



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 : | Date of Receipt: | 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: March 30, 2021

3. Name of Owner: Grainboys Holding Inc. c/o Kyle Petrovich Tel No.: 905-713-1712 ext. 224
Address: 240 Industrial Parkway South Aurora, Ontario Fax No.: _____
Postal Code: L4G 3V6 Email: kyle@portroyalmills.com

4. Name of Applicant: Same as Owner Tel No.: _____
Address: _____ Fax No.: _____
Postal Code: _____ Email: _____

5. **Name of Authorized Agent (if any):** GHD Limited c/o Steve Edwards

Address: 65 Sunray Street, Whitby ON

Tel No.: 905 429 4973

Postal Code: L1N8Y3

Fax No.: _____

Email: steven.edwards@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. | _____ | _____ |
| 2. | _____ | _____ |
| 3. | _____ | _____ |
| 4. | _____ | _____ |

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

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

PT LT 12 CON 1 UXBRIDGE PT 1 40R5780 ; UXBRIDGE

(b) Municipal Address (Street and Number):

3469 York-Durham Line, Uxbridge ON

(c) Roll Number 182901000110200

(d) Frontage 409 m Depth 906 m Area 36.3 ha

9. **Existing land use:**

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

Agriculture and detached dwelling

(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 | | |
| House | n/a | 500 | 360 | 220 | | |
| | | | | | | |
| | | | | | | |

(c) If known:

Date the subject land was acquired by the current owner August 7 2019

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 grain milling and blending facility

(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 | | |
| Please refer to the attached site plan | | | | | |
| | | | | | |
| | | | | | |

(c) Please describe the purpose of the proposed Official Plan amendment.

To permit the grain milling and blending facility

(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.

N/A

- (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.

The proposed amendment is to add a site specific policy in the Official Plan to permit a grain milling, blending and storage facility, including accessory sales of finished products, serving farm operations and grain suppliers beyond the subject property, on the subject lands.

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

Oak Ridge Moraine Conservation Area - Natural Linkage Area - Agriculture and Agriculture-related uses, Home occupations/home businesses; home industries; Fish, wildlife and forest management; Conservation projects and flood and erosion control projects; Transportation, infrastructure and utilities, etc.

- (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.

n/a

- *(h) Current Zoning: RU - Rural *By-law no. 2020-069 under appeal

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

- (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

- (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

- * (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.

n/a

- * (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

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

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 #: _____ status of application: _____

- *(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 #: ZBA 2019-12 status of application: Council Adopted By-law Under Appeal

- *(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 | n/a | Confirmation of service capacity will be required during processing | n/a |
| Municipal/Private communal water system | More than 5 lots/units and non residential where water used for human consumption | n/a | Servicing options statement and hydrogeological report | n/a |
| | 5 or less lots/units and non residential where water used for human consumption | n/a | Hydrogeological sensitivity certification | n/a |
| Individual private wells | More than 5 lots/units and non residential where water used for human consumption | n/a | Servicing options statement and hydrogeological report | n/a |
| | 5 or less lots/units and non residential where water used for human consumption | yes | Hydrogeological sensitivity certification | yes |
| Other | To be described by applicant | n/a | To be determined | n/a |

(b) **Sewage Disposal**

| Service Type | Development Proposed | Yes/No | Studies Required Now | Attached |
|--|--|--------|---|----------|
| Municipal piped sewage system | Any development on municipal service | n/a | Confirmation of service capacity will be required during processing | n/a |
| Municipal/Private communal sewage system | More than 5 lots/units or more than 4500 litres per day effluent | n/a | Servicing options statement and hydrogeological report | n/a |
| | 5 or less lots/units or less than 4500 litres per day effluent | n/a | Hydrogeological sensitivity certification | n/a |
| Individual private septic systems | More than 5 lots/units or more than 4500 litres per day effluent | n/a | Servicing options statement and hydrogeological report | n/a |
| | 5 or less lots/units or less than 4500 litres per day effluent | No | Hydrogeological sensitivity certification | No |
| Other | To be described by applicant | n/a | To be determined | n/a |

*(c) **Storm Drainage**

| Service Type | Development Proposed | Yes/No | Studies Required Now | Attached |
|--------------|--------------------------------------|--------|--|----------|
| Piped Sewers | Any development or piped service | n/a | Preliminary stormwater management plan. Stormwater management study may be required during application processing. | n/a |
| Ditches | Any development or non-piped service | yes | | yes |
| Swales | Any development or non-piped service | yes | | yes |
| Other Pond | | yes | | yes |

*(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:

11. Provincial Policy

- (a) Is the requested amendment(s) consistent with policy statements issued under subsection 3(1) of the Planning Act? (explain)
Yes, the lands conform to any policy statements issued under s3(1). Please refer to the submitted Planning Report
-

- (b) Are the subject lands within an area of land designated under any provincial plan or plans? (explain)
Yes, the land is designated as Natural Linkage Area under the Oak Ridge Moraine Conservation Area Plan and as Prime Agriculture by the OMAFRA
-

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

The application conforms to the plans. Please refer to the submitted Planning Report

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?
The site is adjacent to natural heritage features primarily wood lots to the east.
The area proposed to the new building is not within any natural heritage features.
3. Is the site adjacent to any significant source of noise or vibration (e.g. railway, major road, major industrial use)?
A metrolinx owned rail on the south east corner of the site
4. Does the site include a building or structure designated under the Ontario Heritage Act?
n/a
5. Are there any indications that the subject lands include any archaeological features?
n/a
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.

A Phase 1 and 2 ESA were previously submitted to the Township with the
Zoning By-law Amendment Application.

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

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

Steve Edwards of GHD Limited

who I have appointed as my Agent.

Date: 3/26/2021

Signed: 

Signature of Owner

2. AFFIDAVIT

I, Steve Edwards of the Town of Whitby in the Region of
Durham

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".

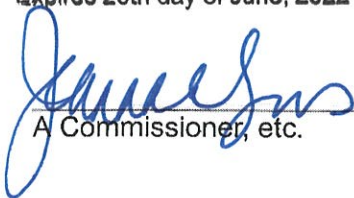
DECLARED BEFORE ME AT

in the

this

Town of Whitby
Region of Durham
30th day of March, 2021

Jeanne Patricia Dynes, a Commissioner, etc.,
Province of Ontario, for GHD Limited
Expires 20th day of June, 2022


A Commissioner, etc.



Registered Owner(s) or Agent

**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.