



THE CORPORATION OF THE TOWNSHIP OF UXBRIDGE NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING CONCERNING AN APPLICATION FOR A ZONING BY-LAW AMENDMENT

This Notice is to inform you that the Township of Uxbridge has received a Zoning By-law Amendment Application which has been deemed complete in accordance with the requirements of Section 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 Zoning By-law Amendment pursuant to Section 34 of the *Planning Act*, R.S.O., 1990 (4 Campbell Drive – Oak Valley Health).

The statutory public meeting will be held in a hybrid format allowing for in-person attendance or virtual viewing of the public meeting. The Township of Uxbridge will be processing the Zoning By-law Amendment as required by the Planning Act and welcome any comments that you may have.

PURPOSE OF PROPOSED ZONING BY-LAW AMENDMENT:

- The purpose and effect of this application is to amend the Zoning By-law to permit a reduction in the total number of required parking spaces on site from approximately 486 to 375, and to permit an increase in the maximum building height from 12.0 metres to approximately 25.3 metres.
- The subject land is designated "Institutional Area" under the Township Official Plan, as amended. The subject property is zoned "Community Facility (CF)" and "Environmental Protection (EP)" under the Township of Uxbridge Zoning By-law No. 81-19, as amended.

LOCATION OF THE SUBJECT PROPERTY:

The subject lands are located between the north side of Campbell Drive and the south side of Victoria Drive, municipally known as 4 Campbell Drive (see location map below).

FILE NO.: ZBA 2025-07

APPLICANT: Oak Valley Health

ADDITIONAL INFORMATION:

Additional information relating to the proposed Zoning By-law Amendment 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. It is preferred that if you require additional information that it be requested by email, mail, or telephone from the undersigned. However, if necessary, the Township Office can be accessed Monday to Friday, 8:30 a.m. to 4:30 p.m. or by contacting the undersigned.

Marc Anthony Miller
Planning Technician
Development Services
Township of Uxbridge
51 Toronto St. S., Box 190
Uxbridge, ON L9P 1T1

Email: mmiller@uxbridge.ca
(t) 905-852-9181 Ext. 234

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 Statutory Public Meeting is held and all technical comments have been received.

The public meeting is being held in a hybrid format allowing for in-person attendance or virtual viewing of the public meeting. The livestream public viewing can be accessed by visiting <https://www.uxbridge.ca/en/your-local-government/council-meeting-calendar.aspx>.

The meeting date and time is as follows:

MEETING DATE: **Tuesday, August 12, 2025**

TIME: **11:30 a.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 Zoning By-law Amendment.

1. Written Submissions

Written submissions should be addressed to the Township Clerk at the address shown below. Written comments should be submitted before **Friday, August 8th, 2025**. If you wish to be notified of the adoption or the refusal of the proposed Zoning By-law Amendment, you must also make a written request to the Township Clerk before the adoption of 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 dlaroux@uxbridge.ca, or telephone at 905-852-9181 ext. 228 or mail at the address below **before 12:00 p.m. (Noon) on Friday, August 8th, 2025**. 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 call-in information before the meeting. Technical assistance may be provided to ensure you are able to participate.

PLANNING ACT REQUIREMENTS

This Notice is given in accordance with the requirements of the Planning Act, R.S.O. 1998, c. P.13, as amended. A final recommendation on the application will not be presented until after the Township Public Meeting and all technical comments have been received.

The applicant, a specified person (as defined by the Planning Act), a public body (as defined by the Planning Act), and a registered owner of land to which the by-law would apply, each have the ability to appeal to the Ontario Land Tribunal a decision of the Township of Uxbridge to pass a by-law in response to the application.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Township of Uxbridge to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to Council c/o the Township Clerk at the address shown below or at dlaroux@uxbridge.ca, before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to Council c/o the Township Clerk at the address shown below or at dlaroux@uxbridge.ca, before the by-law was passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

DATED AT THE TOWNSHIP OF UXBRIDGE THIS 10th DAY OF JULY 2025.

Debbie Leroux, Clerk
Township of Uxbridge
51 Toronto St. S., Box 190
Uxbridge, Ontario L9P 1T1
Email: dleroux@uxbridge.ca
(t) 905-852-9181 Ext. 228
(f) 905-852-9674

LOCATION MAP (not to scale)

