



Via Email Only

April 20, 2020

Mr. John Spina  
MDTR Group  
7681 Highway 27, Unit 16  
Woodbridge, ON  
L4L 4M5

Dear Mr. Spina,

**Re: Record of Pre-consultation for a proposed Regional Official Plan Amendment, Area Municipal Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision**

**Proponent: MDTR Group**

**Property Location: 7370 Centre Rd, Uxbridge**

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In accordance with By-law 2-2008 of the Regional Municipality of Durham, this letter is to confirm that a pre-consultation meeting was conducted in accordance with the provisions of this By-law.

**Pre-consultation Date:** Thursday, April 16, 2020

**Parties in Attendance:**

Region of Durham

Lino Trombino  
Colleen Goodchild  
Lori Riviere-Doersam  
Paul Gillespie

Mike Hubble  
Aaron Christie  
Jeff Almeida

Township of Uxbridge and Consultants

Kristi Honey  
Dave Barton

Liz Howson  
Peter Middaugh

MDTR Group and Consulting Team

John Spina  
Nicole Yang

Zen Keizar  
Julianna MacDonald

If this information is required in an accessible format, please contact Planning Reception at 1-800-372-1102, extension 2551.

The Regional  
Municipality  
of Durham

Planning and Economic  
Development Department

Planning Division

605 ROSSLAND RD. E.  
4TH FLOOR  
PO BOX 623  
WHITBY ON L1N 6A3  
CANADA  
905-668-7711  
1-800-372-1102  
Fax: 905-666-6208  
Email: [planning@durham.ca](mailto:planning@durham.ca)

[www.durham.ca](http://www.durham.ca)

Brian Bridgeman, MCIP, RPP  
Commissioner of Planning  
and Economic Development

"Service Excellence  
for our Communities"

Matthew Corey  
Gustavo Arvizu

Steve Schaeffer

**Regrets:**

Dave Ruggle, Lake Simcoe Region Conservation Authority

**Site Location/Description:**

The site is located at 7370 Centre Road, in the Township of Uxbridge. It is located west of Centre Street. The site is located within the Uxbridge Urban Area.

**Purpose of the Amendment Application:**

The purpose of the applicant's proposal is to amend the Regional Official Plan (ROP) from Special Study Area 6 to Living Areas to permit the development of a 607 unit plan of subdivision on full municipal services.

Additional applications required include an Area Municipal Official Plan Amendment (AMOPA), Zoning By-law Amendment and application for a Plan of Subdivision.

It should be noted that to pursue the proposed development on private/communal services a second pre-consultation meeting would be required to ensure that the appropriate representatives (e.g. Health Department and Ministry of Environment, Conservation and Parks) have been invited and provided with an opportunity to comment regarding study requirements.

**Durham Regional Official Plan (ROP) Designation:** Special Study Area 6

**Township of Uxbridge Official Plan:** Future Residential

**Township of Uxbridge Zoning:** Rural

**Is the proposal in Conformity with the ROP:** No

**Conformity Details:**

Policy 12.1.3 of the ROP states that an amendment to this Plan to designate these lands for development shall be subject to the consideration of the following:

- a) the amount and rate of development that has occurred in the area designated "Living Area"; and

b) the availability of servicing capacity.

**Information/Studies Required:**

The Regional Planning and Economic Development Department will require the following information to be submitted to support the proposed ROPA, AMOPA, Subdivision and Zoning applications.

- **A Planning Rational/Justification Report (15 copies)** - address conformity with relevant Provincial Plans and Policies, Regional Official Plan policies, Township of Uxbridge Official Plan and Zoning By-law policies.
- **Agricultural Assessment Report (15 copies)** – address the agricultural capability of the land, including the Province’s Agricultural System. Provide a statement of Conformity with Minimum Distance Separation Formulae;
- **Affordable Housing Strategy (15 copies)** – this study should identify how the proposed development will help to address the provision of affordable housing in the Township and Region.
- **Archaeological Assessment (13 copies)** – this study should address the potential archaeological resources on the site;
- **Cultural Heritage Assessment (13 copies)** – addressing any cultural heritage features on the site.
- **A Record of Site Condition Compliant Phase One Environmental Site Assessment (ESA) Report or a Site-Screening Questionnaire (13 copies)** completed and signed by a Qualified Person. If a Phase One ESA is submitted, the Region’s Reliance Letter and Certificate of Insurance forms (attached) are required; and
- **Transportation Impact Study (18 copies)** – this study should be scoped with the Regional Works Department and Township of Uxbridge. At a minimum, it should identify the location and length of planned external road / intersection / sidewalk / trail improvements needed to implement the proposed plan in one complete stage and multiple staging
- **Environmental Impact Study/Natural Heritage Evaluation (15 copies)** – this study should be scoped with the Conservation Authority to confirm study requirements;
- **Hydrogeological Report, including Water Balance (15 copies)** – this study will look at the proposed impact of the development on groundwater quantity and quality. It should be scoped with the Conservation Authority.
- **Functional Servicing Report (15 copies)** - identify the location and length of external road, storm sewer, sanitary sewer, watermain and utility (gas / hydro / communication) improvements needed to implement the proposed plan in one complete stage and multiple staging.

- **Storm Water Management Report (15 copies)**
- **Watercourse / Shoreline Protection, Enhancement and Restoration Plans (15 copies)**
- **Geotechnical/Soils Report (15 copies)**
- **Slope Stability/Erosion Assessment (15 copies)**
- **Erosion and Sediment Control Plan (15 copies)**
- **Phosphorous Budget (15 copies)** – this should include planned measures to be implemented to address the Township’s Phosphorous Reduction Plan;
- **Grading and Drainage Plan (15 copies)**
- **Vegetation Protection, Enhancement and Restoration Plans (15 copies)**
- **Draft Subdivision Plan (25 copies and 10 reduced)**

The studies should be accompanied with 3 USB sticks containing the studies/plans, for circulation purposes.

The above-noted studies may be subject to peer review, at the proponent’s expense.

### **Fees**

#### Region of Durham

- Major ROPA \$20,000
- AMOPA \$2,500 (approval fee of \$4,500 paid at a later date)
- Subdivision \$5,5000 (plus \$100 for each unit over 50)
- Deposit fee of \$1,000 for publication costs associated with the notification of the public meeting

#### Township of Uxbridge

- AMOPA \$4,360.00
- Zoning \$8,350.00
- Subdivision \$22,480.00 plus \$400.00 per lot/unit in excess of 10 lots.
- External costs including but not limited to legal, engineering, planning, consulting incurred by the Township in connection with the Application

#### Lake Simcoe Region Conservation Authority

- Contact the LSRCA directly

We recommended the fee amounts be confirmed at the time of submission of the applications. Payments should be by Certified Cheque, Money Order, or Bank Draft.

In accordance with our procedures, please advise whether you concur with the above-noted information and study requirements within seven (7) days of receiving this Record of Pre-Consultation. Should you not agree with the above-noted requirements, another pre-consultation meeting may be requested.

Please contact me at (905) 668-4113, ext. 2572, if you have any questions.

Yours truly,

*Lori A. Riviere-Doersam*

Lori Riviere-Doersam, MCIP, RPP  
Principal Planner

cc: Meeting attendees

Encl. LSRCA Pre-consultation Notes  
Reliance Letter and Certificate of Insurance Template