



PRINT

SUBMIT

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 :	Date of Receipt:	Payment of Required Fees:	Completion Initial Evaluation:	Date Circulated (if application deemed complete):
ZBADDY05	July 4, 2014			

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 27, 2014

3. Name of Owner: 978970 Ontario Inc. **Tel No.:** 1-416-798-7881
Address: 3444 Brock Rd N, Box 1359, Uxbridge **Fax No.:** 1-905-649-1349
Postal Code: L3X 1V6 *LAP INK* **Email:** bgjordano@vicdom.co

4. Name of Applicant: Vicdom Sand & Gravel **Tel No.:** Same as Owner
Address: Same as owner **Fax No.:** Same as owner
Postal Code: **Email:**

5. **Name of Authorized Agent (if any):** Skelton, Brumwell & Associates Inc.

Address: 93 Bell Farm Rd, Ste 107, Barrie, ON

Tel No.: 1-705-726-1141

Postal Code: L4M 5G1

Fax No.: 1-705-726-0331

Email: tpaterson@skeltonbrumwell.ca

6. **Please specify (x) to whom all communication should be sent:**

Owner ☐

Applicant ☐

Agent ☒

*7. **Names and Addresses of the holders of any mortgages, charges or other encumbrances in respect of the subject property (if known):**

	Name	Address
1.	none	
2.		
3.		
4.		

8. **Description of land for which application is being made.**

(a) **Legal description (Lot, Concession, Registered Plan and/or Reference Plan):**

See Attachment A

(b) **Municipal Address (Street and Number):**

3900 Lake Ridge Road

(c) **Frontage** 410 **m** **Depth** Varies **m** **Area** 19.2 **ha**

*9. **Existing land use:**

(a) **What are the existing use(s) of the subject land?**

Agricultural, former Road Allowance

(b) **Are there any existing buildings on the subject lands?**

Yes ☐ No ☒

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 2011 and 2013

Date any existing buildings/structures on the subject lands were constructed _____

Length of time the existing uses of the subject land have continued at least 35 yrs

10. Proposed Changes

(a) The uses proposed for the subject lands Gravel Pit

(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		

(c) Please describe the purpose of the proposed Official Plan amendment.

To redesignate the lands to permit a gravel pit

(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.

No

- (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.

No

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

Countryside Area - existing uses, unserviced parks, lot density recreation

- (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.

Change "Countryside Area" to "Policy Area 1.9.9.1 Approved Mineral Aggregate Extraction Area" - See Attachment B - Draft OPA

- *(h) Current Zoning: RU - Rural

- *(i) Nature and extent of the rezoning requested:

Change the zone from RU - Rural to M3 - Rural Resources Extraction Zone

- (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.

N/A

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

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 #: Unknown 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 #: Unknown 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 #: Unknown

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	No	Confirmation of service capacity will be required during processing	<input type="checkbox"/>
Municipal/Private communal water system	More than 5 lots/units and non residential where water used for human consumption	No	Servicing options statement and hydrogeological report	<input type="checkbox"/>
	5 or less lots/units and non residential where water used for human consumption	No	Hydrogeological sensitivity certification	<input type="checkbox"/>
Individual private wells	More than 5 lots/units and non residential where water used for human consumption	No	Servicing options statement and hydrogeological report	<input type="checkbox"/>
	5 or less lots/units and non residential where water used for human consumption	No	Hydrogeological sensitivity certification	<input type="checkbox"/>
Other	To be described by applicant	N/A	To be determined	<input type="checkbox"/>

(b) Sewage Disposal

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

***(c) Storm Drainage**

Service Type	Development Proposed	Yes/No	Studies Required Now	Attached
Piped Sewers	Any development or piped service	No	Preliminary stormwater management plan. Stormwater management study may be required during application processing.	<input type="checkbox"/>
Ditches	Any development or non-piped service	No		<input type="checkbox"/>
Swales	Any development or non-piped service	No		<input type="checkbox"/>
Other		N/A		<input type="checkbox"/>

***(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)

See Technical Background Report

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

ORMCP, Greenbelt Plan, Growth Plan of Greater Golden Hoeseshoe, Lake Simcoe Protection Plan, See Technical Background Report

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

See Technical Background 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?
No - See Technical Background Report and Natural Environment Level 1 & 2 Report
3. Is the site adjacent to any significant source of noise or vibration (e.g. railway, major road, major industrial use)?
Yes - however proposed use is also industrial
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 Technical Background Report and Archaeological Assessments
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 Current

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.

**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

Trudy P. Paterson of Skelton Brumwell & Associates Inc.

who I have appointed as my Agent.

Date: JUN 27, 2014

Signed: N. Giordano
Signature of Owner

2. AFFIDAVIT

I, Vic Giordano of the City of West Hill in the Region of
Toronto

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 Township of Uxbridge
in the Region of Durham
this 27th day of June, 2014

Laurie May Miller
A Commissioner, etc.

N. Giordano
Registered Owner(s) or Agent

LAURIE MAY MILLER, a Commissioner, etc.,
Regional Municipality of Durham, for Wilson Associates,
Barristers and Solicitors.
Expires July 2, 2015.

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.

Township of Uxbridge documents are available in alternate formats upon request. Please fill out the Accessibility Request for Alternate Formats Form at www.town.uxbridge.on.ca or contact the Accessibility Coordinator at 905-852-9181 ext. 209 or at accessibility@town.uxbridge.on.ca.



***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 stick 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) &
Coppins Corners Secondary Plan	Section 2.5.26.4.2

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	\$3,655.00 Plus all external costs
(b) Hamlet Plan Amendment	\$1,775.00 Plus all external costs
(c) Minor Zoning Amendment (temporary use)	\$2,400.00 Plus all external costs
(d) Minor Zoning Amendment (single lot	\$3,840.00 Plus all external costs
(e) Major Zoning Amendment	\$7,010.00 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

Attachment C to Application to Amend the Uxbridge Township Official Plan and Zoning By-law

BY-LAW NUMBER 2013 - __ OF

THE CORPORATION OF THE TOWNSHIP OF UXBRIDGE

BEING A BY-LAW PASSED PURSUANT TO THE PROVISIONS OF SECTIONS 34 AND 36 OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, TO AMEND ZONING BY-LAW NO. 81-19, AS AMENDED, OF THE CORPORATION OF THE TOWNSHIP OF UXBRIDGE, WITH RESPECT TO CERTAIN LANDS LOCATED IN PART OF LOT 15, CONCESSIONS 7 AND 8, PART OF THE ROAD ALLOWANCE BETWEEN CONCESSIONS 7 AND 8, AND PART OF THE ROAD ALLOWANCE BETWEEN LOTS 15 AND 16, CONCESSIONS 7 AND 8 IN TOWNSHIP OF UXBRIDGE, REGION OF DURHAM.

WHEREAS the Planning and Development Committee of the Council of the Corporation of the Township of Uxbridge conducted statutory public meetings, pursuant to the provisions of Section 34 of the Planning Act, R.S.O. 1990, as amended, on the __ day of __, 2014 with respect to an application to amend Zoning By-law No. 81-19, with respect to permitting the expansion of an aggregate extraction operation and accessory uses on certain lands located in Part of Lot 15, Concessions 7 and 8, Part of the Road Allowance between Concessions 7 and 8, and Part of the Road Allowance Between Lots 15 and 16, Concessions 7 and 8 in the geographic Township of Uxbridge, Township of Uxbridge, Region of Durham.

AND WHEREAS the By-law hereinafter set out conforms with the general intent and purpose of the Oak Ridges Moraine Conservation Plan, and the Official Plans for the Regional Municipality of Durham and the Township of Uxbridge;

AND WHEREAS the Council of the Corporation of the Township of Uxbridge has, pursuant to Section 34 (17) of the Planning Act, R.S.O. 1990, as amended, considered whether further notice is to be given with respect to the By-law prior to the passing thereof and has determined that the By-law hereinafter set out substantially implements the proposal presented at the public meetings with respect to the subject lands held on the __ day of __, 2014, and that no further public meeting is necessary.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF UXBRIDGE HEREBY ENACTS A BY-LAW AS FOLLOWS:

1. **THAT** Schedule A3 of Zoning By-law No. 81-19, as otherwise amended, is hereby amended by changing the Zone classification with respect to certain lands in Part of Lot 15, Concessions 7 and 8, Part of the Road Allowance between Concessions 7 and 8 and Part of the Road Allowance Between Lots 15 and 16, Concessions 7 and 8 in the Township of Uxbridge, from the Rural (RU) Zone to the Rural Resource Extraction (M3) Zone in accordance with Schedule 'A' attached hereto and by reference forming part of this By-law.

2. **THAT** Zoning By-law No. 81-19, as amended, is hereby amended to give effect to the foregoing, but Zoning By-law No. 81-19, as amended, shall in other respects remain in full force and effect save as may be otherwise amended or hereinafter dealt with.
3. **THAT** this By-law shall come into force on the date it is passed by the Council of the Corporation of the Township of Uxbridge subject to the applicable provisions of the Planning Act, R.S.O. 1990, as amended.

READ A FIRST, SECOND and THIRD time and finally passed on the – day of , 2014.

GERRI LYNN O'CONNOR
MAYOR

DEBORAH LEROUX
CLERK

DRAFT

THE CORPORATION OF THE TOWNSHIP OF
UXBRIDGE

Schedule 'A' By-Law No. ____

to the Township of Uxbridge Official Plan



