

**A G E N D A**  
**COMMITTEE OF ADJUSTMENT**  
**WEDNESDAY JULY 17, 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 A21/2024 LINDSEY & KEVIN BAKER (CEMECARE)  
PT LT 18 CON 3 UXBRIDGE AS IN D328014 S & E PT 2  
40R21804, UXBRIDGE, REGIONAL MUNICIPALITY OF  
DURHAM  
374 - 378 Durham Region Highway 47  
TOWNSHIP OF UXBRIDGE
- 4.2 A23/2024 MUHAMMAD MUSA ASLAMZADA  
PT LT 1 CON 1 UXBRIDGE AS IN D438895 ;  
UXBRIDGE  
104 UXBRIDGE-PICKERING TOWNLINE  
TOWNSHIP OF UXBRIDGE
- 4.3 A24/2024 MARY & BRAD HEWTON  
PT W 1/2 LT 16 CON 3 UXBRIDGE PT 2, 40RD55 ;  
UXBRIDGE  
17 TINDALL LANE  
TOWNSHIP OF UXBRIDGE

5. OTHER BUSINESS

- 5.1 SPECIAL MEETING REQUEST FOR AN ADDITIONAL APPLICATION

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:

<b>A21/2024</b>	<b>LINDSEY &amp; KEVIN BAKER</b>
<b>Description</b>	<b>PT LT 18 CON 3 UXBRIDGE AS IN D328014 S &amp; E PT 2 40R21804, UXBRIDGE, REGIONAL MUNICIPALITY OF DURHAM</b>
<b>Municipal Address</b>	<b>374 - 378 Durham Region Highway 47</b>
<b>Township</b>	<b>Uxbridge</b>
<b>File No.</b>	<b>010-005-04300</b>

will be heard by the Township of Uxbridge Committee of Adjustment in an electronic format only. The application will be considered on **July 17, 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](mailto: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 **July 12, 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](http://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](mailto: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 20.4 ha approx. in area and zoned Rural (RU). The property currently supports a residential dwelling house, a secondary residential dwelling as permitted by a previous Committee of Adjustment decision and various accessory buildings and structures. The owners wish to operate an establishment engaged in the maintenance and care of cemeteries from 3.28 hectares of the lot. A section of the property was previously used for a Garden Centre and Nursery Sales and Supply Establishment. The use of the lands for the purposes of a Garden Centre and Nursery Sales and Supply Establishment became a legal non-conforming use upon the adoption of the current Zoning Bylaw. The owners wish to provide for the sequential use of the south-easterly quadrant of the property provided that the proposed use is deemed similar in nature to the legal non-conforming use previously permitted.

The applicant is seeking permission pursuant to Section 45(2)(a)(ii) of the Planning Act.

The variances required in this matter are as follows:

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

**Section 4.4.1(b)** - Outlines permitted uses on lands within the Rural (RU) zone. The existing Garden Centre and Nursey Sales and Supply Establishment use is a legal non-conforming use.

**Section 4.4.1(c) - ACCESSORY USES**

Uses, buildings or structures accessory to any of the foregoing listed permitted uses are permitted provided such are in accordance with the provisions of Section 5.1 hereof.

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

Permission to provide for a use similar to the existing use and regarded as an establishment engaged in the maintenance and care of cemeteries, inclusive of the preparation of burial sites, the engraving, finishing and sale of stone monuments, the fabrication of burial vaults, and, greenhouses for the growing of plant materials related to the preparation of burial sites and the care and maintenance of cemeteries.

Variance from **Section 4.1.1(c)** to allow accessory uses and activities incidental and subordinate to the proposed uses and activities, inclusive of offices, a custom workshop and facilities for the storage of equipment and supplies provided that the ground floor area of all non-residential buildings and structures associated therewith does not exceed 2,750 square metres.

*Marc Anthony Miller*

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**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:

<b>A23/2024</b>	<b>MUHAMMAD MUSA ASLAMZADA</b>
<b>Description</b>	<b>PT LT 1 CON 1 UXBRIDGE AS IN D438895 ; UXBRIDGE</b>
<b>Municipal Address</b>	<b>104 UXBRIDGE-PICKERING TOWNLINE</b>
<b>Township</b>	<b>Uxbridge</b>
<b>File No.</b>	<b>010-001-00100</b>

will be heard by the Township of Uxbridge Committee of Adjustment in an electronic format only. The application will be considered on **July 17, 2024 @ 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 **July 12, 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](http://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](mailto: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 zoned Hamlet Commercial Exception No.2 (C1-2). The property currently supports a Single Family Dwelling House and a Commercial Garage. The Single Family Dwelling House is legal non-conforming use on the property. The applicant is seeking permission to expand the current legal non-conforming use with the addition of a 83.31 m<sup>2</sup> (896.75 sqf) accessory building. The applicant is also seeking permission to expand the existing legal non-conforming Single Family Dwelling House through a building addition. The proposed accessory building encroaches in the Interior Side Yard and Rear Yard setback requirements. A variance is required to accommodate the proposed 1.2m Rear Yard and 1.2m Interior Side Yard setbacks of the proposed accessory building. As indicated in Section 5.1(h)(iii), accessory buildings must be setback 3 metres from an interior side or rear lot line within an Industrial or Commercial Zone. The variance between the proposed Interior Side Yard Setback and the required setback is 1.8m and, the variance between the proposed Rear Yard Setback and the required setback is 1.8m.

The applicant is seeking permission pursuant to Section 45(2)(a)(ii) & Section 45(2)(a)(i) of the Planning Act & relief pursuant to Section 45(1).

The variances required in this matter are as follows:

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

**Hamlet Commercial Exception No.2 (C1-2)**

**Section 4.14.1(c) - ACCESSORY USES**  
Uses, buildings or structures accessory to any of the foregoing listed permitted uses are permitted provided such are in accordance with the provisions of Section 5.1 hereof.

**Section 5.1(h)(iii) - GARAGES OR OTHER  
ACCESSORY BUILDINGS OR  
STRUCTURES**

Notwithstanding the foregoing, no accessory building or structure shall be erected closer than 3 metres to an interior side or rear lot line within an Industrial or Commercial Zone.

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

Section **4.14.1(c)** needs to be varied to allow accessory uses and activities incidental and subordinate to the proposed uses and activities, including a detached garage provided that the Gross Floor Area of structures associated therewith does not exceed 83.31 square metres.

Relief from **Section 5.1(h)(iii)** to permit a Rear Yard Depth of 1.2m and an Interior Side Yard Depth of 1.2m of an accessory building.

The applicant is seeking permission from the Committee of Adjustment to allow for the enlargement of the existing building associated with the legal non-conforming use.

*Marc Anthony Miller*

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**Marc Anthony Miller**  
**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:

<b>A24/2024</b>	<b>MARY &amp; BRAD HEWTON</b>
<b>Description</b>	<b>PT W 1/2 LT 16 CON 3 UXBRIDGE PT 2, 40RD55 ; UXBRIDGE</b>
<b>Municipal Address</b>	<b>17 TINDALL LANE</b>
<b>Township</b>	<b>Uxbridge</b>
<b>File No.</b>	<b>010-005-25412</b>

will be heard by the Township of Uxbridge Committee of Adjustment in an electronic format only. The application will be considered on **July 17, 2024 @ 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 1982.95 Sqm in area, and zoned Hamlet Residential (HR). The property currently supports a Single-Family Detached Dwelling and a Detached Garage. The owner wishes to build a 33.81m<sup>2</sup> (363.92 sqft) addition to the existing 95m<sup>2</sup> (1023.24 sqft) Detached Garage. The addition would measure 7.92m by 4.27m (25.98' x 14') located to the rear of the existing detached garage. A variance is required to accommodate the proposed Gross Floor Area (GFA) of the accessory building of 128.81m<sup>2</sup>. Accessory buildings are required to have a maximum GFA of 60 m<sup>2</sup> in the HR zone pursuant to Section 5.1(d) of the Zoning Bylaw. The variance between the required GFA of an accessory building and the proposed GFA of an accessory building is 68.81m<sup>2</sup>.

The variances required in this matter are as follows:

**REQUIREMENTS OF BY-LAW 81-19  
EXISTING ZONING  
Hamlet Residential (HR)**

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

Within an Hamlet Residential (HR) Zone, the total gross floor area of all accessory buildings and structures on a lot, except a swimming pool, shall not exceed 60 square metres.

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

Relief from **Section 5.1(d)** to permit the total gross floor area of all accessory buildings of 128.81m<sup>2</sup>.

*Marc Anthony Miller*

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**Marc Anthony Miller**  
**Planning Technician**

**Copy: File**