

October 4, 2024

Frank Mazzotta



Dear Mrs. Debbie Leroux,

This letter provides the Town of Uxbridge written comments for the proposed **Zoning By-law Amendment 2024-04 Mason Homes Phase 2** application including comments for the concurrent application for **Draft Plan of Subdivision S-U-2024-01** with the Region of Durham.

At the September 23, 2024, statutory public meeting, Planning and Development Committee Chair Todd Snooks provided residents with an additional 14 days to provide comments to the Town Clerk regarding the above noted development applications.

#### **Zoning By-law Amendment 2024-04 - Mason Homes Phase 2**

- The Zoning By-law Amendment should also include zoning for a dedicated Park Block as defined in the Town's Zoning Bylaw as *RE-Recreational Zone*.

The zoning of a dedicated park block will ensure that Environmentally Protected (EP) or Open Space (OS) lands are not part of the required park block land dedication required as per the Town's Park Land Dedication By-law 2000-071.

#### **Draft Plan of Subdivision S-U-2024-01 - Mason Homes Phase 2**

- A dedicated Park Block of 0.679 Hectares (1.678 Acres) should be included in the proposed Draft Plan of Subdivision.

The proposed Draft Plan of Subdivision includes a total of 13.575 Hectares (33.545 Acres) as development lands. Within the Town's current Park Land Dedication By-law 2000-071, Section-3, parkland dedication shall be 5% and the Developer is obligated to "*convey or cause to be conveyed to the Township, free and clear of all liens and encumbrances*".

- The Park Block location should be evaluated by Town staff and be suitably located.

Within the Town's current Park Land Dedication By-law 2000-071, Section-3, "*The location and configuration of land required to be conveyed pursuant to Sections 3 and 4 shall be determined by the Township*". It is critical to choose a Park block location that meets the needs of the Phase 1 and 2 residents and takes into consideration Park programming. As such, the park block should have gentle grades, be located close to the existing open space for residents to connect to the park from Phase 1 lands and should have no constraints with utilities or other encumbrances.

Under no circumstances should the Developer be choosing the location of Park Block. Town staff should evaluate the Community needs and base their decision on current Park Development standards.

- Outdoor Recreation Development Charges (DC's) collected for the Phase 2 development should be used to construct the park.

The Town should construct the park with Development Charge monies collected for Outdoor Recreation and should have no impact on current taxes. This is typical in most municipalities where growth pays for growth.

- The Draft Plan of Subdivision should include an active transportation (AT) route.
- The route should be located on Street "A", both sides and link the Main Street bike lanes to the East and the Center Street bike lanes to the West.
- Bike lanes on Center Street from Oakside Drive north to Street "A" should also be linked.
- Town staff should evaluate the proposed road width of Street "A" to determine and ensure properly sized AT facilities can be constructed prior to Draft approval.
- The Developer should be fully responsible for the cost of constructing all active transportation facilities

The Town's Active Transportation Master Plan should inform the above noted suggestions and be updated to include these routes if not currently identified.

Please include me in any future correspondence related to the above noted applications including any notice of decisions

Sincerely,

A handwritten signature in black ink that reads "F. Mazzotta". The signature is written in a cursive style with a large, stylized initial "F".

Frank Mazzotta, OALA, CSLA, ISA

