



April 29, 2021

Dear Sir/Madam:

**Re: Notice of Regular Meeting and Request for Comments**

File Number: **LD 068/2021**  
Name: Timberridge Carpentry Inc.  
Location: Lot 28, Concession 6  
Municipality: Twp. of Uxbridge

**Consent to sever a 1,348 m2 residential parcel of land,  
retaining a 1,155 m2 residential parcel of land with an  
existing dwelling to be demolished.**

The Regional  
Municipality  
of Durham

Land Division Committee

605 ROSSLAND ROAD E  
4<sup>TH</sup> FLOOR  
P.O. BOX 623  
WHITBY ON L1N 6A3  
CANADA  
905-668-7711  
Fax: 905-666-6208

[www.durham.ca](http://www.durham.ca)

IN LIGHT of the COVID-19 Pandemic and the Provincial Emergency Order prohibiting public gatherings of five or more people, the Region will not be conducting its regular public hearing. However, we will be conducting a virtual hearing on Monday, June 07, 2021 at 1:00 p.m. via live streaming at the following link: <https://www.eventstream.ca/events/durham-region>

Please provide your comments on the attached applications by no later than May 31, 2021 in order for us to determine whether this matter will be presented to the Land Division Committee or to the delegated Consent Authority for consideration in accordance with the Region of Durham By- Law 19-2020.

If you do not provide your comments by the prescribed date, a decision with respect to this application may be made by the Consent Authority without your submission in accordance with the Region of Durham By-Law 19- 2020.

To receive the Committee's decision, you must make your request in writing. If you file an appeal against the decision or a condition, the appeal may be dismissed by the Local Planning Appeal Tribunal if you do not file a written submission before the Committee gives its decision.

Yours truly,

*Pamela Aguilera*

Pamela Aguilera  
Assistant Secretary-Treasurer



**H. F. Grander Co. Ltd.**  
Ontario Land Surveyors

---

LD 068/2021

HELMUT F. GRANDER  
ONTARIO LAND SURVEYOR  
RALPH F. GRANDER  
ONTARIO LAND SURVEYOR  
ANDRE B. GRANDER  
CIVIL & RESOURCES ENG. TECHNOLOGY

TELEPHONE  
(905) 985-3600  
FAX  
(905) 985-2347

1575 HWY 7A WEST, UNIT 2A  
P.O. BOX 616  
PORT PERRY, ONTARIO  
L9L 1A6

April 23, 2021.

**SUBJECT: Land Division Application**  
Timberidge Carpentry Inc.  
# 59 Cemetery Road  
Part of W1/2 Lot 28, Concession 6, Geographic Township of Uxbridge, now in the  
Township of Uxbridge.

---

Further to the requirements of the Township of Uxbridge with respect to the proposed development of a severed lot and how the proposed development will address the criteria of the Township's Official Plan including provision of information related to stormwater management and grading we submit the following information for your consideration.

**1) scale of development with respect to height, massing and density of adjacent buildings and structures;**

Reviewing the concept grading plan submitted, the proposed lot can support houses that fit within the houses in the neighbourhood. The concept grading plan submitted shows how new one storey houses would work from a grading perspective.

There are a mix of lot sizes in this area. Both the severed and retained lots will conform to the lot frontage and lot area of the Township of Uxbridge Zoning By-Law.

**2) nature of the streetscape as defined by such elements as landscaped areas, and the relationship between the public street, front yards and primary entrances to dwelling units;**

As mentioned above the proposed lots will have two one storey homes built that fit between the adjoining houses. The property has plenty of room for hard and soft surfaces. The lot is wide enough for two cars outside the garage and adequate area for soft surfaces in the front yard.

**3) relationship between the rear wall of buildings and rear yard open spaces;**

The proposed lots will have deep rear yards and the proposed houses will meet the 10 metre rear yard minimum setback. The proposed lots back onto a commercial development and there is a 10 foot high board fence screening the proposed lot from that development.

**4) siting of buildings in relation to abutting properties ensures there will be no significant adverse impacts with respect to loss of privacy and shadowing and that appropriate buffering can be provided;**

The site, grading, and drainage plan shows how the proposed one storey homes will fit between the existing houses on both sides of the property. The new one storey houses can fit between the neighbouring houses so they do not have a negative impact on them.

**5) generally respects the residential lotting pattern in the immediate surrounding area;**

As previously mentioned, the site, grading, and drainage plan shows how the proposed one storey homes will fit into the character of the neighbourhood and respects the residential lotting pattern.

**6) proposed grading and stormwater management is satisfactory to the Township, and in particular, there is no impact related to these factors on adjacent properties;**

Heathwood Homes developed a subdivision that was registered in 2006 that installed full municipal services including storm sewers along Cemetery Road. In front of the severed lot they installed a sanitary, a storm, a water connection, and built a road to full municipal standards. The retained lot has the sanitary, storm, and water services available but the street has not been built to urban standard to date and currently has an open ditch for the storm drainage. The additional water created by the two new homes will be handled by infiltration galleries and those galleries will be sized at building permit stage by a professional engineer and enforced by the development agreement with the Township of Uxbridge.

**7) development is on a public or condominium road;**

Cemetery Road is a public street.

**8) any proposed roads are adequate to accommodate all relevant public services including emergency services and garbage collection;**

Cemetery Road is an existing Municipal street and is 20 metres wide which can and does handle the public services.

**9) protection of trees and other natural features identified as significant by the Township, in consultation with the Conservation Authority;**

There are two large trees on the retained lands. The one in the rear yard will not be impacted and the one in the front yard is almost dead and will be removed. Some smaller trees and bushes will be removed from the building envelopes and from the driveways. It is recommended that in the development agreement with the Township the requirement of one boulevard tree per lot should be enforced. The Conservation Authority has no jurisdiction over the property as it is outside their regulated area.

**10) does not restrict or prevent orderly development of adjacent properties.**

This proposed lot does not restrict or prevent the orderly development of adjacent properties.



**11) design of the development conforms with policies of Section 2.4, Community Design and enhances the immediate surrounding area.**

Back in 2006 this area of the Township of Uxbridge was serviced with a sanitary sewer, a storm sewer, and a watermain. This lot is a double lot with an older home that is beyond its useful life which gives this opportunity to divide it into two and build two new homes. I believe the proposed lot conforms with Section 2.4 of the Township's Official Plan.

**Attachments:**

- A picture of the lot from the street showing the old house on the property, and a picture standing the rear yard of the fence that screens the rear yards from the commercial development to the south.
  
- Concept house plans.

---

Ralph. F. Grander  
Ontario Land Surveyor

PLEASE DO NOT REMOVE ANY PAGES FROM THIS DOCUMENT



|                          |                                    |
|--------------------------|------------------------------------|
| Office Use Only          | Submission Date: Apr 26, 2021      |
| File Number: LD 068/2021 | Deemed Complete Date: Apr 27, 2021 |
| Municipality: UXbridge   | Meeting Date: Jun 07, 2021         |

## Checklist for submitting a Region of Durham

### Application for Consent

**Incomplete applications and/or surveys will not be accepted and will be returned**

- ☐ Have you completed a pre-consultation review with the Local Municipality and the Region of Durham Planning Department? If not, please contact the applicable Local Municipality to arrange same. Then contact Land Division staff at 905-668-7711 to arrange a Regional pre-consultation meeting.
- ☐ Have you answered all questions in the application form?
- ☐ Have you completed and attached the Site Screening Questionnaire? See attachment 1.
- ☐ Is Minimum Distance Separation (MDS) applicable to the subject property? See attachment 2.
- ☐ Has the Declaration page been signed by the applicant and commissioned by a Commissioner of Oaths? If not, please contact Land Division staff.
- ☐ Have you completed and included the applicable Location Map? If you require a copy please contact Land Division staff to request same.
- ☐ If you are acting as agent, have you enclosed 2 original signed copies of the Authorization from Owner? See attachment 3.
- ☐ Have you included the requisite copies of the draft 40R-Plan? See instructions on page 2.
- ☐ Have you included all of the requisite application and agency fees? If you are unsure as to the fees payable please contact Land Division staff.
- ☐ Have you included 2 original copies of the Application form?
- ☐ Have you attached all applicable supporting documents (reports/studies)?



## The Regional Municipality of Durham Application for Consent

AS PER THE PLANNING ACT, AS AMENDED, THE MUNICIPAL ACT 2001, AS AMENDED AND  
IN ACCORDANCE WITH THE PROVINCIAL REGULATIONS

### Instructions to applicant, please read carefully before completing the application.

- A. **It is the policy of the Region of Durham Land Division Committee** that a separate application with applicable fees be submitted for each consent transaction.

To make an application, complete and file two (2) signed original application forms together with all supporting documents, applicable draft 40R-Plan (together with detailed sketch where required) and applicable fees. Submit two (2) copies of the draft 40R-Plan ("8 ½" x 11" or 8 ½" x 14") in size or twenty (20) copies if 11" x 17" or larger.

**Note to applicant: All questions in the application must be completed in full otherwise the application will be deemed incomplete and returned to you.**

- B. **In accordance with By-law 24-2016, the following application processing fees apply at submission:**

- \$1000.00 for each application submitted certified funds, unless drawn on a solicitor's cheque;
- \$500.00 Regional Planning Review fee for each application submitted, certified funds, unless drawn on a solicitor's cheque and
- **Prior to submitting your application you must contact the Land Division office for other current agency user fees applicable to your consent application(s) at (905) 668-7711 or toll free 1-800-372-1102.**

**In accordance with Bylaw 24-2016, the following application fees may also apply after submission:**

- \$300.00 certified funds, unless drawn on a solicitor's cheque for tabling the application to another meeting, if applicable.
- \$750.00 certified funds, unless drawn on a solicitor's cheque for stamping a deed and finalization of documents for the application (paid at end of the Land Division process to the Region of Durham).
- \$250.00 certified funds, unless drawn on a solicitor's cheque for re-stamping of a deed should the deed be returned by the Land Registry Office or if deed is revised by the solicitor after stamping.

- C. The undersigned hereby applies to the **Region of Durham Land Division Committee** under the Planning Act, as amended, for consent to the transaction as described, and to the extent set forth in this application.

- D. All completed applications, communications, clearances/fulfilment of conditions and requests for Certificates etc. related to applications for consent (severance), (as well as change of conditions, validation of title and approval of foreclosure or power of sale) under the Planning Act must be filed directly with the Durham Region Land Division Office.

- E. Please note the application together with any and all documents related thereto are a public record and as such are available for viewing or duplication by the general public upon request.



1. **Applicant Information**

An owner of land or the owner's agent, duly authorized in writing, may apply for consent. Complete the information below (please print legibly using black ink):

**Owner #1**

**Owner #2**

Name: Timberidge Carpentry Inc.

\_\_\_\_\_

Address: #23625 Lakeridge Road North

\_\_\_\_\_

City/Postal Code: Cannington, Ontario L0E 1E0

\_\_\_\_\_

Phone/Fax: (905)862-8488

\_\_\_\_\_

Email: andrew@timberidgecarpentry.com

\_\_\_\_\_

**Authorized Agent:**

Name: Ralph F. Grander - H. F. Grander Co. Ltd.

Mailing Address: P.O. Box 616, Port Perry, Ontario L9L 1A6

Phone/Fax: (905)985-3600 / (905)985-2347

Email: ralph@hfgols.ca

2. **Type of Transaction:** Indicate transaction for which application for consent is being made:  
**Conveyance:** Please select only one (1) of the following:

☒ a) creation of new lot; **OR**

☐ b) addition to a lot – moving/adjusting lot line

(indicate direction to which the severed parcel will be added):

North ☐ South ☐ East ☐ West ☐

**Note: For Lot Line Adjustments only, please also complete the section below:**

Name, address and phone number of person(s) to whom the land is intended to be transferred.

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone/Fax: \_\_\_\_\_

Assessment Roll Number of adjacent property: 18-\_\_\_\_\_ (15 digits total)

☐ Other – **see page #4**

|   |  |                                |
|---|--|--------------------------------|
| <b>Other transaction type (please select if applicable):</b>  |  |                                |
| <input type="checkbox"/> c) Easement/Right-of-Way (Identify the benefitting lands –North/East/South/West)   |  |                                |
| <input type="checkbox"/> d) Lease   |  |                                |
| <input type="checkbox"/> e) Correction of Title   |  |                                |
| <input type="checkbox"/> f) Mortgage or Charge  |  |                                |
| <input type="checkbox"/> g) Partial Discharge of Mortgage   |  |                                |
| <input type="checkbox"/> h) Other e.g. Validation of Title, Approval for Power of Sale/Foreclosure of Mortgage  |  |                                |
| <p><b>3. Property Information of subject lands: MANDATORY COMPLETION</b></p> <p>Legal Description including Lot &amp; Concession <u>Part of W1/2 Lot 28, Concession 6, Uxbridge</u></p> <p>List part numbers on draft or registered 40R-Plan <u>PARTS 1 &amp; 2</u></p> <p>Do the parts of the severance application form the entirety of the lot/parcel? Y <input checked="" type="checkbox"/> OR N <input type="checkbox"/></p> <p>Municipal address, if available <u># 59 Cemetery Road, Uxbridge, Ontario</u></p> <p>Assessment Roll Number (<b>Mandatory</b>): <u>18- 29 040 009 03700</u> (15 digits total)</p> |  |                                |
| <b>4. Existing easements/rights-of-way or covenants:</b>  |  |                                |
| YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> <p>If YES, please describe below in detail:</p>   |  |                                |
| <b>Describe Existing Easement</b>   | <b>Severed Lands</b>                   | <b>Retained Lands</b>          |
|   |  |                                |
|   |  |                                |
|   |  |                                |
|   |  |                                |
| <b>5. Dimensions of Lands in Metric Units</b> (must accurately match dimensions noted on draft 40-RPlan)  |  |                                |
|   | <b>Severed/Servient Lands –Part #:</b> | <b>Retained Lands- Part #:</b> |
| Frontage  | 17.70 Metres                           | 22.329 Metres                  |
| Average Width   | 17.00 Metres                           | 15.17 Metres                   |
| Average Depth   | 79.28 Metres                           | 81.84 Metres                   |
| Total Area (M2 or Hectares)   | 1,348 Square Metres                    | 1,155 SquareMetres             |



| <b>6. Use of Land</b>  |                         |                            |                         |                            |
|--|-------------------------|----------------------------|-------------------------|----------------------------|
|  | <b>Severed Lands</b>    |                            | <b>Retained Lands</b>   |                            |
|  | Existing                | Proposed                   | Existing                | Proposed                   |
| Urban Residential  | X                       | X                          | X                       | X                          |
| Seasonal Residential   |                         |                            |                         |                            |
| Mobile Home Park   |                         |                            |                         |                            |
| Commercial   |                         |                            |                         |                            |
| Tourist Recreational   |                         |                            |                         |                            |
| Agricultural   |                         |                            |                         |                            |
| Industrial   |                         |                            |                         |                            |
| Institutional  |                         |                            |                         |                            |
| Parkland   |                         |                            |                         |                            |
| Utility  |                         |                            |                         |                            |
| Hamlet/Cluster   |                         |                            |                         |                            |
| Non-Farm Related Rural Residential   |                         |                            |                         |                            |
| Farm-related Rural Residential   |                         |                            |                         |                            |
| Other:   |                         |                            |                         |                            |
| <b>List the number and type of existing and proposed buildings and structures on the lands</b> | Existing 1 Storey House | New Single Family Dwelling | Existing 1 Storey House | New Single Family Dwelling |

9

|   |  |
|---|--|
| <b>7. Agricultural Information</b>  |  |
| <p>Agricultural Code of Practise – Minimum Distance Separation (MDS)</p> <p>Is there a livestock barn or manure storage facility located within 1000 metres of the Severed Land?</p> <p>YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p>If YES, please complete the attached DATA Sheet – MDS – Attachment 2</p> <p>Is the purpose of the severance to dispose of a surplus dwelling YES <input type="checkbox"/> NO <input type="checkbox"/></p> <p>Date of purchase of total holdings: _____</p> <p>Details of farm operation: _____</p> |  |
| <p><b>Site Screening Questionnaire</b> – In accordance with the Region's Council adopted Site Contamination Protocol all Land Division Committee applications must be accompanied by either a completed Site Screening Questionnaire (SSQ), or a Phase One Environmental Site Assessment Report, prepared in accordance with Ontario Regulation 153/04, as amended. The Region's SSQ can be found in Attachment 1 to this application. For new lots, the SSQ must be signed by a Qualified Person.</p>  |  |

8. **Has there ever been an application for consent by the current or previous owners on this parcel of land?**

YES ☐ NO ☒

LD File Number(s): \_\_\_\_\_

For what use? \_\_\_\_\_

Date of transfer, name of transferee and land use: \_\_\_\_\_

9. **Has the parcel to be severed or retained ever been or is it part of an application for plan of subdivision**

YES NO ☒

If YES, specify date and File No.

Status of File:

10. **Has the subject or retained land ever been the subject of a variance, zoning amendment, Minister's zoning order amendment or official plan amendment application?**

YES NO ☒

If YES, specify date and File No.

Status of file:

11. **Durham Regional Official Plan Designation (Please contact Regional Planning and Economic Development Department staff for this information)**

Severed Land: LIVING AREA

Retained Land: LIVING AREA

12. **Is the application consistent with the Provincial Policy Statement?**

YES ☒ NO ☐

13. Is the subject land within an area of land designated under the Oak Ridges Moraine Conservation Plan? (Please contact the Regional Planning and Economic Development Department staff for this information)

YES ☐

NO ☒

If YES, please specify whether the application conforms to or does not conflict with the Oak Ridges Moraine Conservation Plan:

\_\_\_\_\_  
\_\_\_\_\_

14. Is the subject land within the Greenbelt Area? (Please contact the Regional Planning and Economic Development Department staff for this information)

YES ☒

NO ☐

If YES, please specify whether the application conforms to or does not conflict with the Greenbelt Plan:

IT CONFORMS  
\_\_\_\_\_

15. Please specify whether the application conforms to or does not conflict with the Growth Plan for the Greater Golden Horseshoe:

IT CONFORMS  
\_\_\_\_\_

16. Is the subject land within an area of land designated under the Lake Simcoe Protection Plan? (Please contact the Regional Planning and Economic Development Department staff for this information)

YES  
\_\_\_\_\_

17. Local zoning information (Please contact the area municipality for this information)

|   | Severed Land      | Retained Land     |
|---|-------------------|-------------------|
| <b>Municipal Official Plan Designation:</b> | Residential Area  | Residential Area  |
| <b>Zoning Regulations:</b>                  |                   |                   |
| a) By-law Number                            | 81-19             | 81-19             |
| b) Zoning Category                          | R1-2              | R1-2              |
| c) Minimum Frontage                         | 17 Metres         | 17 Metres         |
| d) Minimum Area                             | 550 Square Metres | 550 Square Metres |



18. **Services existing and proposed:**

|   | Severed Land |          | Retained Land |          |
|---|--------------|----------|---------------|----------|
|   | Existing     | Proposed | Existing      | Proposed |
| a) Public Water and Sewers                | X            |          |               | X        |
| b) Public Water and Private Sewage System |              |          |               |          |
| c) Public Sewer and Well                  |              |          |               |          |
| d) Well and Private Sewage System         |              |          |               |          |
| e) Other: Communal, Lake Water, etc.      |              |          |               |          |

If proposed, specify when above will be available: \_\_\_\_\_

If a private sewage system exists on the proposed severed or retained lands, please provide the following details: \_\_\_\_\_

Severed lands: Installation date: \_\_\_\_\_ Health Dept. File Number: \_\_\_\_\_

Retained lands: Installation date: \_\_\_\_\_ Health Dept. File Number: \_\_\_\_\_

If applicable, please provide a separate site servicing plan with the application.

| 19. <b>Property Frontage/Access to:</b> | Severed Land  | Retained Land |
|---|---------------|---------------|
| a) Open Municipal Road                  | X             | X             |
| b) Regional Road                        |               |               |
| c) Provincial Highway                   |               |               |
| d) Unopened Road Allowance              |               |               |
| e) ROW                                  |               |               |
| f) Other:                               |               |               |
| <b>Name of Road(s)</b>                  | Cemetery Road | Cemetery Road |

Is access by water?

YES ☐

NO ☒

If YES, what boat docking and parking facilities are available? \_\_\_\_\_

Distance of docking and parking facilities from nearest public road and from subject property:

\_\_\_\_\_

20. **40R-Plan Requirements:**

The applicant shall submit 2 copies of the draft 40R-Plan together with detailed sketch, where required, on 8 ½" x 11" or 8 ½" x 14" or provide 20 copies if 11" x 17" or larger. The draft 40R-Plan and/or sketch, where applicable, must show the following information:

- a) abutting lands owned by the owner showing the boundaries and dimensions;
- b) the distance between the owner's land and the nearest township lot line or appropriate landmark (i.e. bridge, railway crossing, etc.);
- c) the boundaries and dimensions of the severed and the retained parcels and the location of all land previously severed;
- d) the boundaries and dimensions of easements, rights-of-way, leases, mortgages, etc., existing and being applied for on the subject land and the boundaries and dimensions of any easements, rights-of-way, leases, mortgages, etc., existing or being applied for on the retained land;
- e) the approximate location of all natural and artificial features on the subject land (i.e. buildings, railways, roads, watercourses, drainage ditches, rivers or stream banks, slopes, wetlands, wooded areas, wells and septic tanks) and on adjacent lands which may affect the application;
- f) the use of adjacent lands (i.e. residential, agricultural, cottage, commercial, etc.);
- g) the location, width and names of all road allowances, streets, rights-of-way, highways within or abutting the property, indicating whether they are public travelled roads, private roads or right-of-ways or unopened road allowances;
- h) the location and nature of any right-of-way or easement affecting the subject land; and
- i) if access to the subject land is by water only, the location of the parking and boat docking facilities.

**Finalization Of Consent:**

Once all of the conditions contained in the Committee's Decision are fully satisfied, the applicant's solicitor must prepare and forward the legal document(s) with the applicable fee to the Region of Durham Land Division Committee office, to the attention of the Assistant Secretary-Treasurer.

For most applications (lot line adjustments and/or new lots) the legal documents, as prepared by a Solicitor, shall include the following documents in triplicate:

1. Draft of the complete Transfer/Deed of Land (including the Land Transfer Tax Affidavit);
2. Acknowledgement and Direction document signed by all owners; and
3. Schedule "A" Certificate for stamping (the full legal description of the "severed" lands).

The legal document(s) is/are to contain a registrable description satisfactory to the Registrar in keeping with the current requirements of the Registry Act. **5 working days are required for the review and stamping of the legal document(s) indicating the Committee's consent.**

The document(s) will be returned to the solicitor for registration purposes.

## REGIONAL MUNICIPALITY OF DURHAM

### DECLARATION

This declaration must be completed by the Applicant and signed in the presence of a Commissioner for Taking Affidavits

I/We Ralph F. Grander of the Township of Uxbridge  
(name of applicant) (name of City, Town, Township, etc.)

in the Region/County/District of Durham solemnly declare that all of the statements contained in the application for consent and all supporting documents are true and complete, 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 "Canada Evidence Act."

Declared before me at:

Port Perry, Ontario

in the Region/County/District of

Durham this 23rd day of

April, in the year 2021.

Diana Lynn Chambers,  
a Commissioner, etc.,  
Province of Ontario, for  
Titles Professional  
Commissioner of Oaths  
and Solicitor.  
Expires January 16, 2022

Ralph F. Grander  
Owner/Agent

Durham Region Land Division Committee  
605 Rossland Rd. E., 4<sup>th</sup> Floor  
Whitby, ON L1N 6A3

Telephone:  
(905) 668-7711  
1-800-372-1102 (Toll Free Line)

Facsimile:  
(905) 666-6208

**SELECT AND ATTACH APPLICABLE LOCATION MAP IDENTIFYING LOCATION OF SUBJECT LAND**



Attachment # 1



**SITE SCREENING QUESTIONNAIRE FOR IDENTIFYING  
POTENTIALLY CONTAMINATED DEVELOPMENT SITES IN  
DURHAM REGION**

**This form must be completed for all development applications and/or non-potable groundwater standard requests where a Phase One Environmental Site Assessment prepared in accordance with Ontario Regulation 153/04, as amended, is not being submitted to the approval authority. If you have any questions about the completion of this questionnaire, please contact the Region's Planning and Economic Development Department at 905-668-7711 or Toll Free 1-800-372-1102.**

Landowner Name: Timberidge Carpentry Inc.

Municipal Address (Street No. and Name): # 23625 Lakeridge Road - Cannington Ontario

Location of Subject Lands: # 59 Cemetery Road - Uxbridge, Ontario

Ontario Lot(s): W 1/2 28 Concession: 6 Registered Plan No.:

Former Township: UXBRIDGE Municipality: UXBRIDGE

Related Planning Application(s) and File Number(s)

- a. What is the current use of the property? Circle appropriate use(s): industrial, commercial, community use, residential, institutional, parkland or agricultural.

**Note: daycare uses are defined as institutional.** See Ontario Regulation 153/04, as amended, for definitions.

Does the application involve a change to a more sensitive land use i.e.: change from industrial, commercial or community use to residential, institutional, parkland or agricultural use? Refer to Sections 11, 12, 13, 14 and 15 of O. Reg. 153/04 as amended.

Yes      No    X      Uncertain

b. Is the application on lands or adjacent to lands that are currently or were previously used for the following:

i. Industrial uses?

Yes \_\_\_\_\_ No X Uncertain \_\_\_\_\_

If yes, please describe approximate dates and types of industry.

---

---

ii. Commercial uses where there is a potential for site contamination, i.e. an automotive repair garage, a bulk liquid dispensing facility including a gasoline outlet, chemical warehousing or for the operation of dry cleaning equipment etc.?

Yes \_\_\_\_\_ No X Uncertain \_\_\_\_\_

If yes, please describe approximate dates and types of commercial activities.

---

---

c. Has the grading of the subject land been changed by adding earth or materials and/or has filling occurred on the subject lands?

Yes \_\_\_\_\_ No X Uncertain \_\_\_\_\_

d. Have the subject lands ever been subjected to chemical spills or hazardous chemical uses i.e. an orchard, where cyanide products may have been used as pesticides?

Yes \_\_\_\_\_ No X Uncertain \_\_\_\_\_

e. Have the subject lands or adjacent lands ever been used as an agricultural operation where herbicides or sewage sludge have been applied to the property?

Yes \_\_\_\_\_ No X Uncertain \_\_\_\_\_

f. Have the subject lands or adjacent lands ever been used as a weapons firing range?

Yes \_\_\_\_\_ No X Uncertain \_\_\_\_\_

g. Are the subject lands on or adjacent to lands identified as a wellhead protection zone or an area of natural significance?

Yes \_\_\_\_\_ No X Uncertain \_\_\_\_\_

If yes, please provide details

---

---

- h. Is the nearest boundary of the application within 250 metres of the fill area of an operating or former landfill or dump, or a waste transfer station or PCB storage site?

Yes \_\_\_\_\_ No X Uncertain \_\_\_\_\_

- i. If there are existing or previously existing buildings, are there any building materials remaining on the site which are potentially hazardous to human health (i.e. asbestos, PCBs etc.)?

Yes \_\_\_\_\_ No X Uncertain \_\_\_\_\_

- j. Have any of the buildings on the property been heated by fuel oil?

Yes \_\_\_\_\_ No X Uncertain \_\_\_\_\_

- k. Are there or have there ever has been above ground or underground storage tanks on the property?

Yes \_\_\_\_\_ No X Uncertain \_\_\_\_\_

- l. Has waste (garbage, solid wastes, liquid wastes) ever been placed on this property? Yes \_\_\_\_\_ No X Uncertain \_\_\_\_\_

If yes, when? \_\_\_\_\_.

Please provide a description of waste materials:

---

---

- m. Have hazardous materials ever been stored or generated on the property (e.g. Has **Hazardous Waste Information Network (HWIN)** registration or other permits been required?) Yes \_\_\_\_\_ No X Uncertain \_\_\_\_\_

If yes, please summarize details:

---

---

- n. Does the subject property support or has it ever supported one or more of the potentially contaminating activities set out in Table 2 of Schedule D of Ontario Regulation 153/04, as amended (see attachment)?

Yes \_\_\_\_\_ No X Uncertain \_\_\_\_\_

If yes, provide details

---

---



- o. Is there any other reason to believe that the subject property may be potentially contaminated based on historical use of this or an abutting property?

Yes \_\_\_\_\_ No X Uncertain

If yes, please provide details:

---

---

**If the answer to any of Questions a ) through o ) was Yes, a Phase One and/or a Phase Two Environmental Site Assessment (ESA) which satisfies the requirements of Ontario Regulation 153/04, as amended, is required. Please submit two hard copies and a digital copy of the ESA documents/reports together with a letter granting the Region third party reliance on these documents and a completed Regional "proof of insurance" form.**

- p. Has a Record of Site Condition (RSC) or a Risk Assessment (RA) been accepted by the Ministry of the Environment (MOE) or a Certificate of Property Use been issued by MOE for this site?

Yes \_\_\_\_\_ No X

If yes, please submit two hard copies and a digital copy of the risk assessment, any related certificates of property use and the MOE RSC acknowledgement letter with the application.

- q. Is it the owner/applicant's intention to submit a Record of Site Condition (RSC) or Risk Assessment (RA) to MOE for approval?

Yes \_\_\_\_\_ No X Uncertain \_\_\_\_\_

## Declarations:

If the answer to any of Questions a) through Question q) was Yes, this SSQ form must be completed and signed by both a Qualified Person and by the property Owner(s)/applicant(s). The QP sign-off is not required for: land division applications for lease, mortgage, title correction, re-establishment of lot lines (where title inadvertently merged) or a minor lot line adjustment, **or for a minor variance, a minor rezoning (e.g. to add a new non-sensitive land use), and/or a part lot control application where site contamination was recently addressed by a related planning application.**

To the best of my knowledge, the information provided in this questionnaire is true, and I do not have any reason to believe that the subject site contains contaminants at a level that would interfere with the proposed property use. I am a qualified person with the required liability insurance in accordance with section 3.1.6 of the Region of Durham Site Contamination Protocol.

### Qualified Person:

Name (Please Print) \_\_\_\_\_

Signature: \_\_\_\_\_

Name of Firm: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

Date: \_\_\_\_\_

### Property Owner, or Authorized Officer:

Name (Please Print): Chris Pinguet

Signature: Chris Pinguet

Name of Company (if Applicable): Timberridge Carpentry Inc.

Title of Authorized Officer: President

Address: # 59 Cemetery Road , Uxbridge, Ontario L9P 1R5

Telephone: ( 905)862-8488 Fax: \_\_\_\_\_

E-mail Address: andrew@timberridgecarpentry.com

Date: April 23, 2021.

EXTRACT from ONTARIO REGULATION 153/04, as amended

RECORDS OF SITE CONDITION – PART XV.1 OF THE ACT

TABLE 2

POTENTIALLY CONTAMINATING ACTIVITIES

| Item | Column A  |
|------|---|
|      | <b>Potentially Contaminating Activity</b>   |
| 1.   | Acid and Alkali Manufacturing, Processing and Bulk Storage                            |
| 2.   | Adhesives and Resins Manufacturing, Processing and Bulk Storage                       |
| 3.   | Airstrips and Hangars Operation   |
| 4.   | Antifreeze and De-icing Manufacturing and Bulk Storage                                |
| 5.   | Asphalt and Bitumen Manufacturing   |
| 6.   | Battery Manufacturing, Recycling and Bulk Storage                                     |
| 7.   | Boat Manufacturing  |
| 8.   | Chemical Manufacturing, Processing and Bulk Storage                                   |
| 9.   | Coal Gasification   |
| 10.  | Commercial Auto body Shops  |
| 11.  | Commercial Trucking and Container Terminals   |
| 12.  | Concrete, Cement and Lime Manufacturing   |
| 13.  | Cosmetics Manufacturing, Processing and Bulk Storage                                  |
| 14.  | Crude Oil Refining, Processing and Bulk Storage                                       |
| 15.  | Discharge of Brine related to oil and gas production                                  |
| 16.  | Drum and Barrel and Tank Reconditioning and Recycling                                 |
| 17.  | Dye Manufacturing, Processing and Bulk Storage  |
| 18.  | Electricity Generation, Transformation and Power Stations                             |
| 19.  | Electronic and Computer Equipment Manufacturing                                       |
| 20.  | Explosives and Ammunition Manufacturing, Production and Bulk Storage                  |
| 21.  | Explosives and Firing Range   |
| 22.  | Fertilizer Manufacturing, Processing and Bulk Storage                                 |
| 23.  | Fire Retardant Manufacturing, Processing and Bulk Storage                             |
| 24.  | Fire Training   |
| 25.  | Flocculants Manufacturing, Processing and Bulk Storage                                |
| 26.  | Foam and Expanded Foam Manufacturing and Processing                                   |
| 27.  | Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles |
| 28.  | Gasoline and Associated Products Storage in Fixed Tanks                               |
| 29.  | Glass Manufacturing   |
| 30.  | Importation of Fill Material of Unknown Quality                                       |



|     |   |
|-----|---|
| 31. | Ink Manufacturing, Processing and Bulk Storage  |
| 32. | Iron and Steel Manufacturing and Processing   |
| 33. | Metal Treatment, Coating, Plating and Finishing   |
| 34. | Metal Fabrication   |
| 35. | Mining, Smelting and Refining; Ore Processing; Tailings Storage   |
| 36. | Oil Production  |
| 37. | Operation of Dry Cleaning Equipment (where chemicals are used)  |
| 38. | Ordnance Use  |
| 39. | Paints Manufacturing, Processing and Bulk Storage   |
| 40. | Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications            |
| 41. | Petroleum-derived Gas Refining, Manufacturing, Processing and Bulk Storage  |
| 42. | Pharmaceutical Manufacturing and Processing   |
| 43. | Plastics (including Fibreglass) Manufacturing and Processing  |
| 44. | Port Activities, including Operation and Maintenance of Wharves and Docks   |
| 45. | Pulp, Paper and Paperboard Manufacturing and Processing   |
| 46. | Rail Yards, Tracks and Spurs  |
| 47. | Rubber Manufacturing and Processing   |
| 48. | Salt Manufacturing, Processing and Bulk Storage   |
| 49. | Salvage Yard, including automobile wrecking   |
| 50. | Soap and Detergent Manufacturing, Processing and Bulk Storage   |
| 51. | Solvent Manufacturing, Processing and Bulk Storage  |
| 52. | Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems.                               |
| 53. | Tannery   |
| 54. | Textile Manufacturing and Processing  |
| 55. | Transformer Manufacturing, Processing and Use   |
| 56. | Treatment of Sewage equal to or greater than 10,000 litres per day  |
| 57. | Vehicles and Associated Parts Manufacturing   |
| 58. | Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of bio soils as soil conditioners |
| 59. | Wood Treating and Preservative Facility and Bulk Storage of Treated and Preserved Wood Products   |

## **RELIANCE LETTER (to be presented on ABC letterhead)**

At the request of [Property Owner or Developer's Name] and for other good and valuable consideration, [ABC Engineering Ltd.] represents and warrants to the Regional Municipality of Durham ("Region") that the work completed in the environmental reports identified herein is RSC Compliant and was completed by or under the supervision of a Qualified Person within the meaning of the Environmental Protection Act and Brownfield Regulation 153/04, as amended.

[ABC Engineering Ltd.] agrees that the Region and its Peer Reviewers may rely upon the reports listed herein for the exclusive purpose of the development application referenced by the Region as [File No. xxx], including the representations, assumptions, findings, and recommendations contained in the reports:

Phase I ESA, date, report type, author (QP), company (mandatory)

Phase II ESA, date, report type, author (QP), company (mandatory)

Other Environmental Site Assessment Documentation, RSC, PSF, RA, CPU, (if applicable)

[ABC Engineering Ltd.] further agrees that that in the case of any inconsistency between this Reliance Letter and any limitations set out in the aforementioned reports, this letter shall take priority.

[ABC Engineering Ltd.] understands and agrees that it is appropriate to extend reliance to the Region in relation to the reports listed herein so as to assist the Region in its assessment of the environmental suitability of [Property Owner or Developer's name] application for development and/or request to use non potable groundwater standards.

[ABC Engineering Ltd.] further agrees that it will promptly notify the Region upon receipt of notice by the Ministry of the Environment that the Ministry intends to audit any of the reports listed herein and if so, to provide the Region with written confirmation of the results of the audit including that any Record of Site Condition or Risk Assessment was approved by the Ministry of the Environment under Brownfield Regulation 153/04, as amended.

[ABC Engineering Ltd.] further agrees that it will provide the Region with a written acknowledgement from the Ministry of the Environment that any of the reports submitted by [ABC Engineering Ltd.] to the Ministry of the Environment will not be the subject of a Ministry of the Environment audit.

[ABC Engineering Ltd.] represents and warrants that it complies with all applicable insurance provisions contained within O. Reg. 153/04, as amended.

[ABC Engineering Ltd.] shall provide the Region with proof of insurance and maintain Professional Liability insurance coverage of \$2,000,000 per claim and \$4 million aggregate.

[ABC Engineering Ltd.] agrees that it shall be responsible to indemnify and save the Region harmless from any and all claims, demands, causes of action, costs, including defending against any legal proceedings or other damages howsoever arising from the Region's direct or indirect reliance upon the representations, findings, assumptions and conclusions contained in the reports prepared by [ABC Engineering Ltd.] for the purpose of evaluating the aforementioned development application, listed herein save and except any damages, claims, demands, actions or causes of action arising out of or as a result of the negligent actions of the Region, its agents or employees.

Signed by Qualified Person: \_\_\_\_\_ Date: \_\_\_\_\_

Signed by person authorized to bind Consulting Firm: \_\_\_\_\_

Date: \_\_\_\_\_

---

Signed by Property Owner or Authorized Officer: \_\_\_\_\_

Name (please print) Signature: \_\_\_\_\_

Name of Company (if applicable): \_\_\_\_\_

Title of Authorized Officer: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

Date: \_\_\_\_\_

---

**Note: Edits to this document are only permitted in areas underlined and marked in italics i.e.: [ABC Engineering Ltd.]**





**THE REGIONAL  
MUNICIPALITY  
DURHAM**

**CERTIFICATE OF INSURANCE**

PROOF OF LIABILITY INSURANCE WILL BE ACCEPTED

**ON THIS FORM ONLY**

THIS FORM MUST BE COMPLETED AND SIGNED BY YOUR  
AGENT, BROKER OR INSURER

ALL INSURERS SHOWN MUST BE LICENSED TO OPERATE IN  
CANADA

***This is to certify that the Named Insured hereon is insured as described below***

|  |                          |
|--|--------------------------|
| Named Insured  | Address of Named Insured |
| Location and Operations of the Named Insured for which Certificate is issued<br><b>ALL OPERATIONS PERFORMED FOR THE REGION OF DURHAM</b> |                          |

**AUTOMOBILE LIABILITY INSURANCE**

| INSURING COMPANY | POLICY NUMBERS                        | LIMIT OF COVERAGE   | EFFECTIVE DATE | EXPIRY DATE |
|------------------|---------------------------------------|---------------------|----------------|-------------|
|                  | Automobile Liability                  |                     | D/M/Y          | D/M/Y       |
|                  |                                       | Deductible, if any: |                |             |
|                  | Excess Auto Liability (if applicable) |                     | D/M/Y          | D/M/Y       |

The above policy(ies) must cover all vehicles owned in whole or in part and licensed in the name of the insured including all vehicles leased on a long term basis for which the insured is required by contract to provide bodily injury and property damage insurance.

**COMMERCIAL GENERAL LIABILITY**

| INSURING COMPANY   | POLICY NUMBERS                         | LIMIT OF COVERAGE            | EFFECTIVE DATE | EXPIRY DATE |
|--|--|------------------------------|----------------|-------------|
|  | COMMERCIAL GENERAL LIABILITY           | Per Claim / Annual Aggregate | D/M/Y          | D/M/Y       |
|  |  | Deductible, if any           |                |             |
|  | Excess Liability (if applicable)       | Per Claim / Annual Aggregate | D/M/Y          | D/M/Y       |
|  | Professional Liability (if applicable) | Per Claim / Annual Aggregate | D/M/Y          | D/M/Y       |
|  |  | Deductible, if any           |                |             |
| Provisions of Amendments or Endorsements of Listed Policy(ies) |  |                              |                |             |

COMMERCIAL GENERAL LIABILITY is issued on an 'occurrence' basis form and is extended to include Personal Injury Liability, Contractual Liability, Non-Owned Automobile Liability, Owner's and Contractor's Protective Coverage, Products/Completed Operations, Contingent Employer's Liability, Cross Liability Clause and Severability of Interest Clause, Liquor Liability.

With respect to Commercial General Liability Insurance, THE REGIONAL MUNICIPALITY OF DURHAM is added as an Additional Insured but only with respect to its liability arising out of the operations of the Named Insured.

The policy(ies) identified above shall apply as primary insurance and not excess to any other insurance available to The Regional Municipality of Durham.

If cancelled or changed so as to reduce the coverage as outlined on this certificate, during the period of coverage as stated herein, thirty (30) days, prior written notice by registered mail will be given by the Insurer(s) to:

**The Regional Municipality of Durham**  
**Attention: Risk Management Department**  
**Finance Department, 605 Rossland Road East**  
**Whitby, Ontario L1N 6A3**

I certify that the insurance is in effect as stated in this certificate and that I have authorization to issue this certificate for and on behalf of the insurer(s).

|      |   |   |
|------|---|---|
| Date | Name, Address, Fax and Telephone Number of Certifying Party | Signature of Authorized Representative or Official        |
|      |   | Print Name of above Authorized Representative or Official |



Planning  
Division

# **MINIMUM DISTANCE SEPARATION SHEET**

Regional Municipality of Durham

Planning Division

605 Rossland Road East, 4th Floor

P.O. Box 623, Whitby, Ontario L1N 6A3

Telephone (905) 668-7711 Facsimile (905) 666-6208

This form is to be completed when applying for a new non-farm use within 1000 metres for a Type A land use\* and 2000 metres for a Type B land use\* of an existing livestock facility. *Complete one sheet for each different set of buildings used for housing livestock.*

Owner of Livestock Facility:

Township:

Lot:

Concession:

Closest distance from livestock facility to the property boundary of the new lot(s) or the change in land use (metres) \_\_\_\_\_

Closest distance from manure storage to the property boundary of the new lot(s) or the change in land use (metres) \_\_\_\_\_

Tillable hectares where livestock facility located \_\_\_\_\_

| Type of Livestock |   | Existing Housing Capacity # | Manure System (place an "x" in one box only) |                    |                  |                        |
|-------------------|---|-----------------------------|--|--------------------|------------------|------------------------|
|                   |   |                             | Covered Tank                                 | Open Solid Storage | Open Liquid Tank | Earthen Manure Storage |
| Dairy             | <input type="checkbox"/> Milking Cows               |                             |  |                    |                  |                        |
|                   | <input type="checkbox"/> Heifers                    |                             |  |                    |                  |                        |
| Beef              | <input type="checkbox"/> Cows (barn confinement)    |                             |  |                    |                  |                        |
|                   | <input type="checkbox"/> Cows (barn with yard)      |                             |  |                    |                  |                        |
|                   | <input type="checkbox"/> Feeders (barn confinement) |                             |  |                    |                  |                        |
|                   | <input type="checkbox"/> Feeders (barn with yard)   |                             |  |                    |                  |                        |
| Swine             | <input type="checkbox"/> Sows                       |                             |  |                    |                  |                        |
|                   | <input type="checkbox"/> Weaners                    |                             |  |                    |                  |                        |
|                   | <input type="checkbox"/> Feeder Hogs                |                             |  |                    |                  |                        |
| Poultry           | <input type="checkbox"/> Chicken Broilers/Roasters  |                             |  |                    |                  |                        |
|                   | <input type="checkbox"/> Caged Layers               |                             |  |                    |                  |                        |
|                   | <input type="checkbox"/> Chicken Breeder Layers     |                             |  |                    |                  |                        |
|                   | <input type="checkbox"/> Pullets                    |                             |  |                    |                  |                        |
|                   | <input type="checkbox"/> Meat Turkeys (>10 kg)      |                             |  |                    |                  |                        |
|                   | <input type="checkbox"/> Meat Turkeys (5-10 kg)     |                             |  |                    |                  |                        |
|                   | <input type="checkbox"/> Meat Turkeys (<5 kg)       |                             |  |                    |                  |                        |
| Horses            | <input type="checkbox"/> Horse Breeder Layers       |                             |  |                    |                  |                        |
|                   | <input type="checkbox"/> Horses                     |                             |  |                    |                  |                        |
| Sheep             | <input type="checkbox"/> Adult Sheep                |                             |  |                    |                  |                        |
|                   | <input type="checkbox"/> Feeder Lambs               |                             |  |                    |                  |                        |
| Mink              | <input type="checkbox"/> Adults                     |                             |  |                    |                  |                        |
| Veal              | <input type="checkbox"/> White Veal Calves          |                             |  |                    |                  |                        |
| Goats             | <input type="checkbox"/> Adult Goats                |                             |  |                    |                  |                        |
|                   | <input type="checkbox"/> Feeder Goats               |                             |  |                    |                  |                        |
| Other             | <input type="checkbox"/>                            |                             |  |                    |                  |                        |

MOS Prepared by:

\_\_\_\_\_  
Name (please print)

\_\_\_\_\_  
Signature

\* The Ontario Ministry of Agriculture and Rural Affairs, in their MOS Implementation Guidelines states that Type A land uses are characterized by uses that have a lower density of human occupancy, habitation or activity, such as residential dwellings on lots zoned agriculture and Type B land uses are characterized by uses that have a higher density of human occupancy, habitation or activity, such as residential subdivisions or major recreational uses.

| FOR REGIONAL USE ONLY        |  |
|------------------------------|--|
| Minimum Separation Distance: | Does the application comply with MOS requirements?       |
| Prepared by: _____           | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| _____                        | Date: _____  |



Attachment #3

AUTHORIZATION OF AGENT

This must be completed if an agent is to be authorized to submit the application and to represent the Owner. This form must be signed by the Owner.

Address of Subject Property: # 59 CEMETERY ROAD, UXBRIDGE

Name of Registered Owner(s): TIMBERIDGE CARPENTRY INC.

Application for Consent (list transaction type): Creation of New Lot

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 authorize the submission of this application on my behalf.

RALPH F. GRANDER - HF GRANDER  
Name of Authorized Agent CO. LTD.

April 23, 2021  
Date

Chris Piment  
Signature of Owner

Andrew Piment  
Signature of Owner