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EARLY RELEASE OF REPORT

**The Regional Municipality of Durham
Report**

To: Planning and Economic Development Committee
From: Commissioner of Planning and Economic Development
Report: #2023-P-**
Date: November 7, 2023

Subject:

Decision Meeting Report

Application to Amend the Durham Regional Official Plan, submitted by Wooden Sticks Golf Inc., to permit a hotel and expanded parking area ancillary to the existing golf course in the Township of Uxbridge, File: OPA 2022-006.

Recommendation:

That the Planning and Economic Development Committee recommends to Regional Council:

- A) That Amendment #194 to the Durham Regional Official Plan, to permit a hotel and expanded parking area ancillary to the existing golf course, be adopted as contained in Attachment 2 to Commissioner's Report #2023-P-**;
 - B) That "Notice of Adoption" be sent to the applicant, the applicant's agent, the Township of Uxbridge, the Ministry of Municipal Affairs and Housing, and all other persons of public bodies who requested notification of the decision; and
 - C) That the Minister of Municipal Affairs and Housing be requested to modify the newly adopted Durham Regional Official Plan as shown on Attachment 3 so that the approvals granted by Regional Council through Amendment #194 are carried forward and properly reflected in the Region's new Official Plan which is currently pending approval by the Minister.
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Report:**1. Purpose**

- 1.1 On December 14, 2022, GHD Inc., on behalf of Wooden Sticks Golf Inc. submitted an application to amend the Durham Regional Official Plan (ROP) to permit a hotel of up to five storeys in height with 79 guest rooms, and an expanded parking area ancillary to the existing Wooden Sticks golf course in the Township of Uxbridge. The subject lands are located outside the Uxbridge Urban Area Boundary. The hotel is proposed to be developed on municipal sewer and water services. Regional planning staff have evaluated the application and based on this evaluation, the purpose of this report is to recommend approval of the proposal and the adoption of Amendment #194 to the ROP.

2. Site Description

- 2.1 The subject site is located on the south side of Elgin Park Drive west of Concession 7 and is adjacent to the Uxbridge Urban Area. The site is known municipally as 40 Elgin Park Drive and is legally described as Part of Lot 27, Concession 6, Township of Uxbridge.
- 2.2 The overall golf course property is approximately 81.2 hectares (200 acres) in size, and includes an 18-hole golf course, a practice driving range area, six guest cabins for overnight accommodation, and associated parking. A clubhouse building with a restaurant and banquet facilities is located in the northwest section of the site. The golf course opened for public play in 2000. Uxbridge Brook crosses the eastern portion of the site.
- 2.3 The land uses surrounding the subject site include:
- a. North – Elgin Park Drive (a 2-lane local road), single detached dwellings;
 - b. West – townhouse dwellings, Howard Williams Court (a private laneway), open space;
 - c. South – wooded areas, single detached dwellings; and
 - d. East – Concession Road 7, Fawks Nest Country Estate.

3. Background

- 3.1 The proposed hotel will be up to five storeys in height and approximately 5,400 square metres (58,000 square feet) in area, with 79 guest rooms and a lobby / reception area, office space and restaurant on the ground floor. The hotel is

proposed to be developed adjacent to and west of the existing clubhouse facility, in the northern portion of the subject site. A new surface parking area with 134 spaces is proposed to be built to the east of the existing access driveway from Elgin Park Drive and east of the existing parking area (see Attachment #1).

4. Durham Regional Official Plan Context

- 4.1 The subject lands are located outside the Uxbridge Urban Area Boundary. The majority of the site is designated “Oak Ridges Moraine Areas – Countryside Areas” with southern and eastern portions of the site designated “Oak Ridges Moraine Areas – Natural Core Areas” in the ROP. The subject lands are also identified in Schedule ‘B’ Map B2’ of the ROP as being located within a High Aquifer Vulnerability Area.
- 4.2 Policy 10B.2 1 (c) of the current ROP and Policy 7.1.9 (c) of the new Council-adopted ROP (Envision Durham) permits major recreational uses that are consistent with the policies of the ROP and the ORMCP. The Wooden Sticks golf course facility is considered to be a major recreational use.
- 4.3 Policy 10B.2.5 of the current ROP and Policy 7.1.26 of the new Council adopted ROP (Envision Durham) states that major recreational uses within the Countryside Areas of the Oak Ridges Moraine shall be considered by amendment to the ROP and must conform to the Oak Ridges Moraine Conservation Plan.
- 4.4 Policy 5.4.8 of the ROP permits properties outside of and abutting urban areas to connect to municipal water and sewer services, provided that the property contains a legally existing use, and provided that the property directly abuts a municipal watermain or sanitary sewer service within a public right-of-way or easement, and the connection is technically feasible, to the satisfaction of the Region.

Provincial Plans and Policies

Provincial Policy Statement, 2020

- 4.5 The 2020 Provincial Policy Statement (PPS) states that healthy, integrated and viable rural areas should be supported by promoting diversification of the economic base and employment opportunities, and promotes recreational, tourism and other economic opportunities.
- 4.6 The proposed hotel will support the diversification of the rural area of Uxbridge and will provide tourism-related economic and employment opportunities to this area, consistent with the policies of the PPS.

The Oak Ridges Moraine Conservation Plan (ORMCP)

- 4.7 The majority of the subject site is designated “Countryside Areas” with the southern and eastern portions of the site designated “Natural Core Areas” in the ORMCP. One of the objectives of the policies within the Countryside Areas designation of the ORMCP is maintaining the quantity and quality of groundwater and surface water.
- 4.8 The northern portion of the site which is subject to the development proposal is designated as a Category 1 Landform Conservation Area in the ORMCP. Policy 30 (5) of the ORMCP indicates that a development application in a Category 1 Landform Conservation Area shall identify various practices that will keep the disturbance of the landform character to a minimum.
- 4.9 Policy 38 (2) of the ORMCP indicates that an application to establish or expand a major recreational use shall be accompanied by a recreation plan demonstrating that, among other matters, water and energy conserving technologies will be used in clubhouses and restaurants, and that green infrastructure and appropriate low impact development techniques will be used to capture and treat runoff from areas with impervious surfaces.
- 4.10 Policy 38 (4) of the ORMCP states that an application to establish or expand a major recreational use shall demonstrate that the recreational activities on the site will be compatible with the natural character of the surrounding area and will be designed and located so as not to conflict with adjacent land uses. It also states that an application to establish or expand a major recreational use shall demonstrate that new technologies related to construction and water conservation will be explored and incorporated to help maintain the ecological integrity of the Plan Area.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe

- 4.11 The Growth Plan for the Greater Golden Horseshoe indicates that resource-based recreational uses, where permitted on rural lands, should be limited to tourism-related and recreational uses that are compatible with the scale, character and capacity of the resource and the surrounding rural landscape, and may include among other items, commercial uses to serve the needs of visitors.

The Lake Simcoe Protection Plan

- 4.12 The Lake Simcoe Protection Plan (LSPP) indicates that a natural heritage evaluation shall accompany an application for development within 120 metres of a

key natural heritage or key hydrologic feature, which among other criteria, shall demonstrate that the development will have no adverse effects on the key natural heritage or hydrologic feature and its associated vegetation protection zone.

- 4.13 The technical reports submitted in support of the application have indicated that any minor impacts on existing natural heritage or hydrologic features can be addressed and mitigated, and result in development that is consistent with the policies and directives of the LSPP.
- 4.14 The LSPP also indicates that an application for major development shall be accompanied by a stormwater management plan that demonstrates, among other criteria, an integrated treatment train approach will be used to minimize stormwater management flows, how changes in water balance and how phosphorus loadings between pre-development and post-development will be minimized.
- 4.15 Technical work submitted in support of the application has demonstrated that stormwater management flows, changes in water balance and phosphorus loadings between pre-development and post-development will be minimized, consistent with the policies of the LSPP.

5. Reports Submitted in Support of the Application

- 5.1 A Planning Rationale Report, dated November 2022, was prepared by GHD in support of the application. The report indicates that the subject lands are subject to a site specific Major Recreational Use policy in the Township of Uxbridge Official Plan and the proposed development will be ancillary to the principal golf course use. The report concludes that the proposed development conforms to the Major Recreational Use policies of the ORMCP and the Growth Plan, and is consistent with the PPS.
- 5.2 An Environmental Impact Study (EIS), dated November 2022, was prepared by R.J. Burnside & Associates Limited in support of the application. The study indicated that there will be potential environmental effects from construction activities due to: clearing of vegetation; disturbance to wildlife and wildlife habitat; reduction of the groundwater recharge area due to the introduction of impervious surfaces; and, the potential introduction of chloride into the groundwater through the use of road salt during the winter months.
- 5.3 The EIS also noted that, based on the Ecological Offsetting Policy (EOP) of the Lake Simcoe Region Conservation Authority (LSRCA), the woodland located in the area proposed to be developed for the proposed hotel can be removed without

compensation since the EOP does not require compensation for woodlands smaller than 0.5 hectares.

- 5.4 The EIS recommended measures to mitigate the above noted impacts including: establishing planting and edge management plans for naturalized areas; fencing to delineate the limit of construction; avoiding vegetation clearing during sensitive times of the year; the completion of a water balance assessment as part of a hydrogeological assessment; and the use of best management practices for the application of road salt in the parking area.
- 5.5 The above noted EIS concluded that the proposed development of the hotel and new parking area are relatively small in scale, and that impacts to surrounding lands will be minimized and mitigated. The EIS further concluded that there will be a loss of 0.15 ha of vegetation communities in the study area; that loss or disturbance to the current Monarch breeding habitat will need to be adequately compensated for; negative impacts to groundwater quality of highly vulnerable aquifers will be adequately minimized; and no net negative effects to groundwater quantity of significant groundwater recharge areas and wellhead protection areas are anticipated.
- 5.6 A Functional Servicing and Stormwater Management Report (FSR), dated November 2022, was prepared by GHD in support of the application. The report indicated that sediment and erosion control practices including silt fences, catch basin buffers and mud mats will be implemented during construction to ensure that the potential impacts to down gradient properties and the existing storm sewer system are minimized.
- 5.7 The FSR concluded that the existing sewer and the existing watermain located on Elgin Park Drive will be adequate to service the proposed development, and that a detailed Sediment and Erosion Control Plan will be provided at the detailed design stage of the project.
- 5.8 A Landform Conservation Report, dated November 2022, was prepared by GHD in support of the application. Figure 4 of the report illustrates portions of the proposed hotel location with slope ranges between 15 and 25% and between 25 and 100%. The Region notes that the proposed hotel location is located within a Category 1 Landform Conservation Area, which according to Section 30 (5) (a) of the ORMCP, requires planning, design and construction practices to keep the disturbance to landform character to a minimum, including maintaining significant landform features such as steep slopes.

- 5.9 The above noted report concluded that the development of the proposed hotel will conform to the general landform conservation objectives and policies of the ORMCP. It also concluded that landform feature disturbance will be minimized by concentrating the proposed development in areas of the site that do not contain any significant natural features, by the use of building designs that will result in low impact to the existing landform, and by using selective grading techniques that can be reviewed through detailed design and the site plan approval stage of development.
- 5.10 A Phase One Environmental Site Assessment (ESA), dated March 19, 2021 was prepared by GHD in support of the application. The assessment noted that no potentially contaminating activities or areas of potential environmental concern were identified on the property or within the Phase One Study Area. It concluded that the property is of relatively low environmental risk and is suitable for the proposed commercial expansion and recommended no further environmental investigation is warranted at this time.
- 5.11 A Hydrogeological Assessment and Water Balance, dated November 2022 was prepared by R.J. Burnside & Associates Limited in support of the application. The assessment noted that the proposed hotel does not include any of the restricted land uses activities considered to be high risk for areas of high aquifer vulnerability, and as such the hotel does not pose a threat to the groundwater quality of the underlying aquifers. The assessment also noted that there are no Wellhead Protection Areas or hydrologically sensitive features, including permanent or intermittent streams, wetlands, kettle lakes, or seepage areas and springs within the area proposed to be developed. The assessment also noted that, with the implementation of various low impact development measures, there would be a potential increase in infiltration from pre-development conditions.
- 5.12 A Transportation Study, dated November 2022 was also prepared by R.J. Burnside & Associates Limited in support of the application. The study indicated that no road network improvements are required as a result of the proposed development; that refuse and delivery trucks can access the proposed loading spaces; that the proposed parking supply will exceed the Township of Uxbridge's Zoning By-law requirements; and that the Township of Uxbridge will implement their planned multi-use path and paved shoulders to facilitate active transportation within and adjacent to the subject site.

6. Planning Analysis

- 6.1 The proposed hotel and expanded parking area would be ancillary to the existing approved golf course. The proposed development includes future connections to municipal water and sewer services that are available on Elgin Park Drive, which is a public road adjacent to the subject property. ROP policy 5.4.8 permits properties outside of and abutting urban areas to connect to municipal water and sewer services, subject to the provisions stated above. The FSR concluded that it is technically feasible for the proposed hotel to connect to existing municipal water and sanitary sewer services.
- 6.2 Any modification of terrain and/or vegetation as a result of the proposed hotel and expanded parking area will be minimized and mitigated to the extent possible. Any potential modification will be addressed through detailed design as part of the site plan approval process.
- 6.3 A peer review of the EIS, dated September 6, 2023, was conducted by Natural Resource Solutions Inc. The peer review noted that a differentiation should be made between the proposed development area and the study area, which should include adjacent lands to 120m from the proposed development area, and that the proposed parking area should be addressed in the EIS since it is located adjacent to a woodland and will remove a meadow that the EIS identified is providing habitat for the Monarch Butterfly, a Species of Concern.
- 6.4 The peer review also noted that appropriate surveys for the Common Nighthawk are required to identify its presence, and that the surveys undertaken are inadequate to conclude that Species at Risk (SAR) bats are not using the study area for roosting.
- 6.5 The peer review also noted that compensation for the woodland that the proposed development will remove may be required since a rough estimate of the woodland appears to be 0.53 hectares, and the dripline of the entire woodland must be surveyed to provide an accurate measurement.
- 6.6 The EIS peer review concluded that further reporting is required to ensure the proposed development can proceed with no negative impacts on identified natural heritage features, habitat and their functions. The Region concurs with this assessment and notes that further technical work to address the EIS and peer review recommendations will be undertaken through the site plan review and approval process.

- 6.7 The Landform Conservation report indicated that the proposed hotel will be designed to accommodate the existing topography and match existing grades as much as possible. The report indicated that further selective grading techniques, should they be necessary, can be reviewed through the detailed design of the site plan application. The report concluded that the proposed development strategy will minimize disturbance to the landform feature by concentrating development to areas of the site that do not contain any significant natural features.
- 6.8 The FSR and Hydrogeological Investigation and Water Balance reports submitted in support of the application have confirmed that various low impact development measures will be used to capture and treat stormwater runoff from areas with impervious surfaces, consistent with requirement of the ORMCP. Further consideration of new technologies related to construction and water conservation will be considered through detailed design as part of the site plan approval process.
- 6.9 Policy 38 (5) of the ORMCP indicates that an application to establish or expand a major recreational use shall demonstrate that the new or expanded major recreational use will have no adverse impacts on surrounding uses or that any such impacts will be minimized and mitigated to the extent possible. Any potential conflict with adjacent land uses will be addressed through detailed design to mitigate impacts such as noise, light and shadows of the proposed development on the surrounding community, recognizing that the location of the proposed hotel is adjacent to the Uxbridge Urban Area and a public road.
- 6.10 Policy 43 (1) of the ORMCP indicates that an application for major development shall be accompanied by a sewage and water system plan that demonstrates, among other criteria, that the ecological integrity of hydrological features and key natural heritage features and the quantity and quality of groundwater and surface water will be maintained. The hotel is proposed to be developed on municipal sewer and water services.
- 6.11 The FSR includes low impact development measures, including swales with infiltration in the base, will be utilized to manage water quality and phosphorus loading to the wider watershed and outfalls to their respective watercourse or ditch downstream with release rates controlled by orifice plates.
- 6.12 The Hydrogeological Investigation and Water Balance report also demonstrates that, as part of the proposed stormwater management plans and low impact development measures, water balance calculations show a potential 40% increase in infiltration from pre-development conditions. The study also indicated that the

proposed hotel expansion does not include any of the restricted land uses considered to be high risk for areas of high aquifer vulnerability, and as such does not pose a threat to the groundwater quality of the underlying aquifers.

- 6.13 A peer review of the FSR, EIS, Landform Conservation Report, Phase One ESA, and Transportation Study, dated September 5, 2023, was prepared by AECOM Canada Ltd. in support of the application on behalf of the Township of Uxbridge. In its review of the FSR, the peer review recommended that an oil grit separator be provided in the existing parking area to treat storm runoff prior to leaving the site. A report, dated September 11, 2023, prepared by Macaulay Shiomi Howson Ltd. and submitted to the Township of Uxbridge Council stated that this matter can be addressed at the time of site plan approval through detailed design.
- 6.14 In its review of the Transportation Study, the peer reviewer indicated that a paved sidewalk or multi-use trail should be provided across the frontage of the proposed development and connected to the existing multiuse trail to the west.

7. Previous Reports and Decisions

- 7.1 On April 4, 2023, the Planning and Economic Development Committee received the Public Meeting Report #2023-P-7, which includes details of the proposed development.

8. Public Meeting and Submissions

- 8.1 In accordance with the Planning Act, a notice of public meeting regarding this application was published in the appropriate newspaper, mailed to those who own lands within 120 metres (400 feet) of the subject lands, and a public meeting was held on April 4, 2023. Commissioner's Report #2023-P-7 provides information on the application.
- 8.2 The Region received written submissions from fifteen interested parties related to the amendment application.
- 8.3 Twelve of the submissions raised some concerns and/or requested more information, include the proposed location and height of the hotel, the extent of tree removal, the potential increase in noise and the potential loss of privacy.
- 8.4 Two of the submissions stated their support for the proposed amendment.
- 8.5 One submission stated its opposition regarding the proposed amendment.

8.6 The Region of Durham, the Township of Uxbridge and the Lake Simcoe Region Conservation Authority have indicated that matters related to the natural environment, noise, traffic and privacy can be addressed at the site plan stage of the approval process.

9. Consultation

9.1 On September 11, 2023, the Council of the Township of Uxbridge adopted a resolution in support of OPA 70 which seeks to amend the Township of Uxbridge's Official Plan to modify the current site-specific official plan policy and zoning regulations to permit an expansion of the existing Major Recreational Use. The adoption of OPA 70 will occur after the Region's approval of the Regional Official Plan Amendment application.

9.2 The Council of the Township of Uxbridge also indicated that it supports the approval of the Regional Official Plan Amendment application and that the remaining details associated with the mitigation of the site design can be appropriately addressed through the related site plan approval process.

9.3 The Lake Simcoe Region Conservation Authority, the Regional Health Department, the Regional Works Department, Canada Post and Enbridge Gas have no concerns with the approval of the amendment to the Regional OP.

9.4 On-site plantings including woodland compensation and implementation of study recommendations will be implemented through the site plan review and approval process administered by the Township of Uxbridge.

10. Notice of Meeting

10.1 Written notification of the meeting time and location of the Planning and Economic Development Committee meeting was sent to all who requested notification, in accordance with Regional Council procedure.

10.2 The recommendation of the Planning and Economic Development Committee is scheduled to be considered by Regional Council on November 29, 2023. If Council adopts the proposed Amendment, notice will be given by the Regional Clerk and Council's decision will be final unless appealed to the Ontario Land Tribunal (OLT).

11. Relationship to Strategic Plan

- 11.1 In the processing of ROP Amendment applications, the objective is to ensure responsive, effective and fiscally sustainable service delivery in accordance with Goal 5 of the Durham Region Strategic Plan (DRSP), “Service Excellence”.
- 11.2 Goal 3 of the DRSP promotes Economic Prosperity. The amendment specifically supports Goal 3.4 “Capitalize on Durham’s strengths in key economic sectors to attract high-quality jobs”.

12. Conclusion

- 12.1 The proposed amendment is consistent with the Provincial Policy Statement and conforms with the policies of the Oak Ridges Moraine Conservation Plan, Lake Simcoe Protection Plan and the Durham Regional Official Plan. The studies submitted in support of the amendment and the peer review process have demonstrated that the principle of the development can be approved at this time. Accordingly, it is recommended that Amendment #194 to the ROP, as shown in Attachment #2, be adopted.
- 12.2 The proposed amendment allows for the development of the proposed hotel and ancillary parking area subject to the resolution of outstanding issues prior to any development taking place including noise and the natural environment matters which will be further addressed at the time of the site plan application to the satisfaction of the Region of Durham, the Township of Uxbridge, and the Lake Simcoe Region Conservation Authority. Other issues including traffic, and light trespass are matters that will be addressed by the Township of Uxbridge as part of the final approval of the required site plan application.
- 12.3 During the transition period between the current in-effect ROP (2020 Consolidation) and prior to the Minister of Municipal Affairs and Housing’s approval of the adopted ROP (Envision Durham) it is recommended that the Ministry of Municipal Affairs and Housing also be requested to include an amendment, as contained in Attachment 3, as a modification to the adopted Regional Official Plan through its approval process.
- 12.4 The proposed amendment establishes the principle of development and specifies that prior to any new development taking place, the following conditions shall be met to the satisfaction of the Region of Durham, the Township of Uxbridge, and the Lake Simcoe Region Conservation Authority:

- a. That any negative impacts on identified natural heritage features and their functions as well as Species of Concern and Species at Risk will be properly mitigated; and
- b. That any tree removal that occurs as a result of the development of the proposed hotel and expanded parking area will be compensated based on the requirements of the Ecological Offsetting Policy of the Lake Simcoe Region Conservation Authority.

13. Attachments

Attachment #1: Location Sketch

Attachment #2: Amendment #194 to the Regional Official Plan

Attachment #3: Modification to the adopted ROP (Envision Durham)

Respectfully submitted,

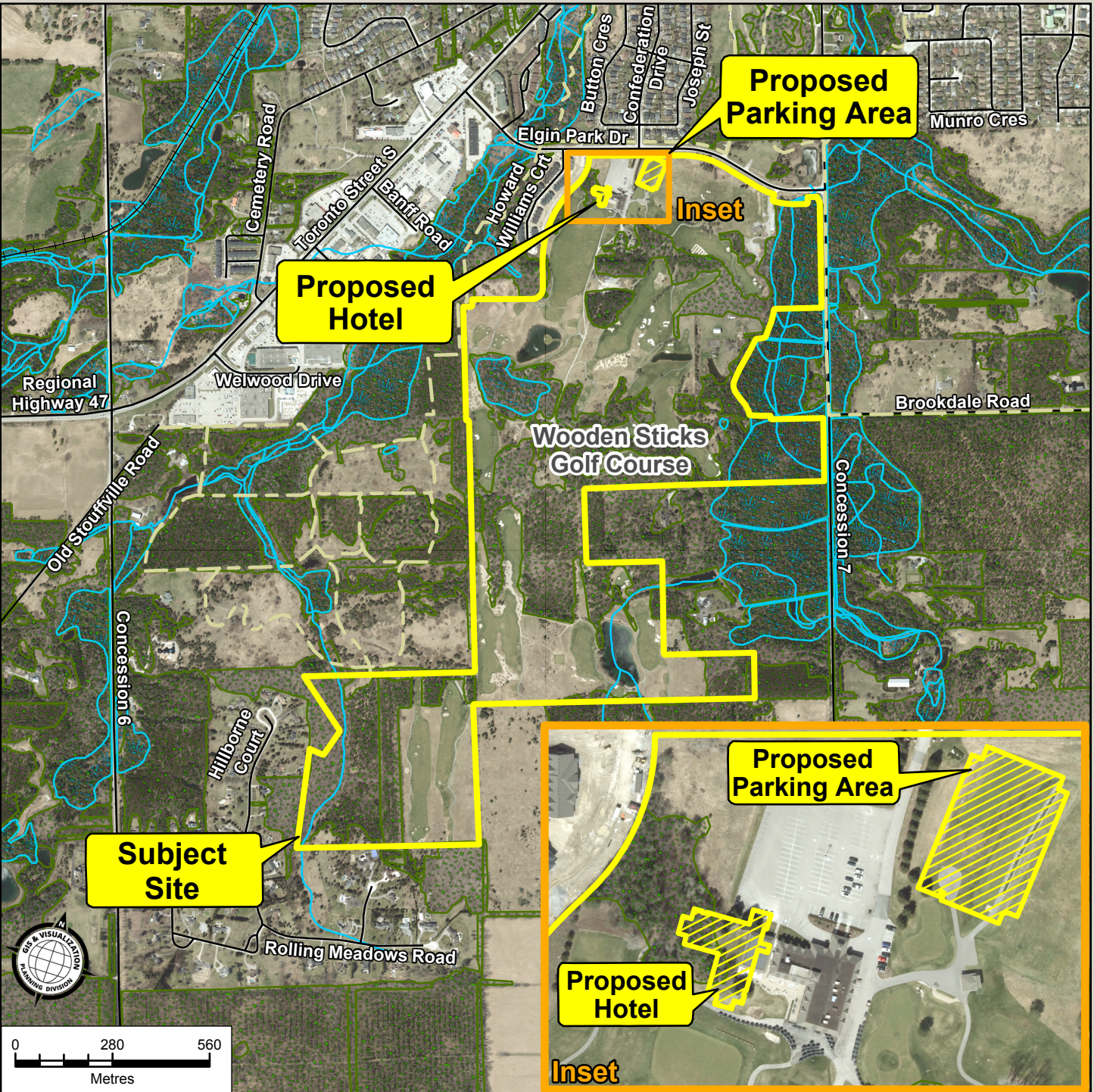
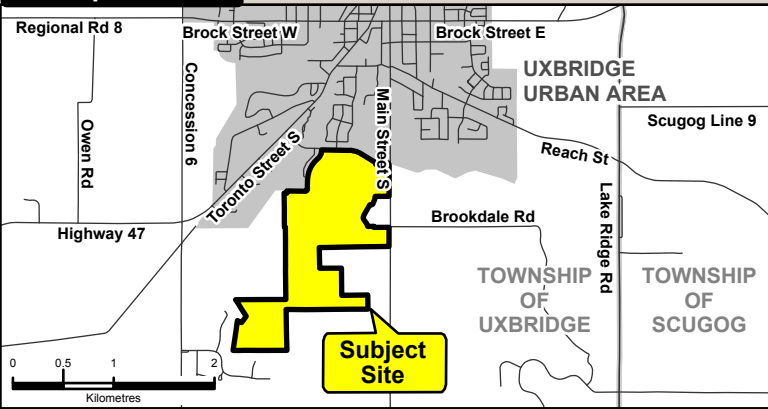
Original signed by

Brian Bridgeman, MCIP, RPP, PLE
Commissioner of Planning and
Economic Development

Recommended for Presentation to Committee

Elaine C. Baxter-Trahair
Chief Administrative Officer

Municipal Context



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Amendment #194 to the Regional Official Plan

Purpose and Effect: The purpose and effect of this Amendment is to permit an expansion of the existing Wooden Sticks golf course to include a hotel up to five storeys in height with 79 guest rooms and a lobby / reception area, office space and restaurant on the ground floor, as well as an expanded parking area in the Township of Uxbridge.

Location: The subject site is located at 40 Elgin Park Drive, and is legally described as Part of Lot 27, Concession 6 in the Township of Uxbridge.

Basis: The subject site includes an existing major recreational use recognized in the Township of Uxbridge Official Plan and the amendment proposes an expansion to this use including a hotel and expanded parking area. This amendment conforms to the Durham Regional Official Plan, the Oak Ridges Moraine Conservation Plan, the Lake Simcoe Protection Plan and the Growth Plan for the Greater Golden Horseshoe and is consistent with the Provincial Policy Statement.

Amendment (current Regional Official Plan – 2020 Consolidation):

The Durham Regional Official Plan is hereby amended by adding the following policy to a new Section 10B.3.1 – Policy Exceptions:

“10B.3.1 Notwithstanding any other provision of this Plan, ancillary uses to the existing major recreational use including a hotel up to five storeys in height and an expanded parking area are permitted on lands located on the south side of Elgin Park Drive west of Concession 7, east of Howard Williams Court, identified as Assessment 18-29-040-009-00500 in Part of Lot 27 Concession 6, in the Township of Uxbridge. Prior to any development taking place, the following conditions shall be fulfilled to the satisfaction of the Region of Durham, the Township of Uxbridge, and the Lake Simcoe Region Conservation Authority:

- a) *That any negative impacts on identified natural heritage features and their functions as well as Species of Concern and Species at Risk will be properly mitigated; and*
- b) *That any tree removal that occurs as a result of the development of the proposed hotel and expanded parking area will be compensated based on the requirements of the Ecological Offsetting Policy of the Lake Simcoe Region Conservation Authority.*

Implementation: The provisions set forth in the Durham Regional Official Plan regarding the implementation of the Plan shall apply with regards to the Amendment.

Interpretation: The provisions set forth in the Durham Regional Official Plan regarding the interpretation of the Plan shall apply with regards to this Amendment.

Request by Durham Region Council to the Minister of Municipal Affairs and Housing to Modify the Durham Regional Official Plan

Request: Durham Region Council hereby requests the Minister of Municipal Affairs and Housing to modify the new Durham Regional Official Plan as adopted on May 17, 2023 by adding the following policy exception to Section 10.5:

“10.5 Permit, notwithstanding any other provision of this Plan, ancillary uses to the existing major recreational use including a hotel up to five storeys in height and an expanded parking area are permitted on lands located on the south side of Elgin Park Drive west of Concession 7, east of Howard Williams Court, identified as Assessment 18-29-040-009-00500 in Part of Lot 27 Concession 6, in the Township of Uxbridge. Prior to any development taking place, the following conditions shall be fulfilled to the satisfaction of the Region of Durham, the Township of Uxbridge, and the Lake Simcoe Region Conservation Authority:

- a) That any negative impacts on identified natural heritage features and their functions as well as Species of Concern and Species at Risk will be properly mitigated; and*
- b) That any tree removal that occurs as a result of the development of the proposed hotel and expanded parking area will be compensated based on the requirements of the Ecological Offsetting Policy of the Lake Simcoe Region Conservation Authority.*

Note: Underlined text will be bookmarked to defined terms within the Glossary of the new Regional Official Plan.

Rational: On May 17, 2023, Durham Region Council adopted a brand new Regional Official Plan which is currently before the Minister of Municipal Affairs and Housing pending approval. On November 29, 2023, Durham Regional Council adopted Amendment #194 to the currently in effect (the “old”) Official Plan to permit the development of a hotel and expanded parking area ancillary to the existing Wooden Sticks golf course in the Township of Uxbridge. This requested modification to the new Official Plan will enable the permissions granted by Amendment #194 to be carried forward and properly reflected in the new Official Plan.