



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):

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: _____

3. Name of Owner: 2452595 Ontario Ltd. Tel No.: 416-995-8089
 Address: 220 Duncan Mill Road, Suite 401, Toronto Fax No.: n/a
 Postal Code: M3B 3J5 Email: morris@venetiangroup.ca

4. Name of Applicant: Same Tel No.: _____
 Address: _____ Fax No.: _____
 Postal Code: _____ Email: _____

5. **Name of Authorized Agent (if any):** Michael Smith Planning Consultants

Address: 19027 Leslie Street, Sharon, ON Tel No.: 905-478-2588

Postal Code: L0G 1V0 Fax No.: 905-478-2488

Email: michael@msplanning.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.	<u>n/a</u>	<u></u>
2.	<u></u>	<u></u>
3.	<u></u>	<u></u>
4.	<u></u>	<u></u>

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

(a) **Legal description (Lot, Concession, Registered Plan and/or Reference Plan):**
Parts of Lot 28, Concession 7, Township of Uxbridge; more particularly described as:
Parts 2 to 7, inclusive on 40R-7095 and Part 1 on 40R-28244 (being part of Block 45, Registered Plan 40M-2410)
Part 7 on reference plan 40R-7095 is further described Parts 1 & 2, 40R-14520.

(b) **Municipal Address (Street and Number):**
231 to 249 Reach Street, Uxbridge

(c) Frontage 243.5 m Depth 112 e/s; 216 w/s m Area 3.6 ha

*9. **Existing land use:**

(a) **What are the existing use(s) of the subject land?**
6 single detached dwellings

(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		
All dwellings to be	demolished					

(c) If known:

Date the subject land was acquired by the current owner 2017

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

Length of time the existing uses of the subject land have continued unknown

10. Proposed Changes

(a) The uses proposed for the subject lands Townhouses; common elements and woodlots

(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		
11 m Townhouse/att. garage	4.6	7.5	3.0/1.5	9.5	210 sq. m
7.6 m Townhouse/att.	3.0	3.0	3.0	9.5	200 sq. m

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

n/a

(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.

n/a

(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.

n/a

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

"Residential Area" & "Environmental Constraint Area". See attached page.

(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.

n/a

*(h) Current Zoning: See attached page.

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

See attached page.

(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 attached page.

- * (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:

See attached page.

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 type="radio"/> |
| (ii) a consent | Yes <input type="radio"/> | No <input type="radio"/> |
| (iii) official plan amendment | Yes <input type="radio"/> | No <input type="radio"/> |
| (iv) a zoning by-law | Yes <input checked="" type="radio"/> | No <input type="radio"/> |
| (v) Minister's zoning order | Yes <input type="radio"/> | No <input type="radio"/> |
| (vi) plan of subdivision/ <i>condo</i> | Yes <input checked="" type="radio"/> | No <input type="radio"/> |
| (vii) site plan | Yes <input type="radio"/> | No <input 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 #: _____ status of application: See page attached

*(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: See page attached

*(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	Noted
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	No
	5 or less lots/units and non residential where water used for human consumption	No	Hydrogeological sensitivity certification	No
Individual private wells	More than 5 lots/units and non residential where water used for human consumption	No	Servicing options statement and hydrogeological report	No
	5 or less lots/units and non residential where water used for human consumption	No	Hydrogeological sensitivity certification	No
Other	To be described by applicant	No.	To be determined	No

(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	Noted
Municipal/Private communal sewage system	More than 5 lots/units or more than 4500 litres per day effluent	No <input type="checkbox"/>	Servicing options statement and hydrogeological report	No <input type="checkbox"/>
	5 or less lots/units or less than 4500 litres per day effluent	No <input type="checkbox"/>	Hydrogeological sensitivity certification	No <input type="checkbox"/>
Individual private septic systems	More than 5 lots/units or more than 4500 litres per day effluent	No <input type="checkbox"/>	Servicing options statement and hydrogeological report	No <input type="checkbox"/>
	5 or less lots/units or less than 4500 litres per day effluent	No <input type="checkbox"/>	Hydrogeological sensitivity certification	No <input type="checkbox"/>
Other	To be described by applicant	No <input type="checkbox"/>	To be determined	No <input type="checkbox"/>

***(c) Storm Drainage**

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

n/a

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 Justification Report.

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

Yes. Growth Plan & Lake Simcoe Protection Plan. See Planning Justification Report.

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

See Planning Justification 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. *n/a*

2. Does the site or adjacent lands include any significant trees or other natural features?
Yes

3. Is the site adjacent to any significant source of noise or vibration (e.g. railway, major road, major industrial use)?
Major Road (Reach Street). See Noise Feasibility Study.

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 archaeological report.

6. Potentially Contaminated Land (complete attached Site Contamination Screening Questionnaire) *See Phase I ESA*

6.1 Has there been an industrial or commercial use of the site?

Yes No Last Year of Use *n/a*

6.2 Has there been filling on the site or subject land?

Yes No Last Year of Use *n/a*

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 ^{n/a} _____

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 Phase 1 Environmental Site Assessment.

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

Michael Smith of Michael Smith Planning Consultants
who I have appointed as my Agent.

Date: _____

Signed: _____
Signature of Owner

2. AFFIDAVIT

I, Michael Smith of the Town of Georgina in the Region of

York 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 TOWN OF EAST GWILLIMBURY
in the REGION OF YORK
this 3RD day of MAY, 2018

Registered Owner(s) or Agent

A Commissioner, etc.

Kaitlin Pearl Shropshire,
a Commissioner, etc.,
Province of Ontario, for the
Corporation of the Town of East Gwillimbury
Expires August 3, 2020.

**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.

**ADDENDUM TO TOWNSHIP OF UXBRIDGE ZONING BY-LAW
AMENDMENT APPLICATION FORM**

Owner/Applicant: 2452595 Ontario Inc. (o/a Venetian Group)

Additional Information:

Section 10(f): Residential Area Designation

- (i) Uses permitted in *Residential Area* designation are found at Section 2.55.2 of Township Official Plan. More specifically, Section 2.5.5.2 permits (i) low density residential including single detached, single detached link, semi-detached, and duplex dwellings;
- (ii) Medium density residential including townhouse dwellings, low rise apartments and stacked townhouses; and,
- (iii) Public parks.

Section 10 (f): Environmental Constraint Area Designation

- (i) Conservation
- (ii) Enhancement and preservation of the natural environment; and
- (iii) Passive recreational uses which will have no negative impact on the natural environmental features and ecological functions of the area, including no net loss of fish habitat.

Section 10 (h): Current Zoning

The subject lands are zoned Holding Residential First Density Exception No. 38 {(H) R1-38); Residential Cluster (RC) Holding Residential Multiple Density Exception No. 21 {(H)RM-21)); and, Environmental Protection Exemption No. 70 (EP-70).

Section 10 (i) Nature and extent of the rezoning requested

The zoning amendment application seeks to replace the existing zone symbols on the Subject Lands with two zone categories: Holding Residential Medium Density {(H)-RM-??} and Environmental Protection (EP-??).

In addition, special provisions include the following:

- (i) Holding Residential Medium Density Exception No. ???
{(H) RM-??}
 - Limiting uses until the “H” zone symbol is removed to existing single detached dwellings and accessory buildings and structures.
 - Permitting row houses comprising a maximum of 61 dwelling units and open space amenity areas.
 - Setting forth standards including, minimum lot area, minimum lot frontage, minimum interior side yard, minimum lot depth, minimum landscaped open space, minimum dwelling unit width, minimum driveway length from a condominium road, minimum separation between dwelling units, maximum height, minimum parking standards and permitted encroachments.

Given the two residential lots size types being proposed a separate set of provisions for each zone is suggested. See Planning Justification Report.

- (ii) Environmental Protection Exception No. ??? {(H) EP-??)
 - Limiting uses and buildings and structures to those provisions set forth in current Environmental Protection (EP-70) Zone.

Section 10 (l):

The maximum density permissible in the *Residential Area* designation for medium density residential uses is 25 units per net hectare (minimum) to 35 units per net hectare (maximum).

Section 10 (m):

The proposed zoning amendment is intended to replace existing zoning designations/symbols. The extent of the zoning exceptions being requested is set forth above in Section 10(i).

11. Previous Applications

- (a) It is unknown if there are any other active planning applications within 120 metres of the subject land. To effect development on the subject lands a plan of subdivision and common element condominium are being submitted in conjunction with this zoning amendment application.
- (b) The previous owners (Kennedy/Thomas) obtained draft approval of a plan of subdivision (S-U-2015-01) and common element condominium (C-U-2015-01) on lands described as Part 7, 40R-7095 (also described as Parts 1 and 2 on 40R-14520) in April 2017. Part 1 on 40R-28244 (servicing route to Village Green Lane) forms part of Plan of Subdivision 40M-2410. It is unknown when this plan was registered.

(c) The previous owners (Kennedy/Thomas) obtained a zoning amendment (By-law No. 2017-023) on lands described as Part 7, 40R-7095 (*also described as Parts 1 and 2 on 40R-14520*) changing the zoning to (H) RM-21 and EP-70. The By-law was passed on February 13, 2017.

Part 1 on 40R-28244 (servicing route to Village Green Lane) was previously zoned (H) R1-38. It is unknown when this land was zoned.

Assessment Roll Numbers, Addresses, and Legal Description Reach Street Development - Uxbridge

Roll Number	Address	Legal Description
Roll No: 1829-040-009-18805-0000	231 Reach St.	40R-7095, Part 2
Roll No: 1829-040-009-18810-0000	235 Reach St.	40R-7095, Part 3
Roll No: 1829-040-009-18815-0000	237 Reach St.	40R-095, Part 4
Roll No: 1829-040-009-18820-0000	241 Reach St.	40R-7095, Part 7 (also described as 40R-14520 Parts 1 and 2); and 40R-28244, Part 1.
Roll No: 1829-040-009-18822-0000		
Roll No: 1829-040-009-18825-0000	245 Reach St.	40R-7095, Part 5
Roll No: 1829-040-009-18830-0000	249 Reach St.	40R-7095, Part 6;