



**THE CORPORATION OF THE TOWNSHIP OF UXBRIDGE**

**OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATION**  
(under Sections 22 and 34 of the Planning Act)

For Township Use Only				
Township File Number: <i>2E92021-01</i> <i>OPA 64</i>	Date of Receipt: <i>Feb 4, 2021</i>	Payment of Required Fees:	Completion Initial Evaluation:	Date Circulated (if application deemed complete):

**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.**

**IF THE APPLICATION IS FOR AN OFFICIAL PLAN AMENDMENT ONLY, WITH NO AMENDMENT TO THE ZONING BY-LAW, DO NOT COMPLETE SECTIONS WHICH ARE ASTERISKED**

**PART A: PRESCRIBED INFORMATION UNDER SECTIONS 22(4) AND 34(10.1) OF THE PLANNING ACT AND RELATED MATTERS**

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

Township of Uxbridge Official Plan Amendment  Zoning By-law Amendment

2. Date of Application Submission: February 2021

3. Name of Owner: Evendale Developments Ltd. Tel No.: 905-392-7553

Address: 2 Farr Avenue Sharon, Ont Fax No.: \_\_\_\_\_

Postal Code: LOG 1V0 Email: dauidsud@rogers.com

4. Name of Applicant: Same as Owner Tel No.: \_\_\_\_\_

Address: \_\_\_\_\_ Fax No.: \_\_\_\_\_

Postal Code: \_\_\_\_\_ Email: \_\_\_\_\_

5. Name of Authorized Agent (if any): GHD Attn. Scott Waterhouse

Address: 65 Sunray Street Whitby, Ont Tel No.: 905-429-4999

Postal Code: L1N 8Y3 Fax No.: \_\_\_\_\_

Email: scott.waterhouse@ghd.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>Bank of Montreal</u>	<u>100 King Street West 18th Floor, Toronto Ont. M5X 1A1</u>
2.	_____	_____
3.	_____	_____
4.	_____	_____

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

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

Part of Lot 31, Concession 7 \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(b) Municipal Address (Street and Number):

Brock Street East

(c) Roll Number 182905001027800

(d) Frontage +/- 55 m Depth +/- 88 m Area 0.49 ha

9. Existing land use:

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

Vacant

(b) Are there any existing buildings 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		

- (c) If known:  
 Date the subject land was acquired by the current owner October 2017  
 Date any existing buildings/structures on the subject lands were constructed n/a  
 Length of time the existing uses of the subject land have continued n/a

**10. Proposed Changes**

- (a) The uses proposed for the subject lands Residential - 6 storey apartment building for 86 units  
 (b) Are there any buildings or structures proposed to be built on the subject lands?  
 Yes  No

**If yes:**

Type of Building / Structure	Setbacks(metric)			Height (metric)	Dimensions or Floor Area (metric)
	Front Lot Line	Rear Lot Line	Side Lot Line		
6 storey apartment building					Refer to site plan

- (c) Please describe the purpose of the proposed Official Plan amendment.  
Re-designate the subject lands to 'Residential Area Higher Density' and  
introduce site specific height and density exceptions to permit  
the proposed development
- (c) Does the proposed amendment to the Official Plan change, replace or delete a policy in the Plan? If so, please identify the policy or policies and describe the general nature of the proposed change. In addition, a copy of the proposed changes should be attached to the application.  
 No  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

(e) Does the proposed amendment to the Official Plan propose to add a policy to the Plan? If so please describe the purpose of the amendment in general terms and attach a copy of the policy to the application.

No

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(f) What is the current designation of the subject land in the Official Plan and the land uses that the designation authorizes?

Residential Area - Residential Uses

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(g) Does the proposed amendment change or replace a designation in the Official Plan and, if so what is the designation to be changed or replaced? A copy of the requested schedule and related text should be attached to the application.

Yes. Re-designate to Residential Area Higher Density. Refer to

Planning Report prepared by GHD for the draft OPA by-law and schedule.

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\*(h) Current Zoning: RH - Residential Holding

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\*(i) Nature and extent of the rezoning requested:

Re-zone to RM - Residential Multiple Density .

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(j) If the requested amendment alters all or any part of the boundary of an area of settlement or establishes a new area of settlement, identify the current official plan policies, dealing with the alteration or establishment of an area of settlement.

n/a

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(k) If the requested amendment removes the subject land from an area of employment, the current official plan policies, dealing with the removal of land from an area of employment.

n/a

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- \* (i) If the subject land is within an area where the Township has predetermined the minimum and maximum density requirements or the minimum or maximum height requirements in the Official Plan, what are the relevant requirements and a statement as to how the proposal conforms to them.  
 Refer to the Planning Report prepared by GHD for the Official Plan policy review.
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- \* (j) If the subject land is within an area where zoning with conditions may apply, an explanation of how the application conforms to the official plan policies relating to zoning with conditions:

n/a

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## 11. Previous Applications

- (a) Whether the subject land or land within 120 metres is the subject of an application by the applicant under the Planning Act for:

- |                               |                                      |                          |
|-------------------------------|--------------------------------------|--------------------------|
| (i) a minor variance          | Yes <input type="radio"/>            | No <input type="radio"/> |
| (ii) a consent                | Yes <input type="radio"/>            | No <input type="radio"/> |
| (iii) official plan amendment | Yes <input type="radio"/>            | No <input type="radio"/> |
| (iv) a zoning by-law          | Yes <input checked="" type="radio"/> | No <input type="radio"/> |
| (v) Minister's zoning order   | Yes <input type="radio"/>            | No <input type="radio"/> |
| (vi) plan of subdivision      | Yes <input checked="" type="radio"/> | No <input type="radio"/> |
| (vii) site plan               | Yes <input type="radio"/>            | No <input type="radio"/> |

If the response to any of subsections (i) through (vii) is "Yes", the following information about each application should be provided as an attachment to this application:

- (i) file number;
- (ii) name of the approval authority considering the application;
- (iii) the land it affects;
- (iv) its purpose;
- (v) its status; and,
- (vi) its effect on the requested official plan amendment.

\*(b) If known, whether the subject land has ever been the subject of a previous application under the Planning Act for approval of a plan of subdivision or for a consent:

Yes  No

If yes, File #: SU-2017-03 status of application: draft approved

\*(c) If known, whether the subject land has ever been the subject of a previous application under section 34 of the Planning Act:

Yes  No

If yes, File #: ZBA2017-06 status of application: approved

\*(d) If known, whether the subject land has ever been the subject of a Minister's Zoning Order:

Yes  No

If yes, Ontario Regulation #: \_\_\_\_\_

## 12. 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	Yes
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	Yes
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.	Yes
Ditches	Any development or non-piped service			
Swales	Any development or non-piped service			
Other				

\*(d) 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:*

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**11. Provincial Policy**

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

Yes, refer to Planning Report prepared by GHD for details.

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

Yes, subject lands are designated Settlement Area in the Growth Plan  
for the Greater Golden Horseshoe

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

The applications conform to the Growth Plan. Settlement Areas are to be the focus  
for new residential development.

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**PART B: TOWNSHIP REQUIRED INFORMATION UNDER SECTIONS 22(5) AND 34(10.2) OF THE PLANNING ACT**

In accordance with the Township Official Plan, a number of materials, plans and studies may be required to be submitted depending on the nature of the application. These requirements are set out in Part E of this application, List of Materials required to be submitted to constitute a complete 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. Section 3.3 of the Township Official Plan, indicates that in considering an amendment to the Township Official Plan regard shall be had to a number of criteria, in addition to those specified in the remainder of the Plan. Outline the justification for the proposed Official Plan amendment with respect the criteria in Section 3.3 of the Plan, any relevant criteria in the Plan, the Regional Plan and any provincial plans. The justification report should be prepared by a qualified professional planner and attached to the application.

2. Does the site or adjacent lands include any significant trees or other natural features?  
No  
\_\_\_\_\_  
\_\_\_\_\_

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

4. Does the site include a building or structure designated under the Ontario Heritage Act?  
No  
\_\_\_\_\_

5. Are there any indications that the subject lands include any archaeological features?  
No  
\_\_\_\_\_

6. Potentially Contaminated Land (complete attached Site Contamination Screening Questionnaire)

6.1 Has there been an industrial or commercial use of the site?  
Yes  No  Last Year of Use \_\_\_\_\_

6.2 Has there been filling on the site or subject land?  
Yes  No  Last Year of Use \_\_\_\_\_

6.3.1 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.

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**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 Scott Waterhouse of GHD who I have appointed as my Agent.

Date: February 2/2021

Signed: [Signature]  
Signature of Owner

**2. AFFIDAVIT**

I, David Sud of the Town of Newmarket in the Region of York 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 \_\_\_\_\_  
In the \_\_\_\_\_ this \_\_\_\_\_  
day of \_\_\_\_\_, 20 \_\_\_\_\_

[Signature]  
Registered Owner(s) or Agent

\_\_\_\_\_  
A Commissioner, etc.

DECLARED remotely by David Sud in the State of Florida before me in the City of Toronto, in the Province of Ontario this 2nd day of February, 2021, in accordance with O.Reg 431/20, Administering Oath and Declaration remotely.

MR Frost  
\_\_\_\_\_  
Commissioner, etc.

**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.