



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: <i>ZBASON-05</i> <i>OPA 62</i>	Date of Receipt: <i>June 2, 2017</i>	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: June 2, 2017

3. Name of Owner: Saleville Developments (IV) Ltd. Tel No.: 647-621-5780
 Address: 155 Dalhousie Street, Suite 1160, Toronto, ON Fax No.: _____
 Postal Code: M5B 2P7 Email: pauliegingrich@gmail.com

4. Name of Applicant: Saleville Developments (IV) Ltd. Tel No.: 647-621-5780
 Address: 155 Dalhousie Street, Suite 1160, Toronto, ON Fax No.: _____
 Postal Code: M5B 2P7 Email: pauliegingrich@gmail.com

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		

- (c) If known:
 Date the subject land was acquired by the current owner 1999
 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 _____

10. Proposed Changes

- (a) The uses proposed for the subject lands Townhome Units
- (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		
Townhome	5m	7.5m	1.5m	10m	

- (c) Please describe the purpose of the proposed Official Plan amendment.
Redesignate the lands from Recreational Mixed Use Area, Environmental Constraint Area, Natural Hazard Overlay to Residential Area, Environmental Constraint Area and Natural Hazard overlay.

- (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.
See Planning Opinion Report.

(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.
See Planning Opinion Report.

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

Recreational Mixed Use Area and Environmental Constraint Area with an overlay designation of Natural Hazard Area

Commercial uses related to tourism, institutional uses, office uses, parks, recreation uses, agricultural, natural heritage conservation, accessory uses to golf courses.
Conservation, enhancement and preservation of the natural environment, non-obtrusive passive recreational uses and works related to public health and safety infrastructure.

(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.
See Planning Opinion Report and attached draft Official Plan Amendment.

*(h) Current Zoning: Rural (RU) and Environmental Protection (EP)

*(i) Nature and extent of the rezoning requested:
Rezone to RM-X and Environmental Protection (EP)

(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.

See Planning Opinion Report

- * (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="checkbox"/>	No <input checked="" type="checkbox"/>
(ii) a consent	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
(iii) official plan amendment	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
(iv) a zoning by-law	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
(v) Minister's zoning order	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
(vi) plan of subdivision	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
(vii) site plan	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

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 #: _____ status of application: _____

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

(b) **Sewage Disposal**

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

*(c) **Storm Drainage**

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

*(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. See Planning Opinion Report.

- (b) Are the subject lands within an area of land designated under any provincial plan or plans? (explain)

Yes. See Planning Opinion Report.

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

The application is consistent with and conforms with the PPS and Growth Plan.

See Planning Opinion 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?
Yes. See attached Environmental Impact Study.

3. Is the site adjacent to any significant source of noise or vibration (e.g. railway, major road, major industrial use)?
No

4. Does the site include a building or structure designated under the Ontario Heritage Act?
No.

5. Are there any indications that the subject lands include any archaeological features?
No. See submitted Stage 1-2 Archaeological Study.

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 _____

See Site Screening Questionnaire

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.

See Site Screening Questionnaire.

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

Paul Gingrich of Saleville Developments (IV) Ltd.

who I have appointed as my Agent.

Date: March 14, 2017

Signed: 
Signature of Owner

2. AFFIDAVIT


I, Paul Gingrich, Saleville Developments (IV) Ltd. of the City of Toronto in the Region of

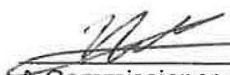
_____ solemnly declare that all the above statements contained herein and in all exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of the "The Canada Evidence Act".

DECLARED BEFORE ME AT the city of Toronto

in the _____

this 14th day of March, 2017


Registered Owner(s) or Agent


Natalie Haley Lam,
a Commissioner, etc.,
Province of Ontario,
A Commissioner, etc. for Malone Given Parsons Ltd.
Expires April 19, 2019.

**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.

***PART D: MATERIALS REQUIRED AS PART OF THE PRESCRIBED INFORMATION UNDER SECTION 34(10.1) OF THE PLANNING ACT**

The Zoning Amendment Application must include a detailed sketch (in metric units) showing the following information (in some cases it may be appropriate to combine with a survey plan). Wherever possible, a digital file as well as a paper copy of the plan is required.:

- (a) boundaries and dimensions of the subject land;
- (b) the location, size and type of all existing and proposed buildings and structures on the subject land, indicating their distance from the front lot line, rear lot line and side lot lines;
- (c) the approximate location of all natural and artificial features (*for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks*) that,
 - i) are located on the subject land and on land that is adjacent to it, and;
 - ii) in the applicant's opinion, may affect the application;
- (d) the current uses of land that is adjacent to the subject land;
- (e) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way;
- (f) if access to the subject land will be by water only, the location of the parking and docking facilities to be used; and,
- (g) the location and nature of any easement affecting the subject land.

Further information and/or plans may be required after the application has been given a preliminary review by the Township staff and consultants.

PART E: TOWNSHIP REQUIRED INFORMATION UNDER SECTIONS 22(5) AND 34(10.2) OF THE PLANNING ACT

Fifteen (15) copies and one electronic PDF copy on a memory of the following materials, plans and studies identified in the Township Official Plan may be required to be submitted by the Township. A determination will be made at the Pre-Consultation meeting. Where materials, plans and/or studies are required, an application will only be considered complete upon their submission.

The following information and studies prepared at the applicant's expense, and carried out by a qualified professional as determined by the Township, and, at the Township's discretion, unless required by this Plan, retained by the Township, shall generally be submitted as a basis for evaluation of development applications in the Uxbridge Urban and Coppins Corners Secondary Plan areas:

i) Background Information

A plan of survey of the subject site identifying all existing significant trees, other significant landscape features, existing buildings and structures and contours.

ii) Plans

Plans, including, where applicable, site grading and landscaping plans, elevations, and other documentation:

- a) describing the proposed development and its relationship to the existing streetscape in particular building envelopes accesses and parking areas:
- b) demonstrating how stormwater, erosion and sedimentation will be controlled on site:
- c) describing proposed landscaping and any modifications to existing significant trees and landscaping; and,
- d) demonstrating how the development will be integrated with the Natural Heritage System established in Section 2.3 of this Plan.

iii) Natural Heritage System

Where the site includes or directly abuts lands designated on Schedule "B" to the Uxbridge Urban Area as part of the Natural Heritage System, proposals shall be evaluated in accordance with the information submission requirements of Section 2.3 of the Plan.

iv) Tree Analysis

Where new development is to occur on a piece of land which the Township identifies as having trees which may warrant preservation or replacement, a tree preservation and planting plan shall be developed either at the time of application or as a condition of approval at the direction of the Township.

Such a plan shall:

- a) address the nature and condition of the tree resources potentially affected by the development;
- b) provide recommendations for tree retention and removal based on the quality of the trees, species tolerance, proposed development impacts and opportunities for mitigation, as well as a program for replanting and vegetation enhancements for new development which impacts on tree stand; and,
- c) address the impact of the development on any abutting lands in the Environmental Constraint Area and Forest Area designations, and the woodlot management and edge/interior protection measures required to protect such areas during and after the initiation of construction.

Based on this analysis, controls will be placed on the trees to be removed, the amount and type of new landscaping to be provided on the site and related management and construction procedures through the Subdivision, Condominium or Site Plan Control Agreements.

v) Noise Impact Study

A noise impact study shall be carried out where residential uses or other sensitive uses, as defined by Ministry of the Environment guidelines, are proposed and the site is adjacent to a major noise source such as an arterial road, railway or industrial use.

Further, the requirements of the Ministry of the Environment guidelines, "Noise Assessment Criteria in Land Use Planning, October, 1995" or any successor thereto, with respect to the need for noise impact studies shall apply to new commercial, industrial or institutional development which is a potential major noise source, such as, but not limited to, uses which have associated with them on-going construction activity, outdoor heat rejection systems (including cooling towers) and outdoor exhaust fans, or other stationary noise sources such as railway yards, major truck stops, major hydro transformers, or natural gas compressors. Where required by the guidelines, a noise impact study shall be carried out to the satisfaction of the Township.

vi) Vibration Study

A vibration study shall be required at the request of the Region, the Township or the applicable railway where the site is within 75 metres (246 feet) of a railway right-of-way or an arterial road. Such a study shall be carried out to the satisfaction of the Township, in consultation with the appropriate government agency or railway.

Further, where new industrial development, which is a potential major source of vibration, such as metal forming industries including punch presses or drop forges, is proposed within 75 metres (246 feet) of existing residential development, a vibration study shall be carried out to the satisfaction of the Township.

vii) Heritage Impact Statement

Where the site includes a building of architectural and/or historical merit designated under the Heritage Act or is located in a designated Heritage District, a heritage impact statement, prepared by recognized professional(s) in the field, shall be required to be submitted to the Township. Such a study shall demonstrate to the satisfaction of the Township that:

- a) the proposal will not adversely impact the heritage significance of the property or the area in which it is located; or,
- b) demonstrate that it is not physically feasible to maintain the heritage building or structure.

viii) Archaeological Resource Assessment

Where there may be archaeological remains of prehistoric and historic habitation, or areas containing archaeological potential within a site, an archaeological assessment conducted by archaeologists licensed under the Ontario heritage Act shall be required. In addition, the provisions of the Cemeteries Act and its regulations shall be applied when marked and unmarked cemeteries or burial places are encountered during development, assessment or any activity.

ix) Land Use Compatibility

Where applicable, information or necessary studies shall be provided to assist in the establishment of a separation distance, having regard for the Ministry of the Environment guidelines "Compatibility Between Industrial Facilities and Sensitive Uses", between proposed development and potentially incompatible uses.

x) Stormwater Management

Where applicable, in accordance with Ministry of the Environment guidelines, a Master Drainage Plan shall be prepared, or the Township shall require a stormwater study.

xi) Soil Quality

The applicant must demonstrate that on-site soil quality is suitable for the proposed use. Where site remediation is required the Township shall be satisfied with respect to the implementation of remediation prior to development approval. Specifically, where the Township, other public body, or the applicant has identified potential site contamination, the Township shall require the applicant to complete a Phase 1 assessment, in accordance with the Ministry of the Environment's Guidelines for Use at Contaminated Sites in Ontario. The Phase 1 assessment will be reviewed by the Township to ensure there is no contamination prior to the granting of any development approvals. If there is evidence of contamination, the applicant will be required to submit a Phase 2 assessment in accordance with the Ministry of the Environment's Guidelines. If the site is found to be contaminated, the Township shall require the applicant to submit a Ministry of the Environment acknowledged Record of Site Condition to

the Township to verify site clean-up prior to the granting of a building permit.

xii) Traffic Impact Analysis

Where the Township has identified concerns with traffic impacts, a traffic impact analysis carried out by a qualified transportation engineer shall be required.

xiii) Air Quality

Where the Township identifies concerns with impacts on air quality, appropriate studies by qualified professional(s) shall be required.

In addition, the following studies may be required to be submitted in the Uxbridge Urban Area as set out in Section 2 of the Official Plan:

Functional Servicing Study	Section 2.2.3.2
Market Impact	Section 2.5.17.3.1 i)
Corridor Commercial Area Development	Section 2.5.17.3.6
Employment Area Development	Section 2.3.19.5.2 (up to end of first ii)
Recreational Mixed Use Development	Section 2.5.24.3.1 ii)
Brock St. Mixed Use Area	Section 2.5.26.4.1 iii), iv), v) & Section 2.5.26.4.2

Coppins Corners Secondary Plan

In addition to other requirements of the Secondary Plan, Section 5.2 Servicing Strategy includes detailed submission requirements as does Section 5.7.3 xiv) and urban design guidelines are required in accordance with Section 5.7.3 xv).

FEE SCHEDULE FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATION
(made payable to the Township of Uxbridge except where noted)

(a) Official Plan Amendment	\$3,990.00 Plus all external costs
(b) Hamlet Plan Amendment	\$1,940.00 Plus all external costs
(c) Minor Zoning Amendment (temporary use)	\$2,620.00 Plus all external costs
(d) Minor Zoning Amendment (single lot	\$4,190.00 Plus all external costs
(e) Major Zoning Amendment	\$7,650.00 Plus all external costs
(f) Township Fire Department Review Fee	\$250.00
(g) Durham Region Planning Review	In accordance with their fee schedule
(h) Conservation Authority	In accordance with their fee schedule
(i) Durham Region Health Department Review (required only for a lot with existing or proposed Private Servicing)	In accordance with their fee schedule

**SIGN POLICY
DEVELOPMENT PROPOSALS
TOWNSHIP OF UXBRIDGE**

In accordance with the provisions of Planning Act and the Ontario Regulations promulgated thereunder it shall be the policy of the Township of Uxbridge that signs shall be erected at the direction of the Township for the following types of development applications:

- (a) Zoning By-law amendments for a specific parcel of land.
- (b) Official Plan Amendments to either the Township's Official Plan or the Durham Region Official Plan when dealing with a specific parcel of land.
- (c) Plans of Subdivision and condominium proposals.
- (d) Amendments to Hamlet Development Plans for a specific parcel of land.

Development signs shall be approved by the Township Clerk and shall be erected by the applicant when directed by the Township Clerk. The Township shall not process the application or set a date for a public meeting until the sign has been erected.

The development sign shall conform to the following specifications:

- 1. **SIZE:** A development sign shall be approximately 4 feet by 4 feet in size. Each sign shall not be less than 6 feet in height, but not more than 7 feet in height, measured from the ground to the top of the sign, and shall be fastened to two (2) iron T bars, securely anchored in the ground.
- 2. **LOCATION:** The development sign shall be posted on the building line, but not more than 25 feet from the street line, midway between opposing lot lines, and one sign shall be erected on each street frontage of the subject property. The sign shall not be erected on Municipal property or on the right-of-way of any public highway.
- 3. **MAINTENANCE AND REMOVAL:** The development sign(s) erected shall be maintained by the applicant to the satisfaction of the Township of Uxbridge, until a decision has been rendered on the application by Regional or Township Council, and any amendment enacted has been approved by the Minister of Municipal Affairs and the Ontario Municipal Board, as necessary. The applicant shall remove the sign, at his own expense, within seven (7) days after the matter has been dealt with by Township or Regional Council, the Minister of Municipal Affairs or the Ontario Municipal Board, as the case may be.
- 4. **MATERIALS:** Development signs shall be constructed of 1/2 inch plywood (good one side, or better grade) and shall be supported by a minimum of two uprights.
- 5. **COLOURS:** Development signs shall have black lettering on a white background.
- 6. **LETTERING:** Letters shall be a minimum of 2 inches in height. All letters shall be upper case.
- 7. **TITLE:** The title shall be underlined and shall have letters a minimum of 4 inches in height and must contain the word "NOTICE".

8. **WORDING:**

The text of the notice shall contain the following information:

"An application has been submitted to the Township of Uxbridge to permit
_____ on this property."

In addition the sign shall state the name and telephone number of the owner and/or the owner's agent if applicable.

The sign shall also direct inquiries to the Township Clerk - Telephone 852-9181.

The wording of the sign must be approved by the Township Clerk prior to the erection of the sign(s).

