



PT LT 179, BLK X, PL 83; PT LT 200, BLK Z, PL 83; PT VICTORIA ST, PL 83 (CLOSED BY UNREGISTERED BYLAW # 14) AS IN D299421(SECONDLY); PT ELM ST, PL 83 (CLOSED BY BYLAW D191025) PT 1, 40R8418 ; TOWNSHIP OF UXBRIDGE  
14 VICTORIA STREET NORTH  
TOWNSHIP OF UXBRIDGE

5. OTHER BUSINESS

NONE

6. 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:

<b>A26/2024</b>	<b>Robert &amp; Annette DeAcetis</b>
<b>Description</b>	<b>PT LTS 16 &amp; 17, CON 6, UXBRIDGE AS IN CO239327 ; UXBRIDGE</b>
<b>Municipal Address</b>	<b>640 Goodwood Road</b>
<b>Township</b>	<b>Uxbridge</b>
<b>File No.</b>	<b>010-008-15410</b>

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](mailto: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](http://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](mailto: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 existing parcel at 640 Goodwood Road is 4.81ha in area and zoned Rural (RU). The property currently supports a single-family dwelling house. The property currently supports a single-family dwelling house. The subject parcels are the result of a consent application submitted to Council of the Township of Uxbridge to permit a land swap under file LD 01-2024. The land swap facilitates access to a public road for a land locked parcel. The consent application has deemed the property identified as 640 Goodwood Road not in compliance with the polices of the Township of Uxbridge Zoning By-law 81-19. The combined Parcels have a lot area of 4.07 ha and a lot frontage of 54.85m. The purpose of this application is to provide relief from Section 4.4.2(a) of By-law 81-19, being the minimum lot area requirement of 40ha in the Rural (RU) Zone and, Section 4.4.2(b) of By-law 81-19, being the minimum Lot Frontage requirement of 200m in the Rural (RU) Zone.

The variances required in this matter are as follows:

**REQUIREMENTS OF BY-LAW 81-19  
EXISTING ZONING  
Rural (RU)**

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

**Section 4.4.2(a)**

Relief from *Section 4.4.2(b)* to permit minimum lot area of 4.07 ha for a variance of 35.93 ha.

REGULATIONS FOR PERMITTED  
RESIDENTIAL USES

**b. Minimum Lot Area Requirements:**

40ha

**Section 4.4.2(b)**

Relief from *Section 4.4.2(b)* to permit minimum lot frontage of 54.85 m for a variance of 145.15 m.

REGULATIONS FOR PERMITTED  
RESIDENTIAL USES

**b. Minimum Lot Frontage Requirement:**

200m

*Marc Anthony Miller*

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**Marc Anthony Miller**  
**Planning Technician**

**Copy: File**

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

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ONTARIO REGULATION 149/20, SPECIAL RULES RELATING TO A DECLARED  
EMERGENCY under THE PLANNING ACT**

Take Notice that the following application:

<b>A27/2024</b>	<b>Annette DeAcetis</b>
<b>Description</b>	<b>PT LT 17, CON 6, UXBRIDGE AS IN CO239329 ; UXBRIDGE</b>
<b>Municipal Address</b>	<b>Not Addressed</b>
<b>Township</b>	<b>Uxbridge</b>
<b>File No.</b>	<b>010-008-15400</b>

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.

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*Marc Anthony Miller*

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**Marc Anthony Miller**  
**Planning Technician**

**Copy: File**



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L9P 1T1**

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ONTARIO REGULATION 149/20, SPECIAL RULES RELATING TO A DECLARED  
EMERGENCY under THE PLANNING ACT**

**Take Notice** that the following application:

<b>A28/2024</b>	<b>SREMOS DEVELOPMENTS INC.</b>
<b>Description</b>	<b>PT LT 179, BLK X, PL 83; PT LT 200, BLK Z, PL 83; PT VICTORIA ST, PL 83 (CLOSED BY UNREGISTERED BYLAW # 14) AS IN D299421(SECONDLY); PT ELM ST, PL 83 (CLOSED BY BYLAW D191025) PT 1, 40R8418 ; TOWNSHIP OF UXBRIDGE</b>
<b>Municipal Address</b>	<b>14 VICTORIA STREET NORTH</b>
<b>Township</b>	<b>Uxbridge</b>
<b>File No.</b>	<b>050-001-08125</b>

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.

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**If a copy of the Committee's Decision is required, please make your request in writing to the via email ([mmiller@uxbridge.ca](mailto: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 zoned Environmental Protection (EP). The building on the property is currently being used as a Micro-Brewery and Tasting Room. The present use of the building is legal non-conforming. A previous variance application A14/2015 permitted the Micro-Brewery and Tasting Room as a non-residential use. The applicant is seeking permission to expand the legal non-conforming use with the addition of cooking facilities to serve food in the existing tasting room. The applicant is seeking permission to add a 46.4 m<sup>2</sup> addition to the existing legal non-conforming building. The proposed building addition will include additional cooking facilities. The applicant is seeking permission pursuant to Section 45(2)(a)(i) and Section 45(2)(a)(ii) of the Planning Act.

The variances required in this matter are as follows:

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

**Environmental Protection (EP)**

**Section 5.4(b) - PERMITTED EXTERIOR  
EXTENSION**

The exterior of any building or structure which, at the time of passing of this By-law, was lawfully used for a purpose not permissible within the Zone in which it is located, shall not be enlarged, extended, re-constructed or otherwise structurally altered, unless such building or structure is thereafter to be used for a purpose permitted within such Zone, and complies with all requirements of this By-law for such Zone.

**Section 5.4(a) – CONTINUATION OF  
EXISTING USES**

The provisions of this By-law shall not apply to prevent the use of any lot, building or structure for any purpose prohibited by this By-law if such lot, building or structure was lawfully used for such purpose on the date of passing of this By-law, so long as it continues to be used for that purpose.

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

The applicant is seeking permission from the Committee of Adjustment to allow for the enlargement of the existing building associated with the legal non-conforming use.

Permission to extend the existing legal non-conforming use to support the addition of cooking facilities associated with the existing Micro-Brewery and Tasting Room.

*Marc Anthony Miller*

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**Marc Anthony Miller**  
**Planning Technician**

**Copy: File**

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

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ONTARIO REGULATION 149/20, SPECIAL RULES RELATING TO A DECLARED  
EMERGENCY under THE PLANNING ACT**

**Take Notice** that the following application:

<b>A29/2024</b>	<b>GORDON &amp; HELEN ACORN</b>
<b>Description</b>	<b>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</b>
<b>Municipal Address</b>	<b>55 STONESTHROW CRESCENT</b>
<b>Township</b>	<b>Uxbridge</b>
<b>File No.</b>	<b>010-005-02007</b>

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.

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**If a copy of the Committee's Decision is required, please make your request in writing to the via email ([mmiller@uxbridge.ca](mailto: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 m<sup>2</sup> 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 m<sup>2</sup> accessory building. The owner wishes to build a 89 m<sup>2</sup> (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 m<sup>2</sup> 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*

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**Marc Anthony Miller**  
**Planning Technician**

**Copy: File**

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ONTARIO REGULATION 149/20, SPECIAL RULES RELATING TO A DECLARED  
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Take Notice that the following application:

<b>A30/2024</b>	<b>YONG XIANG SONG</b>
<b>Description</b>	<b>PT LT 16, CON 5, UXBRIDGE AS IN CO239397 ; UXBRIDGE</b>
<b>Municipal Address</b>	<b>4189 Brock Road</b>
<b>Township</b>	<b>Uxbridge</b>
<b>File No.</b>	<b>010-008-04000</b>

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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 parcel is 2 ha approx. in area, zoned Rural (RU). The property currently supports a Single-Family Detached dwelling house and a 74.32 m<sup>2</sup> accessory building. The owner wishes to build a 557.41 m<sup>2</sup> (6000 sqft) accessory building. The proposed accessory building would measure 15.24 m by 36.57 m (50' x 120') and 5.4 m (18') high, located to the rear of the property. A variance is required to permit the total Gross Floor Area of all accessory buildings of 631.73 m<sup>2</sup>. The total Gross Floor Area of Accessory Buildings in the Rural Zone where the lot has an area of between 2 and 8 hectares shall not exceed 200 m<sup>2</sup>. The purpose of this application is to provide relief from Section 5.1(d)(ii) of By-law 81-19, being the maximum gross floor area of 200 m<sup>2</sup> of all accessory buildings in the Rural Zone.

The variances required in this matter are as follows:

**REQUIREMENTS OF BY-LAW 81-19  
EXISTING ZONING  
Rural (RU)**

**Section 5.1(d)(ii)**

ACCESSORY BUILDINGS, STRUCTURES  
AND USES

**d. LOT COVERAGE AND HEIGHT**

Within a Rural (RU) Zone, the total gross floor area of all accessory buildings and structures on a lot, except swimming pools and farm implement sheds, shall not exceed:

200 square metres where the lot has a lot area of between 2 and 8 hectares.

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

Relief from *Section 5.1(d)(ii)* to permit *maximum Gross Floor Area of all accessory buildings of 631.73 m<sup>2</sup> for a variance of 431.73 m<sup>2</sup>.*



*Marc Anthony Miller*

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**Marc Anthony Miller**  
**Planning Technician**

**Copy: File**