

A G E N D A
COMMITTEE OF ADJUSTMENT
WEDNESDAY September 18, 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 A31/2024 DANIEL & MARGARET ANN BOND
PART LOT 28 CON 6 UXBRIDGE & PART LOT 32
PLAN 40M1707, PART 1 40R29790 TOWNSHIP OF
UXBRIDGE TOWNSHIP OF UXBRIDGE
28 CEMETERY ROAD
TOWNSHIP OF UXBRIDGE
- 4.2 A33/2024 CHIE MIZUTANI
PT LT 2 PL H50063 PT 2, 40R5124 ; UXBRIDGE
271 Main Street North
TOWNSHIP OF UXBRIDGE
- 4.3 A34/2024 JAMIE LEONARD & CINDY WILSON
PT LT 16 CON 2 UXBRIDGE AS IN D124772 EXCEPT
PT 3, 40R7104 TOWNSHIP OF UXBRIDGE
299 Regional Highway 47
TOWNSHIP OF UXBRIDGE
- 4.4 A35/2024 WILLIAM & BONITA WILKINSON
PT BLK 78 PL 83 AS IN D3570 TOWNSHIP OF
UXBRIDGE
112 FRANKLIN STREET
TOWNSHIP OF UXBRIDGE
- 4.5 A36/2024 BRENT & KIMBERLY LUNN
PT LT 26, CON 7 UXBRIDGE PT 1, 40R7433 ;
UXBRIDGE . SUBJECT TO AN EASEMENT IN GROSS
OVER PARTS 1, 2, 3, 4 & 5, PLAN 40R26078 AS IN
DR1219952

**6179 CONCESSION 7 RD
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:

A31/2024	DANIEL & MARGARET ANN BOND
Description	PART LOT 28 CON 6 UXBRIDGE & PART LOT 32 PLAN 40M1707, PART 1 40R29790 TOWNSHIP OF UXBRIDGE
Municipal Address	28 CEMETERY ROAD
Township	Uxbridge
File No.	040-009-08394

will be heard by the Township of Uxbridge Committee of Adjustment in an electronic format only. The application will be considered on **September 18, 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 **September 13, 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 722.3 m² approx. in area, zoned Residential First Density (R1). The property currently supports a 173.8 m² Single-Family Detached dwelling house and a 9.2 m² accessory building to be demolished. The owner wishes to build a 49.8 m² (536.04 sqft) accessory building to be used as a garage and a 41.6 m² (447.77 sqft) sunroom addition to the rear of the dwelling. The proposed accessory building would measure 6.5 m by 7.42 m (21.32' x 24.34') and 4.54 m (14.89') high, located within the interior side yard of the dwelling. The proposed sunroom addition would measure 4.88 m by 8.53 m (16.01' x 27.98') and 4.23 m (13.87') high and located to the rear of the dwelling. The Rear Yard Depth requirement for permitted residential uses in the Residential First Density Zone is 10 meters. The maximum lot coverage of all buildings in the Residential First Density Zone is 30% of the lot area. The maximum coverage of accessory buildings shall not exceed 5%. The purpose of this application is to provide relief from Section 4.9.2(c)(iv) of By-law 81-19, being the rear yard depth requirement of 10 meters to allow for a rear yard depth of 6 meters; to provide relief from Section 4.9.2(f) of By-law 81-19, being the maximum lot coverage of all buildings of 30% to permit a lot coverage of 36.7%; to provide relief from section 5.1(d) of By-law 81-19, being the lot coverage requirement of 5% for accessory buildings to permit a lot coverage of accessory buildings of 6.9%.

The variances required in this matter are as follows:

REQUIREMENTS OF BY-LAW 81-19 EXISTING ZONING Residential First Density (R1) <u>Section 4.9.2(c)(iv)</u>	RELIEF APPLIED FOR The applicant requests relief from the provisions of:
REGULATIONS FOR PERMITTED RESIDENTIAL USES iv. Rear Yard Depth 10 metres	Relief from Section 4.9.2(c)(iv) , to allow for a rear yard depth of 6 meters for a variance of 4 meters.
<u>Section 4.9.2(f)</u> REGULATIONS FOR PERMITTED RESIDENTIAL USES	Relief from Section 4.9.2(f) to allow for a maximum lot coverage of all buildings of 36.7% for a variance of 6.7%.
f. Maximum Lot Coverage of All Buildings 30 per cent	
<u>Section 5.1(d)</u>	

LOT COVERAGE AND HEIGHT

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 metres.

Relief from **Section 5.1(d)** to allow for a maximum lot coverage of accessory buildings of 6.9% for a variance of 1.9%.

Marc Anthony Miller

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:

A33/2024	CHIE MIZUTANI
Description	PT LT 2 PL H50063 PT 2, 40R5124 ; UXBRIDGE
Municipal Address	271 Main Street North
Township	Uxbridge
File No.	050-010-42100

will be heard by the Township of Uxbridge Committee of Adjustment in an electronic format only. The application will be considered on **September 18, 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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The deadline to notify the Committee of your wish to appear as a delegation or participate in the meeting is **September 13, 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 724.64 m² approx. in area, and zoned Hamlet Residential (HR). The property currently supports a Single-Family Detached dwelling house, currently under construction. The owner wishes to add an additional basement unit to the dwelling below the "hollow core" garage slab. The proposed basement unit would measure 84.15 m² (905.87 sqft) in area below. The proposed basement unit would measure approximately 14.73 m by 6.04 m (48.34' x 19.82'). The existing garage is currently setback 1.4m from the interior side yard lot line. As the proposal adds living space below the existing garage, the requirements of the HR zone pertaining to the permitted residential uses of the lot would apply. The interior side lot line setback requirement of the HR zone requires a 3-meter side yard from the lot line. The purpose of this application is to provide relief from Section 4.8.2(c)(iii) of By-law 81-19, being the interior side yard width requirement of 3m in the Hamlet Residential (HR) zone to permit an interior side yard width of 1.4 m.

The variances required in this matter are as follows:

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

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

Section 4.8.2(c)(iii)

REGULATIONS FOR PERMITTED
RESIDENTIAL USES

Relief from *Section 4.8.2(c)(iii)*, to permit an interior side yard setback of 1.4m for a variance of 1.6m.

c. Minimum Yard Requirements

- iii. Interior Side Yard Width 3 metres

Marc Anthony Miller

Marc Anthony Miller
Planning Technician

Copy: File

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51 Toronto Street South
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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:

A34/2024	Jamie Leonard & Cindy Wilson
Description	PT LT 16 CON 2 UXBRIDGE AS IN D124772 EXCEPT PT 3, 40R7104 TOWNSHIP OF UXBRIDGE
Municipal Address	299 Regional Highway 47
Township	Uxbridge
File No.	010-002-22800

will be heard by the Township of Uxbridge Committee of Adjustment in an electronic format only. The application will be considered on **September 18, 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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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 737.9 m² approx. in area, and zoned Hamlet Commercial (C1). The property currently supports a Commercial Store and Residential Unit and a 39.65 m² detached garage and an accessory building. The owner wishes to add an additional residential unit above the existing Commercial Store. The existing residential unit will continue to exist. The proposed additional unit would not result in the enlargement or expansion of the existing non-residential building or buildings on the property. The Hamlet Commercial (C1) Zone limits the number of dwelling units permitted as part of non-residential uses to only one dwelling unit. The proposed variance will increase the number of permitted dwelling units from one to two. The purpose of this application is to provide relief from Section 4.14.1(a) of By-law 81-19, being the maximum of one residential unit permitted as a residential permitted use within a portion of a non-residential building to permit a maximum of two residential units permitted as a residential permitted use within a portion of a non-residential building; to provide relief from Section 4.14.2(a) of By-law 81-19, being the maximum of one dwelling units in a portion of a non-residential building permitted in the C1 Zone to permit two residential units in a portion of a non-residential building permitted in the C1 Zone.

The variances required in this matter are as follows:

**REQUIREMENTS OF BY-LAW 81-19
EXISTING ZONING
Hamlet Residential (HR)
Section 4.14.1(a)**

PERMITTED USES

a. Residential Uses

Residential uses are prohibited, except where one dwelling unit only is located within a portion of a non-residential building permitted within the Hamlet Commercial (C1) Zone.

Section 4.14.2(a)

**REGULATIONS FOR PERMITTED
RESIDENTIAL USES**

**a. Dwelling Unit in Portion of Non-Residential
Building**

A maximum of one dwelling unit may be permitted in a portion of a non-

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

Relief from *Section 4.14.1(a)* to allow for two dwelling units located within a portion of a non-residential building permitted within the Hamlet Commercial (C1) Zone.

Relief from *Section 4.14.2(a)*, to permit two residential units in a portion of a non-residential building permitted in the C1 Zone.

residential building permitted within the Hamlet Commercial (C1) Zone in accordance with the requirements of the Zone, except that, in no case shall a dwelling unit be permitted within a motor vehicle repair garage, a motor vehicle service station or a non-residential building which has gasoline or other flammable fluids stored in bulk in conjunction therewith.

Marc Anthony Miller

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:

A35/2024	WILLIAM & BONITA WILKINSON
Description	PT BLK 78 PL 83 AS IN D3570 TOWNSHIP OF UXBRIDGE
Municipal Address	112 FRANKLIN STREET
Township	Uxbridge
File No.	040-003-22500

will be heard by the Township of Uxbridge Committee of Adjustment in an electronic format only. The application will be considered on **September 18, 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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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 702.24 m² approx. in area, and zoned Residential First Density (R1). The property currently supports a 126.8 m² Single-Family Detached dwelling house. The owner wishes to construct a detached accessory building to be used as a garage. The proposed detached garage would measure 49.05 m² (528 sqft) in area and situated in the rear yard (west) of the existing Single Family Detached Dwelling. The proposed garage would measure approximately 7.32 m by 6.71 m (24' x 22') and 4.4m (14.43') in height. The proposed garage contributes to a lot coverage of all accessory buildings of 7% of the lot area. The lot coverage of accessory buildings in the R1 zone shall not exceed 5% of the lot area. The proposed accessory building exceeds the maximum lot coverage requirement by 2%. 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% of all accessory buildings on the lot to permit a lot coverage of 7%.

The variances required in this matter are as follows:

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

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

Section 5.1(d):

LOT COVERAGE AND HEIGHT

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.

Relief from *Section 5.1(d)*, to permit the maximum lot coverage of all accessory buildings of 7% for a variance of 2%.

Marc Anthony Miller

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:

A36/2024	Brent & Kimberly Lunn
Description	PT LT 26, CON 7 UXBRIDGE PT 1, 40R7433 ; UXBRIDGE . SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 1, 2, 3, 4 & 5, PLAN 40R26078 AS IN DR1219952
Municipal Address	6179 Concession 7
Township	Uxbridge
File No.	040-009-14800

will be heard by the Township of Uxbridge Committee of Adjustment in an electronic format only. The application will be considered on **September 18, 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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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 addressed as 6179 Concession 7 is approximately 38.6 ha in area and zoned Rural (RU) and Environmental Protection (EP). The property currently supports a single-family dwelling house. The retained parcel is the result of a consent application LD06-2024 submitted to Council of the Township of Uxbridge to permit the conveyance of 10.11ha of the easternly portion of the property to a neighboring property owner. The consent application has deemed the retained land being the property identified as 6179 Concession 7 not in compliance with the polices of the Township of Uxbridge Zoning By-law 81-19. The retained land has a lot of area of +/- 24 ha. 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.

The variances required in this matter are as follows:

**REQUIREMENTS OF BY-LAW 81-19
EXISTING ZONING
Rural (RU) & Environmental Protection (EP)**

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

Section 4.4.2(a)

Relief from Section 4.4.2(a) to permit minimum lot area of 23 ha for a variance of 17 ha.

REGULATIONS FOR PERMITTED
RESIDENTIAL USES

b. Minimum Lot Area Requirements:

40ha

Marc Anthony Miller

**Marc Anthony Miller
Planning Technician**

Copy: File