

Marlene J. Riddle

Zephyr, Ontario
L0E 1T0

September 13, 2022

The Corporation of the Township of Uxbridge
P.O. Box 190
Uxbridge, Ontario
L9P 1T1

Attention: Debbie Leroux, Township Clerk

Re: File No: SPD 2012-14

Enclosed you will find a copy of my comments delivered to Council at "Public Meeting 7:00 pm" yesterday concerning the above noted "Zoning By-Law Amendment."

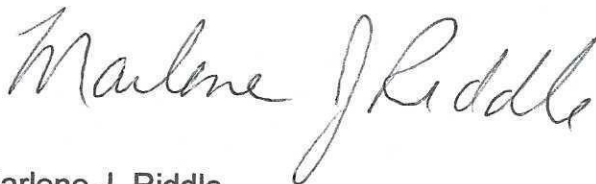
Further questions and comments are as follows:

1. Please add my name to the sign-in attendance sheet as I did not see it to sign.
2. I would like to receive a copy of By-Law 81-19
3. The notice of meeting stated files # ZBA 2012-08 (which I think is the notice itself) but also noted is SUB 2012-1 and S-U-012 which I would like to receive copies of

I still believe requests to postpone the meeting due to late posting of documents as well as consideration as our Ward Councillor and Regional Councillor will change should have been given sincere consideration which could have been bad or good?

Also, please consider this as my request to be advised of any further happenings, documents, meetings, etc on the "Sub Division".

Thank You for your assistance.



Marlene J. Riddle

Comments from Marlene Riddle to Township of Uxbridge Council

September 12, 2022 7:00 pm

I have lived in Zephyr, in the same home for 60 years and owned the home for 42 years.

Zephyr is Rural and in my opinion is not suitable for Sub-Division Homes. There are no municipal sewers, no municipal water, no public transportation such as a regular bus where you can go to the local bus stop on a daily basis or even on a weekly basis, there is a park with a limited playground and a baseball diamond (which used to have lights) and the local Zephyr Ball teams being Zephyr Spud Kings and Zephyr Kellies would play Fast Pitch Softball, there are no restaurants, no gas station, we did have a golf course now closed but we do have a Zephyr Mini Mart which encompasses a Post Office, limited groceries and LCBO.

Everyone requires a vehicle and with vehicles, this brings pollution to the relatively clean air that everyone (humans, trees, animals, birds, flowers, vegetables, even weeds, etc) need to survive which we call life. Not everyone has the means to purchase an electric vehicle at the moment.

Current Residents have chosen to make their home here. It is a quiet community, why would the Township and Region at this time entertain such an idea of whether it be, 7 homes or 24 homes (as shown on the plans posted to Township of Uxbridge Planning Web Site) for this rezoning amendment.

Zephyr is several miles away from emergency services such as Police, Fire, Ambulance, Paramedics, Hospital, Gas Station, Doctors, Grocery/Hardware/Big Box Stores, etc.

No one is considering our local Wild Life and Eco System. Provinces, Regions, Municipalities must remember that the ENVIRONMENT is critical to all of US. We all depend on one another to survive and this subdivision could be appropriate in future years when municipal sewers and water are available in Zephyr. As far as I am aware, there is nothing to my knowledge of doing this in the immediate or near future unless the Sale of 16.41' x 196.97' property on Regional Road 13 from this property to Region of Durham for \$741 in November 6, 2020 is something that residents are not aware of? An assumption of this sale is for the Region to improve Region Rd 13 which is in desperate need of repair and has been for a long while now.

With all the current "global climate warnings" and "declining water levels due to loss of glaciers" until municipal water and sewers are available in Zephyr, any development should be postponed.

This subdivision would be suitable to Uxbridge that has existing services that could handle the needs of the homes.

The Golf Course that was on the property was a good fit to the residents for relaxation, exercise and a day of enjoyment. THE REZONING AMENDMENT TO A SUB DIVISION IS NOT

Even putting 7 homes on the entire property of 40 ha would be detrimental to the environment as they would require 7 septs, 7 wells, plus run-off from the homes either being funnelled to the homes on the north side of the property or to the Environmental Protection area to the east.

All roads which require material to be brought in to build plus all the materials required to build the homes which will probably not come from any local Uxbridge or Zephyr supplier.

At one point, an adjoining neighbour called the Twp of Uxbridge in late August or early September 2020 to request the high noxious weed be cut on subject property and were advised it is "now a bird Sanctuary" - NOW IT APPEARS THE BIRD SANCTUARY means absolutely nothing

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September 12, 2022 7:00 pm

This "zoning by-law amendment" will in no way improve the current affordable housing shortage as the homes based at new building costs plus land, wells, septic, roads, etc. and in estimation will probably be well over \$1,500,000 minimum each

There are approximately 38 homes in the south east quadrant of Zephyr adjacent to the subject proposed subdivision and with Phase 1 and Phase 2 of this proposal adding $7 + 17 = 24$ which means a 63% increase. This percentage is not MINOR but is MAJOR substantial increase based on only one quadrant in a small hamlet with no municipal sewers, water, public transportation, sports facilities, no gas station as stated previously

SPF 2012-14 – Proposed Draft Plan of Subdivision "Zoning by-Law Amendment" meeting scheduled for September 12, 2022 at 7:00 pm

Several requests were sent to the Township of Uxbridge (J. Machesney) to have this meeting postponed to a later date due to late posting of electronic documents on the township website. Documents prior to September 7, 2022 at 11:24 were only available for viewing at the Township office. Viewing at the township office limits a person's ability to comprehend what is involved and since the documents are around 269 pages this would handicap anyone searching for needed information.

Also, the notice that residents received refers to File No: ZBA 2012-08 and SUB 2012-1 and S-U-012-01. Why were the contents of these files NOT POSTED TO THE PLANNING WEB SITE for all (old and new residents) to download and or read. Some residents might think this is something new but in fact it is a continuation from 2012 from which the owners withdrew both Land Division requests one on August 17, 2018 and one on September 9, 2020.

I had a full copy printed and have many many questions.

Also with the upcoming Municipal Election, next month, Ward 4 will get a new council representative and there will also be a new Region of Durham councillor.

Both of the foregoing reasons should have been reason to postpone this Zoning by-law Amendment request. Being taxpayers and residents in the Township of Uxbridge, should be enough reason to comply with this request. But NO!

Past Details from 2012 start to the "Zoning By-Law Amendment" as well as subsequent Land Division Meetings held at Region of Durham

Comments from Marlene Riddle to Township of Uxbridge Council

September 12, 2022 7:00 pm

China Canada Jing Bei Xin Min International Co. Ltd purchased property December 21, 2016.

Original Zoning By-Law Amendment started in 2012 Township of Uxbridge

LD 101/2016 – Sever 2.96 ha – originally tabled September 19, 2016 – meeting Sept 10, 2018 – no representative of Owner or Agent attended meeting. Region advised that the application was withdrawn August 27, 2018

LD 102-2016 – Grant 6.3 ha access easement. – Meeting September 19, 2016 Durham Rep visited site Sept 5, 2016 confirmed property was properly posted. No representative of the Owner or Agent attended the meeting. Meeting September 10, 2018 Durham Rep visited the property Aug 27, 2018 and advised the property was NOT properly posted. No representative of Owner or Agent attending meeting. Meeting Scheduled September 17, 2020 but application was withdrawn by the agent on September 9, 2020

The Owners Previous and Now have no consideration for the existing residents of Zephyr in regards to attending meetings what so ever or from what I can see submit correct and accurate information based on asking for a “Zoning By-Law Amendment” for 2.96 ha portion of the property but when the documents as posted by the Township are fully read, it shows drawings and comments for the entire 40 ha and NOT JUST THE 2.96 ha.

The notice received, wording as follows “Proposed Township Zoning By-Law Amendment”

“Purpose of the Applications:

- The purpose of these applications is the proposed development of a 2.96 ha portion of the total 40 ha site, to create seven (7) single detached dwellings on a L-Shaped cul-de-sac extending south from Zephyr Road. A turning circle is proposed at south of the development which could be extended in the future. Frontages of the proposed lots range from 35.4m to 106.66m and lot areas range from 0.29 ha to 0.47 ha.
- The purpose of the Draft Plan of Subdivision application is to create the seven (7) lots and the proposed public Roads
- The purpose of the Zoning By-Law Amendment application is to rezone a portion of the Subject Property from “RU-Rural” to “HR-Hamlet Residential” to implement the proposed draft plan of subdivision
- The Subject Property is currently designated “Hamlet” in the Region of Durham’s Official Plan
- The Subject Property is zoned “Rural (RU), Environmental Protection (EP), and Open Space Exception 3 (OS-3)”
- Which of the above is correct???
- In documents from Twp of Uxbridge web-site shows Phase 1 (7 lots) and Phase 2 (17 lots) in the following documents:
NHE-14-Apr-2020 Page 13 of 76; Page 26 or 76; page 76 of 76
R-SWM-Report Jul-8-2020 page 118 of 134

Comments from Marlene Riddle to Township of Uxbridge Council

September 12, 2022 7:00 pm

- ???? Which would makes this Zoning By-Law Amendment incorrect as it is not just 2.96 ha but actually the entire 40 ha
- Only 7 homes with possible future development of another 17 homes
- In documents from Twp of Uxbridge web-site shows Phase 1 (7 lots) and Phase 2 (17 lots) in the following documents:
NHE-14-Apr-2020 Page 13 of 76; Page 26 or 76; page 76 of 76
R-SWM-Report Jul-8-2020 page 118 of 134

As well as many other pages in the documents

It appears no one has addressed the entrance to Phase 1 and Phase 2, all being as follows:

- a) Using the same street in and out for all 24 homes
 - b) Street exit being obstructed by the brink of the hill.
 - c) Closeness in proximity to Dafoe Street
 - d) Street going between 311 Zephyr Road and 1 Dafoe Street. Most homes now are minimum 2 car homes, in and out street between these homes plus service vehicles, deliveries, family visitors, garbage trucks, snow plows etc
 - e) Nearness to the Park where young children are playing and riding bicycles
-

Other issues in documents downloaded from Township of Uxbridge website are as follows:

Original house for 309 Zephyr Road has not been addressed. It's address is 309 Zephyr Road but is at the south end of Dafoe Street. Will it be re-addressed, demolished or renumbered to Dafoe Street. If being renumbered to Dafoe Street, will it be completely fenced so no traffic from sub-division can use it as an alternate entrance?

Burnside Letter – April 27, 2015

Last paragraph Page 1 –

1. Nitrate attenuation for the on-site septic systems;
2. Impermeable surfaces and pre and post-development water balance;
3. Water demand and other water requirements; and
4. Water quality and treatability for the water supply wells.

This letter addresses the first three items. Addressing the water quality and treatability will require disinfecting and pumping the onsite wells before collecting additional water samples. It

Comments from Marlene Riddle to Township of Uxbridge Council

September 12, 2022 7:00 pm

was felt that this cost could be deferred until the other items were resolved. Nitrate dilution in particular is the main controlling issue in determining if the development is viable. **PROBLEM??**

Last paragraph page 2 – **LOOKS LIKE THIS IS ANOTHER PROBLEM ??**

A dilution calculation was completed in previous hydrogeology reports, however a pre and postdevelopment water balance was not provided to support the infiltration value used. This water balance is calculated below in Section 2.0. The pre-development average infiltration rate is estimated at 200 mm per year. The stormwater management report recommended that postdevelopment infiltration be increased by directing all roof drains to infiltration trenches. Postdevelopment infiltration will match pre-development infiltration by infiltrating 50% of the roof drainage.

Last paragraph page 7 – **PROBLEM**

The remaining review points dealt with the issues of water quality in the three onsite test wells. Water samples from the test wells indicated the presence of total coliforms and elevated iron, manganese, hardness and colour. It will be necessary to chlorinate the wells, then pump them and retest. It is likely that the total coliform was introduced by either the drilling or pumping equipment and should be eliminated by chlorination. Elevated iron, manganese, hardness and colour are aesthetic parameters and can be treated by readily available equipment if the homeowner wishes. As noted above, the retesting will be completed once the other outstanding issues discussed above have been resolved.

Figure No. 1

Need to address the Dilution Area as "EP"?

BURNSIDE – MAY 25, 2016 LETTER

Last Paragraph – Page 1 – **PROBLEM**

Issue 2: Nitrate Attenuation

Issue: This issue pertained to the use of land belonging to the golf course east of the subdivision to dilute the nitrate from the on-site sewage systems. The reviewer accepted the use of these lands but required revisions to the dilution calculations to reduce infiltration from 200 mm per year to 150 mm per year. This would eliminate the reliance on the enhanced infiltration systems.

Response: The revised dilution calculation using an infiltration rate of 150 mm is included below. However, the enhanced infiltration systems (e.g., roof drain infiltrators) were not recommended for the purpose of enhancing infiltration for nitrate dilution. They were proposed in the 2013 Stormwater Management Report to control stormwater on site and may still be needed to meet stormwater management requirements. If that is the case, the infiltration will still be enhanced.

Last 2 paragraphs – page 2 - **PROBLEM – DOES THIS REFER TO TEST WATER WELLS?**

The report stated that the levels were the result of agricultural practices that were only stopped in 2012. The report also stated that the levels would decline with no agricultural land use.

Comments from Marlene Riddle to Township of Uxbridge Council

September 12, 2022 7:00 pm

Additional samples were collected in April of 2016 from the three standpipes remaining on the site. An attempt to sample the standpipes in August 2015 was not successful as the standpipes were dry.

The results show a significant decline in TP-6 and a declining trend in TP-5. TP-6 is up-gradient of TP-5. The trend at TP-4 is less clear. These were the three sampling points where nitrate previously exceeded 10 mg/L. Declining nitrate supports a historic agricultural source that has been recently removed.

Issue 8 – page 3 of 4 – DOES THIS MEAN THAT PEOPLE PURCHASING PROPERTIES WILL NOT BE ABLE TO WATER THEIR LAWNS SHOULD THEY CHOOSE - ALSO DOES THIS NOT INDICATE A WATER PROBLEM?

Issue 8: Other Water Requirements

Outstanding Issue: The reviewer noted that if residents were expected to use irrigation systems then there should be an evaluation of the effects from this additional water demand. If groundwater will not be used for irrigation or geothermal for example, then this should be started and appropriate limitation put on title for the development.

Response: It was noted in an earlier letter that open loop groundwater heat pumps will not be used. Closed loop geothermal heat pumps will be allowed. In addition, the developer is not providing irrigation systems. If the Municipality requires, this can be placed on title.

Drawing # 2 – WRONG – DOES NOT SHOW AS PER NEWEST PLAN

PLANNING JUSTIFICATION REPORT

Page 1 – 1.0 Introduction - OUTDATED

This Report is intended to supplement the previous planning report by Martindale Planning Services, dated September 2012, in support of an Application for a Zoning By-law Amendment and Plan of Subdivision on Part of Lot 25, Concession 3 in the Township of Uxbridge, Region of Durham (subject property) (see **Figure 1 – Site Location**). The applications were filed by QSRP in 2012. The subject property was acquired by China Canada Jing Bei Xin Min International Co. Ltd. in January 2017. The new owners are endeavouring to address outstanding comments raised during the review of the original application, to obtain draft plan approval.

The proposed development is located in the Hamlet of Zephyr, near the intersection of Zephyr Road (County Road 13) and Concession 3 Road (County Road 39), approximately 15 kilometres north west of the Township of Uxbridge. The subject lands is approximately 5.13 hectares (12.7 acres) and has approximately 23.06 metres of frontage on Zephyr Road. Vehicular access to the former Hidden Ridge Golf Course was gained through this frontage.

Page 3 – 1.2 Pre-Consultation with the Region & Township – OUTDATED

Page 4 - Paragraph 1 – description wrong – Size and using a Right of way to get to Phase 2 ???

The total area of the subject lands is 5.13 hectares. The Plan of Subdivision will gain access from Zephyr Road to the north, and potential future access to a Phase 2 development on the former golf course property to the south will be gained through the continuation of the right-of-way through the subject lands.

Comments from Marlene Riddle to Township of Uxbridge Council

September 12, 2022 7:00 pm

Page 4 - 2.2 – **NEED A COPY OF BY LAW 81-19 HAVE NO IDEA WHAT IT IS??? & OPEN SPACE ZONE**

A zoning by-law amendment is required to implement the proposed subdivision, since the lands are presently zoned "RU – Rural" according to the Township of Uxbridge Zoning By-law No. 81-19. An application to rezone the lands to the "HR – Hamlet Residential" Zone was submitted concurrent with the application for a draft plan of subdivision. The proposed lots comply with the general intent of the minimum area requirements of the HR zone, with the average size of the lots having an area of greater than 3,000 square metres (two lots are slightly less). The two lots on the west side of "Street A" are below the 3,000-square metre requirement, with a size of approximately 2,700 square metres. These two lots are of a smaller size because they are constrained by the road configuration, due to the location of the site access point. All of the lots have frontage that exceeds the minimum required 35 metres. It is proposed that an "HR-X – Hamlet Residential – Exception Zone" be applied to these two lots to recognize the reduced lot area. **This should not even be considered as the number of lots could be reduced to a quantity of 6 which solves this. Also 6 or 7 lots for the entire 40 ha is plenty due to no municipal services and closeness to PSW (EP) AREA**

The zoning by-law amendment will also introduce an "Open Space" Zone to those lands identified as the Nitrate Attenuation Zone. The purpose of this "Open Space" Zone is to prevent future development of this area.

Pages 6-20 – **OUTDATED – TOO MANY QUESTIONS TO DETAIL**

Figure No. 1 – **Where is the "green" highlighted area – in Phase 1 or Phase 2???**

In general, many of the reports provided are cuts and paste, outdated information, and not complete or incorrect

WHICH LEAVES THE RESIDENT IN QUESTION ABOUT THIS AT ALL?

TO ME THIS REZONING IS ONLY A DISASTER WAITING TO HAPPEN
