



May 27th, 2025

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Kyle Rainbow
Director, Development Services
Township of Uxbridge
51 Toronto Street South, Uxbridge, ON L9P 1H1

Dear Sir,

**Re: 3rd Submission – Zoning By-law Amendment Application Ref: ZBA 2022-05
181 Toronto Street South, Uxbridge**

ACCIO Land Use Planning Solutions Inc. has been retained by 2773791 Ontario Inc., the owner of the subject lands, to represent them in matters related to land use planning and development applications concerning the property located at 181 Toronto Street South in Uxbridge.

We are pleased to submit the third submission for Zoning By-law Amendment Application ZBA 2022-05. This submission includes a response matrix addressing comments received from the Region of Durham, the Lake Simcoe Region Conservation Authority (LSRCA), and other commenting agencies. Please note that specific comments related to Draft Plan of Subdivision Application SU-2022-02 will be addressed under separate cover in a future submission, once the zoning amendment is in place.

Additionally, given that the proposed development consists of only 10 residential units, it is our understanding that Site Plan Approval is not required. Accordingly, we respectfully submit that Site Plan Approval should not be part of the current application process nor a condition of approval for the zoning by-law amendment.

We note that although the applications were submitted under the previous Durham Region Official Plan (DROP), we have reviewed the new DROP 2024 and are of the opinion that the proposal complies with the Land Use Policies (LUP) of the new Plan. Compliance with the previous DROP has been comprehensively addressed in the Planning Justification Report submitted with the original application submission package.

This submission addresses the comments received related to the 2nd Submission as required. We have included an updated Comments / Response Matrix to summarize the Agency comments and responses provided by the Consulting Team in relation to their discipline. We believe that all comments have been appropriately addressed such that the feasibility of the proposal has been demonstrated and that the Zoning Amendment can be brought forward to Council for their formal consideration.

The following attached files are part of this 3rd ZBA Submission:

01. Cover Letter prepared by ACCIO Land use planning solutions inc. (dated May 5th, 2025)
02. Owner Authorization to ACCIO as Agent (dated May 9th, 2025)
03. Matrix summarizing Responses to Comments received (consolidated by ACCIO on May- 23rd, 2025)
04. Copy of Durham Region Comment & Red line responses prepared by Counterpoint Engineering Inc.
05. Updated Stormwater management and Functional Service Report (SWM & FSR) prepared by Counterpoint Engineering Inc. (Revised version dated February 20th, 2025, for 3rd submission)
06. Grading Plan C-1 prepared by Counterpoint Engineering Inc. (Revised version dated February 20th, 2025, for 3rd submission)
07. Servicing Plan C-2 prepared by Counterpoint Engineering Inc. (Revised version dated February 20th, 2025, for 3rd submission)
08. Erosion & Sediment Control Plan C-3 prepared by Counterpoint Engineering Inc. (Revised version dated February 20th, 2025, for 3rd submission)
09. Responses to LSRCA 3376-Hydrology Chart with Comments, prepared by Counterpoint Engineering Inc. (Revised version dated February 20th, 2025, for 3rd submission)
10. Responses to LSRCA 3376-Engineering Chart with Comments, prepared by Counterpoint Engineering Inc. (Revised version dated February 20th, 2025, for 3rd submission)
11. Updated Traffic Management Plan TMP & OTM sections pages, prepared by CGE Traffic Consulting Inc. (dated April 26th, 2025)
12. Draft Zoning By-law (Text + Schedule) prepared and updated by ACCIO (May 27th, 2025)

We trust you will find this submission to be in order and look forward to proceeding with the approval of the Zoning Amendment. Should you have any questions or comments respecting the material submitted please do not hesitate to contact the undersigned.

Sincerely,

ACCIO



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cc. DURHAM REGION (David Perkins, Planning Division)
LSRCA (David Ruggle, Planning Manager)