

A G E N D A
COMMITTEE OF ADJUSTMENT
WEDNESDAY JUNE 14, 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 A10/2023 SCOTT COLLINS AND MARY MCELREA
PART OF BLOCK 1, PLAN 40M2703 DESIGNATED AS
PART 16 ON REFERENCE PLAN 40R31521
34 HOWARD WILLIAMS COURT
TOWNSHIP OF UXBRIDGE
- 4.2 A11/2023 2695867 ONTARIO INC.
PART OF LOT 35, CONCESSION 6, DESCRIBED AS
PART OF PART 5, PART OF PART 15, AND PART 27,
ON 40R-23286 AND
PARTS 2 AND 5, AND PART OF PARTS 4, AND 6 ON
40R- 31931
TOWNSHIP OF UXBRIDGE
- 4.3 A12/2023 KEVIN DONNELLY AND SUZANNE DONNELLY
LT E & PT LT F BLK 55 PL 83 PT 1 40R29445
19 FIRST AVENUE
TOWNSHIP OF UXBRIDGE
- 4.4 A13/2023 NICHOLAS HERON AND MARIE RAIMUNDO
PT LT 34 CON 7 UXBRIDGE, PT 1, 40R5309
7559 O'NEIL ROAD
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:

A10/2023	Scott Collins and Mary McElrea
Description	PART OF BLOCK 1, PLAN 40M2703 DESIGNATED AS PART 16 ON REFERENCE PLAN 40R31521
Municipal Address	34 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 **June 14, 2023 @ 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, 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. Drawings are available to view at the Town Hall.

The deadline to notify the Committee of your wish to appear as a delegation or participate in the meeting is **June 9, 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 owner wishes to build a 22.5m² (242.18 sqft) raised deck. The proposed deck would be 6.5m by 3m (21'4" x 10') located at the rear of the home. A variance is required for the rear yard setback to accommodate the 5.0 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 0.7 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)**

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

viii. Minimum Yard Dimensions per dwelling
house unit:

Rear Yard – 5.7 m

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

Relief from Section **4.11.4.24 viii.** to permit a
Rear Yard Depth of **5.0 m** for a variance of **0.7
m**

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:

A11/2023	2695867 Ontario Inc.
Description	PART OF LOT 35, CONCESSION 6, DESCRIBED AS PART OF PART 5, PART OF PART 15, AND PART 27, ON 40R-23286 AND PARTS 2 AND 5, AND PART OF PARTS 4, AND 6 ON 40R- 31931
Municipal Address	Not Yet Assigned
Township	Uxbridge
File No.	030-006-30300 AND 030-006-30225

will be heard by the Township of Uxbridge Committee of Adjustment in an electronic format only. The application will be considered on **June 14, 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 **June 9, 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 zoned Hamlet Residential exception 20 (HR-20). The proposed lot is an assembly of currently vacant lands. The purpose of the application is to provide relief from Section 4.8.2 a. of By-law 81-19, being the minimum Lot Area Requirement of 3,000 sqm in HR-20 zone. The proposed lot area of the newly created lot is 2,000 sqm. Relief is also requested from Section 4.8.4.20 i. a) of By-law 81-19, being the minimum Lot Frontage Requirement of 30m in HR-20 zone. The proposed lot frontage of the newly created lot is 24m.

The variances required in this matter are as follows:

REQUIREMENTS OF BY-LAW 81-19 EXISTING ZONING Hamlet Residential exception 20 (HR-20)	RELIEF APPLIED FOR The applicant requests relief from the provisions of:
1. Section 4.8.2 a. - REGULATIONS FOR PERMITTED RESIDENTIAL USES a) Minimum Lot Area Requirement – 3,000 sqm	Relief from Section 4.8.2 a. to permit minimum lot area requirement of 2,000 sqm for a variance of 1,000 sqm.
2. Section 4.8.4.20 i. a) - REGULATIONS FOR PERMITTED RESIDENTIAL USES a) Minimum Lot Frontage Requirement – 30 m	Relief from Section 4.8.4.20 i. a) to permit lot frontage of 24m for a variance of 6m.

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Aj Singh

**Aj Singh
Planning Technician**

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

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EMERGENCY under THE PLANNING ACT**

Take Notice that the following application:

A12/2023	Kevin Donnelly and Suzanne Donnelly
Description	LT E & PT LT F BLK 55 PL 83 PT 1 40R29445
Municipal Address	19 First Avenue
Township	Uxbridge
File No.	050-002-09400

will be heard by the Township of Uxbridge Committee of Adjustment in an electronic format only. The application will be considered on **June 14, 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 owner wishes to build a 29.7m² (317.5 sqft) Porte Cochere (Carport). The proposed Porte Cochere would be 3.5m by 8.5m (11'4" x 28'8") located in the interior side yard of the home. A variance is required for the interior side yard setback to accommodate the 0.61 m rear yard setback of the proposed Porte Cochere. Single Family Dwelling Houses are required to have a minimum interior side yard setback of 1.5 metres in the R1 zone. The variance between the R1 minimum interior side yard standard and the proposed interior side yard setback is 0.89 metres.

The variances required in this matter are as follows:

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

1. Section **4.9.2.c iii (b)** - REGULATIONS
FOR PERMITTED RESIDENTIAL USES

iii. Interior Side Yard Requirement:

Minimum Width

(b) Other Side – 1.5 m

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

Relief from Section **4.9.2.c iii (b)** to permit the
Interior Side Yard setback of **0.61m**.

Aj Singh

**Aj Singh
Planning Technician**

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Uxbridge, Ontario
L9P 1T1**

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EMERGENCY under THE PLANNING ACT**

Take Notice that the following application:

A13/2023	Nicholas Heron and Marie Raimundo
Description	PT LT 34 CON 7 UXBRIDGE, PT 1, 40R5309
Municipal Address	7559 O'Neil Road
Township	Uxbridge
File No.	050-010-30405

will be heard by the Township of Uxbridge Committee of Adjustment in an electronic format only. The application will be considered on **June 14, 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 owner wishes to build an addition of 79.68 m² to the existing detached garage. The proposed addition would be in the interior side yard. Variances are required for the maximum lot coverage and maximum height of all accessory buildings in RU zone. All accessory buildings on lots under 2 ha are limited to 160 sqm area and 6.5 m height in RU zone. The application A13/2023 proposes a total coverage of 198.29 sqm of all accessory buildings and a height of 6.98m.

The variances required in this matter are as follows:

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

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

1. Section **5.1.d** - REGULATIONS FOR
PERMITTED RESIDENTIAL USES

Relief from Section **5.1.d** to permit maximum lot coverage of **198.29 sqm** for a variance of **38.29sqm**, and to permit maximum height of **6.98m** for a variance of **0.48m**

Maximum Lot coverage (All accessory buildings) –**160 sq m**
Maximum Height of the Accessory building –
6.98 m

Aj Singh

Aj Singh
Planning Technician

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