



EXISTING AGRICULTURAL

7370

Centre Road

EXISTING AGRICULTURAL

Commission Road 6

Bolton Drive

North Street

7370 Centre Road, Uxbridge

Bridgebrook Corporation

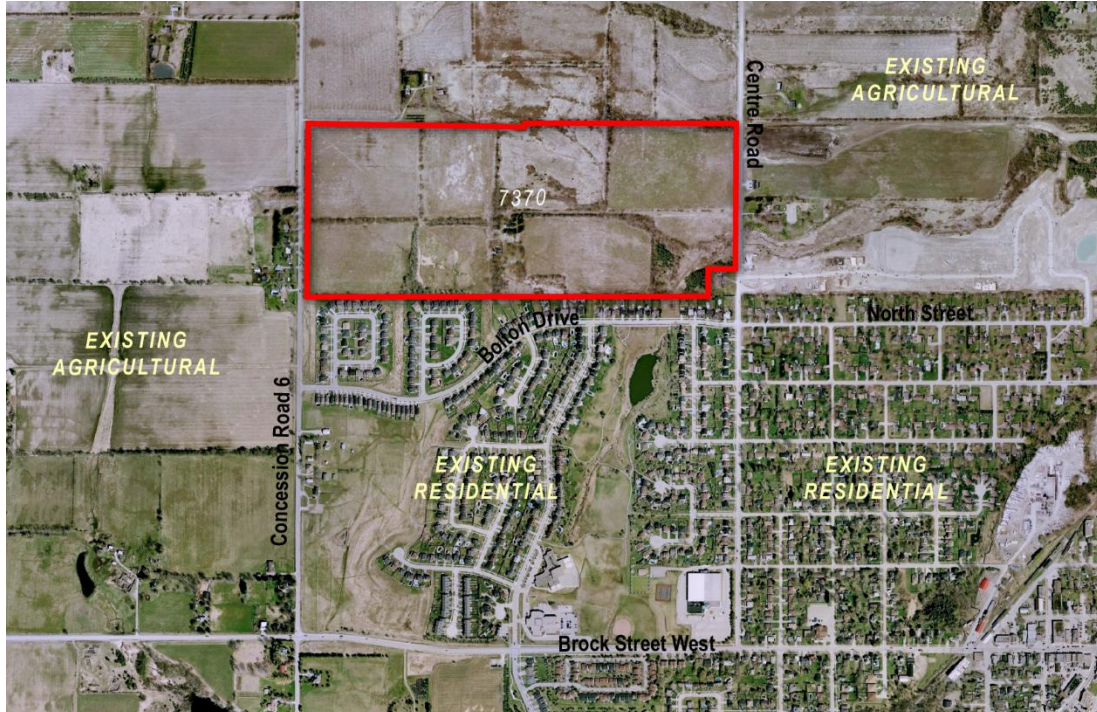
Presented by: Matthew Cory & Mark Flowers

Township of Uxbridge
Delegation | Council Meeting
May 27th, 2024

Brock Street West

MALONE GIVEN PARSONS LTD. & DAVIES HOWE LLP

SUBJECT LANDS



- **Location:** Between Concession Road 6 and Centre Road, north of Bolton Drive
- **Size:** 39.91 ha (98.62 acres)
- **Current status:** Vacant

SUBJECT LANDS
7370 Centre Road, Uxbridge



ONTARIO LAND TRIBUNAL APPROVALS

- Initial Phasing Motion made by Township pertaining to issues related to servicing capacity and allocation, claiming that Bridgebrook's applications were premature
- Bridgebrook maintained that the Ontario Land Tribunal hearing of the appeals of the applications should not be phased and, instead, all issues should be heard together at one hearing
- In a Decision/Order issued on January 31, 2023, the OLT dismissed the Township's motion, and directed that all issues in relation to Bridgebrook's appeals would be adjudicated at a single hearing
- Bridgebrook subsequently entered into a full settlement of the appeals with the Township and Region of Durham. The settlement was presented to the Tribunal at a hearing on January 15, 2024, and approved in a Decision/Order issued on April 4, 2024

APPROVED DRAFT PLAN OF SUBDIVISION



PROPOSED DEVELOPMENT

Land Use	Area	Number of Units	Population
Single-Detached (Min. 12.2m)	18.08 ha	151 units	529
Single-Detached (Min. 14.0m)		63 units	221
Links (Min. 11m)		235 units	823
Townhouses (Min. 6.1m)	1.83 ha	92 units	276
Multi-Unit Housing	0.14 ha	TBD	TBD
Parkette	0.72 ha		
Open Space	7.17 ha		
Servicing Block	0.02 ha		
Stormwater Management Facility	2.09 ha		
Roads and Walkways	9.86 ha		
Total	39.91 ha	541 units	1,848

UXBRIDGE SERVICING CAPACITY ANALYSIS

- Provincial Policy Statement, 2020 definitions for reserve servicing system capacity are as follows:
 - *Reserve sewage system capacity: means design or planned capacity in a centralized waste water treatment facility which is not yet committed to existing or approved development*
 - *Reserve water system capacity: means design or planned capacity in a centralized water treatment facility which is not yet committed to existing or approved development*
- Reserve capacity refers to the "design or planned capacity" of a facility, rather than just its existing capacity. Both designed and planned capacity are crucial considerations in determining if a property can be serviced effectively.

UXBRIDGE SERVICING CAPACITY ANALYSIS

- The Provincial D-5-1 Guideline is used for calculating the uncommitted reserve capacity for the Uxbridge Brook Water Pollution Control Plant
- Calculating uncommitted reserve capacity requires consideration of existing servicing connections and unconnected servicing commitments
- Guideline D-5-1 states that unconnected servicing commitments include “lots/units in draft approved plans of subdivision / condominium” and “maximum development potential of lands (i.e. scale and density) as permitted under existing zoning

UXBRIDGE SERVICING CAPACITY ANALYSIS

	Location	Population					
		Singles	Semis	Rows	Apts	Total	Total with Undercount
2021 Existing	Uxbridge Population Centre					11,794	12,160
	Excluding Rural Units Outside Population Centre ¹	-511				-620	-639
Subtotal - Existing 2021						11,175	11,521
Intensification	Intensification	385	0	900	400	1,685	1,737
Subtotal - Intensification		385	0	900	400	1,685	1,737
Designated Greenfield Area (DGA)	Planned DGA	18	161	255	34	468	482
	Vacant DGA					0	0
Subtotal - DGA		18	161	255	34	468	482
Total - Full Build-Out						13,327	13,740
Bridgebrook Development	7370 Centre Road	1,572	0	276	0	1,848	1,905
Total - Full Build-Out (with Bridgebrook)						1,848	15,645

Note: PPU based on Durham Region Design Criteria

Current Servicing Capacity	15,000
Current Residual Capacity	1,260
Residual Capacity (with Bridgebrook)	-645
Planned Servicing Capacity	16,470
Residual Capacity (with Bridgebrook)	825

BILL 185

- The Provincial Government recently introduced new legislation (Bill 185, *Cutting Red Tape to Build More Homes Act, 2024*) in its quest to cut red tape, speed up government processes, and meet its target of building 1.5 million new homes by 2031 to address the current housing supply crisis
- **Proposed Expanded "Use it or lose it" Powers:**
 - Proposal to enhance municipalities' authority to enforce "use it or lose it" requirements for land use approvals
 - Authorizing municipal policies for the allocation of water supply and sewage capacity, including a system for tracking servicing capacity available to support approved developments and criteria for the allocation of water supply and sewage capacity to development applications.

OUR REQUEST

- Bridgebrook requests that Township Council adopt a resolution confirming that Bridgebrook be granted wastewater servicing allocation for 1,260 persons
- Alternatively, if Council is not prepared to grant the above request at this time, we ask that Council direct Township staff to bring forward a publicly available report in response to Bridgebrook's request to a subsequent meeting in June 2024.

THANK YOU



ANY QUESTIONS?