

A G E N D A
COMMITTEE OF ADJUSTMENT
WEDNESDAY JANUARY 15, 2024
ELECTRONIC FORMAT
UXBRIDGE, ONTARIO

1. CALL TO ORDER
2. ELECTION OF CHAIR OF THE COMMITTEE OF ADJUSTMENT
3. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF
4. APPROVAL OF MINUTES FROM THE DECEMBER 11, 2024 HEARING
5. APPLICATIONS:
 - 5.1 FILE A29/2024 SHALL BE LIFTED FROM THE TABLEING PRIOR TO CONSIDERATION:

A29/2024 GORDON & HELEN ACORN.
55 STONESTHROW CRESCENT
 - 5.2 A43/2024 ROBERT LEDERRI
43 DEER RIDGE ROAD
 - 5.3 A44/2024 DARREN MCELLIGOTT & ROXANE LOLOS
14 JONATHAN STREET
6. OTHER BUSINESS
7. ADJOURNMENT

**Township of Uxbridge
51 Toronto Street South
Uxbridge, Ontario
L9P 1T1**

**Committee of Adjustment
Phone: (905)852-9181, ext. 234
Fax: (905)852-9674**

**NOTICE OF PUBLIC HEARING
IN ACCORDANCE WITH
SECTIONS 44 AND 45 OF THE PLANNING ACT, R.S.O. 1990. C.P.13. and
ONTARIO REGULATION 149/20, SPECIAL RULES RELATING TO A DECLARED
EMERGENCY under THE PLANNING ACT**

Take Notice that the following application:

A29/2024	GORDON & HELEN ACORN
Description	LOT 3, PLAN 40M2485 SUBJECT TO AN EASEMENT IN GROSS AS IN DR1140724 SUBJECT TO AN EASEMENT FOR ENTRY AS IN DR1207445 SUBJECT TO AN EASEMENT FOR ENTRY AS IN DR1207445 TOWNSHIP OF UXBRIDGE
Municipal Address	55 STONESTHROW CRESCENT
Township	Uxbridge
File No.	010-005-02007

will be heard by the Township of Uxbridge Committee of Adjustment in an electronic format only. The application will be considered on **August 14, 2024 @ 7:00 p.m.** Please note the item may be delayed due to the Committee's consideration of preceding applications.

This is a Public Hearing in which you or your representative are entitled to participate, either in favour of, or opposed to this application. If participation is not practical, written comments will be accepted. Note to all persons and agencies making written comments: If you find this application acceptable, please list any conditions you wish to be considered for inclusion in the approval. If you find this application unacceptable, please list reasons for your objection. If you know of any interested persons who have not received notice, please inform them.

Delegations to the Committee will proceed electronically or by telephone. **In the case of the applicant, you are hereby advised that you must participate electronically or by telephone in the meeting as a delegation, or be represented electronically or by telephone as a delegation, in order to present your application to the Committee.**

If you wish to appear as a delegation to address the Committee please contact the Secretary-Treasurer of the Committee, Mr. Marc Anthony Miller via email at mmiller@uxbridge.ca, or by telephone or mail as noted above. In addition, if you do not want to address the Committee, but wish to monitor or have an opportunity to participate in the meeting, please contact the Secretary-Treasurer by email, telephone or mail. The drawings can be viewed at Town Hall's Development Services office.

The deadline to notify the Committee of your wish to appear as a delegation or participate in the meeting is **August 9, 2024**. Delegates, or those wishing to monitor or participate in the meeting, will receive information and instructions on how to access the meeting electronically or

by telephone. In addition, if you wish further information regarding this application, please contact Mr. Miller or check the Township website at uxbridge.ca.

If a copy of the Committee's Decision is required, please make your request in writing to the via email (mmiller@uxbridge.ca) or mail at the address above.

IN THE MATTER OF an application for variance from Zoning By-law Number 81-19, as amended, a Zoning By-law for the Township of Uxbridge.

The subject parcel is 3577 m² approx. in size, zoned Hamlet Residential Exception No. 43 (HR-43) and Environmental Protection Exception No. 42 (EP-42). The property currently supports a Single-Family Detached dwelling house and a 13 m² accessory building. The owner wishes to build a 89 m² (957.98 sqft) accessory building. The proposed accessory building would measure 7.31 m by 12.19 m (24' x 40') and 4.8 m (15.74') high, located to the rear of the Single-Family Dwelling on the Property. A variance is required to permit the total maximum gross floor area of 89 m² for all accessory buildings in the Hamlet Residential Zone. All Accessory Buildings in Hamlet Residential Zone are required to have a maximum gross floor area of 60sqm. The purpose of this application is to provide relief from Section 5.1.d. of By-law 81-19, being the maximum Gross Floor Area requirement of 60 sqm of all accessory buildings in the Hamlet Residential (HR) Zone on a lot.

The variances required in this matter are as follows:

**REQUIREMENTS OF BY-LAW 81-19
EXISTING ZONING**

Hamlet Residential Exception No. 43 (HR-43) Zone

Section 5.1(d)

REGULATIONS FOR PERMITTED
RESIDENTIAL USES

d. LOT COVERAGE AND HEIGHT

Within Hamlet Residential (HR) Zone the total gross floor area of all accessory buildings and structures on a lot, except a swimming pool, shall not exceed 60 square metres.

Maximum Lot coverage (All accessory buildings in HR zone) - **60 square metres**

RELIEF APPLIED FOR
The applicant requests relief from the provisions of:

Relief from **Section 5.1.d.** to permit the maximum gross floor area of all accessory buildings in the HR zone of 89 square meters for a variance of 29 square meters.

Marc Anthony Miller



Marc Anthony Miller
Planning Technician

Copy: File

Key Map - 55 Stonestrow Crescent



Legend

-  Ownership Parcel
-  Assessments Parcel

1: 1,894



Notes

96.2 0 48.10 96.2 Meters

NAD_1983_UTM_Zone_17N
Created By: Township of Uxbridge

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EMERGENCY under THE PLANNING ACT**

Take Notice that the following application:

Owner/Applicant	ROBERTO LEDERRI
Description	LOT 23, PLAN 40M2127, S/T EASE AS IN DR129707; S/T RIGHT FOR 5 YRS FROM 2003/10/14 AS IN DR217930 TOWNSHIP OF UXBRIDGE
Municipal Address	43 DEER RIDGE ROAD
Roll No.	010-002-11556
File No.	A43/2024

will be heard by the Township of Uxbridge Committee of Adjustment in an electronic format only. The application will be considered on **January 15, 2025 @ 7:00 p.m.** Please note the item may be delayed due to the Committee's consideration of preceding applications.

This is a Public Hearing in which you or your representative are entitled to participate, either in favour of, or opposed to this application. If participation is not practical, written comments will be accepted. Note to all persons and agencies making written comments: If you find this application acceptable, please list any conditions you wish to be considered for inclusion in the approval. If you find this application unacceptable, please list reasons for your objection. If you know of any interested persons who have not received notice, please inform them.

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The deadline to notify the Committee of your wish to appear as a delegation or participate in the meeting is **January 10, 2025**. Delegates, or those wishing to monitor or participate in the meeting, will receive information and instructions on how to access the meeting electronically or

by telephone. In addition, if you wish further information regarding this application, please contact Mr. Miller or check the Township website at uxbridge.ca.

If a copy of the Committee's Decision is required, please make your request in writing to the via email (mmiller@uxbridge.ca) or mail at the address above.

IN THE MATTER OF an application for variance from Zoning By-law Number 81-19, as amended, a Zoning By-law for the Township of Uxbridge.

The property subject to the application is municipally known as 43 Deer Ridge Road, Uxbridge. The property currently supports a detached dwelling and various small accessory buildings. The applicant has built a detached accessory building in the rear yard of the property to be used as a yoga studio, gym and changing room for the pool on the same lot. The building will generally measure 4.52 metres (14' 10") in width, 7.36 metres (24' 2") in length and 3.16 metres (10' 4.5") in height.

In order to obtain a building permit for the accessory structure, relief is required from the following provision of the Uxbridge Zoning By-law 81-19:

**REQUIREMENTS OF BY-LAW 81-19
EXISTING ZONING
Hamlet Residential Exception No. 34 (HR-34)**

**RELIEF APPLIED FOR
The applicant requests relief from the provisions of:**

The total gross floor area of all accessory buildings and structures on a lot, except a swimming pool, shall not exceed 60 square metres nor shall the height of any accessory building or structure exceed 5 metres. (5.1(d))

To permit the total gross floor area of all accessory buildings and structures on a lot to not exceed **79.2 square metres**.

Marc Anthony Miller

**Marc Anthony Miller
Planning Technician**

Copy: File

Location Map: 43 Deer Ridge Road



Legend

- Ownership Parcel
- Assessments Parcel

Notes

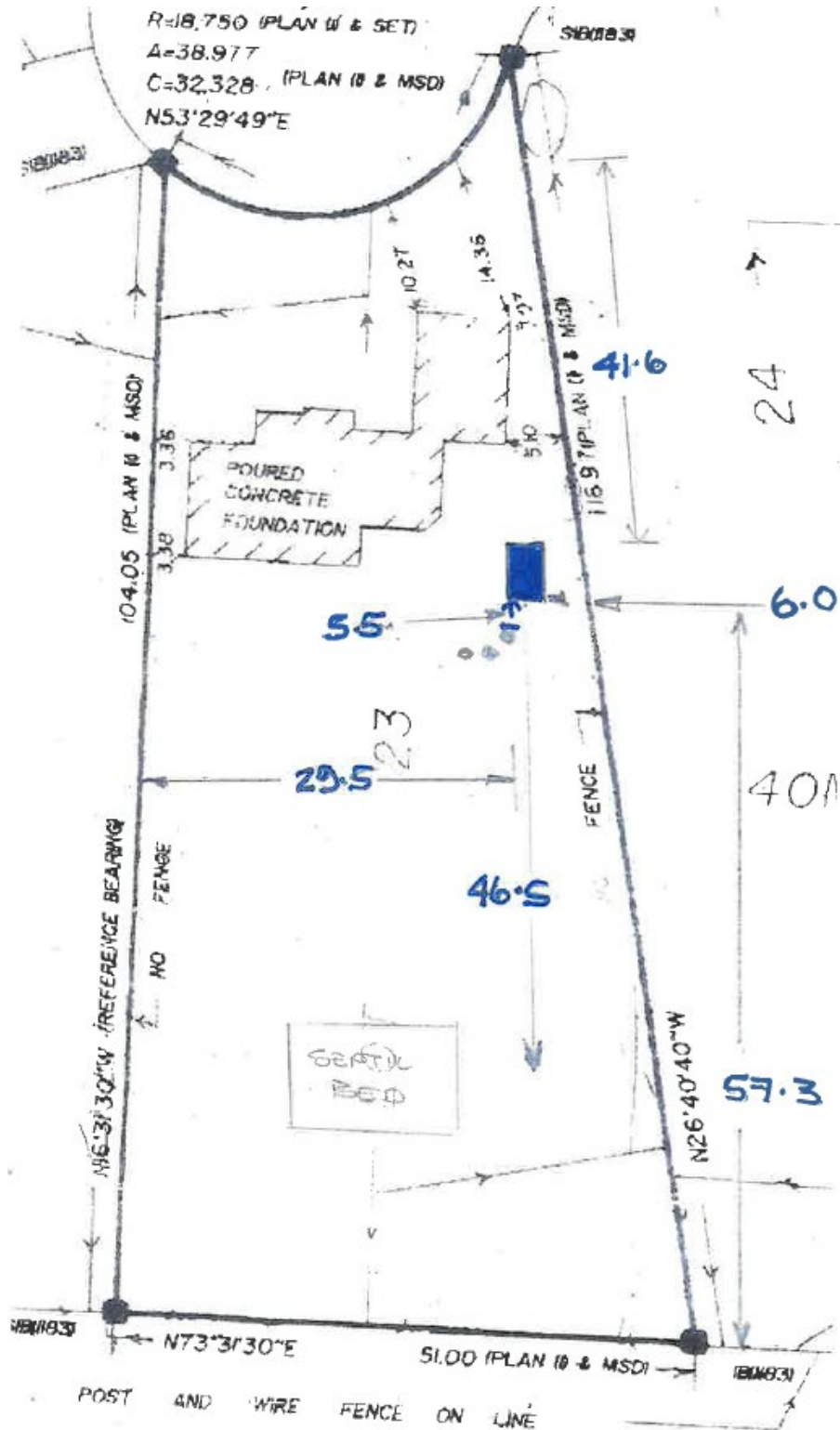
98.7 0 49.37 98.7 Meters

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Site Plan Provided by Applicant

File No: A43/2024

Applicant: Robert Lederri

Municipal Address: 43 Deer Ridge Road

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

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51 Toronto Street South**

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Take Notice that the following application:

Owner/Applicant	DARREN MCELLIGOTT & ROXANE LOLOS
Description	LT 583, BLK 49 PL 30; PT LT 584, BLK 49 PL 30 AS IN D182030 ; UXBRIDGE
Municipal Address	14 JONATHAN STREET
Roll No.	050-001-04200
File No.	A44/2024

will be heard by the Township of Uxbridge Committee of Adjustment in an electronic format only. The application will be considered on **January 15, 2025 @ 7:00 p.m.** Please note the item may be delayed due to the Committee's consideration of preceding applications.

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IN THE MATTER OF an application for variance from Zoning By-law Number 81-19, as amended, a Zoning By-law for the Township of Uxbridge.

The subject property currently supports a detached dwelling and one small accessory building to be removed. The applicant wishes to construct a detached accessory building with road access by way of an entrance from 6th Street. The accessory building will be used as a garage and facilitate storage on a loft level. The proposed building is to be situated within the exterior side yard and rear yard of the property. The building will generally measure 8.5 metres (27' 11") in width, 8.9 metres (29' 3") in length and 4.83 metres (15' 10") in height.

In order to facilitate the proposed accessory structure, relief is required from the following provisions of the Uxbridge Zoning By-law 81-19:

**REQUIREMENTS OF BY-LAW 81-19
EXISTING ZONING
Residential First Density (R1)**

Minimum Exterior Side Yard Depth of **8.0 metres** (4.9.2(c)(ii))

Minimum Setback From Street Centreline Township Road of **18.0 metres** (4.9.2(g)(iv))

Except as otherwise provided herein, in all Zones, 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. (5.1(b))

**RELIEF APPLIED FOR
The applicant requests relief from the provisions of:**

To permit a minimum exterior side yard depth of **6.0 metres**.

To permit a minimum setback from the street centreline of a Township Road of **15.62 metres**.

To permit a detached accessory building to be located closer to the street line than the principal building on the lot.

Marc Anthony Miller

**Marc Anthony Miller
Planning Technician**

Copy: File

Location Map: 14 Jonathan Street



Legend

- Ownership Parcel
- Assessments Parcel

Subject Lands

1: 972



Notes

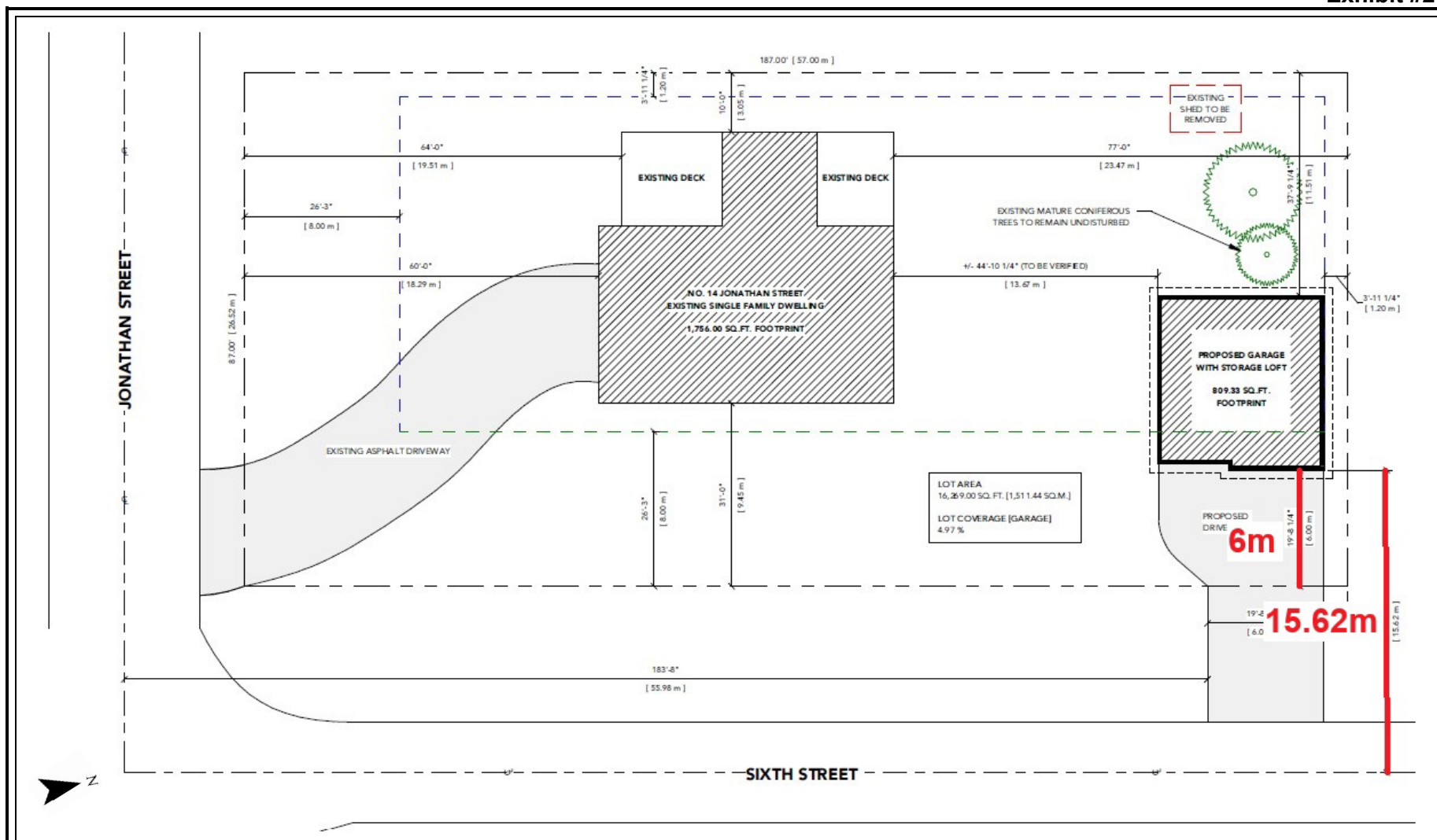
49.4 0 24.68 49.4 Meters

NAD_1983_UTM_Zone_17N
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Site Plan Provided by Applicant

File No: A44/2024

Applicant: Roxane Lolos & Darren McElligott

Municipal Address: 14 Jonathan Street

Roll No: 050-001-04200

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