

**"PUBLIC MEETING"**

**PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE**

**MONDAY, JUNE 23<sup>RD</sup>, 2014  
COUNCIL CHAMBERS  
UXBRIDGE, ONTARIO  
7:30 P.M**

- I. **CALL TO ORDER** by Councillor Hight, Chairman of the Planning Committee.
- II. **DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF**
- III. **CHAIRMAN'S REMARKS ON THE PURPOSE OF THE MEETING**

**Township Files:** ZBA 2014-02  
2373521 Ontario Corp. – Owner  
62 Mill Street, Uxbridge

IV. **PURPOSE AND EFFECT OF THE PROPOSED AMENDMENT:**

The purpose of this application is to amend the Township's Zoning By-law to permit the development of a 39 unit condominium townhouse project within the Uxbridge Urban Area. The subject property is currently designated "Residential Area" on Schedule "A" to the Official Plan. The subject property is zoned "Residential First Density (R1) Zone" and "Residential Second Density (R2) Zone" which do not permit the development of Row Dwelling Houses. The existing heritage house is proposed to be relocated on the site.

The subject site is located on Mill Street east of Joseph Street and has a municipal address of 62 Mill Street and described as Part Lot 29, Concessions 6 Township of Uxbridge.

V. **PUBLIC PARTICIPATION:**

Any persons wishing to make oral or written submissions on the subject reports should give their names, addresses and postal codes to the Clerk and ask their questions through the Chair or file their written submission.

**VI. OTHER BUSINESS:**

- 144 Carol Guinane re Proposed Zoning By-law Amendment ZBA 2014-02 re 62 Mill Street, Uxbridge
  
- 145 Keith and Carol Hoggard re Proposed Zoning By-law Amendment ZBA 2014-02 re 62 Mill Street, Uxbridge

**VII. ADJOURNMENT:**

**ANY PERSONS WHO WANT FURTHER NOTICE OF THE PASSAGE OF A BY-LAW SHOULD GIVE THEIR FULL NAME, ADDRESS, AND POSTAL CODE TO THE CLERK PRIOR TO LEAVING THE MEETING.**



Madam Mayor and Town Councillors:

Re: 62 Mill Street

As I will be away with the group going to the Yukon with Lisa and Conrad Boyce, I am writing this letter in support of the Gouldville Residents' Association objection to the current plan to decimate a 3.74 acre parcel of land with an abundance of huge trees that help purify our air and, modulate the temperature. Please take a walk through the site before the June 23<sup>rd</sup> meeting. Every tree on the property will be taken down.

The water table also needs to be checked. The runoff will be horrendous with all the trees and grass taken away and replaced by asphalt.

I know intensification is the new buzzword, but here it is totally unsuitable. It will irreparably change the sense of community and lower homeowners' property values. Intensification surely is not meant to enable a developer make a huge profit at the expense of the community.

The unfortunate circumstance that allowed a person who was making money fraudulently to continue his superficial lifestyle and outbid an honest offer which would have restored the heritage house and kept the tract of land pristine, especially when it borders one of Uxbridge's gems, Elgin Park, caused a missed opportunity. Now this opportunity to enhance our community is slipping away.

The amount of traffic that will be added to Mill Street and the surrounding roadways, mainly on Joseph Street, is incomprehensible. As it is drivers roll through the stop signs and exceed the speed limits posted, but it will be worse when the number of cars on the road is added to the intersections of Main/Reach/Mill, Mill/Toronto Street, Mill/Joseph, Joseph/Wilson, along with the Wooden Sticks subdivision.

The honest taxpayers will forever have to live with the fallout from this impractical plan while the developer ruins the tract for maximum profit and then is off to his next venture without a backward glance. How sad.

Sincerely

Carol Guinane



To the Township Clerk      Re: Zoning By-Law Amendment, Gould Property

Keith and Carol Hoggard,  
[REDACTED]  
[REDACTED]  
[REDACTED]

Concerns:

Traffic increase ....assuming approximately at least 2 cars per unit (39 units) this traffic will be using Mill Street for access

Most of these cars will come up Joseph Street which already has significant traffic as a main route to Elgin Park Drive

Mill Street is not too much of an option as even now, sometimes it takes 5 minutes to make a left hand turn

There has already been talk of making Mill Street a "one way"

The stop sign on Joseph Street ..... many, many times is ignored altogether

The subdivision on Joseph Street (although beautifully done) many have short driveways and many cars are parked on the road. Any work being done on these houses sometimes presents a problem for access. I can only assume with the narrow width of the Gould property .... should 39 homes be erected with short driveways, parking will be a nightmare and access for fire trucks trying to get down the street could very well be impossible

FIRE .... with this kind of development being proposed this could be a potential for a major fire!

I understand this proposal would have four properties backing up unto each home on Joseph Street. Is there a by-law regarding not only noise, privacy, but also air pollution .... this would be a major concern for all.

If indeed these homes were built, there would also be a concern regarding grading and run off to the existing properties

The heavy machinery required in making a road and building these homes as well as clearing the property of the forest and under brush would be considerable, we already have experienced cracks in our walls as a result of the Elgin Park sub-divison being built

We sincerely thank you for allowing us to air our concerns. We are confident things can be worked out to be much more agreeable to the developer as well as all concerned residents.

Keith and Carol Hoggard



PLANNING & ECONOMIC DEV. **145.**

*June 13/14 sent to J.M., L.H., G.H.*

**THE CORPORATION OF THE TOWNSHIP OF UXBRIDGE  
NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING AND OPEN  
HOUSE 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 which has been deemed complete in accordance with the requirements of Section 34 of the Planning Act. The Planning and Economic Development 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, submitted by Martindale Planning Services on behalf of 2373521 Ontario Corp. An open house will also be held immediately before 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.

**PURPOSE OF THE PROPOSED AMENDMENTS:**

- The purpose of this application is to amend the Township's Zoning By-law to permit the development of a 39 unit condominium townhouse project within the Uxbridge Urban Area.
- The subject property is currently designated "Residential Area" on Schedule "A" to the Official Plan.
- The subject property is zoned "Residential First Density (R1) Zone" and "Residential Second Density (R2) Zone" which do not permit the development of Row Dwelling Houses.
- The existing heritage house is proposed to be relocated on the site.

**LOCATION OF THE SUBJECT PROPERTY:**

The subject site is located on Mill Street east of Joseph Street and has a municipal address of 62 Mill Street and described as Part Lot 29, Concessions 6 Township of Uxbridge. The subject lands are shown on the key map below.

**FILE. NO.'s:** Zoning By-Law Amendment 2014-02 (ZBA 2014-02)

**APPLICANT:** 2373521 Ontario Corp., Owner

**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.

**PLANNING ACT REQUIREMENTS:**

This Notice of Public Meeting is given in accordance with Planning Act requirements. A final recommendation on the application will not be presented until after the Public Meeting and all technical comments have been received.

**MEETING DATE:** Monday, June 23, 2014

**TIME:**

Open House	6:00 - 7:15 p.m.
Public Meeting	7:30 p.m.

**MEETING PLACE:**

Open House	Scribes Room, Town Hall
Public Meeting	Council Chambers, Town Hall, 51 Toronto Street South, Uxbridge

**REPRESENTATION**

**ANY PERSON** may attend the public meeting and/or make written or oral representation either in support of or in opposition to the proposed Zoning By-law Amendment. Any person may also attend the public open house. Written submissions should be addressed to the Township Clerk at the address shown below. If you wish to be notified of the adoption or the refusal of the proposed Zoning By-law Amendment, you must make a written request to the Township Clerk.

If a person or public body does not make oral submissions at the public meeting or make written submissions to the Township of Uxbridge before the proposed Zoning By-law Amendment is adopted, the person or public body is not entitled to appeal the decision of the Township of Uxbridge to the Ontario Municipal Board.



If a person or a public body does not make oral submissions at a public meeting or make written submissions to the Township of Uxbridge before the Zoning By-law Amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to add the person or public body as a party.

DATED AT THE TOWNSHIP OF UXBRIDGE THIS 30<sup>th</sup> DAY OF MAY, 2014.

D. Leroux, Clerk  
Township of Uxbridge  
Box 190  
Uxbridge, Ontario  
L9P 1T1

**KEY MAP (not to scale)**

