

**A G E N D A**  
**COMMITTEE OF ADJUSTMENT**  
**WEDNESDAY MARCH 13, 2024**  
**ELECTRONIC FORMAT**  
**UXBRIDGE, ONTARIO**

1. CALL TO ORDER
2. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF
3. APPROVAL OF MINUTES
4. APPLICATIONS:

7:05 P.M.

- 4.1        A5/2024        JBL CON HOLDINGS LTD.  
PT LT 27 CON 6 UXBRIDGE, PT 5, 40R9382  
NO MUNICIPAL ADDRESS YET (PART 3)  
TOWNSHIP OF UXBRIDGE
- 4.2        A6/2024        JBL CON HOLDINGS LTD.  
PT LT 27 CON 6 UXBRIDGE, PT 5, 40R9382  
153 CEMETERY ROAD (PART 1)  
TOWNSHIP OF UXBRIDGE
- 4.3        A7/2024        JBL CON HOLDINGS LTD.  
PT LT 27 CON 6 UXBRIDGE, PT 5, 40R9382  
NO MUNICIPAL ADDRESS YET (PART 2)  
TOWNSHIP OF UXBRIDGE

5. OTHER BUSINESS

6. ADJOURNMENT

**Township of Uxbridge  
51 Toronto Street South  
Uxbridge, Ontario  
L9P 1T1**

**Committee of Adjustment  
Phone: (905)852-9181, ext. 212  
Fax: (905)852-9674**

**NOTICE OF PUBLIC HEARING  
IN ACCORDANCE WITH  
SECTIONS 44 AND 45 OF THE PLANNING ACT, R.S.O. 1990. C.P.13. and  
ONTARIO REGULATION 149/20, SPECIAL RULES RELATING TO A DECLARED  
EMERGENCY under THE PLANNING ACT**

**Take Notice** that the following application:

<b>A5/2024</b>	<b>JBL Con Holdings Ltd.</b>
<b>Description</b>	<b>PT LT 27 CON 6 UXBRIDGE, PT 5, 40R9382</b>
<b>Municipal Address</b>	<b>No Municipal Address Yet (Part 3)</b>
<b>Township</b>	<b>Uxbridge</b>
<b>File No.</b>	<b>040-009-02010</b>

will be heard by the Township of Uxbridge Committee of Adjustment in an electronic format only. The application will be considered on **March 13, 2024 @ 7:00 p.m.** Please note the item may be delayed due to the Committee's consideration of preceding applications.

This is a Public Hearing in which you or your representative are entitled to participate, either in favour of, or opposed to this application. If participation is not practical, written comments will be accepted. Note to all persons and agencies making written comments: If you find this application acceptable, please list any conditions you wish to be considered for inclusion in the approval. If you find this application unacceptable, please list reasons for your objection. If you know of any interested persons who have not received notice, please inform them.

Delegations to the Committee will proceed electronically or by telephone. **In the case of the applicant, you are hereby advised that you must participate electronically or by telephone in the meeting as a delegation, or be represented electronically or by telephone as a delegation, in order to present your application to the Committee.**

If you wish to appear as a delegation to address the Committee please contact the Secretary-Treasurer of the Committee, Mr. Aj Singh via email at [asingh@uxbridge.ca](mailto:asingh@uxbridge.ca), or by telephone or mail as noted above. In addition, if you do not want to address the Committee, but wish to monitor or have an opportunity to participate in the meeting, please contact the Secretary-Treasurer by email, telephone or mail. The drawings can be viewed at Town Hall's Development Services office.

The deadline to notify the Committee of your wish to appear as a delegation or participate in the meeting is **March 8, 2024**. Delegates, or those wishing to monitor or participate in the meeting, will receive information and instructions on how to access the meeting electronically or by telephone. In addition, if you wish further information regarding this application, please contact Mr. Singh or check the Township website at [uxbridge.ca](http://uxbridge.ca).

If a copy of the Committee's Decision is required, please make your request in writing to the via email ([asingh@uxbridge.ca](mailto:asingh@uxbridge.ca)) or mail at the address above.

IN THE MATTER OF an application for variance from Zoning By-law Number 81-19, as amended, a Zoning By-law for the Township of Uxbridge.

The subject parted parcels (Part 1, Part 2, and Part 3) at 153 Cemetery Road are the result of a severance application submitted to the Land Division Committee to permit the creation of 2 new vacant lots and retaining the left. The land severance application has deemed the properties identified as 153 Cemetery Road (Part 1, Part 2, and Part 3) not in compliance with the policies of the Township of Uxbridge Zoning By-law 81-19. The existing house on the property is to be demolished and it is intended to develop both the severed and retained lots with new single-family detached residential dwellings. The lands are zoned "Residential First Density (R1) Zone". The purpose of this application is to provide relief from Section 4.9.2.b.i of By-law 81-19, being the minimum Lot Frontage requirement of 17m in the Residential First Density (R1) Zone. The variances required in this matter are as follows:

**REQUIREMENTS OF BY-LAW 81-19  
EXISTING ZONING  
Residential First Density (R1)**

**RELIEF APPLIED FOR  
The applicant requests relief from the  
provisions of:**

1. Section 4.9.2.b.i - REGULATIONS FOR PERMITTED USES

Relief from Section 4.9.2.b.i to permit a minimum lot frontage of 15 m for a variance of 2 m.

b. Minimum Lot Frontage Requirement:

i. With Public Piped Water and Sanitary Sewage System: 17 m

Table 1: Parcel Description

<b>153 Cemetery Road (Part 1, Part 2, and Part 3)</b>				<b>Before Severance</b>
	<b>Existing</b>	<b>Required</b>	<b>Proposed</b>	
<b>Lot Area</b>	3200 sqm	550 sqm		
<b>Lot Frontage</b>	43.09 m	17 m		
<b>153 Cemetery Road: Part 1</b>				<b>After Severance</b>
<b>Lot Area</b>		550 sqm	1120 sqm	
<b>Lot Frontage</b>		17 m	13.09 m	
<b>Unaddressed Parcel: Part 2</b>				
<b>Lot Area</b>		550 sqm	1086 sqm	
<b>Lot Frontage</b>		17 m	15 m	
<b>Unaddressed Parcel: Part 3</b>				
<b>Lot Area</b>		550 sqm	965 sqm	
<b>Lot Frontage</b>		17 m	15 m	

Aj Singh

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**Aj Singh**  
**Planning Technician**

**Copy: File**

**Township of Uxbridge  
51 Toronto Street South  
Uxbridge, Ontario  
L9P 1T1**

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**Take Notice** that the following application:

<b>A6/2024</b>	<b>JBL Con Holdings Ltd.</b>
<b>Description</b>	<b>PT LT 27 CON 6 UXBRIDGE, PT 5, 40R9382</b>
<b>Municipal Address</b>	<b>153 Cemetery Road (Part 1)</b>
<b>Township</b>	<b>Uxbridge</b>
<b>File No.</b>	<b>040-009-02010</b>

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**REQUIREMENTS OF BY-LAW 81-19  
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Residential First Density (R1)**

**RELIEF APPLIED FOR  
The applicant requests relief from the  
provisions of:**

1. Section 4.9.2.b.i - REGULATIONS FOR PERMITTED USES

Relief from Section 4.9.2.b.i to permit a minimum lot frontage of 13.09 m for a variance of 3.91 m.

b. Minimum Lot Frontage Requirement:

i. With Public Piped Water and Sanitary Sewage System: 17 m

153 Cemetery Road (Part 1, Part 2, and Part 3)				Before Severance
	Existing	Required	Proposed	
Lot Area	3200 sqm	550 sqm		
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Lot Area		550 sqm	1120 sqm	
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**Planning Technician**

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