



THE CORPORATION OF THE TOWNSHIP OF UXBRIDGE

SITE PLAN APPROVAL APPLICATION
(under Section 41 of the Planning Act)

For Township Use Only				
Township File Number :	Date of Receipt:	Payment of Required Fees:	Completion Initial Evaluation:	Date Circulated (if application deemed complete):
SPP 2024-03	May 28, 2024	✓	✓	

PLEASE TYPE OR USE BLACK INK FOR REPRODUCTION PURPOSES. WHERE ADDITIONAL SPACE IS REQUIRED PLEASE ADD PAGES AT THE BACK OF THE APPLICATION IDENTIFIED BY THE SECTION NUMBER.

PART A: GENERAL REQUIRED INFORMATION

1. Specify (x) the type of application being submitted:

Minor site plan application
(single building commercial or industrial proposal on a single lot exclusive of a plaza, department store or supermarket proposal)

Major site plan application

Site Plan Amendment

29 Maple St,
Uxbridge

2. Date of Application Submission: May 28, 2024.

3. Name of Owner: Hannah & Bischof ^{Norm} Tel No.: _____
Address: B-29 Maple St Uxbridge & 102 Kirby Cres. Fax No.: _____
Postal Code: L9P 1C8 & L1N 6Z7 Email: hannah-bischof@hotmail.co

4. Name of Applicant: Tanner Jacobs Tel No.: 289-200-4307
Address: 29 Maple Street, Uxbridge Fax No.: _____
Postal Code: L9P 1C8 Email: tanner649@gmail.com

* Agent: Abby Steele.

5. **Name of Authorized Agent (if any):** Abby Steele
 Address: 356 Wagg Road Tel No.: 905-904-3636
 Postal Code: L0C 1A0 Fax No.: _____
 Email: abby.novodrafting@gmail.com

6. **Please specify (x) to whom all communication should be sent:**
 Owner Applicant Agent

7. **Names and Addresses of the holders of any mortgages, charges or other encumbrances in respect of the subject property (if known):**

	Name	Address
1.	<u>Hannah Bischof</u>	<u>29 Maple St, Uxbridge</u>
2.	<u>Norm Bischof</u>	<u>102 Kirby Cres, Whitby</u>
3.	_____	_____
4.	_____	_____

8. **Description of land for which application is being made.**

(a) **Legal description (Lot, Concession, Registered Plan and/or Reference Plan):**
Residential Multi

(b) **Municipal Address (Street and Number):**
29 Maple Street

(c) **Roll Number** 1829-050-001-10700-000

(d) **Frontage** 20.12 m **Depth** 90.08 m **Area** 0.166 ha

(d) **Are there any easements, rights-of-way or restrictive covenants affecting the subject lands?**
 Yes No

If yes, describe the purpose/effect and identify the name and address of the persons or corporations who benefit from the easement, right-of-way or covenant.

9. Planning Status

(a) What is the existing Official Plan designation for the subject site?

Residential Area

Does the proposed development comply with the current Official Plan requirements and uses for the subject site?

Yes No

If no, has an application for Official Plan amendment been applied for?

File #: _____ status of application: _____

(b) What is the existing zoning for the subject site?

RM

Does the proposed development comply with the current zoning regulations requirements and uses for the subject site?

Yes No

If no, has an application for zoning by-law amendment been applied for?

File #: _____ status of application: _____

10. Existing land use:

(a) What are the existing use(s) of the subject land?

Residential Single Family Dwelling

(b) Are there any existing buildings or structures on the subject lands?

Yes No

If yes:

Type of Building / Structure	Date Constructed	Setbacks (metric)			Height (metric)	Dimensions or Floor Area (metric)
		Front Lot Line	Rear Lot Line	Side Lot Line		
Residential Single Fam		9.15m	49.48m	1.1m	4.71m	121m ²

(c) What is planned for the existing buildings and structures? Please describe:
Demolish _____

11. Proposed Changes

(a) The uses proposed for the subject lands

Apartment Building 3 Storey, 10 unit

(b) Is the proposal an addition or modification to the existing buildings and structures on the site?

Yes No

If yes, please describe, including relevant statistics (e.g. building addition area)

(c) Are there any new buildings or structures proposed to be built on the subject lands?

Yes No

If yes:

	Proposed	Office Use Only Zone Requirements
Building Area (Ground Floor Area)	294m ²	
Gross Floor Area (Total All Floors)	862m ²	
Number of Standard Parking Spaces (Minimum)	12	
Number of Handicapped Parking Spaces (Minimum)	3	
Number of Loading Bays	3	
Parking Area Coverage (including lanes and drives)	797m ²	
Building Height (Maximum)	8.22m	
Number of Storeys (Maximum)	3	
Number of Residential Units (Maximum)	10	
Landscaped/Open Space Area (Minimum)	504m ²	
Open/Outdoor Storage Area (Maximum)		

(b) If known, whether the subject land has ever been the subject of an application under Section 34 of the Planning Act for a zoning by-law amendment:

Yes No

If yes, File #: _____ status of application: _____

(c) Have there been any previous Site Plan or Development Agreements registered against these lands?

Yes No

If yes, File #: _____ Year _____

Other particulars

13. Proposed Servicing

Complete the following in full, including whether all identified technical information requirements are attached. Before undertaking any action consult with appropriate authorities to determine details.

(a) **Water Supply**

Service Type	Development Proposed	Yes/No	Studies Required Now	Attached
Municipal piped water system	Any development on municipal services	yes	Confirmation of service capacity will be required during processing	
Municipal/Private communal water system	More than 5 lots/units and non residential where water used for human consumption		Servicing options statement and hydrogeological report	
	5 or less lots/units and non residential where water used for human consumption		Hydrogeological sensitivity certification	
Individual private wells	More than 5 lots/units and non residential where water used for human consumption		Servicing options statement and hydrogeological report	
	5 or less lots/units and non residential where water used for human consumption		Hydrogeological sensitivity certification	
Other	To be described by applicant		To be determined	

(b) Sewage Disposal

Service Type	Development Proposed	Yes/No	Studies Required Now	Attached
Municipal piped sewage system	Any development on municipal service	yes	Confirmation of service capacity will be required during processing	
Municipal/Private communal sewage system	More than 5 lots/units or more than 4500 litres per day effluent		Servicing options statement and hydrogeological report	
	5 or less lots/units or less than 4500 litres per day effluent		Hydrogeological sensitivity certification	
Individual private septic systems	More than 5 lots/units or more than 4500 litres per day effluent		Servicing options statement and hydrogeological report	
	5 or less lots/units or less than 4500 litres per day effluent		Hydrogeological sensitivity certification	
Other	To be described by applicant		To be determined	

(c) Storm Drainage

Service Type	Development Proposed	Yes/No	Studies Required Now	Attached
Piped Sewers	Any development or piped service	yes	Preliminary stormwater management plan. Stormwater management study may be required during application processing.	
Ditches	Any development or non-piped service			
Swales	Any development or non-piped service			
Other				

14. Property Access

Is access provided by: Provincial Highway Municipal Road
 Regional Road Private Road Water

If access to the subject land is by water only, describe the parking and docking facilities used or to be used and the approximate distance of these facilities from the subject land and the nearest public road:

15. Provincial Policy

(a) Is the requested approval(s) consistent with policy statements issued under subsection 3(1) of the Planning Act? (explain)

yes

- (b) Are the subject lands within an area of land designated under any provincial plan or plans? (explain)

no

- (c) If **yes** to (b), does the application conform to or not conflict with the applicable provincial plan or plans? (explain)
-
-

PART B: PLANS AND MATERIALS REQUIRED TO SATISFY SECTION 41(4)(1) and (2) OF THE PLANNING ACT

Pursuant to Section 41(4) of the Planning Act, the Site Plan Approval Application must include the following detailed, scalable plans (in metric units) and related materials showing the listed information (in some cases it may be appropriate to combine with a survey plan or some of the information from the survey plan). Wherever possible, a digital file as well as a paper copy of the plan is required.:

1. Survey

Two (2) copies of a plan of survey prepared by an Ontario Land Surveyor (OLS) showing:


- (a) property boundaries, dimensions and bearings;
- (b) topographical contours and existing grading;
- (c) the location, size and type of all existing buildings, structures, facilities and works on the subject land, indicating their distance from the front lot line, rear lot line and side lot lines;
- (c) the location of all natural and artificial features (*for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks, utility poles, storm and sanitary sewers, watermains and hydrants, driveways, curbs and sidewalks*) that,
 - i) are located on the subject land; and,
 - ii) on land that is adjacent to it where, in the applicant's opinion, they may affect the application;
- (d) the current uses of land that is adjacent to the subject land;
- (e) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way;
- (f) if access to the subject land will be by water only, the location of the parking and docking facilities to be used; and,
- (g) the location and nature of any easement affecting the subject land.

2. Site and Related Plans

Ten (10) copies of the Site Plan and related plans, one (1) reduced copy measuring 8 ½" by 11", and one electronic PDF copy on a memory stick, based on the Plan of Survey, showing the required information and any other pertinent data:

2.1 Site Plan Requirements

- (a) key plan showing the relationship of the proposal to the surrounding area including the surrounding buildings, roads and natural features;
- (b) property boundaries and dimensions;
- (c) the location, size and type of all proposed and existing retained buildings, structures, facilities and works on the subject land, indicating their distance from the front lot line, rear lot line and side lot lines and the relationship of the proposed buildings to adjacent buildings, streets, and exterior areas to which members of the public have access;
- (d) site statistics including building coverage and percentage of landscape area;
- (e) location, type and height of all exterior lighting;
- (f) location and dimensions of loading spaces and fire access routes;
- (g) location and dimensions of garbage storage/collection facilities;
- (h) on-site servicing facilities including:
 - i) above ground utilities;
 - ii) stormwater catchbasins and other required stormwater management controls and facilities;
 - iii) servicing easements;
 - iv) fire hydrants;
 - v) final grading plan (showing relationship to abutting properties); and,
 - vi) an estimate of the cost for construction of all services on/off site resulting from the development;
- (i) location, type and height of all fencing and screening;
- (j) layout of parking areas, including:
 - i) parking stall size;
 - ii) aisle width;
 - iii) curbing materials;
 - iv) handicapped parking stalls;
 - v) road access points (dimensioned); and,
 - vi) curb radii.
- (j) location, size and materials for all signs;
- (k) location and materials for all existing or proposed walkways;
- (l) existing and proposed retaining walls (with top and bottom of wall elevations);
- (m) location of all exterior recreation facilities, where provided;
- (n) road widening and intersection requirements;

- (o) sustainable design elements, where required, on any adjoining highway under the Township's jurisdiction, including without limitation trees, shrubs, hedges, plantings or other ground cover, permeable paving materials, street furniture, curb ramps, waste and recycling containers and bicycle parking facilities and,
- (p) facilities designed to have regard for accessibility for persons with disabilities 

2.2 Landscape Plan Requirements

- (a) location of existing natural features and other vegetation which are to be retained or removed;
- (b) location and type of protection measures for natural features and vegetation to be retained;
- (c) location of all proposed plant material, planting beds and sodded areas;
- (d) plant list showing index, type, size (height and calliper at time of planting) and quantity;
- (e) location, height and material of all fences, screen walls and retaining walls;
- (f) proposed grades, finished first floor elevations and elevations to the base of trees to be retained; and.
- (g) sustainable design elements, where required, on any adjoining highway under the Township's jurisdiction, including without limitation trees, shrubs, hedges, plantings or other ground cover, permeable paving materials, street furniture, curb ramps, waste and recycling containers and bicycle parking facilities.

2.3 Elevations

Five (5) copies of elevation drawings and one (1) reduced copy measuring 8 ½" by 11", showing elevation and cross-section views for all sides of each building to be erected, except a building to be used for residential purposes containing less than twenty-five dwelling units, which drawings are sufficient to display,

- (a) the massing and conceptual design of the proposed building(s);
- (b) matters relating to exterior design, including without limitation the character, scale, appearance and design features of buildings, and their sustainable design, but only to the extent that it is a matter of exterior design;
- (c) proposed building materials;
- (d) roof top mechanical equipment and related screening;
- (e) all exterior building lighting;
- (f) all entry points to the building(s) including handicapped access;

Further information and/or plans may be required after the application has been given a preliminary review by the Township staff and consultants.

PART C: AFFIDAVITS REQUIRED AS PART OF THE REQUIRED INFORMATION

1. CERTIFICATE - (to be signed by Owner, if Agent has been appointed)

As of the date of this application, I am the registered Owner of the lands described in this application, and I have examined the contents of this application and hereby certify that the information submitted with the application is correct insofar as I have knowledge of these facts, and I concur with the submission of this application by Abby Steele of Town of Uxbridge who I have appointed as my Agent.

Date: May 21, 2024

Signed: [Signature]
Signature of Owner

2. AFFIDAVIT

I, Abby Steele of the Township of Uxbridge in the Region of Durham solemnly declare that all the above statements contained herein and in all exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of the "The Canada Evidence Act".

DECLARED BEFORE ME AT Township of Uxbridge
In the Region of Durham this 21st
day of May, 2024.

[Signature]
Registered Owner(s) or Agent

[Signature]
A Commissioner, etc.

Jennifer Lynn Beer, a Commissioner etc.,
Province of Ontario,
for the Corporation of the
Township of Uxbridge
Expires November 21, 2026

**NOTICE OF COLLECTION
MUNICIPAL FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT**

Personal information collected on this form is collected under the authority of the *Planning Act* as amended, and will be used to assist in making a decision on this matter. All names, addresses, opinions and comments will be made available for public disclosure. Questions regarding this collection should be forwarded to The Manager, Development Services, Township of Uxbridge, 51 Toronto Street South, P.O. Box 190, Uxbridge, Ontario L9P 1T1, telephone 905-852-9181.

PART C: AFFIDAVITS REQUIRED AS PART OF THE REQUIRED INFORMATION

1. CERTIFICATE - (to be signed by Owner, if Agent has been appointed)

As of the date of this application, I am the registered Owner of the lands described in this application, and I have examined the contents of this application and hereby certify that the information submitted with the application is correct insofar as I have knowledge of these facts, and I concur with the submission of this application by _____ of _____ who I have appointed as my Agent.

Date: May 21st, 2024

Signed: [Signature]
Signature of Owner

Jennifer Lynn Beer, a Commissioner etc.,
Province of Ontario,
for the Corporation of the
Township of Uxbridge
Expires November 21, 2026

2. AFFIDAVIT

I, Abby Steele of the Township of Uxbridge in the Region of Durham solemnly declare that all the above statements contained herein and in all exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of the "The Canada Evidence Act".

DECLARED BEFORE ME AT Township of Uxbridge
In the Region of Durham this 21st
day of May, 2024.

Registered Owner(s) or Agent

A Commissioner, etc.

[Signature]

*Commissioned to the
signature above.
Norm Bischof.

**NOTICE OF COLLECTION
MUNICIPAL FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT**

Personal information collected on this form is collected under the authority of the *Planning Act* as amended, and will be used to assist in making a decision on this matter. All names, addresses, opinions and comments will be made available for public disclosure. Questions regarding this collection should be forwarded to The Manager, Development Services, Township of Uxbridge, 51 Toronto Street South, P.O. Box 190, Uxbridge, Ontario L9P 1T1, telephone 905-852-9181.

PART D: BACKGROUND INFORMATION

In accordance with Township Official Plan, a number of materials, plans and studies may be required to be submitted to constitute a complete application, depending on the nature of the application. Some of these requirements may have already been met, if this application is being submitted in conjunction with or follows another application under the Planning Act. These requirements are set out in Parts E of this application. The precise requirements for each application will be determined at the Pre-consultation meeting, however, to assist the Township in determining the exact information requirements the applicant is requested to provide the following information.

1. Does the site or adjacent lands include any significant trees or other natural features?

The site has some trees, however the property is mainly surrounded by RM uses.

2. Is the site adjacent to any significant source of noise or vibration (e.g. railway, major road, major industrial use)?

The site backs onto a railway track, that is rarely used and ends about 125m from the site.

3. Does the site include a building or structure designated under the Ontario Heritage Act?

no

4. Are there any indications that the subject lands include any archaeological features?

no

5. Potentially Contaminated Land

- 5.1 Has there been an industrial or commercial use of the site?

Yes No Last Year of Use _____

- 5.2 Has there been filling on the site or subject land?

Yes No Last Year of Use _____

- 5.3 Is there reason to believe that the site may have been contaminated by former uses on the site or adjacent sites? (i.e. gas stations, petroleum or other fuel stored on site or adjacent site)?

Yes No Last Year of Use _____

If **YES**, then an environmental investigation including all former uses of the site, and if appropriate the adjacent site is required. The study must be prepared by a qualified consultant.

Report attached? Yes

If **NO**, on what basis was this determined?

PART E: POTENTIAL ADDITIONAL REQUIRED BACKGROUND INFORMATION

The following materials, plans and studies identified in the Township Official Plan may be required to be submitted by the Township. A determination will be made at the Pre-Consultation meeting. Where materials, plans and/or studies are required, an application will only be considered complete upon their submission.

The following information and studies prepared at the applicant's expense, and carried out by a qualified professional as determined by the Township, and, at the Township's discretion, unless required by this Plan, retained by the Township, shall generally be submitted as a basis for evaluation of development applications in the Uxbridge Urban and Coppins Corners Secondary Plan areas:

i) **Background Information**

A plan of survey of the subject site identifying all existing significant trees, other significant landscape features, existing buildings and structures and contours.

ii) **Plans**

Plans, including, where applicable, site grading and landscaping plans, elevations, and other documentation: demonstrating how the development will be integrated with the Natural Heritage System established in Section 2.3 of this Plan.

iii) **Natural Heritage System**

Where the site includes or directly abuts lands designated on Schedule "B" to the Uxbridge Urban Area as part of the Natural Heritage System, proposals shall be evaluated in accordance with the information submission requirements of Section 2.3 of the Plan.

iv) **Tree Analysis**

Where new development is to occur on a piece of land which the Township identifies as having trees which may warrant preservation or replacement, a tree preservation and planting plan shall be developed either at the time of application or as a condition of approval at the direction of the Township.

Such a plan shall:

- (a) address the nature and condition of the tree resources potentially affected by the development;
- (b) provide recommendations for tree retention and removal based on the quality of the trees, species tolerance, proposed development impacts and opportunities for mitigation, as well as a program for replanting and vegetation enhancements for new development which impacts on tree stand; and,

- (c) address the impact of the development on any abutting lands in the Environmental Constraint Area and Forest Area designations, and the woodlot management and edge/interior protection measures required to protect such areas during and after the initiation of construction.

Based on this analysis, controls will be placed on the trees to be removed, the amount and type of new landscaping to be provided on the site and related management and construction procedures through the Subdivision, Condominium or Site Plan Control Agreements.

- v) **Noise Impact Study**

A noise impact study shall be carried out where residential uses or other sensitive uses, as defined by Ministry of the Environment guidelines, are proposed and the site is adjacent to a major noise source such as an arterial road, railway or industrial use.

Further, the requirements of the Ministry of the Environment guidelines, "Noise Assessment Criteria in Land Use Planning, October, 1995" or any successor thereto, with respect to the need for noise impact studies shall apply to new commercial, industrial or institutional development which is a potential major noise source, such as, but not limited to, uses which have associated with them on-going construction activity, outdoor heat rejection systems (including cooling towers) and outdoor exhaust fans, or other stationary noise sources such as railway yards, major truck stops, major hydro transformers, or natural gas compressors. Where required by the guidelines, a noise impact study shall be carried out to the satisfaction of the Township.

- vi) **Vibration Study**

A vibration study shall be required at the request of the Region, the Township or the applicable railway where the site is within 75 metres (246 feet) of a railway right-of-way or an arterial road. Such a study shall be carried out to the satisfaction of the Township, in consultation with the appropriate government agency or railway.

Further, where new industrial development, which is a potential major source of vibration, such as metal forming industries including punch presses or drop forges, is proposed within 75 metres (246 feet) of existing residential development, a vibration study shall be carried out to the satisfaction of the Township.

- vii) **Heritage Impact Statement**

Where the site includes a building of architectural and/or historical merit designated under the Heritage Act or is located in a designated Heritage District, a heritage impact statement, prepared by recognized professional(s) in the field, shall be required to be submitted to the Township. Such a study shall demonstrate to the satisfaction of the Township that:

- (a) the proposal will not adversely impact the heritage significance of the property or the area in which it is located; or,
- (b) demonstrate that it is not physically feasible to maintain the heritage building or structure.

viii) **Archaeological Resource Assessment**

Where there may be archaeological remains of prehistoric and historic habitation, or areas containing archaeological potential within a site, an archaeological assessment conducted by archaeologists licensed under the Ontario heritage Act shall be required. In addition, the provisions of the Cemeteries Act and its regulations shall be applied when marked and unmarked cemeteries or burial places are encountered during development, assessment or any activity.

ix) **Land Use Compatibility**

Where applicable, information or necessary studies shall be provided to assist in the establishment of a separation distance, having regard for the Ministry of the Environment guidelines "Compatibility Between Industrial Facilities and Sensitive Uses", between proposed development and potentially incompatible uses.

x) **Stormwater Management**

Where applicable, in accordance with Ministry of the Environment guidelines, a Master Drainage Plan shall be prepared, or the Township shall require a stormwater study.

xi) **Soil Quality**

The applicant must demonstrate that on-site soil quality is suitable for the proposed use. Where site remediation is required the Township shall be satisfied with respect to the implementation of remediation prior to development approval. Specifically, where the Township, other public body, or the applicant has identified potential site contamination, the Township shall require the applicant to complete a Phase 1 assessment, in accordance with the Ministry of the Environment's Guidelines for Use at Contaminated Sites in Ontario. The Phase 1 assessment will be reviewed by the Township to ensure there is no contamination prior to the granting of any development approvals. If there is evidence of contamination, the applicant will be required to submit a Phase 2 assessment in accordance with the Ministry of the Environment's Guidelines. If the site is found to be contaminated, the Township shall require the applicant to submit a Ministry of the Environment acknowledged Record of Site Condition to the Township to verify site clean-up prior to the granting of a building permit.

xii) **Traffic Impact Analysis**

Where the Township has identified concerns with traffic impacts, a traffic impact analysis carried out by a qualified transportation engineer shall be required.

xiii) **Air Quality**

Where the Township identifies concerns with impacts on air quality, appropriate studies by qualified professional(s) shall be required.

In addition, the following studies may be required to be submitted in the Uxbridge Urban Area as set out in Section 2 of the Official Plan:

Functional Servicing Study	Section 2.2.3.2
Market Impact	Section 2.5.17.3.1 i)
Corridor Commercial Area Development	Section 2.5.17.3.6
Employment Area Development	Section 2.3.19.5.2 (up to end of first ii)
Recreational Mixed Use Development	Section 2.5.24.3.1 ii)
Brock St. Mixed Use Area	Section 2.5.26.4.1 iii), iv), v) & Section 2.5.26.4.2

Coppins Corners Secondary Plan

In addition to other requirements of the Secondary Plan, Section 5.2 Servicing Strategy includes detailed submission requirements as does Section 5.7.3 xiv) and urban design guidelines are required in accordance with Section 5.7.3 xv).