

A G E N D A
COMMITTEE OF ADJUSTMENT
WEDNESDAY NOVEMBER 15, 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 A30/2023 SUMMIT TRANSMISSION LIMITED
PT LT 24 CON 2 UXBRIDGE AS IN D313313
5760 CONCESSION 3
TOWNSHIP OF UXBRIDGE
- 4.2 A31/2023 LISA MILSON
PT LT 24 CON 2 UXBRIDGE AS IN CO126410
MUNICIPAL ADDRESS NOT YET ESTABLISHED
TOWNSHIP OF UXBRIDGE
- 4.3 A32/2023 CHI HANG LUU AND THUY BAO TRINH
PART BLOCK 6, PLAN 40M2669 DESIGNATED AS
PARTS 34 & 35, 40R31475
27 ALLINSON LANE
TOWNSHIP OF UXBRIDGE
- 4.4 A33/2023 KYLE EDEN AND KIMBERLY EDEN
PART E 1/2 LOT 2 CONCESSION 3 SCOTT, PART 1,
40R8402
8300 CONCESSION 4
TOWNSHIP OF UXBRIDGE
- 4.5 A34/2023 JAMES MUMBY AND IRENE MUMBY
LOT 21, PLAN 40M2600 SUBJECT TO AN EASEMENT
IN GROSS OVER LOTS 1 TO 29, INCLUSIVE, BLOCKS
36 AND 37, PLAN 40M2600 UNTIL 2037/09/07 AS IN

DR1637407 SUBJECT TO AN EASEMENT FOR
ENTRY AS IN DR1937077
30 NEWTON REED CRESCENT
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:

A30/2023	Summit Transmission Limited
Description	PT LT 24 CON 2 UXBRIDGE AS IN D313313
Municipal Address	5760 Concession 3
Township	Uxbridge
File No.	020-004-13200

will be heard by the Township of Uxbridge Committee of Adjustment in an electronic format only. The application will be considered on **November 15, 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 **November 10, 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 (5760 Concession 3) is currently developed with a two-storey single family dwelling with attached deck, detached garage and barn used for storage. The subject parcel is the result of lot line adjustment application submitted to Land Division to provide access to existing land locked parcel. The result of the lot line adjustment (land swap) is that a 19.5 acres portion of the land at 5760 Concession 3 has been transferred to land locked parcel with no municipal address. This transaction has effectively adjusted the property boundaries, with the purpose of providing access to the aforementioned existing landlocked (benefitting lands) 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 area requirements 40 ha and minimum frontage requirement of 200m in Rural (RU) zone. The proposed lot area and lot frontage of the subject parcel are 2.4 ha and 115.5 m respectively. The variances between the RU minimum requirements and proposed are 37.6 ha for the lot area and 84.5 metres for the lot frontage.

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 area of **2.4 hectares** for a variance of **37.6 hectares** and to permit minimum lot frontage of **115.5 m** for a variance of **84.5 m**.

a. Minimum Lot Area Requirement: **40 hectares**

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

Aj Singh

**Aj Singh
Planning Technician**

Copy: File

**Township of Uxbridge
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Take Notice that the following application:

A31/2023	Lisa Milson
Description	PT LT 24 CON 2 UXBRIDGE AS IN CO126410
Municipal Address	No Municipal Address
Township	Uxbridge
File No.	020-004-13100

will be heard by the Township of Uxbridge Committee of Adjustment in an electronic format only. The application will be considered on **November 15, 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 zoned Rural (RU) and Environmental Protection (EP). The property is currently vacant and densely wooded. The subject parcel is the result of lot line adjustment application submitted to Land Division to provide access to existing land locked parcel (subject parcel). The result of the lot line adjustment (land swap) is that a 19.5 acres portion of the land at 5760 Concession 3 has been transferred to land locked parcel (subject parcel) with no municipal address. This transaction has effectively adjusted the property boundaries, with the purpose of providing access to the aforementioned existing landlocked parcel (subject 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 area requirements 40 ha and minimum frontage requirement of 200m in Rural (RU) zone. The proposed lot area and lot frontage of the subject parcel are 17.6 ha and 87.9 m respectively. The variances between the RU minimum requirements and proposed are 22.4 ha for the lot area and 112.1 metres for the lot frontage.

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 area of **17.6 hectares** for a variance of **22.4 hectares** and to permit minimum lot frontage of **87.9 m** for a variance of **112.1 m**.

a. Minimum Lot Area Requirement: **40 hectares**

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

Aj Singh

**Aj Singh
Planning Technician**

Copy: File

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51 Toronto Street South
Uxbridge, Ontario
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EMERGENCY under THE PLANNING ACT**

Take Notice that the following application:

A32/2023	Chi Hang Luu and Thuy Bao Trinh
Description	PART BLOCK 6, PLAN 40M2669 DESIGNATED AS PARTS 34 & 35, 40R31475
Municipal Address	27 Allinson Lane
Township	Uxbridge
File No.	050-010-27826

will be heard by the Township of Uxbridge Committee of Adjustment in an electronic format only. The application will be considered on **November 15, 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 304.2 m² in area, zoned Brock Street Mixed Use (C6). The property currently supports a Single-Family Townhouse unit. The owners wish 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 4.2 m rear yard setback of the proposed deck. Row dwelling house units abutting EP-57 Zone are required to have a minimum rear yard setback of 7 m in the (C6) zone. The variance between the (C6) minimum rear yard standard and the proposed rear yard setback is 2.8 m.

The variances required in this matter are as follows:

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

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

1. Section **4.17B.v** - REGULATIONS FOR PERMITTED ROW DWELLING HOUSE USES

Relief from Section **4.17B.v** to permit a Rear Yard Depth of **4.2 m**.

v. Minimum Yard Dimensions per dwelling house unit:

**Rear Yard of row dwelling house units
abutting EP-57 Zone – 7 m**

Aj Singh

**Aj Singh
Planning Technician**

Copy: File

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51 Toronto Street South
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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:

A33/2023	Kyle Eden and Kimberly Eden
Description	PART E 1/2 LOT 2 CONCESSION 3 SCOTT, PART 1, 40R8402
Municipal Address	8300 Concession 4
Township	Uxbridge
File No.	020-001-23400

will be heard by the Township of Uxbridge Committee of Adjustment in an electronic format only. The application will be considered on **November 15, 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 0.4 ha in size, zoned Rural (RU). The property currently supports a Single-Family Detached dwelling house with a detached garage and a Barn. The owners wish to construct an addition (proposed storage) to the existing barn. The proposed storage would be 120.5 sqm in size, located at the rear of the house. Variance is required to permit the total maximum lot coverage of 269.2 sqm of all accessory buildings. All accessory buildings on Rural lots under 2 ha are limited to 160 sqm area. Application A33/2023 proposes a total coverage of 269.2 sqm of all accessory buildings.

The variances required in this matter are as follows:

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

1. Section **5.1.d** - ACCESSORY BUILDINGS,
STRUCTURES AND USES

Within a Rural (RU) Zone, the total gross floor area of all accessory buildings and structures on a lot, except swimming pools and farm implement sheds, shall not exceed:

160 square metres where the lot has a lot area of less than 2 hectares

Aj Singh

Aj Singh
Planning Technician

Copy: File

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

Relief from Section **5.1.d** to permit maximum lot coverage of **269.2 sqm** for a variance of **109.2 sqm**.

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

Committee of Adjustment
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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:

A34/2023	James Mumby and Irene Mumby
Description	LOT 21, PLAN 40M2600 SUBJECT TO AN EASEMENT IN GROSS OVER LOTS 1 TO 29, INCLUSIVE, BLOCKS 36 AND 37, PLAN 40M2600 UNTIL 2037/09/07 AS IN DR1637407 SUBJECT TO AN EASEMENT FOR ENTRY AS IN DR1937077
Municipal Address	30 Newton Reed Crescent
Township	Uxbridge
File No.	010-004-16623

will be heard by the Township of Uxbridge Committee of Adjustment in an electronic format only. The application will be considered on **November 15, 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 4411.91 Sqm in size, zoned Estate Residential Exception No. B (ER-B). The property currently supports a Single-Family Detached dwelling house with an attached garage. The owners wish to build a 68 m² (732 sqft) detached garage. The proposed detached garage is 8.2 m by 9.1 m and 5.9 m high, located at the front of the house. Variances are required to allow an accessory building located closer to street than the principal building, to permit the total maximum lot coverage of 68 sqm of all accessory buildings, and to permit the 5.9 m height of an accessory structure. Accessory Structures in Estate Residential Exception No. B (ER-B) Zone are required to have a maximum gross floor area of 60sqm and a maximum height of 5 m.

The variances required in this matter are as follows:

**REQUIREMENTS OF BY-LAW 81-19
EXISTING ZONING
Estate Residential (ER)**

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

1. Section **5.1.b.** - ACCESSORY BUILDINGS,
STRUCTURES AND USES

Relief from Section **5.1.b.** to permit an accessory building closer to the street line than the principal or main building on the lot.

b. RELATION TO STREET

Any accessory building or structure shall not be located closer to the street line than the principal or main building on the lot.

2. Section **5.1.d** - ACCESSORY BUILDINGS,
STRUCTURES AND USES

Relief from Section **5.1.d** to permit maximum lot coverage of **68 sqm** for a variance of **8 sqm**, and to permit maximum height of **5.9 m** for a variance of **0.9 m**

Maximum Lot coverage (All accessory buildings) – **60 sq m**

Maximum Height of the Accessory building – **5 m**

Aj Singh

**Aj Singh
Planning Technician**

Copy: File