

A G E N D A
COMMITTEE OF ADJUSTMENT
WEDNESDAY JANUARY 14, 2026
ELECTRONIC FORMAT
UXBRIDGE, ONTARIO

1. **CALL TO ORDER**
2. **DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF**
3. **APPROVAL OF MINUTES FROM THE DECEMBER 22, 2025 SPECIAL COMMITTEE HEARING**
4. **APPLICATIONS:**
 - 4.1 **A19/2025 F. Bessay & N. Torfs
14778 Concession 6, Uxbridge**
5. **OTHER BUSINESS**
6. **ADJOURNMENT**



Mailed on/before: Friday, January 2, 2026

Notice of Public Hearing Township of Uxbridge Committee of Adjustment

An electronic Committee of Adjustment Hearing will be held on:

Wednesday, January 14, 2026 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: **A19/2025** Subject Property Zoned: **RU**
Owner(s): **F. Bessay & N. Torfs** Zoning By-law: **81-19**
Location: **14778 Concession 6, Uxbridge, ON**

Purpose of the Application(s)

The applicant requests approval of the requested variance to obtain a building permit for an accessory building that exceeds the maximum permitted accessory Gross Floor Area (GFA) outlined in the Township Zoning By-law. (refer to Exhibit #2).

Requested Variances

Details of the variance are as follows:

By-law Requirement	Relief Applied For
Within a Rural (RU) Zone, the total gross floor area of all accessory buildings and structures on a lot, shall not exceed 250 square metres where the lot has an area of more than 8 hectares. (Section 5.1(d)(iii))	To permit a maximum total gross floor area of 370 square metres for all accessory buildings and structures on a lot, except swimming pools and farm implement sheds.

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

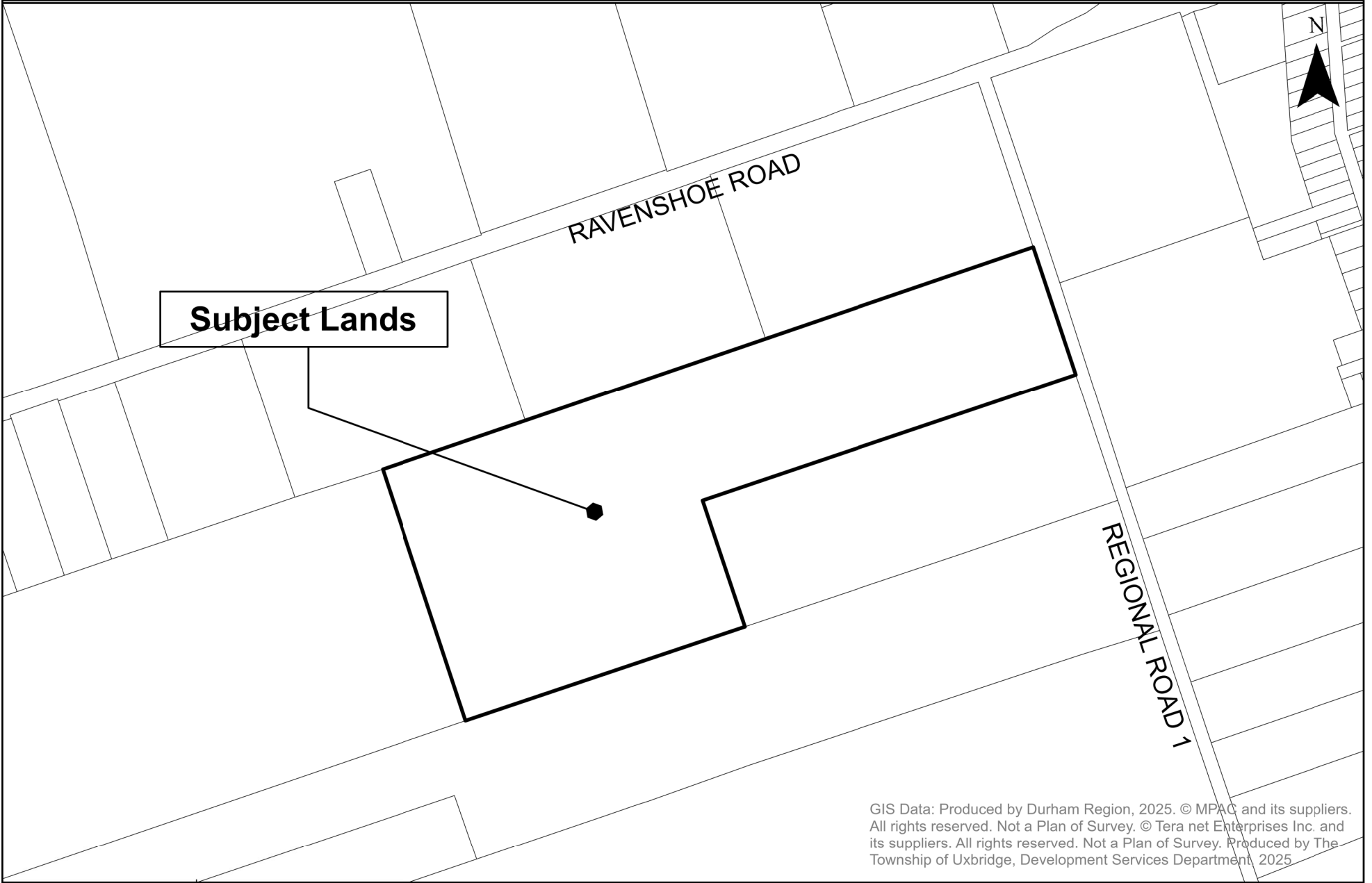
- if this application is acceptable, list any conditions you wish to be considered
- if this application is unacceptable, please list reasons for your objection
- written comments should be directed to the Secretary-Treasurer at the above address or via email by 4:30 pm on the Friday prior to the electronic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



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Location Map

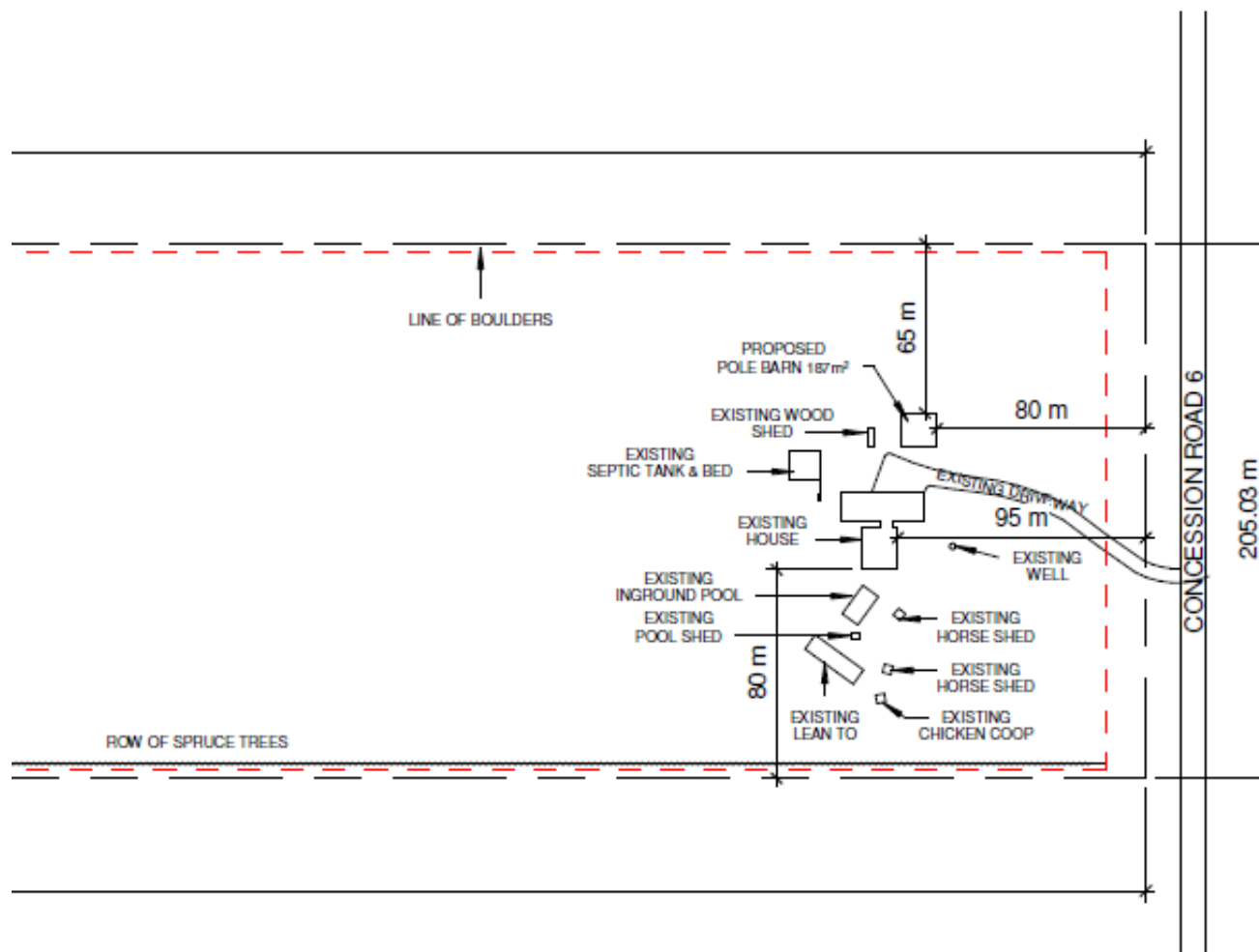
File No: A19/2025

Applicant: F. Bessay & N. Torfs

Municipal Address: 14778 Concession 6, Uxbridge

Roll No: 030-006-10410

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



Clip from Submitted Site Plan

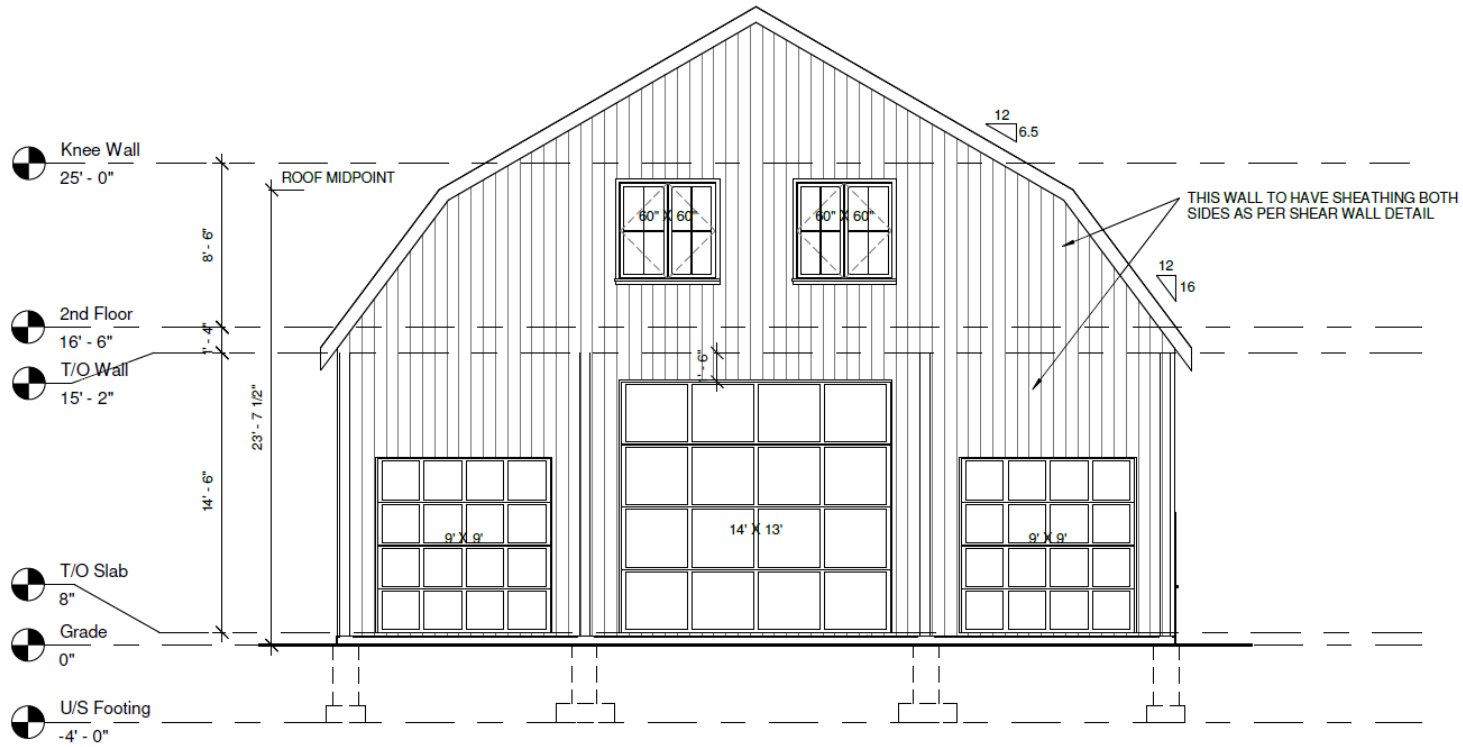
File No: A19/2025

Applicant: F. Bessay & N. Torfs

Municipal Address: 14778 Concession 6, Uxbridge

Desc: PART LOT 34 CONCESSION 5 SCOTT DESIGNATED AS PARTS 1 & 2 PLAN 40R29795

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



1 West
3/16" = 1'-0"



14778 Concession Road 6

- ALL WORK SHALL BE BUILT IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2024 (OBC).
 - CONTRACTOR SHALL CHECK ALL DIMENSIONS BEFORE PROCEEDING WITH CONSTRUCTION FOR ANY ON SITE DISCREPANCIES.
 - THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS STAMPED AND APPROVED WITH A BUILDING PERMIT ISSUED.
 - NOVO DRAFTING & DESIGN INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY OR ANY ENGINEERING, MECHANICAL OR ELECTRICAL INFORMATION SHOWN ON DRAWINGS.

West Elevation

Project number	Project Number	A10
Date	November 14, 2025	
Drawn by		
Checked by		
		Scale 3/16" = 1'-0"



Submitted West Elevation Plan

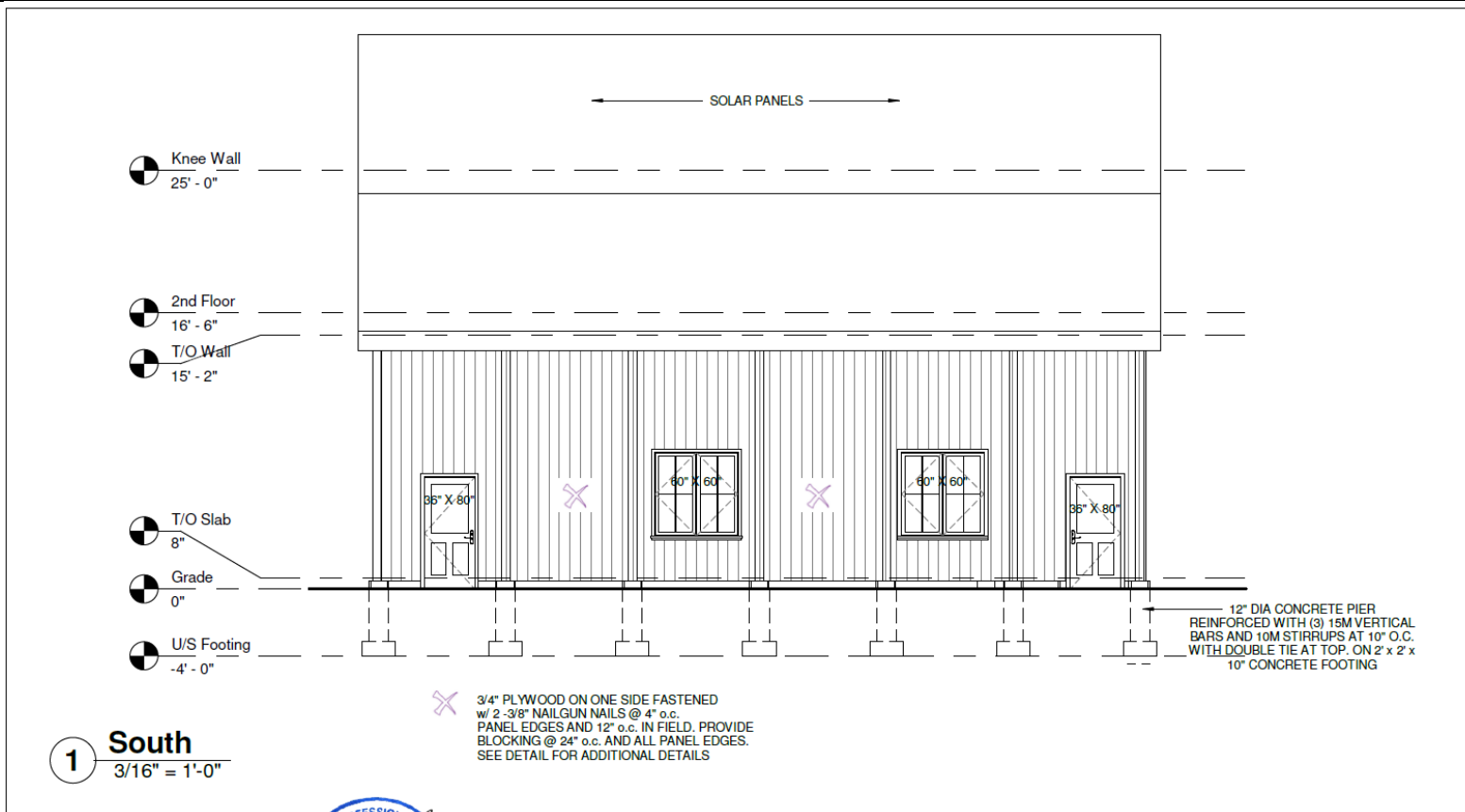
File No: A19/2025

Applicant: F. Bessay & N. Torfs

Municipal Address: 14778 Concession 6, Uxbridge

Desc: PART LOT 34 CONCESSION 5 SCOTT DESIGNATED AS PARTS 1 & 2 PLAN 40R29795

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



1 South
3/16" = 1'-0"

✕ 3/4" PLYWOOD ON ONE SIDE FASTENED w/ 2 - 3/8" NAILGUN NAILS @ 4" o.c. PANEL EDGES AND 12" o.c. IN FIELD. PROVIDE BLOCKING @ 24" o.c. AND ALL PANEL EDGES. SEE DETAIL FOR ADDITIONAL DETAILS

12" DIA CONCRETE PIER REINFORCED WITH (3) 15M VERTICAL BARS AND 10M STIRRUPS AT 10" O.C. WITH DOUBLE TIE AT TOP. ON 2' x 2' x 10" CONCRETE FOOTING



14778 Concession Road 6

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South Elevation	
Project number	Project Number
Date	November 14, 2025
Drawn by	A8
Checked by	Scale 3/16" = 1'-0"



Submitted South Elevation Plan

File No: A19/2025

Applicant: F. Bessy & N. Torfs

Municipal Address: 14778 Concession 6, Uxbridge

Desc: PART LOT 34 CONCESSION 5 SCOTT DESIGNATED AS PARTS 1 & 2 PLAN 40R29795

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