

January 6, 2026

Township of Uxbridge
51 Toronto Street
Uxbridge, ON L9P 1T1

Attention: Cody Morrison

**RE: ZONING AMENDMENT AND DRAFT PLAN APPLICATIONS - RESUBMISSION
ZBA 2025-04 AND SUB 2025-01
EXTENSION OF BIRDIE SMITH COURT, UDORA
2695867 ONTARIO INC.**

On behalf of 2695867 Ontario Inc. (J&J Developments), we are pleased to submit the enclosed materials as part of our resubmission addressing comments for the above captioned applications.

Since the first submission, some of the main changes include the following:

- To address comments from the public meeting, the road access to Regional Road 1 was removed and now terminates in a cul-de-sac;
- J&J entered into an Agreement of Purchase and Sale to acquire 691 Ravenshoe to provide an interim SWM pond and outlet to Ravenshoe;
- J&J met with the owner of the property at 4 Birdie Smith Court. Their lands extend along the west side of the Birdie Smith extension and they remain uninterested in moving ahead with a plan for their property, however it is important to note that their land could be developed in a similar fashion to the proposed 4 lots on the east side of the Birdie Smith extension (Lots 1-4 on our proposed Draft Plan) and their lack of involvement does not compromise their future development potential; and,
- J&J met with King Cole Ducks (KCD) representatives to discuss access and shared construction of a single pond on KCD land (discussions are ongoing). J&J continues to propose an interim SWM pond due to KCD's representatives' communicating uncertainty of timing with their development as the lands are used for their core duck farming business.

The following is enclosed in support of this application:

- Comment Response Matrix, prepared by Flagship Development Group, dated December 2025;
- LSRCA Comment Response Matrix, dated December 22, 2025;
- Draft Zoning By-law Amendment, prepared by Flagship Development Group, dated December 2025;
- Draft Plan of Subdivision, prepared by Flagship Development Group, dated December 11, 2025;
- Traffic Brief Update, prepared by CGE, dated November 21, 2025;
- Functional Servicing and SWM Report, prepared by SCS Consulting, dated January 2026;
- On-Site Sewage System Sizing Study, prepared by Envision Consultants, dated January 5, 2025;
- Water Balance Evaluation, prepared by Gaman Consultants, dated December 2025;
- Tree Inventory and Preservation Plan, prepared by HKLA, dated December 4, 2025.

We trust this information is sufficient to address all previous comments and look forward to finalizing this application with staff.

Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,



Jeff Greene, RPP
Flagship Development Group