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July 18, 2022

Our Reference
60240627

Mr. Kyle Rainbow
Director, Development Services
Township of Uxbridge
Municipal Office
51 Toronto Street S. P.O. Box 190
Uxbridge, Ontario L9P 1T1

59 Cemetery Road
Site Plan Combo Review
Township of Uxbridge

Dear Mr. Rainbow,

We have completed our review of the creative set documents submitted for Lots 1 and 2. Our comments are as follows:

1. General

- 1.1. A revised grading and servicing plan for the site to address the attached comments shall be provided.

2. A-001 – SITE PLAN by Timberidge Carpentry.

- 2.1. In the zoning table, the proposed open space for Lots 1 and 2 do not meet minimum requirement of 30%.

3. Arborist Report and Tree Preservation Report by Upper Canada Tree Services

- 3.1. It would be helpful to have more refined mapping/ plans that clearly show existing tree locations in relation to actual property line and proposed works and construction limits; it is difficult to properly assess impacts based on available mapping
- 3.2. Many of the trees recommended for removal are not high quality trees that would be desirable for preservation i.e. they are only in poor-fair condition or are a short-lived or invasive species
- 3.3. Tree #463 is noted to be in good condition and appears to be located close to the property line and could potentially be considered for preservation

460	Scots Pine	18	Good	Neighbors Tree	Good	Preserve	1.8
461	Sugar Maple	13/11/10	Fair	no recommendation provided; please consider preservation of this tree	Good	Preserve	1.8
462	Black Locust	29/38	Good		Good	Preserve	2.4
463	Black Locust	38	Good		Moderate	Remove	2.4
464	White Cedar	20	Fair		Moderate	Remove	1.8

3.4. Tree #468 is also noted to be in good condition but appears to be located on neighboring property

468	Black Locust	18	Good		Poor	Remove	1.8
C RD	Tamarac/Larch	48.5	Good	Neighbors Tree. Tree is approximately 0.8M north of the fence	Good	Preserve	3.0
N.Larch							
B.Fir1	Balsam Fir	42	Fair	Neighbors Tree - 10° Lean to the North-	Moderate	Preserve	3.0
S.Pine1	Scots Pine	37	Poor	0.8M north of the fence		Preserve	2.4
B.Fir2	Balsam Fir	30	Poor	Neighbors Tree. Tree is approximately	Moderate	Preserve	2.4

4. A-101 – FLOOR PLANS by Timberidge Carpentry

4.1. AECOM has no comments.

5. A-201 – ELEVATIONS by Timberidge Carpentry

5.1. AECOM has no comments.

6. A-202 – ELEVATIONS by Timberidge Carpentry

6.1. AECOM has no comments.

7. A-301 – 3D VIEWS by Timberidge Carpentry

7.1. AECOM has no comments.

Yours sincerely,



Jim Teefy, P.Eng
Project Engineer
AECOM Canada Ltd.

cc: