

A G E N D A
COMMITTEE OF ADJUSTMENT
WEDNESDAY SEPTEMBER 20, 2023
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 A24/2023 TONIA LYNOS, SHANE LYONS, AND STEFANA
VICARI
PART BLOCK 9 PLAN 40M2638 PARTS 95 & 96
40R30305
2 HARRY THORNTON LANE
TOWNSHIP OF UXBRIDGE
- 4.2 A25/2023 2487638 ONTARIO INC.
LOT 37, PLAN 40M2336
44 ANDERSON BOULEVARD
TOWNSHIP OF UXBRIDGE
- 4.3 A26/2023 WONG LI-LAI HA & WONG KONG YIU
PART BLOCK 6, PLAN 40M2669 DESIGNATED AS
PARTS 147 & 148, 40R31475
31 ALAN WILLIAMS TRAIL
TOWNSHIP OF UXBRIDGE
- 4.4 A27/2023 DAN EVANS AND CARLEAN EVANS
LOT 281, BLOCK "FF", REG PLAN 83
210 BROCK STREET W
TOWNSHIP OF UXBRIDGE
- 4.5 A28/2023 DAN EVANS AND CARLEAN EVANS
Part Lot 281, Part Block "FF", Reg Plan 83 Part 2 on
40R To Be Determined

**NOT ESTABLISHED
TOWNSHIP OF UXBRIDGE**

- 4.6 A29/2023 WOODEN STICKS GOLF INC.
PT LT 27 CON 6, PT 5 ON 40R17204 EXCEPT PTS 11
& 12 ON 40R20447; T/W PT LT 27 CON 6, PT 1 ON
40R16344 AS IN LT753990; T/W PT LTS 27 & 28 CON
6, PTS 2, 3, 4, 5 & 6 ON 40R16344 AS IN D470216;
40 ELGIN PARK
TOWNSHIP OF UXBRIDGE**

5. OTHER BUSINESS

6. ADJOURNMENT

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

**Committee of Adjustment
Phone: (905)852-9181, ext. 212
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:

A24/2023	Tonia Lynos, Shane Lyons, and Stefana Vicari
Description	PART BLOCK 9 PLAN 40M2638 PARTS 95 & 96 40R30305
Municipal Address	2 Harry Thornton Lane
Township	Uxbridge
File No.	040-009-01974

will be heard by the Township of Uxbridge Committee of Adjustment in an electronic format only. The application will be considered on **September 20, 2023 @ 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 you wish to appear as a delegation to address the Committee please contact the Secretary-Treasurer of the Committee, Mr. Aj Singh via email at asingh@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.

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If a copy of the Committee's Decision is required, please make your request in writing to the via email (asingh@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 413.8 m² in area, zoned Residential Multiple Density Exception No. 22 (RM-22). The property currently supports a Single-Family Townhouse unit. The owner wishes to build a 13.4 m² (144 sqft) raised deck. The proposed deck would be 3.65 m by 3.65 m (12' x 12') located at the rear of the home. A variance is required for the rear yard setback to accommodate the 4.15 m rear yard setback of the proposed deck. Row Townhouse units are required to have a minimum rear yard setback of 7 m in the RM-22 zone. The variance between the RM-22 minimum rear yard standard and the proposed rear yard setback is 2.85 m.

The variances required in this matter are as follows:

REQUIREMENTS OF BY-LAW 81-19 EXISTING ZONING Residential Multiple Density Exception No. 22 (RM-22)	RELIEF APPLIED FOR The applicant requests relief from the provisions of:
1. Section 4.11.4.22 ix - REGULATIONS FOR PERMITTED USES	Relief from Section 4.11.4.22 ix . to permit a Rear Yard Depth of 4.15 m .
ix. Minimum Yard Dimensions	
Rear Yard – 7 m	

Aj Singh

Aj Singh
Planning Technician

Copy: File

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

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EMERGENCY under THE PLANNING ACT**

Take Notice that the following application:

A25/2023	2487638 Ontario Inc.
Description	LOT 37, PLAN 40M2336
Municipal Address	44 Anderson Boulevard
Township	Uxbridge
File No.	010-002-00582

will be heard by the Township of Uxbridge Committee of Adjustment in an electronic format only. The application will be considered on **September 20, 2023 @ 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 8082.6 sqm in size and zoned Rural Industrial Exception No. 38 (M1-38). The property is currently vacant. The owner wishes to construct an industrial building and industrial storage. The proposed industrial building and industrial storage will be 1847.3 sqm and 490 sqm respectively. The purpose of this application is to provide relief from Section 4.18.3, 4.18.6, 4.18.9.38.1 a) iii., and 5.15.e.iii of By-law 81-19, to permit the outside storage in the front yard occupying 32% of the lot area, parking within 3m of street line and in the exterior side yard, and reduced landscaped area of 16% within the M1-38 zone.

The variances required in this matter are as follows:

REQUIREMENTS OF BY-LAW 81-19 EXISTING ZONING Rural Industrial Exception No. 38 (M1-38)	RELIEF APPLIED FOR The applicant requests relief from the provisions of:
<p>1. Section 4.18.3 - REGULATIONS FOR OUTSIDE STORAGE</p> <p>b. Outside storage of goods or materials is located behind the front wall of the main or principal building facing any street.</p> <p>c. Outside storage of goods or materials does not cover more than 30% of the lot area.</p>	Relief from Section 4.18.3 b and 4.18.3 c permit a maximum of 32% of outside storage in the front yard.
<p>2. Section 4.18.6 - RESTRICTIONS ON USE OF FRONT AND EXTERIOR SIDE YARDS</p> <ul style="list-style-type: none">- Required front and exterior side yards shall be open and unobstructed by any structure or parking or loading area for motor vehicles.	Relief from Section 4.18.6 permit a parking area in the exterior side yard.
<p>3. Section 4.18.9.38.1 a) iii. - REGULATIONS FOR PERMITTED NON-RESIDENTIAL USES</p> <ul style="list-style-type: none">- Minimum Landscaped Open Space Requirement – 20%	Relief from Section 4.18.9.38.1 a) iii. permit a minimum landscaped open space of 16% for a variance of 4% .
<p>4. Section 5.15.e.iii - PARKING AREA REGULATIONS</p> <ul style="list-style-type: none">- In a Rural Industrial Zone, no part of the parking area, other than a driveway, is located closer than 3 metres to any street line or side lot line.	Relief from Section 5.15.e.iii permit a parking area closer to the side lot line and reduce it to 0 meters.

Aj Singh

Aj Singh
Planning Technician

Copy: File

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

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EMERGENCY under THE PLANNING ACT**

Take Notice that the following application:

A26/2023	Wong Li-Lai Ha & Wong Kong Yiu
Description	PART BLOCK 6, PLAN 40M2669 DESIGNATED AS PARTS 147 & 148, 40R31475
Municipal Address	31 Alan Williams Trail
Township	Uxbridge
File No.	050-001-27871

will be heard by the Township of Uxbridge Committee of Adjustment in an electronic format only. The application will be considered on **September 20, 2023 @ 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 (asingh@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 288.31 m² in area, zoned Brock Street Mixed Use (C6). The property currently supports a Single-Family Townhouse unit. The owner wishes to build a 25 m² (270 sqft) raised deck. The proposed deck would be 6.85 m by 3.65 m (22'-6" x 12') located at the rear of the home. A variance is required for the rear yard setback to accommodate the 3.66 m rear yard setback of the proposed deck. Row housing units are required to have a minimum rear yard setback of 6 m in the (C6) zone. The variance between the (C6) minimum rear yard standard and the proposed rear yard setback is 2.34 m.

The variances required in this matter are as follows:

**REQUIREMENTS OF BY-LAW 81-19
EXISTING ZONING
Brock Street East Mixed Use Zone (C6)**

1. Section **4.17B.v** - REGULATIONS FOR PERMITTED ROW DWELLING HOUSE USES

v. Minimum Yard Dimensions per dwelling house unit:

Rear Yard – 6 m

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

Relief from Section **4.17B.v** to permit a Rear Yard Depth of **3.66 m**.

Aj Singh

**Aj Singh
Planning Technician**

Copy: File

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

**Committee of Adjustment
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**NOTICE OF PUBLIC HEARING
IN ACCORDANCE WITH
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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:

A27/2023	Dan Evans and Carlean Evans
Description	Lot 281, Block “FF”, Reg Plan 83
Municipal Address	210 Brock Street W.
Township	Uxbridge
File No.	040-004-01100

will be heard by the Township of Uxbridge Committee of Adjustment in an electronic format only. The application will be considered on **September 20, 2023 @ 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 (asingh@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 506.97 m² in area, and zoned Residential First Density (R1). The property currently supports a single-family dwelling house. The subject parted parcels are the result of a severance application submitted to the Land Division Committee to permit the creation of a new vacant lot. The land severance application has deemed the property identified as Part 1 not in compliance with the polices of the Township of Uxbridge Zoning By-law 81-19. The purpose of this application is to provide relief from Section 4.9.2.c.iv of By-law 81-19, being the minimum Rear Yard Depth requirement of 10m in the Residential First Density (R1) Zone and relief from Section 4.9.2.a.i being the Minimum Lot Area Requirement of 550 m² in the Residential First Density (R1) Zone. The proposed Rear Yard Depth of Part 1 is 3.20m and the proposed minimum lot area requirement is 506.97 m². The variance between the R1 minimum rear yard depth and the proposed rear yard depth is 6.80m. The variance between the R1 minimum lot area requirement and the proposed minimum lot area requirement is 43.03 m².

The variances required in this matter are as follows:

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

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

1. Section **4.9.2.c.iv** - REGULATIONS FOR PERMITTED RESIDENTIAL USES

Relief from section **4.9.2.c.iv** to permit minimum rear yard depth of **3.20 m** for a variance of **6.80 m**.

**iv. Minimum Yard Dimensions Rear Yard
Depth: 10 m**

2. Section **4.9.2.a.i** - REGULATIONS FOR PERMITTED RESIDENTIAL USES

Relief from section **4.9.2.a.i** to permit minimum lot area requirement of **506.97 m²** for a variance of **43.03 m**.

**i. Minimum Lot Area Requirement With Public
Piped Water and Sanitary Sewage System:
550 m²**

Aj Singh

**Aj Singh
Planning Technician**

Copy: File

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EMERGENCY under THE PLANNING ACT**

Take Notice that the following application:

A28/2023	Dan Evans and Carlean Evans
Description	Part Lot 281, Part Block "FF", Reg Plan 83 Part 2 on 40R To Be Determined
Municipal Address	Not Established
Township	Uxbridge
File No.	040-004-01100

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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 zoned Residential First Density (R1). The subject parted parcels are the result of a severance application submitted to the Land Division Committee to permit the creation of a new vacant lot. The land severance application has deemed the property identified as Part 2 not in compliance with the polices of the Township of Uxbridge Zoning By-law 81-19. The purpose of this application is to provide relief from Section 4.9.2.a.i of By-law 81-19, being the Minimum Lot Area Requirement of 550 m² in Residential First Density (R1) Zone. The proposed minimum lot area requirement is 507.6 m². The variance between the R1 minimum lot area requirement and the proposed minimum lot area requirement is 42.4 m².

The variances required in this matter are as follows:

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

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

1. Section **4.9.2.a.i** - REGULATIONS FOR PERMITTED RESIDENTIAL USES
 - i. Minimum Lot Area Requirement With Public Piped Water and Sanitary Sewage System:
550 m²

Relief from section **4.9.2.a.i** to permit minimum lot area requirement of 507.6 m² for a variance of 42.4 m.

Aj Singh

**Aj Singh
Planning Technician**

Copy: File

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L9P 1T1

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Take Notice that the following application:

A29/2023	Wooden Sticks Golf Inc.
Description	PT LT 27 CON 6, PT 5 ON 40R17204 EXCEPT PTS 11 & 12 ON 40R20447; T/W PT LT 27 CON 6, PT 1 ON 40R16344 AS IN LT753990; T/W PT LTS 27 & 28 CON 6, PTS 2, 3, 4, 5 & 6 ON 40R16344 AS IN D470216;
Municipal Address	40 Elgin Park
Township	Uxbridge
File No.	040-009-00500

will be heard by the Township of Uxbridge Committee of Adjustment in an electronic format only. The application will be considered on **September 20, 2023 @ 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 79.5 ha in size and zoned Open Space Exception No. 11 (OS-11). The property is currently used as a golf course with a clubhouse, turf building and six accessory guest cabins used for on-site over-night guest accommodations. The owner wishes to construct four (4) additional single-storey guest cabins for a total of 10 accessory guest cabins on site. The proposed cabins will be 74.3 sqm each. Open Space Exception No. 11 (OS-11) in the Zoning By-law allowed to have a maximum of 6 cabins. A variance is required to permit an additional 4 cabins.

The variance between the OS-11 required maximum cabins and the proposed no of cabins is 4 units.

The variances required in this matter are as follows:

**REQUIREMENTS OF BY-LAW 81-19
EXISTING ZONING
Open Space Exception No. 11 (OS-11)**

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

1. Section **4.3.5.11 d.- REGULATIONS FOR
PERMITTED NON-RESIDENTIAL USES**

Relief from Section **4.3.5.11 d.** permit a maximum of ten (10) guest cabins for a variance of 4 cabins.

d. Maximum no. of guest cabins – 6

Aj Singh

**Aj Singh
Planning Technician**

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