

A G E N D A
COMMITTEE OF ADJUSTMENT
WEDNESDAY MARCH 12, 2025
ELECTRONIC FORMAT
UXBRIDGE, ONTARIO

1. CALL TO ORDER
2. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF
3. APPROVAL OF MINUTES FROM THE FEBRUARY 12, 2025 HEARING
4. APPLICATIONS:
 - 4.1 A2/2025 Good Life Developments Ltd.
33 Beech Street North
 - 4.2 A3/2025 E. Tavares & R. Tavares
34 Bascom Street
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:

Owner/Applicant	Good Life Developments Ltd.
Description	PT LTS 138, 139 & 140, BLK U PL 83 AS IN CO248080
Municipal Address	33 Beech Street North
Roll No.	050-001-15800
File No.	A2/2025

will be heard by the Township of Uxbridge Committee of Adjustment in an electronic format only. The application will be considered on **March 12, 2025 at 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. Submitted 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 **March 7, 2025**. 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.

The property is zoned Residential First Density (R1) and currently supports a single family detached dwelling. The applicant is proposing to renovate the existing dwelling and construct an exterior addition. The proposed exterior work includes the addition of a covered walkway and porch to the front of the dwelling. The proposed porch projects into the required front yard (see Submitted Site Plan, Exhibit #2)

In order to obtain a building permit for the proposed addition relief is required from the Zoning By-law:

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

Notwithstanding the yard and setback provisions of this By-law, to the contrary, unenclosed porches, balconies, steps and patios, covered or uncovered, may project into any required yard a maximum distance of 1.5 metres, but not closer than 1.2 metres to any lot line, provided that in the case of porches, steps or patios such uses are not more than 1.8 metres above finished grade. (Section 5.1(k))

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

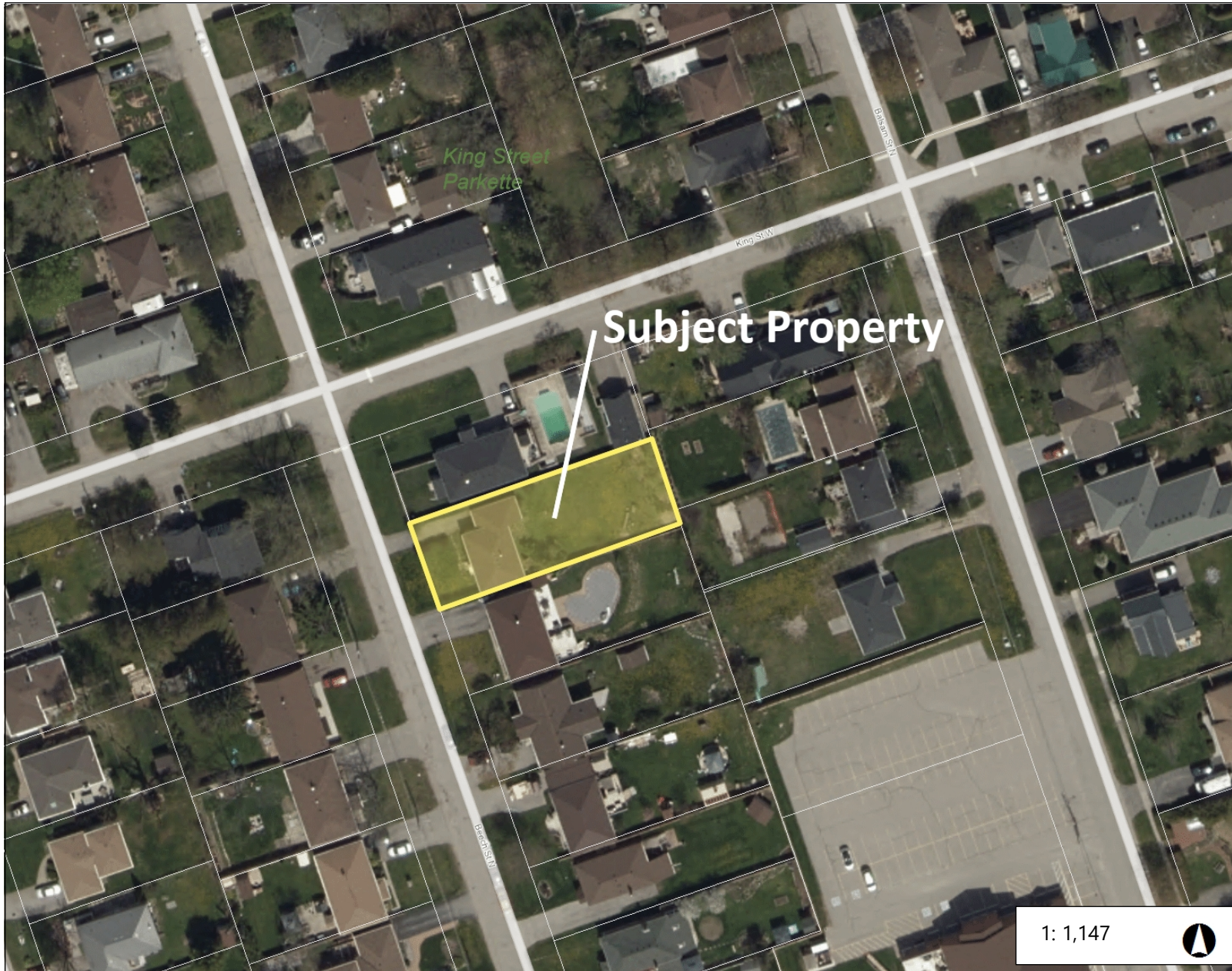
To permit a porch and associated covering to project a maximum of 2.7 metres into the required front yard.

Marc Anthony Miller

**Marc Anthony Miller
Planning Technician**

Copy: File

Exhibit 1: Location Map - 33 Beech Street N.



Legend

- Ownership Parcel
- Assessments Parcel

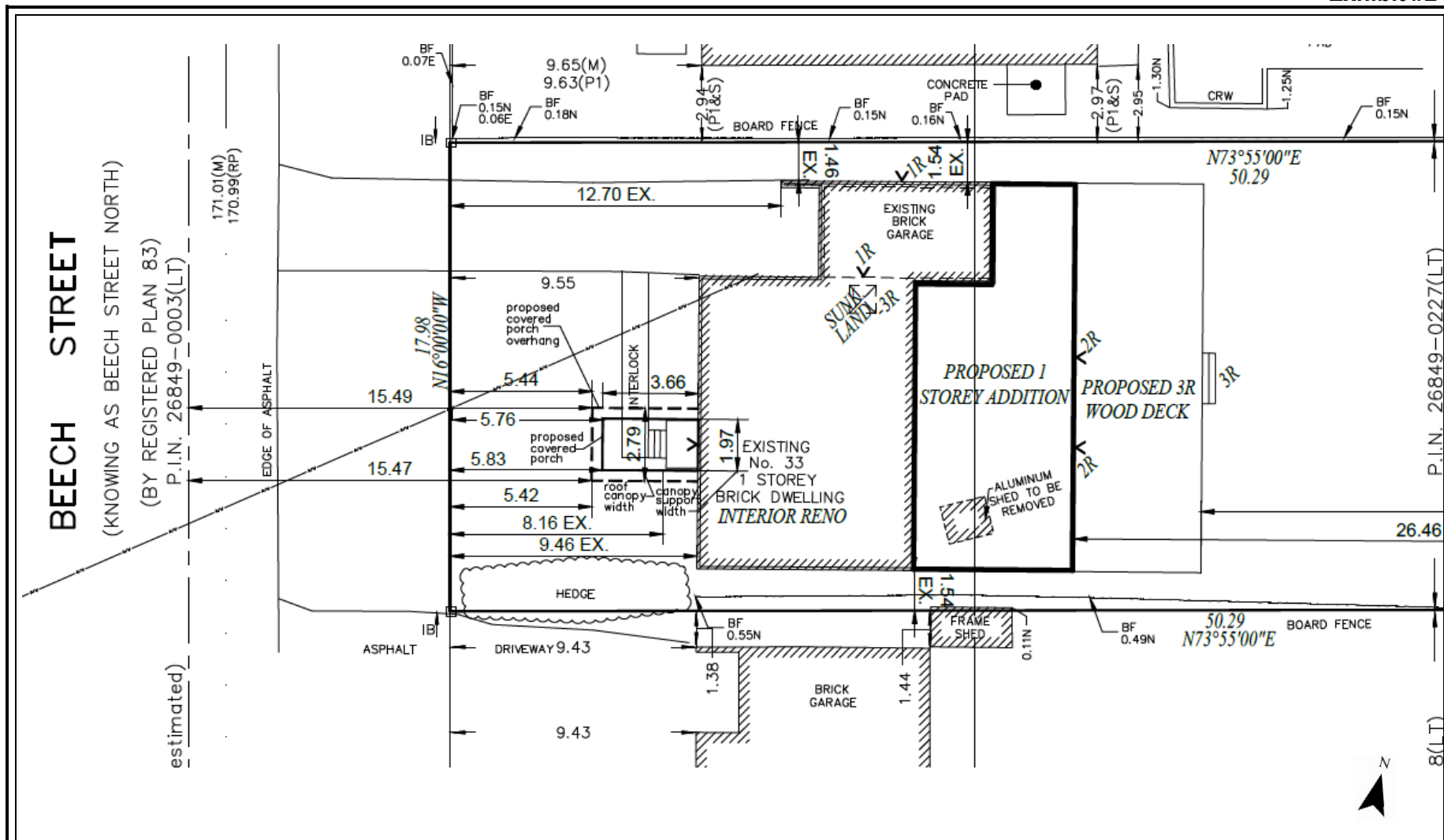
Notes

58.3 0 29.14 58.3 Meters

NAD_1983_UTM_Zone_17N
Created By: Township of Uxbridge

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

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Site Plan Provided by Applicant

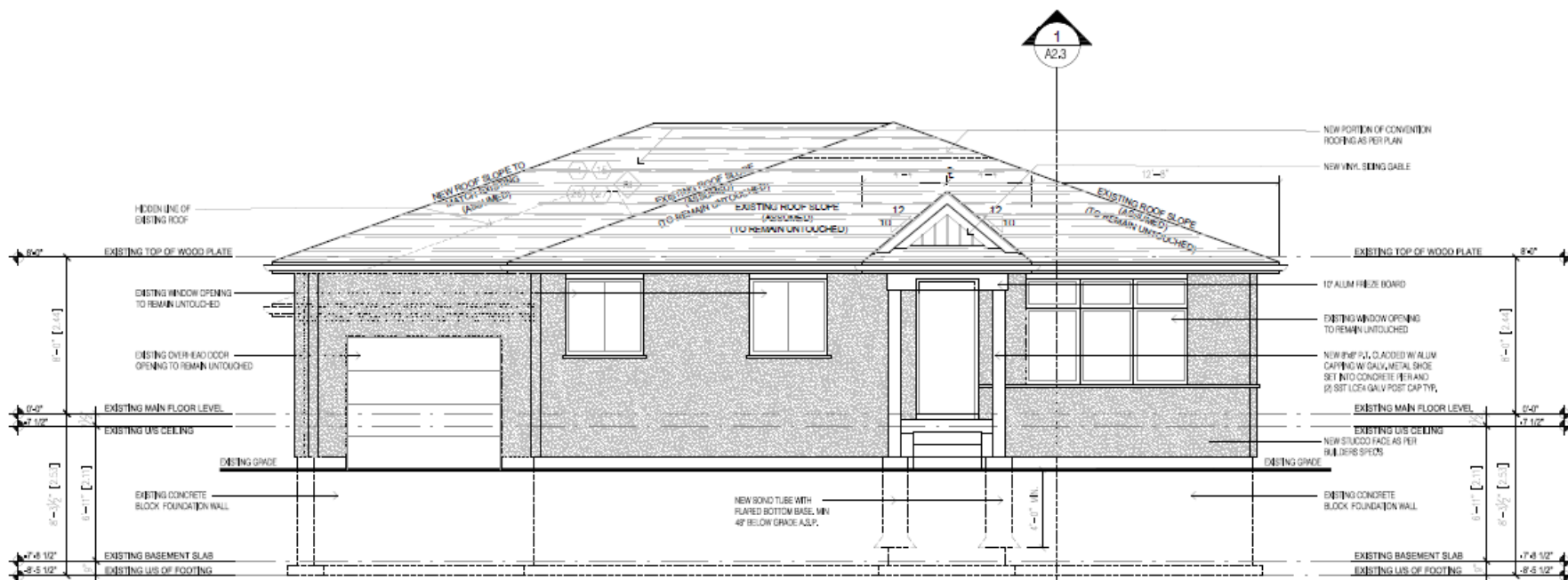
File No: A2/2025

Applicant: Good Life Developments Ltd.

Municipal Address: 33 Beech Street N.

Roll No: 050-001-15800

PLEASE CONTACT THE TOWNSHIP OF UXBRIDGE DEVELOPMENT SERVICES DEPARTMENT TO VIEW A COPY OF THIS DRAWING.



33 BEECH STREET NORTH

FRONT ELEVATION
SCALE: 3/16" = 1'-0"



Front Elevation Provided by Applicant

File No: A2/2025

Applicant: Good Life Developments Ltd.

Municipal Address: 33 Beech Street N.

Roll No: 050-001-15800

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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:

Owner/Applicant	E. Tavares & R. Tavares
Description	PT LT 9 BLK PPP PL 83 AS IN D386780; T/W D386780
Municipal Address	34 Bascom Street
Roll No.	040-004-27300
File No.	A3/2025

will be heard by the Township of Uxbridge Committee of Adjustment in an electronic format only. The application will be considered on **March 12, 2025 at 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.

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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 property subject to the application is addressed as 34 Bascom Street, Uxbridge. The property is Zoned Residential Second Density Exception No. 1 (R2-1) and currently supports a single detached dwelling. The applicant is proposing to construct an addition to the dwelling which shall include a garage and an additional bedroom.

In order to obtain a building permit, the following relief is required from the Zoning By-law:

**REQUIREMENTS OF BY-LAW 81-19
EXISTING ZONING
Residential Second Density Exception No 1
(R2-1)**

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

Notwithstanding the provisions of Sections 4.10.1, 4.10.2 and 4.10.3 of Zoning By-law No. 81-19 (as amended), to the contrary, within the R2-1 Zone, only buildings or structures lawfully in existence as of the 13th day of November, 1989 shall be permitted, and no new structures or buildings shall be permitted except a carport, porch, or shed for which the Lake Simcoe Region Conservation Authority has issued a permit (Section 4.10.4.1)

To permit an addition to the existing dwelling, containing an attached private garage, for which the Lake Simcoe Region Conservation Authority has issued a permit.

Minimum Yard Dimensions: Front Yard Depth 8 metres (Section 4.10.2.1(c)(i))

To permit a minimum front yard depth of 6.5 metres.

Minimum Setback From Street Centreline: Township Road 18 metres (Section 4.10.2.1(g)(iv))

To permit a minimum setback of 11.5 metres from the street centerline of a Township Road.

Marc Anthony Miller

**Marc Anthony Miller
Planning Technician**

Copy: File

Exhibit 1: Location Map (34 Bascom Street)



Legend

- Ownership Parcel
- Assessments Parcel

Notes

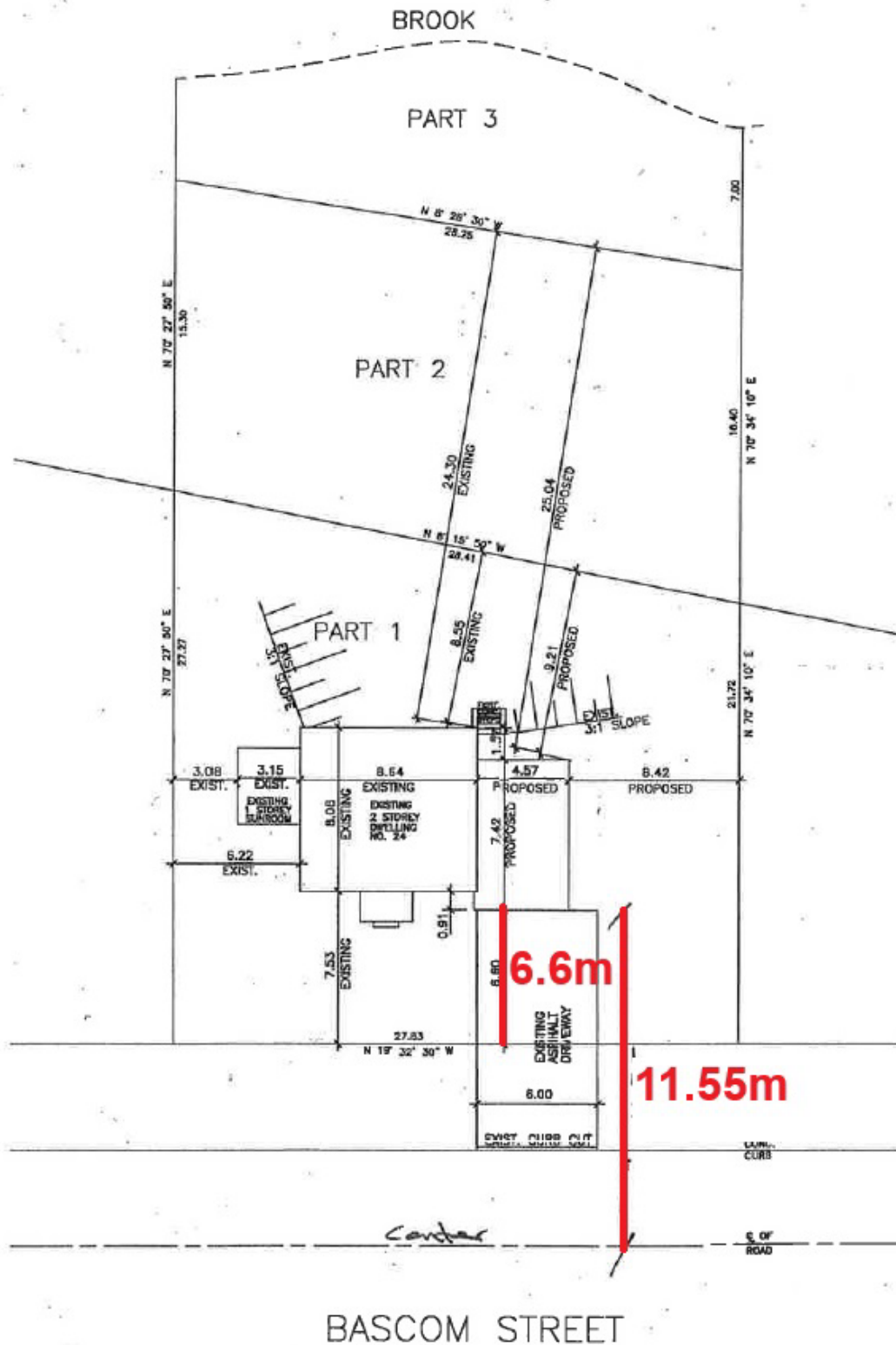
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Site Plan Provided by Applicant

File No: A3/2025

Applicant: E. Tavares & R. Tavares

Municipal Address: 34 Bascom Street

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FRONT ELEVATION

Front Elevation Provided by Applicant

File No: A3/2025

Applicant: E. Tavares & R. Tavares

Municipal Address: 34 Bascom Street

Roll No: 040-004-27300

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