

Michael Smith

Planning Consultants;
Development Coordinators Ltd.

279 The Queensway South
Keswick, Ontario L4P 2B4
Bus (905) 535-5500
www.msplanning.ca

February 25th, 2022

Our File: 1298-00

Lori Riviere-Doersam, MCIP, RPP.
Principal Planner
Region of Durham
605 Rossland Rd. 4th Floor
Whitby, ON.,
L1N 6A3

Dear Mrs. Riviere-Doersam:

Re: Draft Plan of Subdivision Approval
Township of Uxbridge
150 Cemetery Road – Part of Lot 27, Concession 6
Owner: 1093560 Ontario Limited (O/A Coral Creek Homes)

On behalf of our client, 1093560 Ontario Limited, please find enclosed an application for Draft Plan of Subdivision Approval, including associated review fees.

The application is to facilitate the development of a plan of subdivision consisting of one semi-detached dwelling and 23 townhouse units.

In addition to the subdivision application, please find enclosed the following information:

1. 3 copies of the proposed draft plan of subdivision
2. 3 copies of our Planning Justification Report;
3. 3 copies of detailed Engineering drawings including: General Service Plan, Grading Plan, Storm Drainage Plan and a Post Storm Drainage Plan;
4. 3 copies of a Functional Servicing Report;
5. 3 copies of an Environmental Noise report;
6. 3 copies of a Geotechnical report;
7. 3 copies of a Hydrogeological Investigation report (including the LSRCA's Hydrogeological submission acknowledgement);
8. 3 copies of the Stage 1 and 2 Archaeological Assessment (including the Ministry's acceptance of same into the registry);
9. 3 copies of the a Natural Heritage Evaluation;

10. A copy of the Woodland Offsetting calculation;
11. A copy of the signed Site Screening Questionnaire;
12. 3 copies of a Landscape Plan;
13. A copy of the proposed Landscape Cost Estimate; and,
14. A flash drive containing digital versions of the information above.

It is to be noted that an application for an amendment to the Township's zoning by-law has been submitted to the Township of Uxbridge.

We look forward to meeting with staff and outside agencies to discuss this proposal at your earliest convenience.

Please call if you have any questions.

Yours truly,



Gord Mahoney
Planning Consultant

Copy – Fabio Furlan, Owner
Kyle Rainbow, Director of Development Services, Township of Uxbridge

Enclosure