

A G E N D A
COMMITTEE OF ADJUSTMENT
WEDNESDAY AUGUST 13, 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 MAY 14, 2025 AND THE MAY 22, 2025 HEARINGS**
- 4. APPLICATIONS:**
 - 4.1 A11/2025 Sophia Marie Hemans
23 Allinson Lane**
 - 4.2 A12/2025 Sarah & Craig Douglas
152 Ashworth Road**
- 5. OTHER BUSINESS**
- 6. ADJOURNMENT**

Mailed on/before: Friday, August 1st, 2025

Notice of Public Hearing Township of Uxbridge Committee of Adjustment

An electronic Committee of Adjustment Hearing will be held on:

Wednesday, August 13th, 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) and Cody Morrison via email (codymorrison@uxbridge.ca) or call (905-852-9181 ext. 234 & ext 219).

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: **A12/2025**
Owner(s): **S. Douglas & C. Douglas**
Location: **152 Ashworth Road**

Subject Property Zoned: **RU**
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 an addition to an existing dwelling, which is proposed to contain an additional dwelling unit and an attached garage (refer to Exhibits #2 & #3).

Requested Variances

Details of the variance are as follows:

By-law Requirement	Relief Applied For
The interior side yard width requirement for permitted residential uses is 6.0 metres. 4.4.2(c)(iii)	To permit an interior side yard depth of 3.0 metres for residential uses.

Additional Information on the Public Notice

Please call Marc Anthony Miller, 905-852-9181, ext. 234, or Cody Morrison, 905-852-9181 ext. 219 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

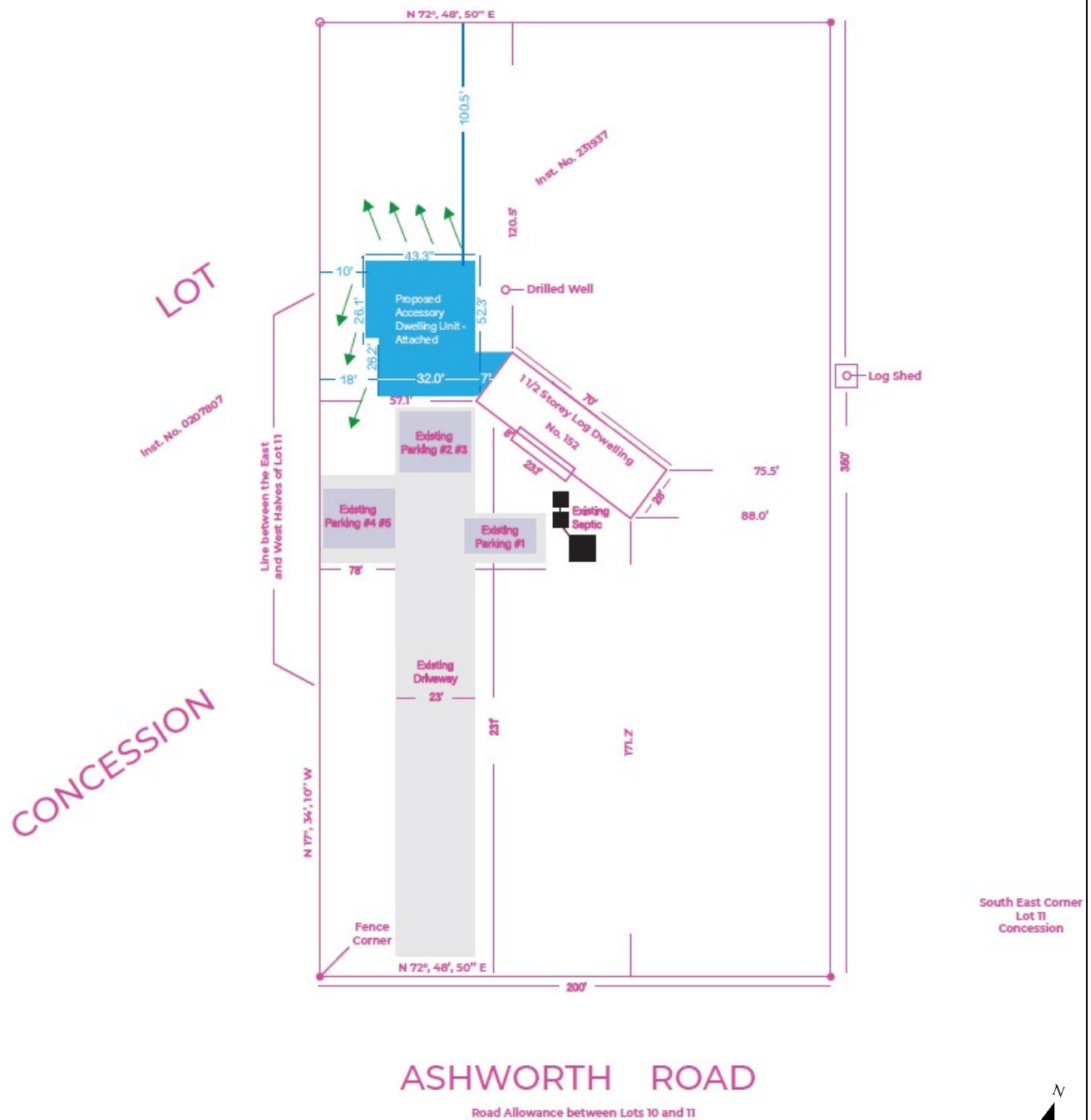
How to Submit an Appeal to the Ontario Land Tribunal (OLT)

- 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:** A12/2025**Applicant:** C. Douglas & S. Douglas**Municipal Address:** 152 Ashworth Road, Uxbridge

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

SITE PLAN - PROPOSED ACCESSORY DWELLING UNIT



Submitted Site Plan

File No: A12/2025

Applicant: C. Douglas & S. Douglas

Municipal Address: 152 Ashworth Road

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



Submitted Elevation Plans

File No: A12/2025

Applicant: C. Douglas & S. Douglas

Municipal Address: 152 Ashworth Road

Roll No: 020-001-09700

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Application Details

File Number: **A11/2025**
Owner(s): **S.M. Hemans**
Location: **23 Allinson Lane**

Subject Property Zoned: **C6**
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 an additional dwelling unit within the existing dwelling. (refer to Exhibits #2 & #3).

Requested Variances

Details of the variance are as follows:

By-law Requirement	Relief Applied For
A minimum of 2 parking spaces per dwelling unit shall be required outside of a private garage and shall be located on a driveway or other parking area on the same lot as the dwelling. (Parking Space Requirement Table - Residential (iv))	To permit a minimum of two (2) parking spaces per dwelling unit where a maximum of one (1) parking space may be located within a private garage.

No dwelling unit shall, in its entirety, be located in a cellar. If any portion of a dwelling unit is located in a cellar, such portion of the dwelling unit shall be used as a furnace room, laundry room, storage room, recreation room or for a similar use only, but, in no instance shall such a room be used to provide sleeping accommodation. (5.2(a))	To permit an additional dwelling unit to be located within the cellar of the existing dwelling house.
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Additional Information on the Public Notice

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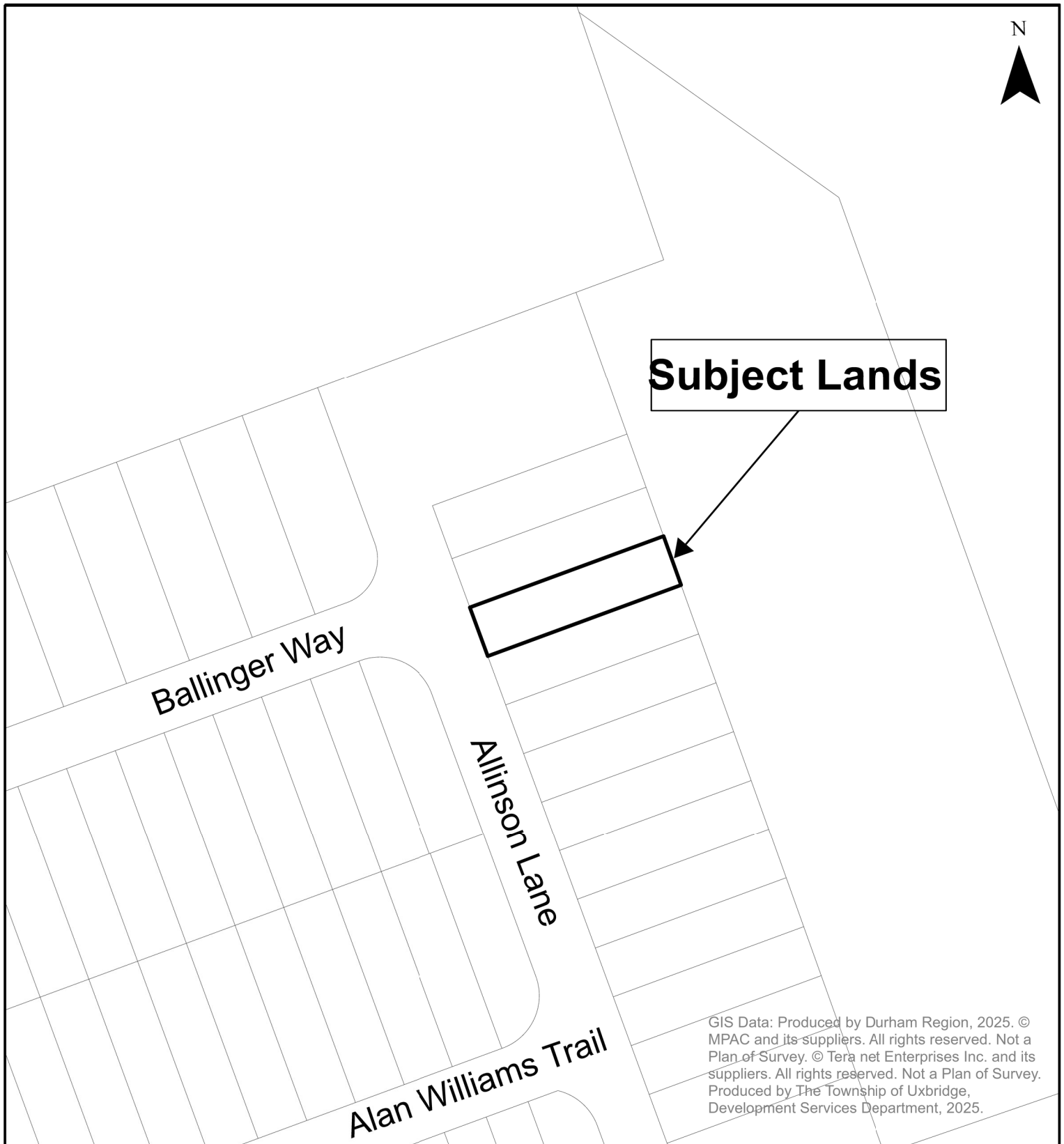
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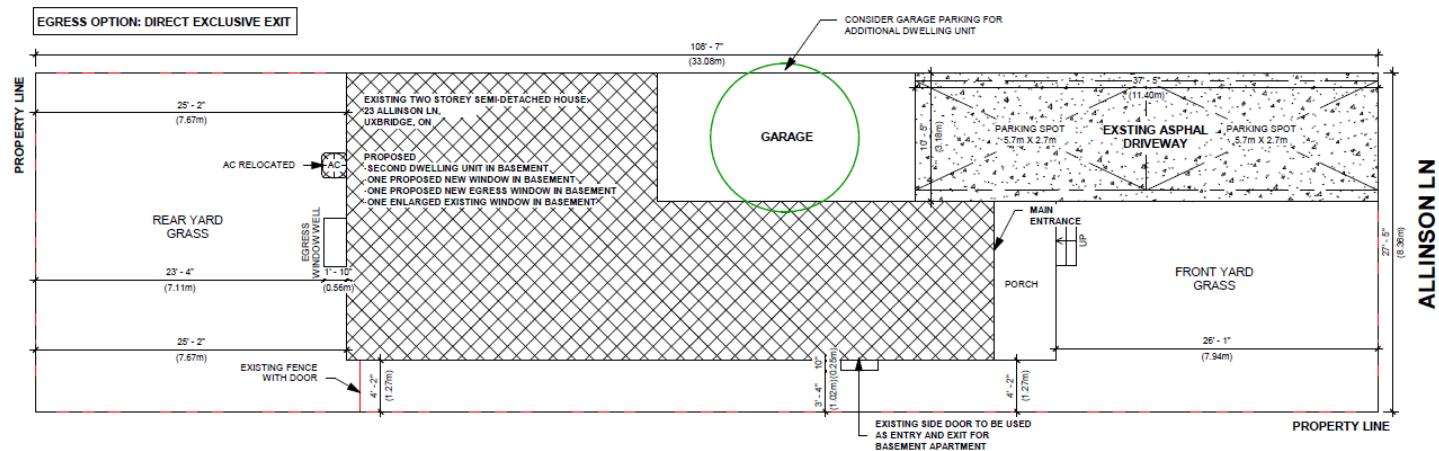
Location Map

File No: A11/2025

Applicant: S.M. Hemans

Municipal Address: 23 Allinson Lane, Uxbridge

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



FLOOR AREA CALCULATIONS

GROUND FLOOR AREA	939.64 SF (87.30 SQM)
SECOND FLOOR AREA	1112.15 SF (103.32 SQM)
OWNER'S AREA IN BASEMENT	0.00 SF (0.00 SQM)
TOTAL FLOOR AREA (MAIN UNIT)	2051.79 SF (190.62 SQM)
SECOND UNIT DWELLING AREA	763.07 SF (70.89 SQM)

2.		
1.	ISSUED FOR PERMIT	2025-06-27
No.	REVISION	DATE

23 ALLINSON LN,
UXBRIDGE, ONDate
2025-06-27Scale
1 : 100

Drawn By

Checked By

SITE PLAN

Project Number

0001

SHEET NUMBER

A1



Submitted Site Plan

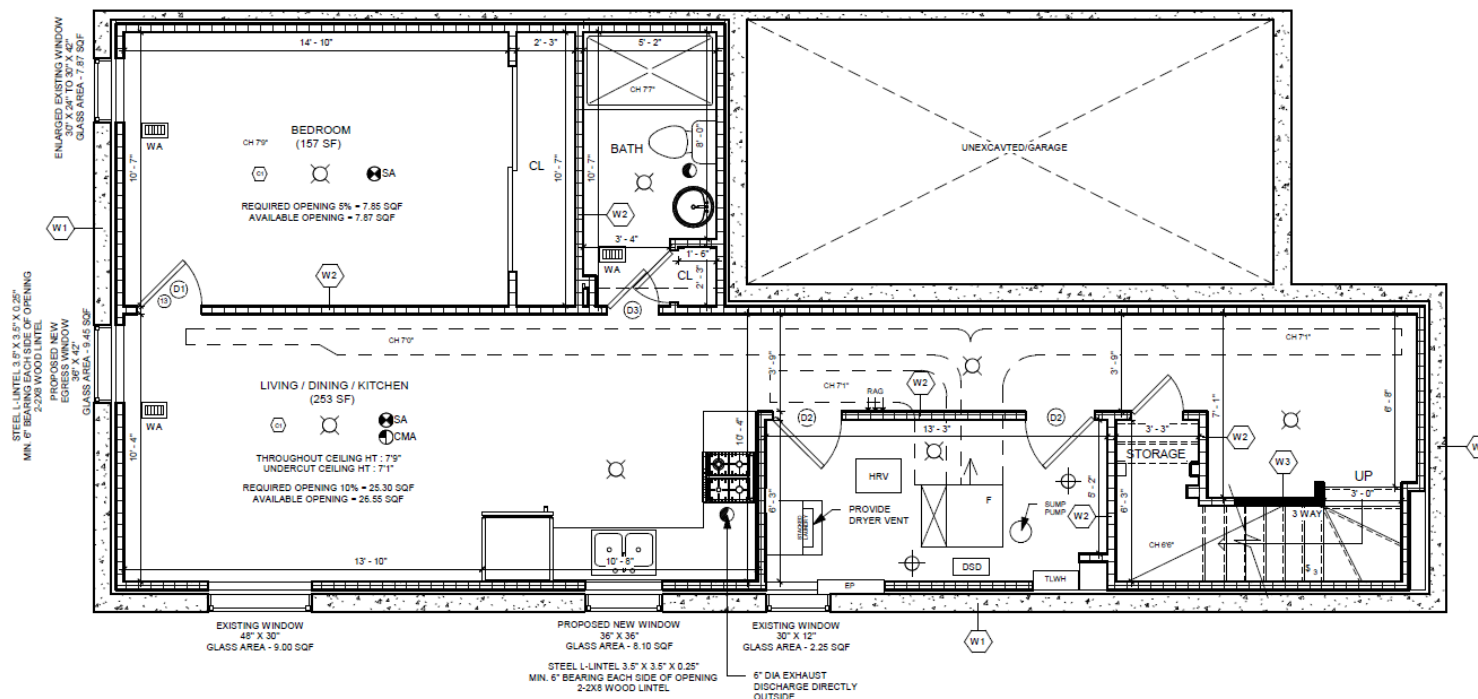
File No: A11/2025

Applicant: S.M. Hemans

Municipal Address: 23 Allinson Lane

Roll No: 050-010-27828

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No.	REVISION	DATE
1.	ISSUED FOR PERMIT	2025-05-22
2.		

23 ALLINSON LN,
UXBRIDGE, ON

PROPOSED BASEMENT PLAN

Date	2025-05-22	Scale	1/4" = 1'-0"
Drawn By		Checked By	
Project Number			
SHEET NUMBER	A2		



Submitted Basement Plan

File No: A11/2025

Applicant: S.M. Hemans

Municipal Address: 23 Allinson Lane

Roll No: 050-010-27828

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