



February 10, 2020

Reference No. 11198389

Emilia Gruyters
Planning Technician and Committee of Adjustment Secretary
Development Services Department
The Township of Uxbridge
51 Toronto St. South, P.O. Box 190
Uxbridge. ON L9P 1T1

Dear Emilia:

**Re: Zoning By-law Amendment Application
Grainboys Holding Inc.
3469 York-Durham Line
Uxbridge Township**

Further to the applications submitted on December 20, 2019, by Grainboys Holding Inc., this submission of additional materials is to clarify the intent of the submitted Zoning By-law Amendment application. The application is intended to rezone portions of 3469 York-Durham Line including both Phase One and Phase Two of the proposed development. Phase Two Includes the construction of an additional processing and warehouse area to be added to the grain milling facility proposed in Phase One. The proposed addition is 3750 square metres in size and is located east of Phase One. Please refer to Figure 2 for the phasing of the development.

Report addendums and letters have been provided to confirm the reports submitted in support of the applications are relevant for both Phase One lands and Phase Two lands. The following is a brief summary of the findings of the submitted addendums:

Phase 1 Environmental Site Assessment, Phase 2 Environmental Site Assessment, and Geotechnical Investigation Report

A Phase 1 Environmental Site Assessment, Phase 2 Environmental Site Assessment, and Geotechnical Report Addendum was prepared by GHD dated January 23, 2020. The addendum confirms that no additional investigation works are required beyond what was already completed. Therefore, all conclusions and recommendations of Phase 1 ESA, Phase 2 ESA, and Geotechnical Report remain valid and applicable to Phase One and Phase Two of the proposed facility.

Air Quality Assessment

An Air Quality Assessment Addendum was prepared by MTE Consultants Inc. dated January 27, 2020. The proposed use on the Phase Two Lands are anticipated to be similar to the uses already described in the report. Therefore, based on the review of the Site Plan and additional information, the conclusions and findings of the submitted Air Quality Assessment remains valid.



Stormwater Management Report

The Stormwater Management Report prepared by Jewell Engineering was completed with the consideration of both Phase One and Phase Two. Therefore, the Phase Two lands are already addressed in the report and address in the proposed stormwater treatment facility.

Functional Servicing Report

The Functional Servicing Report was completed by Lassing Dibben Consulting Engineers Ltd. The Functional Servicing Report covers both Phase One and Phase Two of the development. Phase Two is a continuation of a “dry operation” and will not require any process water. Further, all washroom facilities are located within the Phase One Lands. The detailed design of the Septic System will include the capacity for employees within both phases. Therefore, the existing FSR is sufficient for both Phase One and Phase Two lands.

Archaeology

A Phase One Archaeological Assessment was undertaken for the site. Phase One Assessments are tabletop exercises that look at archaeological potential based on characteristics of the entire site. The Phase One recommended a Phase Two assessment be carried out. This recommendation would apply to both the Phase One and Phase Two development area. A Phase Two assessment in the field for both phases of the facility will be conducted once weather permits.

Noise Study

A Noise Impact Study, dated September 12, 2019, was completed by Howe Gastmeier Chapnik Limited. An addendum to the report was provided on February 5, 2020 to include Phase Two of the proposed development. The acoustical modeling was updated based on the proposed uses in Phase Two. It was determined the sound levels of the additional facilities will be within the acceptable limits of the Ministry of Environment, Conservation, and Parks.

Traffic Brief

A Traffic Brief was completed by R.J. Burnside & Associates Limited dated December 18, 2019. An addendum to the report was completed to include the 3,750m² expansion on the site (Phase Two) on February 4, 2020. The addendum projects an addition of two trucks entering the site during the morning peak hour and leaving during the afternoon peak hour. It is concluded that even with the Phase Two expansion, the traffic produced by the site will have no noticeable impact on the traffic on York-Durham Line.



We trust the foregoing clarifies the intent of the rezoning application. Should you have any questions, please feel free to contact the undersigned.

Sincerely,

GHD

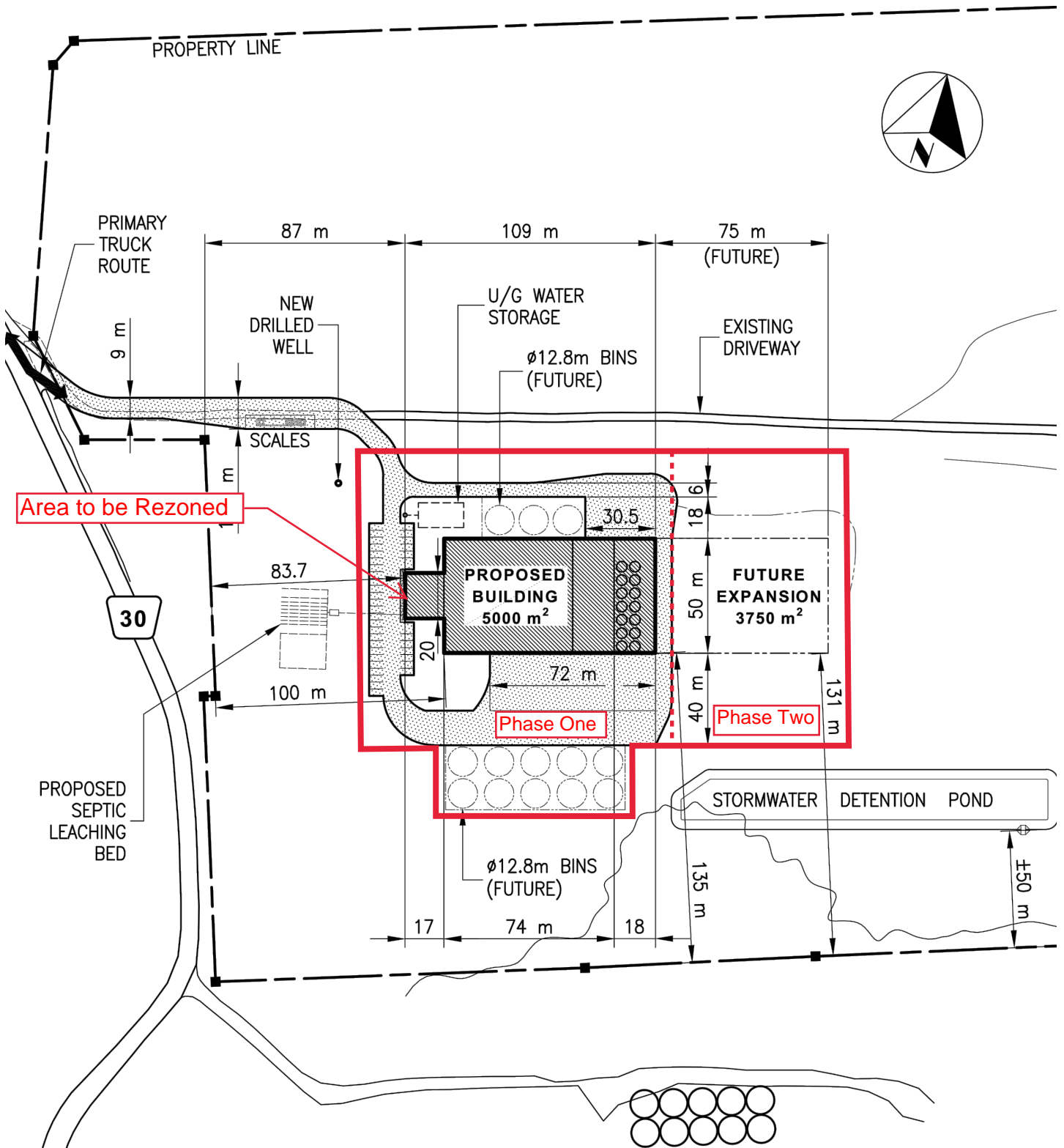
A handwritten signature in blue ink, appearing to read 'Steve Edwards', with a long horizontal flourish extending to the right.

Steve Edwards, MCIP, RPP
Project Director – Land Development, Ontario

SHE/kah

Enclosures

cc: Grainboys Holding Inc. Attention: Kresho Petrovich
Macaulay Shiomi Howson Ltd. Attention: Elizabeth Howson



Area to be Rezoned

PROPOSED BUILDING
5000 m²

FUTURE EXPANSION
3750 m²

Phase One

Phase Two

STORMWATER DETENTION POND

Ø12.8m BINS
(FUTURE)

U/G WATER STORAGE

Ø12.8m BINS
(FUTURE)

EXISTING DRIVEWAY

NEW DRILLED WELL

SCALES

PRIMARY TRUCK ROUTE

30

PROPOSED SEPTIC LEACHING BED

ORTHOPHOTOGRAPHY PROVIDED BY FIRST BASE SOLUTIONS

N.T.S.



Grainboys Holdings Inc.

Job Number | 11198389

Revision | A

Date | August 2019

SITE PLAN

Figure 02

65 Sunray Street, Whitby Ontario L1N 8Y3 T 1 905 686 6402 F 1 905 432 7877 E info@ghdcanada.com W www.ghd.com