



## THE CORPORATION OF THE TOWNSHIP OF UXBRIDGE

### NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING CONCERNING AN APPLICATION FOR A ZONING BY-LAW AMENDMENT

This Notice is to inform you that the Township of Uxbridge has received a Zoning By-law Amendment Application submitted by Mason Homes (Uxbridge) Limited, which has been deemed complete in accordance with the requirements of Section 34 of the Planning Act. 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, a proposed Township Zoning By-law Amendment pursuant to Section 34 of the Planning Act, R.S.O., 1990.

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 23, 2024

**MEETING LOCATION:** Uxbridge Municipal Office, 51 Toronto St. S., Uxbridge

**TIME:** 7:00 p.m.

#### **PURPOSE OF PROPOSED ZONING BY-LAW AMENDMENT:**

- The subject lands are currently zoned “Rural (RU) Zone” in the Township Zoning By-law 81-19, as amended. It is proposed to re-zone the lands to the ‘Residential Second Density Exception No. 35 (R2-35) Zone’, ‘Residential Multiple Density Exception No. 28 (RM-28) Zone’ and ‘Environmental Protection Exception No. 75 (EP-75) Zone’. It is also proposed to include a Holding Provision (H) which restricts the use of the lands to those currently permitted in the RU Zone, until such time that the Region of Durham has confirmed there is sufficient municipal water and sanitary sewer capacity to service the expected development of such lands.
- The subject property is designated “Evolving Neighbourhood Area” in the Township of Uxbridge Official Plan, as amended. It is also designated “Special Study Area 6” in the Durham Regional Official Plan, as amended.
- The Applicant has submitted a concurrent application for a Draft Plan of Subdivision with the Region of Durham. The Regional File No. is S-U-2024-01.

#### **LOCATION OF THE SUBJECT PROPERTY:**

The subject property is located on the east side of Centre Road, the west side of Main Street North, and the north side of Mason Homes Park, in the Town of Uxbridge. The property is legally described as Part of Lot 33, Concession 6, Part 3 on 40R21667, Save and except Part 4 on 40R23402 and Parts 6 & 7 on 40R23403, Township of Uxbridge, Region of Durham. The location of the property is graphically illustrated on the key map below.

**TOWNSHIP FILE NO.:** Zoning By-Law Amendment 2024-04 (ZBA 2024-04)

**APPLICANT/OWNER:** Mason Homes (Uxbridge) Limited

**AGENT:** Kevin Bechard, Innovative Planning Solutions

**ADDITIONAL INFORMATION:**

Additional information relating to the proposed Zoning By-law Amendment 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](mailto: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 Zoning By-law Amendment. 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 20, 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 20, 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 zoning by-law amendment, you must make a written request to the Township Clerk at the Clerk's department or at [dleroux@uxbridge.ca](mailto: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.

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](mailto: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 [dleroux@uxbridge.ca](mailto:dleroux@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 30<sup>th</sup> DAY OF AUGUST, 2024.**

Debbie Leroux, Clerk  
Township of Uxbridge

51 Toronto St. S., Box 190  
Uxbridge, Ontario L9P 1T1  
Email: [dlaroux@uxbridge.ca](mailto:dlaroux@uxbridge.ca)  
(t) 905-852-9181 Ext. 228  
(f) 905-852-9674

**KEY MAP (not to scale)**

