



REPORT

DEVELOPMENT SERVICES

TO: Planning and Economic Development Committee

FROM: Elizabeth Howson, Macaulay Shiomi Howson Ltd.

DATE: February 3, 2025

REPORT: DS 06/25

FILE NO. Uxbridge Urban Area
Residential Servicing
Allocation Reservation Policy

SUBJECT: Uxbridge Urban Area Residential Servicing Allocation Reservation Policy

BACKGROUND:

The Township of Uxbridge Official Plan establishes policies to guide the planning of the Uxbridge Urban Area. New residential development in the Uxbridge Urban Area is conditional on the availability of municipal wastewater treatment and water services in accordance with the requirements of the Township Official Plan. The capacity of the services, particularly municipal wastewater, is extremely limited and must be regularly monitored to ensure development approvals do not exceed capacity.

The Region of Durham is responsible for wastewater and water services under statute and has the ultimate authority over such services. However, the Township has had a policy titled the "Uxbridge Urban Area Servicing Allocation Policy" (current Policy) since 2010 (By-law 2010-085). The current Policy was developed to ensure that servicing capacity allocation is reserved to best meet the objectives of the Township, as determined by Township Council, and to implement Provincial, Regional and Township policies to manage development in a manner which efficiently uses land, existing resources, infrastructure and public service facilities.

The current Policy has been amended several times since 2010 to reflect changes in the planning and development of the Urban Area. However, as a result of ongoing changes to the planning policy framework in the Province, the Region and the Township, particularly with respect to the Uxbridge Urban Area Downtown and greenfield areas, the need for a review of the current Policy was identified.

APPROACH:

The Township’s current Policy provided a good basis to ensure the reservation of the limited servicing capacity to meet the Township’s objectives. However, as noted, with the changes to the planning policy framework, particularly enhanced direction regarding the provision of housing including affordable housing, intensification in core areas and changes to the Official Plan with respect to the development of greenfield areas in the Urban Area, it is timely to carry out a review of the current Policy. The review also considered past amendments made to the current Policy which addressed in particular matters like the establishment of a reservation for long term care facilities and intensification in the Downtown.

In addition, Hemson Consulting Ltd. was retained to update a 2018 analysis they carried out of the potential housing and population growth in relation to servicing capacity within the Uxbridge Urban Area. Their update, which is found in Attachment A to this report, provides:

- “Estimate of the current remaining servicing capacity in the Uxbridge Urban Area; and
- An assessment of the ultimate housing unit and population capacity in the Uxbridge Urban Area, accounting for the current potential within the Built-Up Area, in the context of the new Region of Durham Official Plan and focusing on the development potential of Downtown Uxbridge.”

The proposed “Uxbridge Urban Area Residential Servicing Allocation Reservation Policy” (See Attachment B) reinforces the directions in the current Policy as well as providing clarification of the process and the criteria/conditions for approval of allocation reservation with respect to matters such as affordable housing and the Downtown. The proposed revised policy has been developed after extensive review with Township staff and consultants. However, before it is finalized review by other agencies and the public should be undertaken.

RECOMMENDATION:

THAT Report DS 06/25, Uxbridge Urban Area Residential Servicing Allocation Reservation Policy be received for information;

AND THAT Council direct that the proposed Uxbridge Urban Area Residential Servicing Allocation Reservation Policy be circulated for public and agency review including a public information session with Council.

Submitted by:

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