

**PUBLIC MEETING MINUTES**

**PLANNING COMMITTEE**

**Monday, September 23, 2024  
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  
LAURA RUPPRECHT, LEGISLATIVE COORDINATOR  
HILARY WILLIAMS, DIRECTOR OF BY-LAW AND ANIMAL  
CONTROL  
JENNIFER BEER, PERMITS & APPROVALS ANALYST  
ROCHELLE SILVA, LEGISLATIVE ASSISTANT, CLERK'S  
DEPARTMENT**

**1. CALL TO ORDER by Councillor Snooks, Chairman of the Planning Committee**

The Chair of Planning called the meeting to order at 7:00pm.

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

There were none.

**3. CHAIRMAN'S REMARKS ON THE PURPOSE OF THE MEETING**

Township File No. Zoning By-law Amendment 2024-04 (ZBA 2024-04)

Applicant: Mason Homes (Uxbridge) Limited

Agent: Kevin Bechard, Innovative Planning Solutions

**4. PURPOSE AND EFFECT OF THE REVIEW**

The subject lands are currently zoned "Rural (RU) Zone" in the Township Zoning By-law 81-19, as amended. It is proposed to re-zone the lands to the 'Residential Second Density Exception No. 35 (R2-35) Zone', 'Residential Multiple Density Exception No. 28 (RM-28) Zone' and 'Environmental Protection Exception No. 75 (EP-75) Zone'. It is also proposed to include a Holding Provision (H) which restricts the use of the lands to those currently permitted in the RU Zone, until such time that the Region of Durham has confirmed there is sufficient municipal water and sanitary sewer capacity to service the expected development of such lands.

The subject property is designated “Evolving Neighbourhood Area” in the Township of Uxbridge Official Plan, as amended. It is also designated “Special Study Area 6” in the Durham Regional Official Plan, as amended. The Applicant has submitted a concurrent application for a Draft Plan of Subdivision with the Region of Durham. The Regional File No. is S-U-2024-01.

The subject property is located on the east side of Centre Road, the west side of Main Street North, and the north side of Mason Homes Park, in the Town of Uxbridge. The property is legally described as Part of Lot 33, Concession 6, Part 3 on 40R21667, Save and except Part 4 on 40R23402 and Parts 6 & 7 on 40R23403, Township of Uxbridge, Region of Durham.

Dafne Gokcen of Innovative Planning Solutions introduced herself as the authorized planning agent for Mason Homes (Uxbridge) Limited, the registered owner of the lands. Also in attendance was Tahmineh Feyzabi, Planner with Innovative Planning Solutions and Alphonso Yau, Senior Land Development Designer with Mason Homes. With the assistance of a presentation, Ms. Gokcen advised that she was in attendance to present information about the proposed Zoning By-law Amendment and Draft Plan of Subdivision for the lands owned by Mason Homes on Centre Road, just north of Maple Bridge Trail.

Ms. Gokcen noted that this project is considered Maple Bridge Phase 2, and that a portion of the lands will not be developed and will be protected as environmental lands.

Ms. Gokcen noted a recent Ontario Land Tribunal decision in April 2024 which designated the lands as Evolving Neighbourhood Area, removed reference to phasing and added that the development cannot occur until servicing is in place.

Ms. Gokcen noted that the Draft Plan of Subdivision includes 13.5 hectares of land, and the proposal is for 236 residential units consisting of 154 single-detached lots and 82 townhouse units. Ms. Gokcen added that there is a portion of the site along the watercourse that will be preserved as environmental protection land, a block for a stormwater management pond, a block for open space, two vehicular access points, two pedestrian access blocks connecting to the trail area, and a block for a future road connection to the north.

Ms. Gokcen explained that the Holding provision is in place and will only be lifted after municipal servicing is available. Ms. Gokcen provided an overview of the studies that are required for this project and have been submitted in support of the application.

**Questions from Committee:**

Mayor Barton asked if there was a plan to put a trail connection at the end of the cul-de-sac near the town homes, given the high density of the area.

Ms. Gokcen responded that this suggestion will be brought back to the engineers for consideration.

Mayor Barton encouraged Mason Homes to work with adjacent property owners to make a complete area while moving forward together.

Ms. Gokcen agreed this would be the preference.

Councillor Popp spoke about walkability of the community and snow storage concerns. Councillor Popp asked if sidewalks have been considered for the community.

Ms. Gokcen responded that sidewalks would be included in the final plan as this one is a concept drawing.

Councillor Popp expressed concern that the neighbourhood has been maximized for housing but unsure if there is adequate parkland for young families.

Ms. Gokcen responded that there is an open space block about the stormwater pond.

Councillor Popp asked if there has been consideration for accessible homes.

Ms. Gokcen responded that at this time there is no commitment to housing typography due to the early stage of the plan. .

Councillor Popp commented on the uniform look of row housing, and it would be preferable to change the aesthetic occasionally.

Councillor Beach spoke to the need for true bungalows in Uxbridge and increasing the availability due to demand.

Councillor Garrod asked if there was enough parking space for two vehicles per home.

Ms. Gokcen said she is unable to speak to parking specifics at this point.

Mr. Yau commented that there are a wide variety of models, including bungalows, and that the majority of homes have a double car garage.

Councillor Garrod noted a long stretch of road in the proposal and encouraged the developer to look at alternate ways to slow traffic, both from an aesthetic and safety perspective, including such things as bump outs and curved streets.

Councillor Garrod also asked if there was a plan for a convenience store being incorporated.

Mr. Yau said that there are not plans for a convenience store at this time, but it could be considered.

Councillor Garrod inquired about the protection of the creek.

Ms. Gokcen noted the 30-metre setback from the creek recommended by the Ecologist was adhered to or exceeded and was done in collaboration with the conservation authority.

Councillor Garrod commented that a unique aesthetic approach to the community that brings character would be appreciated.

Councillor Pickering inquired about additional parking and where that parking might go in the plan

Ms. Gokcen noted that the schematic may appear small but there should be adequate room for additional street parking.

Mayor Barton inquired as to the 30-metre setback in the watercourse and whether that is in the floodplain.

Ms. Gokcen agreed to highlight this in the resubmission.

Councillor Popp asked if the 11-metre frontage meets the current by-law standards within the urban boundary.

Elaine Leung, Planning Consultant advised that the proposed frontage is captured in the site-specific proposed zoning by-law application and is part of the review process

Councillor Snooks spoke the Township's Traffic Policy and Vision Zero adopted by the Region, and encouraged that the applicant review both in order to comply.

Councillor Snooks also commented on a significant concern over laneways in the townhouse area of the plan and suggested that these not be part of the submission.

## 5. PUBLIC PARTICIPATION

Any persons wishing to make oral or written submissions on the subject reports should give their names, addresses and postal codes to the Clerk and ask their questions through the Chair or file their written submission.

Pat Beckner of 45 Appletree Crescent spoke and had sewage and water capacity concerns. Ms. Beckner asked about the process for removing the holding designation and if an application must be made or if it automatically is removed once the Region approves additional capacity. Ms. Beckner included a follow up query if there is capacity at this time.

Elaine Leung, explained that servicing and sewage is an ongoing process between the applicant and the Region, and that the applicant would be best to comment on the status of that process. As for the removal of the Holding process may involve conditions and timing through applicable agencies, such as servicing, or further protection of watercourse feature. Once conditions have been completed and/or satisfied, staff would provide a report to Council for approval.

Mayor Barton added to the comments that growth is limited by Green Belt, Oak Ridges Moraine and Lake Simcoe Projection Plans but in this case, it is our wastewater capacity and waste water treatment plant. Mayor Barton noted that there is some additional capacity which has been allocated to Phase 1 Uxbridge Urban area, and explained that this application would be Phase 2. Mayor Barton explained that when there is enough capacity to move to Phase 2, Council will make a decision as to where those resources are allocated.

Steve Snoddon of 220 Main Street North, Mr. Snoddon noted that the property is currently being farmed and is experiencing erosion and expressed concerns about this erosion on a long-term basis.

Councillor Snooks advised that staff would follow-up on this concern.

Frank Mazzota of 26 Ashgreen Lane asked about park land and how many acres would dedicated to this.

Ms. Gokcen responded that the draft plan has an open space block of .8 hectares, a storm water block of .8 hectares and an environmental protection block of .8 and a half hectares of open space, but that there is no active park land plans in the current draft.

Mr. Mazzota asked if an active transportation plan has been submitted, noting concern with road right of way not being included in the draft plan.

Ms. Gokcen noted that, due to the preliminary nature of these plans, there is not an active transportation plan.

Mr. Mazzota asked if there would be another opportunity to review this plan.

Ms. Gokcen explained that no decision is being made today and that there will be another meeting where a decision is made.

Roger Varley of the Cosmos Newspaper asked about the references to the OLT decision made by Ms. Gokcen and what that decision was.

Ms. Gokcen explained this was in regard to the Bridgebrook development although Mason Homes was not part of that application, but the decision does impact the lands.

Councillor Snooks explained that there will be an additional 14 days for further comment.

**6. OTHER BUSINESS**

a. Debbie Shilling

re Proposed Zoning By-law Amendment Application 2024-05 - ZBA 2024-05, Mason Homes

**Moved by** Mayor Barton

THAT correspondence from Debbie Shilling regarding Proposed Zoning By-law Amendment Application 2024-05 - ZBA 2024-05, Mason Homes be received for information;

AND THAT a copy be referred to the Applicant and Township Planner for consideration.

**Carried**

**7. ADJOURNMENT**

The Chair of the Planning Committee adjourned the meeting at 7:52 p.m.

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MAYOR

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CLERK