

A G E N D A
COMMITTEE OF ADJUSTMENT
WEDNESDAY APRIL 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 A8/2024 PAUL MEEK AND KELLY MEEK
 LT 5, PL 798
 57 WAGNER ROAD
 TOWNSHIP OF UXBRIDGE
- 4.2 A9/2024 COLIN GRAHAM AND NANCY GRAHAM
 NE1/4 LT 19 CON 6
 4766 CONCESSION ROAD 7
 TOWNSHIP OF UXBRIDGE
- 4.3 A10/2024 ROBERTO LAMANNA AND TRACEY LAMANNA
 PCL 36-1 SEC 40M1589; LT 36 PL 40M1589
 50 MILL RUN GATE
 TOWNSHIP OF UXBRIDGE
- 4.4 A11/2024 RANDY MATTHYS AND DOLORES MATTHYS
 PART BLOCK 6, PLAN 40M2669 DESIGNATED AS
 PARTS 24 & 25, 40R31475
 23 BALLINGER WAY
 TOWNSHIP OF UXBRIDGE
- 4.5 A12/2024 KENNETH MATSON AND ALISON MCKEOWN
 PT LT 27 CON 3, SCOTT, AS IN D450823
 13209 REGIONAL ROAD 39
 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:

A8/2024	Paul Meek and Kelly Meek
Description	LT 5, PL 798
Municipal Address	57 Wagner Road
Township	Uxbridge
File No.	030-005-18000

will be heard by the Township of Uxbridge Committee of Adjustment in an electronic format only. The application will be considered on **April 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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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 **April 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. 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 1392.9 sqm approx. in size, zoned Shore Residential (SR). The property currently supports a single-family detached dwelling house with a detached garage. The owners wish to add an 81.1 m² loft above the existing detached garage. The proposed loft would measure 10.9 m x 7.3 m (36' by 24'-3"). The addition of the loft would increase the total gross floor area of the garage to 162.2 sqm and raise the total height of the garage to 5.26 m. The garage is located at the back of the house. Variances are required to permit the total maximum lot coverage of 162.2 sqm for all accessory buildings and a height of 5.26m. Accessory Buildings in Shore Residential Zone are required to have a maximum gross floor area of 60sqm and a height limit of 5m. The purpose of this application is to provide relief from Section 5.1.d. of By-law 81-19, being the maximum lot coverage requirement of 60 sqm of all accessory building and a height limit of 5m of any accessory building within the Shore Residential (SR) Zone.

The variances required in this matter are as follows:

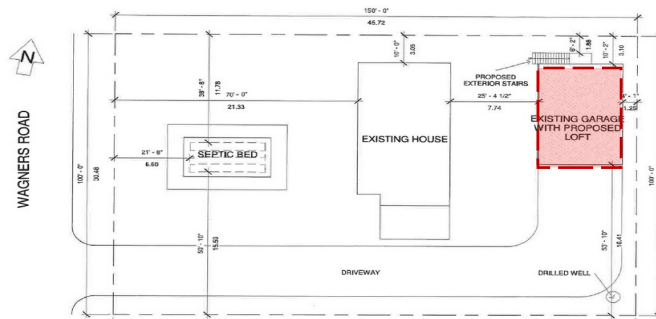
**REQUIREMENTS OF BY-LAW 81-19
EXISTING ZONING
Shore Residential (SR)**

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

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

Relief from Section **5.1.d**. a maximum gross floor area of **162.2 sqm** and a height of **5.26 m** for a variance of **102.2 sqm** and **0.26m**, respectively.

The total gross floor area of all accessory buildings shall not exceed **60 square metres** nor shall the height of any accessory building or structure exceed **5 metres**.



Aj Singh

Aj Singh
Planning Technician

Copy: File

**Township of Uxbridge
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Uxbridge, Ontario
L9P 1T1**

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EMERGENCY under THE PLANNING ACT**

Take Notice that the following application:

A9/2024	Colin Graham and Nancy Graham
Description	NE1/4 LT 19 CON 6
Municipal Address	4766 Concession Road 7
Township	Uxbridge
File No.	010-008-18300

will be heard by the Township of Uxbridge Committee of Adjustment in an electronic format only. The application will be considered on **April 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 20.8 ha approx. in size, zoned Rural (Ru). The property currently supports a single-family detached dwelling house and Pet Memorial including Pet Crematorium.

The owners wish to sell their property with the Pet memorial and Pet Crematorium (also known as Thistledown Pet Memorial) function attached to the property. The Applicants presently use a portion of their property as columbarium and their home business called Thistledown Pet Memorial. Additionally, there is a Pet Crematorium located in an accessory building on the property. The Pet Crematorium was established on the property in 2005 after receiving approval from the Committee of Adjustment and Ontario Land Tribunal. One of the conditions of approval was that the Applicants cease using the crematorium upon the sale of the property.

The purpose of this application is to reinstate the variances originally granted to the property in 2005, without the condition requiring the cessation of Pet Crematorium use upon sale.

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:**

**Section 5.10 - REGULATIONS FOR
PERMITTED HOME OCCUPATION**

Relief from Section 5.10. to allow the continuation of the home occupation use in an accessory building and to remove the "Cease upon Sale" clause.

g. Not more than 25 percent of the gross floor area of the dwelling house or dwelling unit shall be used for the purposes of home occupation, and such home occupation shall be conducted entirely within the dwelling house or dwelling unit.

h. There shall be no mechanical or other equipment used except that which is customarily employed in a dwelling house or dwelling unit for domestic or household purposes or for use by a dentist, drugless practitioner, physician, or other professional person.

Aj Singh

Aj Singh
Planning Technician

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EMERGENCY under THE PLANNING ACT**

Take Notice that the following application:

A10/2024	Roberto Lamanna and Tracey Lamanna
Description	PCL 36-1 SEC 40M1589; LT 36 PL 40M1589
Municipal Address	50 Mill Run Gate
Township	Uxbridge
File No.	020-004-17970

will be heard by the Township of Uxbridge Committee of Adjustment in an electronic format only. The application will be considered on **April 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 4012.6 sqm approx. in size, zoned Hamlet Residential Exception 16 (HR-16). The property currently supports a Single-Family Detached dwelling house with an attached garage. The owner wishes to build a 139.3 m² (1500 sqft) detached garage. The proposed detached garage would be 9.1 m by 15.24 m (30' x 50') and 4.27 m high, located at the back of the house. A variance is required to permit the total maximum lot coverage of 161.5 sqm of all accessory buildings. Accessory Buildings in Hamlet Residential Zone are required to have a maximum gross floor area of 60sqm. The purpose of this application is to provide relief from Section 5.1.d. of By-law 81-19, being the maximum lot coverage requirement of 60 sqm of all accessory building in the Hamlet Residential Exception 16 (HR-16) Zone.

The variances required in this matter are as follows:

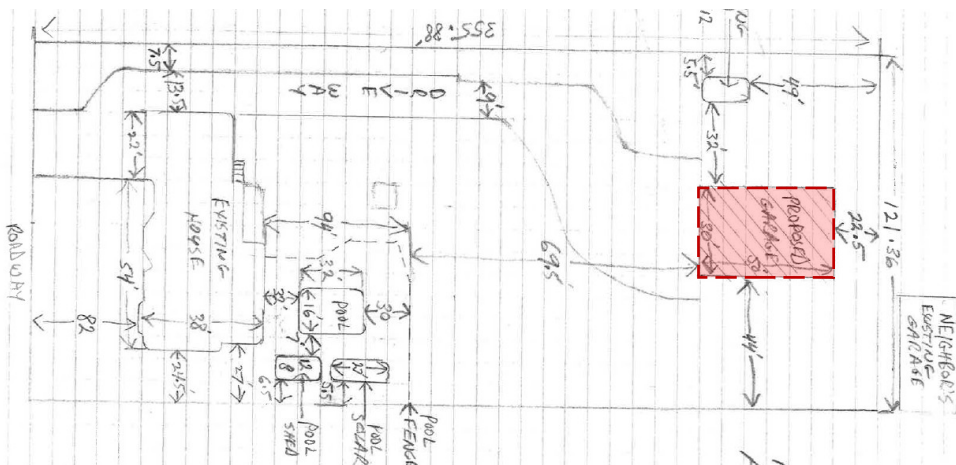
**REQUIREMENTS OF BY-LAW 81-19
EXISTING ZONING
Hamlet Residential Exception 16 (HR-16)**

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

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

Relief from Section **5.1.d** to permit maximum lot coverage of **161.5 sqm** for a variance of **101.5 sqm**.

The total gross floor area of all accessory buildings shall not exceed **60 square metres**.



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:

A11/2024	Randy Matthys and Dolores Matthys
Description	PART BLOCK 6, PLAN 40M2669 DESIGNATED AS PARTS 24 & 25, 40R31475
Municipal Address	23 Ballinger Way
Township	Uxbridge
File No.	050-010-27821

will be heard by the Township of Uxbridge Committee of Adjustment in an electronic format only. The application will be considered on **April 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 433 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 23 m² raised deck. The proposed deck would be 7.32 m by 3.05 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 6.89 m rear yard setback of the proposed deck. Bungalow loft units are required to have a minimum rear yard setback of 9.5 m in the C6 zone. The variance between the C6 minimum rear yard standard and the proposed rear yard setback is 2.61 m. The purpose of this application is to provide relief from Section 4.17B v. of By-law 81-19, being the minimum Rear Yard requirement of 9.5 m in the Brock Street East Mixed Use (C6) Zone.

The variances required in this matter are as follows:

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

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

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

Relief from Section **4.17B v.** to permit a Rear Yard Depth of **6.89 m** for a variance of **2.61 m**

v. Minimum Yard Dimensions per dwelling house unit:

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



Aj Singh

Aj Singh
Planning Technician

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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:

A12/2024	Kenneth Matson and Alison McKeown
Description	PT LT 27 CON 3, SCOTT, AS IN D450823
Municipal Address	13209 Regional Road 39
Township	Uxbridge
File No.	020-003-32800

will be heard by the Township of Uxbridge Committee of Adjustment in an electronic format only. The application will be considered on **April 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 1113.8 sqm approx. in size, zoned Hamlet Residential (HR). The property currently supports a single-family detached dwelling house. The owners wish to construct a detached garage and loft over it, with a total gross floor area of 104.4 sqm (1123.9 sqft). The proposal would be 7.5 m by 7.5 m (24'-10" x 24'-10"), located at the back of the house. A variance is required to permit the total maximum lot coverage of 109.3 sqm of all accessory buildings. Accessory Buildings in Hamlet Residential Zone are required to have a maximum gross floor area of 60sqm. The purpose of this application is to provide relief from Section 5.1.d. of By-law 81-19, being the maximum lot coverage requirement of 60 sqm of all accessory building in the Hamlet Residential (HR) Zone.

The variances required in this matter are as follows:

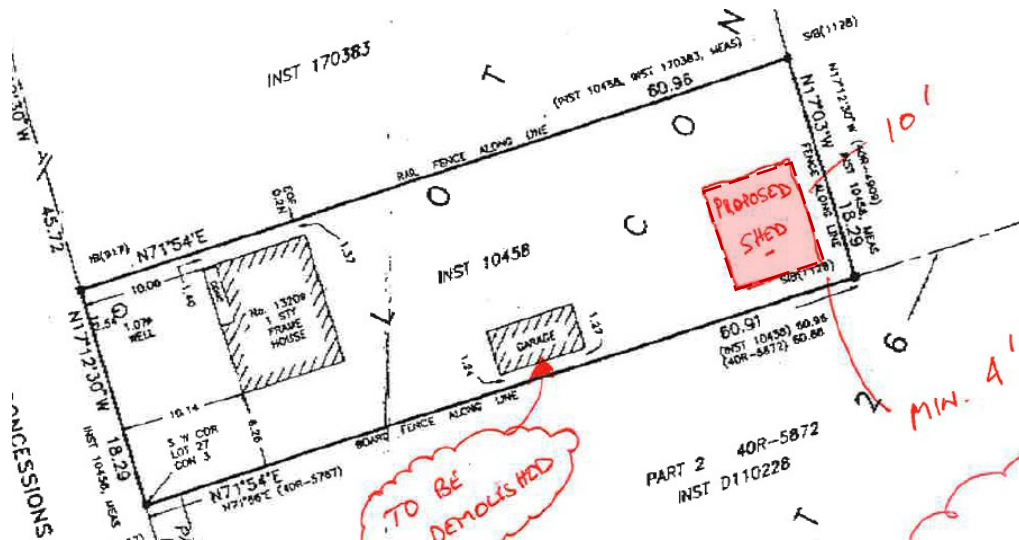
**REQUIREMENTS OF BY-LAW 81-19
EXISTING ZONING
Hamlet Residential(HR)**

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

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

Relief from Section **5.1.d** to permit maximum lot coverage of **109.3 sqm** for a variance of **49.3 sqm**.

The total gross floor area of all accessory buildings shall not exceed **60 square metres**.



Aj Singh

Aj Singh
Planning Technician

Copy: File