

**A G E N D A**  
**COMMITTEE OF ADJUSTMENT**  
**WEDNESDAY JUNE 18, 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 HEARING
4. APPLICATIONS:
  - 4.1 A10/2025 N. Ghosn & R. Aboutarie  
59 Campbell Drive
5. OTHER BUSINESS
6. ADJOURNMENT



**Mailed on/before:** Friday, June 6th, 2025

## Notice of Public Hearing Township of Uxbridge Committee of Adjustment

An electronic Committee of Adjustment Hearing will be held on:

**Wednesday, June 18<sup>th</sup>, 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](mailto: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: **A10/2025**  
Owner(s): **N. Ghosn & R. Aboutarie**  
Location: **59 Campbell Drive**

Subject Property Zoned: **R2-22**  
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 sunroom addition to the rear of the existing dwelling, and an accessory structure within the rear yard (refer to Exhibits #2 & #3).

### Requested Variances

Details of the variance are as follows:

By-law Requirement	Relief Applied For
The maximum lot coverage of all buildings shall not exceed 30 percent of the lot area. (Section 4.10.2.1(f))	To permit a maximum lot coverage of 33 percent of the lot area, for all buildings on a lot.
An accessory structure located in a rear yard shall not be closer than 1.2 metres to the interior side lot line or rear lot line.(5.1(h)(ii))	To permit a detached accessory structure to be no closer than 0.6 metres to the interior side lot line or rear lot line.

### **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**

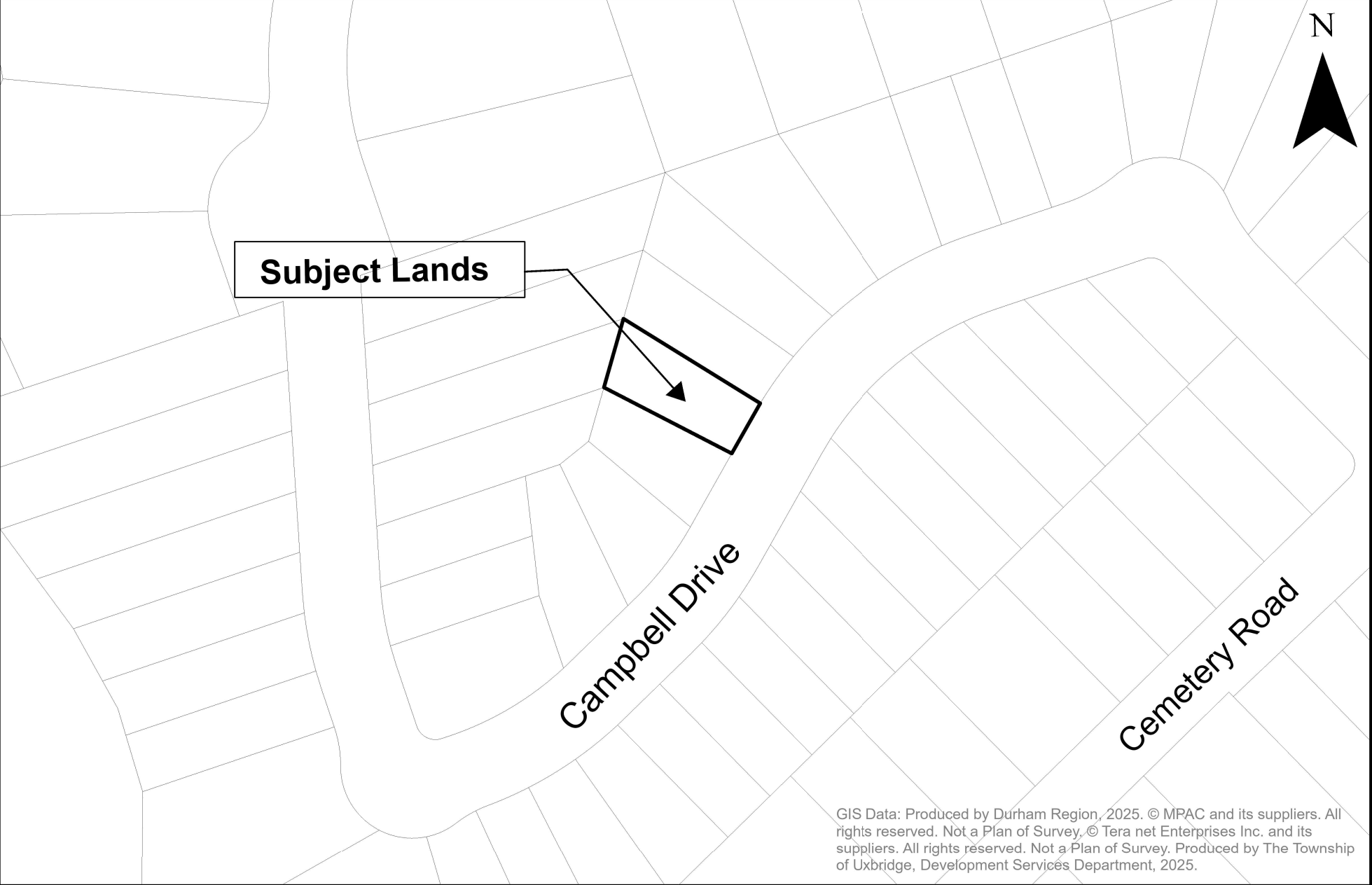
- if this application is acceptable, list any conditions you wish to be considered
- if this application is unacceptable, please list reasons for your objection
- written comments should be directed to the Secretary-Treasurer at the above address or via email by 4:30 pm on the business day prior to the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



<b>Location Map</b>
<b>File No:</b> A10/2025
<b>Applicant:</b> N. Ghosn & R. Aboutarie
<b>Municipal Address:</b> 59 Campbell Drive
<b>Roll No:</b> 040-009-06202
PLEASE CONTACT THE TOWNSHIP OF UXBRIDGE DEVELOPMENT SERVICES DEPARTMENT TO VIEW A COPY OF THIS DRAWING.

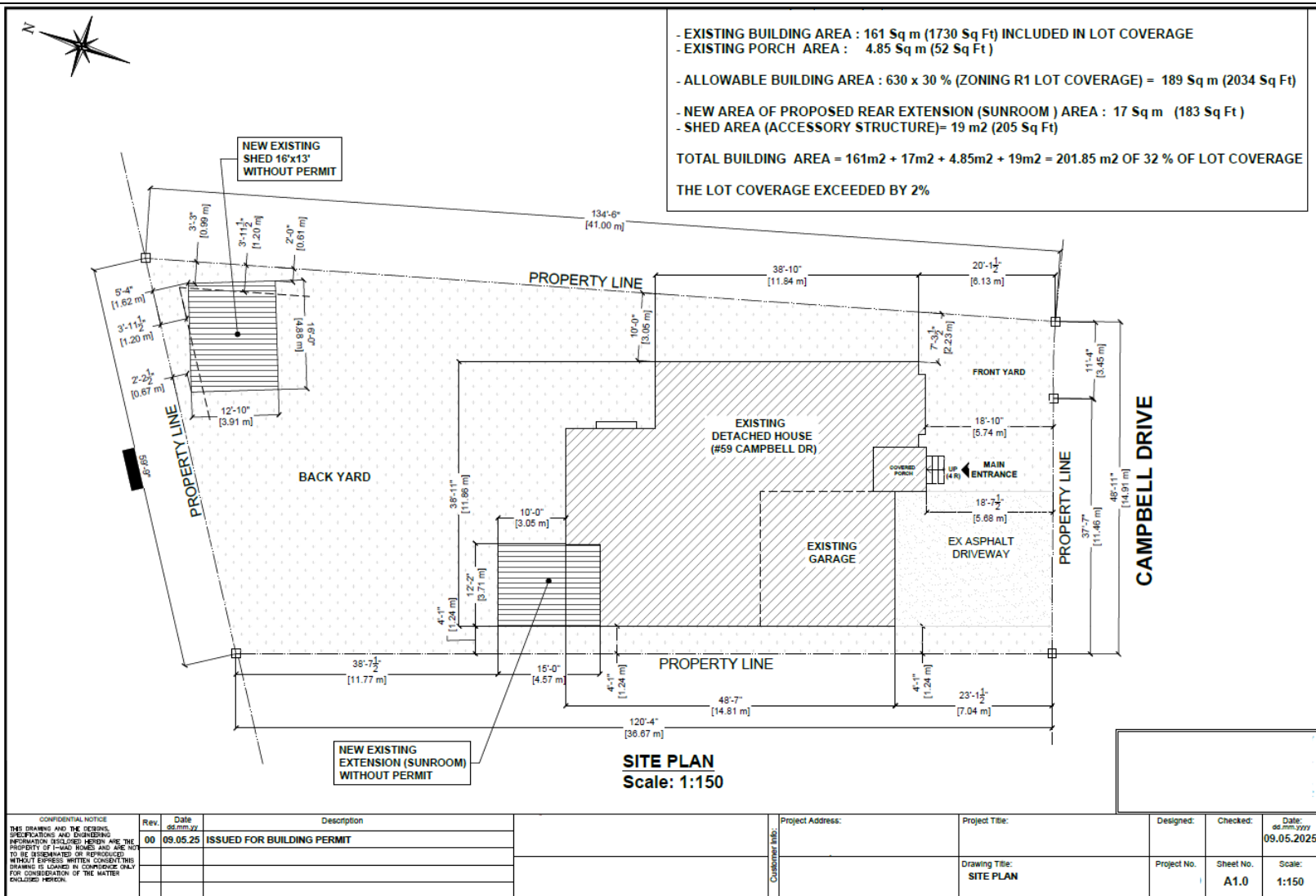
**File No: A10/2025**

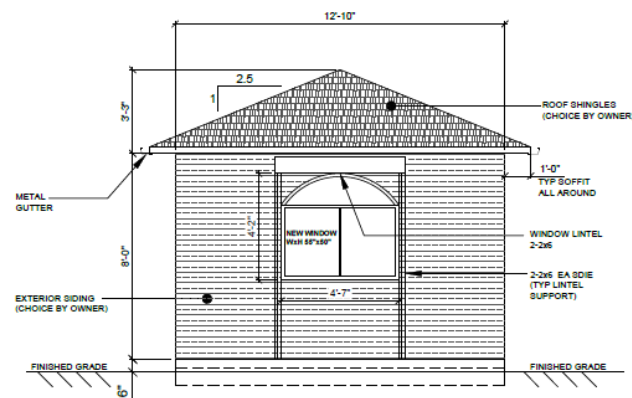
**Applicant:** N. Ghosn & R. Aboutarie

**Municipal Address:** 59 Campbell Drive

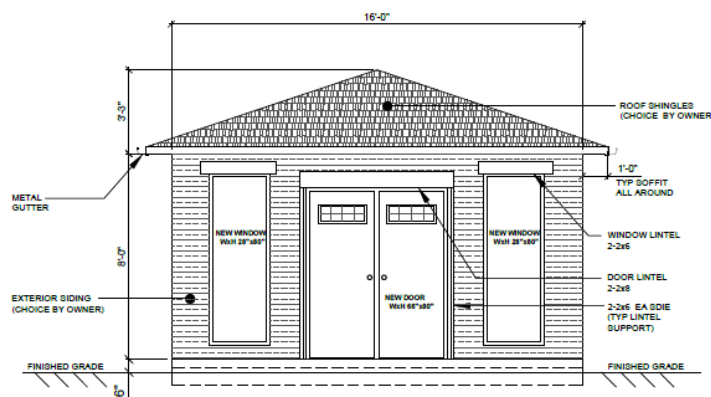
**Roll No:** 040-009-06202

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

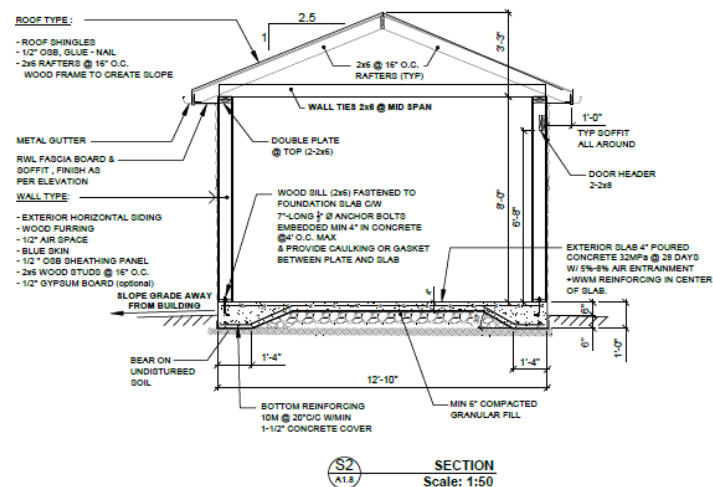




**SHED SIDE ELEVATION**  
Scale: 1:50



**SHED FRONT ELEVATION**  
Scale: 1:50



**SECTION S2**  
Scale: 1:50

CONFIDENTIAL NOTICE THIS DRAWING AND THE DESIGN SPECIFICATIONS AND ENGINEERING INFORMATION PROVIDED HEREON ARE THE PROPERTY OF I-HAD HOMES AND ARE NOT TO BE REPRODUCED OR COPIED WITHOUT EXPRESS WRITTEN CONSENT. THIS DRAWING IS LOANED IN CONFIDENCE ONLY FOR CONSIDERATION OF THE MATTER ENCLOSED HEREON.	Rev.	Date	Description	Project Address:	Drawing Title:	Sheet No.	Scale:	Date: 09.05.2025
	00	09.05.25	ISSUED FOR BUILDING PERMIT					
				Customer Info:	REAR SHED SECTION S2 SHED FRONT & SIDE ELEVATIONS	A1.8	1:50	



### Submitted Front and Side Elevation Plan

**File No:** A10/2025

**Applicant:** N. Ghosn & R. Aboutarie

**Municipal Address:** 59 Campbell Drive

**Roll No:** 040-009-06202

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