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File: P-3249

June 30, 2021

Township of Uxbridge  
Development Services Department  
51 Toronto Street South, PO Box 190  
Uxbridge, ON  
L9P 1T1

**Attention:** Ms. Elizabeth Howson, MCIP, RPP  
Macaulay Shiomi Howson Ltd.

**RE:** Mosaik (Uxbridge) Inc.  
Application for Site Plan Control – SPD 2014-01  
Related Application: ZBA 2014-02  
62 Mill Street  
Part of Lot 29, Concession 6  
Township of Uxbridge, Region of Durham

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Dear Ms. Howson,

KLM Planning Partners Inc. represents Mosaik (Uxbridge) Inc., the “Owner” with respect to the above-noted lands (the “subject lands”). Mosaik (Uxbridge) Inc. acquired the subject lands after the last submission of the above-noted Site Plan Application on November 4, 2020. On behalf of our client, we are pleased to submit the enclosed materials in response to comments made on the November 2020 submission.

The subject lands are located on the south side of Mill Street, east of Toronto Street South and Joseph Street, and west of Water Street. They abut Elgin Park to the south. The lands are irregularly shaped and are approximately 1.5 hectares (3.7 acres) in size.

The approved Zoning By-law Amendment (2016) for the subject lands re-zoned the property from the Residential First Density (R1) Zone, Residential Second Density (R2) Zone, and Residential Holding (RH) Zone to the Holding Residential Second Density Exception No. 30 ((H)R2-30) Zone.

Condition c(iii) of the site-specific zoning requires that the Holding Symbol may not be removed from the subject lands until “The Township has approved a Site Plan and the Owner has entered into any required Site Plan Agreement with the Township, to be registered to the title of the lands.” The matters to be addressed by the Site Plan and associated agreement include:

- The protection of cultural heritage features through requirements of the Heritage Conservation Plan, Protection Plan, Heritage Easement Agreement, Heritage Commemoration and related securities;
- Provide for public access from Mill Street southerly to Elgin Park, through the plan of condominium on an easement dedicated to the Township which permits public use of the private right of way;
- Finalize landscaping and tree planting and preservation plan utilizing native species and maximizing landscaping, as well as ensuring that landscaping is in keeping with the heritage of the site particularly on the lands associated with the heritage house;
- External design elements for proposed new dwelling houses are in keeping with the heritage of the site;
- Cash-in-lieu of parkland requirements;
- Provision for any external roadway improvements including consideration for the potential for controls at the Pond Street/Mill Street/Private right of way intersection as a measure to improve the safety of interactions between vehicular/pedestrian/cyclist movements; and,
- Consideration of features which contribute to more sustainable development.

The following enclosed materials adequately address the above-listed matters while responding to comments made on the November 2020 submission:

1. Comment Response Matrix dated June 30, 2021;
2. Site Plan (Drawings A1a and A1b) prepared by Cassidy and Company Architectural Technologists, dated June 2021;
3. Elevations and Floor Plans prepared by Cassidy and Company Architectural Technologists, dated June 29, 2021;
4. Site Cross-Sections prepared by Cassidy and Company Architectural Technologists, dated June 29, 2021;
5. Landscape Plan and Cost Estimate prepared by John Lloyd and Associates, dated June 30, 2021;
6. Functional Servicing Report prepared by Counterpoint Engineering, dated June 28, 2021;
7. Engineering Plans prepared by Counterpoint Engineering Inc. (including Site Grading Plan, Site Servicing Plan, and Erosion and Sediment Control Plan), dated June 2021;
8. Geotechnical Report prepared by Soil Engineers, dated January 29, 2021;
9. Hydrogeological Report (Draft) prepared by Soil Engineers, dated June 2021;
10. Heritage Conservation Plan (including Protection and Commemoration details) prepared by Giaimo, dated June 29, 2021.

A revised Tree Inventory and Preservation Plan prepared by Upper Canada Tree Services will be submitted under separate cover. Furthermore, matters such as the Heritage Easement Agreement and cash-in-lieu of parkland will be advanced through further discussions with the Township.

One (1) set of hard copies will be forwarded to the Township offices as requested. Trusting that the above and enclosed are in order, please do not hesitate to contact the undersigned should you have any questions or concerns.

Yours truly,

**KLM PLANNING PARTNERS INC.**



Ryan Mino Leahan, MCIP, RPP  
Partner



Christine Halis, MCIP, RPP  
Senior Planner

Copy: Emilia Gruyters, Township of Uxbridge  
Mosaik (Uxbridge) Inc.