



March 24, 2025.

Township of Uxbridge
Development Services Department
Building and Planning
51 Toronto Street South
Uxbridge, ON
L9P 1T1

Attention: Jennifer Beer, Senior Permits & Approvals Analyst

**Re: The Avalon Club, Formerly Goodwood Golf Club
5389 Regional Road 30
Zoning by-law Amendment Application for Temporary Use
Existing Pro-Shop and Snack Bar
Related Zoning By-law: 2019-082**

Dear Jennifer,

Further to our recent meeting and correspondence, we are pleased to submit the enclosed Zoning By-law Amendment Application to extend the Temporary Use permission for the existing building containing the pro-shop and snack bar at The Avalon Club (formerly The Goodwood Golf Club) at 5389 Regional Road 30.

The Township approved an application to amend Zoning By-law No. 81-19 for the Temporary Use to permit the pro-shop and snack bar in 2013 for a period of three (3) years, and on June 6, 2016 for a period of three (3) years, and again on May 27, 2019 for a period of three (3) years terminating on May 27, 2022.

The previous owner of the lands inadvertently missed the requirement to extend the Temporary Use by-law for an additional three (3) year term in May 2022. The pro-shop and snack bar has continued to operate as an integral part of the golf course.

The Remington Group is part of an ownership group that purchased the lands in 2024. We are seeking to extend the previously granted Temporary Use permissions in order to allow the pro-shop and snack bar to continue to operate for a period of three (3) years while future plans for a new clubhouse building are finalized and approved by the Township. During this period, the operation of the existing pro-shop and snack bar would remain unchanged from its current state.

The subject lands are located within the Oak Ridges Moraine Conservation Plan boundary. The majority of the lands are designated as Countryside Area with smaller areas being designated Natural Linkage Area and Natural Core Area. The Township of Uxbridge Official Plan Schedule H identifies the subject lands as

Policy Area 1.9.9.2 Approved Major Recreational Use. The Official Plan of the Regional Municipality of Durham identifies the subject lands as within the Oak Ridges Moraine Conservation Plan boundary.

The subject lands are zoned Recreational Open Space Exception No. 13 (OS-13), No. 14 (OS-14) and Environmental Protection Exception No. 33 (EP-33), No. 34 (EP-34) and No. 35 (EP-35).

In our opinion, given the existing building and golf course operations will remain unchanged, the extension of the Temporary Use permissions for the existing building will continue to conform with the general intent and purpose of the Oak Ridges Moraine Conservation Plan, the Official Plans, the provisions of Zoning By-law and is an appropriate temporary use for the subject lands.

Please find the following materials submitted in support of the Zoning By-law Amendment application:

- Completed Application Form
- Site Plan
- Application fees
 - Township of Uxbridge Temporary Use By-law fee \$3,537.00
 - Region of Durham review fee \$1,500.00
 - Region of Durham Health Department review fee \$293.00

I trust this is satisfactory to process this application, however if any further information is required, please do not hesitate to contact me.

Sincerely,



Joseph Pavia
Project Manager, Land Development
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