

A G E N D A
COMMITTEE OF ADJUSTMENT
WEDNESDAY MAY 15, 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 A13/2024 JOANNE BRIENZA
PART OF BLOCK 1, PLAN 40M2703 DESIGNATED AS
PART 7 ON REFERENCE PLAN 40R31521
16 HOWARD WILLIAMS COURT
TOWNSHIP OF UXBRIDGE
- 4.2 A15/2024 JONATHAN LUCIANO
PT E 1/2 LT 28 CON 6 UXBRIDGE, AS IN D56104;
PART 2 ON 40R32515
39 CEMETERY RD
TOWNSHIP OF UXBRIDGE
- 4.3 A16/2024 JONATHAN LUCIANO
PT E 1/2 LT 28 CON 6 UXBRIDGE, AS IN D56104;
PART 1 ON 40R32515
41 CEMETERY RD
TOWNSHIP OF UXBRIDGE
- 4.4 A17/2024 JOHN BENNETT AND HEATHER WOOD-BENNETT
PART OF BLOCK 1, PLAN 40M2703 DESIGNATED AS
PART 19 ON REFERENCE PLAN 40R31521
40 HOWARD WILLIAMS COURT
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:

A13/2024	Joanne Brienza
Description	PART OF BLOCK 1, PLAN 40M2703 DESIGNATED AS PART 7 ON REFERENCE PLAN 40R31521
Municipal Address	16 Howard Williams Court
Township	Uxbridge
File No.	040-009-07363

will be heard by the Township of Uxbridge Committee of Adjustment in an electronic format only. The application will be considered on **May 15, 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 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 **May 10, 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 482.09 Sqm in size, zoned Residential Multiple Density Exception No. 24 (RM-24). The property currently supports a Single-Family Townhouse unit. The owner wishes to build a 26.8 m² (290 sqft) raised deck. The proposed deck would be 8.83 m by 3.04 m (29' x 10') located at the rear of the home. A variance is required for the rear yard setback to accommodate the 4.03 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 1.67 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)**

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

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

Relief from Section **4.11.4.24 viii**. to permit a
Rear Yard Depth of **4.03 m**.

viii. Minimum Yard Dimensions per dwelling
house unit:

Rear Yard – 5.7 m

Marc Miller

Marc Miller
Planning Technician

Copy: File

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Uxbridge, Ontario
L9P 1T1**

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EMERGENCY under THE PLANNING ACT**

Take Notice that the following application:

A15/2024	Jonathan Luciano
Description	PT E 1/2 LT 28 CON 6 UXBRIDGE, AS IN D56104; Part 2 on 40R32515
Municipal Address	39 Cemetery Rd
Township	Uxbridge
File No.	040-009-04100

will be heard by the Township of Uxbridge Committee of Adjustment in an electronic format only. The application will be considered on **May 15, 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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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 at 39 Cemetery Road is the result of a severance application submitted to the Land Division Committee to permit the creation of a new vacant lot and retaining the left. The land severance application has deemed the properties identified as 39 Cemetery Road not in compliance with the polices of the Township of Uxbridge Zoning By-law 81-19. The existing house on the property is to be demolished and it is intended to develop both the severed and retained lots with new single-family detached residential dwellings. The lands are zoned "Residential First Density (R1) Zone". The purpose of this application is to provide relief from Section 4.9.2.b.i of By-law 81-19, being the minimum Lot Frontage requirement of 17m in the Residential First Density (R1) Zone.

The variances required in this matter are as follows:

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

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

1. Section **4.9.2.b.i** - REGULATIONS FOR PERMITTED USES

Relief from Section **4.9.2.b.i** to permit a minimum lot frontage of 15.24 m for a variance of 1.76 m.

- b. Minimum Lot Frontage Requirement:

- i. **With Public Piped Water and Sanitary Sewage System: 17 m**

Table 1: Parcel Description

39 Cemetery Road (Part 1 and Part 2)				Before Severance
	Existing	Required	Proposed	
Lot Area	2035.2 sqm	550 sqm		
Lot Frontage	30.48 m	17 m		
39 Cemetery Road: Part 2				After Severance
Lot Area		550 sqm	999 sqm	
Lot Frontage		17 m	15.24 m	
41 Cemetery Road: Part 1				
Lot Area		550 sqm	1036.02 sqm	
Lot Frontage		17 m	15.24 m	

Marc Miller

Marc Miller
Planning Technician

Copy: File

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Take Notice that the following application:

A16/2024	Jonathan Luciano
Description	PT E 1/2 LT 28 CON 6 UXBRIDGE, AS IN D56104; Part 1 on 40R32515
Municipal Address	41 Cemetery Rd
Township	Uxbridge
File No.	040-009-04100

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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 at 41 Cemetery Road is the result of a severance application submitted to the Land Division Committee to permit the creation of a new vacant lot and retaining the left. The land severance application has deemed the properties identified as 41 Cemetery Road not in compliance with the polices of the Township of Uxbridge Zoning By-law 81-19. The existing house on the property is to be demolished and it is intended to develop both the severed and retained lots with new single-family detached residential dwellings. The lands are zoned "Residential First Density (R1) Zone". The purpose of this application is to provide relief from Section 4.9.2.b.i of By-law 81-19, being the minimum Lot Frontage requirement of 17m in the Residential First Density (R1) Zone.

The variances required in this matter are as follows:

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

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

1. Section **4.9.2.b.i** - REGULATIONS FOR PERMITTED USES

Relief from Section **4.9.2.b.i** to permit a minimum lot frontage of 15.24 m for a variance of 1.76 m.

b. Minimum Lot Frontage Requirement:

i. With Public Piped Water and Sanitary Sewage System: 17 m

Table 1: Parcel Description

39 Cemetery Road (Part 1 and Part 2)				Before Severance
	Existing	Required	Proposed	
Lot Area	2035.2 sqm	550 sqm		
Lot Frontage	30.48 m	17 m		
39 Cemetery Road: Part 2				After Severance
Lot Area		550 sqm	999 sqm	
Lot Frontage		17 m	15.24 m	
41 Cemetery Road: Part 1				
Lot Area		550 sqm	1036.02 sqm	
Lot Frontage		17 m	15.24 m	

Marc Miller

Marc Miller
Planning Technician

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EMERGENCY under THE PLANNING ACT**

Take Notice that the following application:

A17/2024	John Bennett And Heather Wood-Bennett
Description	PART OF BLOCK 1, PLAN 40M2703 DESIGNATED AS PART 19 ON REFERENCE PLAN 40R31521
Municipal Address	40 Howard Williams Court
Township	Uxbridge
File No.	040-009-07375

will be heard by the Township of Uxbridge Committee of Adjustment in an electronic format only. The application will be considered on **May 15, 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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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 327.9 Sqm in size, zoned Residential Multiple Density Exception No. 24 (RM-24). The property currently supports a Single-Family Townhouse unit. The owners wish to build a 22.2 m² raised deck. The proposed deck would be 6.09 m by 3.65 m (20' x 12') located at the rear of the home. A variance is required for the rear yard setback to accommodate the 2.47 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 3.23 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)	RELIEF APPLIED FOR The applicant requests relief from the provisions of:
1. Section 4.11.4.24 viii - REGULATIONS FOR PERMITTED RESIDENTIAL USES	Relief from Section 4.11.4.24 viii . to permit a Rear Yard Depth of 2.47 m .
viii . Minimum Yard Dimensions per dwelling house unit: Rear Yard – 5.7 m	

Marc Miller

Marc Miller
Planning Technician

Copy: File