain Transportation Systems.
53.	Tannery
54.	Textile Manufacturing and Processing
55.	Transformer Manufacturing, Processing and Use
56.	Treatment of Sewage equal to or greater than 10,000 litres per day
57.	Vehicles and Associated Parts Manufacturing
58.	Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners
59.	Wood Treating and Preservative Facility and Bulk Storage of Treated and Preserved Wood Products

Note: the above-noted PCAs may change from time-to-time. Please refer to the Provincial Brownfields Regulation O.Reg.153/04 for the official list of PCAs.

**RELIANCE LETTER (to be presented on ABC letterhead)**

At the request of [Property Owner or Developer's Name] and for other good and valuable consideration, [ABC Engineering Ltd.] represents and warrants to the Regional Municipality of Durham ("Region") that the work completed in the environmental reports identified herein is RSC Compliant and was completed by or under the supervision of a Qualified Person within the meaning of the Environmental Protection Act and Brownfield Regulation 153/04, as amended.

[ABC Engineering Ltd.] agrees that the Region and its Peer Reviewers may rely upon the reports listed herein for the exclusive purpose of the development application referenced by the Region as [File No. xxx], including the representations, assumptions, findings, and recommendations contained in the reports:

Phase I ESA, date, report type, author (QP), company (mandatory)  
Phase II ESA, date, report type, author (QP), company (mandatory)  
Other Environmental Site Assessment Documentation, RSC, PSF, RA, CPU, (if applicable)

[ABC Engineering Ltd.] further agrees that that in the case of any inconsistency between this Reliance Letter and any limitations set out in the aforementioned reports, this letter shall take priority.

[ABC Engineering Ltd.] understands and agrees that it is appropriate to extend reliance to the Region in relation to the reports listed herein so as to assist the Region in its assessment of the environmental suitability of [Property Owner or Developer's name] application for development and/or request to use non potable groundwater standards.

[ABC Engineering Ltd.] further agrees that it will promptly notify the Region upon receipt of notice by the Ministry of the Environment that the Ministry intends to audit any of the reports listed herein and if so, to provide the Region with written confirmation of the results of the audit including that any Record of Site Condition or Risk Assessment was approved by the Ministry of the Environment under Brownfield Regulation 153/04, as amended.

[ABC Engineering Ltd.] further agrees that it will provide the Region with a written acknowledgement from the Ministry of the Environment that any of the reports submitted by [ABC Engineering Ltd.] to the Ministry of the Environment will not be the subject of a Ministry of the Environment audit.

[ABC Engineering Ltd.] represents and warrants that it complies with all applicable insurance provisions contained within O. Reg. 153/04, as amended.

[ABC Engineering Ltd.] shall provide the Region with proof of insurance and maintain Professional Liability insurance coverage of \$2,000,000 per claim and \$4 million aggregate.

[ABC Engineering Ltd.] agrees that it shall be responsible to indemnify and save the Region harmless from any and all claims, demands, causes of action, costs, including defending against any legal proceedings or other damages howsoever arising from the Region's direct or indirect reliance upon the representations, findings, assumptions and conclusions contained in the reports prepared by [ABC Engineering Ltd.] for the purpose of evaluating the aforementioned development application, listed herein save and except any damages, claims, demands, actions or causes or action arising out of or as a result of the negligent actions of the Region, its agents or employees.

Signed by Qualified Person: \_\_\_\_\_ Date: \_\_\_\_\_

Signed by person authorized to bind Consulting Firm: \_\_\_\_\_

Date: \_\_\_\_\_

---

Signed by Property Owner or Authorized Officer: \_\_\_\_\_

Name (please print) Signature: \_\_\_\_\_

Name of Company (if applicable): \_\_\_\_\_

Title of Authorized Officer: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

Date: \_\_\_\_\_

---

**Note: Edits to this document are only permitted in areas underlined and marked in italics i.e.: [ABC Engineering Ltd.]**



**THE REGIONAL  
MUNICIPALITY  
DURHAM**

**CERTIFICATE OF INSURANCE**

PROOF OF LIABILITY INSURANCE WILL BE ACCEPTED

ON THIS FORM ONLY

THIS FORM MUST BE COMPLETED AND SIGNED BY YOUR  
AGENT, BROKER OR INSURER

ALL INSURERS SHOWN MUST BE LICENSED TO OPERATE IN  
CANADA

***This is to certify that the Named Insured hereon is insured as described below***

Named Insured	Address of Named Insured
Location and Operations of the Named Insured for which Certificate is issued <b>ALL OPERATIONS PERFORMED FOR THE REGION OF DURHAM</b>	

**AUTOMOBILE LIABILITY INSURANCE**

INSURING COMPANY	POLICY NUMBERS	LIMIT OF COVERAGE	EFFECTIVE DATE	EXPIRY DATE
	Automobile Liability		D/M/Y	D/M/Y
	Excess Auto Liability (if applicable)	Deductible, if any:	D/M/Y	D/M/Y

The above policy(ies) must cover all vehicles owned in whole or in part and licensed in the name of the insured including all vehicles leased on a long term basis for which the insured is required by contract to provide bodily injury and property damage insurance.

**COMMERCIAL GENERAL LIABILITY**

INSURING COMPANY	POLICY NUMBERS	LIMIT OF COVERAGE	EFFECTIVE DATE	EXPIRY DATE
	COMMERCIAL GENERAL LIABILITY	Per Claim / Annual Aggregate Deductible, if any	D/M/Y	D/M/Y
	Excess Liability (if applicable)	Per Claim / Annual Aggregate	D/M/Y	D/M/Y
	Professional Liability (if applicable)	Per Claim / Annual Aggregate Deductible, if any	D/M/Y	D/M/Y
Provisions of Amendments or Endorsements of Listed Policy(ies)				

COMMERCIAL GENERAL LIABILITY is issued on an 'occurrence' basis form and is extended to include Personal Injury Liability, Contractual Liability, Non-Owned Automobile Liability, Owner's and Contractor's Protective Coverage, Products/Completed Operations, Contingent Employer's Liability, Cross Liability Clause and Severability of Interest Clause, Liquor Liability.

With respect to Commercial General Liability Insurance, THE REGIONAL MUNICIPALITY OF DURHAM is added as an Additional Insured but only with respect to its liability arising out of the operations of the Named Insured.

The policy(ies) identified above shall apply as primary insurance and not excess to any other insurance available to The Regional Municipality of Durham.

If cancelled or changed so as to reduce the coverage as outlined on this certificate, during the period of coverage as stated herein, thirty (30) days, prior written notice by registered mail will be given by the Insurer(s) to:

**The Regional Municipality of Durham**  
**Attention: Risk Management Department**  
**Finance Department, 605 Rossland Road East**  
**Whitby, Ontario L1N 6A3**

I certify that the insurance is in effect as stated in this certificate and that I have authorization to issue this certificate for and on behalf of the insurer(s).

Date	Name, Address, Fax and Telephone Number of Certifying Party	Signature of Authorized Representative or Official
		Print Name of above Authorized Representative or Official

Issue date: November 30, 2007

MG\INSPool\regional certificate of insurance



**MINIMUM DISTANCE SEPARATION SHEET**

Regional Municipality of Durham  
 Planning Division  
 605 Rossland Road East, 4th Floor  
 P.O. Box 623, Whitby, Ontario L1N 6A3  
 Telephone (905) 668-7711 Facsimile (905) 666-6208

This form is to be completed when applying for a new non-farm use within 1000 metres for a Type A land use\* and 2000 metres for a Type B land use\* of an existing livestock facility. *Complete one sheet for each different set of buildings used for housing livestock.*

Owner of Livestock Facility: \_\_\_\_\_

Township: \_\_\_\_\_

Lot: \_\_\_\_\_

Concession: \_\_\_\_\_

Closest distance from livestock facility to the property boundary of the new lot(s) or the change in land use (metres) \_\_\_\_\_

Closest distance from manure storage to the property boundary of the new lot(s) or the change in land use (metres) \_\_\_\_\_

Tillable hectares where livestock facility located \_\_\_\_\_

Type of Livestock	Existing Housing Capacity #	Manure System (place an "x" in one box only)			
		Covered Tank	Open Solid Storage	Open Liquid Tank	Earthen Manure Storage
Dairy o Milking Cows o Heifers					
Beef o Cows (barn confinement) o Cows (ham with yard) o Feeders (barn confinement) o Feeders barn with rd					
Swine o Sows o Weaners o Feeder Ho s					
Poultry o Chicken Broilers/Roasters o Caged Layers o Chicken Breeder Layers o Pullets o Meat Turkeys (>10 kg) o Meat Turkeys (5-10 kg) o Meat Turkeys (<5 kg) o Turke Breeder La ers					
Horses o Horses					
Sheep o Adult Sheep o Feeder Lambs					
Mink o Adults					
Veal o White Veal Calves					
Goats o Adult Goats o Feeder Goats					
Other o					

MOS Prepared by: \_\_\_\_\_

\_\_\_\_\_  
 Name (please print)

\_\_\_\_\_  
 Signature

\* The Ontario Ministry of Agriculture and Rural Affairs, in their MOS Implementation Guidelines states that Type A land uses are characterized by uses that have a lower density of human occupancy, habitation or activity, such as residential dwellings on lots zoned agriculture and Type B land uses are characterized by uses that have a higher density of human occupancy, habitation or activity, such as residential subdivisions or major recreational uses.

FOR REGIONAL USE ONLY	
Minimum Separation Distance: _____	Does the application comply with MOS requirements? Yeso                      Noo
Prepared by: _____	Date: _____



**Attachment #3**

**AUTHORIZATION OF AGENT**

This must be completed if an agent is to be authorized to submit the application and to represent the Owner. This form must be signed by the Owner.

**Address of Subject Property:** \_\_\_\_\_

**Name of Registered Owner(s):** \_\_\_\_\_

**Application for Consent (list transaction type):** \_\_\_\_\_

As of the date of this application, I am the Registered Owner of the lands described in this application, and I have examined the contents of this application and hereby certify that the information submitted with the application is correct insofar as I have knowledge of these facts, and I authorize the submission of this application on my behalf.

\_\_\_\_\_  
Name of Authorized Agent

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Owner



# REPORT

## Development Services - Planning

**TO:** Mayor and Members of Council  
**FROM:** Kyle Rainbow, Director of Development Services  
**DATE:** June 26, 2023  
**REPORT: DS 34/23** **FILE NO. LD033/2023**

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**SUBJECT:** Land Division Application Comments LD033/2023  
Agent: HBR Planning Centre, Owner: 2695867 Ontario Inc.  
Part of Lot 35, Concession 6  
Township of Uxbridge

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### **BACKGROUND:**

This report results from a request for comments from the Region of Durham Land Division Committee relating to a consent application for lands with no municipally assigned address, legally described known as Part of Part 5, Part of Part 15 and Part 27 on plan 40R-23286, Part of Lot 35 Concession 6 in the Township of Uxbridge.

Application LD 033/2023 seeks to sever a 1,114 m<sup>2</sup> parcel of residential land which will have a frontage of 11.76 m, retaining a 1.79 Ha parcel of vacant land which is intended to be developed for residential uses through a future subdivision application. The severed lands are proposed to be amalgamated with an adjacent unopened municipal road allowance to the south, resulting in an overall parcel of 2,021 m<sup>2</sup> in area with a lot frontage of 25.67 m.

A related Minor Variance application was approved with conditions by the Committee of Adjustment in June 2023 to provide relief from the current zoning of Hamlet Residential Exception No. 20 (HR-20) to permit reductions to the minimum lot area of 3,000 m<sup>2</sup> and minimum frontage of 30 m. One of the conditions of that decision was that conditional approval of this related consent application be received, and so the variance will not be in effect until this application is approved.

## **DISCUSSION:**

The Provincial Policy Statement (PPS) generally does not provide specific direction related to consents. However, Policy 1.1.3.1 of the PPS states that Settlement Areas shall be the focus of growth and development. Settlement areas are defined as urban areas and rural settlement areas within municipalities (such as cities, towns, villages and hamlets). Sandford is identified as a Hamlet in the Region's Official Plan.

Policy 1.1.3.2 of the PPS states *"Land use patterns within settlement areas shall be based on densities and a mix of land uses which: a) efficiently use land and resources; b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion."* The proposed severance will result in lot sizes similar to the surrounding lots and would represent an efficient use of the land without the need for expansion of infrastructure.

The Growth Plan for the Greater Golden Horseshoe (the Growth Plan) designates the lands as a Rural Settlement. Section 2.2.1.2b of allows limited growth within Rural Settlements, and areas that are not serviced with municipal water and sewer.

The Greenbelt Plan also identifies the land as within a Hamlet. In Section 3.4.4, the Greenbelt Plan states *"Hamlets are subject to the policies of the Growth Plan and continue to be governed by official plans and related programs or initiatives and are not subject to the policies of this Plan, save and except for the policies of Section 3.1.5, 3.2.3, 3.2.6, 3.3 and 3.4.2. Limited growth is permitted through infill and intensification of Hamlets subject to appropriate water and sewage services."*

The Region of the Durham Official Plan identifies the property within the Hamlet of Udora, which is included in the definition of Rural Settlements. Policy 9B.1.3 states that Hamlets are the predominant location of residential development within the rural area of Durham Region.

The Township of Uxbridge Official Plan designates the property as *Hamlet*. Policy 1.8.7 states *"The five hamlets in the Township designated in Durham Region Official Plan are Udora, Zephyr, Leaskdale, Sandy Hook and Sandford. Development In these hamlets shall be permitted in accordance with the policies of Greenbelt Plan and the Durham Region Official Plan. In addition, the regulations of the Township Zoning By-law shall be taken into consideration."*

The property does not fall within the boundaries of the Oak Ridges Moraine Conservation Plan, nor is the property regulated by the Lake Simcoe Region Conservation Authority or the Toronto and Region Conservation Authority.

## **ALIGNMENT TO STRATEGIC PRIORITIES:**

### **Good Governance**

The recommendations of this report do not conflict with this priority.

### **A Vibrant and Growing Economy**

The proposal would create additional housing and utilizes existing assets as the development is proposed on an existing road.

### **Collaboration and Partnerships**

The recommendations of this report do not conflict with this priority.

### **Community Engagement**

Community engagement has been addressed through the land division process, which includes notifying nearby residents by mail, posting signage at the property and holding a public meeting.

### **Community Well-Being**

The recommendations of this report do not conflict with this priority.

## **RECOMMENDATION**

THAT Report DS-34/23 of Kyle Rainbow, Director of Development Services regarding Land Division Application comments be received for information;

AND THAT the Township of Uxbridge recommend to the Region of Durham Land Division Committee that the Township has no objection to the approval of Application LD033/2023 subject to the following conditions:

1. The owner/applicant satisfy the Township of Uxbridge financially and/or otherwise, including, but not limited to, any costs incurred by the Township during the review and approval of this consent application;
2. The owner/applicant shall provide the Township with written confirmation signed by an O.L.S. that the lots conform with the Township of Uxbridge Zoning By-law 81-19, as amended. Where compliance is not achieved, the severance shall be conditional on final approval of a minor variance;
4. The consent shall not be final until all lands identified as the severed lot subject to any minor or technical amendments, and for greater clarity, identified as Parts 1, 2, 3, 5 & 7 on a draft reference plan prepared by E.R. Garden, O.L.S. dated April 20, 2023 and identified as file number A-040733-RPLAN, are owned by the owner of the Part 1 lands, and confirmation has been received that said parcels will be dealt with as though they are a single parcel to the satisfaction of the Director, Development Services.

Respectfully Submitted by:



Kyle Rainbow  
Director, Development Services

**PLEASE DO NOT REMOVE ANY PAGES FROM THIS DOCUMENT**



<b>Office Use Only</b>	<b>Submission Date: May 26, 2023</b>
File Number: <b>LD 033/2023</b>	<b>Deemed Complete Date: May 26, 2023</b>
Municipality: Township of Uxbridge	<b>Meeting Date: July 10, 2023</b>

**Checklist for submitting an Application for Consent**

Complete applications must include all fees.

Incomplete applications will not be accepted and will be returned to the Applicant / Agent.

- Have you completed a pre-consultation review with the Area Municipality and the Region of Durham Planning Department? If yes, please list the date of the meeting and the municipal contact:

N/A

If not, please contact the applicable Area Municipality to arrange same. Then contact Land Division staff at 905-668-7711 to arrange a Regional pre-consultation meeting.

- Have you completed all questions in the application form?
- Have you completed and attached the Site Screening Questionnaire? See attachment 1.
- Is ~~Minimum Distance Separation (MDS)~~ applicable to the subject lands? See attachment 2.  
N/A Guideline #36
- Has the Declaration page been signed by the applicant and commissioned by a Commissioner of Oaths? If not, please contact Land Division staff.
- Have you completed and included the applicable Location Map? If you require a copy please contact Land Division staff to request same.
- If you are acting as Authorized Agent, have you enclosed 2 original signed copies of the Authorization from Owner? See attachment 3.
- Have you included the requisite copies of the draft 40R-Plan? See instructions on page 2.
- Have you included all of the requisite application and agency fees? If you are unsure as to the fees payable please contact Land Division staff. **Note: Fees are non-refundable.**
- Have you included a digital (email or USB) copy of the fully completed and signed Application form?
- Have you attached all applicable supporting documents (reports/studies)?

Last updated: October 2022



**The Regional Municipality of Durham  
Application for Consent**

As per the Planning Act, as amended, the Municipal Act 2001, as amended and in accordance with the Provincial regulations

**Instructions to applicant, please read carefully before completing the application.**

A. **It is the policy of the Region of Durham Land Division Committee** that a separate application with applicable fees be submitted for each consent transaction.

To make an application, complete and file two (2) signed original application forms together with all supporting documents, the new draft 40R-Plan depicting the severed and retained lands (together with detailed sketch where required) and applicable fees. Submit two (2) copies of the draft 40R-Plan sized 11" x 17" or larger.

**Note to applicant: All questions in the application must be completed in full otherwise the application will be deemed incomplete and returned to you.**

B. **In accordance with By-law 20-2021, the following application processing fees apply at submission:**

- \$1,350.00 for each application submitted certified funds, unless drawn on a solicitor's cheque;
- \$500.00 Regional Planning Review fee for each application submitted, certified funds, unless drawn on a solicitor's cheque; and
- **Agency Fees. Prior to submitting your application you must contact the Land Division office for other current agency user fees applicable to your consent application.**

**In accordance with By-law 20-2021, the following application fees may also apply after submission, if applicable:**

- \$300.00 certified funds, unless drawn on a solicitor's cheque for tabling the application to another meeting, if applicable.
- \$1,000.00 certified funds, unless drawn on a solicitor's cheque for the stamping of each deed and finalization of documents for the application (paid at end of the Land Division process).
- \$250.00 certified funds, for the re-stamping of a deed(s) should the deed(s) be returned by the Land Registry Office or if the deed(s) is/are revised by the solicitor after stamping.

C. The undersigned hereby applies to the **Region of Durham Land Division Committee** under the Planning Act, as amended, for consent to the transaction as described, and to the extent set forth in this application.

D. All completed applications, communications, clearances/fulfilment of conditions and requests for Certificates etc. related to applications for consent (severance), (as well as change of conditions, validation of title and approval of foreclosure or power of sale) under the Planning Act must be filed directly with the Durham Region Land Division Office.

E. Please note the application together with any and all documents related thereto are a public record and as such are available for viewing or duplication by the general public upon request.

**1. Applicant Information**

An owner of land or the owner's agent, duly authorized in writing, may apply for consent. Complete the information below (please print legibly using black ink):

**Owner #1:**

Name: 2695867 Ontario Inc. Attn. J. Cooper  
Address: 71 Shannon Street  
City/Postal Code: Toronto, Ontario, M6J 2E6  
Phone/Fax: (647)333-8200  
Email: john@jandjdevelopments.ca

**Owner #2:**

Township of Uxbridge Attn. D Leroux  
51 Toronto St. S., P.O.Box 190  
Uxbridge, Ontario, L9P 1T1  
(905) 852-9181 x228  
Debbie Leroux <dleroux@uxbridge.ca>

**Authorized Agent:**

Name: HBR Planning Centre  
Mailing Address: 30 Waymount Avenue  
City/Postal Code: Richmond Hill, Ontario L4S2G5  
Phone/Fax: (905) 853-0507  
Email: stacey.williams@rogers.com

**Primary Contact:**

Stacey Williams  
Howard Friedman  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**2. Type of Transaction:** Indicate transaction for which application for consent is being made:  
**Conveyance:** Please select only **one (1)** of the following:

- a) Creation of new lot  
Are you requesting a Certificate Stamp for both the severed and retained lands?  
 Yes  No

Please note that if you answered "Yes", an **additional** Certificate Stamping Fee of \$1000 is required for the retained lands.

- b) Addition to a lot - moving/adjusting lot line  
(indicate direction to which the severed parcel will be added):  
 North  South  East  West

**Note: For Lot Line Adjustments only, please also complete the section below:**

Name, address and phone number of person(s) to whom the land is intended to be transferred.

Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Phone/Fax: \_\_\_\_\_

Assessment Roll Number of adjacent property: 18- \_\_\_\_\_ (15 digits total)

Other transaction types – **see page #4**

**Other transaction type (please select if applicable):**

c) Easement/Right-of-Way (Identify the benefitting lands - North/East/South/West)

d) Lease

e) Correction of Title

f) Mortgage or Charge

g) Partial Discharge of Mortgage

h) Other e.g. Validation of Title, Approval for Power of Sale/Foreclosure of Mortgage

**3. Property Information of subject lands: Mandatory Completion**

Legal Description including Lot & Concession see attached addendum Con 6 Lot 35

List part numbers on draft or registered 40R-Plan see attached addendum Do the parts

of the severance application form the entirety of the lot/parcel? Municipal address, if available  Yes  No

Assessment Roll Number (**Mandatory**): 18- 2903000630300, other lands owned by Twp. of Uxbridge  
(15 digits total)

**4. Existing easements/rights-of-way or covenants:**

Yes  No

If Yes, please describe below in detail:

Describe Existing Easement	Severed Lands	Retained Lands
N/A		

**5. Dimensions of Lands in Metric Units (must accurately match dimensions noted on draft 40-R Plan)**

	Severed/Servient Lands - Part #:	Retained Lands - Part #: 6 + 8
Frontage	± 25.00 m 1; 2; 3; 4; 5; 7	N/A
Average Width	± 25.00 m irregular	±176.5 m
Average Depth	±69 m	±72m to ±148m irregular
Total Area (m2)	± 2,000 sq. metres	±1.79 ha

6. Use of Land (check which designation applies)				
	Severed Lands		Retained Lands	
	Existing	Proposed	Existing	Proposed
Urban Residential	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Seasonal Residential	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mobile Home Park	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commercial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tourist Recreational	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Agricultural	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Industrial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Institutional	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parkland	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Utility	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hamlet/Cluster Residential	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Non-Farm Related Rural Residential	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Farm-Related Rural Residential	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other: vacant idle land zoned for hamlet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>List the number and type of existing and proposed buildings and structures on the lands</b>	None	detached dwelling	None	TBD

7. Agricultural Information	
Agricultural Code of Practise – Minimum Distance Separation (MDS)	
Is there a livestock barn or manure storage facility located within 1000 metres of the Severed Land? <input type="radio"/> Yes <input checked="" type="radio"/> No	
If Yes, please complete the attached DATA Sheet – MDS – Attachment 2	
Is the purpose of the severance to dispose of a surplus dwelling? <input type="radio"/> Yes <input checked="" type="radio"/> No	
Date of purchase of total holdings: _____	
Details of farm operation: _____	
<b>Site Screening Questionnaire</b> – In accordance with the Region’s Council adopted Site Contamination Protocol all Land Division Committee applications must be accompanied by either a completed Site Screening Questionnaire (SSQ), or a Phase One Environmental Site Assessment Report, prepared in accordance with Ontario Regulation 153/04, as amended. The Region’s SSQ can be found in Attachment 1 to this application. For new lots, the SSQ must be signed by a Qualified Person	

8. **Has there ever been an application for consent by the current or previous owners on this parcel of land?**

Yes  No

LD File Number(s): LD041/2016 and LD086/2020

For what use? residential lot

Date of transfer, name of transferee and land use: April 25, 2018, Capris Investments Inc., hamlet residential lot, and March 31 2021, Capris Investments Inc., Hamlet residential lot

9. **Has the parcel to be severed or retained ever been or is it part of an application for plan of subdivision?**

Yes  No

If Yes, specify date and File No.: Unknown

Status of File: Portion of retained lands part of registered subdivision 40M- 23183

10. **Has the subject or retained land ever been the subject of a variance, zoning amendment, Minister's zoning order amendment or official plan amendment application?**

Yes  No

If Yes, specify date and File No.: see attached addendum

Status of File: see attached addendum

11. **Durham Regional Official Plan Designation (Please contact Regional Planning and Economic Development Department staff for this information)**

Severed Land: Hamlet

Retained Land: Hamlet

12. **Is the application consistent with the Provincial Policy Statement?**

Yes  No

13. **Is the subject land within an area of land designated under the Oak Ridges Moraine Conservation Plan? (Please contact the Regional Planning and Economic Development Department staff for this information)**

Yes  No

If Yes, please specify whether the application conforms to or does not conflict with the Oak Ridges Moraine Conservation Plan:

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14. **Is the subject land within the Greenbelt Area? (Please contact the Regional Planning and Economic Development Department staff for this information)**

Yes  No

If Yes, please specify whether the application conforms to or does not conflict with the Greenbelt Plan:

Yes the proposed development conforms with the policies of the Greenbelt Plan.

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15. **Please specify whether the application conforms to or does not conflict with the Growth Plan for the Greater Golden Horseshoe:**

The lands are designated and zoned for hamlet residential development and does not conflict with the Growth Plan.

16. **Is the subject land within an area of land designated under the Lake Simcoe Protection Plan? (Please contact the Regional Planning and Economic Development Department staff for this information)**

Yes.

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17. **Local zoning information (Please contact the local municipality for this information)**

	Severed Land	Retained Land
<b>Municipal Official Plan Designation:</b>	Hamlet	Hamlet
<b>Zoning Regulations:</b>		
a) By-law Number	81-19 as amended	81-19 as amended
b) Zoning Category	(H)HR-20 and HR	(H) HR-20 and HR-20
c) Minimum Frontage	30 m and 35 m	30 m
d) Minimum Area	3000 sq m	3000 sq m

<b>18. Services existing and proposed:</b>				
	<b>Severed Land</b>		<b>Retained Land</b>	
	Existing	Proposed	Existing	Proposed
a)	Public Water and Sewers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b)	Public Water and Private Sewage System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c)	Public Sewer and Well	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d)	Well and Private Sewage System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Other: Communal, Lake Water, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If proposed, specify when above will be available: <u>TBD</u>				
If a private sewage system exists on the proposed severed or retained lands, please provide the following details: _____				
Severed lands: Installation date: _____ Health Dept. File Number: _____				
Retained lands: Installation date: _____ Health Dept. File Number: _____				
If applicable, please provide a separate site servicing plan with the application.				
<b>19. Property Frontage:</b>				
		<b>Severed Land</b>		<b>Retained Land</b>
a)	Open Municipal Road	<input type="checkbox"/>	<input type="checkbox"/>	
b)	Regional Road	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c)	Provincial Highway	<input type="checkbox"/>	<input type="checkbox"/>	
d)	Unopened Road Allowance	<input type="checkbox"/>	<input type="checkbox"/>	
e)	ROW	<input type="checkbox"/>	<input type="checkbox"/>	
f)	Other:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>State name of Road(s)</b>		unopened road allowance <i>* see attached Addendum</i>		
Is access by water? <input type="radio"/> Yes <input checked="" type="radio"/> No				
If Yes, what boat docking and parking facilities are available? _____				
Distance of docking and parking facilities from nearest public road and from subject property: <u>N/A</u>				

**20. 40R-Plan Requirements:**

The applicant shall submit 2 copies of the draft 40R-Plan together with detailed sketch, where required, on 11" x 17" or larger. The draft 40R-Plan and/or sketch, where applicable, must show the following information:

- a) abutting lands owned by the owner showing the boundaries and dimensions;
- b) the distance between the owner's land and the nearest township lot line or appropriate landmark (i.e. bridge, railway crossing, etc.);
- c) the boundaries and dimensions of the severed and the retained parcels and the location of all land previously severed;
- d) the boundaries and dimensions of easements, rights-of-way, leases, mortgages, etc., existing and being applied for on the subject land and the boundaries and dimensions of any easements, rights-of-way, leases, mortgages, etc., existing or being applied for on the retained land;
- e) the approximate location of all natural and artificial features on the subject land (i.e. buildings, railways, roads, watercourses, drainage ditches, rivers or stream banks, slopes, wetlands, wooded areas, wells and septic tanks) and on adjacent lands which may affect the application;
- f) the use of adjacent lands (i.e. residential, agricultural, cottage, commercial, etc.);
- g) the location, width and names of all road allowances, streets, rights-of-way, highways within or abutting the property, indicating whether they are public travelled roads, private roads or right-of-ways or unopened road allowances;
- h) the location and nature of any right-of-way or easement affecting the subject land; and
- i) if access to the subject land is by water only, the location of the parking and boat docking facilities.

**Finalization Of Consent:**

Once all of the conditions contained in the Committee's Decision are fully satisfied, the applicant's solicitor must prepare and forward the legal document(s) with the applicable fee to the Region of Durham Land Division Committee office, to the attention of the Assistant Secretary-Treasurer.

For most applications (lot line adjustments and/or new lots) the legal documents, as prepared by a Solicitor, shall include the following documents in triplicate:

1. Draft of the complete Transfer/Deed of Land (including the Land Transfer Tax Affidavit);
2. Acknowledgement and Direction document signed by all owners; and
3. Schedule "A" Certificate for stamping (the full legal description of the "severed" lands).

The legal document(s) is/are to contain a registrable description satisfactory to the Registrar in keeping with the current requirements of the Registry Act. **5 working days are required for the review and stamping of the legal document(s) indicating the Committee's consent.**

The document(s) will be returned to the solicitor for registration purposes.

**Regional Municipality of Durham**

**Declaration**

**This declaration must be completed by the Applicant and signed in the presence of a Commissioner for Taking Affidavits**

I/We 2695867 Ontario Inc. of the Toronto  
(name of applicant) (name of City, Town, Township, etc.)

in the Region/County/District of \_\_\_\_\_ solemnly declare that all of the statements contained in the application for consent and all supporting documents are true and complete, and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath, and by virtue of the "Canada Evidence Act."

Declared before me at:

Town of Newmarket in the (Region) County/District of  
York this 5<sup>th</sup> day of  
May, in the year 2023.

*Penelope E. Byn*  
Commissioner of Oaths

*[Signature]*  
Owner/Agent  
Jeff Risi  
A.S.O.  
2695867 Ontario Inc.

**This application must be submitted to:**

**Durham Region Land Division Committee  
c/o Planning and Economic Development Department  
605 Rossland Road East  
Whitby, Ontario L1N 6A3**

**Telephone:  
(905) 668-7711  
1-800-372-1102 (Toll Free Line)**

**Facsimile:  
(905) 666-6208**

PENELOPE ELIZABETH BRYAN  
NOTARY PUBLIC, PROVINCE OF ONTARIO  
MY APPOINTMENT DOES NOT EXPIRE.  
*L.S.O. #186885*



**Regional Municipality of Durham**

**Declaration**

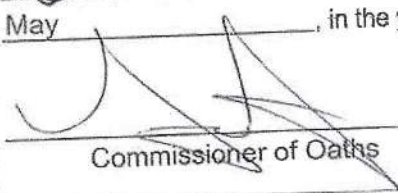
**This declaration must be completed by the Applicant and signed in the presence of a Commissioner for Taking Affidavits**

I/We Township of Uxbridge of the \_\_\_\_\_  
(name of applicant) (name of City, Town, Township, etc.)

in the Region/County/District of Durham solemnly declare that all of the statements contained in the application for consent and all supporting documents are true and complete, and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath, and by virtue of the "Canada Evidence Act."

Declared before me at:

Uxbridge in the Region/County/District of  
Durham this 3rd day of  
May, in the year 2023

  
Commissioner of Oaths

Laura Jane Rupprecht, a Commissioner  
etc., Province of Ontario,  
for the Corporation of the  
Township of Uxbridge  
Expires: December 20, 2024

  
Owner/Agent

**This application must be submitted to:**

Durham Region Land Division Committee  
c/o Planning and Economic Development Department  
605 Rossland Road East  
Whitby, Ontario L1N 6A3

Telephone:  
(905) 668-7711  
1-800-372-1102 (Toll Free Line)

Facsimile:  
(905) 666-6208

## Attachment #1 Site Screening Questionnaire Form



Regional Municipality of Durham  
 Planning and Economic Development Department  
 605 Rossland Road East  
 Whitby, ON L1N 6A3  
 Telephone: 905.668.7711  
 Toll Free: 1.800.372.1102  
[www.durham.ca](http://www.durham.ca)

### Site Screening Questionnaire for Identifying Potentially Contaminated Development Sites in the Regional Municipality of Durham

This form must be completed for all planning applications unless two original copies and a digital copy of the applicable Environmental Site Assessment (ESA) work prepared in accordance with Ontario Regulation (O.Reg.) 153/04, as amended, is submitted to the approval authority in support of this development proposal. If you have any questions about this questionnaire, please contact the Regional Municipality of Durham as identified above.

Landowner Name: 2695867 Ontario Inc. and Township of Uxbridge

Mailing Address (Street No. and Name): C/O 30 Waymount Ave. Richmond Hill, Ontario

Location of Subject Lands (Municipal Address): N/A

Lot(s): pt 35 Concession(s): 6 Registered Plan #: \_\_\_\_\_

Former Township: \_\_\_\_\_ Municipality: Township of Uxbridge

Related Planning Application(s) and File Number(s) Minor Variance Application submitted

1. What is the current use of the property? Check the appropriate use(s):

- |             |  |               |           |
|-------------|--|---------------|-----------|
| Category 1: | <input checked="" type="checkbox"/> Industrial | Commercial    | Community |
| Category 2: | Residential                                    | Institutional | Parkland  |
| Category 3: | Agricultural                                   | Other         |           |

Note: daycare facilities and a property that contains a religious building(s) are considered institutional uses. See Ontario Regulation 153/04, as amended, for definitions.

2. Does this development proposal require a change in property use that is prescribed under the *Environmental Protection Act* and O.Reg. 153/04 (e.g. a change to a more sensitive use from Category 1 to 2; 2 to 3; or 1 to 3 as identified under Question 1)?

Yes       No

If yes to Question 2, a Record of Site Condition must be filed on the Provincial Environmental Site Registry.

3. Has the property or any adjacent lands ever been used as an Enhanced Investigation Property (e.g. industrial uses; chemical warehousing; automotive repair garage; bulk liquid dispensing facility, including a gasoline outlet and/or a dry-cleaning equipment)?

Yes       No

4. Has fill (earth materials used to fill in holes) ever been placed on the property?

Yes       No

5. Is the property or any adjacent lands identified as a wellhead protection zone? (Please review the Ministry of the Environment, Conservation and Parks Source Protection Information Atlas to confirm)

Yes       No

6. Is the property within 250 metres from an active or decommissioned landfill/dump, waste transfer station or Polychlorinated Biphenyl (PCB) storage site?

Yes       No

7. Has the property ever stored/generated/accepted hazardous materials requiring Hazardous Waste Information Network (HWIN) registration or other permits?

Yes       No

8. Does the subject lands or lands abutting it previously or currently support one or more of the Potentially Contaminating Activities identified in Table 2 of Schedule D of O.Reg 153/04, as amended (see attachment)?

Yes       No

If Yes was selected in any of the questions above, a Phase One ESA (and possibly a Phase Two ESA) at a minimum prepared in accordance with O.Reg. 153/04, is required. Please submit two hard copies and a digital copy of the Phase One and/or a Phase Two ESA that satisfies the requirements of O.Reg 153/04, as amended.

ESA's may be waived at the Region's discretion provided that the Applicant/Qualified Person (QP) can demonstrate that the response(s) does not pose a risk to human health and the environment to the Region's satisfaction (e.g. consent applications relating to easements, leases, mortgages, correction of title as well as location of off-site Potentially Contaminated Activities; and direction of surface and groundwater flow etc.).

The Region must be granted third party reliance on all ESA work through the completion of its Reliance Letter and Certificate of Insurance. Regional third-party reliance is not required if a Record of Site Condition is filed on the Environmental Site Registry for the proposed property use and/or the Ministry of the Environment, Conservation and Parks (MECP) issues a notice of a Certificate of Property Use where applicable.

Note: The Region may scope the Environmental Site Assessment requirements for minor development proposals on Enhanced Investigation Properties (e.g. accessory structures) or determine if additional environmental work is required.

**Declarations:**

This form must be completed and signed by both a Qualified Person and the property Owner(s) or Authorized Agent for all development applications made under the *Planning Act* and reviewed by the Region of Durham Planning Department.

A QP sign-off may be waived by the Region for the following Land Division Committee application types: leases; mortgages; title corrections; re-establishment of lot lines (where title inadvertently merged); minor lot line adjustments (at the discretion of the Region); as well as minor variances; minor zoning by-law amendments (e.g. where there is no physical development, the addition of a new non-sensitive land use), and/or part lot control applications where site contamination was recently addressed by a related planning application. For a full list of QP exemptions, please see the Regional Municipality of Durham's Soil and Groundwater Assessment Protocol.

Where a QP sign-off is required on this form, the completion of a Regional Reliance Letter and Certificate of Insurance may be waived.

To the best of my knowledge, the information provided in this questionnaire is true, and I do not have any reason to believe that the subject property contains contaminants at a level that would interfere with the proposed property use. I am a Qualified Person in accordance with Ontario Regulation 153/04 and carry the required liability insurance in accordance with the Regional Municipality of Durham's Soil and Groundwater Assessment Protocol.

**Qualified Person:**

Name (Please Print) Marty Barons

Signature: *M. Barons*

Name of Firm: GHD Limited

Address: 100 Milverton Drive, Suite 404

Telephone: 419-319-3478 Fax: \_\_\_\_\_

E-Mail Address: marty.barons@ghd.com

Date: \_\_\_\_\_

**Professional Seal:**



**Property Owner, or Authorized Officer:**

Name (Please Print) See next page

Signature: \_\_\_\_\_

Name of Company (if Applicable): \_\_\_\_\_

Title of Authorized Officer: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

Date: \_\_\_\_\_

Regional File Number: \_\_\_\_\_

Area Municipal File Number: \_\_\_\_\_



100 Milverton Drive, Suite 404  
Mississauga, Ontario L5R 4H1  
Canada  
www.ghd.com

GHD Reference No: 12585643-LTR-2

March 01, 2023

Regional Municipality of Durham  
Planning and Economic Development Department  
605 Rossland Road East  
Whitby, ON L1N 6A3

### Reliance Letter

At the request of 2695867 Ontario Inc. and for other good and valuable consideration, GHD Limited represents and warrants to the Regional Municipality of Durham ("Region") that the reports and work are completed in accordance with Ontario Regulation 153/04 (O.Reg.153/04), unless stated otherwise in the documents, for the purposes of filing a Record of Site Condition in accordance with O.Reg. 153/04 and was completed by or under the supervision of a Qualified Person within the meaning of the Environmental Protection Act and O.Reg. 153/04, as amended from time to time. GHD Limited agrees that the Region may rely upon the reports listed herein referenced by the Region as [File # XXX], including the representations, assumptions, findings, and recommendations contained in the reports:

- Phase One Environmental Site Assessment, Part of Lot 35, Concession 6, Community of Udora, Township of Uxbridge, Ontario, Oct. 24, 2022, Marty Barons, P.Eng., QP, GHD Limited
- Phase Two Environmental Site Assessment, Part of Lot 35, Concession 6, Community of Udora, Township of Uxbridge, Ontario, January 13, 2023, Marty Barons, P.Eng., QP, GHD Limited

GHD Limited further agrees that in the case of any inconsistency between this Reliance Letter and any limitations set out in the aforementioned reports, this letter shall take priority. GHD Limited understands and agrees that it is appropriate to extend reliance to the Region in relation to the reports listed herein so as to assist the Region in its assessment of the environmental suitability of the site and/or request to use non-potable groundwater standards.

GHD Limited further agrees that it will promptly notify the Region upon receipt of notice by the Ministry of the Environment, Conservation and Parks that the Ministry intends to audit any report listed herein and if so, to provide the Region with written confirmation of the results of the audit (Only applicable if filing the report as part of RSC or RA). GHD Limited represents and warrants that it complies with all applicable insurance provisions contained within O.Reg. 153/04, as amended. GHD Limited shall provide the Region with proof of insurance and maintain a minimum Professional Liability insurance coverage of \$2,000,000 per claim and \$4,000,000 aggregate. GHD Limited agrees that its liability to the Region shall not be limited to an amount less than the Region's minimum insurance requirements set out immediately above. GHD Limited shall indemnify and save harmless the Region and its elected officials, officers, employees and agents from and against all claims actions, causes of action, losses, expenses, fines, costs, interest or damages of every nature and kind whatsoever, arising out of or allegedly attributable to the negligent acts, errors, omissions, misfeasance, nonfeasance, fraud or willful misconduct of the Consultant/Company, its directors, officers, employees, agents, contractors and subcontractors, or any of them, in connection with or in any way related to the delivery or

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GHD

**Qualified Person:**

Name (Please Print) \_\_\_\_\_

Signature: \_\_\_\_\_

Name of Firm: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

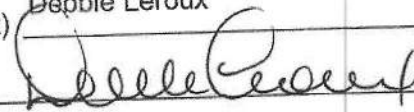
E-Mail Address: \_\_\_\_\_

Date: \_\_\_\_\_

**Professional Seal:**

**Property Owner, or Authorized Officer:**

Name (Please Print) Debbie Leroux

Signature: 

Name of Company (if Applicable): Township of Uxbridge

Title of Authorized Officer: Director of Legislative Services/Clerk/Deputy CAO

Address: 51 Toronto St. S. P.O.Box 190, Uxbridge, Ontario, L9P 1T1

Telephone: 905-852-9181 x228 Fax: \_\_\_\_\_

E-Mail Address: dleroux@uxbridge.ca

Date: May 3/23

Regional File Number: \_\_\_\_\_

Area Municipal File Number: \_\_\_\_\_

**Qualified Person:**

Name (Please Print) \_\_\_\_\_

Signature: \_\_\_\_\_

Name of Firm: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

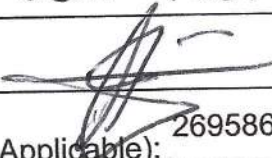
Date: \_\_\_\_\_

**Professional Seal:**



**Property Owner, or Authorized Officer:**

Name (Please Print) Jeff Risi

Signature: 

Name of Company (if Applicable): 2695867 Ontario Inc

Title of Authorized Officer: A.S.O

Address: 71 Shannon Street, Toronto, Ontario, M6J 2E6

Telephone: 647-333-8200 Fax: \_\_\_\_\_

E-Mail Address: john@jandjdevelopments.ca

Date: May 5th 2023

Regional File Number: \_\_\_\_\_

Area Municipal File Number: \_\_\_\_\_

## List of Potentially Contaminating Activities

**Table 2 – Ontario Regulation 153/04**

**Records of Site Condition – Part XV.1 of the *Environmental Protection Act***

**Ministry of the Environment, Conservation and Parks**

<b>Item</b>	<b>Potentially Contaminating Activity (PCAs)</b>
1.	Acid and Alkali Manufacturing, Processing and Bulk Storage
2.	Adhesives and Resins Manufacturing, Processing and Bulk Storage
3.	Airstrips and Hangars Operation
4.	Antifreeze and De-icing Manufacturing and Bulk Storage
5.	Asphalt and Bitumen Manufacturing
6.	Battery Manufacturing, Recycling and Bulk Storage
7.	Boat Manufacturing
8.	Chemical Manufacturing, Processing and Bulk Storage
9.	Coal Gasification
10.	Commercial Autobody Shops
11.	Commercial Trucking and Container Terminals
12.	Concrete, Cement and Lime Manufacturing
13.	Cosmetics Manufacturing, Processing and Bulk Storage
14.	Crude Oil Refining, Processing and Bulk Storage
15.	Discharge of Brine related to oil and gas production
16.	Drum and Barrel and Tank Reconditioning and Recycling
17.	Dye Manufacturing, Processing and Bulk Storage
18.	Electricity Generation, Transformation and Power Stations
19.	Electronic and Computer Equipment Manufacturing
20.	Explosives and Ammunition Manufacturing, Production and Bulk Storage
21.	Explosives and Firing Range

<b>Item</b>	<b>Potentially Contaminating Activity (PCAs)</b>
22.	Fertilizer Manufacturing, Processing and Bulk Storage
23.	Fire Retardant Manufacturing, Processing and Bulk Storage
24.	Fire Training
25.	Flocculants Manufacturing, Processing and Bulk Storage
26.	Foam and Expanded Foam Manufacturing and Processing
27.	Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles
28.	Gasoline and Associated Products Storage in Fixed Tanks
29.	Glass Manufacturing
30.	Importation of Fill Material of Unknown Quality
31.	Ink Manufacturing, Processing and Bulk Storage
32.	Iron and Steel Manufacturing and Processing
33.	Metal Treatment, Coating, Plating and Finishing
34.	Metal Fabrication
35.	Mining, Smelting and Refining; Ore Processing; Tailings Storage
36.	Oil Production
37.	Operation of Dry-Cleaning Equipment (where chemicals are used)
38.	Ordnance Use
39.	Paints Manufacturing, Processing and Bulk Storage
40.	Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications
41.	Petroleum-derived Gas Refining, Manufacturing, Processing and Bulk Storage
42.	Pharmaceutical Manufacturing and Processing
43.	Plastics (including Fibreglass) Manufacturing and Processing
44.	Port Activities, including Operation and Maintenance of Wharves and Docks
45.	Pulp, Paper and Paperboard Manufacturing and Processing
46.	Rail Yards, Tracks and Spurs

<b>Item</b>	<b>Potentially Contaminating Activity (PCAs)</b>
47.	Rubber Manufacturing and Processing
48.	Salt Manufacturing, Processing and Bulk Storage
49.	Salvage Yard, including automobile wrecking
50.	Soap and Detergent Manufacturing, Processing and Bulk Storage
51.	Solvent Manufacturing, Processing and Bulk Storage
52.	Storage, Maintenance, Fueling and Repair of Equipment, Vehicles, and Material used to Maintain Transportation Systems.
53.	Tannery
54.	Textile Manufacturing and Processing
55.	Transformer Manufacturing, Processing and Use
56.	Treatment of Sewage equal to or greater than 10,000 litres per day
57.	Vehicles and Associated Parts Manufacturing
58.	Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners
59.	Wood Treating and Preservative Facility and Bulk Storage of Treated and Preserved Wood Products

Note: the above-noted PCAs may change from time-to-time. Please refer to the Provincial Brownfields Regulation O.Reg.153/04 for the official list of PCAs.

performance of the work and reports provided to the Region that is subject to this Reliance Letter. This indemnity shall be in addition to and not in lieu of any insurance to be provided by the Consultant/Company in accordance with this reliance letter.

Signed and Sealed by Qualified Person: Marty Barons, P.Eng., QP<sub>ESA</sub>

Date: March 1, 2023

*M. Barons*



Signed by person authorized to bind Consulting Firm: Warren Croft, P.Eng., QP<sub>ESA</sub>

Date: March 1, 2023

*W. Croft*

Signed by Property Owner or Authorized Officer: *[Signature]*  
Name (please print): Jeff Risi  
Name of Company (if applicable): 2695867 Ontario Inc.  
Title of Authorized Officer: A.S.O  
Address: 71 Shannon Street  
Telephone: 647-333-8200 (John Cooper)  
Fax/Email: jeff@jandjdevelopments.ca  
Date: May 5, 2023

Note: Edits to this document are only permitted in areas within the square brackets e.g. [ABC Engineering Ltd.]

→ The Power of Commitment



**THE REGIONAL MUNICIPALITY OF DURHAM**  
CHILDREN'S SERVICES DIVISION

**CERTIFICATE OF INSURANCE**

**PROOF OF LIABILITY INSURANCE WILL BE ACCEPTED ON THIS FORM ONLY.**

**THIS FORM MUST BE COMPLETED AND SIGNED BY YOUR AGENT, BROKER OR INSURER**

**ALL INSURERS SHOWN MUST BE LICENSED TO OPERATE IN CANADA**

*This is to certify that the Named Insured hereon is insured as described below*

Named Insured GHD Limited Project No. 12585643	Address of the Named Insured 455 Phillip Street, Waterloo, ON, N2L 3X2
---	---

Location and Operations of the Named Insured for which Certificate is issued: ALL OPERATIONS PERFORMED FOR THE REGION OF DURHAM

**AUTOMOBILE LIABILITY INSURANCE**

INSURING COMPANY	POLICY NUMBERS	LIMIT OF COVERAGE	EFFECTIVE DATE	EXPIRY DATE
LLOYDS Underwriters under Agreement B6006QBECAN2022	Automobile Liability Auto13643	\$1,000,000 Deductible, if any:	01/12/2022	01/12/2023
	Excess Liability (if applicable)			

The above policy(ies) must cover all vehicles owned in whole or in part and licensed in the name of the insured including all vehicles leased on a long term basis for which the insured is required by contract to provide bodily injury and property damage insurance.

**COMMERCIAL GENERAL LIABILITY**

INSURING COMPANY	POLICY NUMBERS	LIMIT OF COVERAGE	EFFECTIVE DATE	EXPIRY DATE
Allied World Specialty Insurance Company	Commercial General Liability 0310-4514	Per Claim / Annual Aggregate \$1,000,000 Deductible, if any:	01/12/2022	01/12/2023
	Excess Liability (if applicable)	Per Claim / Annual Aggregate		

Provisions of Amendments or Endorsements of Listed Policy(ies)

**PROFESSIONAL LIABILITY – Claims Made Basis –  YES  NO**

INSURING COMPANY	POLICY NUMBERS	LIMIT OF COVERAGE	EFFECTIVE DATE	EXPIRY DATE
Lloyds of London	Professional Liability B080113856P22	Per Claim / Annual Aggregate \$2,000,000/\$4,000,000 Deductible, if any:	01/12/2022	01/12/2023
	Excess Professional Liability (if applicable)	Per Claim / Annual Aggregate		

- IS THE LIMIT INCLUSIVE OF INDEMNITY AND CLAIMS EXPENSES -  YES  NO  
- IF THE POLICY IS ON A CLAIMS MADE BASIS HAVE THERE BEEN ANY CLAIMS NOTICES GIVEN FOR THIS POLICY TERM -  YES  NO

**ENVIRONMENTAL LIABILITY – Claims Made Basis –  YES  NO Occurrence Basis –  YES  NO**

INSURING COMPANY	POLICY NUMBERS	LIMIT OF COVERAGE	EFFECTIVE DATE	EXPIRY DATE
	Environmental Liability	Per Claim / Annual Aggregate Deductible, if any:		
	Excess Environmental Liability (if applicable)	Per Claim / Annual Aggregate		

- IS THE LIMIT INCLUSIVE OF INDEMNITY AND CLAIMS EXPENSES -  YES  NO  
- IF THE POLICY IS ON A CLAIMS MADE BASIS HAVE THERE BEEN ANY CLAIMS NOTICE GIVEN FOR THIS POLICY TERM -  YES  NO

COMMERCIAL GENERAL LIABILITY is issued on an 'occurrence' basis form and is extended to include Personal Injury Liability, Contractual Liability, Non-Owned Automobile Liability, Owner's and Contractor's Protective Coverage, Products/Completed Operations, Contingent Employer's Liability, Cross Liability Clause and Severability of Interest Clause.

With respect to Commercial General Liability Insurance, THE REGIONAL MUNICIPALITY OF DURHAM is added as an Additional Insured but only with respect to its liability arising out of the operations of the Named Insured.

The policy(ies) identified above shall apply as primary insurance and not excess to any other insurance available to The Regional Municipality of Durham.

If cancelled or changed so as to reduce the coverage as outlined on this certificate, during the period of coverage as stated herein, thirty (30) days, prior written notice by registered mail will be given by the Insurer(s) to: **The Regional Municipality of Durham, Attention: Children's Services Division, Purchase of Service Program, 605 Rossland Road East, Whitby, ON, L1N 6A3**

I certify that the insurance is in effect as stated in this certificate and that I have authorization to issue this certificate for and on behalf of the insurer(s).

Date March 1st, 2023	Name, Address, Fax and Telephone Number of Certifying Party Willis Canada Inc., A Willis Towers Watson Company 100 KING STREET WEST, SUITE 4700 TORONTO, ON M5X 1E4 CANADA	Signature of Authorized Representative or Official 	WILLIS CANADA INC. A Willis Towers Watson Company
		Print Name of above Authorized Representative or Official Danielle McAskill	

Issue date: February 1, 2012



Planning and  
Economic  
Development  
Department

\* N/A under  
Guideline # 36  
of MDS

## Attachment #2 Minimum Distance Separation Sheet

Regional Municipality of Durham  
Planning and Economic Development Department  
605 Rossland Road East, 4th Floor  
P.O. Box 623, Whitby, Ontario L1N 6A3  
Telephone (905) 668-7711 Facsimile (905) 666-6208

This form is to be completed when applying for a new non-farm use within 1000 metres for a Type A land use\* and 2000 metres for a Type B land use\* of an existing livestock facility. **Complete one sheet for each different set of buildings used for housing livestock.**

Owner of Livestock Facility N/A

Township \_\_\_\_\_ Lot \_\_\_\_\_ Concession \_\_\_\_\_

Closest distance from livestock facility to the property boundary of the new lot(s) or the change in land use (metres): \_\_\_\_\_

Closest distance from manure storage to the property boundary of the new lot(s) or the change in land use (metres): \_\_\_\_\_

Tillable hectares where livestock facility located: \_\_\_\_\_

Livestock	Livestock Type	Existing Housing Capacity (Number)	Manure System (Specify or select from the drop-down list: Covered Tank, Open Solid Storage, Open Liquid Tank, Earthen Manure Storage)
Dairy	<input type="checkbox"/> Milking Cows <input type="checkbox"/> Heifers		Manure System-Dairy (select one)
Beef	<input type="checkbox"/> Cows (barn confinement) <input type="checkbox"/> Cows (barn with yard) <input type="checkbox"/> Feeders (barn confinement) <input type="checkbox"/> Feeders (barn with yard)		Manure System-Beef (select one)
Swine	<input type="checkbox"/> Sows <input type="checkbox"/> Weaners <input type="checkbox"/> Feeder Hogs		Manure System-Swine (select one)
Poultry	<input type="checkbox"/> Chicken Broilers/Roasters <input type="checkbox"/> Caged Layers <input type="checkbox"/> Chicken Breeder Layers <input type="checkbox"/> Pullets <input type="checkbox"/> Meat Turkeys (over 10 kg) <input type="checkbox"/> Meat Turkeys (5 to 10 kg) <input type="checkbox"/> Meat Turkeys (under 5 kg) <input type="checkbox"/> Turkey Breeder Layers		Manure System-Poultry (select one)
Horses	<input type="checkbox"/> Horses		Manure System-Horses (select one)
Sheep	<input type="checkbox"/> Adult Sheep <input type="checkbox"/> Feeder Lambs		Manure System-Sheep (select one)
Mink	<input type="checkbox"/> Adults		Manure System-Mink (select one)
Veal	<input type="checkbox"/> White Veal Calves		Manure System-Veal (select one)
Goats	<input type="checkbox"/> Adult Goats <input type="checkbox"/> Feeder Goats		Manure System-Goats (select one)
Other	<input type="checkbox"/>		Manure System-Other (select one)

MDS Prepared by: Name (please print): \_\_\_\_\_

Signature: \_\_\_\_\_

\*The Ontario Ministry of Agriculture and Rural Affairs, in their MDS Implementation Guidelines states that Type A land uses are characterized by uses that have a lower density of human occupancy, habitation or activity, such as residential dwellings on lots zoned agriculture and Type B land uses are characterized by uses that have a higher density of human occupancy, habitation or activity, such as residential subdivisions or major recreational uses.

### For Regional Use Only

Minimum Separation Distance: \_\_\_\_\_

Does the application comply with MDS requirements?  Yes  No

Prepared by: \_\_\_\_\_ Date: \_\_\_\_\_



**Attachment #3**  
**Authorization of Agent**

This must be completed if an agent is to be authorized to submit the application and to represent the Owner. This form must be signed by the Owner.

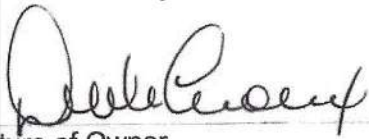
**Address of Subject Property:** Part of Lot 35, Con. 6, North of Birdie Smith Court, Udon

**Name of Registered Owner(s):** Township Of Uxbridge

**Application for Consent (list transaction type):** Creation of a new lot

As of the date of this application, I am the Registered Owner of the lands described in this application, and I have examined the contents of this application and hereby certify that the information submitted with the application is correct insofar as I have knowledge of these facts, and I authorize the submission of this application on my behalf.

HBRPlanningCentre, 2695867OntarioInc.  
Name of Authorized Agent

  
Signature of Owner

may 3/23  
Date

\_\_\_\_\_  
Signature of Owner



**Attachment #3**

**Authorization of Agent**

This must be completed if an agent is to be authorized to submit the application and to represent the Owner. This form must be signed by the Owner.

**Address of Subject Property:** Part of Lot 35, Con. 6, North of Birdie Smith Court, Udora

**Name of Registered Owner(s):** 2695867 Ontario Inc.

**Application for Consent (list transaction type):** Creation of a new lot

As of the date of this application, I am the Registered Owner of the lands described in this application, and I have examined the contents of this application and hereby certify that the information submitted with the application is correct insofar as I have knowledge of these facts, and I authorize the submission of this application on my behalf.

HBR Planning Centre  
Name of Authorized Agent

May 5th 2023  
Date

  
Signature of Owner  
Jeff Risi  
A.S.O.

\_\_\_\_\_  
Signature of Owner

## **ADDENDUM TO CONSENT TO SEVER APPLICATION**

### **Question 3: Description of Land for which the application is being made**

#### **Lands owned by 2695867 Ontario Inc.**

Part of Lot 35, Concession 6, more particularly described as Part of Part 5, Part of Part 15, and Part 27, on 40R-23286, in the Township of Uxbridge, Regional Municipality of Durham.

#### **Lands owned by Township of Uxbridge**

Part of Ontario Street, and Part of Lots 94, and 95, Registered Plan 64, more particularly described as Parts 2 and 5, and Part of Parts 4, and 6 on 40R-31931, in the Township of Uxbridge, Regional Municipality of Durham.

### **Question 10**

Previous Minor Variance applications filed on lands owned by 2695867 Ontario Inc. Application File Nos. A15/2017 and A16/2017, which were approved.

Lands currently subject to Minor Variance application filed simultaneously with this Consent to Sever application.

### **QUESTION 19 (f)**

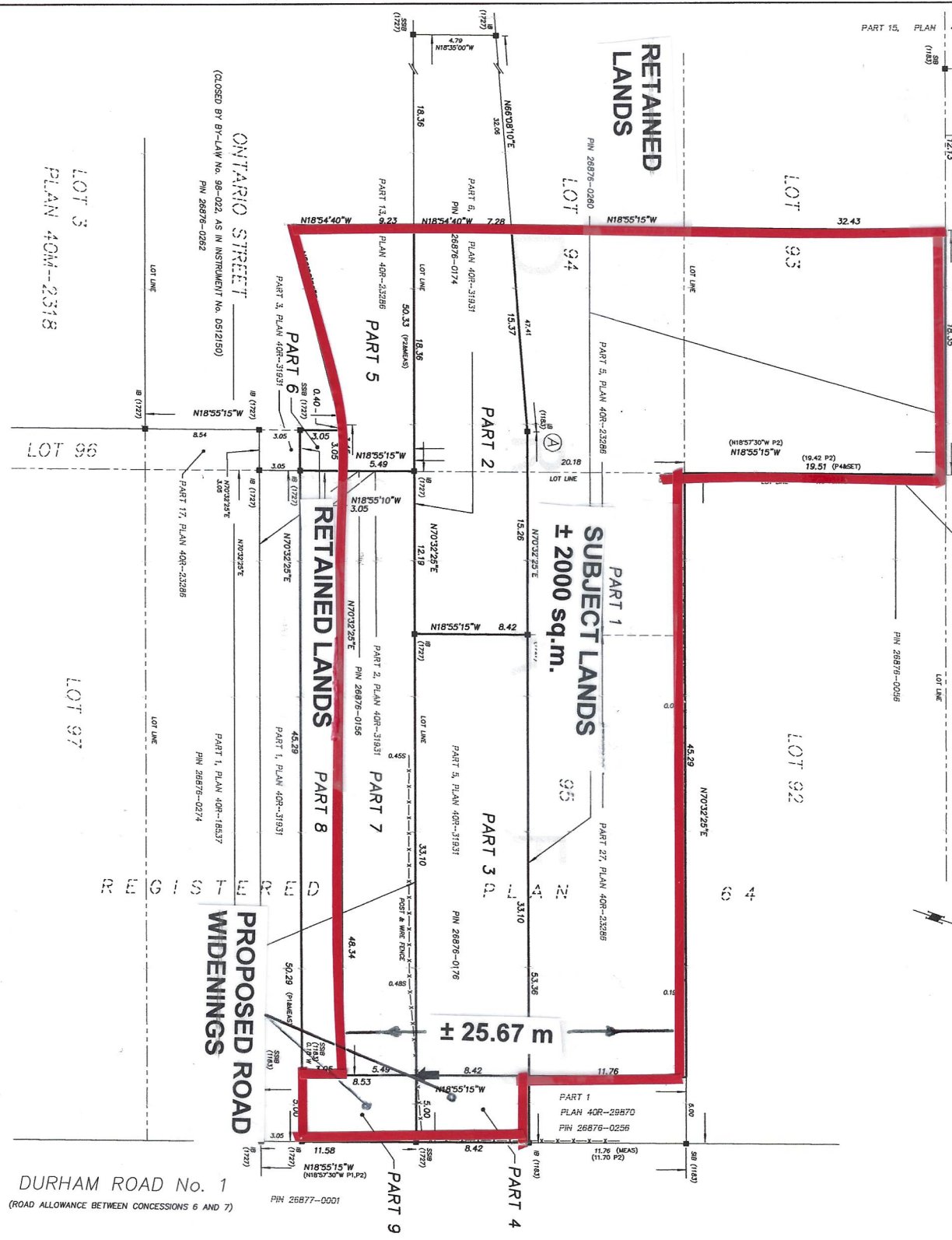
The Retained Lands currently front onto the unopened road allowance of Ontario Street. While Policy 14.8.5 of the Durham Official Plan would require that the remaining lands have frontage on a public road, Policy 14.8.6 of the Region of Durham Official Plan states:

"14.8.6 Notwithstanding Policy 14.8.5, a land-locked parcel related to a land assembly for a future subdivision proposal may be created, provided that there is an overall plan, indicating the approximate extent of the land assembly and provisions for future access."

The remaining lands are to form part of a future plan of subdivision and it is intended that the current unopened road allowance will be developed as a road way connecting the subdivision lands to the west (King Cole Holdings Inc.) to the existing terminus of Birdie Smith Court. The proposed remaining lands would have access to this public roadway, once constructed, thereby conforming with Policy 14.8.6 as stated above.

# PROPOSED SEVERANCE OF PART OF LOT 35, CONCESSION 6, (UDORA), TOWNSHIP OF UXBRIDGE

PART	LOT	PLAN	PIN	AREA
1	PART OF 93, 94 & 95		28878-0280	1114 sq.m.
2	PART OF 94, 95		28878-0174	248 sq.m.
3	PART OF 96		28878-0176	280 sq.m.
4	PART OF 96	REGISTERED PLAN 64	28878-0282	42 sq.m.
5	PART OF ONTARIO STREET		28878-0274	128 sq.m.
6	PART OF ONTARIO STREET		28878-0156	245 sq.m.
7	PART OF ONTARIO STREET		28878-0156	138 sq.m.
8	PART OF ONTARIO STREET		28878-0156	45 sq.m.
9	PART OF ONTARIO STREET		28878-0156	45 sq.m.



DURHAM ROAD No. 1  
(ROAD ALLOWANCE BETWEEN CONCESSIONS 6 AND 7)

THE INTENDED PLOT SIZE OF THIS PLAN IS 609MM IN WIDTH BY 457MM IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:200

**PLAN OF SURVEY OF PART OF ONTARIO STREET & PART OF LOTS 93, 94 AND 95 REGISTERED PLAN 64 TOWNSHIP OF UXBRIDGE REGIONAL MUNICIPALITY OF DURHAM**

SCALE 1:1,200 METRES

**LEGEND**

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SSB DENOTES SHORT STANDARD IRON BAR
- SIB DENOTES STANDARD IRON BAR
- 1143 DENOTES PLASTER BAR
- 1727 DENOTES CONCRETE PIN
- OU DENOTES ROUND
- P1 DENOTES PLAN 40R-18337
- P2 DENOTES PLAN 40R-23286
- P3 DENOTES PLAN 40R-31931
- P4 DENOTES PLAN 40R-21242
- P5 DENOTES PLAN 40R-31931
- P6 DENOTES PLAN 40R-31931
- P7 DENOTES PLAN 40R-31931
- P8 DENOTES PLAN 40R-31931
- P9 DENOTES PLAN 40R-31931

**BEARING NOTES**

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17 (81° WEST LONGITUDE), NAD83(CRS)S(2010). FOR BEARING COMPARISONS, THE FOLLOWING ROTATIONS WERE APPLIED: P1 P2 - 117.11°; COUNTER-CLOCKWISE

**DISTANCE NOTES - METRIC**

DISTANCES ARE METRES AND CAN BE CONVERTED TO FEET BY DIVING BY 0.3048. DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.998927.

**SURVEYOR'S CERTIFICATE**

I, CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE REGISTRY ACT AND THE REGULATIONS MADE UNDER THEM;
- THE SURVEY WAS COMPLETED ON

APRIL 20, 2023

DATE

Er. GARDEN, O.L.S. 177

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER #####

**INTEGRATION DATA**

OBSERVED REFERENCE POINTS DERIVED FROM GPS OBSERVATIONS USING A REAL TIME NETWORK, AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE), NAD83(CRS)S(2010).

POINT ID	NORTHING	EASTING
1	4401657.29	644005.54
2	4401657.29	644005.54
3	4401657.29	644005.54
4	4401657.29	644005.54
5	4401657.29	644005.54
6	4401657.29	644005.54
7	4401657.29	644005.54
8	4401657.29	644005.54
9	4401657.29	644005.54

URBAN ACCURACY PER SEC. 14(2), OREGA, 219/710.

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# REPORT

## Development Services - Planning

**TO:** Mayor and Members of Council  
**FROM:** Kyle Rainbow, Director of Development Services  
**DATE:** June 26, 2023  
**REPORT:** DS 35/23 **FILE NO.**

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**SUBJECT:** Downtown Community Improvement Plan Update  
22 Brock Street West

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### **BACKGROUND:**

This report was prepared to update Council on the status of an application received for the Community Improvement Plan for 2023.

### **DISCUSSION:**

A successful submission has been received for 22 Brock St W (Getaway Travel). The scope of the proposed work and the supporting documentation are attached. The total renovation cost for this project is \$8,842.45 (excluding HST). The proponent was therefore eligible for a grant of \$4,421.13.

Further to the 2022 updates Community Improvement Plan, funding requests under the Building Façade and Signage Improvement Grant Program are approved by the Development Services Department with updates presented to Council for information when a successful application is received.

### **ALIGNMENT TO STRATEGIC PRIORITIES:**

**Good Governance**

The recommendations of this report do not conflict with this priority.

### **A Vibrant and Growing Economy**

The Downtown Community Improvement Plan engages our business community and promotes economic development. The Building Façade and Signage Improvement Grant Program specifically encourages businesses to enhance the streetscape of Uxbridge's downtown, which supports Uxbridge as a tourist destination.

### **Collaboration and Partnerships**

Supporting Downtown revitalization by supporting downtown businesses and property owners supports existing and new partnerships.

### **Community Engagement**

The recommendations of this report do not conflict with this priority.

### **Community Well-Being**

The recommendations of this report do not conflict with this priority.

## **RECOMMENDATION**

THAT Report DS-35/23 of Kyle Rainbow, Director of Development Services regarding a Downtown Community Improvement Plan Update for 22 Brock Street W be received for information.

Respectfully Submitted by:



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Kyle Rainbow  
Director, Development Services

**BY-LAW NO. 2023-068**

**OF**

**THE CORPORATION OF THE TOWNSHIP OF UXBRIDGE**

**BEING A BY-LAW TO AUTHORIZE ENTERING INTO A GRANT AGREEMENT WITH LAKE SIMCOE REGION CONSERVATION AUTHORITY REGARDING THE SOUTH BALSAM STREET POND RETROFIT - CATCH BASIN SHIELDS**

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF UXBRIDGE HEREBY ENACTS A BY-LAW AS FOLLOWS:**

1. THAT the Mayor and Clerk are hereby authorized to enter into a Grant Agreement with Lake Simcoe Region Conservation Authority regarding South Balsam Street Pond Retrofit - Catch Basin Shields.
2. THAT a copy of the Agreement be filed in the office of the Clerk.

**READ a FIRST, SECOND and THIRD time and finally passed this 26<sup>th</sup> day of June, 2023.**

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DAVE BARTON  
MAYOR

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DEBBIE LEROUX  
CLERK

**BY-LAW NO. 2023-069**

**OF**

**THE CORPORATION OF THE TOWNSHIP OF UXBRIDGE**

**BEING A BY-LAW TO AUTHORIZE ENTERING INTO A STANDARD  
CROSSING WARNING SYSTEM MODIFICATION AGREEMENT  
WITH CANADIAN NATIONAL RAILWAY COMPANY**

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP  
OF UXBRIDGE HEREBY ENACTS A BY-LAW AS FOLLOWS:**

1. THAT the Mayor and Clerk are hereby authorized to enter into a Standard Crossing Warning System Modification Agreement with Canadian National Railway Company.
2. THAT a copy of the Agreement be filed in the office of the Clerk.

**READ a FIRST, SECOND and THIRD time and finally passed this 26<sup>th</sup> day of  
June, 2023.**

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DAVE BARTON  
MAYOR

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DEBBIE LEROUX  
CLERK

**BY-LAW NO. 2023-070**

**OF**

**THE CORPORATION OF THE TOWNSHIP OF UXBRIDGE**

**BEING A BY-LAW TO AUTHORIZE ENTERING INTO AN AGREEMENT WITH ROYAL CROWN CONSTRUCTION WITH RESPECT TO TENDER U23-08 - SIDEWALK INSTALLATION AND REPAIR**

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF UXBRIDGE HEREBY ENACTS A BY-LAW AS FOLLOWS:**

1. THAT the Mayor and Clerk are hereby authorized to enter into an Agreement with Royal Crown Construction with respect to Tender U23-08 - Sidewalk Installation and Repair.
2. THAT a copy of the Agreement be filed in the office of the Clerk.

**READ a FIRST, SECOND and THIRD time and finally passed this 26<sup>th</sup> day of June, 2023.**

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DAVE BARTON  
MAYOR

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DEBBIE LEROUX  
CLERK

**BY-LAW NO. 2023-071**

**OF**

**THE CORPORATION OF THE TOWNSHIP OF UXBRIDGE**

**BEING A BY-LAW TO AUTHORIZE ENTERING INTO AN AGREEMENT WITH THE TORONTO AND REGION CONSERVATION AUTHORITY (TRCA) WITH RESPECT TO PERMISSION TO ENTER TRCA OWNED LANDS LOCATED AT PARKING LOT AT AGGREGATE PIT (TIMBERS LOT) ON CONCESSION 6 AND PARKING LOT AT THREE ROCKS, SOUTHEAST CORNER OF CONCESSION 7 AND UXBRIDGE-PICKERING TOWNLINE FOR THE PURPOSE OF NON-INTRUSIVE WORKS**

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF UXBRIDGE HEREBY ENACTS A BY-LAW AS FOLLOWS:**

1. THAT the Mayor and Clerk are hereby authorized to enter into an Agreement with the Toronto and Region Conservation Authority (TRCA) with respect to permission to enter TRCA owned lands located at Parking Lot at Aggregate Pit (Timbers Lot) on Concession 6 and Parking Lot at Three Rocks, southeast corner of Concession 7 and Uxbridge-Pickering Townline for the purpose of non-intrusive works.
2. THAT a copy of the Agreement be filed in the office of the Clerk.

**READ a FIRST, SECOND and THIRD time and finally passed this 26<sup>th</sup> day of June, 2023.**

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DAVE BARTON  
MAYOR

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DEBBIE LEROUX  
CLERK

**BY-LAW NO. 2023-072**

**OF**

**THE CORPORATION OF THE TOWNSHIP OF UXBRIDGE**

**BEING A BY-LAW TO ADOPT THE TOWNSHIP OF UXBRIDGE  
COMMUNITY BANNER POLICY**

**WHEREAS** the Township has received requests from the public regarding the installation of special interest group banners on banner hardware in the Township;

**AND WHEREAS** the Township currently has a banner program managed by the Township, BIA and outside organizations;

**AND WHEREAS** the goal of this Banner Policy is to bring all banner-related activities under the purview of the Township, as doing so will help ensure a streamlined and fair process for banner applications and approvals.

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF UXBRIDGE HEREBY ENACTS A BY-LAW AS FOLLOWS:**

1. THAT the Township of Uxbridge Community Banner Policy attached hereto as Schedule A be adopted.
2. AND THAT said policy to come into full force and effect on the passing of this by-law.

**READ a FIRST, SECOND and THIRD time and finally passed this 26<sup>th</sup> day of June, 2023.**

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DAVE BARTON  
MAYOR

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DEBBIE LEROUX  
CLERK

**BY-LAW NO. 2023-073**

**OF**

**THE CORPORATION OF THE TOWNSHIP OF UXBRIDGE**

**BEING A BY-LAW TO ADOPT THE TOWNSHIP OF UXBRIDGE  
MUNICIPAL ASSET AND STREET NAMING POLICY**

**WHEREAS** Township has received requests from the public regarding the naming of municipal assets and streets in the Township;

**AND WHEREAS** Township Staff have collaborated to bring this Policy together to help ensure a fair, consistent, transparent, and appropriate naming process for Municipal Assets and Streets.

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF UXBRIDGE HEREBY ENACTS A BY-LAW AS FOLLOWS:**

1. THAT the Township of Uxbridge Municipal Asset and Street Naming Policy attached hereto as Schedule A be adopted.
2. AND THAT said policy to come into full force and effect on the passing of this by-law.

**READ a FIRST, SECOND and THIRD time and finally passed this 26<sup>th</sup> day of June, 2023.**

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DAVE BARTON  
MAYOR

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DEBBIE LEROUX  
CLERK

**BY-LAW NO. 2023-074**

**OF**

**THE CORPORATION OF THE TOWNSHIP OF UXBRIDGE**

**BEING A BY-LAW PASSED PURSUANT TO THE PROVISIONS OF SECTIONS 34 AND 36 OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, TO AMEND ZONING BY-LAW NO. 81-19, AS AMENDED, OF THE CORPORATION OF THE TOWNSHIP OF UXBRIDGE, WITH RESPECT TO CERTAIN LANDS LOCATED IN LOT 12, PLAN 40M2336, UXBRIDGE, REGIONAL MUNICIPALITY OF DURHAM, S/T EASEMENT IN GROSS UNTIL 2026 12 08 AS IN DR568402 S/T EASEMENT IN GROSS OVER PT 6 ON PLAN 40R24690 AS IN DR607858 (45 ANDERSON BOULEVARD – ROB-DON PROPERTIES)**

**WHEREAS** the Council of the Corporation of the Township of Uxbridge amended Zoning By-law No. 81-19 by Zoning By-law No. 2003-064 with respect to the use of land, or erection, alteration or use of any building on certain lands described as LOT 12, PLAN 40M2336, UXBRIDGE, REGIONAL MUNICIPALITY OF DURHAM, S/T EASEMENT IN GROSS UNTIL 2026 12 08 AS IN DR568402 S/T EASEMENT IN GROSS OVER PT 6 ON PLAN 40R24690 AS IN DR607858, in the Geographic Township of Uxbridge, Region of Durham and known municipally as 45 Anderson Boulevard (45 ANDERSON BOULEVARD – ROB-DON PROPERTIES INC.);

**AND WHEREAS** Zoning By-law No. 2003-064 included the use of the Holding (H) Symbol which precludes certain uses of the lands until the conditions for the lifting of the Holding (H) Symbol as set out in Zoning By-law No. 2003-064 have been met;

**AND WHEREAS** the conditions for the lifting of the Holding (H) Symbol as set out in Zoning By-law No. 2003-064 have been met and the Council of the Corporation of the Township of Uxbridge now considers it appropriate to remove the Holding (H) symbol on the lands described LOT 12, PLAN 40M2336, UXBRIDGE, REGIONAL MUNICIPALITY OF DURHAM, S/T EASEMENT IN GROSS UNTIL 2026 12 08 AS IN DR568402 S/T EASEMENT IN GROSS OVER PT 6 ON PLAN 40R24690 AS IN DR607858, in the Geographic Township of Uxbridge, Region of Durham and known municipally as 45 Anderson Boulevard;

**AND WHEREAS** the Council of the Corporation of the Township of Uxbridge did give notice by ordinary mail of its intent to pass the amending by-law to remove the holding (H) symbol to every owner of land within 120 metres in the area where the subject land is located on, June 12<sup>th</sup>, 2023 and did post said Notice on the Township Website concurrently.

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF UXBRIDGE HEREBY ENACTS A BY-LAW AS FOLLOWS:**

1. THAT Schedule 'A3' of Zoning By-law No. 81-19, as amended by Zoning By-law No. 2003-064 is hereby amended by deleting the Holding (H) Symbol from the Holding Residential Multiple Exception No. 36 ((H)M1-36) Zone with respect to certain lands in LOT 12, PLAN 40M2336, UXBRIDGE, REGIONAL MUNICIPALITY OF DURHAM, S/T EASEMENT IN GROSS UNTIL 2026 12 08 AS IN DR568402 S/T EASEMENT IN GROSS OVER PT 6 ON PLAN 40R24690 AS IN DR607858 and known municipally as 45 Anderson Boulevard, in accordance with Schedule 'A' attached hereto and by reference forming part of this By-law.
2. THAT Section 4.18.9.36 entitled "HOLDING RURAL INDUSTRIAL EXCEPTION NO. 36((H) M1-36) ZONE" of Zoning By-law No. 81-19, as amended, is hereby amended by:

- a. Amending the title to read as follows:  
RURAL INDUSTRIAL EXCEPTION NO. 36 (M1-36)  
ZONE
  - b. Deleting Subsection 4.18.9.36 a. and c.;
  - c. Deleting the phrase “Upon removal of the Holding (H) Symbol within the Holding” at the beginning of Subsection 4.18.9.36 b. and replace it with the phrase “Within the”:
  - d. Delete the term “(H)” before the term “M1-36” in Subsection 4.18.9.36 b. and;
  - e. Deleting the letter “b.” in Subsection 4.18.9.36 b.;
  - f. Delete the term “b” after the term “4.18.9.36” in Subsection 4.18.9.36.1.
3. THAT Zoning By-law No. 81-19, as amended, is hereby amended to give effect to the foregoing, but Zoning By-law No. 81-19, as amended, shall in other respects remain in full force and effect save as may be otherwise amended or hereinafter dealt with.
4. THAT this By-law shall come into force on the date it is passed by the Council of the Corporation of the Township of Uxbridge subject to the applicable provisions of the Planning Act, R.S.O. 1990, as amended.

**READ A FIRST, SECOND and THIRD time and finally passed on the 26<sup>th</sup> day of June, 2023.**

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DAVE BARTON  
MAYOR

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DEBBIE LEROUX  
CLERK

**BY-LAW NO. 2023-075**

**OF**

**THE CORPORATION OF THE TOWNSHIP OF UXBRIDGE**

**BEING A BY-LAW TO APPOINT TOWNSHIP OFFICIALS AND  
VARIOUS MEMBERS TO BOARDS AND COMMITTEES FOR THE  
2022-2026 TERM OF COUNCIL #**

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE  
TOWNSHIP OF UXBRIDGE HEREBY ENACTS A BY-LAW AS FOLLOWS:**

1. THAT the following be appointed for the 2022-2026 term of Council or until their successors are appointed:

<b><u>Appointment</u></b>	<b><u>Name</u></b>
Environment and Sustainability Committee	Kim Baker

**READ a FIRST, SECOND and THIRD time and finally passed this 26<sup>th</sup> day of  
June, 2023.**

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DAVE BARTON  
MAYOR

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DEBBIE LEROUX  
CLERK

**BY-LAW NO. 2023-076**

**OF**

**THE CORPORATION OF THE TOWNSHIP OF UXBRIDGE**

**BEING A BY-LAW TO AMEND BY-LAW 2012-174 BEING A BY-LAW TO ESTABLISH A SCHEDULE OF RETENTION PERIODS FOR RECORDS**

**WHEREAS** a review of the Township's Schedule of Retention Periods for Records indicated that various folder names and/or retention periods within said schedule needed to be revised/updated.

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF UXBRIDGE HEREBY ENACTS A BY-LAW AS FOLLOWS:**

1. Schedule 1 to By-law 2012-174, Records Retention By-law be amended as follows:

FOLDER NAME	RETENTION
D-04 Residential Development and Property Files	P
D-17 Community Improvement Projects	P
D-18 Municipal Addressing	P
D-23 Pre-Consultation Meeting Records	P
D-24 Hamlet Plans	P
E-10 Pits & Quarries	P
P-12 Provincial Offences	T+1
F-05 Budgets Operating & Capital	P
F-06 Capital Assets	P
F-07 Other (FIR & DC)	C+6
F-09 Employee and Council Expenses and Timesheets	C+6
F-13 Journal Vouchers/Entries	P
F-17 Insurance	C+6
F-22 Property Tax	P
F-26 HST & GST	C+6
F-27 Treasury	P

2. THAT said amendments to come into force and effect upon passing of this by-law.

**READ a FIRST, SECOND and THIRD time and finally passed this 26<sup>th</sup> day of June, 2023.**

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DAVE BARTON  
MAYOR

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DEBBIE LEROUX  
CLERK

**BY-LAW NO. 2023-077**

**OF**

**THE CORPORATION OF THE TOWNSHIP OF UXBRIDGE**

**BEING A BY-LAW TO AUTHORIZE ENTERING INTO AN  
AGREEMENT WITH RIGHT SEAL INC. WITH RESPECT TO  
TENDER U23-16 – ROUT AND SEAL.**

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP  
OF UXBRIDGE HEREBY ENACTS A BY-LAW AS FOLLOWS:**

1. THAT the Mayor and Clerk are hereby authorized to enter into an Agreement with Right Seal Inc. with respect to Tender U23-16 – Rout and Seal.
2. THAT a copy of the Agreement be filed in the office of the Clerk.

**READ a FIRST, SECOND and THIRD time and finally passed this 26<sup>th</sup> day of  
June, 2023.**

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DAVE BARTON  
MAYOR

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DEBBIE LEROUX  
CLERK

**BY-LAW NO. 2023-077**

**OF**

**THE CORPORATION OF THE TOWNSHIP OF UXBRIDGE**

**BEING A BY-LAW TO CONFIRM THE  
PROCEEDINGS OF COUNCIL AT ITS REGULAR  
MEETING HELD ON MONDAY, JUNE 26, 2023**

**THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF UXBRIDGE  
HEREBY ENACTS A BY-LAW AS FOLLOWS:**

1. THAT the action of the Council at its Regular Meeting held on Monday, June 26, 2023, and in respect of each recommendation contained therein and in respect of each motion, resolution and other action passed and taken by the Council at its meeting is, subject to the prior approval of the Ontario Municipal Board where required, hereby adopted, ratified and confirmed as if all such proceedings were expressly in this By-law.
2. THAT the Mayor and the proper officers of the Corporation are hereby authorized and directed to do all things necessary to give effect to the said action or to obtain approvals where required, and the Mayor and Clerk are hereby directed to execute all documents necessary in that behalf and the Clerk is hereby authorized and directed to affix the Corporate Seal of the Corporation to all such documents.

**READ a FIRST, SECOND and THIRD time and finally passed this 26<sup>th</sup> day  
of June, 2023.**

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DAVE BARTON  
MAYOR

---

DEBBIE LEROUX  
CLERK

**BY-LAW NO. 2023-078**

**OF**

**THE CORPORATION OF THE TOWNSHIP OF UXBRIDGE**

**BEING A BY-LAW TO CONFIRM THE  
PROCEEDINGS OF COUNCIL AT ITS REGULAR  
MEETING HELD ON MONDAY, JUNE 26, 2023**

**THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF UXBRIDGE  
HEREBY ENACTS A BY-LAW AS FOLLOWS:**

1. THAT the action of the Council at its Regular Meeting held on Monday, June 26, 2023, and in respect of each recommendation contained therein and in respect of each motion, resolution and other action passed and taken by the Council at its meeting is, subject to the prior approval of the Ontario Municipal Board where required, hereby adopted, ratified and confirmed as if all such proceedings were expressly in this By-law.
2. THAT the Mayor and the proper officers of the Corporation are hereby authorized and directed to do all things necessary to give effect to the said action or to obtain approvals where required, and the Mayor and Clerk are hereby directed to execute all documents necessary in that behalf and the Clerk is hereby authorized and directed to affix the Corporate Seal of the Corporation to all such documents.

**READ a FIRST, SECOND and THIRD time and finally passed this 26<sup>th</sup> day  
of June, 2023.**

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DAVE BARTON  
MAYOR

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DEBBIE LEROUX  
CLERK