



## THE CORPORATION OF THE TOWNSHIP OF UXBRIDGE

### NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING CONCERNING AN APPLICATION FOR AN OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT

This Notice is to inform you that the Township of Uxbridge has received an Official Plan Amendment and Zoning By-law Amendment application which has been deemed complete in accordance with the requirements of Sections 17 and 34 of the Planning Act. The Planning Committee of the Council of the Corporation of the Township of Uxbridge will hold a statutory public meeting to make available adequate information to the public regarding, and to consider, a proposed Township Official Plan Amendment and Zoning By-law Amendment pursuant to Sections 17 and 34 of the Planning Act, R.S.O., 1990, submitted by Evendale Developments Ltd.

The statutory public meeting will be held in an electronic format only in order to practice social distancing and help stop the spread of COVID-19 in accordance with Ontario Regulation 149/20, Special Rules relating to a Declared Emergency under The Planning Act. The Township of Uxbridge will be processing the Official Plan Amendment and Zoning By-law Amendment as required by the Planning Act and welcome any comments that you may have.

#### **PURPOSE OF PROPOSED OFFICIAL PLAN AND ZONING BYLAW AMENDMENTS:**

- The purpose of this application is to amend the Township of Uxbridge Official Plan to re-designate the subject property from “Residential Area” to “Residential Area Higher Density” and introduce site specific height and density exceptions to permit the proposed 6 storey apartment building.
- The purpose of this application is also to amend the Township Zoning By-law to re-zone the subject property from “Residential Holding (RH) Zone” to “Residential Multiple Density (RM) Zone” to permit the proposed 6 storey apartment building.
- The subject property is designated as “Living Areas” on Schedule ‘A’ – Map ‘A2’ of the Durham Region Official Plan and identified as “Residential” on Schedule “A” of the Township Official Plan. It is currently zoned “Residential Holding (RH) Zone”.

#### **LOCATION OF THE SUBJECT PROPERTY:**

The subject property, is located at the north-west corner of Herrema Boulevard and Brock Street E. It is legally described as Part of Lot 31, Concession 7, Township of Uxbridge, Region of Durham. The location of the property is graphically illustrated on the key map below.

**FILE. NO.:**                    Zoning By-Law Amendment 2021-01            (ZBA 2021-01)  
   Official Plan Amendment 64                    (OPA 64)

**APPLICANT:**                Evendale Developments Ltd.

**ADDITIONAL INFORMATION:**

Additional information relating to the proposed Township Official Plan and Zoning By-law Amendments is available for inspection in the Development Services Department between 8:30 a.m. and 4:30 p.m., Monday to Friday, at the Township Municipal Office, 51 Toronto Street South, Uxbridge, Ontario. However, the Township Offices can only be accessed by appointment due to the COVID lockdown. It is preferred that if you require additional information that it be requested by email, mail, fax, or telephone from the undersigned. However, if necessary, the Township Offices can be accessed by appointment by contacting the undersigned.

Jo Ann Merrick  
Administrative Assistant  
Public Works & Operations/  
Development Services  
Township of Uxbridge  
51 Toronto St. S.  
Uxbridge, ON L9P 1T1

Email: [jmerrick@uxbridge.ca](mailto:jmerrick@uxbridge.ca)

(t)905-852-9181 ext 202  
(f) 905-852-9674

**PLANNING ACT REQUIREMENTS:**

This Notice is being given in accordance with Planning Act requirements. A final recommendation on the application will not be presented until after the Township Public Meeting and all technical comments have been received.

Due to the COVID-19 State of Emergency, physical attendance is not permitted at this public meeting. The public meeting is being held electronically and will be livestreamed for public viewing at 7:00 p.m. The meeting date and time is as follows:

**MEETING DATE:**                    **Monday, March 22, 2021**

**TIME:**                                    **Public Meeting 7:00 p.m.**

**REPRESENTATION**

**ANY PERSON** may participate in the public meeting and/or make written or oral representation either in support of or in opposition to the proposed Official Plan and Zoning By-law Amendments.

1. Written Submissions

Written submissions should be addressed to the Township Clerk at the address shown below. Written comments should be submitted before Tuesday, April 6, 2021. If you wish to be notified of the adoption or the refusal of the proposed Official Plan and Zoning By-law Amendments, you must also make a written request to the Township Clerk before the adoption of the Official Plan amendment and the by-law.

2. Oral Submission

Oral submissions may be provided to Council at the meeting on livestream, you must pre-register with the Clerk's office by email at [jmachesney@uxbridge.ca](mailto:jmachesney@uxbridge.ca), or telephone at 905-852-9181 ext 209 or mail at the address below before noon on Friday, March 19, 2021. Please include your full name, address, and a call-back phone number. You will be contacted by the Clerk's office to confirm your participation and receive the online and call-in information before the meeting. Technical assistance may be provided to ensure you are able to participate.

**PLANNING ACT REQUIREMENTS**

If a person or public body does not make oral submissions at the public meeting or make written submissions to the Township of Uxbridge before the proposed applications are passed, the person or public body is not entitled to appeal the decision of the Township of Uxbridge to the Local Planning Appeal Tribunal.

If a person or a public body does not make oral submissions at a public meeting or make written submissions to the Township of Uxbridge before the applications are passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

**DATED AT THE TOWNSHIP OF UXBRIDGE THIS 26th DAY OF FEBRUARY, 2021.**

Debbie Leroux, Clerk  
Township of Uxbridge  
Box 190  
Uxbridge, Ontario  
L9P 1T1  
905-852-9181 Ext. 228  
[dleroux@uxbridge.ca](mailto:dleroux@uxbridge.ca)

**KEY MAP (not to scale)**

