



THE CORPORATION OF THE TOWNSHIP OF UXBRIDGE

NOTICE OF PUBLIC MEETING CONCERNING AN OFFICIAL PLAN AMENDMENT AND RELATED ZONING BY-LAW AMENDMENT TO IMPLEMENT CERTAIN DOWNTOWN REVITALIZATION INITIATIVES

This Notice is to inform you that the Planning Committee of the Council of the Corporation of the Township of Uxbridge will hold a statutory public meeting to make available adequate information to the public regarding, and to consider, proposed Township Official Plan and Zoning By-law Amendments pursuant to Sections 17, 34 and 36 of the Planning Act, R.S.O., 1990 related to the implementation of the Downtown Revitalization Strategic Plan & Action Plan.

The statutory public meeting will be held in a hybrid format allowing for in-person attendance or virtual viewing of the public meeting. The Township of Uxbridge will be processing the Zoning By-law Amendment as required by the Planning Act and welcome any comments that you may have. The livestream public viewing can be accessed by visiting <https://www.uxbridge.ca/en/your-local-government/council-meeting-calendar.aspx>.

The meeting date and time is as follows:

MEETING DATE: Monday, September 16, 2024

TIME: 1:30 p.m.

LOCATION: Council Chamber, Township of Uxbridge Municipal Office
51 Toronto Street, S., Uxbridge

PURPOSE OF PROPOSED OFFICIAL PLAN AND RELATED ZONING BY-LAW AMENDMENTS:

- The purpose of the Official Plan Amendment and related Zoning By-law amendments is related to the implementation of the Downtown Revitalization Strategic Plan & Action Plan. In particular, Goal # 2 which directs that the Official Plan and Zoning By-laws should be reviewed to ensure sympathetic development in the Downtown, and Goal #3 establish a downtown that is pedestrian focused.
- Specific Official Plan modifications proposed include enhanced policy direction and regulations regarding the provision of non-residential uses on the ground floor of buildings including on Toronto Street and Main Street; revised approach to height including additional direction regarding design and maximum heights recognizing changes to the Planning Act which no longer permit bonusing; additional direction regarding urban design including with respect to a Town Square and the maintenance of heritage buildings and their incorporation into new development. The proposed zoning amendments will implement the proposed policy directions where applicable.

LOCATION OF THE SUBJECT PROPERTY:

The proposed amendments are applicable to lands in the Downtown as designated in the Official Plan, Schedule "A". The location of the subject lands is graphically illustrated on the key map below.

TOWNSHIP FILE NOS.: Official Plan Amendment (OPA 73)
Zoning By-law Amendment 2024 (ZBA 2024-06)

APPLICANT: Township of Uxbridge

ADDITIONAL INFORMATION:

Additional information relating to the proposed Official Plan and Zoning By-law Amendments is available for inspection in the Development Services Department between 8:30 a.m. and 4:30 p.m., Monday to Friday, at the Township Municipal Office, 51 Toronto Street South, Uxbridge, Ontario. It is preferred that if you require additional information that it be requested by email, mail, or telephone from the undersigned. However, if necessary, the Township Office can be accessed Monday to Friday, 8:30 a.m. to 4:30 p.m. or by contacting the undersigned.

Haley Dickson
Senior Planning Technician
Development Services
Township of Uxbridge
51 Toronto St. S., Box 190
Uxbridge, ON L9P 1T1

Email: hdickson@uxbridge.ca
(t) 905-852-9181 Ext. 212

REPRESENTATION

ANY PERSON may participate in the public meeting and/or make written or oral representation either in support of or in opposition to the proposed Township Official Plan and Zoning By-law Amendments. Any written submission, either in hard copy or in electronic format, must be forwarded to the Clerk's department for receipt by noon on Friday, September 6, 2024 to be added to the meeting agenda. Please include your full name, address and telephone number. If you wish to make a formal oral submission, please contact the Clerk's office by noon on Friday, September 6, 2024 to confirm your participation and receive the online call-in information before the meeting. Technical assistance may be provided to ensure you are able to participate.

If you wish to be notified of the decision of the Township of Uxbridge on the proposed official plan and/or zoning by-law amendments, you must make a written request to the Township Clerk at the Clerk's department or at dleroux@uxbridge.ca.

PLANNING ACT REQUIREMENTS

This Notice is given in accordance with requirements of the Planning Act, R.S.O. 1998, c. P.13, as amended. A final recommendation on the application will not be presented until after the Township Public Meeting and all technical comments have been received.

Official Plan Amendment

A specified person (as defined by the Planning Act), a public body (as defined by the Planning Act), and a registered owner of land to which the by-law would apply, each have the ability to appeal to the Ontario Land Tribunal a decision of the Township of Uxbridge to adopt the official plan amendment.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Township of Uxbridge to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to Council c/o the Township Clerk at the address shown below or at deleroux@uxbridge.ca, before the official plan amendment is adopted, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to Council c/o the Township Clerk at the address shown below or at dleroux@uxbridge.ca, before the proposed official plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

Zoning By-law Amendment

The applicant, a specified person (as defined by the Planning Act), a public body (as defined by the Planning Act), and a registered owner of land to which the by-law would apply, each have the ability to appeal to the Ontario Land Tribunal a decision of the Township of Uxbridge to pass a by-law in response to the application.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Township of Uxbridge to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to Council c/o the Township Clerk at the address shown below or at deleroux@uxbridge.ca, before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to Council c/o the Township Clerk at the address shown below or at deleroux@uxbridge.ca, before the by-law was passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

DATED AT THE TOWNSHIP OF UXBRIDGE THIS 22nd DAY OF AUGUST, 2024.

Debbie Leroux, Clerk
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KEY MAP (not to scale)

