

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:

**A20/2022- Donna Shewfelt-Hailey Weatherbee(Agent)  
Lot 12 Plan 446  
137 New St  
Township of Uxbridge  
Our File No: 4-3-061**

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](mailto: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](http://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](mailto: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 FIRST DENSITY (R1)**

1. Section 4.9.2.c.i- REGULATIONS FOR PERMITTED RESIDENTIAL USES

Minimum Yard Dimensions

Front Yard Depth                      8 metres

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

**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.

3. 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 4.9.2.c.i to permit a minimum front yard depth of 7.8 m for a variance of 0.2 m..

2. Relief from Section 5.1.d to permit a total lot coverage of 13.4 % for a variance of 8.4 %.

3. Relief from Section 5.1.h.ii to permit an interior side lot line of 0.7 m for a variance of 0.5 m.



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**Emilia Gruyters**  
**Secretary-Treasurer**  
**Committee of Adjustment**  
**EG**

**Copy: File**

## **Application A20/2022**

The subject parcel is 687.9 m<sup>2</sup> in size and zoned Residential First Density (R1). The property supports a single-family dwelling, 2 sheds and carport. The owner wishes to demolish a shed, renovate the dwelling and construct an accessory building 88.3 m<sup>2</sup> in size. A variance for the front yard depth is required for the renovated front porch of 7.8 m. A variance is required for the interior side yard width of the detached garage of 0.7 m. A variance is required for the total lot coverage of all accessory buildings and structures of 13.4 %.

### **Section 4.9.2.c.i of By-law 81-19 states:**

#### REGULATIONS FOR PERMITTED RESIDENTIAL USES

##### Minimum Yard Dimensions

Front Yard Depth                      8 metres

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

#### GENERAL PROVISIONS

#### ACCESSORY BUILDINGS, STRUCTURES AND USES

##### 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.

### **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 4.9.2.c.i needs to be varied to permit a minimum front yard depth of 7.8 m for a variance of 0.2 m. Section 5.1.d needs to be varied to permit a total lot coverage of 13.4 % for a variance of 8.4 %. Section 5.1.h.ii needs to be varied to permit an interior side lot line of 0.7 m for a variance of 0.5 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 : <u>A20/22</u>	Date of Receipt: <u>July 25/22</u> <u>(dropbox)</u>	Payment of Required Fees: <u>\$775.00</u>	Completion Initial Evaluation: <u>3.6</u>	Date Circulated (if Parts A, C and D deemed complete)

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: JULY 21, 2022

3. Name of Owner(s): DONNA SHEWELT

Address: 137 NW ST.

Postal Code: L9P 1K6

Email: donna.shewfelt@gmail.com

Tel No.: \_\_\_\_\_

Fax No.: \_\_\_\_\_

4. Name of Applicant: DONNA ~~SHAWELT~~ Shewfelt

Address: \_\_\_\_\_

Postal Code: \_\_\_\_\_ Email: \_\_\_\_\_

Tel No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_

5. Name of Authorized Agent (if any): HAILEY WEATHERBEE

Address: 224 ROACH ST.

Postal Code: L9P 1R4

Email: HAILEY.WEATHERBEE@GMAIL.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. <u>/</u>	
2. <u></u>	
3. <u></u>	
4. <u></u>	

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

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

LOT 12 Plan 446

(b) Municipal Address (Street and Number):

137 NEW STREET

(c) Property Roll Number:

4.33.061

(d) Frontage 15.08 m Depth 46 m Area 694m<sup>2</sup> ha 0.0694

687.9m<sup>2</sup>

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

Yes ☒ No ☐

If yes, describe the easement or covenant and its effect:

BUT SEWER LINE IN BACK YARD.

9. Existing land use:

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

SINGLE FAMILY HOME WITHOUT A GARAGE

(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			
Home	1980	6.8m	24.1	74m	74m	2.5m	74.8m <sup>2</sup>
<del>SHED / GARAGE</del>	<del>1990</del>						<del>19.4m<sup>2</sup></del>
<del>SHED</del>	<del>1990</del>						<del>5.09m<sup>2</sup></del>

Demolish or partially Demolish

(c) If known:

SHED 2000

13.823m

TD R

Date the subject land was acquired by the current owner 1990

Date of construction of existing buildings/structures 1980 ~

Length of time the existing uses of the subject land have continued \_\_\_\_\_

10. Proposed Changes

- (a) The uses proposed for the subject lands

RESIDENTIAL

- (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			
NEW GARAGE	7.00m	1.31	0.7	8.83	3m	88.28m <sup>2</sup>
NEW FRONT PORCH	6.54m	7.00m	2.07	8.89	2m	7.87m <sup>2</sup>

- (c) Current Zoning: R1 - ACCESSORY

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

LARGER GARAGE PUSH OVER LEFT SETBACK  
LARGER FRONT DOOR OVER FRONT SETBACK.

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

THE NEW GARAGE TO BE LARGER - BUT MOVED  
CLOSER TO THE LOT LINE AS IT CURRENTLY  
IS BUILT OVER. FRONT PORCH TO FIT CHAIRS.

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

WANT TO IMPROVE NEIGHBOR LOT LINE  
PUT LARGER GARAGE BIG TO FIT  
1000 TRUCK AND GOLFING BACK ROOM.  
FRONT PORCH TO FIT TWO CHAIRS.

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

Residential Area

**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:

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

\*A = Available; P = Proposed

*BE AWARE OF*

**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:*

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**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?

N/A

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

N/A

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 a residence see 1948

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8. **Drainage**

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

Yes \_\_\_\_ No ~~no~~

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

Yes \_\_\_\_ No \_\_\_\_ Unknown ~~b~~

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

Yes \_\_\_\_ No ~~x~~ 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 HAICEX of H BEE ARCHITECTURE who I have appointed as my Agent.

Date: July 6, 2022

Signed: \_\_\_\_\_

Signature(s) of Owner(s)

**15. AFFIDAVIT**

I, \_\_\_\_\_ of the \_\_\_\_\_ in the Region of \_\_\_\_\_ 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 \_\_\_\_\_

In the \_\_\_\_\_ this \_\_\_\_\_  
day of \_\_\_\_\_, 20 .

\_\_\_\_\_  
Registered Owner(s) or Agent

\_\_\_\_\_  
A Commissioner, etc.

# A20/2022 137 New St

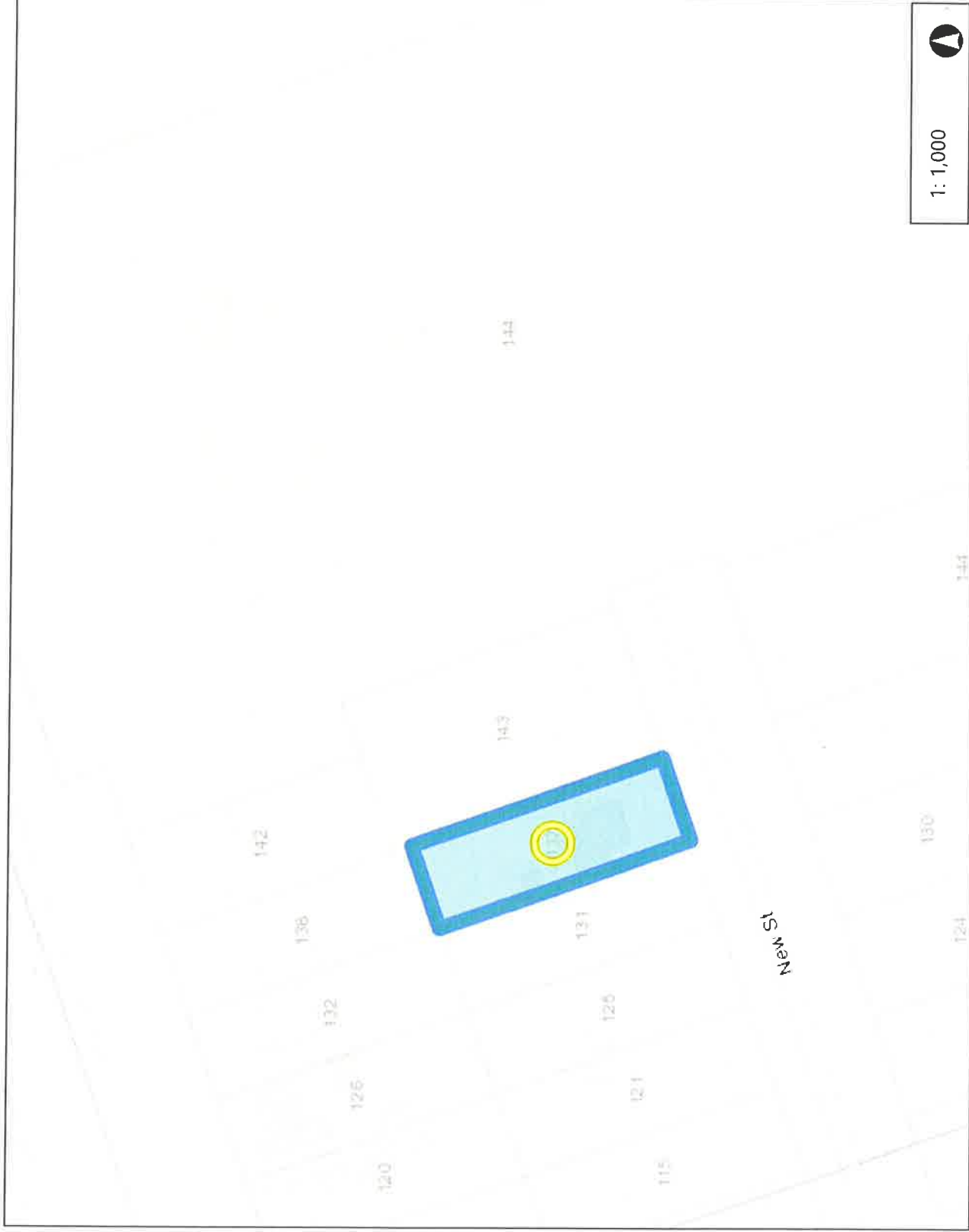


## Legend

- Ownership Parcel
- Assessments Parcel

## Notes

© Township of Uxbridge

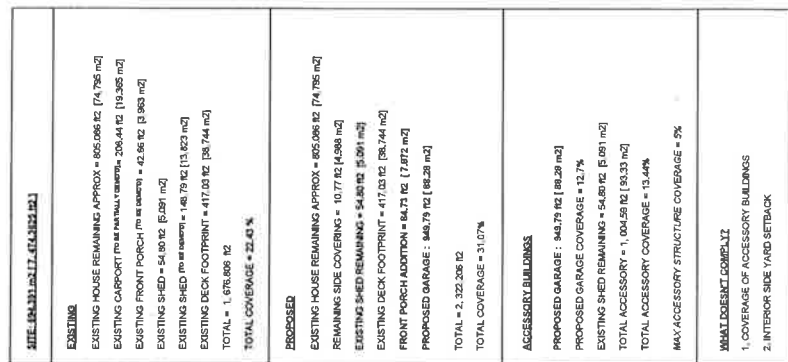


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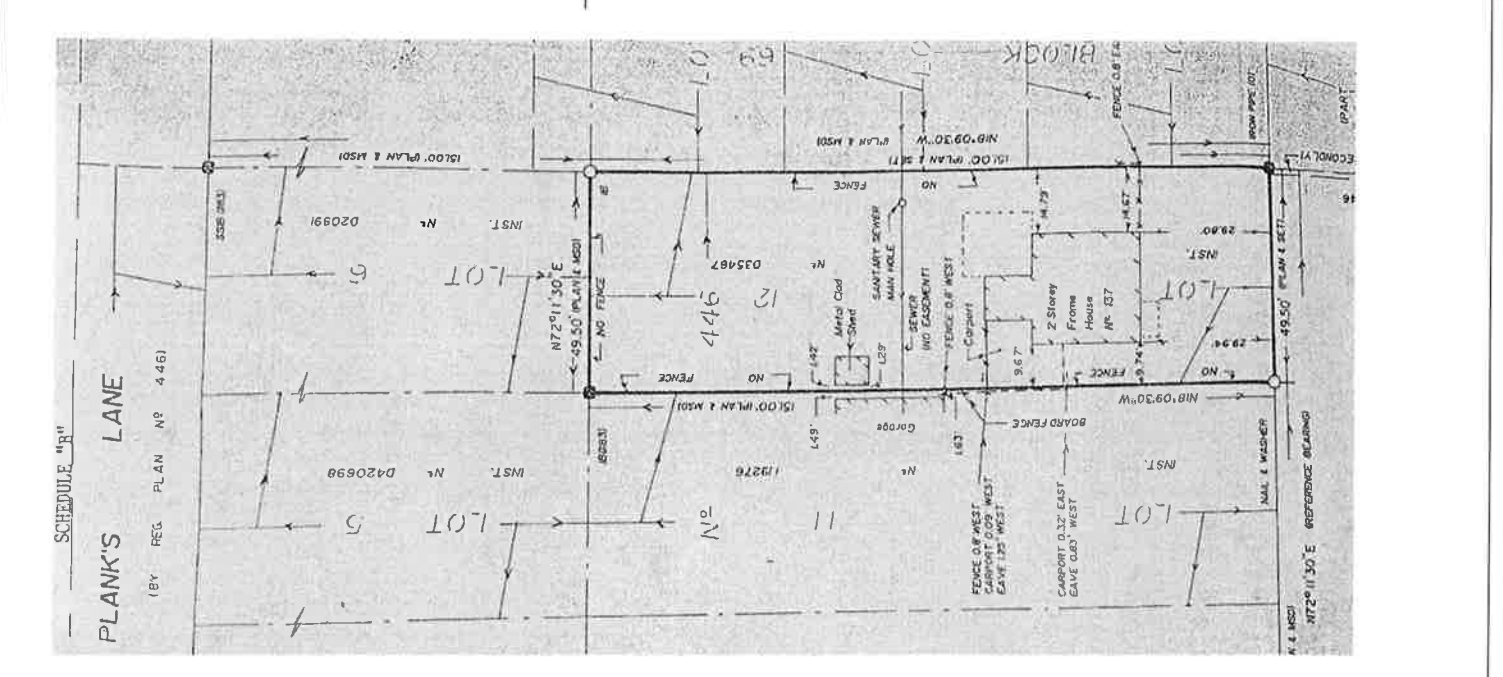
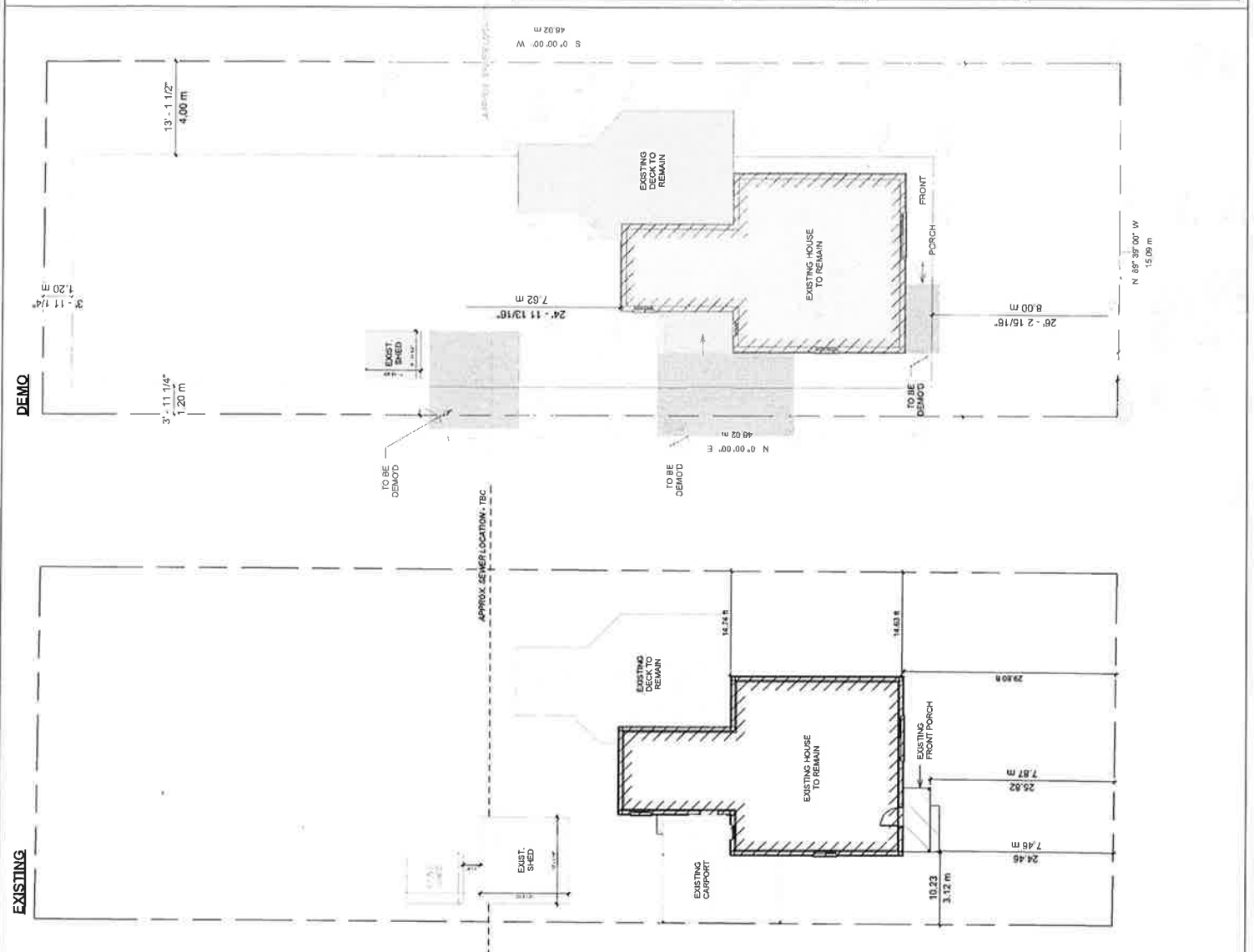
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**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

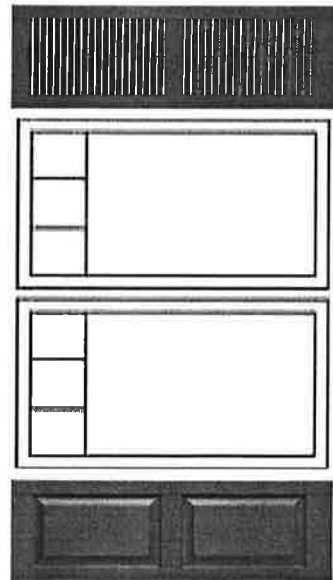
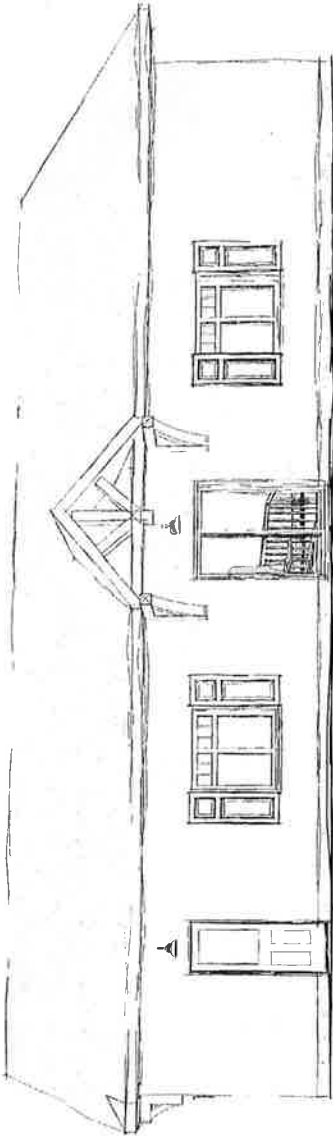
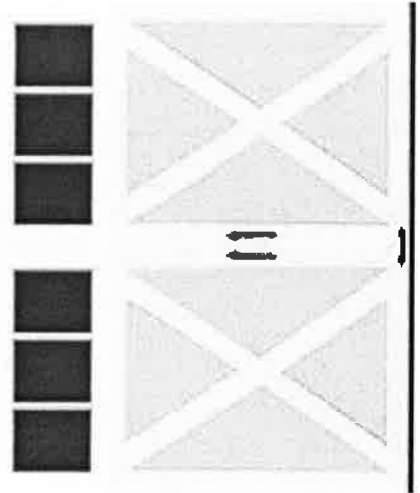
## APPROX. PROPOSED SETBACKS



HAILEY WEATHERBEE  
 127 NEW ST. KIMBERLY  
 208-298-1234  
 127 NEW ST. KIMBERLY  
 208-298-1234  
 127 NEW ST. KIMBERLY  
 208-298-1234

SURVEY		CLIENT		ADDRESS		DRAWING		CHECKS BY	
DATE: MAY 18, 2022		DRAWN BY: S.W.		127 NEW ST. KIMBERLY		127 NEW ST. KIMBERLY		127 NEW ST. KIMBERLY	
SCALE: 1" = 20'-0"		DONNA SHEVELT		127 NEW ST. KIMBERLY		127 NEW ST. KIMBERLY		127 NEW ST. KIMBERLY	
A102		DONNA SHEVELT		127 NEW ST. KIMBERLY		127 NEW ST. KIMBERLY		127 NEW ST. KIMBERLY	





WINDOW STYLE TO MATCH THE EXISTING



WINDOW COLOUR



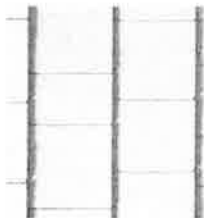
## EXTERIOR FEATURE LIGHTING



BLACK METAL ACCENT ROOF



## CHARCOAL SHINGLE



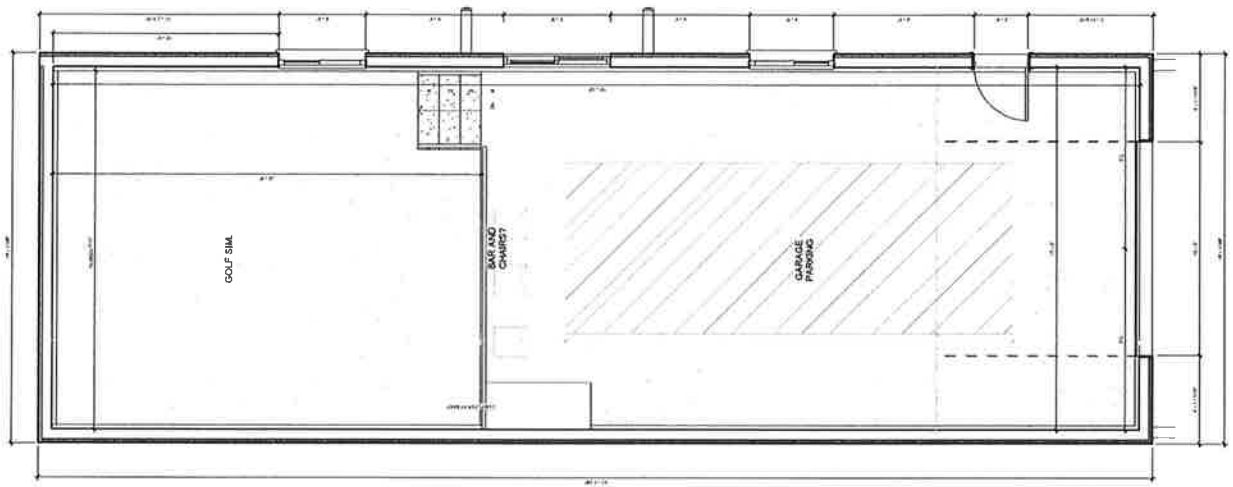
WHITE SHAKE FOR PEAK



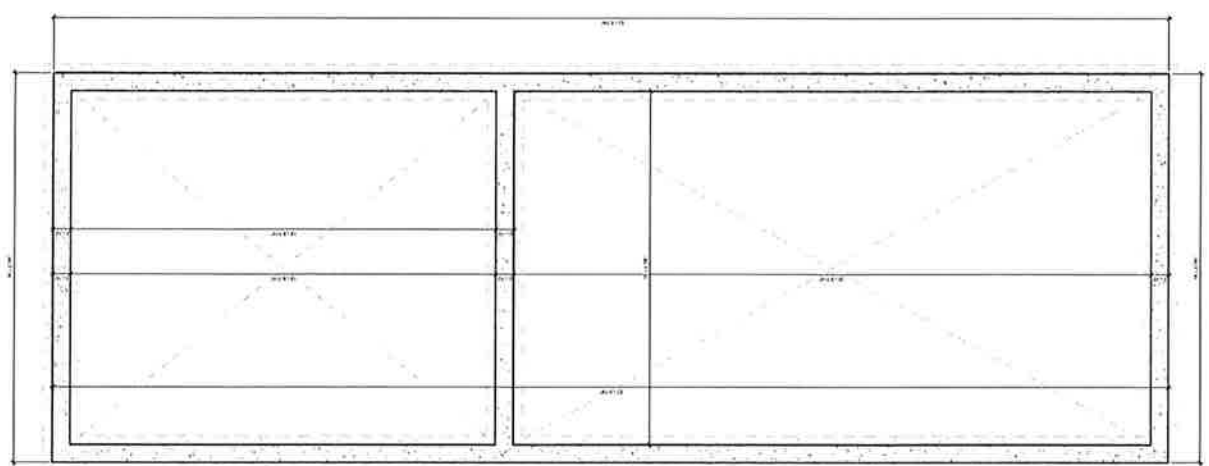
WHITE SIDING TO MATCH EXISTING HOUSE

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<b>PROPOSED GARAGE PLAN</b> DATE: JULY 19, 2022 SCALE: 1/4" = 1'-0" CHECKED BY: NAME DRAWN BY: NAME		<b>A301</b>	<b>CLIENT</b> DOMINA BHEWERE 137 NEW RT. UNDERDOE 137 NEW RT. UNDERDOE 137 NEW RT. UNDERDOE	<b>ARCHITECT</b> HAILEY WEATHERBEE 137 NEW RT. UNDERDOE 137 NEW RT. UNDERDOE 137 NEW RT. UNDERDOE
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2 TO GARAGE  
1/4" = 1'-0"



1 TO SITE  
1/4" = 1'-0"

THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS DRAWING. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THIS DRAWING. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. THE ARCHITECT'S DESIGN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. THE ARCHITECT'S DESIGN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT.



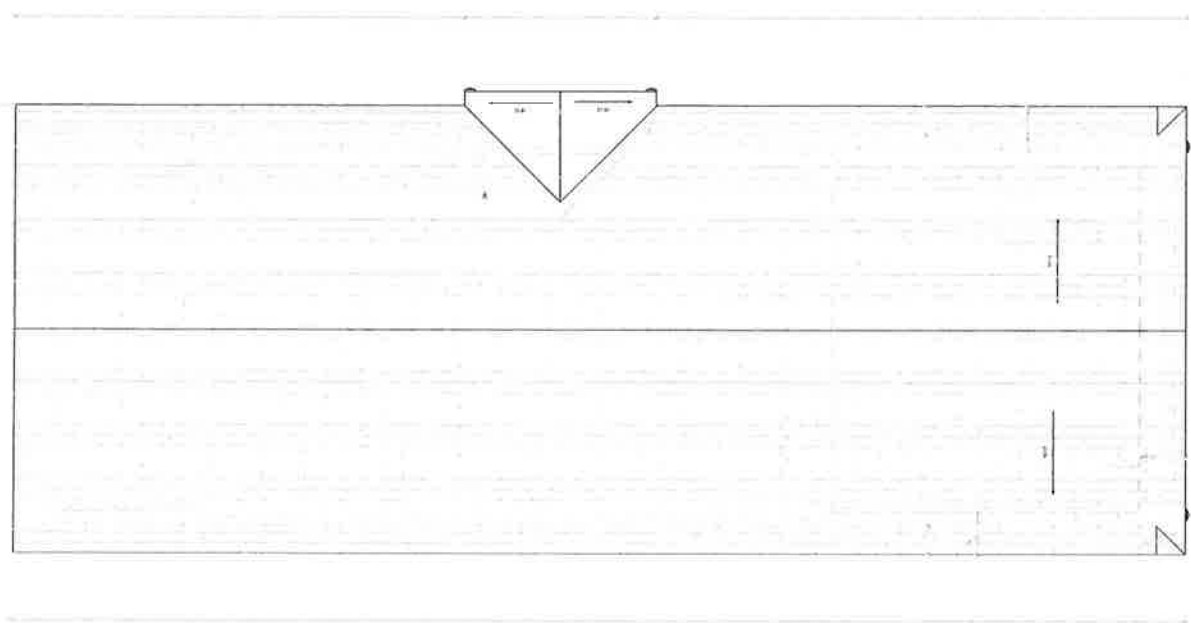
**HAILEY WEATHERBEE**  
ARCHITECTS  
1000 10th Street, Suite 100  
Boulder, CO 80502  
303.440.1234  
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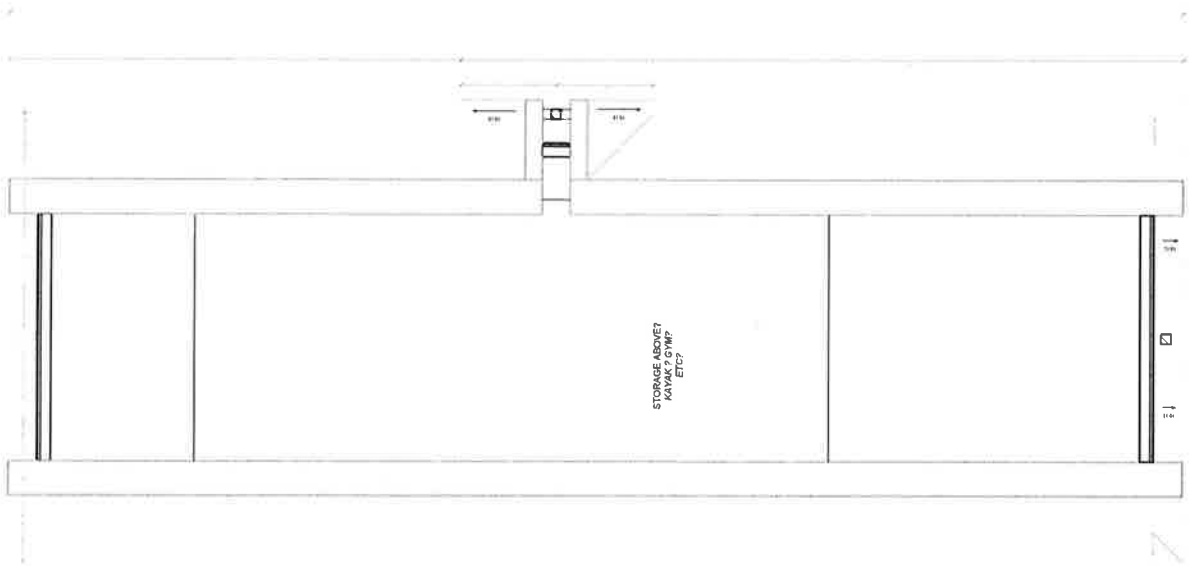
1000 10th Street, Suite 100  
Boulder, CO 80502  
303.440.1234  
hwe@hwearchitects.com  
www.hwearchitects.com

**PROPOSED GARAGE PLAN**

CLIENT: DOMA SHEPHERD  
ARCHITECT: HAILEY WEATHERBEE  
DATE: 01/15/2022  
SCALE: 1/4" = 1'-0"



2



1



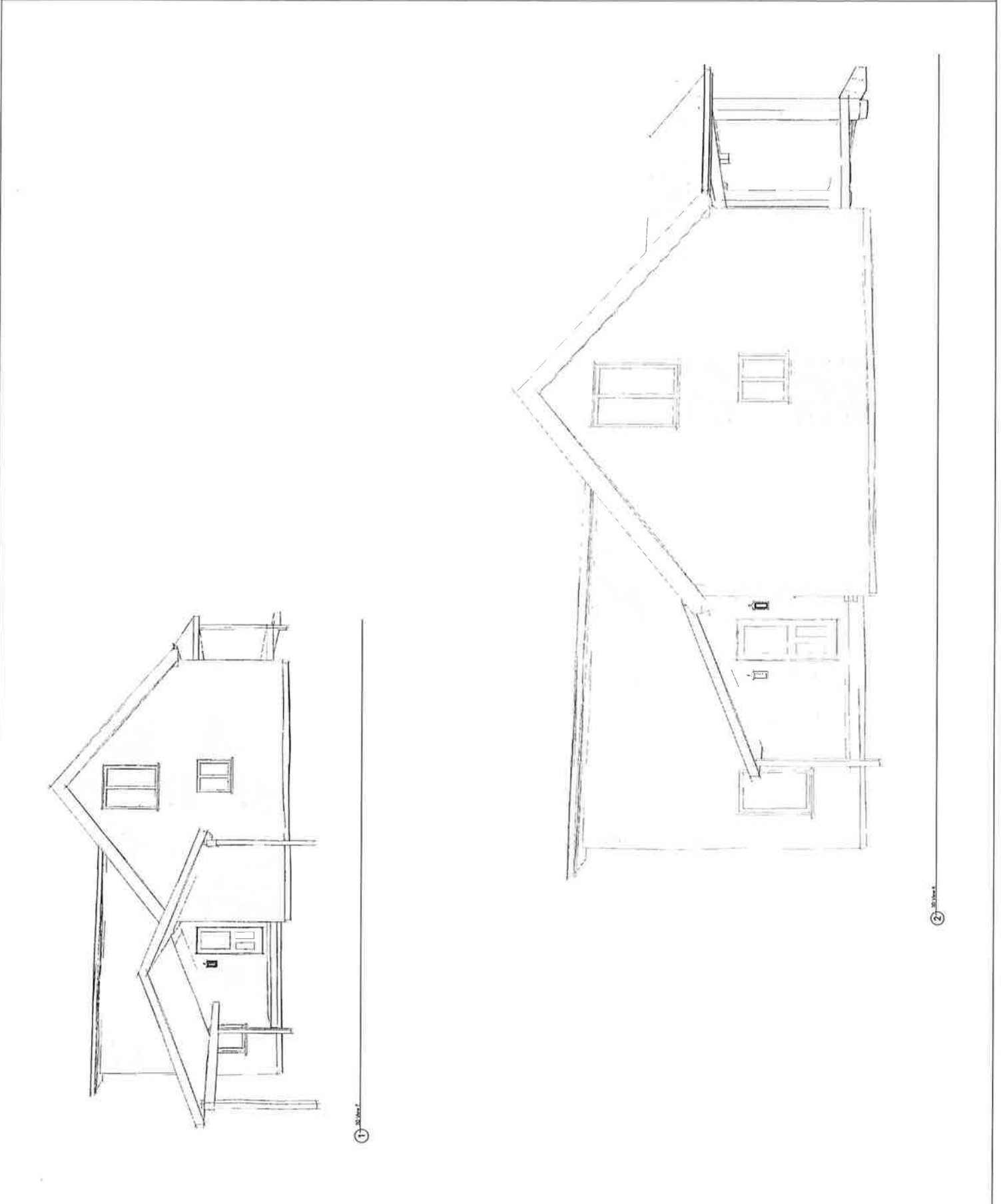






NOT TO SCALE. THIS DRAWING IS A PRELIMINARY SKETCH AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE PROPERTY OF DONNA SHEWELT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING. ANY VIOLATION OF THIS NOTICE WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

HOUSE MASSING		DATE: JUL 29, 2022	SCALE:	DRAWN BY: N.M.	CHECKED BY: N.M.
CLIENT:		DONNA SHEWELT		127 NEW ST. KANSAS	
ADDRESS:		127 NEW ST. KANSAS		127 NEW ST. KANSAS	
ARCHITECT:		DONNA SHEWELT		DONNA SHEWELT	
CONTACT:		donnashewelt@gmail.com		donnashewelt@gmail.com	
PROJECT:		HAILEY WEATHERBEE		HAILEY WEATHERBEE	



# EXIST. HOUSE

DATE: JUL 18, 2022 SCALE: 1/8" = 1'-0"

A801

CLIENT: DONNA SHEWELT  
donnashevelt@gmail.com

ADDRESS: 127 HIGH ST. KIMBERG, ILLINOIS

ARCHITECT: HAILEY WEATHERBEE  
hweath@hweath.com  
127 HIGH ST. KIMBERG, ILLINOIS

