

August 4, 2021

MGP File: 21-3015

Township of Uxbridge
Development Services
51 Toronto Street South
Uxbridge, ON L9P 1T1via email: jmerrick@uxbridge.ca**Attention: Jo Ann Merrick**
Administrative Assistant, Public Works & Operations/Development Services

Dear Ms. Merrick:

RE: 102 Prouse Road, Township of Uxbridge
Zoning Bylaw Amendment Application
PAC File No.: PC 2021-09

Malone Given Parsons Ltd. is pleased to submit the following Zoning Bylaw Amendment application and supporting studies on behalf of Oland Holdings Inc. for their industrial site located at 102 Prouse Road in the Township of Uxbridge. Oland Holdings Inc. is proposing to rezone the lands at 102 Prouse Road to permit a soil remediation processing operation, and to remove Holding provision applicable to the Subject Site.

Historically, the Subject Site was used by a pressure pipe manufacturing facility and the site is surrounded by aggregate resource extraction operations. The site includes several buildings and a crushed concrete recycling area in a large open area near the north end of the site. The Owner is proposing to introduce a new industrial use on the site. A soil remediation processing operation is proposed within an existing building in the facility. No new buildings or structures are being proposed with this application.

Application and Fee

A Zoning Bylaw Amendment application is submitted along with the application fee for a minor amendment. The amendment is considered minor in nature as the proposal includes permitting an additional industrial use on an existing industrial site with no new buildings or structures proposed.

Three hard copies of all files are submitted as well as electronic copies via file share link. A hard copy of this letter is included with the following application fees:

- Township of Uxbridge Minor ZBA Fee: \$4,855
- Region of Durham Rezoning Standard Review Fee: \$1,500
- Lake Simcoe Region Conservation Authority ZBA Fee: \$1,020
- Region of Durham Health: \$275

Submitted Documents

The Owner attended a Pre-Consultation Meeting with Town Staff and commenting agencies on May 11, 2021 (File no. PC 2021-09). The following plans and studies have been prepared in support of this application and in accordance with the PAC Checklist. The following documents are submitted with this application:

Document	Prepared By	Date
Zoning Bylaw Amendment Application Form	Oland Holdings Inc. / Malone Given Parsons Ltd.	July 2021
Planning Opinion Report	Malone Given Parsons Ltd.	July 2021
Pre-Consultation Form	Township of Uxbridge	N/A
Existing Drainage Conditions	SCS Consulting Group Ltd.	20 July 2021
Traffic Brief	CGH Transportation Inc.	29 July 2021
Environmental Noise Report	Jade Acoustics Inc.	30 July 2021
Preliminary Functional Servicing Report – Sanitary Servicing	Gunnell Engineering Ltd.	July 2021
Site Survey (appended to Planning Opinion Report)	Delph & Jenkins Limited	N/A
Concept Plan (appended to Planning Opinion Report)	Malone Given Parsons Ltd.	16 July 2021

If you have any questions or would like to discuss this application submission any further, please do not hesitate to contact the undersigned.

Yours very truly,

Malone Given Parsons Ltd.



Don Given, MCIP, RPP

Founding Partner

cc: Vince Figliomeni, TACC Developments
Ken Rovinelli, TACC Developments
David Stewart, TACC Developments