

**A G E N D A**  
**COMMITTEE OF ADJUSTMENT**  
**WEDNESDAY DECEMBER 11, 2024**  
**ELECTRONIC FORMAT**  
**UXBRIDGE, ONTARIO**

1. CALL TO ORDER
2. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF
3. APPROVAL OF MINUTES
4. APPLICATIONS:

7:05 P.M.

- 4.1 A39/2024 2095134 ONTARIO INC.  
PCL 12-2 SEC M1195; FIRSTLY: PT LT 11, PL M1195  
(UXBRIDGE), PT 2, 40R12171; SECONDLY: LT 12, PL  
M1195 (UXBRIDGE) , EXCEPT PT 3, 40R12171  
TOWNSHIP OF UXBRIDGE  
3 DEERFOOT DRIVE  
TOWNSHIP OF UXBRIDGE
- 4.2 A40/2024 TUOMAS TARVAINEN & PATRICIA ROBINSON  
PART BLOCK 9 PLAN 40M2638 PARTS 105 & 106  
40R30305  
12 HARRY THORNTON LANE  
TOWNSHIP OF UXBRIDGE
- 4.3 A41/2024 1925029 ONTARIO LIMITED  
PT TORONTO ST, PL 83 PT 2, 40R14320; PT LT 16 N  
OF MILL ST & PT LT 19 BLK E PL 83 AS IN D392290 ;  
UXBRIDGE  
107 TORONTO STREET SOUTH  
TOWNSHIP OF UXBRIDGE
- 4.4 A42/2024 BRENDAN & ALYSSA WADE  
PT LT 3 BLK B PL 83 PT 1, 40R4982 ; TOWNSHIP OF  
UXBRIDGE  
104 MECHANIC STREET  
TOWNSHIP OF UXBRIDGE

5. OTHER BUSINESS

- 5.1 ADOPTION OF HEARING SCHEDULE FOR 2025

**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>Owner/Applicant</b>	<b>2095134 ONTARIO INC.</b>
<b>Description</b>	<b>PCL 12-2 SEC M1195; FIRSTLY: PT LT 11, PL M1195 (UXBRIDGE), PT 2, 40R12171; SECONDLY: LT 12, PL M1195 (UXBRIDGE) , EXCEPT PT 3, 40R12171 TOWNSHIP OF UXBRIDGE</b>
<b>Municipal Address</b>	<b>3 Deerfoot Drive</b>
<b>File No.</b>	<b>A39/2024</b>
<b>Roll No.</b>	<b>030-004-35325</b>

will be heard by the Township of Uxbridge Committee of Adjustment in an electronic format only. The application will be considered on **December 11, 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 **December 6, 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 vacant parcel addressed as 3 Deerfoot Drive is approx. 2.88ha in area and zoned Estate Residential (ER). The property was subject to a consent application LD08/2024 submitted to the Council of the Township of Uxbridge to convey 504.9 m<sup>2</sup> to the neighbouring parcel at 1 Deerfoot Drive. The conveyed land has a frontage of 30 metres which shall be added to the frontage of the parcel at 1 Deerfoot Drive. Following the conveyance, the retained parcel will have a lot area of 2.83 ha and a lot frontage of 37 metres. The intent of the consent application is to extend the road frontage of the neighbouring parcel at 1 Deerfoot Drive to facilitate driveway access on the same lot. The consent application has deemed the subject property not in compliance with the lot frontage requirement of the Township of Uxbridge Zoning By-law 81-19. The purpose of this application is to provide relief from Section 4.6.2(b) of By-law 81-19, being the minimum Lot Frontage requirement of 60 metres in the Estate Residential (ER) Zone to permit a lot frontage of 37 metres.

The variance required in this matter are as follows:

**REQUIREMENTS OF BY-LAW 81-19  
EXISTING ZONING  
Estate Residential (ER)**

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

Minimum Lot Frontage of 60 metres (Section 4.6.2(b))

To permit a minimum lot frontage of 37 metres.

*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**

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

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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>Owner/Applicant</b>	<b>TUOMAS TARVAINEN &amp; PATRICIA ROBINSON</b>
<b>Description</b>	<b>PART BLOCK 9 PLAN 40M2638 PARTS 105 &amp; 106 40R30305</b>
<b>Municipal Address</b>	<b>12 HARRY THORNTON LANE</b>
<b>File No.</b>	<b>A40/2024</b>
<b>Roll No.</b>	<b>040-009-01981</b>

will be heard by the Township of Uxbridge Committee of Adjustment in an electronic format only. The application will be considered on **December 11, 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 approx. 268 m<sup>2</sup> in area, and zoned Residential Multiple Density Exception No.22 (RM-22). The property currently supports a 98.29 m<sup>2</sup> row dwelling house. The owner wishes to construct a 22.3 m<sup>2</sup> (240 sqft) attached deck with a staircase to provide access to the rear of the lot. The proposed attached deck would generally measure 3.65m by 6.1m (12' x 20') and 1.82 m (6') from grade located in the rear yard of the existing dwelling. The applicant is requesting relief from the Township Zoning By-law to construct a larger deck to accommodate further amenity space. The rear yard depth requirement from buildings and structures in the Residential Multiple Density Exception No.22 (RM-22) zone is 7 m. The purpose of this application is to provide relief is required from Section 5.1(k), the encroachment provision for unenclosed porches, balconies, steps and patios, covered or uncovered to permit an increased maximum permitted encroachment of 3.4 metres (11.16') into the rear yard for a variance of 1.9 metres (6.24'). Further relief is required to increase the maximum height of encroaching unenclosed porches, balconies, steps and patios, covered or uncovered, by 0.02 metres (0.065').

The variances required in this matter are as follows:

**REQUIREMENTS OF BY-LAW 81-19  
EXISTING ZONING  
Hamlet Residential (RM-22)**

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

Notwithstanding the yard and setback provisions of this By-law, to the contrary, unenclosed porches, balconies, steps and patios, covered or uncovered, may project into any required yard a maximum distance of 1.5 metres, but not closer than 1.2 metres to any lot line, provided that in the case of porches, steps or patios such uses are not more than 1.8 metres above finished grade. (Section 5.1(k))

To permit an uncovered deck and associated steps to project a maximum of 3.4 metres into the required rear yard provided the proposed deck and associated steps are not more than 1.82 metres above finished grade.

*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**

**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>Owner/Applicant</b>	<b>1925029 ONTARIO LIMITED</b>
<b>Description</b>	<b>PT TORONTO ST, PL 83 PT 2, 40R14320; PT LT 16 N OF MILL ST &amp; PT LT 19 BLK E PL 83 AS IN D392290 ; UXBRIDGE</b>
<b>Municipal Address</b>	<b>107 TORONTO STREET SOUTH</b>
<b>File No.</b>	<b>A41/2024</b>
<b>Roll No.</b>	<b>040-004-26300</b>

will be heard by the Township of Uxbridge Committee of Adjustment in an electronic format only. The application will be considered on **December 11, 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 approx. 1001.8 m<sup>2</sup> in area, and zoned Local Commercial (C2). The property supports a single storey commercial building which is currently under construction. The Ontario Building Code requires that the new building support a barrier free path of travel to a required barrier free entrance. As a result, the owner has constructed an accessibility ramp and landing which encroaches into the required front yard. The proposed accessibility ramp would generally measure 3.35m by 9.12m (11' x 30') and a maximum of 0.92 m (3') from grade and situated to the front of the building. Furthermore, unenclosed steps situated in the front yard encroach into the required front yard by 3.71m. The applicant is requesting relief from the Township Zoning By-law to accommodate the barrier free ramp and steps and associated porch to the front of the building.

The front yard depth requirement from buildings and structures in the Local Commercial (C2) zone is 10 m. Section 5.1(k) permits unenclosed porches, balconies, steps and patios to encroach a maximum of 1.5 metres into any required yard, but no closer than 1.2 metres to any lot line. The purpose of this application is to provide relief is required from Section 5.1(k) being the encroachment provision for unenclosed porches, balconies, steps and patios, covered or uncovered to permit an increased maximum encroachment of 3.71 metres (12.17') into the existing front yard for a variance of 2.21 metres (7.25').

The variances required in this matter are as follows:

**REQUIREMENTS OF BY-LAW 81-19  
EXISTING ZONING  
Local Commercial (C2)**

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

Notwithstanding the yard and setback provisions of this By-law, to the contrary, unenclosed porches, balconies, steps and patios, covered or uncovered, may project into any required yard a maximum distance of 1.5 metres, but not closer than 1.2 metres to any lot line, provided that in the case of porches, steps or patios such uses are not more than 1.8 metres above finished grade. (Section 5.1(k))

To permit an uncovered accessibility ramp and uncovered steps with an associated porch to project a maximum of 3.71 metres into the established front yard.

**Copy: File**

*Marc Anthony Miller*

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**Marc Anthony Miller  
Planning Technician**



**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>Owner/Applicant</b>	<b>BRENDAN &amp; ALYSSA WADE</b>
<b>Description</b>	<b>PT LT 3 BLK B PL 83 PT 1, 40R4982 ; TOWNSHIP OF UXBRIDGE</b>
<b>Municipal Address</b>	<b>104 MECHANIC STREET</b>
<b>Roll No.</b>	<b>040-004-06800</b>
<b>File No.</b>	<b>A42/2024</b>

will be heard by the Township of Uxbridge Committee of Adjustment in an electronic format only. The application will be considered on **December 11, 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 approx. 570.23 m<sup>2</sup> in area, and is zoned Residential Multiple Density (RM). The property supports a detached dwelling and an accessory detached garage building. The accessory building was constructed prior to the passing of Zoning By-law 81-19 and, as a result, encroaches beyond the permitted interior side yard requirement. The owner is proposing to extend the existing garage closer to the front lot line to increase the usability of the garage. The proposed garage addition will generally measure 4.27m by 6.10m. Once constructed, the garage would measure 3.35m by 9.12m (11' x 30') and a maximum of 3.92 m (13') in height. The proposed addition to the existing garage exceeds the total coverage permitted for accessory buildings. The applicant is requesting relief from the Township Zoning By-law to accommodate the proposed garage addition. The proposed garage would result in a lot coverage of 9 percent. The lot coverage of accessory buildings in the RM zone shall not exceed 5 percent of the lot area. The proposed accessory building exceeds the maximum lot coverage requirement by 4 percent. The purpose of this application is to provide relief from Section 5.1(d) of By-law 81-19, being the lot coverage requirement of 5 percent of all accessory buildings on the lot to permit a lot coverage of 9 percent.

The variances required in this matter are as follows:

**REQUIREMENTS OF BY-LAW 81-19  
EXISTING ZONING  
Residential Multi Density (RM)**

The total lot coverage of all accessory buildings and structures, except swimming pools, shall not exceed 5 percent of the lot area, nor shall the height of any accessory building or structure exceed 5 meters. (Section 5.1(d))

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

To permit a maximum lot coverage of all accessory buildings of 9 percent.

*Marc Anthony Miller*

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**Marc Anthony Miller  
Planning Technician**

**Copy: File**



## TOWNSHIP OF UXBRIDGE COMMITTEE OF ADJUSTMENT 2025 PUBLIC HEARINGS

COMPLETE SUBMISSION DEADLINE	APPLICATION HEARING DATE
DEC 13/24	JAN 15/25
JAN 17/25	FEB 12/25
FEB 14/25	MAR 12/25
MAR 14/25	APR 16/25
APR 18/25	MAY 14/25
MAY 16/25	JUN 18/25
JUN 20/25	JUL 16/25
JUL 18/25	AUG 13/25
AUG 15/25	SEP 17/25
SEP 19/25	OCT 15/25
OCT 17/25	NOV 12/25
NOV 14/25	DEC 17/25
DEC 8/25	JAN 14/26