

April 9, 2021

MGP File: 18-2719

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

Delivered by courier

**Attention: Ms. Emilia Gruyters  
Planning Technician**

Dear Ms. Gruyters:

**RE:      Applications for Regional Official Plan Amendment, Area Municipal Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision  
7370 Centre Road, Township of Uxbridge  
Bridgebrook Corp.**

On behalf of our client, Bridgebrook Corp., we are pleased to submit applications for Regional Official Plan Amendment, Area Municipal Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision for the property located at 7370 Centre Road in the Township of Uxbridge.

Currently, the Subject Lands designated *Special Study Area #6* under the Durham Regional Official Plan, *Future Residential Area* under the Township of Uxbridge Official Plan, and zoned *Rural (RU)* in Zoning By-law 81-19. The proposed Regional and Area Municipal Official Plan Amendment redesignates the Subject Lands to Living Areas and Residential Area, respectively. The proposed Zoning By-law Amendment amends the Uxbridge Zoning By-law 81-19 by rezoning the Subject Lands to Residential Second Density Exception (R2-X), Residential Multiple Density Exception (RM-X), Recreational (RE), Environmental Protection (EP) and Recreational Open Space (OS).

The Draft Plan of Subdivision proposes 588 dwelling units (461 single-detached dwellings, 60 link dwellings and 67 townhouse dwelling units), a park, two stormwater management facilities, natural heritage system and public roads.

Enclosed, please find the following:

- A cheque in the amount of **\$4,625**, payable to Township of Uxbridge being the review fee for the Official Plan Amendment
- A cheque in the amount of **\$8,860**, payable to Township of Uxbridge being the review fee for the Zoning Bylaw Amendment
- A cheque in the amount of **\$228,245**, payable to the Township of Uxbridge being the review fee for the Draft Plan of Subdivision; and,

- Five (5) copies of the completed application form for the Official Plan and Zoning Bylaw Amendment.

This submission is a follow-up to our pre-consultation meeting on April 16, 2020, where the Region of Durham, Township of Uxbridge and Lake Simcoe Region Conservation Authority staff confirmed the submission requirements for the proposed Regional and Area Municipal Official Plan Amendments, Zoning By-law Amendment and Draft Plan of Subdivision applications. Accordingly, we enclose the following technical submission in support of the applications:

Submission Requirements	# Copies	Consultant
<b>Planning</b>		
Planning Opinion Report (inc. Affordable Housing Statement)	5	Malone Given Parsons Ltd.
Draft Regional Official Plan Amendment	5	Malone Given Parsons Ltd.
Draft Area Municipal Official Plan Amendment	5	Malone Given Parsons Ltd.
Draft Zoning By-law Amendment	5	Malone Given Parsons Ltd.
Draft Plan of Subdivision (24" x 36")	5	MDTR Group
<b>Environmental</b>		
Phase 1 Environmental Site Assessment	5	EXP Services Inc.
Environmental Impact Study (inc. Potential Restoration Plan)	5	Beacon Environmental
Geomorphic Assessment	5	Beacon Environmental
Geotechnical Investigation	5	Soil Engineers Ltd.
Preliminary Hydrogeological Investigation (inc. Water Balance)	5	Beacon Environmental
Record of Site Condition	5	n/a
<b>Engineering</b>		
Functional Servicing Report (inc. Stormwater Management Report and Phosphorus Budget)	5	SCS Consulting Group Ltd.
Engineering Drawing Package (inc. Grading and Drainage Plan)	5	SCS Consulting Group Ltd.
<b>Transportation</b>		
Transportation Impact Study	5	Nextrans Consulting Engineers
<b>Other</b>		
Minimum Distance Separation Statement of Conformity	5	Clark Consulting Services
Stages 1-3 Archaeological Assessment (including Clearance Letter)	5	Irvine Heritage Inc.
Legal Plan of Survey	5	H.F. Grander Co.
Topographic Survey	5	Stantec

It should be noted that while a Cultural Heritage Assessment was identified in the pre-consultation checklist as a submission item, this study should not be required as all dwellings have already been demolished on the subject lands. As such, a Cultural Heritage Assessment is not being submitted.

Copies of this submission have been concurrently submitted to the Region of Durham and Lake Simcoe Conservation Authority including the required cheques.

Please kindly confirm at your earliest convenience that the application satisfies the requirements for a complete application. We trust the enclosed information will allow for timely circulation and processing of the application.

If you require any additional information, or wish to discuss the application, please do not hesitate to contact me at any time.

Yours very truly,  
Malone Given Parsons Ltd.

A handwritten signature in blue ink, appearing to read 'Matthew Cory', enclosed within a blue oval shape.

**Matthew Cory, MCIP, RPP, PLE, PMP**  
Principal Planner