



INNOVATIVE PLANNING SOLUTIONS

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September 3, 2025

Development Services Department
(Building and Planning)
Township of Uxbridge
51 Toronto Street South
Uxbridge, ON L9P 1H1

Attention: Jennifer Beer, Senior Permits & Approvals Analyst
Development Services Department (Building and Planning),
Township of Uxbridge

Re: Zoning By-law Amendment and Draft Plan of Subdivision – 2nd
Submission
7309 Centre Road, Uxbridge
Township File numbers: ZBA 2024-04; SUB 2024-01
Region File No. S-U-2024-01

On behalf of Mason Homes Ltd., Innovative Planning Solutions is pleased to submit the following second formal submission for a Zoning By-law Amendment and Draft Plan of Subdivision Application for the lands legally described as Part of Lot 33, Concession 6 and municipally known as 7309 Centre Road, Uxbridge (hereinafter referred to as the 'Subject Lands'). This submission responds to comments from the Township of Uxbridge, Regional Municipality of Durham, Lake Simcoe Region Conservation Authority (LSRCA), and other relevant agencies.

The Subject Lands are approximately 13.575 hectares in size and are located northwest of the built-up area of Uxbridge, with frontage on Centre Road. The Subject Lands are currently vacant and used for agricultural purposes.

The following materials are submitted in support of the second formal submission package:

#	Submission Materials	Consultant	Date
1	Cover Letter	IPS Consulting Inc.	Sept 3, 2025
2	Comment Response Matrix	IPS Consulting Inc.	Sept 2025
Ecology			
3	Environmental Impact Study (2 nd Submission)	Azimuth Environmental Consulting Inc.	August 2025
Civil engineering / servicing			
4	Functional Servicing Report	Tatham Engineering	Aug 21 2025
5	Preliminary Stormwater Management Report	Tatham Engineering	Aug 21 2025
6	Natural Hazards Assessment	Tatham Engineering	Oct 4 2024
7	Transportation Impact Study	Tatham Engineering	Aug 18 2025
8	LSRCA Engineering Submission Acknowledgement	Tatham Engineering	Aug 21 2025
9	Visual OTTHYMO Hydrology	Tatham Engineering	Aug 2025
Ground, soil and air			
10	Hydrogeological Assessment Addendum	GHD	Feb 2025

All submission materials are available at the following link: [2nd Submission 2025](#)

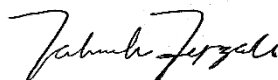
Any document not part of this submission is unchanged from the first submission, including the Draft Plan of Subdivision.

We trust that the above-noted information is satisfactory. We request that Township Planning Staff review the materials mentioned above and circulate the applications to the appropriate departments and agencies for review. We look forward to further communication from Township Staff regarding the proposed development. If you have any questions, comments, or concerns, please do not hesitate to contact the undersigned.

Respectfully Submitted,
Innovative Planning Solutions



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