

A G E N D A
COMMITTEE OF ADJUSTMENT
WEDNESDAY FEBRUARY 18, 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 JANUARY 14, 2026, COMMITTEE HEARING
4. APPLICATIONS:
 - 4.1 A1/2026 1000770730 Ontario Inc.
5389 Durham Regional Road 30, Uxbridge
 - 4.2 A8/2025 A. Lepetunov & L. Lepetunov
663 Ravenshoe Road, Uxbridge
5. OTHER BUSINESS
6. ADJOURNMENT

Mailed on/before: Friday, February 6, 2026

Notice of Public Hearing Township of Uxbridge Committee of Adjustment

An electronic Committee of Adjustment Hearing will be held on:

Wednesday, February 18, 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: **A1/2026**
Owner(s): **100770730 Ontario Inc.**
Location: **5389 Durham Regional Road 30**

Subject Property Zoned: **EP-34**
Zoning By-law: **81-19**

Purpose of the Application(s)

The applicant requests approval of the requested variance to obtain a building permit for a gatehouse to service the existing golf course. The proposed building exceeds the maximum permitted Gross Floor Area, and the maximum setback from the front lot line outlined in the Zoning By-law. (refer to Exhibit #2).

Requested Variances

Details of the variance are as follows:

By-law Requirement	Relief Applied For
Within a Environmental Protection Exception No. 34 (EP-34) Zone, one gatehouse with a maximum gross floor area of 20.9 square metres shall also be permitted no more than 60.0 metres from the lot line abutting Durham Road No. 30. (Section 4.1.4.34(ii))	To permit one gatehouse with a maximum gross floor area of 26.0 square metres and located no more than 145.0 metres from the lot line abutting Durham Road No. 30.

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

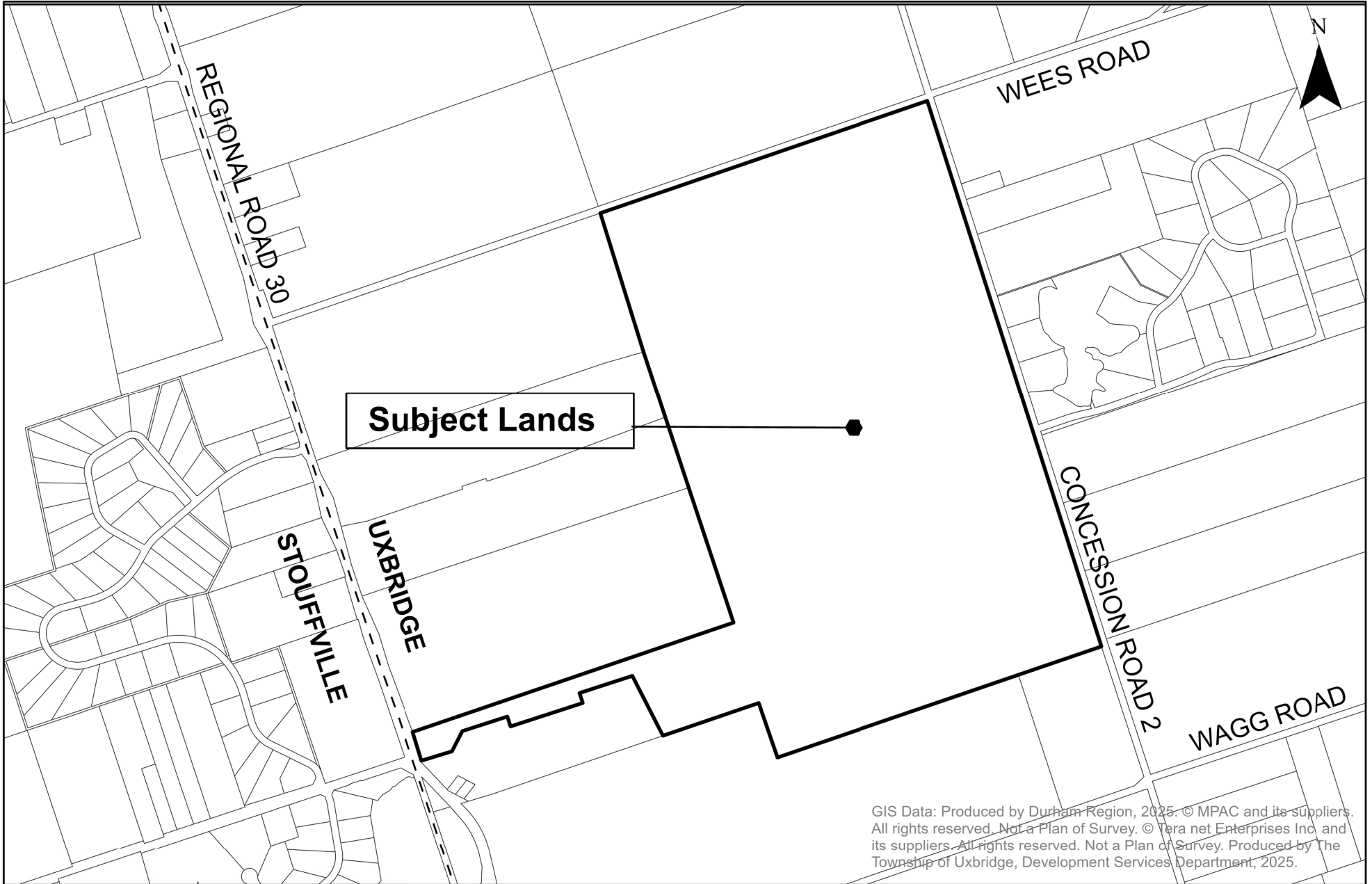
- if this application is acceptable, list any conditions you wish to be considered
- if this application is unacceptable, please list reasons for your objection
- written comments should be directed to the Secretary-Treasurer at the above address or via email by 4:30 pm on the Friday prior to the electronic 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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 Township of Uxbridge, Development Services Department, 2025.



Location Map

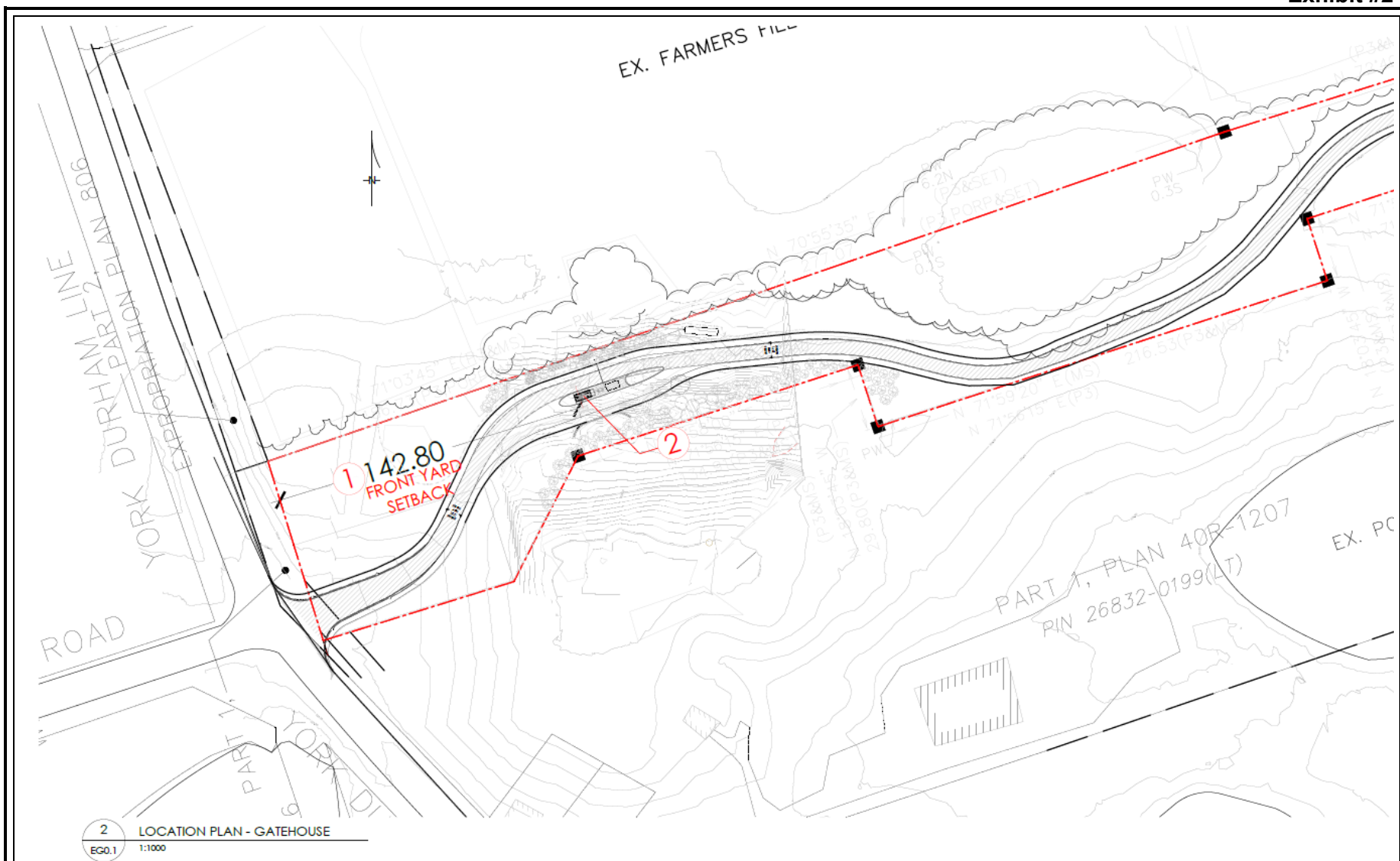
File No: A1/2026

Applicant: 1000770730 Ontario Inc.

Municipal Address: 5389 Durham Regional Road 30, Uxbridge

Roll No: 010-002-07825

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



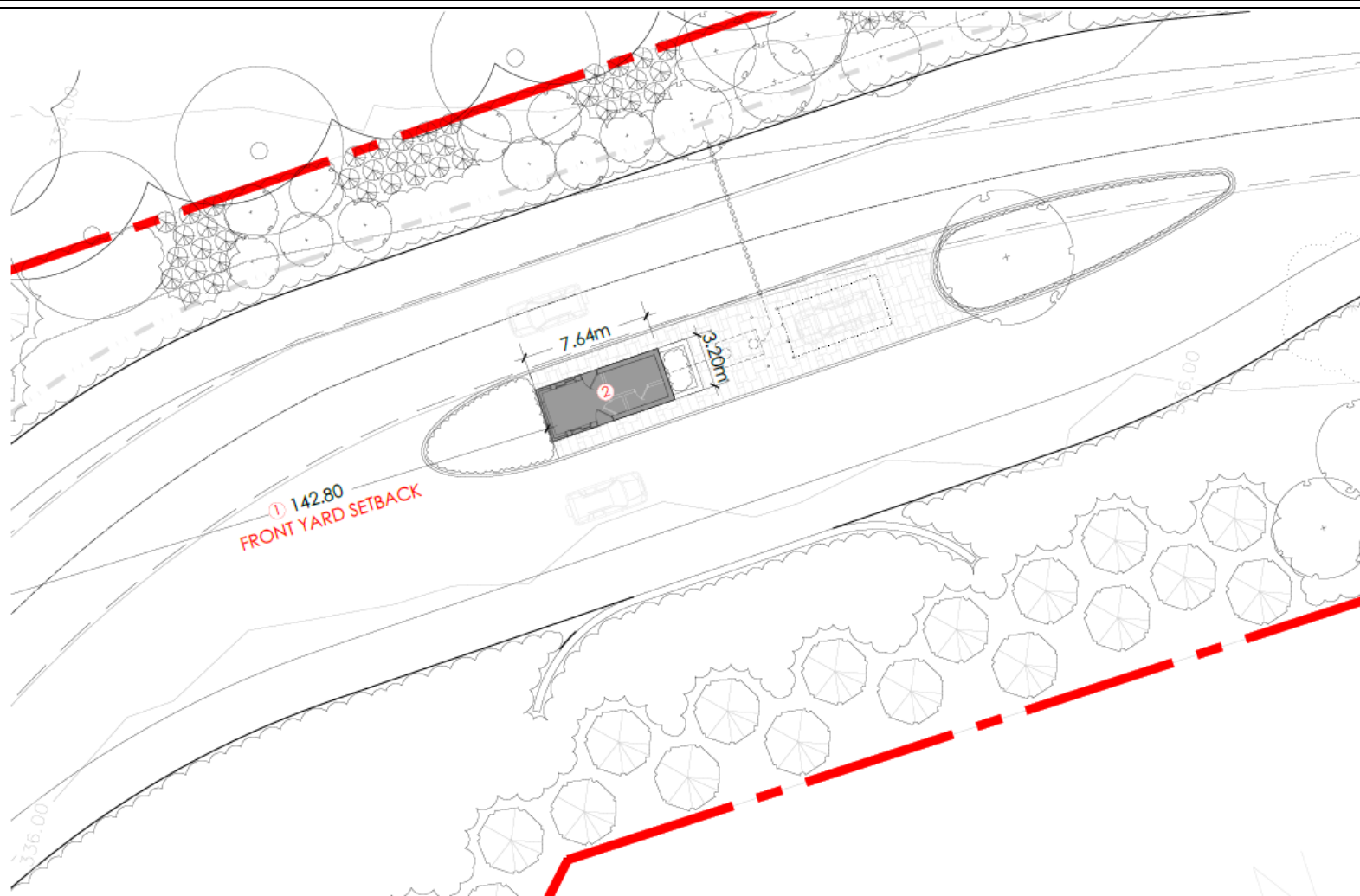
Submitted Location Plan

File No: A1/2026

Applicant: 1000770730 Ontario Inc.

Municipal Address: 5389 Durham Regional Road 30, Uxbridge

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



3 SITE PLAN - GATEHOUSE
EG0.1 1:120



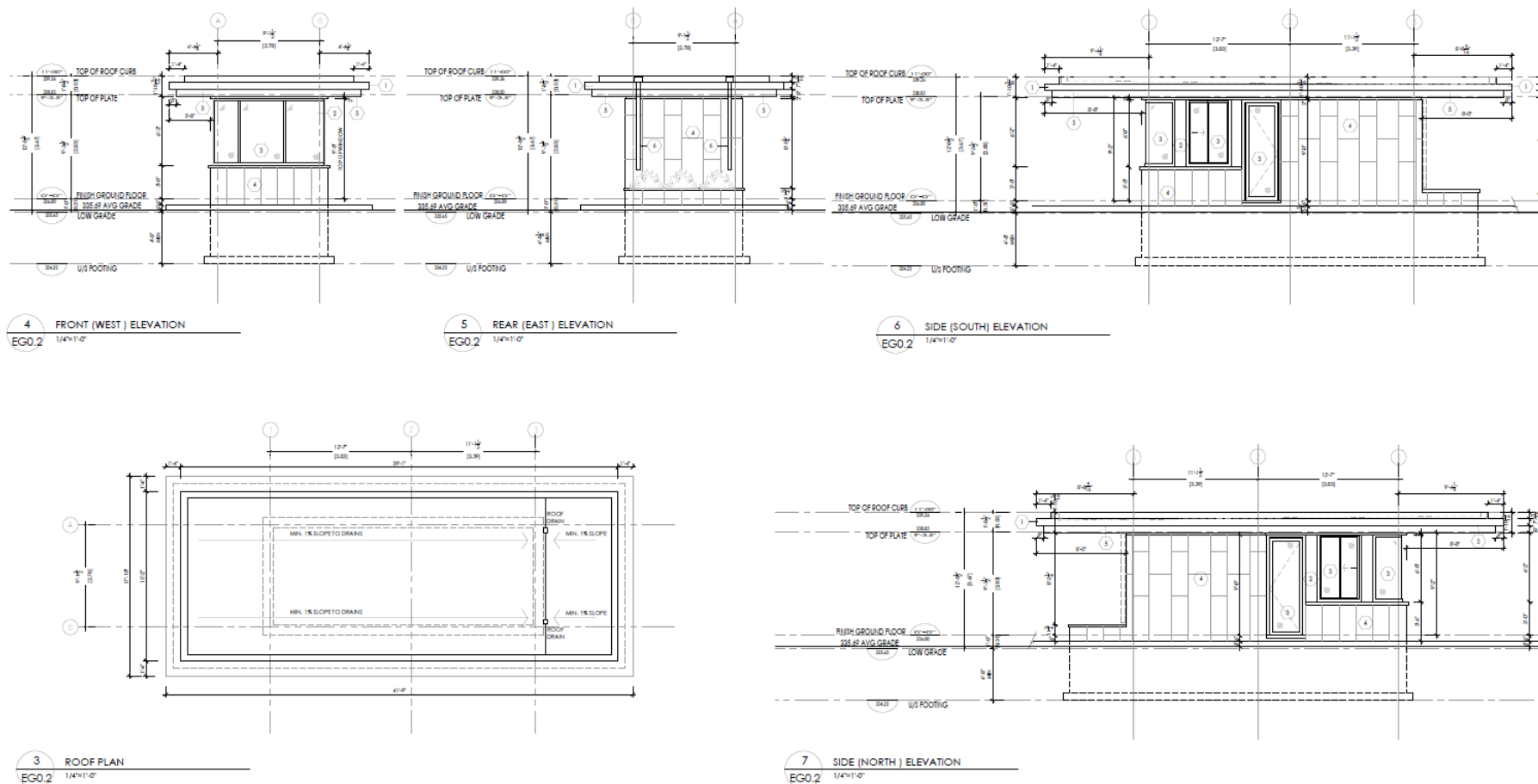
Submitted Site Plan

File No: A1/2026

Applicant: 1000770730 Ontario Inc.

Municipal Address: 5389 Durham Regional Road 30, Uxbridge

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



Submitted Elevation and Roof Plans

File No: A1/2026

Applicant: 1000770730 Ontario Inc.

Municipal Address: 5389 Durham Regional Road 30, Uxbridge

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Mailed on/before: Friday, February 6, 2026

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Application Details

File Number: **A8/2025**
Owner(s): **A. Lepetunov & L. Lepetunov**
Location: **663 Ravenshoe Road, Uxbridge, ON**

Subject Property Zoned: **EP & RU**
Zoning By-law: **81-19**

Purpose of the Application(s)

The applicant requests approval of the requested variances in order to obtain building permits for 2 farm buildings and 4 accessory buildings, all of which are existing (refer to Exhibits #2, #3, #4, and #5).

Requested Variances

See Page #2 for details of the requested variances.

By-law Requirement	Relief Applied For
Within the Environmental Protection (EP) Zone, the maximum Gross Floor Area of all accessory buildings, ancillary to the permitted residential use of the property shall not exceed 60 square metres. (Section 5.1(d))	To permit a maximum total gross floor area of 386 square metres for all accessory buildings and structures, ancillary to the principle residential use of the property in the Environmental Protection (EP) Zone.
Within the Environmental Protection (EP) Zone, the maximum height of all accessory buildings and structures shall not exceed 5 metres. (Section 5.1(d))	To permit a maximum accessory building height of 5.9 metres in the Environmental Protection (EP) Zone.
Within the Rural (RU) Zone, the maximum height of all accessory buildings and structures shall not exceed 6.5 metres, where a lot has an area of 8 hectares or less. (Section 5.1(d)(i))	To permit a maximum accessory building height of 6.8 metres where a lot has an area of 8 hectares or less in the Rural (RU) Zone.
Farm buildings and structures shall maintain a minimum front yard depth of 30.0 metres in the Rural (RU) Zone. (Section 4.4.3(c)(i))	To permit a minimum setback of 27.5 metres from the front lot line for a farm building and structure in the Rural (RU) zone.
Farm buildings and structures shall maintain a minimum interior side yard width of 30.0 metres in the Environmental Protection (EP) Zone. (Section 4.4.3(c)(i))	To permit a minimum interior side yard width of 11.4 metres for farm buildings in the Environmental Protection (EP) Zone.
Non-residential building and structures shall be setback a minimum of 48.0 metres from the centreline of a Regional Road Type "A". (Section 4.4.3(e)(ii))	To permit a minimum setback of 33.0 metres from the centreline of a Regional Road Type "A" for a non-residential building in the Rural (RU) zone.

Additional Information on the Public Notice

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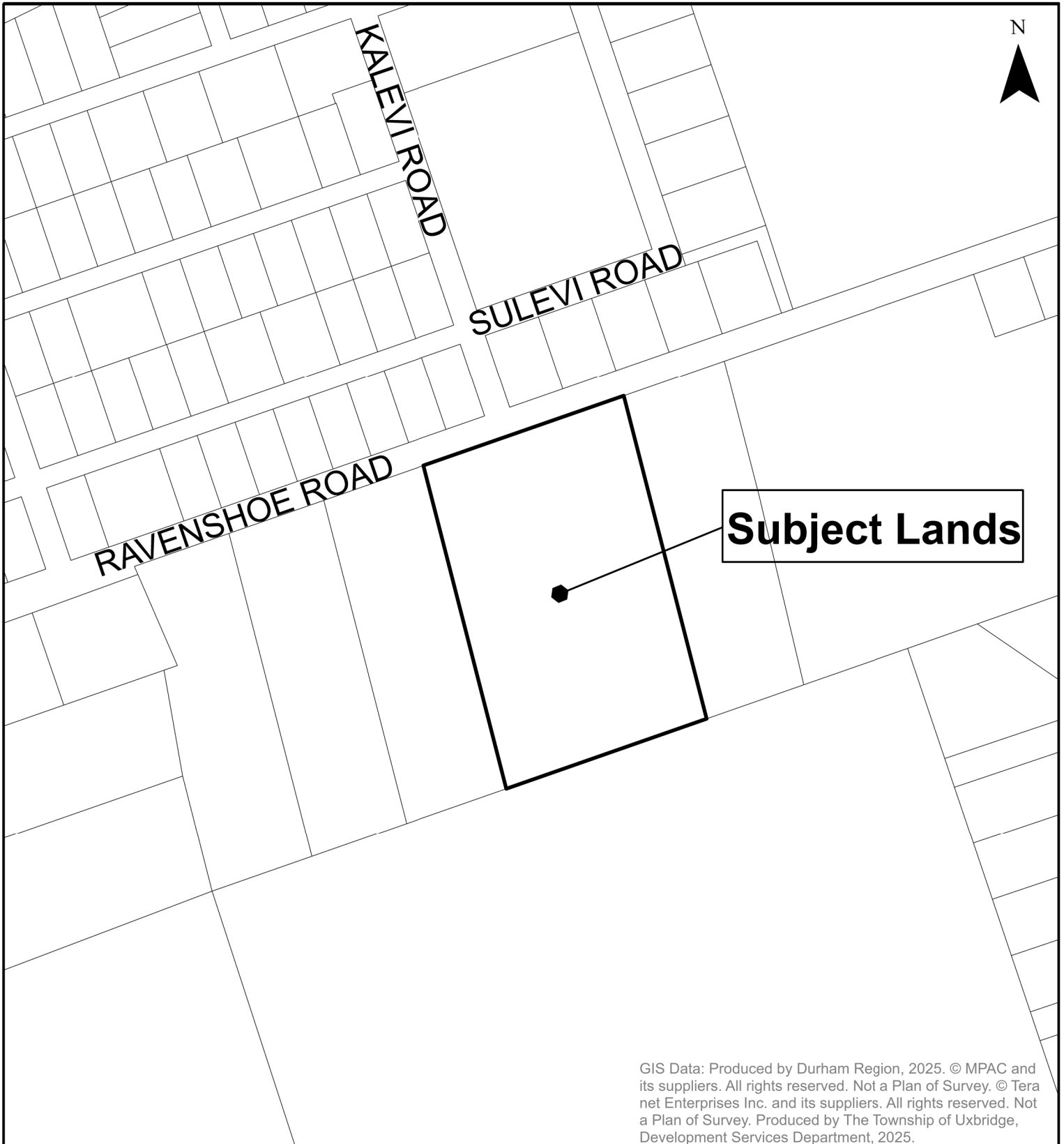
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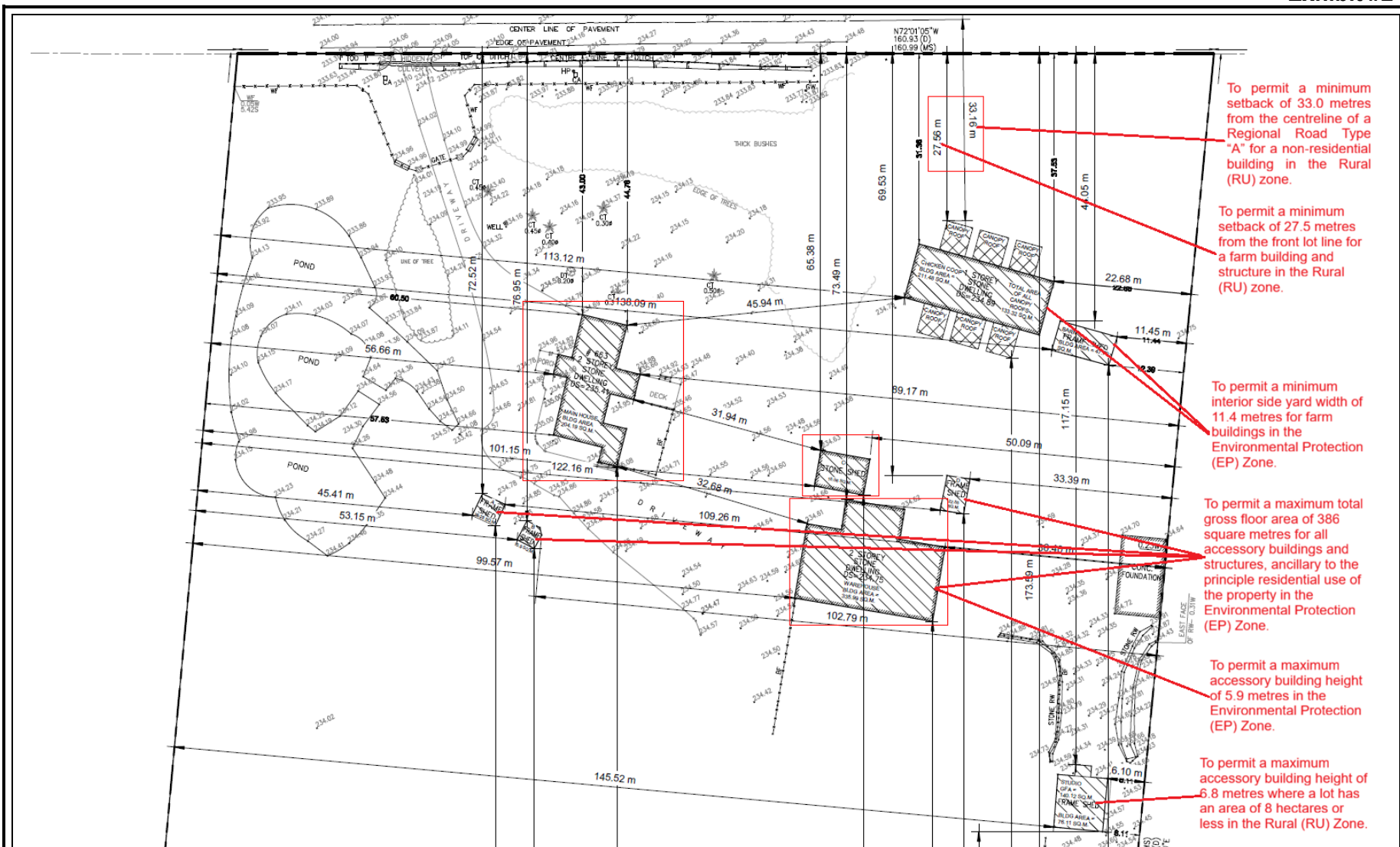
Location Map

File No: A8/2025

Applicant: A. Lepetunov & L. Lepetunov

Municipal Address: 663 Ravenshoe Road, Uxbridge

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



Submitted Site Plan

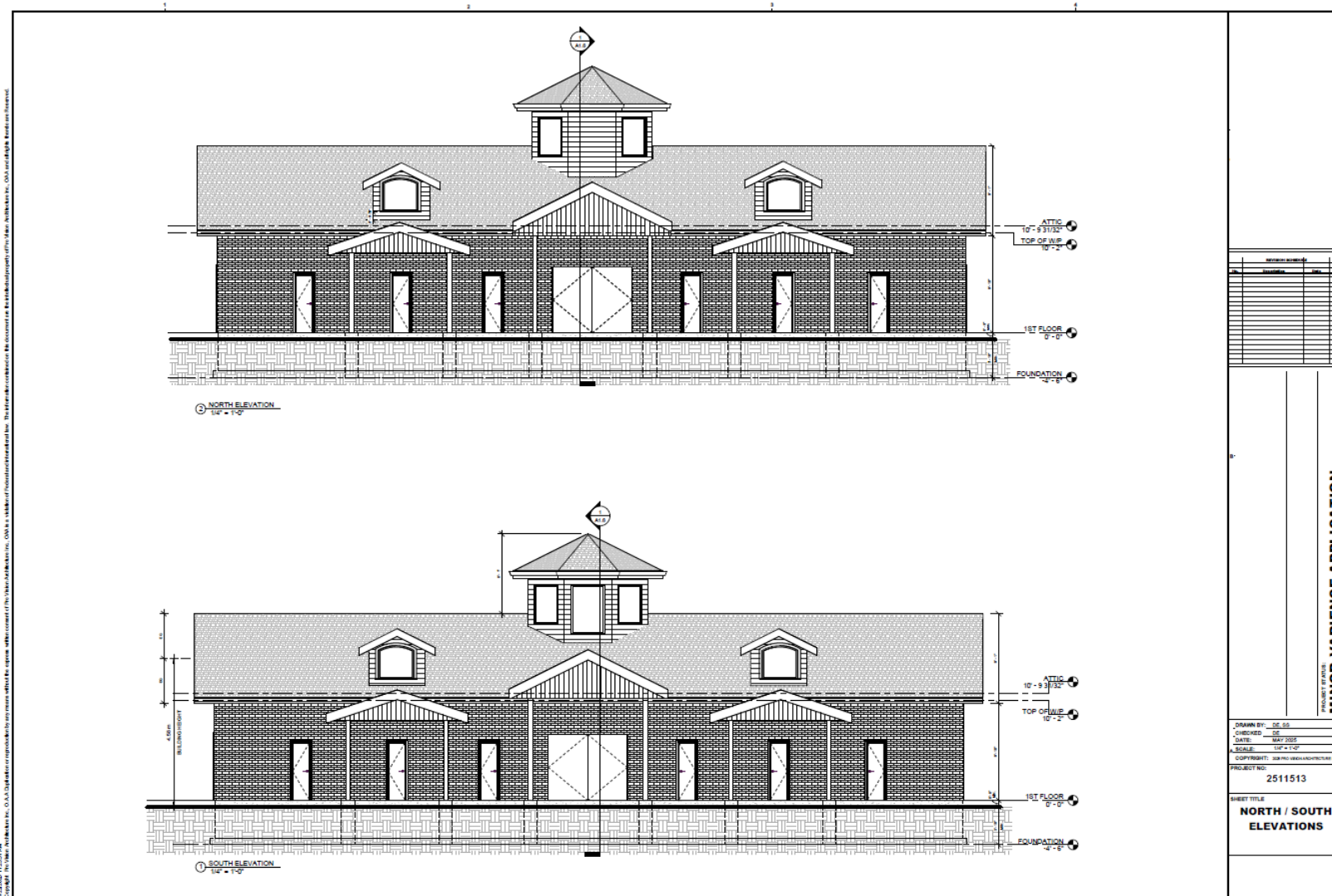
File No: A8/2025

Applicant: A. Lepetunov & L. Lepetunov

Municipal Address: 663 Ravenshoe Road, Uxbridge

Desc: PT LT 35 CON 6 SCOTT, AS IN CO199380

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



Submitted North and South Elevation Plans (Farm Building)

File No: A8/2025

Applicant: A. Lepetunov & L. Lepetunov

Municipal Address: 663 Ravenshoe Road, Uxbridge

Desc: PT LT 35 CON 6 SCOTT, AS IN CO199380

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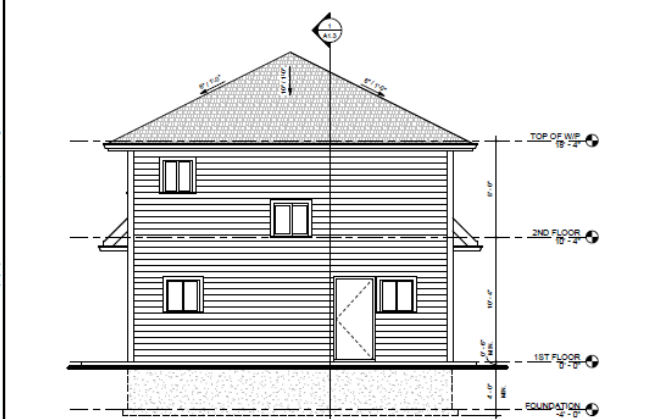
File No: A8/2025

Applicant: A. Lepetunov & L. Lepetunov

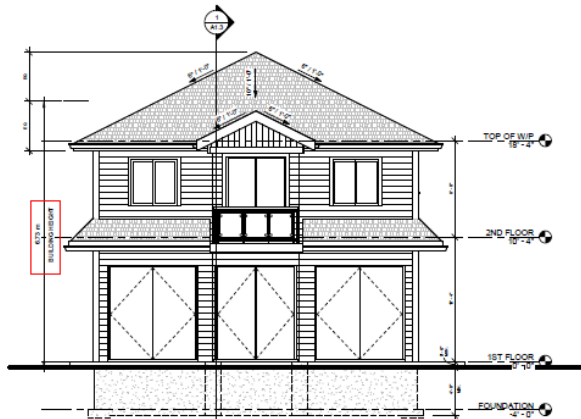
Municipal Address: 663 Ravenshoe Road, Uxbridge

Desc: PT LT 35 CON 6 SCOTT, AS IN CO199380

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



② NORTH ELEVATION
1/4" = 1'-0"



① SOUTH ELEVATION
1/4" = 1'-0"



③ EAST ELEVATION
1/4" = 1'-0"



④ WEST ELEVATION
1'-4" = 1'-0"

APPENDIX D
DRAWINGS

MINOR VARIANCE FOR STUDIO

STUDIO
FLOOR OF APARTS 5
663 RAVENSHOE RD - UXBRIDGE

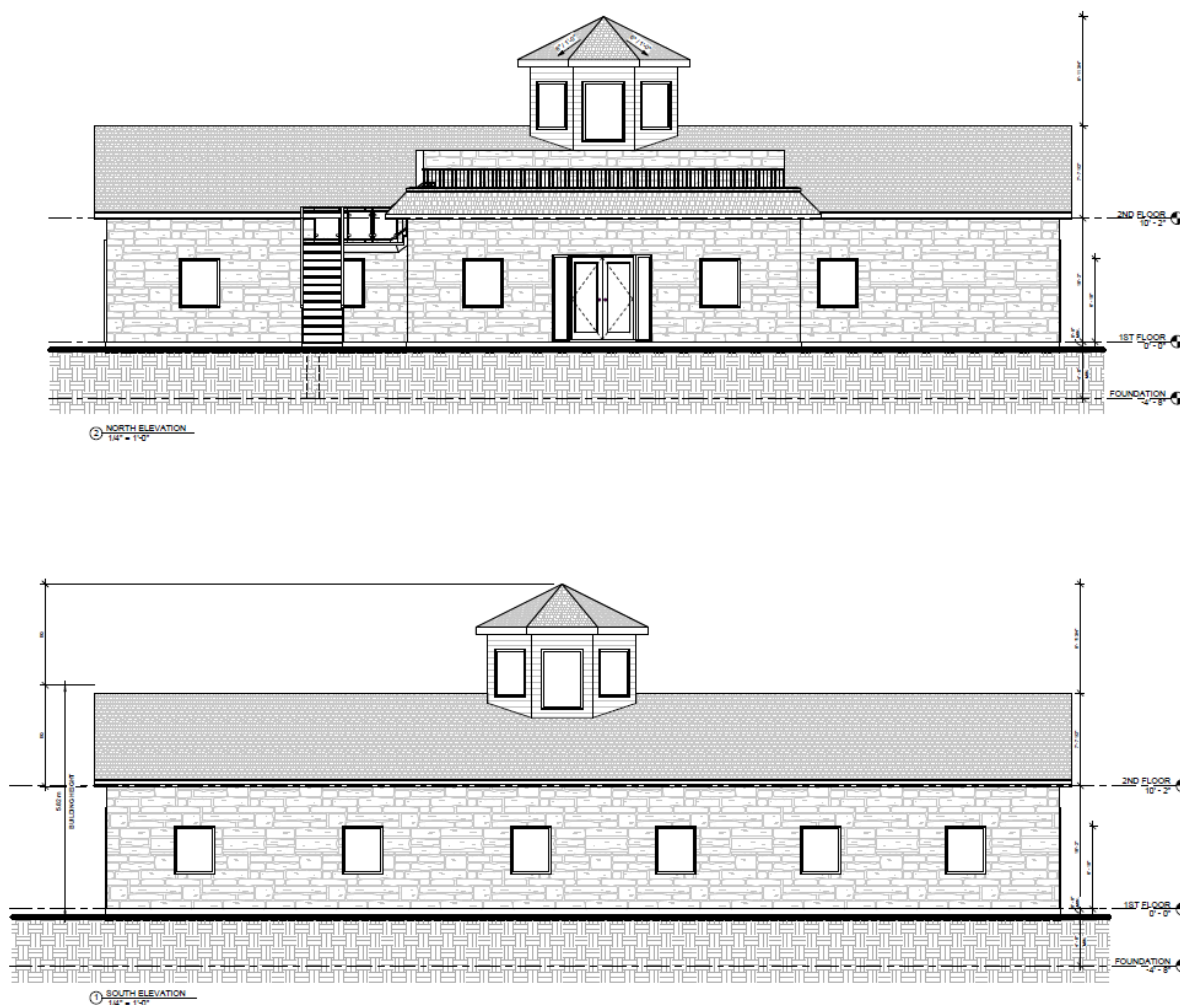
MINOR VARIANCE APPLICATION

DRAWN BY:	DE, SJS
CHECKED BY:	DE
DATE:	APR 2025
A. SCALE:	1/4" = 1'-0"
COMPANY:	3038 PRO DESIGN ARCHITECTURE INC.
PROJECT NO:	2511513

SHEET 012

ELEVATIONS

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MINOR VARIANCE FOR
WAREHOUSE
PROJECT ADDRESS:
663 RAVENSHOE RD - UXBRIDGE

MINOR VARIANCE APPLICATION

DRAWN BY: DE SS
CHECKED: DE
DATE: MAY 2025
SCALE: 1/8" = 1'-0"
COPYRIGHT: 2025 THE TOWNSHIP OF UXBRIDGE
PROJECT NO: 25111513

SHEET TITLE
NORTH / SOUTH
ELEVATIONS



Submitted North and South Elevation Plans (Accessory Building)

File No: A8/2025

Applicant: A. Lepetunov & L. Lepetunov

Municipal Address: 663 Ravenshoe Road, Uxbridge

Desc: PT LT 35 CON 6 SCOTT, AS IN CO199380

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