

A G E N D A
COMMITTEE OF ADJUSTMENT
MONDAY DECEMBER 22, 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 NOVEMBER 12, 2025 HEARING**
- 4. APPLICATIONS:**
 - 4.1 A18/2025 C. DeBarros**
1A South Balsam Street, Uxbridge
- 5. OTHER BUSINESS**
 - 5.1 Adoption of Hearing Schedule for 2026**
- 6. ADJOURNMENT**

Mailed on/before: Friday, December 12th, 2025

Notice of Public Hearing Township of Uxbridge Committee of Adjustment

An electronic Committee of Adjustment Hearing will be held on:

Monday, December 22nd, 2025 at 7:00 p.m.

Members of the public and the applicant can participate electronically. Registration with the Secretary-Treasurer by 4:30 pm on the business day prior to the electronic hearing is required to participate. To register, please contact Marc Anthony Miller via email (mmiller@uxbridge.ca) or call (905-852-9181 ext. 234).

Why am I receiving this notice? You are receiving this notice because a minor variance application has been submitted to the Township of Uxbridge for the property noted below. As required by the *Planning Act*, notice must be provided to property owners within 60 metres of the land to where the application applies.

Application Details

File Number: **A18/2025**
Owner(s): **C. DeBarros**
Location: **1A South Balsam Street**

Subject Property Zoned: **R1**
Zoning By-law: **81-19**

Purpose of the Application(s)

The applicant requests approval of the requested variances in order to obtain a building permit for a new single-family dwelling house on a vacant lot (refer to Exhibit #2).

Requested Variances

Details of the variance are as follows:

By-law Requirement	Relief Applied For
Minimum front yard depth – 8 metres (Section 4.9.2(c)(i)).	To permit a minimum front yard depth of 4.5 metres
Minimum interior side yard depth, One Side – 1.2 metres (Section 4.9.2(c)(iii)(a)).	To permit a minimum interior side yard depth from the north property line of 1.1 metres.
Minimum rear yard depth 10 metres (Section 4.9.2(c)(iv)).	To permit a minimum rear yard depth of 6.0 metres

Maximum total lot coverage – 30 percent (Section 4.9.2(f))	To permit a maximum total lot coverage of 34 percent.
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)).	To permit a covered porch to project a maximum of 4.9 metres into the required front yard.
Minimum Setback from a Township Road – 18 metres (Section 4.9.2(g)(iv)).	To permit a minimum setback from a Township Road of 15.5 metres.

Additional Information on the Public Notice

Please call Marc Anthony Miller, 905-852-9181, ext. 234, Township of Uxbridge, Development Services Department.

Committee of Adjustment

The role of the Committee of Adjustment is to make decisions under the *Planning Act* on applications for minor variance. The Committee of Adjustment forms its opinion through its detailed review of all material filed with an application, letters received, deputations made at the public hearing and results of site inspections.

Public Hearing Attendance/Participation

- you or your representative are invited to attend, either in support of the application, opposed to the application or seeking information on the application
- if attendance is not practical, written comments will be accepted
- if you know of any interested persons who have not received notice, please inform them
- in the case of the applicant, you are hereby advised that you must be present in person or be represented in order to present your application to the Committee

To all persons and agencies making comments

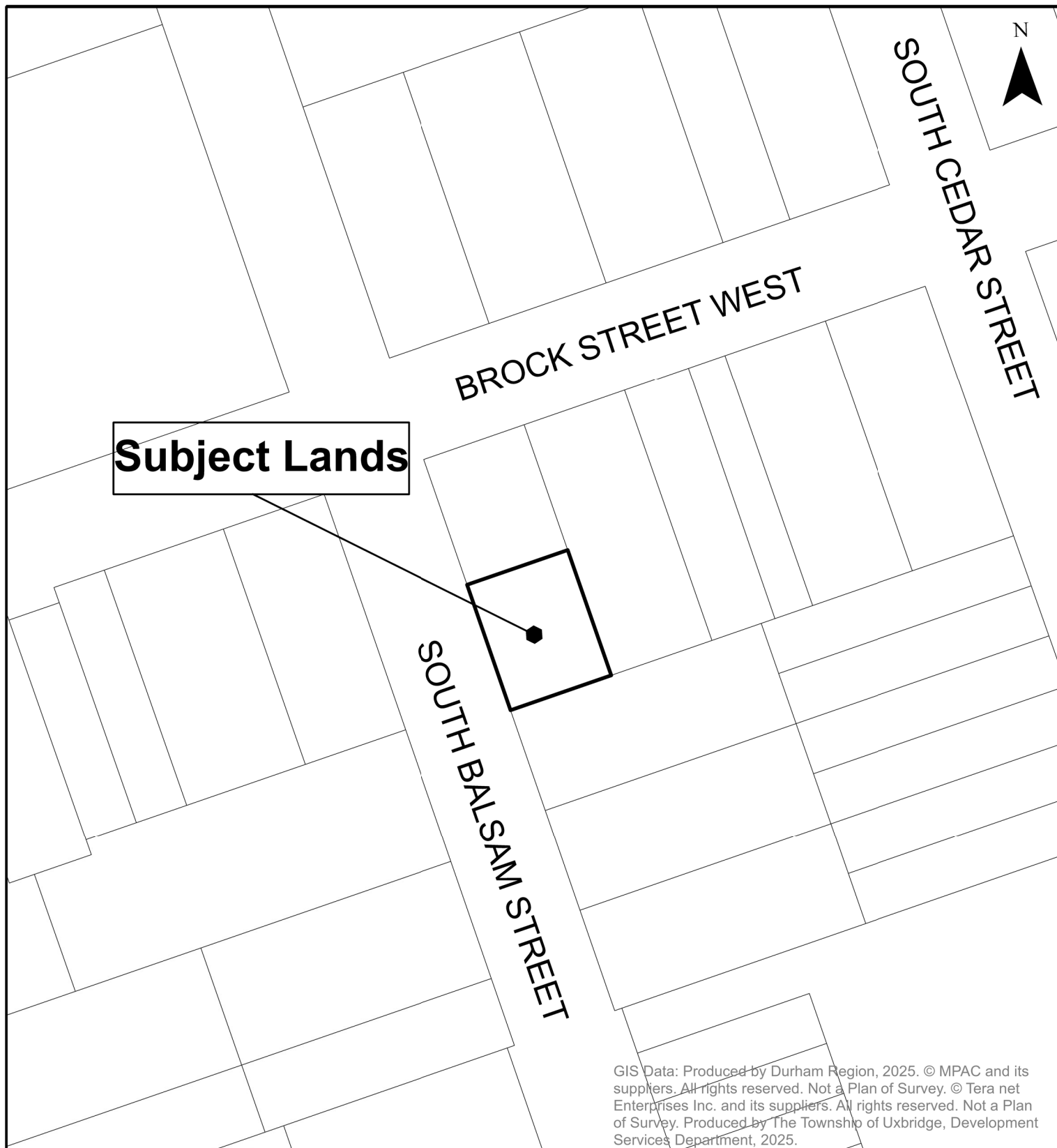
- if this application is acceptable, list any conditions you wish to be considered
- if this application is unacceptable, please list reasons for your objection
- written comments should be directed to the Secretary-Treasurer at the above address or via email by 4:30 pm on the business day prior to the electronic hearing

Receiving a copy of the Committee's Decision

- submit a written request to the Secretary-Treasurer of the Committee of Adjustment to receive a copy of the Committee's decision
- please make your request in writing to the via email or mail at the address above
- the applicant and agent on record will receive a copy of the decision

How to Submit an Appeal to the Ontario Land Tribunal (OLT)

- the applicant, the Minister or a specified person or public body (as defined by the *Planning Act*) may within 20 days of the date of the Committee's decision appeal to the OLT
- submit your Notice of Appeal to the Secretary-Treasurer of the Committee of Adjustment and through the Ontario Land Tribunal's **e-file portal**.
- a \$400 fee will be applicable to appeal a decision and must be provided prior to the expiry of the twenty (20) day appeal period. For further information on how an appeal fee is collected, please refer to the **e-file portal**.
- the notice of appeal must be in writing and outline the reasons for the objection. At the end of the twenty (20) day period, if no appeal has been filed, the decision becomes final and binding and a notice will be issued.



Location Map

File No: A18/2025

Applicant: C. DeBarros

Municipal Address: 1A South Balsam Street, Uxbridge

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



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



Submitted East Elevation Drawing

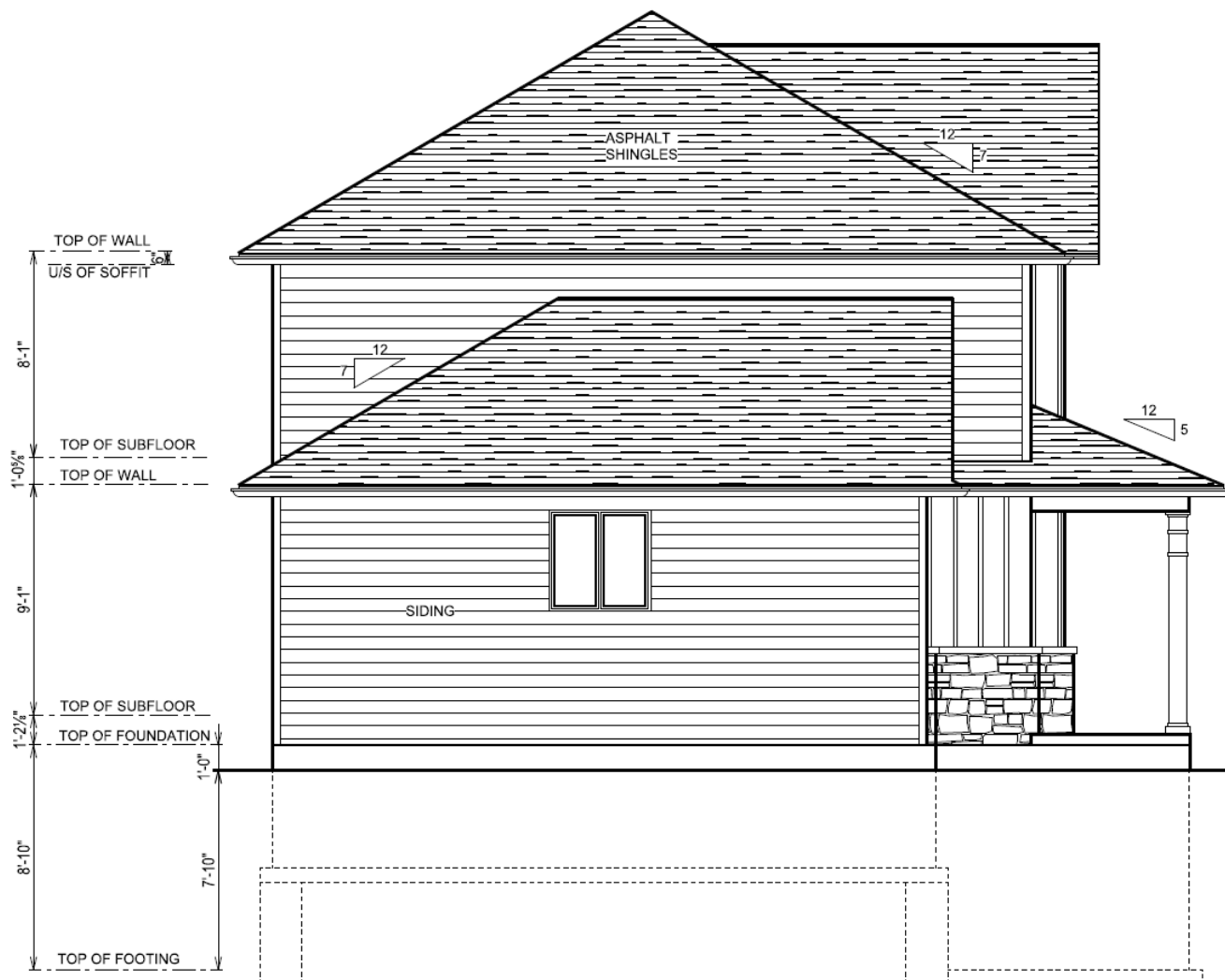
File No: A18/2025

Applicant: C. DeBarros

Municipal Address: 1A South Balsam Street

Desc: PART LOT 281, BLOCK FF, PLAN 83; PART 2, 40R32550

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



Submitted South Elevation Drawing

File No: A18/2025

Applicant: C. DeBarros

Municipal Address: 1A South Balsam Street

Desc: PART LOT 281, BLOCK FF, PLAN 83; PART 2, 40R32550

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