

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:

**A16/2022- Keith Hoover-Hailey Weatherbee(Agent)
Pt Lot 15 Concession 4 40R9041 Part 2
3880 Concession 4
Township of Uxbridge
Our File No: 1-5-026**

will be heard by the Township of Uxbridge Committee of Adjustment in an electronic format only in order to practice social distancing and help stop the spread of COVID-19. The Township Offices are not open to the public. The application will be considered on **Wednesday August 17, 2022 @ 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, Ms. Emilia Gruyters via email at egruyters@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 deadline to notify the Committee of your wish to appear as a delegation or participate in the meeting is **August 15th**. 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 Ms. Gruyters 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 Secretary-Treasurer of the Committee of Adjustment via email (egruyters@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.

**REQUIREMENTS OF
BY-LAW 81-19 EXISTING ZONING
RESIDENTIAL CLUSTER (RC)**

1. Section 5.1.d- GENERAL
PROVISIONS-ACCESSORY
BUILDINGS, STRUCTURES AND
USES

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.

2. Section 5.1.h.ii- GARAGES OR
OTHER ACCESSORY BUILDINGS
OR STRUCTURES

REAR YARD

Where such accessory building or structure is located in a rear yard it shall not be closer than 1.2 metres to the interior side lot line or rear lot line.

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

1. Relief from Section 5.1.d to permit a total gross floor area of all accessory buildings and structures on a lot of 434.0 m² for a variance of 374.0 m².

2. Relief from Section 5.1.h.ii to permit an interior and rear lot line setback of 0.61 m for a variance of 0.59 m.



Emilia Gruyters
Secretary-Treasurer
Committee of Adjustment
EG

Copy: File

Application A16/2022

The subject parcel is 4046.8 m² in size and zoned Residential Cluster (RC). The property supports a single-family dwelling, shed and storage structure with attached shed. The owner wishes to demolish the existing shed and construct an accessory building 374.7 m² in size. A variance is required for the total gross floor area of all accessory buildings and structures on a lot of 434.0 m². A variance is required for the interior and rear lot line setback of 0.61 m.

Section 5.1.d of By-law 81-19 states:

GENERAL PROVISIONS

ACCESSORY BUILDINGS, STRUCTURES AND USES

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.

Section 5.1.h.ii of By-law 81-19 states:

GARAGES OR OTHER ACCESSORY BUILDINGS OR STRUCTURES

REAR YARD

Where such accessory building or structure is located in a rear yard it shall not be closer than 1.2 metres to the interior side lot line or rear lot line.

Therefore, Section 5.1.d needs to be varied to permit a total gross floor area of all accessory buildings and structures on a lot of 434.0 m² for a variance of 374.0 m². Section 5.1.h.ii needs to be varied to permit an interior and rear lot line setback of 0.61 m for a variance of 0.59 m.



THE CORPORATION OF THE TOWNSHIP OF UXBRIDGE

MINOR VARIANCE APPLICATION UNDER SECTION 45(1)
OR APPLICATION FOR PERMISSION
UNDER SECTION 45(2) OF THE PLANNING ACT

For Township Use Only				
Township File Number :	Date of Receipt:	Payment of Required Fees:	Completion Initial Evaluation:	Date Circulated (if Parts A, C and D deemed complete)
A16/22	June 28/22	\$775.00	8.6	

PLEASE TYPE OR USE BLACK INK FOR REPRODUCTION PURPOSES. WHERE ADDITIONAL SPACE IS REQUIRED PLEASE ADD PAGES AT THE BACK OF THE APPLICATION IDENTIFIED BY THE SECTION NUMBER.

**PART A: INFORMATION TO BE PROVIDED UNDER SECTION 45 OF THE PLANNING ACT
IN ACCORDANCE WITH O. REG. 200/96 AMENDED O. REG. 432/96; O. REG. 508/98**

1. Specify (x) the type of application being submitted:

Minor Variance ☒ Application for permission under Section 45(2) ☐

2. Date of Application Submission: JUNE 17, 2022

3. Name of Owner(s): Keith Hoover

Address: 3880 Concession 4, Goodwood

Postal Code: L0C 1A0 Email: _____

Tel No.: 647-391-0326 Fax No: _____

4. Name of Applicant: Keith Hoover

Address: 3880 Concession 4, Goodwood

Postal Code: L0C 1A0 Email: _____

Tel No.: 647-391-0326 Fax No: _____

5. Name of Authorized Agent (if any): Hailey Weatherbee

Address: 224 Reach St. Uxbridge

Postal Code: L9P 1R4 Email: hailey@hbearchitecture.com

Tel No.: 647-969-7237 Fax No: _____

6. Please specify (x) to whom all communication should be sent:

Owner ☐

Applicant ☐

Agent ☒

7. Names and Addresses of the holders of any mortgages, charges or other encumbrances in respect of the subject property (if known):

	Name	Address
1.	KEITH HOOPER	3880 Concession 4
2.		
3.		
4.		

8. Description of land for which application is being made.

(a) Legal description (Lot, Concession, Registered Plan and/or Reference Plan):

Part of Lot 15, Concession 4 9DR9041 Part 2

(b) Municipal Address (Street and Number):

3880 Concession 4, Goodwood

(c) Property Roll Number: 1.5.026

(d) Frontage 44.272 m Depth 91.440 m Area 0.404823 ha

(e) Are there any easements or restrictive covenants affecting the property?

Yes ☒ No ☐ If yes, describe the easement or covenant and its effect:

4046.8 m²

9. Existing land use:

(a) What are the existing use(s) of the subject land?

Residential - Single Detached Dwelling

(b) Are there any existing buildings on the subject lands?

☒ Yes ☐ No

If yes (Also include this on attached sketch):

Type of Building / Structure	Date Constructed	Setbacks (metric)				Height (metric)	Dimensions or Floor Area (metric)
		Front Lot Line	Rear Lot Line	Side Lot Line			
Single Detached Dwelling	1966	14.536	N/A	14.207	N/A	N/A	N/A
Shed							9.3m ²
Existing Open							26.575

32.51 m²
= 59.26 m²
59.3 m²

(c) If known:

Date the subject land was acquired by the current owner

N/A

Date of construction of existing buildings/structures

1966

Length of time the existing uses of the subject land have continued _____

10. Proposed Changes

- (a) The uses proposed for the subject lands

Single Family Detached home to remain and new shop to be built at the back of the property.

- (b) Are there any buildings or structures proposed to be built on the subject lands?

☒ Yes ☐ No

If yes (Also include this on attached sketch):

Type of Building / Structure	Setbacks(metric)				Height (metric)	Dimensions or Floor Area (metric)
	Front Lot Line	Rear Lot Line	Side Lot Line			
non-residential garage shop	N/A	0.610M (2'-0")	0.610M (2'-0")	24.531m (80'-0")	7.33425 (24'- 0 3/4")	335 158308 m2
existing house.	complies.					374.7

- (c) Current Zoning: Residential Cluster (RC)

= TOTAL

- (d) Explain what is proposed which makes the application necessary:

A LARGE CAR STORAGE IS NEEDED
AS THE ALLOWABLE ACCESSORY STRUCTURE
SIZE IS TOO SMALL FOR COLLECTOR CARS

OF ALL STRUCTURE
434.00m²

- (e) Nature and extent of the relief requested from the Zoning By-law

1) SETBACKS → CLOSER TO PROPERTY LINES
2) coverage → LARGER FOOTPRINT.

- (f) Explain why it is not possible to comply with the provisions of the Zoning By-law:

STORAGE SIZE IS TOO MINIMAL

- (g) What is the current Official Plan designation(s) of the subject land:

ORM Country Side

11. Status of Other Planning Applications

- (a) If known, whether the subject land is the subject of an application under the Planning Act for approval of a plan of subdivision or for a consent: Yes ☐ No ☒

If yes, file #: _____ status of application: _____
File #: _____ status of application: _____

- (b) If known, whether the subject land has ever been the subject of an application under section 45 of the Planning Act: ☐ Yes ☒ No

If yes, file #: _____ status of application: _____
File #: _____ status of application: _____

12. Servicing

Indicate which services are available or proposed: NOT NEEDED FOR APPLICATION

Water Supply			Sewage Treatment			Storm Drainage		
	A	P		A	P		A	P
Municipal Water			Municipal Sewers			Storm Sewers		
Communal System			Communal System			Open Ditches		
Individual Well(s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Septic Tank & Tile Field	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Swales		
Other (describe)			Other (describe)			Other (describe)		

*A = Available; P = Proposed

13. Property Access

Is access provided by: Provincial Highway ☐ Regional Road ☐
Open Municipal Road ☒ Private Road ☐ Water ☐
Other ☐

If access to the subject land is by water only, describe the parking and docking facilities used or to be used and the approximate distance of these facilities from the subject land and the nearest public road:

PART B: ADDITIONAL INFORMATION

Depending on the nature of the application, in order for the Committee of Adjustment to carry out an appropriate evaluation with respect to the tests under the Planning Act, additional information beyond that prescribed in Part A may be required.. The precise requirements for each application will be determined in discussions with Township staff prior to submission of the application, or you will be contacted once your application has been reviewed and additional information requested. To assist the Township in determining the exact information requirements the applicant is requested to provide the following information.

1. Does the site or adjacent lands include any significant trees or other natural features?

N/A

2. Is the site adjacent to any significant source of noise or vibration (e.g. railway, major road, major industrial use)?

N/A

3. Does the site include a building or structure designated under the Ontario Heritage Act?
No

4. Are there any indications that the subject lands include any archaeological features?

No

5. Are there any outstanding work orders on this property? Yes ☐ No ☒
If yes, please explain _____

6. Is there an existing Site Plan Agreement for this property? Yes ☐ No ☒

7. Potentially Contaminated Land

- 7.1 Has there been an industrial or commercial use of the site?

Yes ☐ No ☒ Last Year of Use _____

- 7.2 Has there been filling on the site or subject land?

Yes ☐ No ☒ Last Year of Use _____

- 7.3 Is there reason to believe that the site may have been contaminated by former uses on the site or adjacent sites? (i.e. gas stations, petroleum or other fuel stored on site or adjacent site)?

Yes ☐ No ☒ Last Year of Use _____

If YES, then an environmental investigation including all former uses of the site, and if appropriate the adjacent site is required. The study must be prepared by a qualified consultant.

Report attached? Yes ☐

If NO, on what basis was this determined?

Has been residue of 1966 no activities
re: contamination

8. **Drainage**

8.1 Have you consulted the Township Works Department regarding stormwater management?

Yes ☐ No ☒

8.2 Does a legal and adequate outlet for storm drainage exist?

Yes ☐ No ☒ Unknown ☐

9.3 Has the existing drainage on the subject land been altered?

Yes ☐ No ☒ Unknown ☐

PART C: AFFIDAVITS REQUIRED AS PART OF THE INFORMATION TO BE PROVIDED UNDER
SECTION 45 OF THE PLANNING ACT IN ACCORDANCE WITH O. REG. 200/96
AMENDED O. REG. 432/96; O. REG. 508/98

For the purposes of this application, the Owner/Applicant/Agent grants permission to the members of the Committee of Adjustment to enter said property for inspection purposes, and the owner will not be held responsible or liable if any accident or injury occurs.

14. **CERTIFICATE** - (to be signed by Owner, if Agent has been appointed)

As of the date of this application, I am the registered Owner of the lands described in this application, and I have examined the contents of this application and hereby certify that the information submitted with the application is correct insofar as I have knowledge of these facts, and I concur with the submission of this application by HAILEY WEATHERS of H. Bee Allard who I have appointed as my Agent.

Date: JUNE 24, 2022

Signed: _____

H. Bee Allard
Signature(s) of Owner(s)

15. **AFFIDAVIT**

I, HAILEY WEATHERS of the UXBRIDGE in the Region of Durham solemnly declare that all the above statements contained herein and in all exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of the "The Canada Evidence Act".

DECLARED BEFORE ME AT Township of Uxbridge
In the Region of Durham this 28th
day of June, 2022.

Josh Machesney
A Commissioner, etc.

H. Bee Allard
Registered Owner(s) or Agent

Josh Machesney, a Commissioner, etc.,
Regional Municipality of Durham, while
Deputy Clerk of the Corporation of the
Township of Uxbridge

A16/2022 3880 Concession 4

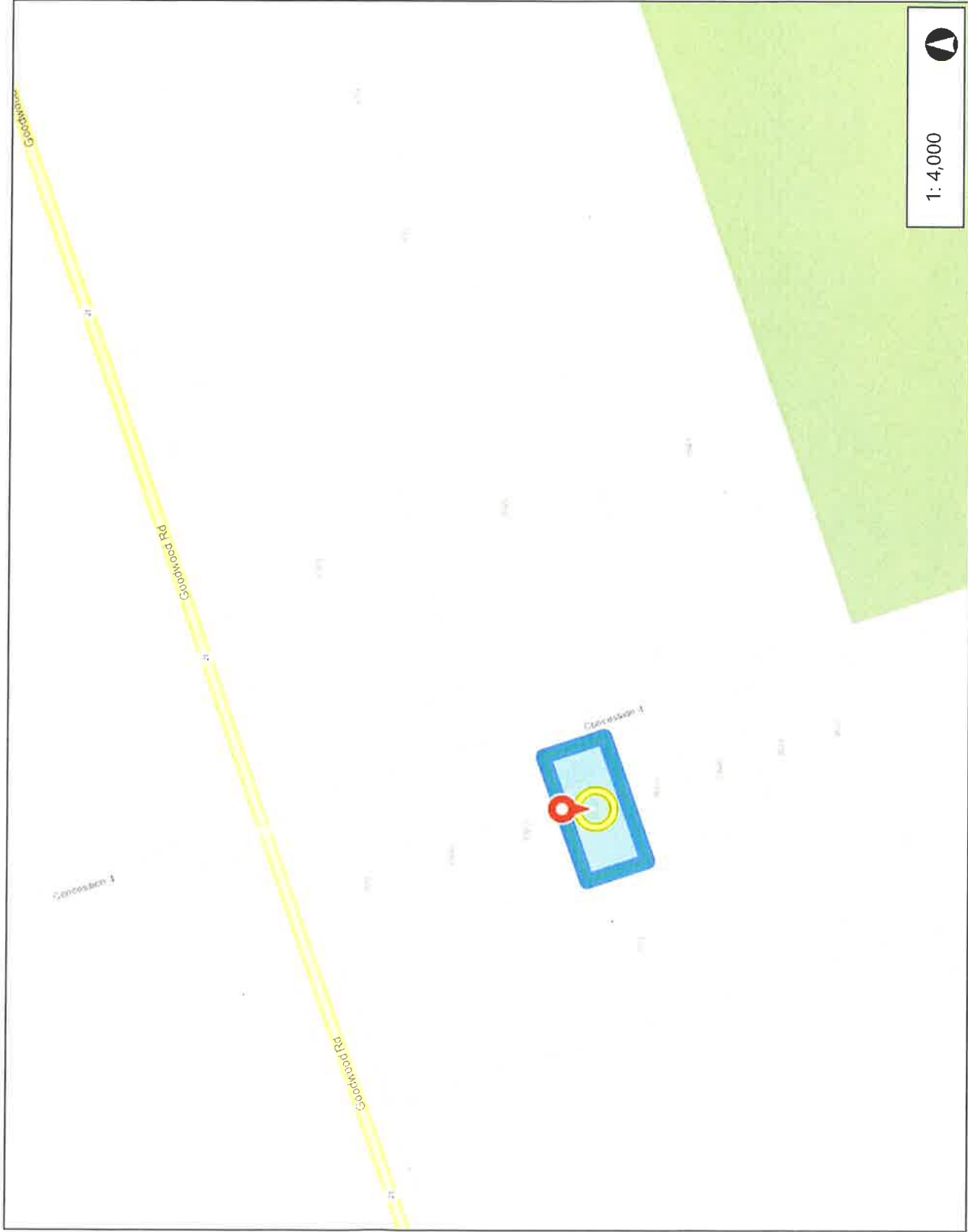


Legend

- Ownership Parcel
- Assessments Parcel

Notes

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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

NAD_1983_UTM_Zone_17N
Created By: Township of Uxbridge