

April 13, 2021

Our File No. 1125-00

Jo Ann Merrick  
Public Works & Operations  
Township of Uxbridge  
51 Toronto Street, Box 190  
Uxbridge, Ontario, L9P 1T1

Dear Ms. Merrick:

Re: Reports/Plans in Support of Site Plan Application  
and Draft Plans of Subdivision/Condominium Condition Requirements  
Venetian Group; Part Lot 28, Con. 7; 231 to 249 Reach Street inclusive  
Township of Uxbridge, Region of Durham  
Town File ZBA 2018-08;  
Region of Durham Files: S U-2018-01 and C-U-2018-01

The above-noted development is proceeding in a consolidated planning approach. The Draft Plans of Subdivision/Common Element Condominium have been draft approved, and implementing Zoning By-law 2019-102 has been approved. A site plan application was submitted to the Township in August of 2020.

Architectural Renderings have been submitted through Brian Pigozzo, Chief Building Official, who advised on the 27<sup>th</sup> of January, 2021, that Council approved the architectural drawings.

A preconsultation meeting for site plan approval was not required given the level of detail established by the draft plans and the conditions of draft plan approval. Accordingly, we have prepared the enclosed set of reports and plans with a view to addressing both the site plan requirements and the Draft Plans of Subdivision/Common Element Condominium conditions. For example, the engineering plans required for site plan approval are the same as would be required for the Draft Plans. A table of Draft Plan Conditions with comments from the Owner's consulting team have been provided to assist the reviewer.

As per your instructions of February 25, 2021, two hard copies are enclosed and a Drop Box link containing these documents will be forwarded to you. I have also enclosed a digital version on a thumb drive. The following documents are enclosed in this submission package.

<b>Submission Documents - Venetian Group - Reach Street, Uxbridge</b>		
Consultant	Report/Plan	Date
Beacon	Ecological Offsetting Strategy Letter to LSRCA	March 18, 2021
Cosburn Nauboris	Landscape Plan - LI	March 26, 2021
	Landscape Restoration and Edge Management Plan - LRI	March 26, 2021
	Landscape Restoration and Edge Management Details - LR-DI	March 26, 2021
	Details (for Acoustic Wood Fence) -LDI	March 26, 2021
	Details (for Walls and Fences) - LD2	March 26, 2021
	Details (for Bench, Tree Planting) - LD3	March 26, 2021
Hunt Design	Site Plan	March 26, 2021
	Concept Elevations	March 31, 2021
	Concept Elevations - Type C	March 31, 2021
	Concept Elevations - Type E	March 31, 2021
Palmer	WSP Geotechnical Investigation	April 17,2015
	Preliminary Geological Assessment	April27,2018
	Hydrogeological Assessment	March 11, 2021
	Sirati Letter of Reliance	March 16, 2021
	Water Well Survey Memo	March 19, 2021
RTG Utility	Light Trespass Analysis	March 22, 2021

	Photometric Analysis	March 24,2021
	Street Lighting Plan	March 24, 2021
Sabourin Kimble & Associates	Cover Page & Index	March 31, 2021
	Cross Sections -CS-1	March 31, 2021
	Details & Standards- ADS-1	March 31, 2021
	Erosion and Sediment Control - ESC -1, 2, 3,4,5	March 31, 2021
	Overall Grading Plan – SG-1,2,3,4,5,6	March 31, 2021
	Sewer Design Sheets - SDS-1	March 31, 2021
	Site Servicing Plan and Drainage Plan- SS-1,2,3	March 31, 2021
	SWM Report	March 31, 2021

The architectural elevations, though approved by Council, have been included, in ledger format, to provide context for the reviewers. The draft M-plan and R-Plan are nearing completion and will be forwarded under separate cover. However, for context I have enclosed two copies of the current versions of the two plans. Finally, the Environmental Site Assessment report, being prepared by Palmer, will be completed shortly.

In conclusion, we believe we have provided a full submission in support of the site plan application approval, and with a couple of minor exceptions noted in the paragraph above, that information required to sign off on the draft plan of subdivision/common element condominium conditions. Please advise if any further information or additional copies are required.

Yours truly,



Michael Smith, MCIP, RPP  
Planning Consultant

c. Mohammad Abhary  
Morris Bonakdar  
Consultant Team

Enclosures