



## Notice of Complete Application Under the *Planning Act*

Dated April 4, 2025

**Applications (Township File No.(s) ZBA 2025-04 and SUB 2025-01)** for a Zoning By-law Amendment and Draft Plan of Subdivision have been submitted by 2695867 Ontario Inc. (J&J Developments) to facilitate a residential development consisting of seven (7) lots for detached dwellings. Vehicular access to the development is proposed through a northerly extension of Birdie Smith Court, and a new municipal road connection to Regional Road 1. ***A copy of the submitted Draft Plan of Subdivision is attached to this notice.***

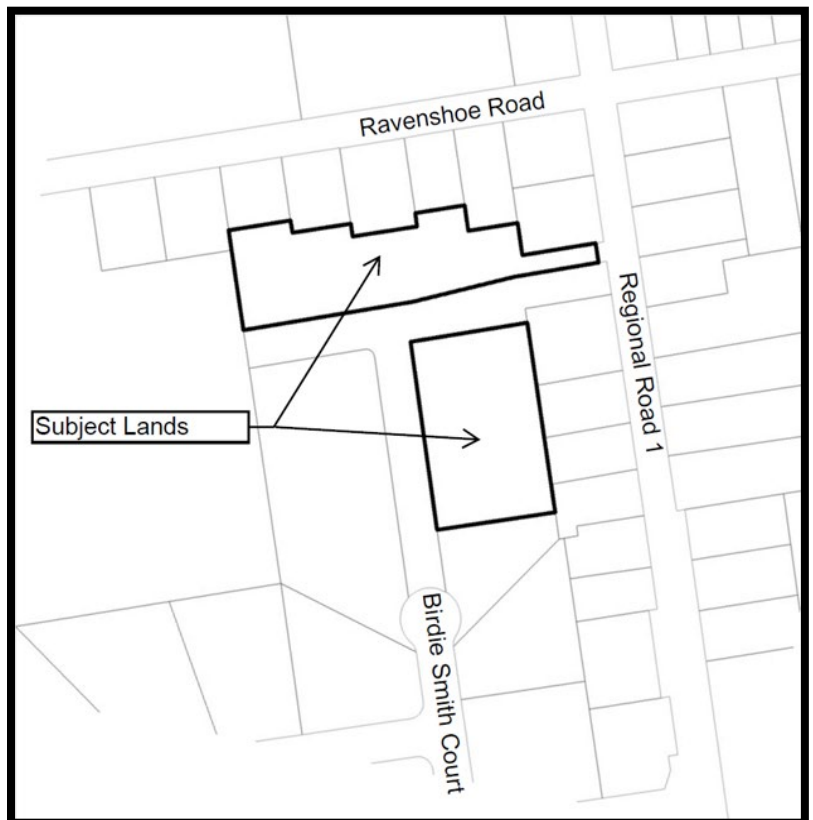
In accordance with the requirements of the *Planning Act*, the purpose of this notice is to confirm that these applications are complete.

**The subject lands** are located south of Ravenshoe Road and west of Regional Road 1 and are legally known as Part of Lot 3, Plan 40M-2318 and Lots 94, 95, 114 & Block 'A' and Part of Lots 92, 93, 96, 108, 109, 110, 111, 112, 113, 115, 117, 118, 119, 120, 121, & 129 and Part of Church Street and Ontario Street, on Registered Plan 64 (**see location map**).

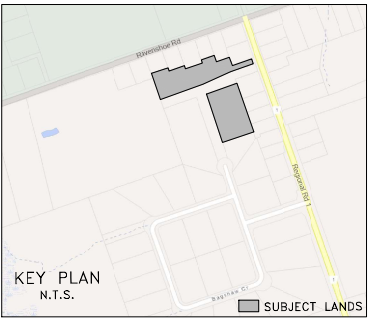
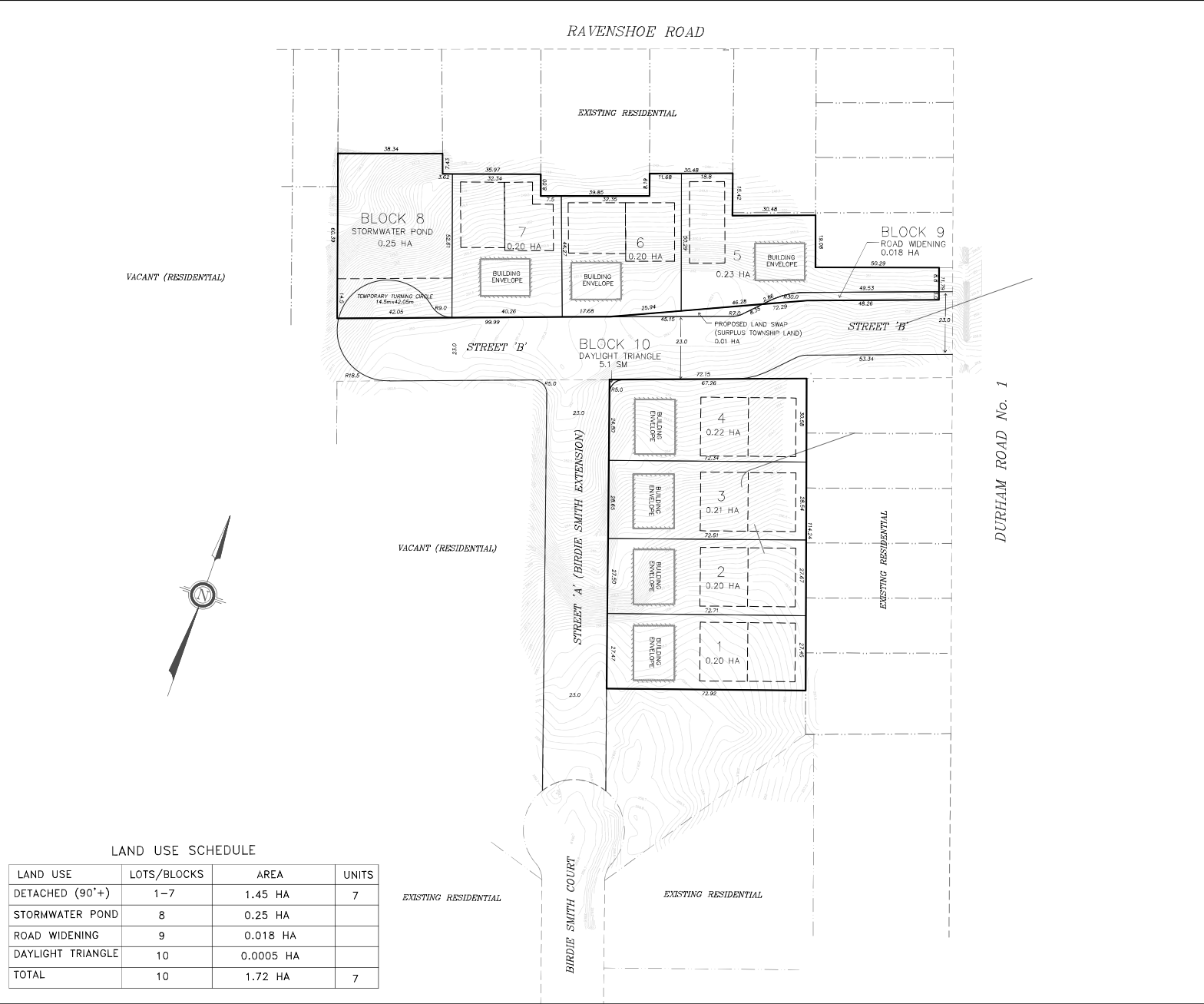
**A Statutory Public Meeting** for the Zoning By-law Amendment and Draft Plan of Subdivision will be held at a later date, and a further notice of that meeting will be provided pursuant to the statutory requirements of the *Planning Act*.

**Information and material** submitted in support of these applications will be available for public viewing on the Township's website at <https://www.uxbridge.ca/en/business-and-development/current-planning-applications.aspx>

**Your comments and/or questions** regarding these applications can be forwarded to:  
Cody Morrison, Chief Planner  
905-852-9181, extension 219,  
[codymorrison@uxbridge.ca](mailto:codymorrison@uxbridge.ca)  
Development Services Department  
51 Toronto St. S., Uxbridge, ON L9P 1T1



**Personal information** collected in response to this planning notice will be used to assist Township staff and Council to process these applications and will be made public.



DRAFT PLAN OF SUBDIVISION  
FILE NO. \_\_\_\_\_

PART OF LOT 3  
PLAN 40M-2318  
LOTS 94, 95, 114 & BLOCK "A"  
AND PART OF LOTS 92, 93, 96,  
108, 109, 110, 111, 112, 113,  
115, 117, 118, 119, 120, 121 & 129

PART OF CHURCH STREET  
(CLOSED BY BY-LAW NO. 98-022, AS IN INSTRUMENT NO. D512150)  
REGISTERED PLAN 64

TOWNSHIP OF UXBRIDGE  
REGIONAL MUNICIPALITY OF DURHAM

OWNER'S AUTHORIZATION

I HEREBY AUTHORIZE FLAGSHIP DEVELOPMENTS TO PREPARE AND  
SUBMIT THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

SIGNED John Cooper DATE February 24, 2025  
JOHN COOPER  
2695867 ONTARIO INC.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE  
SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP  
TO ADJACENT LANDS ARE CORRECTLY AND ACCURATELY SHOWN.

SIGNED Ted Garden, OLS DATE February 20, 2025  
TED GARDEN, OLS  
E.R. GARDEN LIMITED

ADDITIONAL INFORMATION

UNDER SECTION 51(17) OF THE PLANNING ACT, INFORMATION REQUIRED  
BY CLAUSES A,B,C,D,E,F,G,J,L ARE SHOWN ON DRAFT AND KEY PLANS.

- H) PRIVATE WELLS
- I) SANDY SILT
- K) PRIVATE SEPTIC

JANUARY 20, 2025	ORIGINAL SUBMISSION	DP-1
DATE	REVISION	DWG
FLAGSHIP DEVELOPMENTS	DATE JAN 20/25	SCALE 1:500
		DRAWING DP-1