

A G E N D A
COMMITTEE OF ADJUSTMENT
WEDNESDAY FEBURARY 12, 2025
ELECTRONIC FORMAT
UXBRIDGE, ONTARIO

1. CALL TO ORDER
2. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF
3. APPROVAL OF MINUTES FROM THE JANUARY 15, 2025 HEARING
4. APPLICATIONS:
 - 4.1 A1/2025 DARREN & MICHELLE PLUMMER
7445 O'NEIL ROAD
5. 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:

Owner/Applicant	D. PLUMMER & M. PLUMMER
Description	PT LT 34 CON 7 UXBRIDGE PT 1,40R7024 ; UXBRIDGE
Municipal Address	7445 ONEIL ROAD
Roll No.	050-010-32420
File No.	A1/2025

will be heard by the Township of Uxbridge Committee of Adjustment in an electronic format only. The application will be considered on **February 12, 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.

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. Submitted 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 **February 7, 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 located at 7455 O'Neil Road, Uxbridge. The property is Zoned Rural Exception No. 120 (RU-120) and currently supports a dwelling and a detached accessory building containing an accessory residential unit. The applicant wishes to construct an accessory building to be used as a pet grooming facility and personal storage. The proposed building is to be situated to the south of the existing buildings on the property and maintain a separate entrance from O'Neil Road. (see submitted site plan, Exhibit #2)

In order to obtain a building permit for the accessory structure, relief is required from the Zoning By-law:

**REQUIREMENTS OF BY-LAW 81-19
EXISTING ZONING
Rural Exception No. 120 (RU-120)**

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 160 square metres where the lot has a lot area of less than 2 hectares. (Section 5.1(d)(i))

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

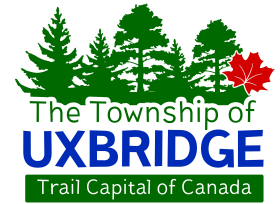
To permit a maximum total Gross Floor Area of **279 square metres** for all accessory buildings and structures on a lot, except swimming pools and farm implement sheds.

Marc Anthony Miller

**Marc Anthony Miller
Planning Technician**

Copy: File

Exhibit 1: Location Map 7445 O'Neil Road



Legend

- Ownership Parcel
- Assessments Parcel

Notes

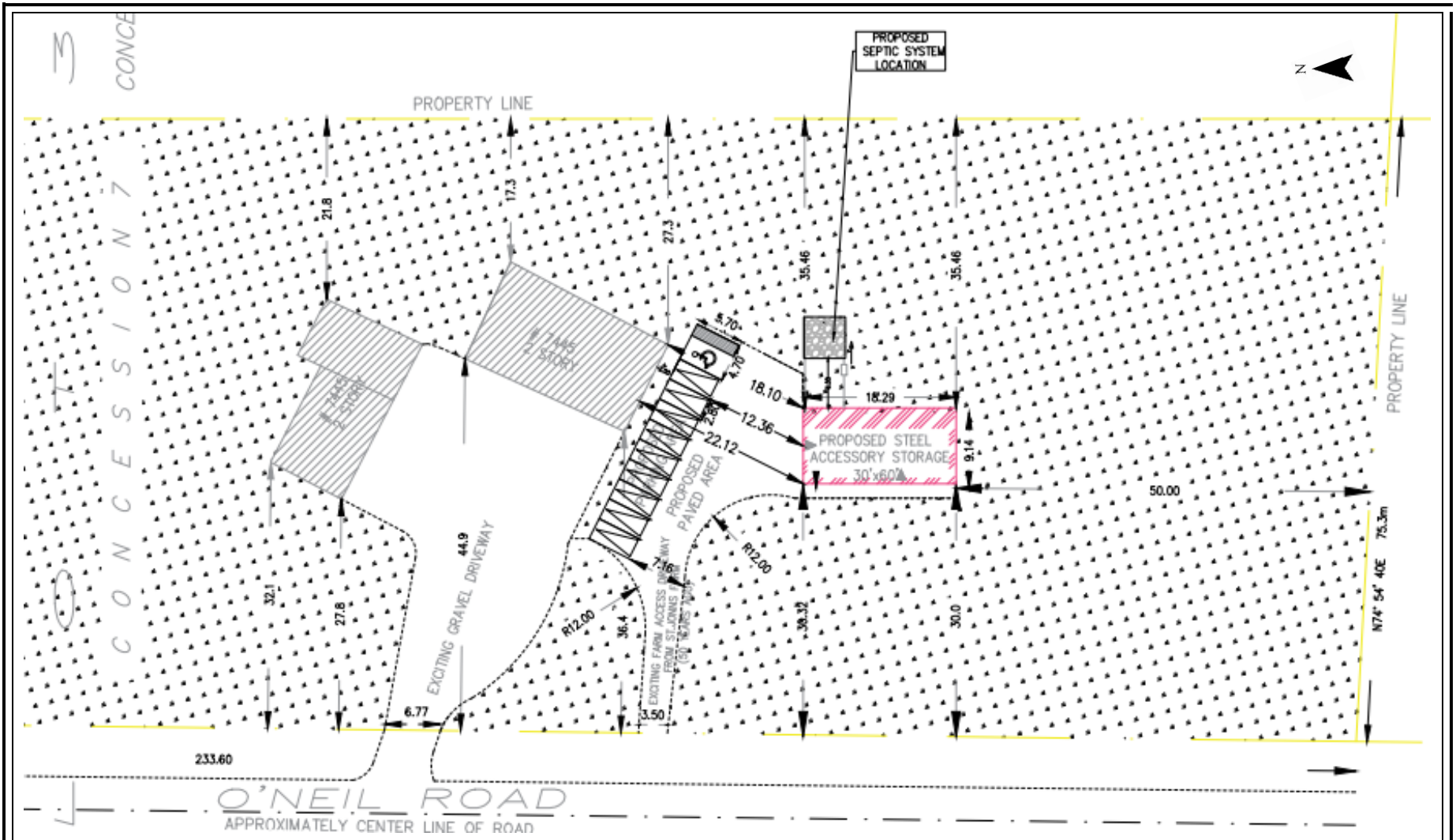
233.1 0 116.56 233.1 Meters

NAD_1983_UTM_Zone_17N
Created By: Township of Uxbridge

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

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Site Plan Provided by Applicant

File No: A1/2025

Applicant: D. Plummer & M. Plummer

Municipal Address: 7445 O'Neil Road

Roll No: 050-001-032420

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

