



THE CORPORATION OF THE TOWNSHIP OF UXBRIDGE

SITE PLAN APPROVAL APPLICATION
(under Section 41 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):
SPO2021-01	Feb 4, 2021			

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PART A: GENERAL REQUIRED INFORMATION

1. Specify (x) the type of application being submitted:

Minor site plan application
(single building commercial or industrial proposal on a single lot exclusive of a plaza, department store or supermarket proposal)

Major site plan application

Site Plan Amendment

2. Date of Application Submission: February 2021

3. Name of Owner: Evendale Developments Ltd.
Address: 2 Farr Avenue Sharon, Ont.
Postal Code: L0G 1V0

Tel No.: 905-392-7553
Fax No.: _____
Email: dauidsud@rogers.com

4. Name of Applicant: Same as Owner
Address: _____
Postal Code: _____

Tel No.: _____
Fax No.: _____
Email: _____

5. **Name of Authorized Agent (if any):** Scott Waterhouse
 Address: 65 Sunray Street Whitby, Ont Tel No.: 905-429-4999
 Postal Code: L1N 8Y3 Fax No.: _____
 Email: scott.waterhouse@ghd.com

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>Bank of Montreal</u>	<u>100 King Street West, 18th Floor, Toronto Ont. M5X 1A1</u>
2.	_____	_____
3.	_____	_____
4.	_____	_____

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

(a) **Legal description (Lot, Concession, Registered Plan and/or Reference Plan):**

Part of Lot 31, Concession 7

(b) **Municipal Address (Street and Number):**

Brock Street East

(c) **Roll Number** 182905001027800

(d) **Frontage** +/- 55 m **Depth** +/- 88 m **Area** 0.49 ha

(d) **Are there any easements, rights-of-way or restrictive covenants affecting the subject lands?**

Yes No

If yes, describe the purpose/effect and identify the name and address of the persons or corporations who benefit from the easement, right-of-way or covenant.

9. Planning Status

(a) What is the existing Official Plan designation for the subject site?

Residential Area

Does the proposed development comply with the current Official Plan requirements and uses for the subject site?

Yes No

If no, has an application for Official Plan amendment been applied for?

File #: TBD status of application: submitted with site plan application

(b) What is the existing zoning for the subject site?

RH - Residential Holding

Does the proposed development comply with the current zoning regulations requirements and uses for the subject site?

Yes No

If no, has an application for zoning by-law amendment been applied for?

File #: TBD status of application: Submitted with site plan application

10. Existing land use:

(a) What are the existing use(s) of the subject land?

Vacant

(b) Are there any existing buildings or structures 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		

(c) What is planned for the existing buildings and structures? Please describe:

11. Proposed Changes

(a) The uses proposed for the subject lands

Residential - 6 storey apartment building

(b) Is the proposal an addition or modification to the existing buildings and structures on the site?

Yes No

If yes, please describe, including relevant statistics (e.g. building addition area)

(c) Are there any new buildings or structures proposed to be built on the subject lands?

Yes No

If yes:

	Proposed	Office Use Only Zone Requirements
Building Area (Ground Floor Area)	Refer to site plan	
Gross Floor Area (Total All Floors)		
Number of Standard Parking Spaces (Minimum)		
Number of Handicapped Parking Spaces (Minimum)		
Number of Loading Bays		
Parking Area Coverage (including lanes and drives)		
Building Height (Maximum)		
Number of Storeys (Maximum)		
Number of Residential Units (Maximum)		
Landscaped/Open Space Area (Minimum)		
Open/Outdoor Storage Area (Maximum)		

Lot Coverage Ratio (ground floor area divided by lot area)		
Floor Area Ratio (gross floor area divided by lot area)		
Front Yard Setback (Minimum)		
Side Yard Setback (Minimum)		
Rear Yard Setback (Minimum)		

(d) If the proposed development includes residential uses, please complete the following:

Housing Type Owner Occupied Residential Care Facility
 Rental Condominium

For a Condominium: Have you filed an application for Condominium Approval?

Yes No

Type and Number of Units: Townhouse Apartments

Bachelor 1 Bedroom 2 Bedroom

3 Bedroom Other (describe) _____

Is all or part of the building geared to seniors? Yes No

If yes, please describe (e.g. number of units by type, or floors etc.)?

12. Previous Applications

(a) If known, whether the subject land has ever been the subject of an application under the Planning Act for approval of a plan of subdivision or for a consent:

Yes No

If yes, File #: SU-2017-03 status of application: Draft Approved

(b) If known, whether the subject land has ever been the subject of an application under Section 34 of the Planning Act for a zoning by-law amendment:

Yes No

If yes, File #: ZBA2017-06 status of application: approved

(c) Have there been any previous Site Plan or Development Agreements registered against these lands?

Yes No

If yes, File #: _____ Year _____

Other particulars

13. 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	Yes
Municipal/Private communal water system	More than 5 lots/units and non residential where water used for human consumption		Servicing options statement and hydrogeological report	
	5 or less lots/units and non residential where water used for human consumption		Hydrogeological sensitivity certification	
Individual private wells	More than 5 lots/units and non residential where water used for human consumption		Servicing options statement and hydrogeological report	
	5 or less lots/units and non residential where water used for human consumption		Hydrogeological sensitivity certification	
Other	To be described by applicant		To be determined	

(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	Yes
Municipal/Private communal sewage system	More than 5 lots/units or more than 4500 litres per day effluent		Servicing options statement and hydrogeological report	
	5 or less lots/units or less than 4500 litres per day effluent		Hydrogeological sensitivity certification	
Individual private septic systems	More than 5 lots/units or more than 4500 litres per day effluent		Servicing options statement and hydrogeological report	
	5 or less lots/units or less than 4500 litres per day effluent		Hydrogeological sensitivity certification	
Other	To be described by applicant		To be determined	

(c) Storm Drainage

Service Type	Development Proposed	Yes/No	Studies Required Now	Attached
Piped Sewers	Any development or piped service	Yes	Preliminary stormwater management plan. Stormwater management study may be required during application processing.	Yes
Ditches	Any development or non-piped service			
Swales	Any development or non-piped service			
Other				

14. 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:

15. Provincial Policy

(a) Is the requested approval(s) consistent with policy statements issued under subsection 3(1) of the Planning Act? (explain)

Yes. Refer to Planning Report prepared by GHD for details.

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

Yes, lands are designated Settlement Areas in the Provincial Growth Plan for the Greater Golden Horseshoe

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

The application conforms with the Growth Plan. Settlement Areas are to be the focus of new residential development.

PART B: PLANS AND MATERIALS REQUIRED TO SATISFY SECTION 41(4)(1) and (2) OF THE PLANNING ACT

Pursuant to Section 41(4) of the Planning Act, the Site Plan Approval Application must include the following detailed, scalable plans (in metric units) and related materials showing the listed information (in some cases it may be appropriate to combine with a survey plan or some of the information from the survey plan). Wherever possible, a digital file as well as a paper copy of the plan is required.:

1. Survey

Two (2) copies of a plan of survey prepared by an Ontario Land Surveyor (OLS) showing:

- (a) property boundaries, dimensions and bearings;
- (b) topographical contours and existing grading;
- (c) the location, size and type of all existing buildings, structures, facilities and works on the subject land, indicating their distance from the front lot line, rear lot line and side lot lines;
- (c) the location of all natural and artificial features (*for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks, utility poles, storm and sanitary sewers, watermains and hydrants, driveways, curbs and sidewalks*) that,
 - i) are located on the subject land; and,
 - ii) on land that is adjacent to it where, in the applicant's opinion, they may affect the application;
- (d) the current uses of land that is adjacent to the subject land;
- (e) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way;
- (f) if access to the subject land will be by water only, the location of the parking and docking facilities to be used; and,
- (g) the location and nature of any easement affecting the subject land.

2. Site and Related Plans

Ten (10) copies of the Site Plan and related plans, one (1) reduced copy measuring 8 ½" by 11", and one electronic PDF copy on a memory stick, based on the Plan of Survey, showing the required information and any other pertinent data:

PART C: AFFIDAVITS REQUIRED AS PART OF THE REQUIRED INFORMATION

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 Scott Waterhouse of GHD who I have appointed as my Agent.

Date: February 2/2021

Signed: [Signature]
Signature of Owner

2. AFFIDAVIT

I, David Sud of the Town of Newmarket 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 _____

In the _____ this _____

day of _____, 20 _____

[Signature]
Registered Owner(s) or Agent

A Commissioner, etc.

DECLARED remotely by David Sud in the State of Florida before me in the City of Toronto, in the Province of Ontario this 2nd day of February, 2021, in accordance with O.Reg 431/20, Administering Oath and Declaration remotely.

MR Frost

Commissioner, etc.

**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.

PART D: BACKGROUND INFORMATION

In accordance with Township Official Plan, a number of materials, plans and studies may be required to be submitted to constitute a complete application, depending on the nature of the application. Some of these requirements may have already been met, if this application is being submitted in conjunction with or follows another application under the Planning Act. These requirements are set out in Parts E of this 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. Does the site or adjacent lands include any significant trees or other natural features?

No

2. Is the site adjacent to any significant source of noise or vibration (e.g. railway, major road, major industrial use)?

Yes

3. Does the site include a building or structure designated under the Ontario Heritage Act?

No

4. Are there any indications that the subject lands include any archaeological features?

No

5. Potentially Contaminated Land

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

Yes No Last Year of Use _____

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

Yes No Last Year of Use _____

5.3 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 _____

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?

PART E: POTENTIAL ADDITIONAL REQUIRED BACKGROUND INFORMATION

The following materials, plans and studies identified in the Township Official Plan may be required to be submitted by the Township. A determination will be made at the Pre-Consultation meeting. Where materials, plans and/or studies are required, an application will only be considered complete upon their submission.

The following information and studies prepared at the applicant's expense, and carried out by a qualified professional as determined by the Township, and, at the Township's discretion, unless required by this Plan, retained by the Township, shall generally be submitted as a basis for evaluation of development applications in the Uxbridge Urban and Coppins Corners Secondary Plan areas:

i) **Background Information**

A plan of survey of the subject site identifying all existing significant trees, other significant landscape features, existing buildings and structures and contours.

ii) **Plans**

Plans, including, where applicable, site grading and landscaping plans, elevations, and other documentation: demonstrating how the development will be integrated with the Natural Heritage System established in Section 2.3 of this Plan.

iii) **Natural Heritage System**

Where the site includes or directly abuts lands designated on Schedule "B" to the Uxbridge Urban Area as part of the Natural Heritage System, proposals shall be evaluated in accordance with the information submission requirements of Section 2.3 of the Plan.

iv) **Tree Analysis**

Where new development is to occur on a piece of land which the Township identifies as having trees which may warrant preservation or replacement, a tree preservation and planting plan shall be developed either at the time of application or as a condition of approval at the direction of the Township.

Such a plan shall:

- (a) address the nature and condition of the tree resources potentially affected by the development;
- (b) provide recommendations for tree retention and removal based on the quality of the trees, species tolerance, proposed development impacts and opportunities for mitigation, as well as a program for replanting and vegetation enhancements for new development which impacts on tree stand; and,