



NOTICE OF COMPLETE APPLICATION & STATUTORY PUBLIC MEETING

This Notice is to inform you that the Township has received a Zoning By-law Amendment application that has been deemed complete in accordance with the *Planning Act*.

The **Planning Committee of the Council of the Corporation of the Township of Uxbridge** is holding a Statutory Public Meeting. The public meeting will provide interested parties the ability to learn more about the proposal and provide any comments and feedback before any decisions are made on this application. The statutory public meeting will be held in a hybrid format allowing for in-person attendance or virtual participation in the public meeting. The Hybrid Statutory Public Meeting will be held on:

**Monday, February 2, at 11:30 a.m.
Town Hall, 51 Toronto St. S.**

Residents can attend the meeting in person, or view the meeting livestream by visiting
<https://www.uxbridge.ca/en/your-local-government/council-meeting-calendar.aspx>.

Any person may participate in the public meeting and/or make written or oral representation either in support or in opposition to the proposed Zoning By-law Amendment.

❖ **Written Submission**

Should be addressed to the Director of Legislative Services/Clerk at 51 Toronto Street South, Uxbridge, Ontario L9P 1T1. Written comments should be submitted on or before **Friday, January 30th, 2026**.

❖ **Oral Submission**

May be provided to the Planning Committee at the meeting in person or on livestream, you must pre-register with the Clerk's office by email at cleroux@uxbridge.ca, or telephone at 905-852-9181 ext. 228 or mail at the address noted above **before 12:00 p.m. (Noon) on Friday, January 30, 2026**. Please include your full name, address, and a call-back telephone number. You will be contacted by the Clerk's office to confirm your participation and receive the online call-in information before the meeting. Technical assistance may be provided to ensure you are able to participate.

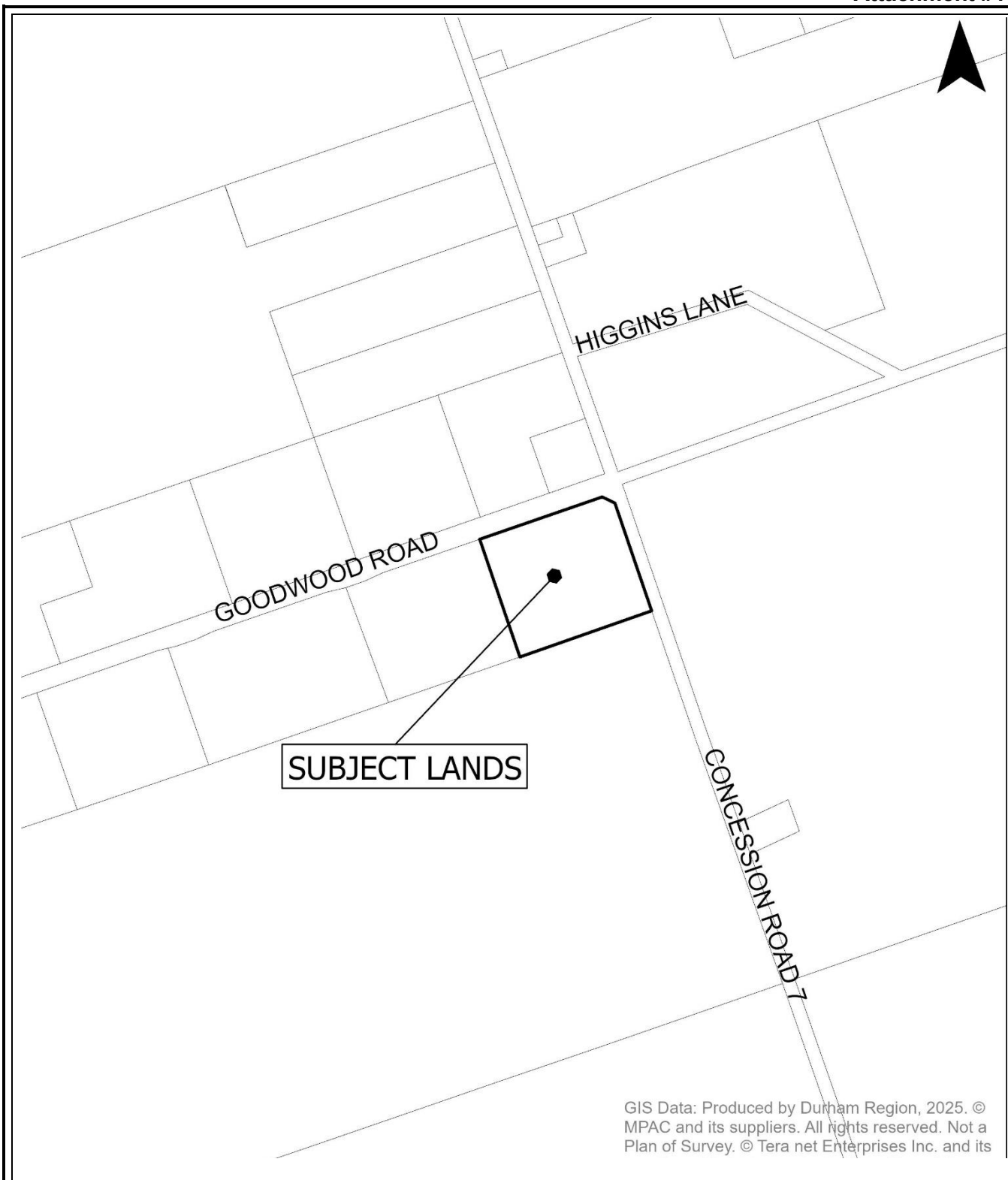
The following is a brief description of the proposal:

File Type & Number	Zoning By-law Amendment – ZBA 2025-10
Owner/Applicant	1724308 Ontario LTD.
Property Location	3940 Concession 7 (see Location Map attached).

Proposal	<p>1724308 Ontario LTD. has submitted a zoning by-law amendment application to permit a secondary dwelling unit within an accessory building and to permit the total gross floor area of all accessory buildings on the subject lands to be a maximum of 706 square metres.</p> <p>(Submitted Site Plan attached)</p>
Official Plan Designation	“Oak Ridges Moraine – Natural Core Area” in Envision Durham and the Township Official Plan
Zoning By-law 81-19, as amended	Rural (RU) Zone
To receive notice of future meetings on this matter	<p>If you wish to be notified of the adoption or the refusal of the proposed Zoning By-law Amendment, you must make a written request before the adoption of the by-law.</p> <p>Please contact Debbie Leroux, Director of Legislative Services/Clerk, 51 Toronto Street South, Uxbridge, L9P 1T1 Email: dleroux@uxbridge.ca</p>
Planning Act Requirements	<p>This Notice is given in accordance with the requirements of the Planning Act, R.S.O. 1998, c. P.13, as amended. A final recommendation on the application will not be presented until after the Township Public Meeting and all technical comments have been received.</p> <p>The applicant, a specified person (as defined by the <i>Planning Act</i>), a public body (as defined by the <i>Planning Act</i>), and a registered owner of land to which the by-law would apply, each have the ability to appeal to the Ontario Land Tribunal a decision of the Township of Uxbridge to pass a by-law in response to the application.</p> <p>If a person or public body would otherwise have an ability to appeal the decision of the Council of the Township of Uxbridge to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to Council c/o the Township Clerk at the address shown below or at dleroux@uxbridge.ca, before the by-law is passed, the person or public body is not entitled to appeal the decision.</p> <p>If a person or public body does not make oral submissions at a public meeting or make written submissions to Council c/o the Township Clerk at the address shown below or at dleroux@uxbridge.ca, before the by-law was passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.</p>
Additional Information	<p>Information and Materials submitted in support of the proposed Zoning By-law Amendment is available for public viewing on the Township's website at https://www.uxbridge.ca/en/business-and-development/current-planning-applications.aspx or at the Development Services Department at Town Hall.</p>

Development Services Contact	Haley Dickson, Senior Planning Technician Tel: 905-852-9181 ext. 212 Email: hdickson@uxbridge.ca
Date of this Notice	January 12, 2026

Debbie Leroux, Director of Legislative Services/Clerk
 Township of Uxbridge
 51 Toronto St. S., Box 190
 Uxbridge, Ontario L9P 1T1
 Email: dleroux@uxbridge.ca
 (t) 905-852-9181 Ext. 228
 (f) 905-852-9674



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Location Map

File No: Zoning By-law Amendment – **ZBA 2025-10**

Applicant: 1724308 Ontario LTD.

Municipal Address: 3940 Concession 7

PLEASE CONTACT THE TOWNSHIP OF UXBRIDGE DEVELOPMENT SERVICES DEPARTMENT TO VIEW A COPY OF THIS DRAWING.

LOT COVERAGE

Primary Dwelling: 649.37 m2
Existing House / Propsed Acc. Dwelling: 106.38 m2
Accessory Buildings: 599.11 m2
Lot Area: 40,595 m2 (4.05 Hectares)



HAILEY WEATHERLEE
PROFESSIONAL ENGINEER
No. 45953
2022



HAILEY WEATHERLEE
PROFESSIONAL ENGINEER
No. 45953
2022

SITE PLAN
DATE: APR 27 2022
SCALE: 1"=20'
DRAWN BY: SW
CHECKED BY: HW

A102



Submitted Conceptual Plan
File No: Zoning By-law Amendment – ZBA 2025-10
Applicant: 1724308 Ontario LTD.
Municipal Address: 3940 Concession 7
Roll No: 182901000814300

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