

A G E N D A
COMMITTEE OF ADJUSTMENT
WEDNESDAY FEBRUARY 21, 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 A1/2024 BRUNDALE FINE HOMES LTD.
LT 643, BLK 53 PL 30; PT LT 642, BLK 53 PL 30 AS IN
D94103
25 JONATHAN STREET
TOWNSHIP OF UXBRIDGE
- 4.2 A2/2024 BRUNDALE FINE HOMES LTD.
LT 643, BLK 53 PL 30; PT LT 642, BLK 53 PL 30 AS IN
D94103
NO MUNICIPAL ADDRESS ASSIGNED YET
TOWNSHIP OF UXBRIDGE
- 4.3 A3/2024 WALTER FERREIRA AND JANEY WORTON
LOT 5, PLAN 40M-1980
10 KESTER LANE
TOWNSHIP OF UXBRIDGE
- 4.4 A4/2024 PAUL WINKEL AND KAREN WINKEL
PCL 53-1 SEC 40M1477; LT 53 PL 40M1477
12 CARMODY LANE
TOWNSHIP OF UXBRIDGE

5. OTHER BUSINESS

DISCUSSION ON FORMAT OF MEETING (IN-PERSON, VIRTUAL, HYBRID) FOR FUTURE COMMITTEE OF ADJUSTMENT MEETINGS.

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:

| | |
|--------------------------|---|
| A1/2024 | Brundale Fine Homes Ltd. |
| Description | LT 643, BLK 53 PL 30; PT LT 642, BLK 53 PL 30 AS IN D94103 |
| Municipal Address | 25 Jonathan Street |
| Township | Uxbridge |
| File No. | 050-010-01300 |

will be heard by the Township of Uxbridge Committee of Adjustment in an electronic format only. The application will be considered on **February 21, 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. 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 **February 16, 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 at 25 Jonathan Street is 778.12 sqm in area and zoned Residential First Density (R1). The property currently supports a single-family dwelling house. The subject parted parcels (Part 1 and Part 2) are the result of a severance application submitted to the Land Division Committee to permit the creation of a new vacant lot. The land severance application has deemed the property identified as 25 Jonathan Street (Part 1) not in compliance with the polices of the Township of Uxbridge Zoning By-law 81-19. The existing house 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, relief from Section 4.9.2.c.iii b being the minimum width Interior Side Yard requirement of 1.5 m, and relief from Section 4.9.2.f. being the maximum Lot Coverage of all buildings requirement of 30% 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 b. Minimum Lot Frontage Requirement: i. With Public Piped Water and Sanitary Sewage System: 17 m | Relief from Section 4.9.2.b.i to permit a minimum lot frontage of 13.52 m for a variance of 3.48 m. |
| 2. Section 4.9.2.c.iii - REGULATIONS FOR PERMITTED USES iii. Interior Side Yard Requirement Minimum Width (b) Other Side: 1.5 metres | Relief from Section 4.9.2.c.iii to permit a minimum interior side yard (other side) of 0.6 m for a variance of 0.9 m. |
| 3. Section 4.9.2.f. - REGULATIONS FOR PERMITTED USES f. Maximum Lot Coverage of All Buildings-30% | Relief from Section 4.9.2.f. to permit a maximum lot coverage of 32% for a variance of 2%. |

Aj Singh

Aj Singh
Planning Technician

Copy: File

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

**Committee of Adjustment
Phone: (905)852-9181, ext. 212
Fax: (905)852-9674**

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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:

| | |
|--------------------------|---|
| A2/2024 | Brundale Fine Homes Ltd. |
| Description | LT 643, BLK 53 PL 30; PT LT 642, BLK 53 PL 30 AS IN D94103 |
| Municipal Address | Not Assigned yet |
| Township | Uxbridge |
| File No. | 050-010-01300 |

will be heard by the Township of Uxbridge Committee of Adjustment in an electronic format only. The application will be considered on **February 21, 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 (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 (Part 2) is 778.12 sqm in area and zoned Residential First Density (R1). The property is currently vacant. The subject parted parcels (Part 1 and Part 2- refer to drawings on Page 2) are the result of a severance application submitted to the Land Division Committee to permit the creation of a new vacant lot. The land severance application has deemed the property (Part 2) not in compliance with the polices of the Township of Uxbridge Zoning By-law 81-19. It is intended to develop the property with a new single-family detached residential dwelling. 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, relief from Section 4.9.2.c.iii b being the minimum width Interior Side Yard requirement of 1.5 m, and relief from Section 4.9.2.f. being the maximum Lot Coverage of all buildings requirement of 30% 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 13.52 m for a variance of 3.48 m.

b. Minimum Lot Frontage Requirement:

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

2. Section **4.9.2.c.iii** - REGULATIONS FOR PERMITTED USES

Relief from Section **4.9.2.c.iii** to permit a minimum interior side yard (other side) of 0.6 m for a variance of 0.9 m.

iii. Interior Side Yard Requirement
Minimum Width

(b) Other Side: 1.5 metres

3. Section **4.9.2.f.** - REGULATIONS FOR PERMITTED USES

Relief from Section **4.9.2.f.** to permit a maximum lot coverage of 32% for a variance of 2%.

f. Maximum Lot Coverage of All Buildings-**30%**

Aj Singh

Aj Singh
Planning Technician

Copy: File

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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:

| | |
|--------------------------|---|
| A3/2024 | Walter Ferreira and Janey Worton |
| Description | LOT 5, PLAN 40M-1980 |
| Municipal Address | 10 Kester Lane |
| Township | Uxbridge |
| File No. | 020-003-18325 |

will be heard by the Township of Uxbridge Committee of Adjustment in an electronic format only. The application will be considered on **February 21, 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 (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 at 10 Kester Lane is 1.63 ac in size, zoned Hamlet Residential exception 31(HR-31). The property currently supports a Single-Family dwelling house. The owners wish to build a 224 m² (2411 sqft) Accessory Structure. The proposed Accessory Structure would be 12.19 m x 9.1 m (40' by 30') and 7.6 m high, located at the rear of the home. Variances are required for the maximum lot coverage and maximum height of all accessory buildings in Hamlet Residential exception 31(HR-31) zone. All accessory buildings are limited to Gross Floor area of 60 sqm and 5 m height in HR-31 zone. The application A3/2024 proposes a total Gross Floor Area of 224 sqm of all accessory buildings and a height of 7.6 m.

The variances required in this matter are as follows:

**REQUIREMENTS OF BY-LAW 81-19
EXISTING ZONING
Hamlet Residential exception 31(HR-31)**

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

1. Section **5.1.d** - REGULATIONS FOR
PERMITTED RESIDENTIAL USES

Relief from Section **5.1.d** to permit maximum
Gross Floor Area of **224 sqm** for a variance of
164sqm, and to permit maximum height of **7.6
m** for a variance of **2.6 m**

Maximum Gross Floor Area (All accessory
buildings) – **60 sq m**

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

Aj Singh

Aj Singh
Planning Technician

Copy: File

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L9P 1T1**

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EMERGENCY under THE PLANNING ACT**

Take Notice that the following application:

| | |
|--------------------------|--|
| A4/2024 | Paul Winkel And Karen Winkel |
| Description | PCL 53-1 SEC 40M1477; LT 53 PL 40M1477 (UXBRIDGE); S/T A RIGHT AS IN LT364790 |
| Municipal Address | 12 Carmody Lane |
| Township | Uxbridge |
| File No. | 030-007-41822 |

will be heard by the Township of Uxbridge Committee of Adjustment in an electronic format only. The application will be considered on **February 21, 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 at 12 Carmody Lane is 809.3 sqm in size, zoned Residential First Density(R1). The property currently supports a 2-storey Single-Family dwelling house. The owners wish to build a 38.65 m² deck. The proposed deck would be 7.92 m x 4.87 m (16' by 26') located at the rear of the home. A variance is required to permit the maximum Lot Coverage of 40.9% to accommodate the proposed deck. Single Family dwelling houses are required to have a maximum Lot Coverage of minimum of 30% in the Residential First Density(R1) zone. The variance between the (R1) maximum Lot Coverage standard and the proposed Lot Coverage is 10.9%.

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.f** - REGULATIONS FOR PERMITTED RESIDENTIAL USES

Relief from Section **4.9.2.f** to maximum Lot Coverage of **40.9%** for a variance of **10.9%**.

Maximum Lot Coverage of All Buildings - **30%**

Aj Singh

Aj Singh
Planning Technician

Copy: File