

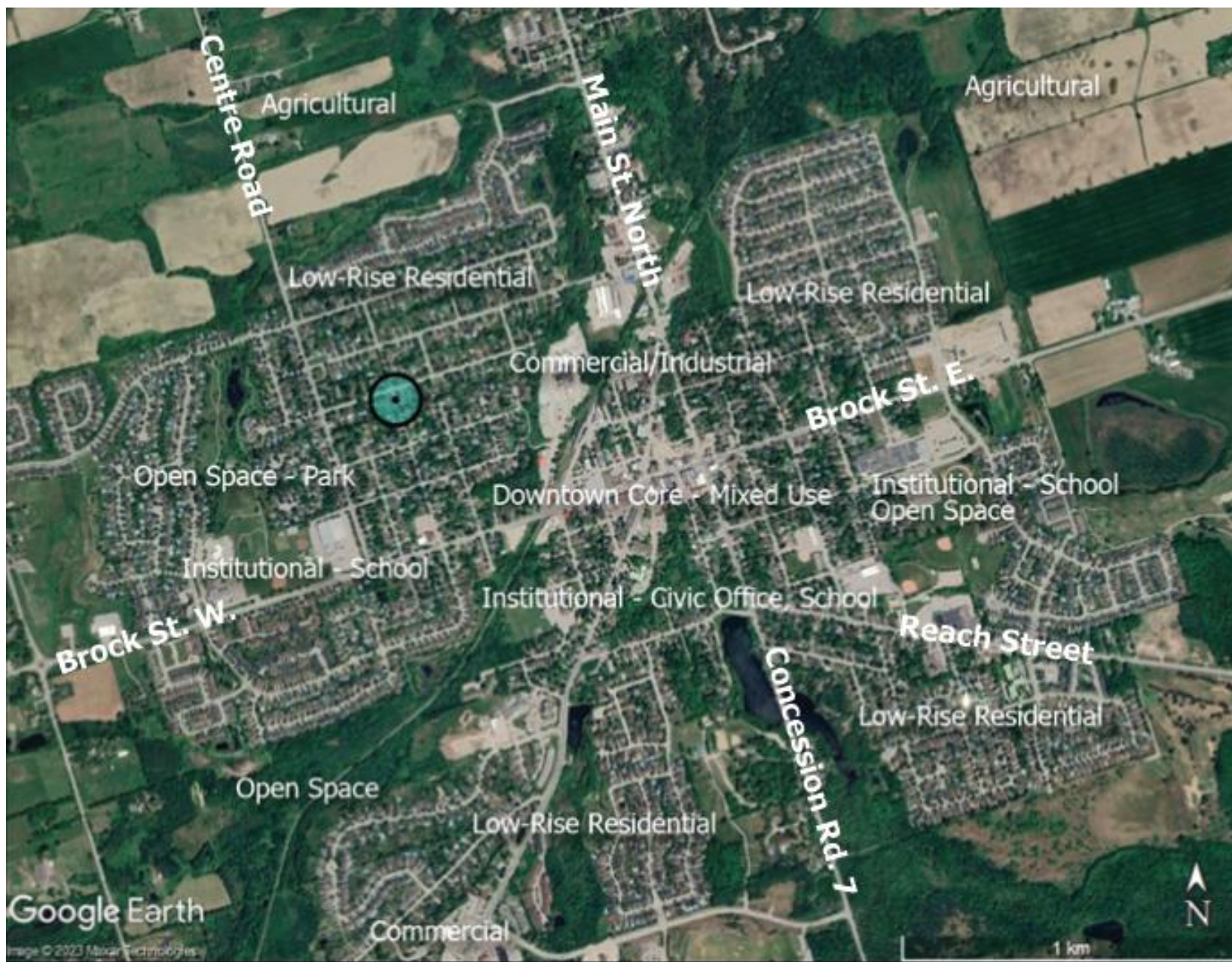
Jonathan Street

15 Jonathan Street

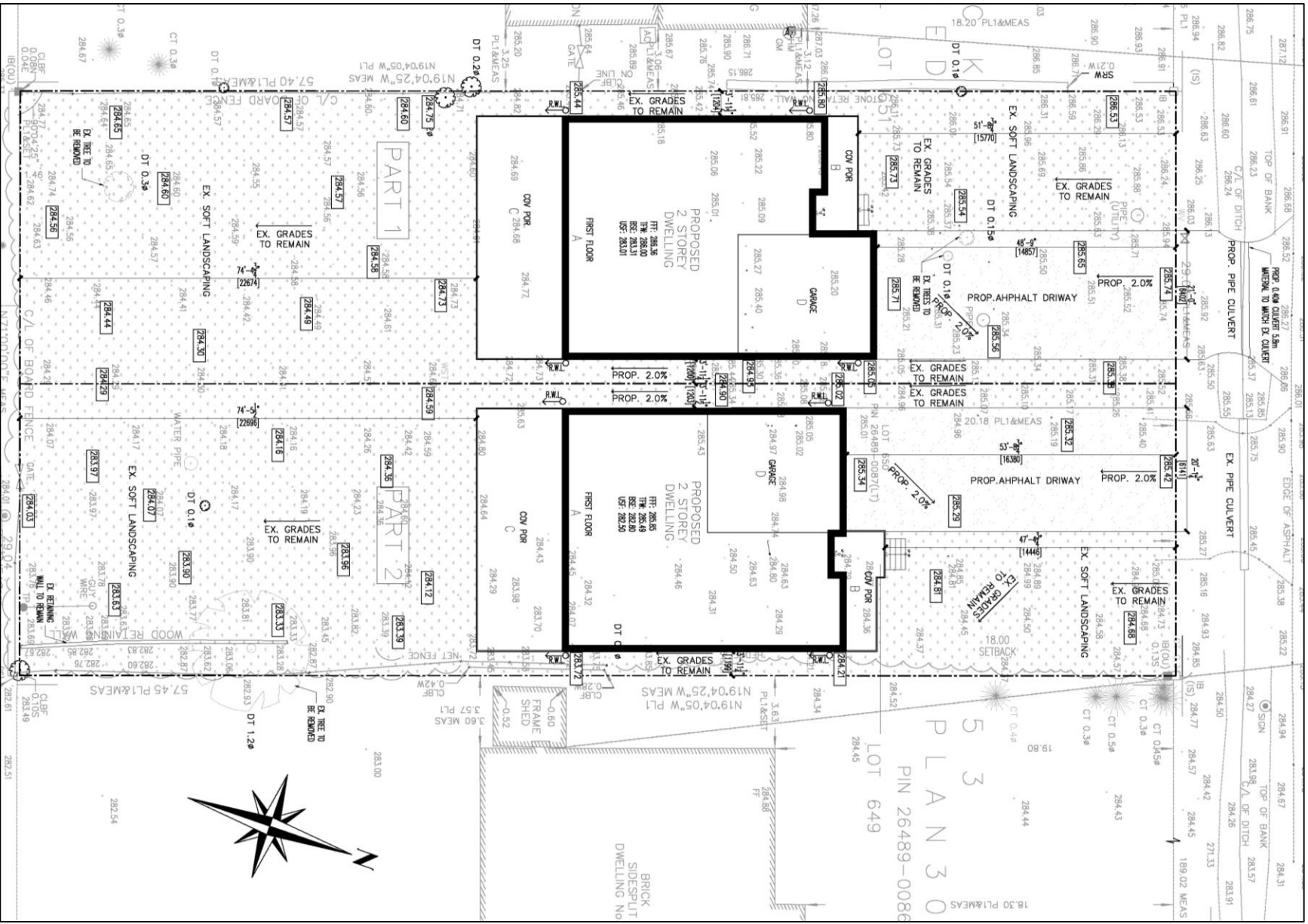
October 21, 2024

JKO Planning Services Inc.

Balsam



Land Use Context



Site Plan & Building Concept

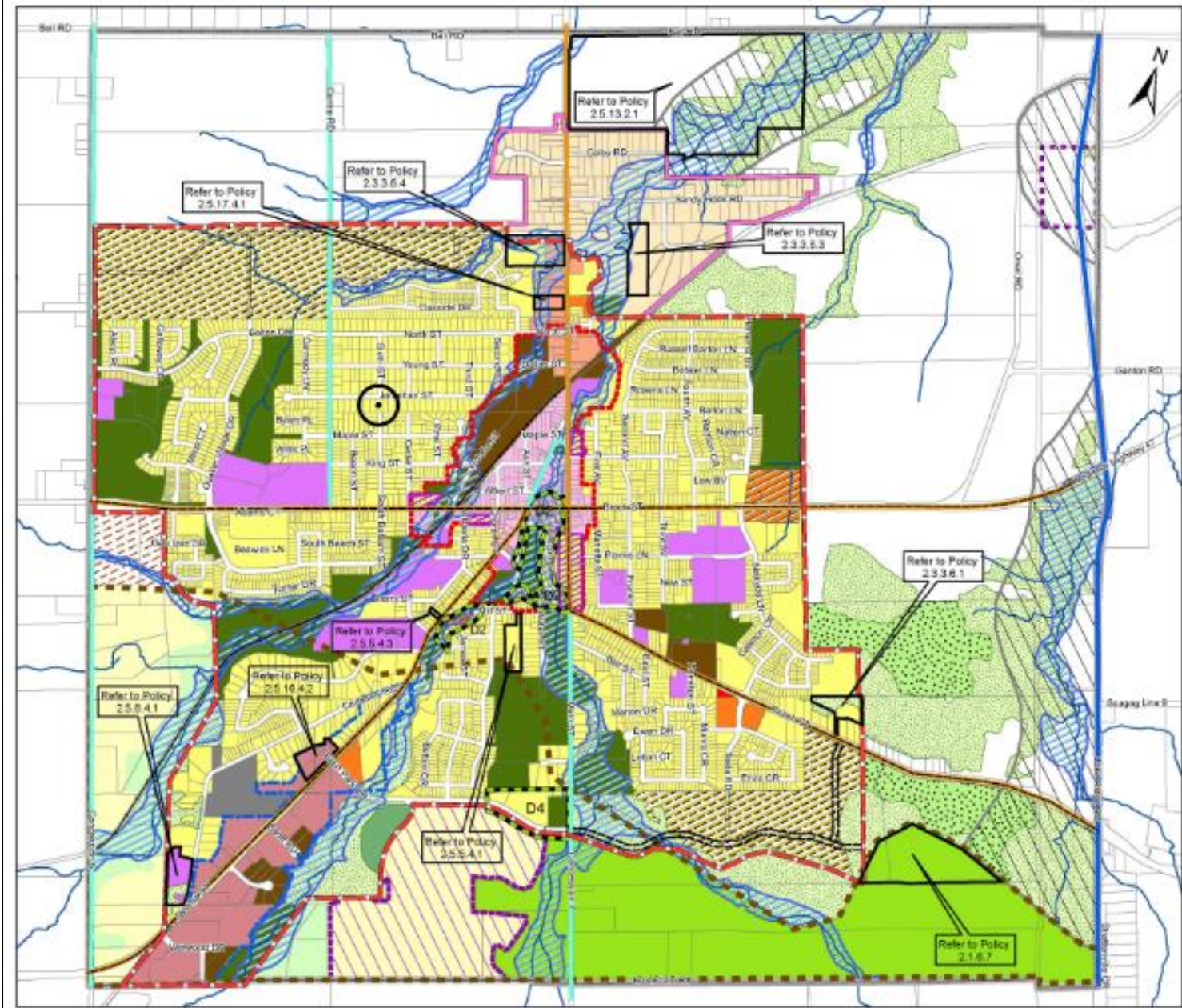


Streetscape Perspective Rendering

Land Use

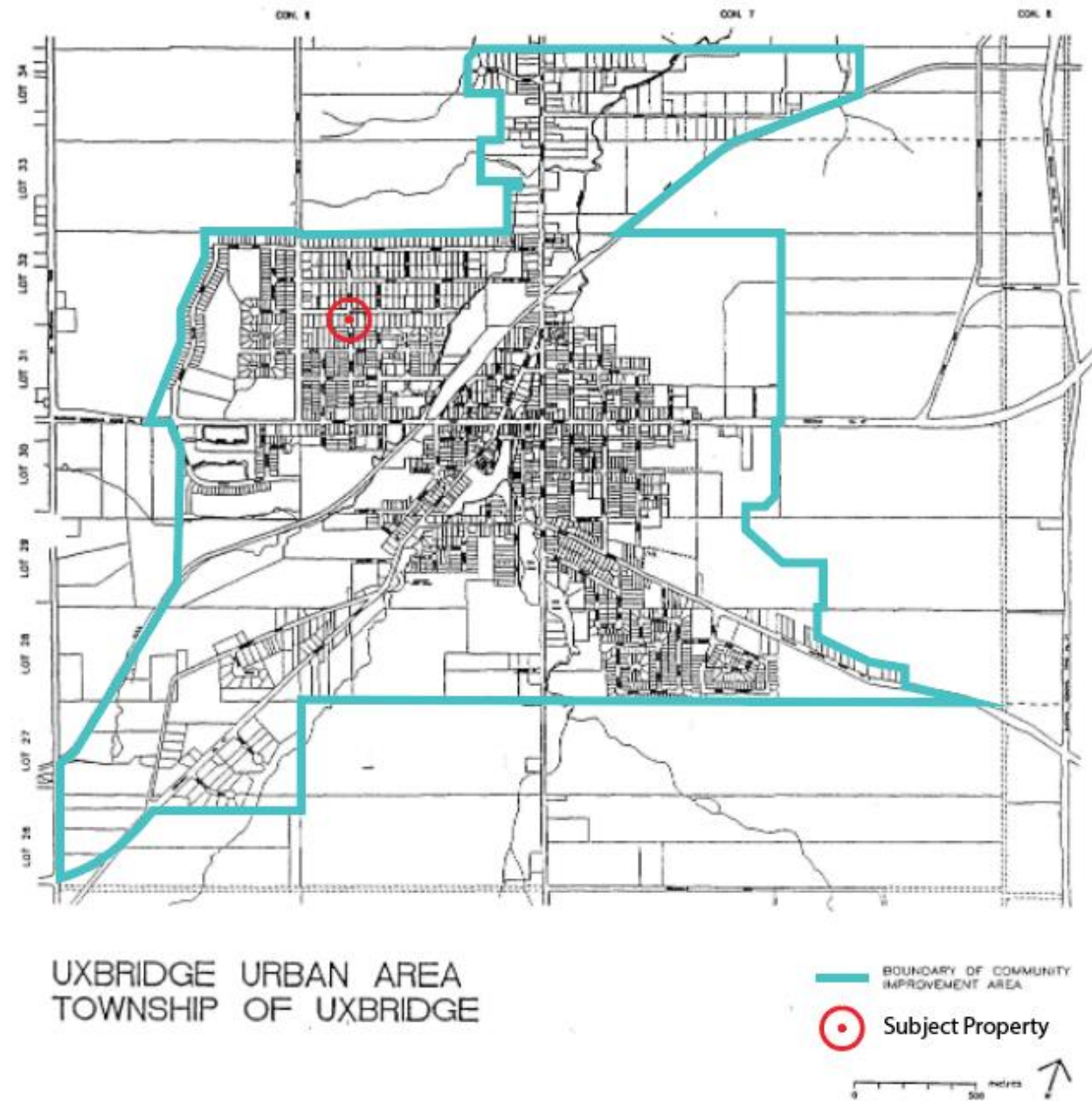
The subject property is designated within a “Residential Area” which are established to provide for the creation of new residential uses and to ensure that development is generally compatible with the existing structure and character of these areas.

Low density residential uses are permitted within Residential Areas.

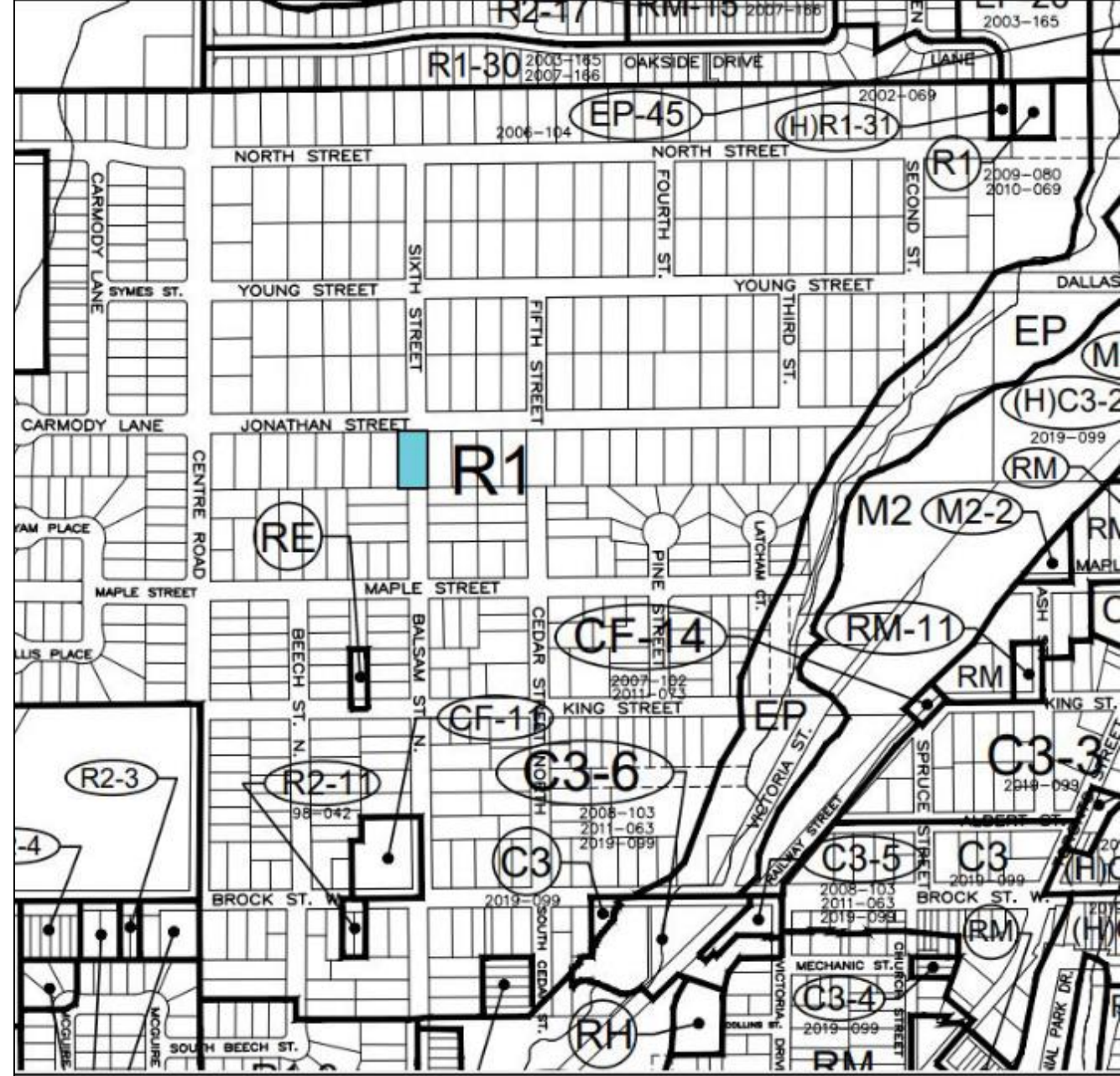


Community Improvement Area

The Uxbridge Urban Area is designated as a “Community Improvement Area” which is designated to preserve the rural character of the Township while encouraging well planned commercial, industrial, and residential growth in selected areas. The maintenance and enhancement of natural heritage systems is emphasized, as are general municipal infrastructure improvements and the improvement, and expansion of the Town’s physical, economic, and social well being.



The Township of Uxbridge Zoning By-law zones the subject property R1 – “Residential First Density.” The proposed development does not seek to rezone the property, however, a Zoning By-law Amendment Application is proposed to add site-specific exemptions to the subject property.



Standard	Requirement	Lot 1	Lot 2
Lot Area (min.)	550.0m ²	834.03m ²	834.03m ²
Lot Frontage (min.)	17.0m	14.52m	14.52m
GFA (min.)	110.0m ²	391.10m ²	384.24m ²
Setbacks (min.)			
Front	8.0m	14.86m	14.45m
Rear	10.0m	22.67m	22.69m
Int. Side	1.2m, 1.5m	1.2m, 1.2m	1.2m, 1.2m
Ext. Side	8.0m	-	-
Max Height (max.)	10.0m	9.8m	9.8m
No. Units per Lot (max.)	1	1	1
Lot Coverage (max.)	30.0%	28.31%	27.93%
Setback from Street Centreline (max.)	18.0m	24.51m	24.0m
Landscaped Area	30.0%	39.70%	39.92%
FSI	-	4.69	4.61



Surrounding Lot Area



Surrounding Lot Frontage