



**J. Mark Joblin**  
Direct Line: (416) 748-4756  
e-mail address: mjoblin@loonix.com

*This is a confidential report subject to  
solicitor and client privilege which should  
not be disclosed to any third party.*

**VIA EMAIL: dleroux@uxbridge.ca**

March 30, 2023

**The Township of Uxbridge**  
51 Toronto Street South  
Uxbridge, Ontario L9P 1T1

Attention: Mayor & Members of Council

**RE: Appeals by Bridgebrook Corporation – 7370 Centre Road  
OPA 66, ROPA 2021-005, ZBA 2021-03, S-U-2021-01  
OLT Lead Case No.: OLT-22-002958  
Our File No. 21556-0227**

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## **RECOMMENDATION**

1. That Council receive this report for information;
2. That Council authorize the Township's solicitors, consultants and applicable staff to engage in discussions with the Applicant/Appellant in OLT Case No. OLT-22-002958, and other Parties as applicable, with the intent of scoping or reducing issues for adjudication in the hearing, subject to future approval of the terms by Council.

## **BACKGROUND**

Bridgebrook Corporation (the "Applicant") is the owner of undeveloped lands approximately 40 hectares in size, located in the northern portion of the Uxbridge Urban Area between Concession Road 6 and Centre Road, generally north of Bolton Drive, municipally known as 7370 Centre Road (the "Bridgebrook Lands").

The Bridgebrook Lands are in the Urban Area, but designated as "Phase 2" lands, also designated "Future Residential Area" in the Region's Official Plan.

The Applicant submitted applications on April 9, 2021 to amend the Region's Official Plan, the Township's Official Plan, and the Township's Zoning By-law, as well as for approval of a plan of subdivision that included 588 dwelling units with a mix of single detached, link, and townhouse units.



A Public Meeting was held in connection with the applications on October 25, 2021 at which 17 oral submissions were made by members of the public. Prior to the Public Meeting, the Township also received 60 written submissions noted in the Meeting Minutes.

A revised submission was received by the Applicant following the Public Meeting on May 13, 2022, which now includes 506 dwelling units and a 0.13 hectare block for community housing. The original application and studies, as well as the revised submission, have been (and continue to be) publicly available for review on the Township's website on its "Current Planning Applications" page.

The Applicant appealed the applications to the Ontario Land Tribunal ("OLT") on March 16, 2022 as permitted when a decision is not made by the Region and the Township within the timeframes provided in the Planning Act.

In addition to the Applicant, the Region, and the Township, there are other Parties to the hearing, being the other landowners within the Phase 2 Lands, and the owner of the agricultural lands to the west of the Bridgebrook lands. One homeowner in the existing subdivision to the south of the Bridgebrook Lands sought and received Participant Status.

## **OLT DETERMINATION OF MOTION FOR PHASING**

The Township's Official Plan indicates that development within the Phase 2 Lands may only be considered when certain conditions are met, including that there is sufficient additional sewage capacity for the proposed development, as well as for all potential development in the Phase 1 lands. The Region's Official Plan similarly requires consideration of the amount and rate of development that has occurred in the "Living Area" designation and the availability of servicing capacity in considering a Regional Official Plan Amendment to designate the Phase 2 Lands for development. The criteria of these policies are not met at the current time and are not anticipated to be met for some time.

Accordingly, the Township brought a motion, heard by the OLT on November 24, 2022, to have the appeal heard in phases. If successful, the motion would have allowed the Township to focus first only on the question of whether any consideration ought to be given to development in any form on the Bridgebrook Lands until the criteria of the Official Plan for the Phase 2 Lands is met, including availability of servicing, without the need to engage with particular technical and planning concerns with the specifics of the proposed development.

In a decision issued January 31, 2023, the OLT dismissed the Township's motion to phase the hearing. As a result, all evidence in connection with the applications will be heard in a single hearing, including issues as to whether it is premature to approve development without available servicing, but also the details of the draft plan of subdivision including size and layout of lots and parks, and transportation planning. In preparation, the Township's consultants and staff have been reviewing the proposed plan and submissions of the Application, including consideration of public comments received to date.



## **NEXT STEPS**

The Procedural Order issued by the OLT sets out the formal steps in the adjudication process, including filing of Witness Lists on September 8, 2023 and formal Witness Statements by November 10, 2023, with a 20-day hearing scheduled to commence on January 14, 2024.

The Procedural Order also includes an Issues List for the hearing, which includes 31 issues listed jointly by the Township and the Region, and an additional 7 issues listed by the agricultural neighbour to the west of the Bridgebrook Lands.

## **CONCLUSION**

As a result of all issues being heard and determined through a single hearing event it would benefit the Township and public interest, as well as providing for efficiencies in the hearing process, for the Township to work with other Parties to the Hearing to determine if the issues can be scoped and reduced.

We recommend that Council direct us, and the Township's consultants and applicable staff, to engage in these discussions, following which we would return to Council to seek further instructions.

We trust this is satisfactory, however please do not hesitate to contact the undersigned should you require anything further.

Yours very truly,  
**LOOPSTRA NIXON LLP**

Per: J. Mark Joblin

### Attachments:

1. Applicant Revised Submission – Proposed Draft Plan of Subdivision
2. Public Meeting Minutes – Planning Committee – October 25, 2021



- ENVIRONMENTAL LEGEND**
- Feature - Tree Dripline
  - Feature - Wetland
  - Feature - Top of Bank
  - Woodland 10m Buffer
  - 18m Meander Belt
  - Wetland 15m Buffer
  - Watercourse 15m Buffer
  - Slaked Top of Bank 6m Buffer
  - Headwater Drainage Feature

**DRAFT PLAN OF SUBDIVISION**  
 FILE: S-U-2021-01  
 PART OF LOT 33  
 CONCESSION 6  
 IN THE TOWNSHIP OF UXBIDGE  
 COUNTY OF ONTARIO  
 REGIONAL MUNICIPALITY OF DURHAM

SCALE: 1:1500

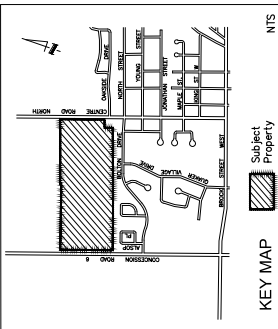
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**DEVELOPMENT STATISTICS**

PROPOSED LAND USE	Lot/Block No.	Units	ha.
1) Single Family Residential	1-462	227	18.56
11.0m (min) Linked Singles		178	
12.2m (min) Singles		57	
2) 6.0m (min) Townhouses	189-190	44	1.21
3) Community Housing	469	0.14	
4) Park	470	2.80	
5) Storm Water Management Pond	471-472	2.03	
6) Open Space	473-475	5.92	
7) Road Widening	476	0.12	
8) 0.5m Servicing Book	477	0.02	
9) 0.5m Reserves	478-482	0.01	
10) Totals	456.0m <sup>2</sup> @ 20.0 R.C.W.	9.28	
TOTAL		506	39.91

**OWNERS AUTHORIZATION**  
 I authorize MOTR Group to prepare and submit this plan for draft approval.  
 Date: \_\_\_\_\_  
 JOHN SPINA A.S.O.  
 BRIDGEBROOK CORP.

**SURVEYOR'S AUTHORIZATION**  
 I hereby certify that the boundaries of the lands being subdivided and their relationship to the adjacent lands are accurately and correctly shown on this plan.  
 Date: \_\_\_\_\_  
 M. F. JAMESON C. L.S.  
 ONTARIO LAND SURVEYOR



**ADDITIONAL INFORMATION**  
 (Section 51(17) of the Planning Act, 1990)

- c) - on key plan
- d) - see statistics (f)
- e) - piped water to be installed by Developer
- f) - silty clay, sandy silt and sand
- g) - all municipal services to be made available
- h) - nil

No.	REVISIONS	DATE

**PUBLIC MEETING MINUTES**

**PLANNING COMMITTEE**

**Monday, October 25, 2021  
VIRTUAL/ELECTRONIC MEETING**

- COUNCIL PRESENT: MAYOR DAVE BARTON  
GORD HIGHET, REGIONAL COUNCILLOR,  
PAM BEACH, COUNCILLOR  
GARY RUONA, COUNCILLOR  
BRUCE GARROD, COUNCILLOR  
WILLIE POPP, COUNCILLOR  
TODD SNOOKS, COUNCILLOR**
- STAFF PRESENT: DEBBIE LEROUX, DEPUTY CAO/DIRECTOR OF  
LEGISLATIVE SERVICES/CLERK  
JOSH MACHESNEY, DEPUTY CLERK  
LAURA RUPPRECHT, CLERK'S ASSISTANT  
BRIAN PIGOZZO, CHIEF BUILDING OFFICIAL  
COLLEEN BASKIN, COMMUNICATIONS OFFICER  
LIZ HOWSON, TOWNSHIP PLANNING CONSULTANT**

**1. CALL TO ORDER by Councillor Highet, Chairman of the Planning Committee**

The Chair of Planning called the meeting to order at 7:00 p.m.

**2. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF**

None disclosed.

**3. CHAIRMAN'S REMARKS ON THE PURPOSE OF THE MEETING**

FILE NO.: Region of Durham File No(s): OPA 2021-005, S-U-2021-01,  
Township of Uxbridge File No(s): OPA 66, ZBA 2021-03 and SUB 2021-01

APPLICANT: Bridgebrook Corp. (John Spina)

**4. PURPOSE AND EFFECT OF THE REVIEW**

The purpose of these applications is to redesignate the subject lands in the Township Official Plan from "Future Residential Area" to "Residential Area" as well as rezone the lands from "Rural (RU) Zone" to the "Residential Second Density (R2) Zone", with exceptions, the "Open Space (OS) Zone" and the "Environmental Protection (EP) Zone" to facilitate the development of a 588 unit residential plan of subdivision.

The Subject Property is currently designated as "Special Study Area No. 6" in the Durham Region Official Plan. The Subject Property is designated "Future Residential Area" as identified on Schedule A of the Township Official Plan and zoned "Rural (RU Zone)".

The Applicant has submitted concurrent applications for a Regional Official Plan Amendment and Subdivision Application with Durham Region.

Matthew Cory, Malone Given Parsons, introduced himself as the Applicant's Planning Consultant. Mr. Cory advised that the purpose of these applications is to redesignate the subject lands in the Township Official Plan from "Future Residential Area" to "Residential Area" as well as rezone the lands from "Rural (RU) Zone" to the "Residential Second Density (R2) Zone", with exceptions, the "Open Space (OS) Zone" and the "Environmental Protection (EP) Zone" to facilitate the development of a 588 unit residential plan of subdivision. With the assistance of a PowerPoint presentation, Mr. Cory explained that the subject site is a 39.97 hectare (98.78 acre) piece of vacant land located at Concession Road 6 and Centre Road, north of Bolton Drive that is currently used for agricultural purposes. Mr. Cory advised that there are two primary entrances proposed off of Concession 6 with an access point off of Centre Road. There is no access to the south for cars. There are also two walkways proposed north of Alsop Crescent and Galloway Crescent. Mr. Cory also spoke to the proposed Stormwater Management Facility which is required for servicing and 1.7 hectare centrally located park. Mr. Cory advised that the proposed two phased development would consist of 215 single-detached units with 11.5 metre width lots, 246, 10.4 metre width lots, 60 link homes, 11 metre width lots and 67 townhomes, 6.1 metre width lots proposed.

Mr. Cory advised that he read the comments submitted and spoke to the primary concerns raised by residents. Mr. Cory spoke to concerns regarding density and explained that they are working under the Province's Growth Plan and that additional housing choices are needed. Mr. Cory also spoke to concerns surrounding environmental protection. Mr. Cory advised that they are Provincially legislated to protect all natural heritage features and are vetted by the Conservation Authorities. Mr. Cory advised that the Phase 2 lands will remain dormant with the future to be determined but want to start the dialogue. He spoke to existing servicing constraints and the studies required for Phase 2 lands in addition to all other growth in Phase 1 lands along with the proposed development in the Phase 2 lands. Mr. Cory also advised that their consultants believe that with further optimization of the plant, there could be further capacity realized. Mr. Cory also advised that the Region has committed to potentially look at another study on what improvements are needed. Mr. Cory spoke to traffic concerns and recognized that traffic is an issue. Mr. Cory advised that their transportation consultant has looked at the traffic study and determined a transportation network that would be sufficient. Mr. Cory spoke at length about the proposed Regional Official Plan and Township Official Plan Amendments and the regulations for single detached, link and row dwellings.

#### **Questions from Committee:**

Councillor Snooks spoke to concerns regarding the density of the development.

Matthew Cory explained that it is the Province's desire to increase density and to provide a range of smaller more affordable housing options and to use land as efficiently as possible.

Councillor Snooks also spoke to concerns regarding traffic coming to an area that is not developed for it.

Mr. Cory spoke to the Transportation Study and that they had determined that the transportation network is sufficient. Mr. Cory reminded Committee that this study will be reviewed by both the Township and the Region.

Councillor Beach inquired as to when the Transportation Study was completed.

Mr. Cory advised that it was done around the date of April 21, 2021 and acknowledged that the pandemic may have altered some of the figures.

Councillor Beach also inquired as to the types and the square footage of the homes.

John Spina explained that there is a lack of graduated housing in Uxbridge and advised that the homes would vary in size from 1,200 to 2,200 square feet for town and link homes and 2,200 to 3,000 square feet for single detached homes. He spoke to demographics that may be purchasing the homes.

Councillor Beach confirmed that there will be bungalows offered.

Councillor Beach suggested that Mr. Spina consider sidewalks and roundabouts when planning the development from a safety perspective.

Councillor Beach confirmed with Mr. Spina that 75 to 80 acres of the land is being currently worked for agricultural purposes.

Councillor Ruona spoke to limited sewage capacity for the development.

Mr. Spina explained that proper sewage capacity is the key component of this application and that they have engaged in conversations with the Region. Mr. Spina advised that he believes there is potential to increase the current sewage capacity to 16,440. Mr. Spina spoke to the Hemson report prepared on sewage capacity that stated the cap would be needed for 14,075 people. He further advised that the Region is undertaking improvements following which they will monitor and if there are no concerns, the Region will be content to allow the population to grow to 16,440.

Councillor Garrod spoke to concerns regarding the need for additional schools.

Mr. Cory explained that they have had few conversations with school boards and that the school boards will have to review the application to see what is needed with respect to additional schools. Mr. Cory advised that the application has been circulated to the school boards and they are awaiting comments.

Councillor Garrod also spoke to the impact on recreation facilities and inquired if the developer would consider assisting with expanding facilities including the pool/recreation centre.

Mr. Spina advised that the development would likely pay for itself in recreation fees but that he would be open to having a conversation with the Township about assisting with expanding facilities.

Councillor Garrod spoke to trail connections and active transportation and inquired if Mr. Spina had considered building any commercial establishments in the development.

Mr. Spina explained that commercial/retail establishments had not been considered at this point but he would be willing to consider it.

Mayor Barton inquired what type of farming is currently taking place on the lands.

Mr. Spina advised that he is not sure what type of crops are being grown.

Mayor Barton inquired what has been done to increase the yield.

Mr. Spina advised that they have removed trees and conducted tiling where appropriate.

Mayor Barton requested that Mr. Spina speak to the different by-laws for planning and agriculture.

Mr. Spina advised that the Region has a Tree By-law but the Township does not. Mr. Spina spoke to the Region's Tree By-law.

Mayor Barton reminded Committee that when clearing for agricultural purposes approval is not required. It is only required when clearing for development purposes.

Mayor Barton inquired why this application was being presented so far from the development stage.

Mr. Spina spoke to the two components of the application including planning and servicing. He explained that he would like to have the planning approval prior to going ahead with servicing without any delays or interruptions.

Mayor Barton spoke to the proximity of the development to the Quaker Village Subdivision specifically the homes on Bolton Drive including room for pools and decks.

Mr. Cory spoke to the proposed depth of back yards and explained that extra backyard space will be allotted to allow for pools and decks.

Councillor Popp spoke to the width of streets.

Mr. Cory explained that the street width would be 20 metres.

Councillor Popp acknowledged that this would not allow enough room for a bike lane.

Mr. Cory explained that he expects to see bicycles sharing sidewalks as no bike lane below the curb was considered however depending on configuration, bike lanes may be able to fit in rights of way. Mr. Cory advised that they would look into it further with possible multi-use trails.

Mr. Spina explained that they should be able to accommodate this as it is desirable to have a walkable/cycling community. Mr. Spina advised that the issues being raised will be looked at during the detailed design stage.

Councillor Popp inquired about density and snow storage on sidewalks and the proximity to the proposed homes.

Councillor Beach confirmed that driveways will accommodate two cars and a garage.

Councillor Beach also inquired about accessibility of the units.

Mr. Spina advised that driveways and grade meets requirements and explained that grading does not always allow for units to be built on grade and steps may be required.

## **5. PUBLIC PARTICIPATION**

Any persons wishing to make oral or written submissions on the subject reports should give their names, addresses and postal codes to the Clerk and ask their questions through the Chair or file their written submission.

Marie Sleep, 7976 Concession 6, Uxbridge - Ms. Sleep explained that she has leased this home since 2016 and was unhappy to see the trees removed. Ms. Sleep felt the site have had a proper excavation as there is evidence of foundations from Quaker homes. Ms. Sleep also expressed her concerns regarding drainage and run-off and damage to her driveway.

John Spina advised that there was only one burned out farmhouse on the property that was removed due to safety concerns.



Eric Fuchs - 1 Rachel Lee Court, Uxbridge - Mr. Fuchs spoke to his concerns related to density, increased traffic from commuting residents. Mr. Fuchs also spoke his concerns related to sewage capacity.

Lee and Jennifer Cooper - 49 Bolton Drive, Uxbridge - Mr. Cooper spoke to concerns regarding imposing costs on current residents. Mr. Cooper also spoke to what the financial arrangements for the Optimization study would look like.

Mr. Cory assured Mr. Cooper that the existing taxpayers/residents would not bare any additional costs for growth related studies and costs for development are dealt with through Development Charges.

Lee Cooper spoke to his concerns regarding protecting the natural heritage elements and referenced the Beacon Environmental study.

Mr. Cory reassured Mr. Cooper that the Conservation Authority determine what features need to be protected.

Mr. Cooper expressed his thoughts that the Township's consideration of this application to be irresponsible.

Councillor Hight reminded Mr. Cooper that no decisions will be made this evening and that the Township has a responsibility to hear any and all applications submitted as per the Planning Act. No decision will be made until a planning report is submitted by the Township's Planning Consultant.

Mayor Barton advised that Planning Committee is just here to hear the application and that no decisions will be made until a planning report is received from the Township's consultant planner.

Andrew Post - 596 Regional Road 8, Uxbridge - Mr. Post spoke to the Township's Official Plan and the lack of sewage capacity cap. Mr. Post corrected the record by stating that in his discussion with the Region they stated that they would not determine additional capacity up to 16,400 at a minimum of five years before they would increase capacity. As per the Township's Official Plan with no capacity should not entertain the applications. There was considerable discussion on the population growth of the urban area and the push for intensification. Mr. Post commented on the need for upgrades to water pumping stations.

June Davies - 6080 Lakeridge Road, Uxbridge - Ms. Davies spoke to the extensive environmental ramifications of this proposed development.

Michelle McCarthy - 11 Harmon Court, Uxbridge - Ms. McCarthy inquired as to thoughts regarding phasing of the subdivision.

Mr. Cory explained that phasing has not yet been contemplated as phasing is dependent on servicing.

Ms. McCarthy inquired as to the right of way at the end of Quaker Village Drive.

Elizabeth Howson, Macaulay Shiomi Howson explained that it was originally proposed as a connection and it will be determined in the future if the plan goes ahead.

Ms. McCarthy inquired about any potential commercial considerations and if the town houses at the west end of the development are fronting onto Concession 6.

Mr. Cory explained that they are rear lane access but they will front onto the Concession 6.

Leslie Edwards, 3 Bagshaw Crescent - Ms. Edwards advised that she lived in Uxbridge for 25 years but no longer a resident. Ms. Edwards inquired as to the cost of the study and why if a study has already been completed why a new study would be any different.

John Spina advised that a study would cost approximately \$100,000 to \$150,000 and it would take a year to a year and a half to complete. Mr. Spina explained that the last study was completed in 2015 and that many things have changed since then that could impact the study outcome.

Ms. Edwards also confirmed that there would be room for a minimum of two cars in the driveway.

Frank Mazzota - 26 Ash Green Lane, Uxbridge - Mr. Mazzota spoke to the size of the development. Mr. Mazzota explained that he is neither for or against the application but wants to see responsible growth. Mr. Mazzota advised that he sits on the Active Transportation Advisory Committee and spoke to the importance of active transportation and the need for accessibility for pedestrians and cyclists. He also spoke to road widths and placing of right of ways and backyard depths and widths for pools and take into consideration existing landowners and mature trees.

Doug Moffat - 36 Mill Street, Uxbridge - Mr. Moffat spoke to the lack of appropriate transit available for any kind of intensification in Uxbridge. Mr. Moffat advised that he did not feel this application should be considered as Uxbridge is not a location for people to gravitate to. Mr. Moffat noted that there is currently no carbon reduction plan in Uxbridge or solar panels on roofs. He stated there are many developments in Uxbridge and we need to think about where we are going.

Andrea Sim - 13 Jonathan Street, Uxbridge - Ms. Sim spoke to her concerns related to the condition of drinking water, overcrowding of schools and traffic congestion in and out of schools. Ms. Sim also spoke to her concerns surrounding increased traffic on Centre Road and safety issues related to this.

Mr. Cory explained that the traffic study does not show the need for any new network requirements however the Township may need to require some form of traffic calming. Dedicated crosswalks may also be required.

Brittany Scyf - 34 Bloor Court - Ms. Scyf spoke to the high density proposal and inquired into the Township's community design strategy.

Mr. Cory explained that this development should be considered medium density rather than high density with a varied supply of housing designs for the different demographics including townhouses.

Ms. Scyf spoke to the other developments in Uxbridge that encompass mainly townhouses and inquired if this proposal takes those other developments into consideration.

Mr. Cory advised that they are aware of the other developments. Mr. Cory explained the different contexts and that the Greenfield site allows for this developer to provide smaller single detached units to provide affordability.

Ms. Scyf inquired if the application would be open to redefining the proposal to include larger setbacks. Ms. Scyf also spoke to significant environmental features versus non significant environmental features within this proposal.

Mr. Cory assured Ms. Scyf that they would take these comments into consideration.

Gail Sanderson, 7909 Regional Road 3, Uxbridge - Ms. Sanderson confirmed that there is a mix of bungalows and two storey units. Ms. Sanderson also spoke to transportation and where it will be in the next 3 to 4 years including the need for electric charging stations in homes. She also advised that she agreed with the need for commercial in the area.

John Spina explained that they are planning for the future and will adhere to any requirements and design standards necessary including the use of recycled water and solar panels in homes.

Tony Poupa - 254 Toronto Street South - Mr. Poupa spoke to the characteristic and charm of the community and the importance of maintaining this. Mr. Poupa advised that the number of units proposed is excessive and that 200 to 300 units would be more appropriate. Mr. Poupa suggested that larger lot sizes would help to preserve the community character.

Mr. Cory reiterated that the intention of this proposed development is to offer a variety of choices for first time home buyers.

Lucas Pollard - 7479 Concession 6, Uxbridge - Mr. Pollard spoke to the location of the proposed in relation to farmers fields and what considerations are being made to the safety of children and the farmer.

Mr. Cory explained that no specific considerations with respect to safety measures are in place currently.

Mr. Pollard inquired if the developer looked into regulations governing this.

Mr. Cory advised that he was not aware of any regulations.

Mr. Pollard spoke to artesian wells or rivers on the property.

Mr. Cory explained that this is part of their background work on ground water conditions.

Tony Poupa - Mr. Poupa reiterated the importance of preserving the small town feel and suggested the Applicant reconsider the number of units proposed and lot sizes.

Leslie Edwards - spoke to changes in the Building Code that require charging stations in each home built after 2018. Ms. Edwards inquired if they would pay more than an individual would as this would be borne by the tax payer.

Mr. Cory explained that he will reference the Building Code with respect to charging stations and reminded Ms. Edwards that they all pay the same Development Charges regardless of what the regulations prescribe.

Don Ferguson - 7260 Concession 6, Uxbridge - Mr. Ferguson explained that he lives directly across from where the townhouses are proposed and explained that he felt it was inappropriate to consider having townhouses backing onto Concession 6. Mr. Ferguson inquired as to the height of the townhouses.

Mr. Cory advised that they will be 2 storey townhouses. Mr. Cory reminded Mr. Ferguson that there is a variety of locations for a variety of house styles.

## 6. OTHER BUSINESS

- a. David McKay, MHBC Planning  
re OPA 66, ZBA 2021-03 and SUB 2021-01 – Bridgebrook Corp. (John Spina)

- b. Elizabeth Williams  
re OPA 66, ZBA 2021-03 and SUB 2021-01 – Bridgebrook Corp. (John Spina)
- c. Irving Guerrero  
re OPA 66, ZBA 2021-03 and SUB 2021-01 – Bridgebrook Corp. (John Spina)
- d. Corey and Alene Swan  
re OPA 66, ZBA 2021-03 and SUB 2021-01 – Bridgebrook Corp. (John Spina)
- e. Nicole and Peter Coulter  
re OPA 66, ZBA 2021-03 and SUB 2021-01 – Bridgebrook Corp. (John Spina)
- f. Tobi Lee  
re OPA 66, ZBA 2021-03 and SUB 2021-01 – Bridgebrook Corp. (John Spina)
- g. Sandra Daher  
re OPA 66, ZBA 2021-03 and SUB 2021-01 – Bridgebrook Corp. (John Spina)
- h. Karen Mocherniak  
re OPA 66, ZBA 2021-03 and SUB 2021-01 – Bridgebrook Corp. (John Spina)
- i. Margaret Langlands  
re OPA 66, ZBA 2021-03 and SUB 2021-01 – Bridgebrook Corp. (John Spina)
- j. Sara Keeling  
re OPA 66, ZBA 2021-03 and SUB 2021-01 – Bridgebrook Corp. (John Spina)
- k. Javier Moreno  
re OPA 66, ZBA 2021-03 and SUB 2021-01 – Bridgebrook Corp. (John Spina)
- l. Andrew Creary  
re OPA 66, ZBA 2021-03 and SUB 2021-01 – Bridgebrook Corp. (John Spina)
- m. Heather Cotie  
re OPA 66, ZBA 2021-03 and SUB 2021-01 – Bridgebrook Corp. (John Spina)
- n. Kristen Thornton  
re OPA 66, ZBA 2021-03 and SUB 2021-01 – Bridgebrook Corp. (John Spina)

- o. Doug Moffat  
re OPA 66, ZBA 2021-03 and SUB 2021-01 – Bridgebrook Corp. (John Spina)
- p. Leah and Ken Polonenko  
re OPA 66, ZBA 2021-03 and SUB 2021-01 – Bridgebrook Corp. (John Spina)
- q. Parker Schultz  
re OPA 66, ZBA 2021-03 and SUB 2021-01 – Bridgebrook Corp. (John Spina)
- r. Erika Machacek  
re OPA 66, ZBA 2021-03 and SUB 2021-01 – Bridgebrook Corp. (John Spina)
- s. Roger Flemming  
re OPA 66, ZBA 2021-03 and SUB 2021-01 – Bridgebrook Corp. (John Spina)
- t. Mike Garganis  
re OPA 66, ZBA 2021-03 and SUB 2021-01 – Bridgebrook Corp. (John Spina)
- u. Terry Barrett  
re OPA 66, ZBA 2021-03 and SUB 2021-01 – Bridgebrook Corp. (John Spina)
- v. Vicki Bains  
re OPA 66, ZBA 2021-03 and SUB 2021-01 – Bridgebrook Corp. (John Spina)
- w. Brett Richardson  
re OPA 66, ZBA 2021-03 and SUB 2021-01 – Bridgebrook Corp. (John Spina)
- x. Deanna Simone  
re OPA 66, ZBA 2021-03 and SUB 2021-01 – Bridgebrook Corp. (John Spina)
- y. Catherine Ryan  
re OPA 66, ZBA 2021-03 and SUB 2021-01 – Bridgebrook Corp. (John Spina)
- z. Patrick Brown  
re OPA 66, ZBA 2021-03 and SUB 2021-01 – Bridgebrook Corp. (John Spina)
- aa. Konstantina Radimisis  
re OPA 66, ZBA 2021-03 and SUB 2021-01 – Bridgebrook Corp. (John Spina)

- ab. Tamara Williamson  
re OPA 66, ZBA 2021-03 and SUB 2021-01 – Bridgebrook Corp. (John Spina)
- ac. Robin and Bruce Drake  
re OPA 66, ZBA 2021-03 and SUB 2021-01 – Bridgebrook Corp. (John Spina)
- ad. Tim and Dale Maxson  
re OPA 66, ZBA 2021-03 and SUB 2021-01 – Bridgebrook Corp. (John Spina)
- ae. Kim Fowler  
re OPA 66, ZBA 2021-03 and SUB 2021-01 – Bridgebrook Corp. (John Spina)
- af. Laurie Seville  
re OPA 66, ZBA 2021-03 and SUB 2021-01 – Bridgebrook Corp. (John Spina)
- ag. Bev Northeast  
re OPA 66, ZBA 2021-03 and SUB 2021-01 – Bridgebrook Corp. (John Spina)
- ah. Mim H  
re OPA 66, ZBA 2021-03 and SUB 2021-01 – Bridgebrook Corp. (John Spina)
- ai. Mary Bridger  
re OPA 66, ZBA 2021-03 and SUB 2021-01 – Bridgebrook Corp. (John Spina)
- aj. George T. Kydd  
re OPA 66, ZBA 2021-03 and SUB 2021-01 – Bridgebrook Corp. (John Spina)
- ak. Ingrid Czerwenka  
re OPA 66, ZBA 2021-03 and SUB 2021-01 – Bridgebrook Corp. (John Spina)
- al. Corinne and Scott Douglas  
re OPA 66, ZBA 2021-03 and SUB 2021-01 – Bridgebrook Corp. (John Spina)
- am. Derek Connelly  
re OPA 66, ZBA 2021-03 and SUB 2021-01 – Bridgebrook Corp. (John Spina)
- an. Heinz Nitschke  
re OPA 66, ZBA 2021-03 and SUB 2021-01 – Bridgebrook Corp. (John Spina)

- ao. Johanna Otten  
re OPA 66, ZBA 2021-03 and SUB 2021-01 – Bridgebrook Corp. (John Spina)
- ap. Stephanie Hickey  
re OPA 66, ZBA 2021-03 and SUB 2021-01 – Bridgebrook Corp. (John Spina)
- aq. Duane Carson  
re OPA 66, ZBA 2021-03 and SUB 2021-01 – Bridgebrook Corp. (John Spina)
- ar. Cade Holter  
re OPA 66, ZBA 2021-03 and SUB 2021-01 – Bridgebrook Corp. (John Spina)
- as. Jennifer and Lee Cooper  
re OPA 66, ZBA 2021-03 and SUB 2021-01 – Bridgebrook Corp. (John Spina)
- at. Barbara Purdy  
re OPA 66, ZBA 2021-03 and SUB 2021-01 – Bridgebrook Corp. (John Spina)
- au. Thomas Fowle  
re OPA 66, ZBA 2021-03 and SUB 2021-01 – Bridgebrook Corp. (John Spina)
- av. Ronald Jones  
re OPA 66, ZBA 2021-03 and SUB 2021-01 – Bridgebrook Corp. (John Spina)
- aw. Robert McDonald  
re OPA 66, ZBA 2021-03 and SUB 2021-01 – Bridgebrook Corp. (John Spina)
- ax. Dawn and Robert Ferguson  
re OPA 66, ZBA 2021-03 and SUB 2021-01 – Bridgebrook Corp. (John Spina)
- ay. Andrew Post  
re OPA 66, ZBA 2021-03 and SUB 2021-01 – Bridgebrook Corp. (John Spina)
- az. Mary Gonsalves  
re OPA 66, ZBA 2021-03 and SUB 2021-01 – Bridgebrook Corp. (John Spina)
- ba. Sherry Nowlin  
re OPA 66, ZBA 2021-03 and SUB 2021-01 – Bridgebrook Corp. (John Spina)

- bb. William Fritz  
re OPA 66, ZBA 2021-03 and SUB 2021-01 – Bridgebrook Corp. (John Spina)
- bc. Ann Burkholder  
re OPA 66, ZBA 2021-03 and SUB 2021-01 – Bridgebrook Corp. (John Spina)
- bd. Beth Minardi  
re OPA 66, ZBA 2021-03 and SUB 2021-01 – Bridgebrook Corp. (John Spina)
- be. Eric and Kirstie Fuchs  
re OPA 66, ZBA 2021-03 and SUB 2021-01 – Bridgebrook Corp. (John Spina)
- bf. Kevin Harper and Sherry Lee  
re OPA 66, ZBA 2021-03 and SUB 2021-01 – Bridgebrook Corp. (John Spina)
- bg. Tina Radimisis  
re OPA 66, ZBA 2021-03 and SUB 2021-01 – Bridgebrook Corp. (John Spina)
- bh. Jennifer Thorson  
re OPA 66, ZBA 2021-03 and SUB 2021-01 – Bridgebrook Corp. (John Spina)
- bi. Sue Wickens  
re OPA 66, ZBA 2021-03 and SUB 2021-01 – Bridgebrook Corp. (John Spina)

**Moved by** Mayor Barton

THAT correspondence item nos. a. to bi. inclusive regarding OPA 66, ZBA 2021-03 and SUB 2021-01 – Bridgebrook Corp. (John Spina) be received for information;

AND THAT a copy of same be forwarded to the Township's Planner and Consultant for consideration.

**Carried**

**7. ADJOURNMENT**

The Chair of the Planning Committee advised that an additional twenty-eight (28) days from the date of this meeting would be allowed for further submission to the Township Clerk of any written comments.

The Chair of the Planning Committee adjourned the meeting at 10:04 p.m.



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MAYOR

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CLERK