

A G E N D A
COMMITTEE OF ADJUSTMENT
WEDNESDAY AUGUST 16, 2023
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 A19/2023 CLAYTON HUNTLEY AND QUINCY HUNTLEY
PCL CON. 6-29-2; SEC UXBRIDGE; PT LT 29, CON 6
AND
PT LT 29 CON 6, UXBRIDGE, AS IN D423749 ;
NOT ESTABLISHED YET AND 6749 CONCESSION 6
TOWNSHIP OF UXBRIDGE

- 4.2 A20/2023 CHRISTOPHER HUNTLEY AND LAURA HUNTLEY
PT LT 29 CON 6, UXBRIDGE, AS IN D423749 ;
AND
PCL CON. 6-29-2; SEC UXBRIDGE; PT LT 29, CON 6
6749 CONCESSION 6 AND NOT YET ESTABLISHED
TOWNSHIP OF UXBRIDGE

- 4.3 A21/2023 CINDY LEE MILLS
PT E 1/2 LT 5, CON 2 SCOTT PT 1, 40R7374
269 SANDFORD ROAD
TOWNSHIP OF UXBRIDGE

- 4.4 A22/2023 MARCIA MCCOY
PART OF BLOCK 1, PLAN 40M2703 DESIGNATED AS
PART 17 ON REFERENCE PLAN 40R31521
36 HOWARD WILLIAMS COURT
TOWNSHIP OF UXBRIDGE

- 4.5 A23/2023 XIAO WEN WU

**PART BLOCK 6, PLAN 40M2669 DESIGNATED AS
PARTS 28 & 29, 40R31475
27 BALLINGER WAY
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:

A19/2023	Clayton Huntley and Quincy Huntley
Description	PCL CON. 6-29-2; SEC UXBRIDGE; PT LT 29, CON 6 And PT LT 29 CON 6, UXBRIDGE, AS IN D423749 ;
Municipal Address	Not established yet and 6749 Concession 6
Township	Uxbridge
File No.	040-009-09000 and 040-009-07650

will be heard by the Township of Uxbridge Committee of Adjustment in an electronic format only. The application will be considered on **August 16, 2023 @ 7:00 p.m.** Please note the item may be delayed due to the Committee's consideration of preceding applications.

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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, 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 **August 11, 2023**. 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.

If a copy of the Committee's Decision is required, please make your request in writing to the via email (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 parcel is 4.39 ha in size, zoned Rural (RU) and Recreational (RE). The property currently is vacant. The subject parcel, resulting from a lot line adjustment application submitted to the Land Division, serves the purpose of providing access to an existing landlocked parcel. As a result of the lot line adjustment (land swap), approximately 1.5 ha of the land at 6749 Concession Road 6 has been transferred to the landlocked parcel. In return, about 1.8 ha of the landlocked parcel has been incorporated into the property at 6749 Concession Road 6. This transaction effectively adjusted the property boundaries to facilitate access for the existing landlocked parcel. The purpose of this application is to provide relief from Section 4.4.2 b of By-law 81-19, being the minimum lot frontage requirement of 200m in Rural (RU) zone. The proposed lot frontage of the newly created lot is 30 m. The variance between the RU minimum lot frontage and the proposed lot frontage is 170 metres.

The variances required in this matter are as follows:

**REQUIREMENTS OF BY-LAW 81-19
EXISTING ZONING
Rural Zone (RU) and Recreational (RE).**

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

1. Section **4.4.2 b.** - REGULATIONS FOR PERMITTED RESIDENTIAL USES

Relief from Section **4.4.2 b.** to permit minimum lot frontage of **30 m** for a variance of **170 m.**

- b.** Minimum Lot Frontage Requirement: **200 metres**

Aj Singh

**Aj Singh
Planning Technician**

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

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EMERGENCY under THE PLANNING ACT**

Take Notice that the following application:

A20/2023	Christopher Huntley and Laura Huntley
Description	PT LT 29 CON 6, UXBRIDGE, AS IN D423749 ; And PCL CON. 6-29-2; SEC UXBRIDGE; PT LT 29, CON 6
Municipal Address	6749 Concession 6 and not yet established
Township	Uxbridge
File No.	040-009-07650 and 040-009-09000

will be heard by the Township of Uxbridge Committee of Adjustment in an electronic format only. The application will be considered on **August 16, 2023 @ 7:00 p.m.** Please note the item may be delayed due to the Committee's consideration of preceding applications.

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If a copy of the Committee's Decision is required, please make your request in writing to the via email (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 parcel is 4.39 ha in size, zoned Rural (RU) and Environmental Protection (EP). The property currently supports single family dwelling house. The subject parcel, resulting from a lot line adjustment application submitted to the Land Division, serves the purpose of providing access to an existing landlocked parcel. As a result of the lot line adjustment (land swap), approximately 1.5 ha of the land at 6749 Concession Road 6 has been transferred to the landlocked parcel at the rear of the property. In return, about 1.8 ha of the landlocked parcel has been incorporated into the property at 6749 Concession Road 6. This transaction effectively adjusted the property boundaries to facilitate access for the existing landlocked parcel. The purpose of this application is to provide relief from Section 4.4.2 b of By-law 81-19, being the minimum lot frontage requirement of 200m in Rural (RU) zone. The proposed lot frontage of the newly created lot is 85.2 m. The variance between the RU minimum lot frontage and the proposed lot frontage is 114.8 metres.

The variances required in this matter are as follows:

**REQUIREMENTS OF BY-LAW 81-19
EXISTING ZONING
Rural Zone (RU) and Environmental
Protection (EP)**

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

1. Section **4.4.2 b.** - REGULATIONS FOR
PERMITTED RESIDENTIAL USES

Relief from Section **4.4.2 b.** to permit minimum
lot frontage of **85.2 m** for a variance of **114.8
m.**

b. Minimum Lot Frontage Requirement: **200
metres**

Aj Singh

**Aj Singh
Planning Technician**

Copy: File

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

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EMERGENCY under THE PLANNING ACT**

Take Notice that the following application:

A21/2023	Cindy Lee Mills
Description	PT E 1/2 LT 5, CON 2 SCOTT PT 1, 40R7374
Municipal Address	269 Sandford Road
Township	Uxbridge
File No.	020-001-16010

will be heard by the Township of Uxbridge Committee of Adjustment in an electronic format only. The application will be considered on **August 16, 2023 @ 7:00 p.m.** Please note the item may be delayed due to the Committee's consideration of preceding applications.

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The deadline to notify the Committee of your wish to appear as a delegation or participate in the meeting is **August 11, 2023**. 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.

If a copy of the Committee's Decision is required, please make your request in writing to the via email (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 parcel is 1.61 ha in size, zoned Rural (RU). The property currently supports a Single-Family Dwelling house. The subject parcel (Part 2 and Part 3) is the result of lot line adjustment application submitted to Land Division to correct encroachments. The result of the lot line adjustment (land swap) is that a 7305 m² (Part 3) portion of the land at 8800 Concession Road 3 has been transferred to 269 Sandford Road (Part 2), and a 7219 m² (Part 1) portion of the land at 269 Sandford Road has been added to the property at 8800 Concession Road 3 (Part 4). This transaction has effectively adjusted the property boundaries, with the purpose of resolving the encroachment issues. The purpose of this application is to provide relief from Section 4.4.2 b of By-law 81-19, being the minimum lot frontage requirement of 200m in Rural (RU) zone. The proposed lot frontage of the newly created lot is 160 m. The variance between the RU minimum lot frontage and the proposed lot frontage is 40 metres.

The variances required in this matter are as follows:

**REQUIREMENTS OF BY-LAW 81-19
EXISTING ZONING
Rural Zone (RU)**

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

1. Section **4.4.2 b.** - REGULATIONS FOR PERMITTED RESIDENTIAL USES

Relief from Section **4.4.2 b.** to permit minimum lot frontage of **160 m** for a variance of **40 m.**

- b.** Minimum Lot Frontage Requirement: **200 metres**

Aj Singh

**Aj Singh
Planning Technician**

Copy: File

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

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EMERGENCY under THE PLANNING ACT**

Take Notice that the following application:

A22/2023	Marcia Mccoy
Description	PART OF BLOCK 1, PLAN 40M2703 DESIGNATED AS PART 17 ON REFERENCE PLAN 40R31521
Municipal Address	36 Howard Williams Court
Township	Uxbridge
File No.	040-009-07372

will be heard by the Township of Uxbridge Committee of Adjustment in an electronic format only. The application will be considered on **August 16, 2023 @ 7:00 p.m.** Please note the item may be delayed due to the Committee's consideration of preceding applications.

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If a copy of the Committee's Decision is required, please make your request in writing to the via email (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 parcel is 323.7 Sqm in size, zoned Residential Multiple Density Exception No. 24 (RM-24). The property currently supports a Single-Family Townhouse unit. The owner wishes to build a 17.8 m² (192 sqft) raised deck. The proposed deck would be 4.87 m by 3.65 m (16' x 12') located at the rear of the home. A variance is required for the rear yard setback to accommodate the 2.46 m rear yard setback of the proposed deck. Row Townhouse units are required to have a minimum rear yard setback of 5.7 metres in the RM-24 zone. The variance between the RM-24 minimum rear yard standard and the proposed rear yard setback is 2.46 metres.

The variances required in this matter are as follows:

**REQUIREMENTS OF BY-LAW 81-19
EXISTING ZONING
Residential Multiple Density Exception No.
24 (RM-24)**

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

1. Section **4.11.4.24 viii** - REGULATIONS
FOR PERMITTED RESIDENTIAL USES

Relief from Section **4.11.4.24 viii**. to permit a
Rear Yard Depth of **2.46 m**.

viii. Minimum Yard Dimensions per dwelling
house unit:

Rear Yard – 5.7 m

Aj Singh

**Aj Singh
Planning Technician**

Copy: File

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

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ONTARIO REGULATION 149/20, SPECIAL RULES RELATING TO A DECLARED
EMERGENCY under THE PLANNING ACT**

Take Notice that the following application:

A23/2023	Xiao Wen Wu
Description	PART BLOCK 6, PLAN 40M2669 DESIGNATED AS PARTS 28 & 29, 40R31475
Municipal Address	27 Ballinger Way
Township	Uxbridge
File No.	050-010-27823

will be heard by the Township of Uxbridge Committee of Adjustment in an electronic format only. The application will be considered on **August 16, 2023 @ 7:00 p.m.** Please note the item may be delayed due to the Committee's consideration of preceding applications.

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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 parcel is 364.2 Sqm in size, zoned Brock Street East Mixed Use (C6). The property currently supports a bungalow loft townhouse unit. The owner wishes to build a 24.7 m² raised deck. The proposed deck would be 6.7 m by 3.7 m located at the rear of the home and accessed from the loft. A variance is required for the rear yard setback to accommodate the 6.4 metre rear yard setback of the proposed deck. Bungalow loft units are required to have a minimum rear yard setback of 9.5 metres in the C6 zone. The variance between the C6 minimum rear yard standard and the proposed rear yard setback is 3.1 metres.

The variances required in this matter are as follows:

**REQUIREMENTS OF BY-LAW 81-19
EXISTING ZONING
Brock Street East Mixed Use (C6)**

1. Section **4.17B** - REGULATIONS FOR PERMITTED RESIDENTIAL USES

v. Minimum Yard Dimensions per dwelling house unit:

**Rear Yard of Bungalow Loft Dwelling
House Units – 9.5 m**

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

Relief from Section **4.17B v.** to permit a Rear Yard Depth of **6.4 m** for a variance of **3.1 m**

Aj Singh

**Aj Singh
Planning Technician**

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