

A G E N D A
COMMITTEE OF ADJUSTMENT
WEDNESDAY MARCH 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 FEBRUARY 18, 2026, COMMITTEE HEARING**
4. **APPLICATIONS:**
 - 4.1 **A2/2026 J. Lee & T. Abel
133 Brock Street East, Uxbridge**
 - 4.2 **A4/2026 M. Pullen & K. Pullen
18 Jonathan Street, Uxbridge**
 - 4.3 **A5/2026 S. Seaward
4 Rolling Meadows Road, Uxbridge**
 - 4.4 **A6/2026 R. Jourdain
662 Ball Road, Uxbridge**
5. **OTHER BUSINESS**
6. **ADJOURNMENT**



Mailed on/before: Friday, March 6, 2026

Notice of Public Hearing Township of Uxbridge Committee of Adjustment

An electronic Committee of Adjustment Hearing will be held on:

Wednesday, March 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@uxbrige.ca) and Cody Morrison via email (codymorrison@uxbrige.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: **A2/2026**

Owner(s): **J. Lee & T. Abel**

Location: **133 Brock Street East**

Subject Property Zoned: **R1**

Zoning By-law: **81-19**

Purpose of the Application(s)

The applicant requests approval of the requested variance in order to obtain a building permit for an addition to the existing dwelling. The proposed addition projects beyond the minimum permitted interior side yard depth as 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
The minimum permitted interior side yard width shall be 4 metres. (Section 4.9.2(c)(iii)(b))	To permit a minimum interior side yard width of 1.5 metres.

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, Uxbridge, ON.

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

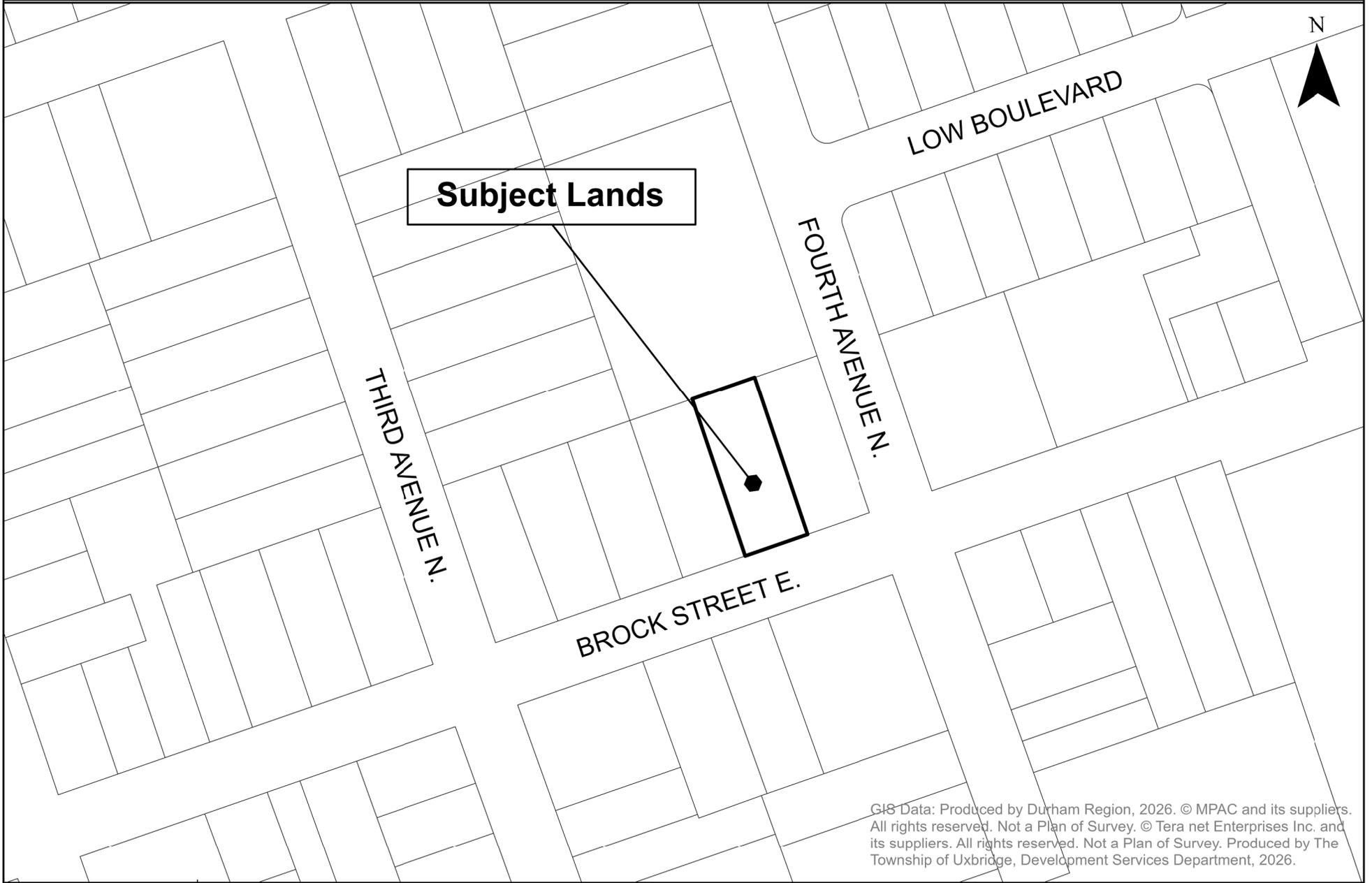
- if this application is acceptable, list any conditions you wish to be considered
- if this application is unacceptable, please list reasons for your objection
- written comments should be directed to the Secretary-Treasurer at the above address or via email by 4:30 pm on the Friday prior to the electronic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

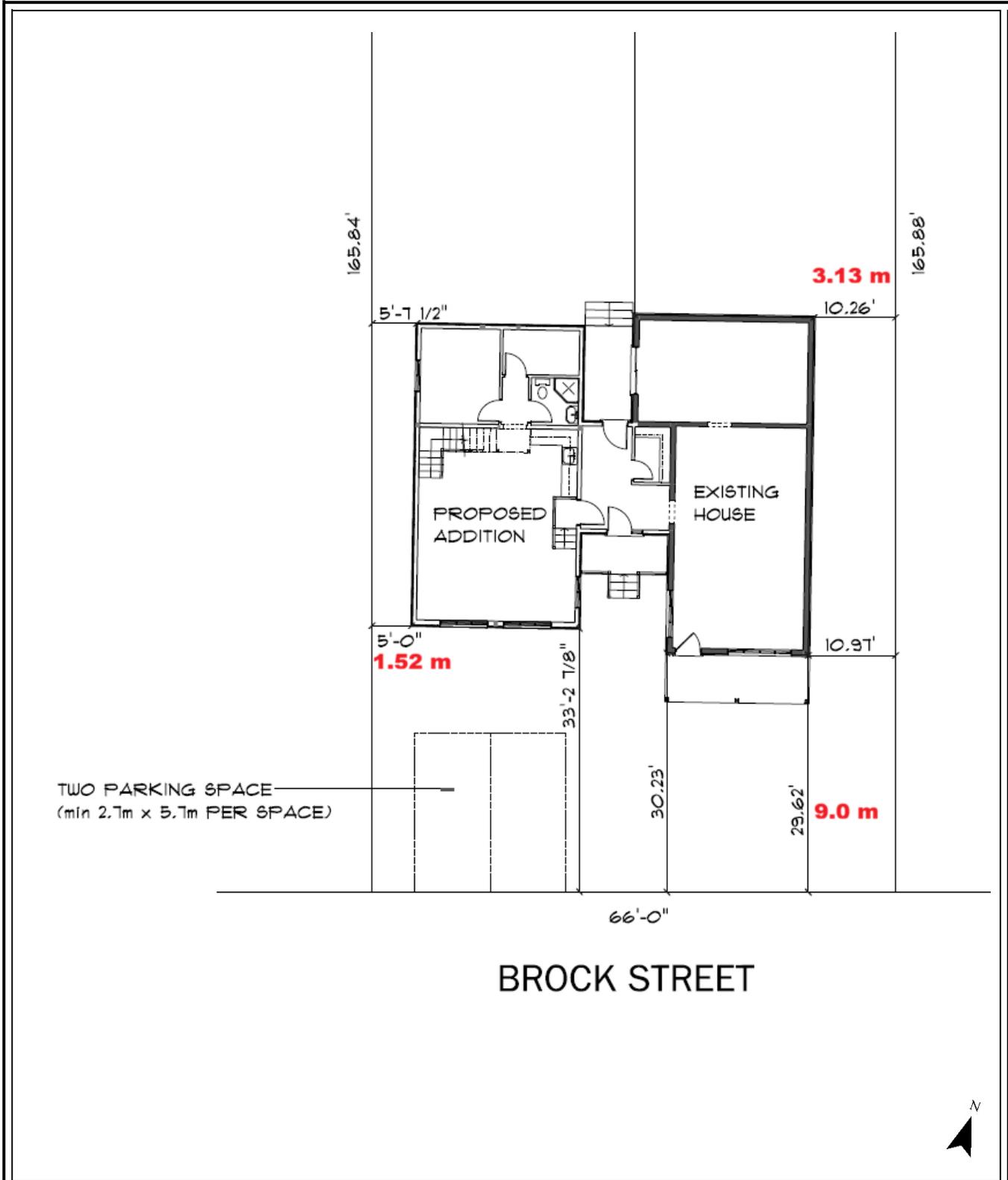
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- submit your Notice of Appeal to the Secretary-Treasurer of the Committee of Adjustment and through the Ontario Land Tribunal's **e-file portal**.
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Location Map
File No: A2/2026
Applicant: J. Lee & T. Abel
Municipal Address: 133 Brock Street East, Uxbridge
Roll No: 050-002-02200
PLEASE CONTACT THE TOWNSHIP OF UXBRIDGE DEVELOPMENT SERVICES DEPARTMENT TO VIEW A COPY OF THIS DRAWING.



TWO PARKING SPACE
(min 2.7m x 5.7m PER SPACE)

BROCK STREET



Submitted Site Plan

File No: A2/2026

Applicant: J. Lee & T. Abel

Municipal Address: 133 Brock Street East, Uxbridge

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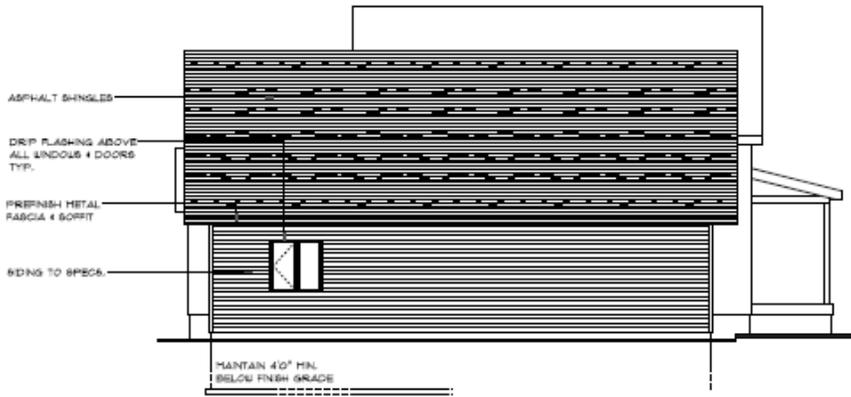
FRONT ELEVATION

SCALE: 3/8" = 1'-0"



BACK ELEVATION

SCALE: 3/8" = 1'-0"



LEFT ELEVATION

SCALE: 3/8" = 1'-0"



Submitted Elevation Plans

File No: A3/2026

Applicant: J. Lee & T. Abel

Municipal Address: 133 Brock Street East, Uxbridge

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Application Details

File Number: **A4/2026**
Owner(s): **M. Pullen & K. Pullen**
Location: **18 Jonathan Street**

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

Purpose of the Application(s)

The applicant requests approval of the requested variance in order to obtain a building permit for an accessory building. The proposed accessory building projects beyond the minimum permitted exterior side yard depth and street centerline setback as 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
The minimum exterior side yard depth shall be 8.0 metres. (Section 4.9.2(c)(ii))	To permit a minimum exterior side yard depth of 2.1 metres.
The minimum setback from the centreline of a township road shall be 18.0 metres. (Section 4.9.2(g)(iv))	To permit a minimum setback from the centreline of a township road of 10.1 metres

Any accessory building or structure, which is not part of the principal or main building, shall be erected in conformity with the yard and setback requirements of the Zone in which such building is located, but shall not be located closer to the street line than the principal or main building on the lot. (Section 5.1(b))	To permit a detached accessory building to be located closer to the street line than the principal building on the lot.
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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, Uxbridge, ON

Committee of Adjustment

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To all persons and agencies making comments

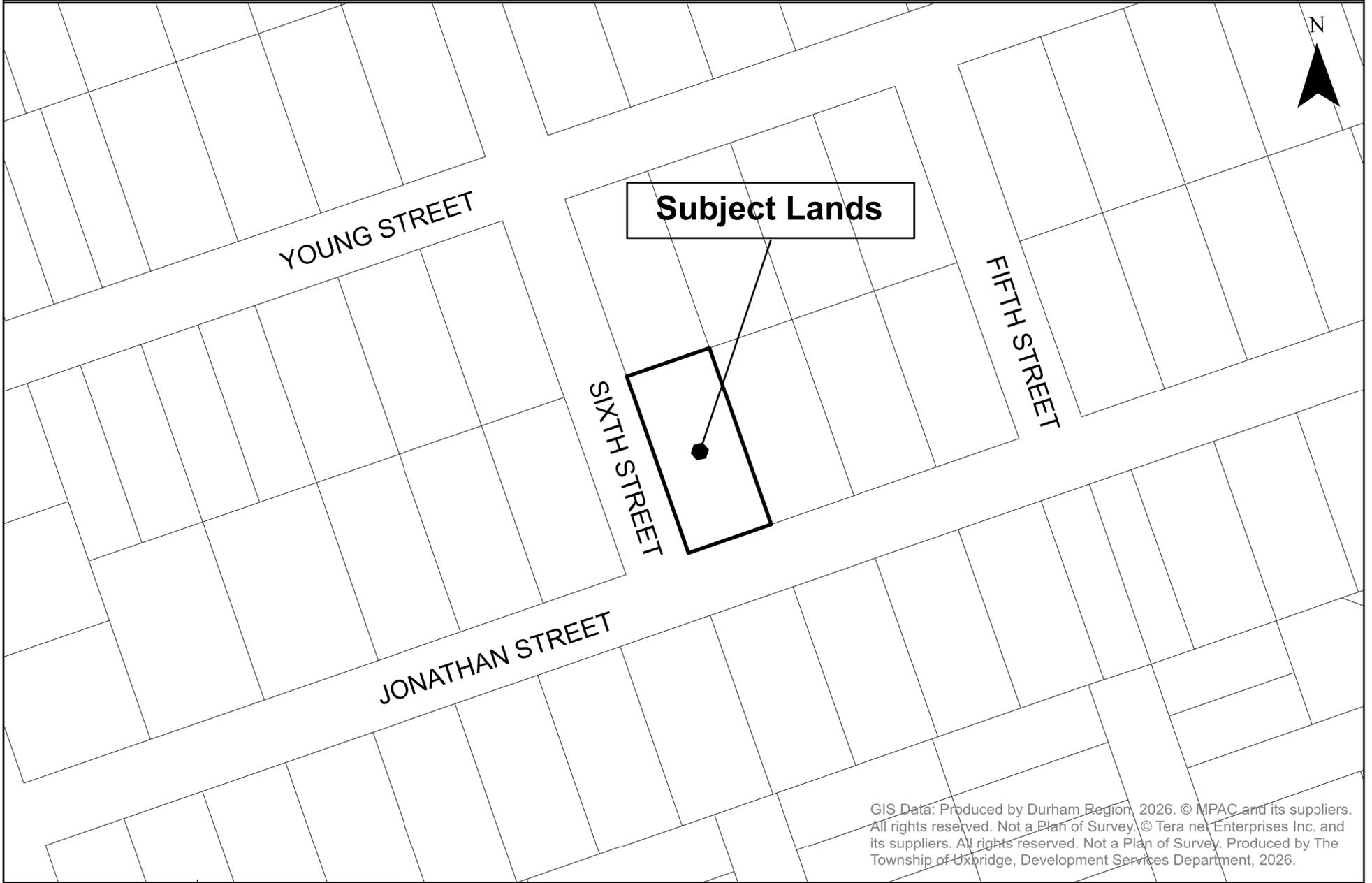
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Receiving a copy of the Committee’s Decision

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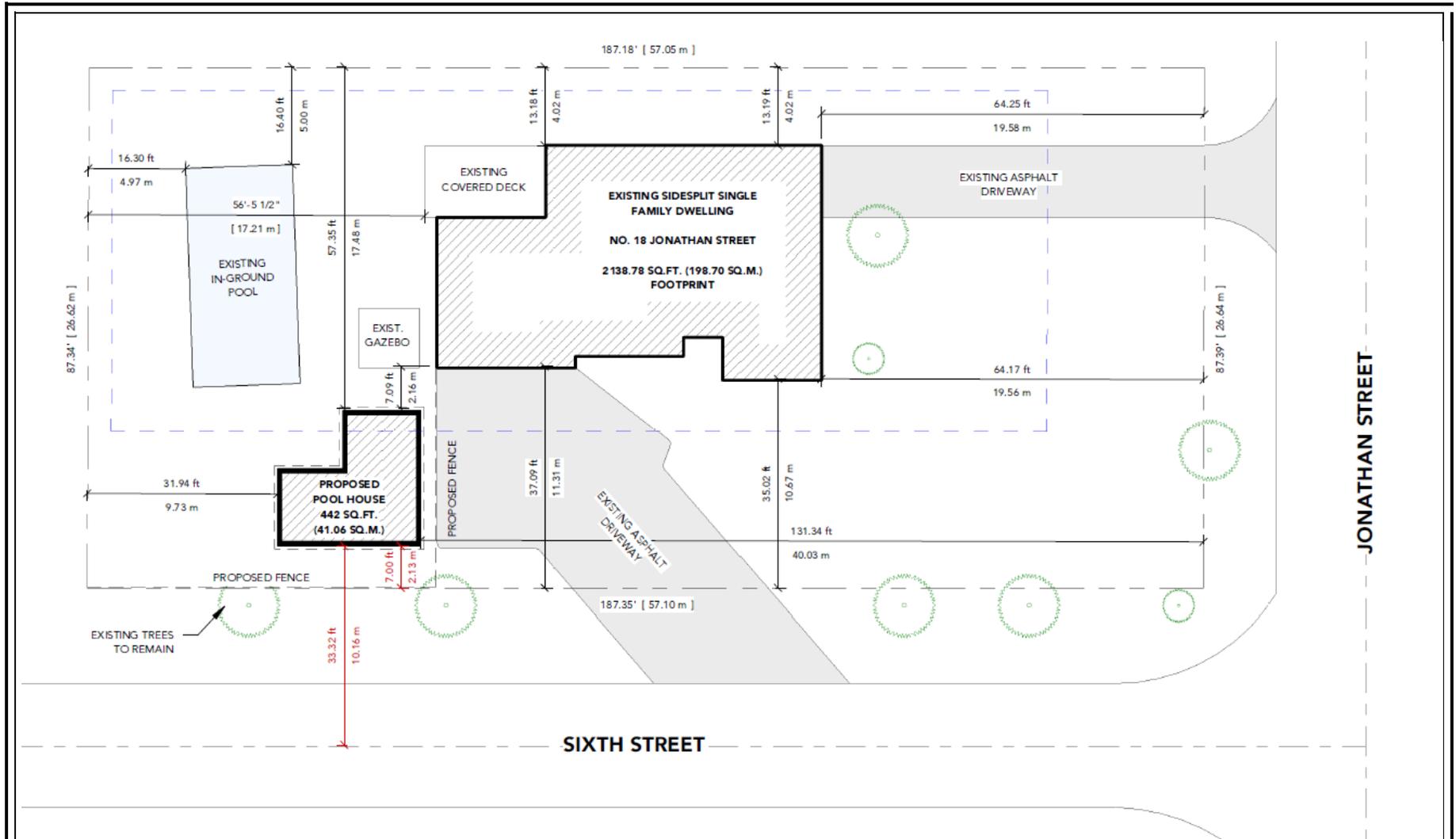


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Location Map
File No: A4/2026
Applicant: M.Pullen & K. Pullen
Municipal Address: 18 Jonathan Street, Uxbridge
Roll No: 050-010-04100

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



JONATHAN STREET

SIXTH STREET



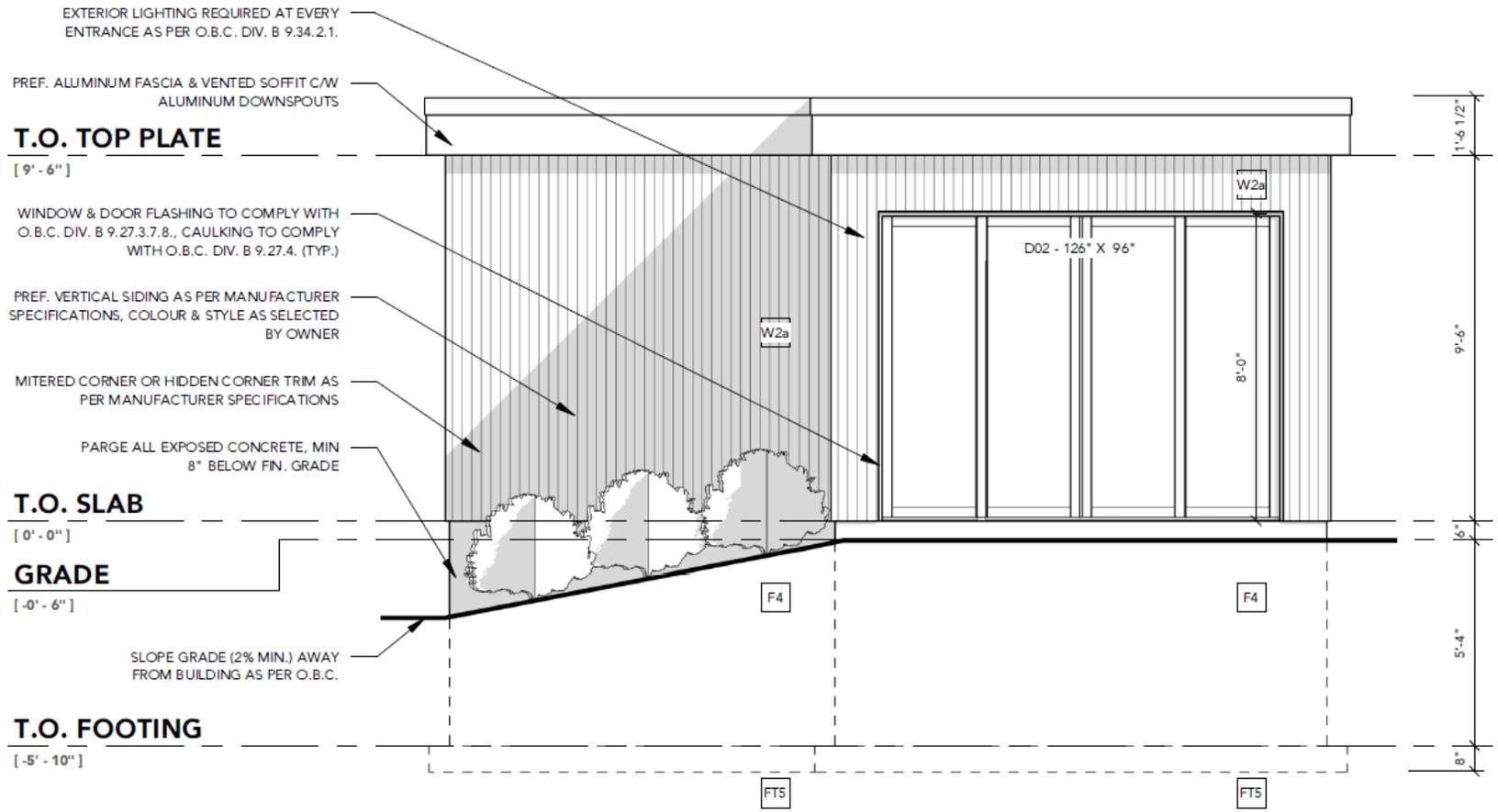
Submitted Site Plan

File No: A4/2026

Applicant: M. Pullen & K. Pullen

Municipal Address: 18 Jonathan Street, Uxbridge

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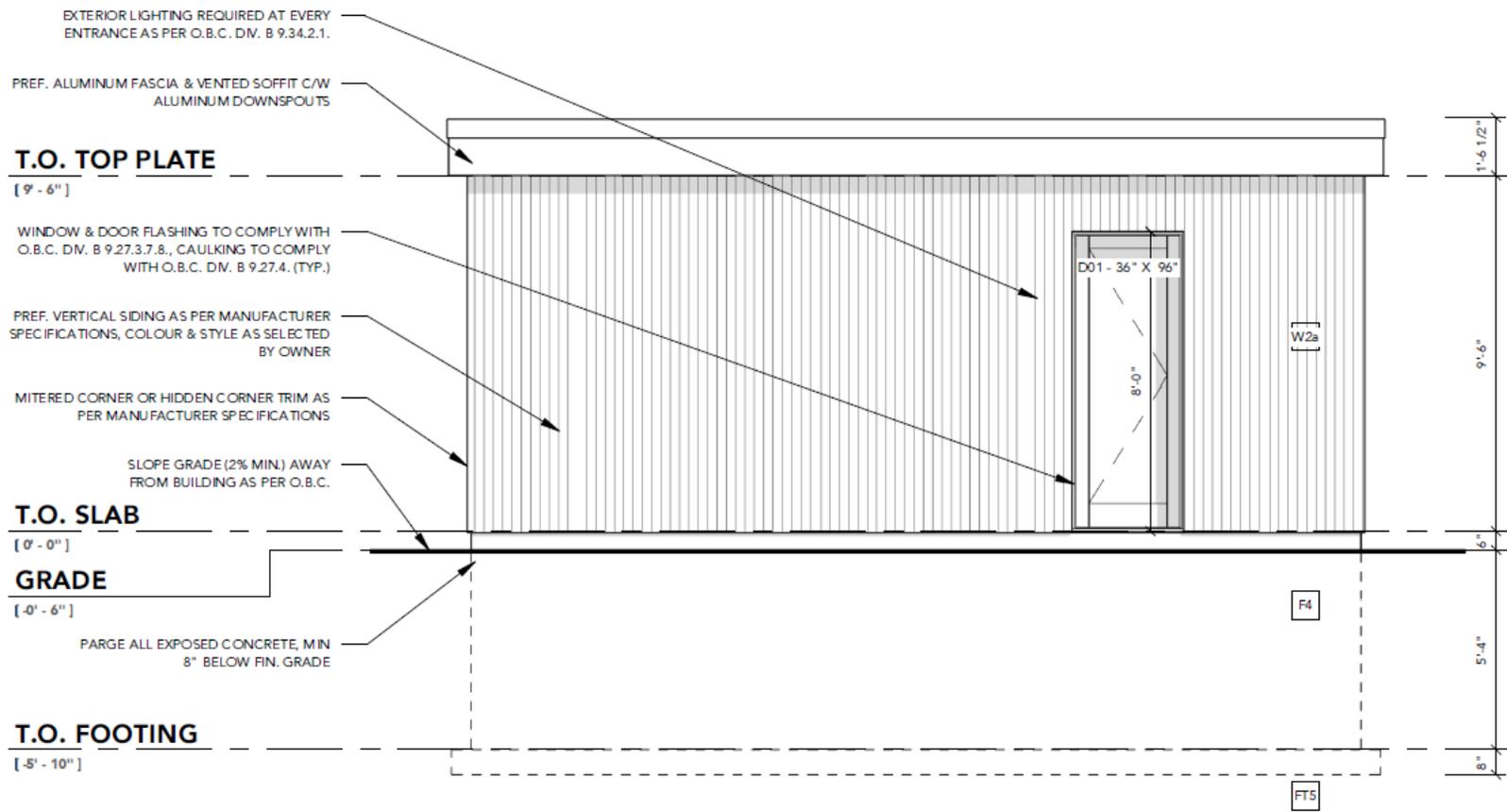
Submitted North Elevation

File No: A4/2026

Applicant: M. Pullen & K. Pullen

Municipal Address: 18 Jonathan Street, Uxbridge

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



Submitted West Elevation Plan

File No: A4/2026

Applicant: M. Pullen & K. Pullen

Municipal Address: 18 Jonathan Street, Uxbridge

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Application Details

File Number: **A5/2026**

Owner(s): **S. Seaward**

Location: **4 Rolling Meadows Road**

Subject Property Zoned: **ER-3**

Zoning By-law: **81-19**

Purpose of the Application(s)

The applicant requests approval of the requested variance in order to obtain a building permit for an accessory building. The proposed accessory building exceeds the maximum permitted gross floor area for all accessory buildings on the lot as 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
The total gross floor area of all accessory buildings and structures on a lot, except swimming pools, shall not exceed 60.0 square metres (Section 5.1(d)).	To permit the total gross floor area of 88.5 square metres for all accessory buildings and structures on a lot, except swimming pools.

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, Uxbridge, ON

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To all persons and agencies making comments

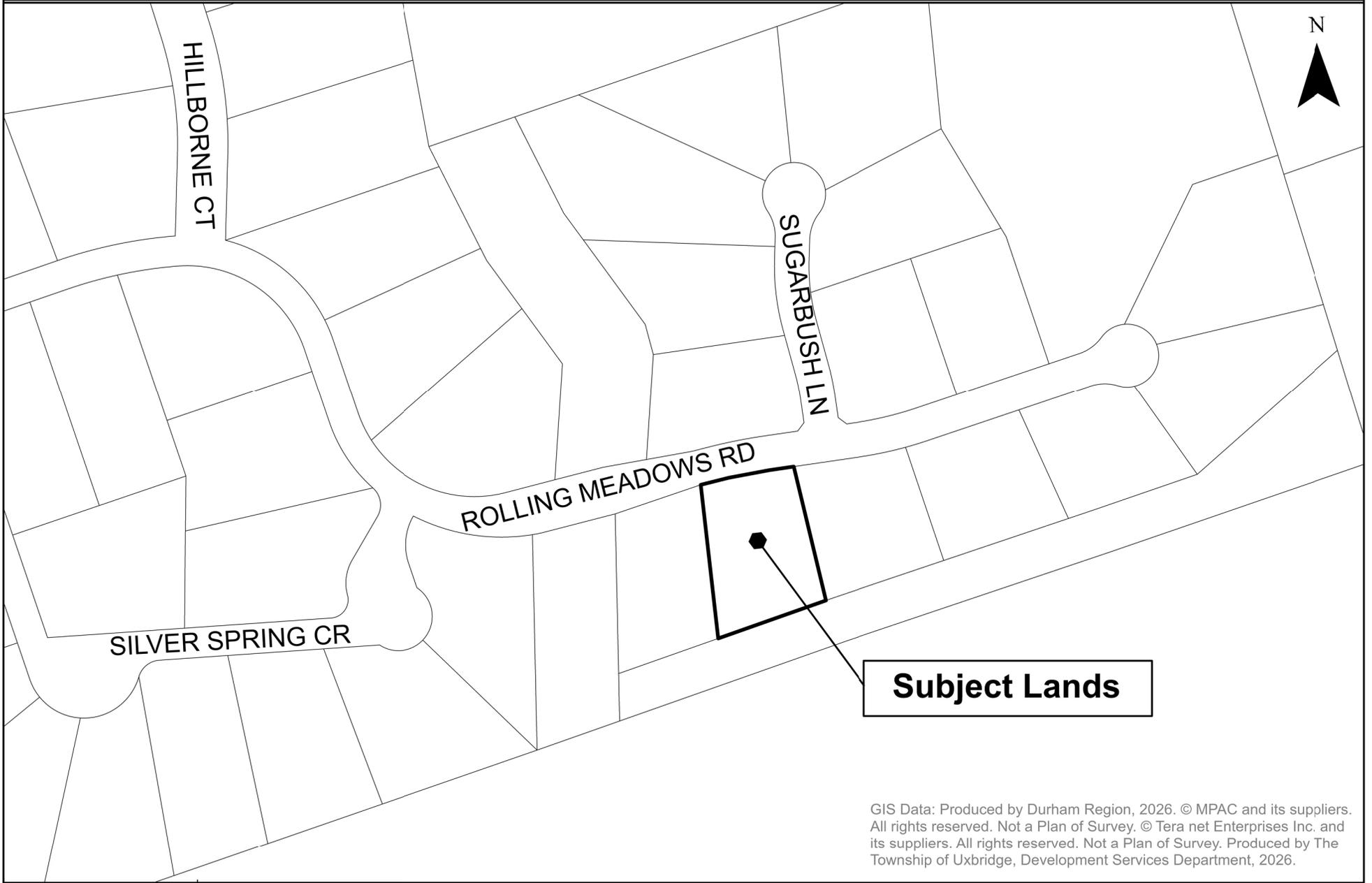
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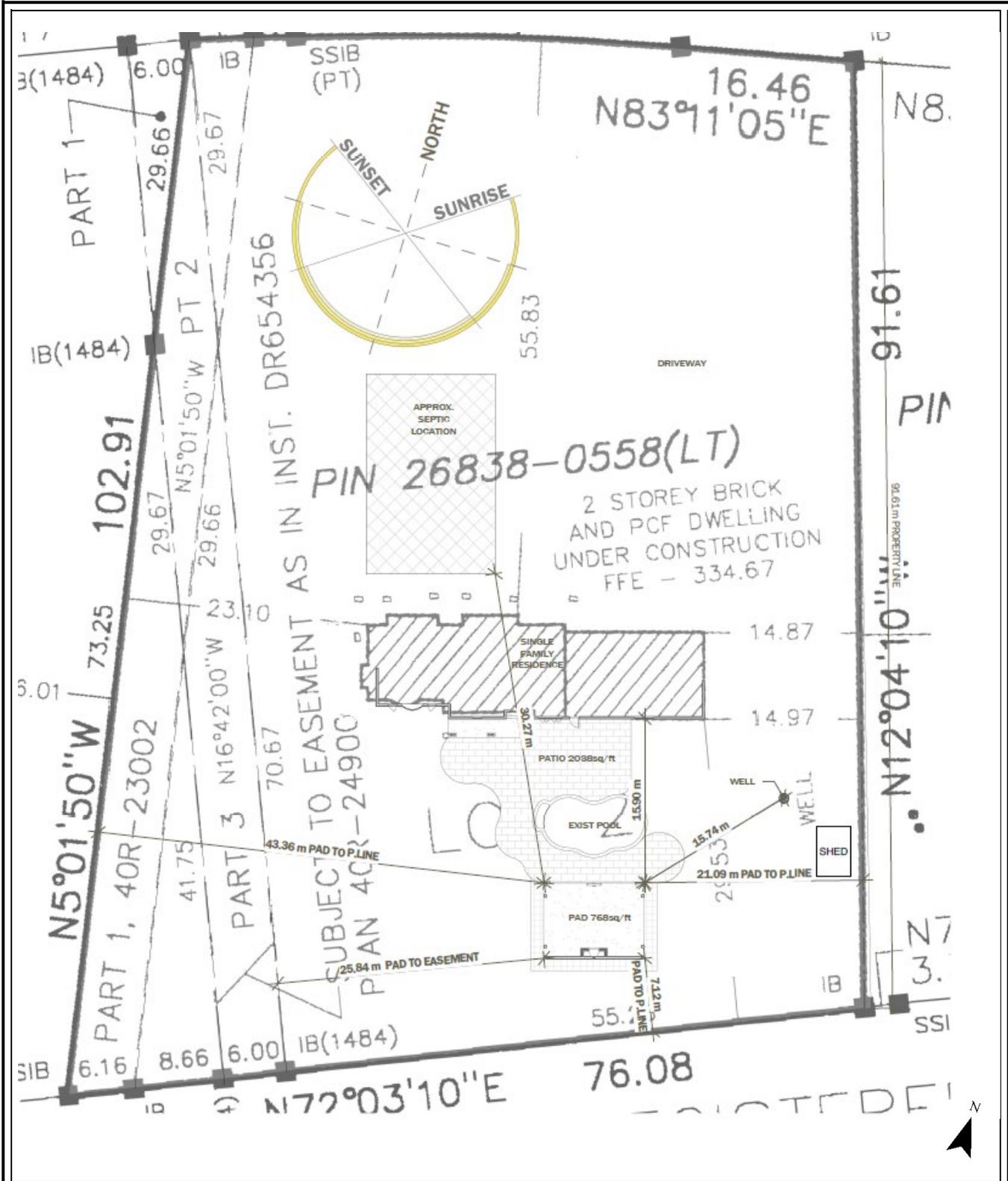


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Location Map
File No: A5/2026
Applicant: S. Seaward
Municipal Address: 4 Rolling Meadows Road, Uxbridge
Roll No: 010-008-20811

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



Submitted Site Plan

File No: A5/2026

Applicant: S. Seaward

Municipal Address: 4 Rolling Meadows Road, Uxbridge

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

Architectural Designer Notes

Professional Engineer Notes

EXTEND TIMBER BRACE TO TOP OF ROOF
 SECURE TIMBER BRACE TIGHT BETWEEN 2
 COMMON 2X12 RAFTERS "SANDWICHED"
 W/ (4) 3/8" DIA. GRK RSS FASTENERS
 THROUGH EACH RAFTER INTO BRACE
 ENSURE 3" PENETRATION INTO BRACE
 ENSURE MINIMUM 1-1/2" EDGE DISTANCE
 (TYP.)

SECURE POST TO BEAM W/ SIMPSON
 APT6 BEAM TO COLUMN TIE ON E/S
 UPSIDE DOWN

SECURE 8X8 BRACE TO 8X10 BOTTOM CHORD
 W/ (2) 3/8" DIA. GRK RSS FASTENERS. ENSURE
 3" PENETRATION INTO TOP CHORD ENSURE
 MINIMUM 1-1/2" EDGE DISTANCE.(TYP.)

MIN. 8X8 BRACE D.FIR NO.2 (OR BETTER)
 OR SPF NO.2 (OR BETTER) (TYP.)

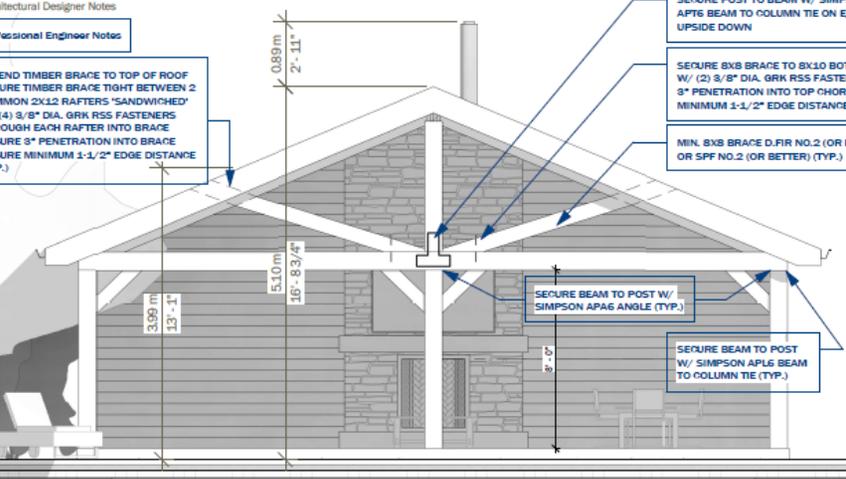
SECURE BEAM TO POST W/
 SIMPSON APAG ANGLE (TYP.)

SECURE BEAM TO POST
 W/ SIMPSON APL6 BEAM
 TO COLUMN TIE (TYP.)

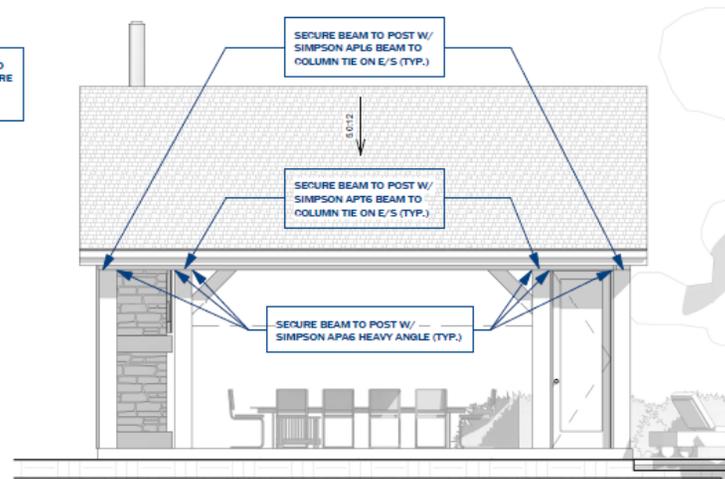
SECURE BEAM TO POST W/
 SIMPSON APL6 BEAM TO
 COLUMN TIE ON E/S (TYP.)

SECURE BEAM TO POST W/
 SIMPSON APT6 BEAM TO
 COLUMN TIE ON E/S (TYP.)

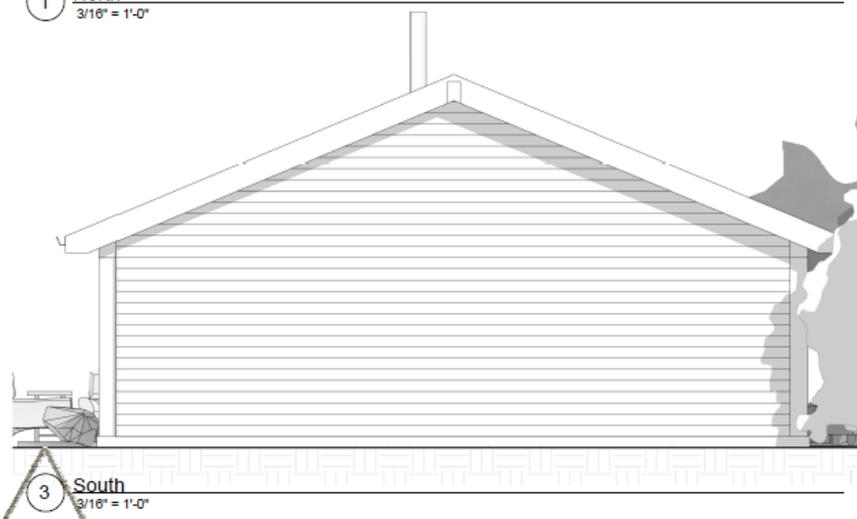
SECURE BEAM TO POST W/
 SIMPSON APAG HEAVY ANGLE (TYP.)



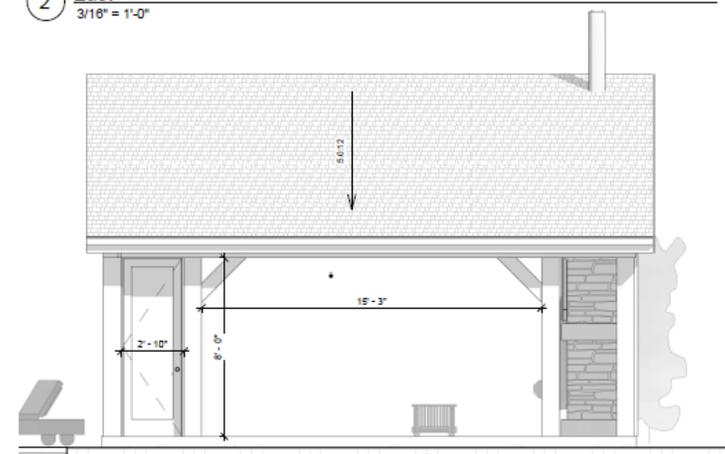
1 North
 3/16" = 1'-0"



2 East
 3/16" = 1'-0"



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



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



Submitted Elevation Plans

File No: A5/2026

Applicant: S. Seaward

Municipal Address: 4 Rolling Meadows Road, Uxbridge

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Application Details

File Number: **A6/2026**
Owner(s): **R. Jourdain**
Location: **662 Ball Road, Uxbridge**

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

Purpose of the Application(s)

The applicant requests approval of the requested variance in order to obtain a building permit for a farm implement shed. The proposed building projects beyond the minimum permitted rear yard depth as 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
The minimum rear yard depth shall be 30.0 metres for non-residential buildings. (Section 4.4.3(c)(iv))	To permit a minimum rear yard depth of 10.5 metres for non-residential buildings.

Additional Information on the Public Notice

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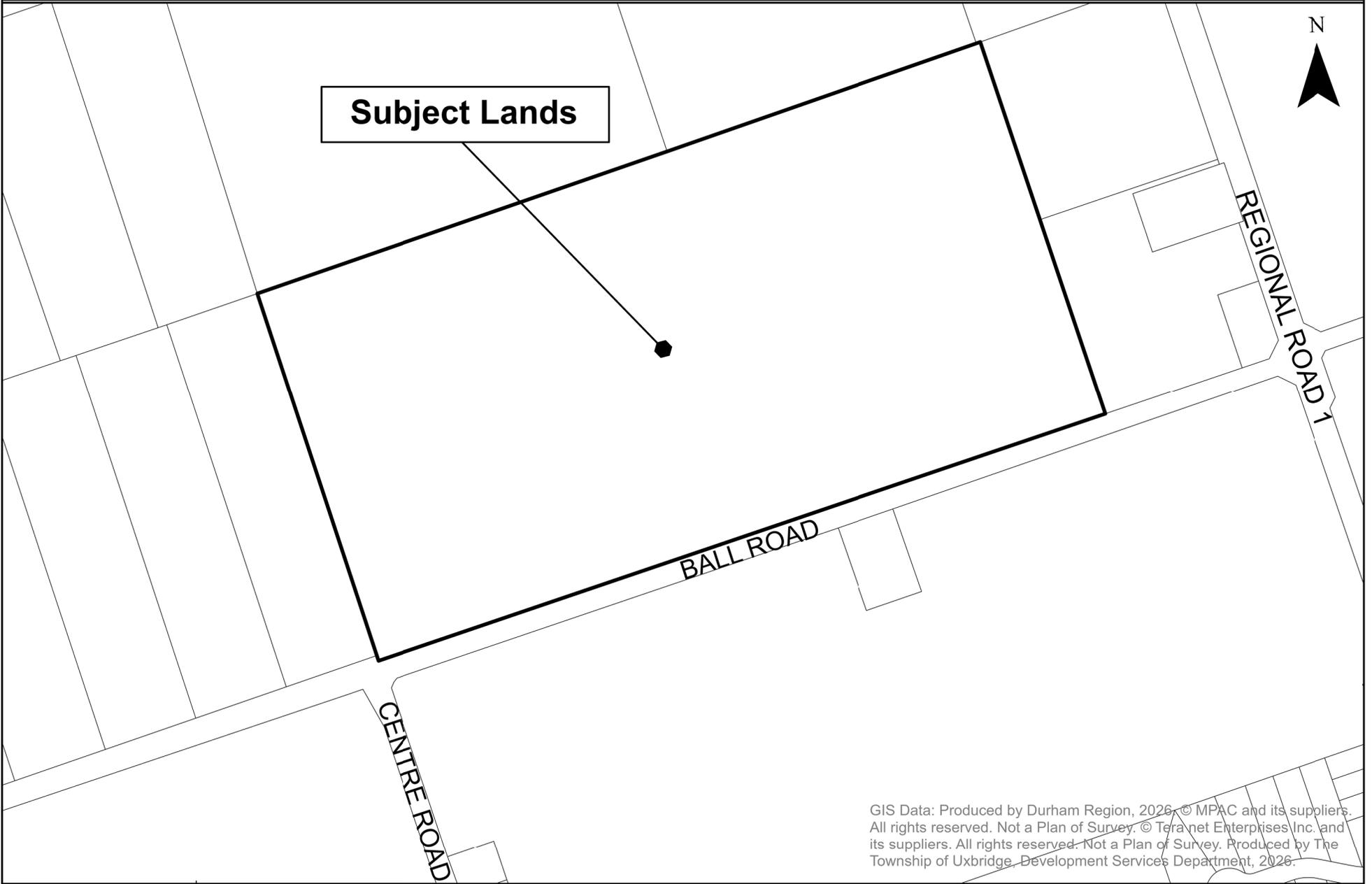
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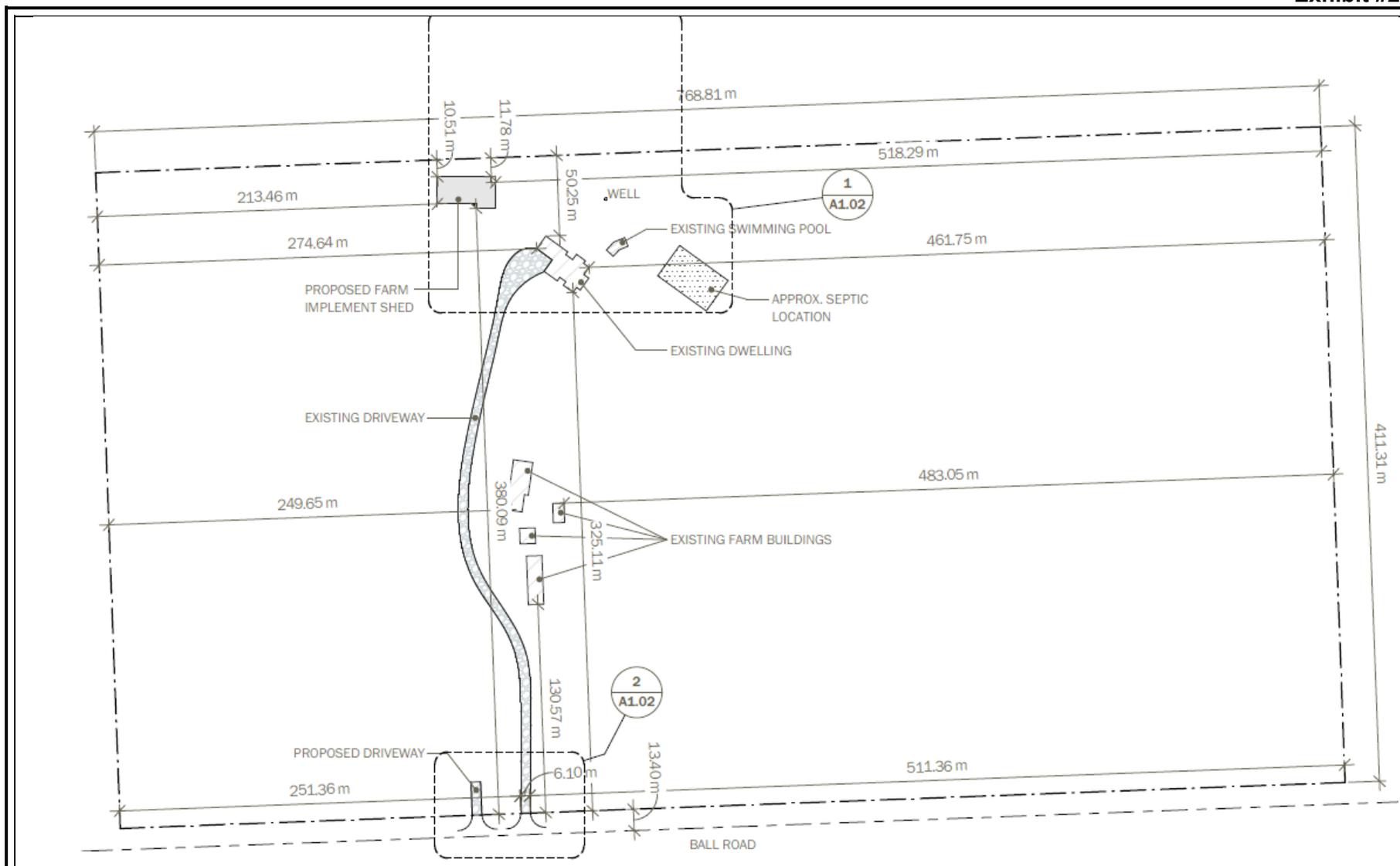


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Location Map
File No: A6/2026
Applicant: R. Jourdain
Municipal Address: 662 Ball Road, Uxbridge
Roll No: 050-010-23000

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



Submitted Site Plan

File No: A6/2026

Applicant: R. Jourdain

Municipal Address: 662 Ball Road, Uxbridge



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



1 EAST ELEVATION

SCALE: 1:125



2 SOUTH ELEVATION

SCALE: 1:125



Submitted East and South Elevation Plans

File No: A6/2026

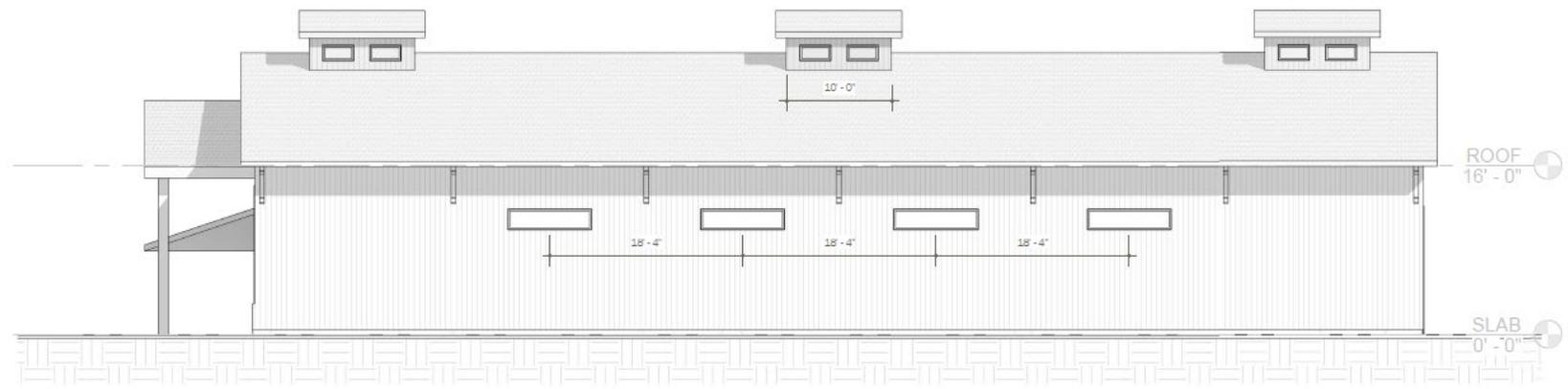
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Municipal Address: 662 Ball Road, Uxbridge

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1 WEST ELEVATION
SCALE: 1:125



2 NORTH ELEVATION
SCALE: 1:125



Submitted West and North Elevation Plans

File No: A6/2026

Applicant: R. Jourdain

Municipal Address: 662 Ball Road, Uxbridge

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