

A G E N D A
COMMITTEE OF ADJUSTMENT
WEDNESDAY JUNE 12, 2024
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 A18/2024 HELEN SIENERTH
PT LTS 60, 61 & 62, BLK L, PL 83 AS IN D488576; S/T
INTEREST IN D426380 ; UXBRIDGE
35 BEECH STREET NORTH
TOWNSHIP OF UXBRIDGE
- 4.2 A19/2024 KELSEY & MEGHAN KRUSHEL
LT 6, PL 446 ; UXBRIDGE
138 PLANKS LANE
TOWNSHIP OF UXBRIDGE
- 4.3 A20/2024 MANUELA MEYER
LT 10 BLK XX PL 83 TOWNSHIP OF UXBRIDGE
77 MILL STREET
TOWNSHIP OF UXBRIDGE
- 4.4 A22/2024 MAURIZIO BERTATO (2326559 Ontario Ltd.)
PT LTS 456, 457, 458, BLK WW AND PT TORONTO ST,
CLOSED BY BYLAW UX14743, PL H50065, PT 1,
40R10679 ; UXBRIDGE
16 CEMETERY 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. 234
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:

A18/2024	Helen Sienerth
Description	PT LTS 60, 61 & 62, BLK L, PL 83 AS IN D488576; S/T INTEREST IN D426380 ; UXBRIDGE
Municipal Address	35 Beech Street North
Township	Uxbridge
File No.	050-001-11600

will be heard by the Township of Uxbridge Committee of Adjustment in an electronic format only. The application will be considered on **June 12, 2024 @ 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. Marc Anthony Miller via email at mmiller@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 **June 7, 2024**. 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. Miller 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 (mmiller@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 738.31 Sqm in area, and zoned Residential First Density (R1). The property currently supports a Single-Family Detached unit and a Detached Garage. The owner wishes to build a 120.7 m² (1299.2 sqft) accessory building containing a secondary residential unit. The proposed accessory building would be 15.24 m by 7.92m (50' x 25.98') located to the rear of the Single Family Detached Dwelling. A variance is required for the maximum lot coverage of accessory buildings to accommodate the proposed 16.34% lot coverage of the proposed accessory building. Accessory buildings are required to have a maximum lot coverage of 5% of the lot area pursuant to section 5.1(d) of the Zoning Bylaw. A variance is required to accommodate the proposed 6.5m accessory building height. Accessory buildings are required to have a maximum height of 5m pursuant to section 5.1(d) of the Zoning Bylaw. A variance is required to accommodate a .61m interior side yard setback. Accessory buildings are required to have a minimum setback from the interior lot line of 1.2m pursuant to section 5.1(h) of the Zoning Bylaw.

The variances required in this matter are as follows:

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

**Section 5.1(d) - LOT COVERAGE AND
HEIGHT**

d. The total lot coverage of all accessory buildings and structures, except swimming pools, shall not exceed 5 percent of the lot area, nor shall the height of any accessory building or structure exceed 5 meters.

**Section 5.1(h)(i) - GARAGES OR OTHER
ACCESSORY BUILDINGS OR
STRUCTURES: INTERIOR SIDE YARD**

i. Where such accessory building or structure is located in an interior side yard it shall not be closer than 1.2 metres to the interior side lot line.

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

Relief from **Section 5.1(d)** to permit a lot coverage of an accessory building of **16.34%** and to permit an accessory building height of **6.5m**.

Relief from **Section 5.1(h)(i)** to permit a minimum interior side yard of **0.61m**.

Marc Anthony Miller

Marc Anthony Miller
Planning Technician

Copy: File

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

**Committee of Adjustment
Phone: (905)852-9181, ext. 234
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:

A19/2024	Kelsey & Meghan Krushel
Description	LT 6, PL 446 ; UXBRIDGE
Municipal Address	138 Planks Lane
Township	Uxbridge
File No.	040-003-05400

will be heard by the Township of Uxbridge Committee of Adjustment in an electronic format only. The application will be considered on **June 12, 2024 @ 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. Marc Anthony Miller via email at mmiller@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 **June 7, 2024**. 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. Miller 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 (mmiller@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 694.6 Sqm in area, and zoned Residential First Density (R1). The property currently supports a Single-Family Detached unit. The owner wishes to build a 106.58 m² (1147.21 sqft) 2 storey accessory garage building. The proposed accessory building would be 14.63m by 7.31m (48' x 24') located to the rear of the Single Family Detached Dwelling. A variance is required for the rear yard setback to accommodate the proposed 15.3% lot coverage of the proposed accessory building. Accessory buildings are required to have a maximum lot coverage of 5% of the lot area pursuant to section 5.1(d) of the Zoning Bylaw. A variance is required to accommodate the proposed 6.14m accessory building height. Accessory buildings are required to have a maximum height of 5m pursuant to section 5.1(d) of the Zoning Bylaw. A variance is required to accommodate a .60m interior side yard setback. Accessory buildings are required to have a minimum setback from the interior lot line of 1.2m pursuant to section 5.1(h) of the Zoning Bylaw.

The variances required in this matter are as follows:

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

**Section 5.1(d) - LOT COVERAGE AND
HEIGHT**

d. The total lot coverage of all accessory buildings and structures, except swimming pools, shall not exceed 5 percent of the lot area, nor shall the height of any accessory building or structure exceed 5 meters.

**Section 5.1(h)(i) - GARAGES OR OTHER
ACCESSORY BUILDINGS OR
STRUCTURES: INTERIOR SIDE YARD**

i. Where such accessory building or structure is located in an interior side yard it shall not be closer than 1.2 metres to the interior side lot line.

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

Relief from **Section 5.1(d)** to permit a lot coverage of an accessory building of **15.3%** and to permit an accessory building height of **6.14m**.

Relief from **Section 5.1(h)(i)** to permit a minimum interior side yard of **0.6m**.

Marc Anthony Miller

Marc Anthony Miller
Planning Technician

Copy: File

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

**Committee of Adjustment
Phone: (905)852-9181, ext. 234
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:

A20/2024	Manuela Meyer
Description	LT 10 BLK XX PL 83 TOWNSHIP OF UXBRIDGE
Municipal Address	77 Mill Street
Township	Uxbridge
File No.	040-004-09800

will be heard by the Township of Uxbridge Committee of Adjustment in an electronic format only. The application will be considered on **June 12, 2024 @ 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. Marc Anthony Miller via email at mmiller@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 **June 7, 2024**. 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. Miller 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 (mmiller@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 607.02 Sqm in area, and zoned Residential Second Density (R2). The property currently supports a Single-Family Detached unit. The owner wishes to build a 8.36 m² (89.98 sqft) front vestibule and 5.1 m² (54.89 sqft) covered porch. The proposed vestibule and porch would measure 4.87m by 2.87m (16' x 9.42') located to the front of the Single Family Detached Dwelling. A variance is required to accommodate a 4.7m front yard setback. Principal Residential Uses are required to have a minimum front yard depth of 8m pursuant to section 4.10.2.1(c)(i) of the Zoning Bylaw. A variance is required to accommodate the Minimum Setback from Street Centerline of 9.13 m. Single Family Dwellings situated on a Township Road are required to have a Minimum Setback from the Street Centerline of 18m pursuant to section 4.10.2.1(g)(iv) of the Zoning Bylaw.

The variances required in this matter are as follows:

**REQUIREMENTS OF BY-LAW 81-19
EXISTING ZONING
Residential Second Density (R2)**

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

**Section 4.10.2.1(c)(i) - SINGLE-FAMILY
DWELLING HOUSE**

Relief from **Section 4.10.2.1(c)(i)** to permit a minimum interior side yard of **4.7m**.

i. Minimum Yard Dimensions Front Yard Depth

Relief from **Section 4.10.2.1(g)(iv)** to permit a setback from street centerline of **9.13m**.

8 Meters

**Section 4.10.2.1(g)(iv) - SINGLE-FAMILY
DWELLING HOUSE**

Minimum Setback From Street Centreline

iv. Township Road – 18 metres

Marc Anthony Miller

Marc Anthony Miller
Planning Technician

Copy: File

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

**Committee of Adjustment
Phone: (905)852-9181, ext. 234
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:

A22/2024	Maurizio Bertato (2326559 Ontario Ltd.)
Description	PT LTS 456, 457, 458, BLK WW AND PT TORONTO ST, CLOSED BY BYLAW UX14743, PL H50065, PT 1, 40R10679 ; UXBRIDGE
Municipal Address	16 Cemetery Road
Township	Uxbridge
File No.	040-009-07900

will be heard by the Township of Uxbridge Committee of Adjustment in an electronic format only. The application will be considered on **June 12, 2024 @ 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. Marc Anthony Miller via email at mmiller@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 **June 7, 2024**. 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. Miller 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 (mmiller@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 1,146.97 Sqm in area, and zoned Residential First Density (R1). The property currently supports a Single-Family Detached Dwelling and a detached garage. The owner wishes to build a new Single Family Detached Dwelling and Detached Garage. The total lot area covered by buildings would measure 484.44 sqm (5,214.47 sqft). The total lot area covered by the proposed detached garage would measure 152.81 sqm (1,644.93 sqft). The total lot area covered by the proposed Single Family Detached Dwelling would measure 331.62 sqm (3,569.55 sqft). A variance is required to accommodate the proposed total lot coverage of 42.23%. The maximum lot coverage of all buildings in the Residential First Density (R1) Zone is 30% according to section 4.9.2(f) of the Zoning Bylaw. A variance is required to accommodate the proposed coverage of an accessory building of 13.32%. The maximum lot coverage of accessory buildings is 5% according to section 5.1.d of the Zoning Bylaw. A variance is required to accommodate the proposed 6.4m accessory building height. Accessory buildings are required to have a maximum height of 5m pursuant to section 5.1(d) of the Zoning Bylaw.

The variances required in this matter are as follows:

**REQUIREMENTS OF BY-LAW 81-19
EXISTING ZONING**

Residential First Density (R1)

**Section 4.9.2(f) - REGULATIONS FOR
PERMITTED RESIDENTIAL USES**

**f. Maximum Lot Coverage of All Buildings - Lot
Coverage**

30 per cent

**Section 5.1(d) - LOT COVERAGE AND
HEIGHT**

d. The total lot coverage of all accessory buildings and structures, except swimming pools, shall not exceed 5 percent of the lot area, nor shall the height of any accessory building or structure exceed 5 meters.

RELIEF APPLIED FOR

**The applicant requests relief from the
provisions of:**

Relief from **Section 4.9.2(f)** to permit a total lot coverage of 42.23%

Relief from **Section 5.1(d)** to permit a lot coverage of an accessory building of 13.32% and to permit an accessory building height of 6.4m.

Marc Anthony Miller

Marc Anthony Miller
Planning Technician

Copy: File