

A G E N D A
COMMITTEE OF ADJUSTMENT
WEDNESDAY October 16, 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 A32/2024 STEVEN & DEBRA MCNORTON
PT LT 34 CON 7 UXBRIDGE AS IN D121051 & PTS 1 &
4, 40R17404; T/W D504345 ; UXBRIDGE
49 Sandy Hook Road
TOWNSHIP OF UXBRIDGE
- 4.2 A37/2024 1000676524 ONTARIO INC.
PT W 1/2 LT 16 CON 3 UXBRIDGE AS IN D346696
TOWNSHIP OF UXBRIDGE
350 Goodwood Road
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:

A32/2024	STEVEN & DEBRA MCNORTON
Description	PT LT 34 CON 7 UXBRIDGE AS IN D121051 & PTS 1 & 4, 40R17404; T/W D504345 ; UXBRIDGE
Municipal Address	49 Sandy Hook Road
Township	Uxbridge
File No.	050-010-41000

will be heard by the Township of Uxbridge Committee of Adjustment in an electronic format only. The application will be considered on **October 16, 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 **October 11, 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 4451.5 m² approx. in area, and zoned Hamlet Residential (HR). The property currently supports a 199 m² Single-Family Detached dwelling house. The owner wishes to build a 119.6 m² (1287.36 sqft) two storey accessory building to be used as a garage and art studio. The proposed accessory building would measure 7.31 m by 7.92 m (24' x 26') and 4.96 m (16.295') high, located in the interior side yard to the west of the existing dwelling. The Gross Floor Area requirement for accessory buildings in the Hamlet Residential (HR) zone is 60 m². 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 for accessory buildings within the Hamlet Residential (HR) zone to permit the gross floor area of all accessory buildings of 119.6 m² for a variance of 59.6 m².

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 5.1(d)

LOT COVERAGE AND HEIGHT

Notwithstanding the foregoing, within an Estate Residential (ER) Zone, a Hamlet Residential (HR) Zone, a Residential Cluster (RC) Zone and a Shoreline Residential (SR) 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 nor shall the height of any accessory building or structure exceed 5 metres.

Relief from *Section 5.1(d)*, to allow for a maximum gross floor area of all accessory buildings of 119.6 m² for a variance of 59.6 m².

Marc Anthony Miller

Marc Anthony Miller
Planning Technician

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

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**NOTICE OF PUBLIC HEARING
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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:

A37/2024	1000676524 ONTARIO INC.
Description	PT W 1/2 LT 16 CON 3 UXBRIDGE AS IN D346696 TOWNSHIP OF UXBRIDGE
Municipal Address	350 Goodwood Road
Township	Uxbridge
File No.	010-005-02945

will be heard by the Township of Uxbridge Committee of Adjustment in an electronic format only. The application will be considered on **October 16, 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.

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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) 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 4.06 ha approx. in area, and zoned Rural (RU). The property currently supports a 291 m² Single-Family Detached dwelling house and various agriculture buildings and accessory building. The owner wishes to build a 1040 m² (11,194.46 sqft) agricultural building to be used as greenhouse, the proposed building will have a removable roof. The proposed farm building would measure 25 m by 40 m (82' x 131') and 9.1 m (29.85') high, located to the west of the property and approximately 114.85m from the front lot line. The interior side yard setback requirement for farm buildings in the Rural (RU) zone is 30 m. The purpose of this application is to provide relief from Section 4.4.3(c)(iii) of By-law 81-19, being the Minimum Yard Dimensions for Non-Residential Uses in the Rural Zone. The relief requested is to permit an interior side yard width of 7.6m for a variance of 22.4 m.

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 4.4.3(c)(iii)

**REGULATIONS FOR PERMITTED NON-
RESIDENTIAL USES**

c. Minimum Yard Dimensions

iii. Interior Side Yard Width: 30 metres

Relief from *Section 4.4.3(c)(iii)* of By-law 81-19 needs to be varied, to allow for an interior side yard width of the proposed farm building of 7.6 m for a variance of 22.4 m..

Marc Anthony Miller

Marc Anthony Miller
Planning Technician

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