



The Corporation of the

Township of Uxbridge

In The Regional Municipality of Durham

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SENT VIA EMAIL

May 16, 2023

Brian Bridgeman
Commissioner of Planning and Economic Development
Region of Durham
Whitby, Ontario
Brian.Bridgeman@durham.ca

RE: RECOMMENDED FINAL DRAFT DURHAM REGIONAL OFFICIAL PLAN – PROPOSED TOWNSHIP OF UXBRIDGE EMPLOYMENT AREAS DESIGNATION EXTENSION TOWNSHIP FILE NO. D-00 G

Please be advised that during the regular meeting of the General Purpose and Administration Committee of May 15, 2023, the following motion was carried:

THAT Report DS-28/2023 of Elizabeth Howson, Macaulay Shiomi Howson regarding recommended Final Draft Durham Regional Official Plan - Proposed Township of Uxbridge Employment Areas Designation Extension be received for information:

AND THAT Committee recommend to the Region of Durham that Map 1 Regional Structure - Urban & Rural Systems of the draft Regional Official Plan, which is to be considered for adoption by Regional Council on May 17, 2023, be modified to extend the Employment Areas designation north of the existing Uxville Employment Area in the Township of Uxbridge easterly to include an additional +/- 26 hectares of land as illustrated on Attachment 1 to this report.

I trust you will find the above to be satisfactory.

Yours truly,

Debbie Leroux
Director of Legislative Services/Clerk
DL/ljr



REPORT

Development Services

TO: Planning and Economic Development Committee

FROM: Elizabeth Howson
Macaulay Shiomi Howson Ltd.

DATE: May 15, 2023

REPORT # DS 28/23 **FILE:** N/A

SUBJECT: Recommended Final Draft Durham Regional Official Plan -
Proposed Township of Uxbridge Employment Areas Designation Extension

BACKGROUND:

The Region of Durham has scheduled a Special Meeting to consider adoption of the recommended final draft of the Regional Official Plan (ROP) on May 17, 2023. The draft ROP addresses a wide variety of strategic land use planning and development matters. A critical issue for the Township throughout the development of the new ROP was the identification of future employment land. However, as noted in Regional Report #2022-INFO-91 November 2022 (RR #2022-INFO-91):

“Identifying as suitable Employment Area SABE in Uxbridge represents challenges associated with defined sanitary servicing constraints, limited suitable locations for employment uses given the predominance of residential uses around the edges of the urban area, and the fact that the Township’s largest existing and most viable location for Employment Area expansion is not within the Urban Area, and is technically a Rural Employment Area.”

After carefully considering all the options, the ROP proposes additional land be added to the Uxville Rural Employment Area. This proposal is in conformity with, as noted in RR #2022-INFO-91:

“Growth Plan Policy 2.2.9.5 provides the expansion is necessary to support the immediate needs of existing businesses and if compatible with surrounding uses. Staff’s interpretation of Policy 2.2.9.5 is that the expansion of the Rural Employment

Area is not caught by the 10 ha cap; rather, the expansion may be of a size necessary to support the immediate needs of existing businesses.

The proposed Uxville Rural Employment Area expansion is shown on Attachment #8. The proposed expansion consists of 12.5 hectares (31 acres), represents a logical extension of the existing Rural Employment Area, and is surrounded by uses that are generally industrial in nature (existing employment uses to the south, aggregate operation to the west, and former aggregate/concrete manufacturing use now being repurposed to a soil remediation facility to the north). The proposed expansion would also encompass an industrial use, known as Stoffville Glass, which currently operates in the rural area on the basis of a temporary use by-law."

REVIEW AND ANALYSIS:

The Region's analysis and recommendation reflects a thoughtful approach to a challenging situation. However, based on the Township's experience with the development of the Uxville Employment Area it is anticipated that there will be a need for additional employment lands beyond those proposed to be designated through to 2051 to support the immediate needs of existing businesses. This reflects:

- the recent pressures for development in the current Uxville Employment Area such that it is almost completely built out;
- the fact that a portion of the 12.5 ha expansion is already developed for an existing industrial operation; and,
- the fact that this area is, based on the Region's assessment, the only suitable area for new industrial development in the Township to provide for local jobs, business retention, and to diversify business opportunities in the municipality.

As such it is recommended that the proposed employment area be extended easterly so that all the land between the existing Uxville Employment Area and the soil remediation facility to the north is designated as "Employment Areas". This additional land is approximately 26 hectares in size.

RECOMMENDATION:

1. THAT the Report DS 28/23 re: Recommended Final Draft Durham Regional Official Plan -Proposed Township of Uxbridge Employment Areas Designation Extension be received;
2. AND THAT Township Council recommend to the Region of Durham that Map 1 Regional Structure – Urban & Rural Systems of the draft Regional Official Plan, which is to be considered for adoption by Regional Council on May 17, 2023, be modified to extend the Employment Areas designation north of the existing Uxville Employment Area in the Township of Uxbridge easterly to include an additional +/- 26 hectares of land as illustrated on Attachment 1 to this report.

Submitted by:

A handwritten signature in black ink, appearing to read 'Elizabeth Howson', written over a horizontal line.

Elizabeth Howson, MCIP, RPP
Macaulay Shiomi Howson Ltd.

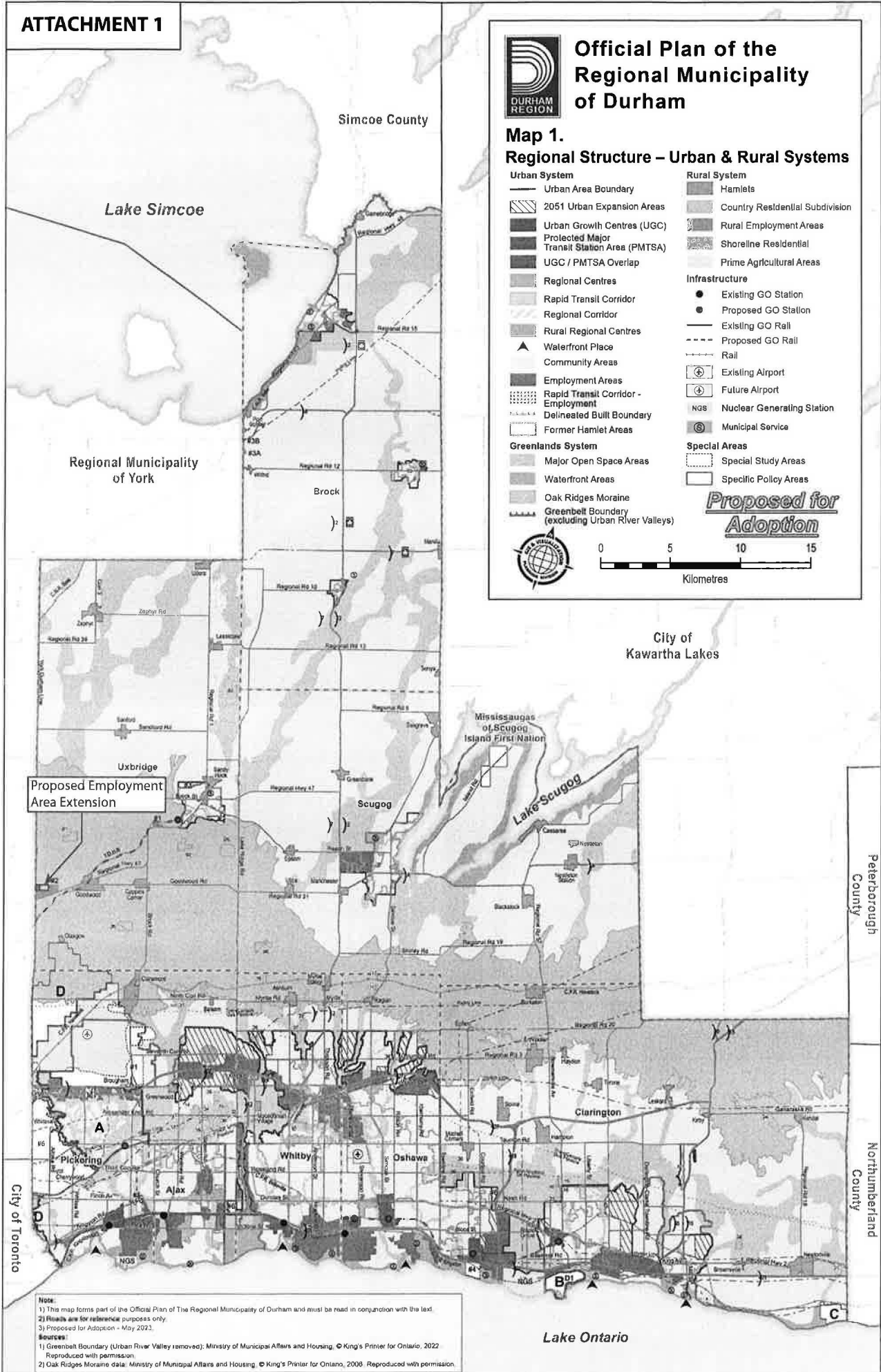


**Official Plan of the
Regional Municipality
of Durham**

**Map 1.
Regional Structure – Urban & Rural Systems**

Urban System	Rural System
Urban Area Boundary	Hamlets
2051 Urban Expansion Areas	Country Residential Subdivision
Urban Growth Centres (UGC)	Rural Employment Areas
Protected Major Transit Station Area (PMTSA)	Shoreline Residential
UGC / PMTSA Overlap	Prime Agricultural Areas
Regional Centres	Infrastructure
Rapid Transit Corridor	Existing GO Station
Regional Corridor	Proposed GO Station
Rural Regional Centres	Existing GO Rail
Waterfront Place	Proposed GO Rail
Community Areas	Rail
Employment Areas	Existing Airport
Rapid Transit Corridor - Employment	Future Airport
Delineated Built Boundary	NGS Nuclear Generating Station
Former Hamlet Areas	Municipal Service
Greenlands System	Special Areas
Major Open Space Areas	Special Study Areas
Waterfront Areas	Specific Policy Areas
Oak Ridges Moraine	
Greenbelt Boundary (excluding Urban River Valleys)	

Proposed for Adoption



Note:
 1) This map forms part of the Official Plan of The Regional Municipality of Durham and must be read in conjunction with the text.
 2) Results are for reference purposes only.
 3) Proposed for Adoption - May 2023.

Sources:
 1) Greenbelt Boundary (Urban River Valley removed): Ministry of Municipal Affairs and Housing, © King's Printer for Ontario, 2022. Reproduced with permission.
 2) Oak Ridges Moraine data: Ministry of Municipal Affairs and Housing, © King's Printer for Ontario, 2008. Reproduced with permission.