

PUBLIC MEETING
Part of Lot 33, Concession 6
Township of Uxbridge
Zoning By-Law Amendment
& Draft Plan of Subdivision

September 23, 2024

PRESENTATION BY:



INNOVATIVE PLANNING SOLUTIONS

PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS

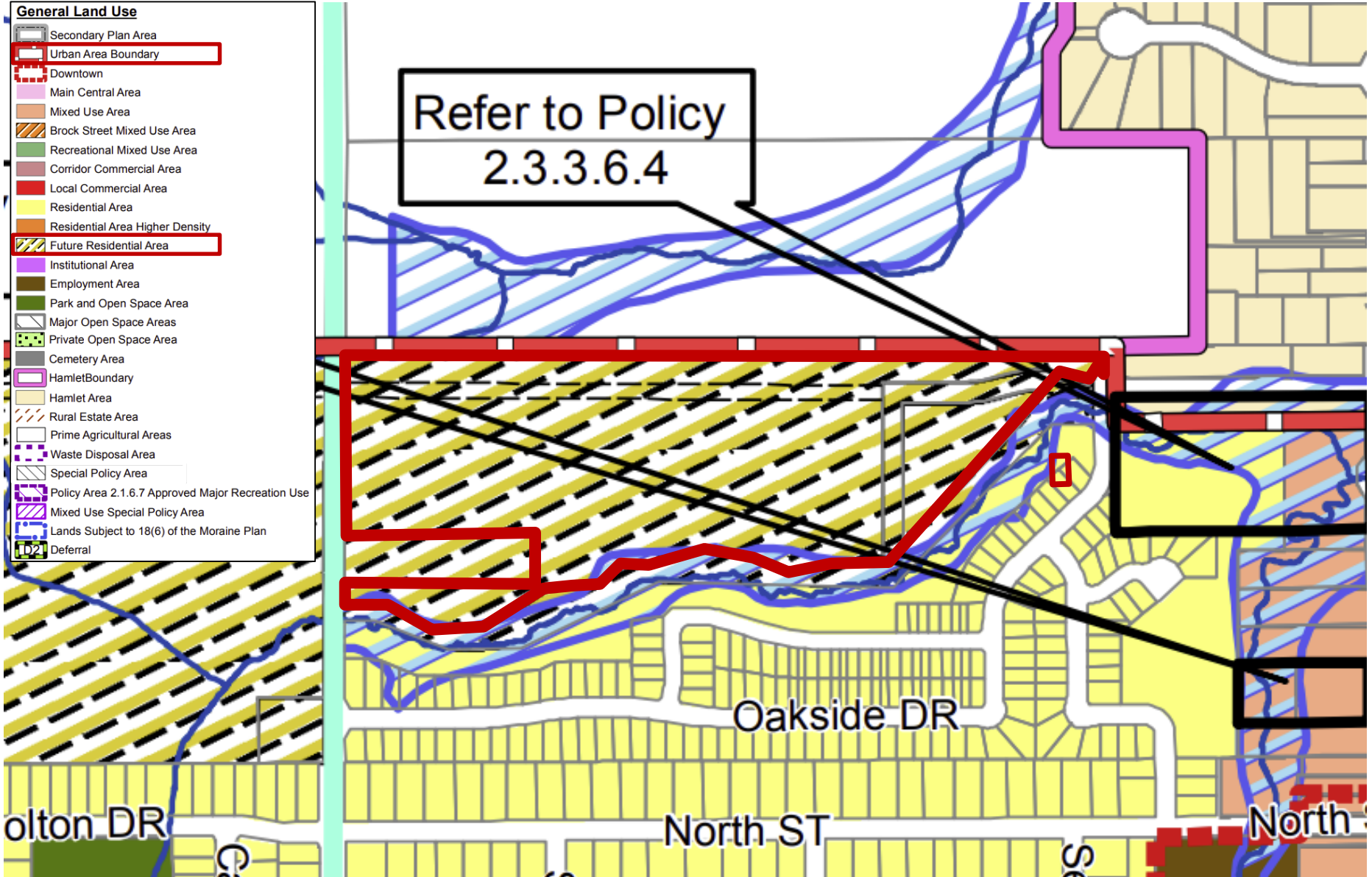
SITE CONTEXT



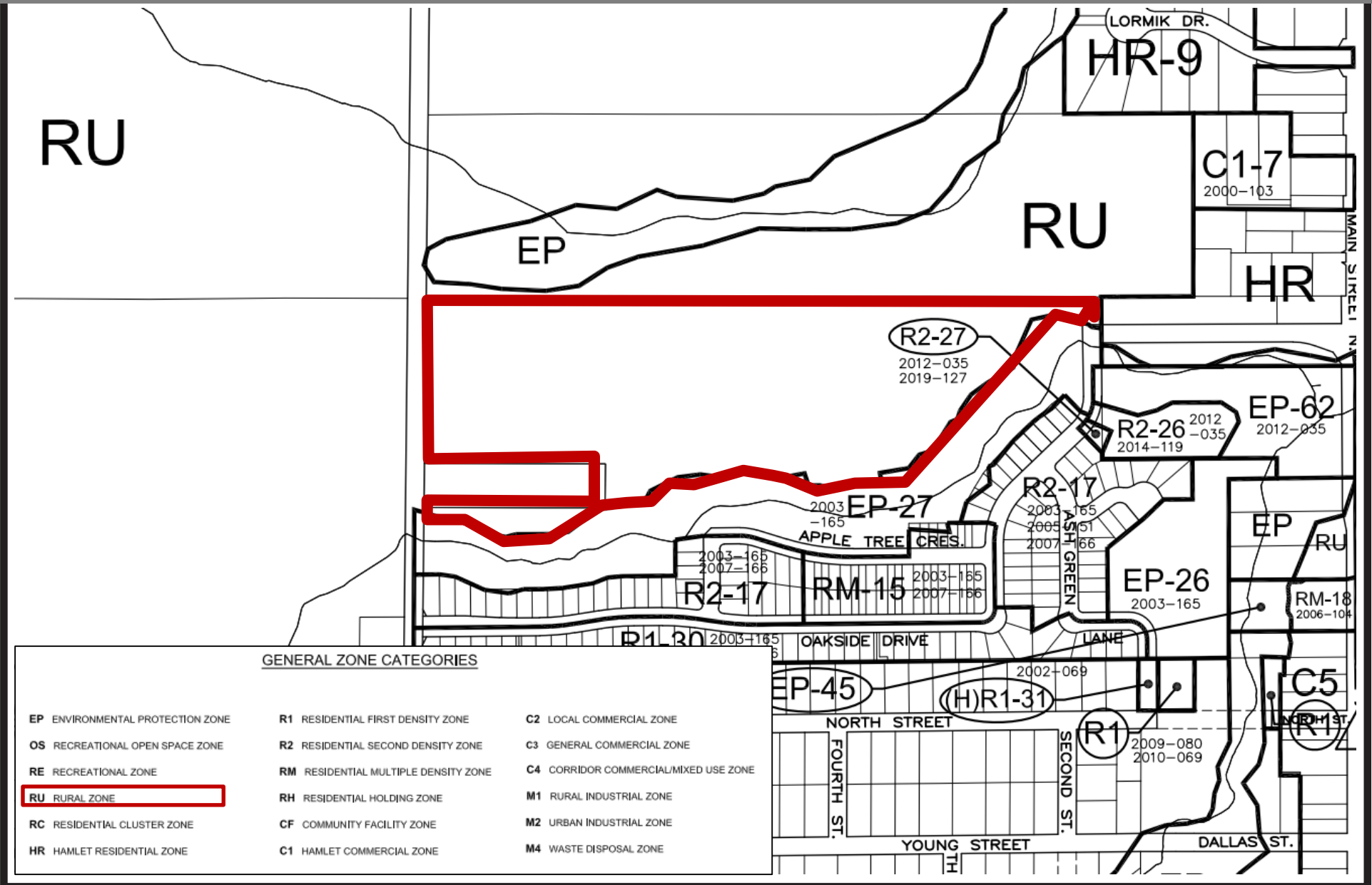
- Total Frontage: 89.9 metres
- Total Area: 13.575 ha (33.54 ac)
- Current Use: Agricultural
- South and East: Environmental Protected Area & Single Family Residential
- North: Agricultural uses
- West: Future Bridgebrook development

- General Land Use**
- Secondary Plan Area
 - Urban Area Boundary
 - Downtown
 - Main Central Area
 - Mixed Use Area
 - Brock Street Mixed Use Area
 - Recreational Mixed Use Area
 - Corridor Commercial Area
 - Local Commercial Area
 - Residential Area
 - Residential Area Higher Density
 - Future Residential Area
 - Institutional Area
 - Employment Area
 - Park and Open Space Area
 - Major Open Space Areas
 - Private Open Space Area
 - Cemetery Area
 - Hamlet Boundary
 - Hamlet Area
 - Rural Estate Area
 - Prime Agricultural Areas
 - Waste Disposal Area
 - Special Policy Area
 - Policy Area 2.1.6.7 Approved Major Recreation Use
 - Mixed Use Special Policy Area
 - Lands Subject to 18(6) of the Moraine Plan
 - Deferral

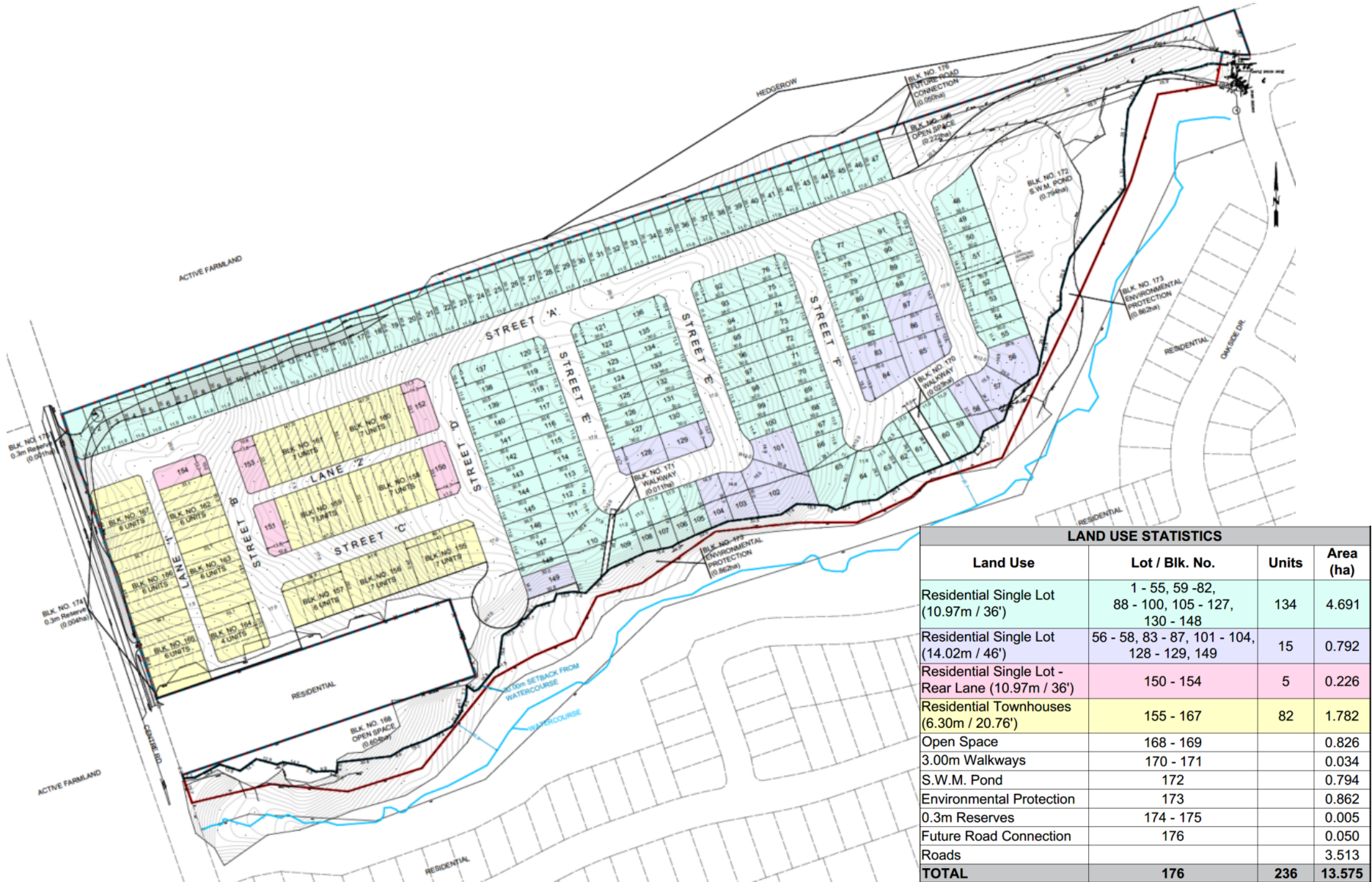
Refer to Policy
2.3.3.6.4



ZONING BY-LAW



DRAFT PLAN OF SUBDIVISION



Zoning

From — Rural (RU)

To —

XXX Holding Residential Second Density Exception No. XXX ((H)R2-XXX) Zone

XXX Holding Residential Multiple Density Exception No. XXX ((H)RM-XXX) Zone

XXX Recreational Open Space Exception No. XXX (OS-XXX) Zone

XXX Environmental Protection Exception No. XXX (EP-XXX) Zone

REQUIRED STUDIES

The following reports/studies have been submitted in support of the application:

- Draft Plan of Subdivision
- Planning Justification Report
- Archaeological Assessment
- Environmental Impact Study
- Shoreline Protection, Enhancement and Restoration Plans
- Phase I & II Environmental Site Assessment
- Traffic Impact Study
- Vegetation Protection, Enhancement and Restoration Plans
- Geotechnical Report
- Hydrogeological Report
- Functional Servicing report
- Stormwater Management Report
- Natural Hazard Study/ Water and Phosphorous Budget

- The proposed development provides additional housing stock to the Town of Uxbridge, in accordance with Provincial and Municipal Policies
- The proposed development reduces urban sprawl and efficiently uses land to provide for much needed housing in the urban area.
- The proposed development provides for more attainable housing options, accessible to a range of household sizes and incomes.
- The proposed development can be serviced through the extension of existing water and wastewater services. It is recognized that the municipal servicing capacity is currently not available and will require expansion to service the proposed development.
- The size and scale of proposed development is in keeping with recently approved development nearby.

Draft Plan of Subdivision & Zoning By-law Amendment application proposes to facilitate additional residential units.

The application proposes:

- 236 residential units:
 - 154 single-detached lots;
 - 82 townhouses;
- Open Space Block;
- Storm Water Management Block;
- Environmental Protection Block; and,
- Blocks for walkway and future road connections.

THANK YOU

Questions & Comments Welcome

Email: info@ipsconsultinginc.com