

April 9, 2021

MGP File: 18-2719

Regional Municipality of Durham  
Planning and Economic Development Department  
605 Rossland Rd E, 4<sup>th</sup> Floor  
Whitby, ON L1N 6A3

Delivered by courier

**Attention: Ms. Lori Riviere-Doersam  
Principal Planner**

Dear Ms. Riviere-  
Doersam:

**RE:        Applications for Regional Official Plan Amendment, Area Municipal Official Plan  
Amendment, Zoning By-law Amendment and Draft Plan of Subdivision  
7370 Centre Road, Township of Uxbridge  
Bridgebrook Corp.**

On behalf of our client, Bridgebrook Corp., we are pleased to submit applications for Regional Official Plan Amendment, Area Municipal Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision for the property located at 7370 Centre Road in the Township of Uxbridge.

Currently, the Subject Lands designated *Special Study Area #6* under the Durham Regional Official Plan, *Future Residential Area* under the Township of Uxbridge Official Plan, and zoned *Rural (RU)* in Zoning By-law 81-19. The proposed Regional and Area Municipal Official Plan Amendment redesignates the Subject Lands to Living Areas and Residential Area, respectively. The proposed Zoning By-law Amendment amends the Uxbridge Zoning By-law 81-19 by rezoning the Subject Lands to Residential Second Density Exception (R2-X), Residential Multiple Density Exception (RM-X), Recreational (RE), Environmental Protection (EP) and Recreational Open Space (OS).

The Draft Plan of Subdivision proposes 588 dwelling units (461 single-detached dwellings, 60 link dwellings and 67 townhouse dwelling units), a park, two stormwater management facilities, natural heritage system and public roads.

Enclosed, please find the following:

- A cheque in the amount of **\$20,000**, payable to Region of Durham being the review fee for the Regional Official Plan Amendment
- A cheque in the amount of **\$2,500**, payable to Region of Durham being the review fee for the Local Official Plan Amendment

- A cheque in the amount of **\$52,600**, payable to the Region of Durham being the review fee for the Draft Plan of Subdivision
- A cheque in the amount of **\$1,000**, payable to the Region of Durham being the fee for the publication costs
- One (1) original copy of the completed application form for the Regional Official Plan Amendment;
- Fourteen (14) copies of the completed application form for the Regional Official Plan Amendment;
- Ten (10) copies of the completed application form for the Draft Plan of Subdivision; and

This submission is a follow-up to our pre-consultation meeting on April 16, 2020, where the Region of Durham, Township of Uxbridge and Lake Simcoe Region Conservation Authority staff confirmed the submission requirements for the proposed Regional and Area Municipal Official Plan Amendments, Zoning By-law Amendment and Draft Plan of Subdivision applications. Accordingly, we enclose the following technical submission in support of the applications:

Submission Requirements	# Copies	Consultant
<b>Planning</b>		
Planning Opinion Report (inc. Affordable Housing Statement)	2	Malone Given Parsons Ltd.
Draft Regional Official Plan Amendment	2	Malone Given Parsons Ltd.
Draft Area Municipal Official Plan Amendment	2	Malone Given Parsons Ltd.
Draft Zoning By-law Amendment	2	Malone Given Parsons Ltd.
Draft Plan of Subdivision (24" x 36")	2	MDTR Group
<b>Environmental</b>		
Phase 1 Environmental Site Assessment	2	EXP Services Inc.
Environmental Impact Study (inc. Potential Restoration Plan)	2	Beacon Environmental
Geomorphic Assessment	2	Beacon Environmental
Geotechnical Investigation	2	Soil Engineers Ltd.
Preliminary Hydrogeological Investigation (inc. Water Balance)	2	Beacon Environmental
Record of Site Condition	2	n/a
<b>Engineering</b>		
Functional Servicing Report (inc. Stormwater Management Report and Phosphorus Budget)	2	SCS Consulting Group Ltd.
Engineering Drawing Package (inc. Grading and Drainage Plan)	2	SCS Consulting Group Ltd.
<b>Transportation</b>		
Transportation Impact Study	2	Nextrans Consulting Engineers
<b>Other</b>		
Minimum Distance Separation Statement of Conformity	2	Clark Consulting Services
Stages 1-3 Archaeological Assessment (including Clearance Letter)	2	Irvine Heritage Inc.
Legal Plan of Survey	2	H.F. Grander Co.
Topographic Survey	2	Stantec

Copies of the supporting reports and plans as listed above are enclosed in hard copy and digitally on three (3) USB keys.

It should be noted that while a Cultural Heritage Assessment was identified in the pre-consultation checklist as a submission item, this study should not be required as all dwellings have already been demolished on the subject lands. As such, a Cultural Heritage Assessment is not being submitted.

Copies of this submission have been concurrently submitted to the Township of Uxbridge and Lake Simcoe Conservation Authority including the required cheques.

Please kindly confirm at your earliest convenience that the application satisfies the requirements for a complete application. We trust the enclosed information will allow for timely circulation and processing of the application.

If you require any additional information, or wish to discuss the application, please do not hesitate to contact me at any time.

Yours very truly,  
Malone Given Parsons Ltd.



**Matthew Cory, MCIP, RPP, PLE, PMP**  
Principal Planner