

June 13, 2019

Jo Ann Merrick  
Township of Uxbridge  
51 Toronto Street South  
Uxbridge, Ontario  
L9P 1T1

Dear Ms. Merrick,

Subject: Application for Site Plan Approval  
Part Lot 18, Concession 7, Township of Uxbridge, Region of Durham  
Known Municipally as 4419 Concession Road 7 (Miller Paving Limited)  
Our P/N: 2412

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Skelton Brumwell & Associates Inc. represents Miller Paving Limited as it relates to this property and this Application for Site Plan Approval. This letter, Table 1, processing fees, and associated plans, drawings, and reports constitutes our complete application submitted under Section 41 of the *Planning Act*. This Application also reflects the outcome of the Pre-Consultation Meeting held at the Township office in February 2017 and its associated Record.

#### Background

The subject property is approximately 196 hectares (ha) in size. Please refer to Drawing 2412-TP for the property location. The majority of the property is subject to a Class A licence issued by the Ministry of Natural Resources and Forestry (MNR) under the *Aggregate Resources Act* (ARA). An active pit and mineral aggregate operation under licence #6578 exists on the property which is currently managed by Miller Paving Limited.

The purpose of this Site Plan Control Application is to seek approval for a part of the land holding. This part comprised of approximately 36 ha is located in the southwest corner of the subject property with frontage on Reid Road and Concession Road 7. In essence, the effect of this application would remove this 36ha part of the property from the site plan requirements under the ARA licence by placing the lands under Site Plan Control through the provisions of the *Planning Act*.

#### Proposed Development

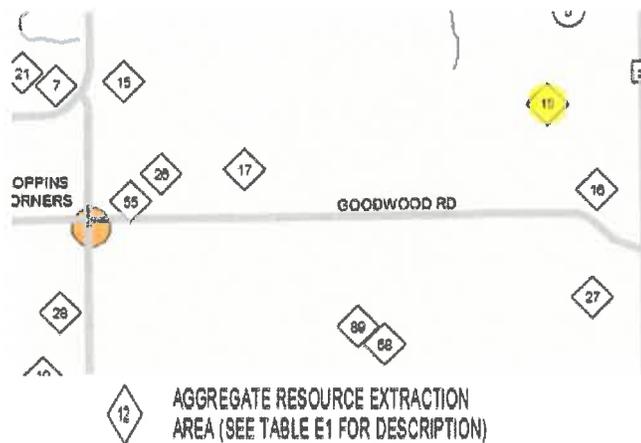
The proposed development consists of the importation of excess fill and the construction of an equipment storage building (~3716m<sup>2</sup>). Parking will also be provided in accordance with the Township's Zoning By-Law. This Site Plan process will also recognize existing buildings and structures on that part of the property. It should be noted that approximately 1 million m<sup>3</sup> of fill are projected to be imported over a 10-year period. Over time, the end use of this 36-hectare part will include rehabilitated slopes, naturalized areas, asphalt plant and stockpiling area, asphalt shingle recycling facility, and indoor/outdoor equipment storage.

### Land Use Designation and Zoning

The property is located in the rural part of the Township and, as a result, the Region of Durham's Official Plan prevails. On this basis, the property is designated Oak Ridges Moraine Area (Schedule 'A' – Map 'A2") and is identified as Areas of High Potential Aggregate Resources according to Schedule 'D of the Region's Plan, as shown below.



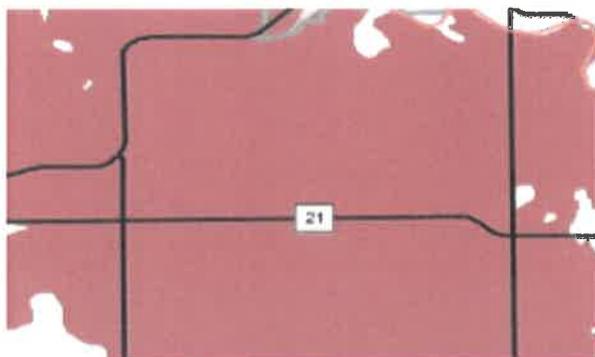
### SCHEDULE 'A' - MAP 'A2' REGIONAL STRUCTURE



### GREENLANDS SYSTEM

- MAJOR OPEN SPACE AREAS
- OAK RIDGES MORaine AREAS

### SCHEDULE 'D' HIGH POTENTIAL AGGREGATE RESOURCE AREAS



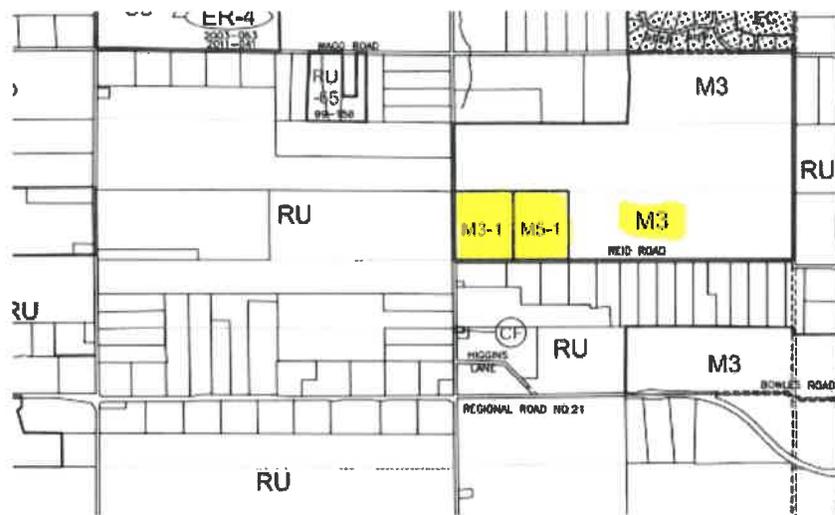
### LEGEND

- AREAS OF HIGH POTENTIAL AGGREGATE RESOURCES

This land use designation reflects the Countryside Designation and requirements established in the Oak Ridges Moraine Conservation Plan (2017) and the availability of aggregate resources within the Region and Township. This Official Plan designation allows for the continued aggregate related use on the property.

The Zoning By-Law (Number 81-19) for the Township of Uxbridge zones this 36ha parcel as Rural Resource Extraction (M3), Rural Resource Extraction Exception No. 1 (M3-1) by by-law 99-030, and Aggregate Processing Exception No. 1 (M5-1), as shown below.

**SCHEDULE 'A3'  
ZONE MAP  
CORPORATION OF THE  
TOWNSHIP OF UXBRIDGE**



The proposed Site Plan Control Area includes a strip of land zoned M3 around the site-specific zones. The area of this “M3” zone is approximately 10 hectares in area. No buildings or structures are proposed within this M3 Zone. This area will be graded to a stable slope (3:1) and naturalized. The landscaping plan provides greater detail regarding the naturalization of this part of the Site Plan.

The site-specific Rural Resource Extraction Zone (M3-1) permits “contractors yard including outside storage” in addition to the uses identified in the parent “M3” zone. The equipment storage building and outdoor storage facilities are proposed within this M3-1 and are shown accordingly on the Site Plan.

The site-specific Aggregate Processing Zone (M5-1) permits an asphalt plant in addition to the other “M5” uses. An asphalt plant exists on this part of the property. No additional buildings or structures are proposed within this “M5-1” zoned part of the property at this time. This area will be subject to the importation of excess fill. Please refer to the grading plan for final elevations and stable slope configuration.

On this basis, the proposed development including the contractor’s yard, outdoor storage and equipment storage building are permitted in accordance with the Township’s Zoning By-Law.

It is noted that the Township's Record of Pre-Consultation Meeting for this Site Plan Application confirms that the proposed development conforms to the Official plan and Zoning By-Law.

#### Context

This Site Plan Application and associated reports, studies, and plans have been prepared for consistency and conformity with the following provincial and municipal policy:

- ✓ Provincial Policy Statement;
- ✓ Oak Ridges Moraine Conservation Plan;
- ✓ Growth Plan for the Greater Golden Horseshoe;
- ✓ Lake Simcoe Protection Plan;
- ✓ South Georgian Bay Lake Simcoe Source Protection Plan;
- ✓ Official Plan (Region of Durham).

In addition, the preparation of the associated studies and reports included the requirements of other technical documents including stormwater management guidelines prepared by the Ministry of Environment, Conservation, and Parks, Township of Uxbridge, and Lake Simcoe Region Conservation Authority (LSRCA).

#### Site Alteration and Permits

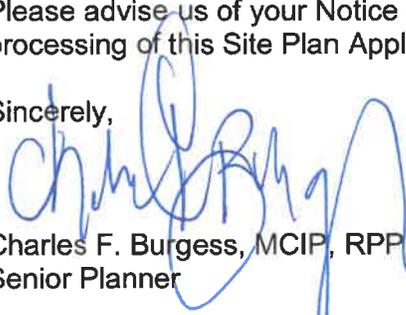
The Township's Site Alteration By-Law is in force and effect within the municipality. As a result, necessary approvals are required prior to any grade modification including the importation of fill. These approval requirements including the need for any permits under the *Municipal Act* will be incorporated into the Site Plan Agreement between the Township and Miller Paving Limited. In addition, the subject property is not governed by Ontario Regulation 179/06 under the *Conservation Authorities Act*. As such, permission is not required from the Lake Simcoe Region Conservation Authority (LSRCA). It is recognized, however, that the LSRCA's objectives related to stormwater management, source protection planning, and natural heritage management can be fulfilled through this Site Plan Approval process as per the Memorandum of Understanding established with the Township.

#### *Aggregate Resources Act Licence*

Through consultation, the MNRF has indicated that this approach to relinquish the southwest part of the property from the ARA Licence is a proper way of addressing the existing and proposed use of these lands. As a result, we are advising the Ministry of this application by copy of this letter.

Please advise us of your Notice of Complete Application and the associated time-line for the processing of this Site Plan Application.

Sincerely,



Charles F. Burgess, MCIP, RPP  
Senior Planner

Copy: Miller Paving Limited, George Antoniuk  
MNRF, Emily Moore

Table 1

Administrative Information	Created By	Copies
Site Plan Application	Skelton Brumwell	3 Copies
Uxbridge Twp. Application Fee - \$7,250	Miller Paving Limited	1 Cheque
Uxbridge Fire Department - \$275	Miller Paving Limited	1 Cheque
Durham Region Health - \$260	Miller Paving Limited	1 Cheque
LSRCA Review Fee - \$8,000 (\$7,000 – Review + \$1,000 – WHPA-Q2)	Miller Paving Limited	1 Cheque
Studies and Reports	Created By	Copies
Planning Letter Report	Skelton Brumwell	10 Copies
Scoped Natural Heritage Evaluation	Skelton Brumwell	10 Copies
Stormwater Management Report	Skelton Brumwell	10 Copies
Hydrogeological Report, Water Balance, and Well Monitoring Report	Golders	10 Copies
Phosphorus Budget	Golders	10 Copies
Traffic Impact Study and Haul Route Report	Skelton Brumwell	10 Copies
Plans and Drawings	Created By	Copies
Site Plan/Development Plan	Skelton Brumwell	10 Copies
Planting Plan	Skelton Brumwell	10 Copies
Grading, Drainage, Erosion/Sediment Control Plans	Skelton Brumwell	10 Copies
Survey	J.D. Barnes	2 Copies
Phase 1 and 2 Environmental Site Assessment	Golders	10 Copies
Spill Management Plan	Miller Paving Limited	10 Copies