

MINUTES OF COMMITTEE OF ADJUSTMENT

The 8th meeting of 2017, the Committee of Adjustment for the Township of Uxbridge was held at 7:00 p.m. on Wednesday August 16, 2017 in the Council Chambers, Municipal Offices, Uxbridge, Ontario.

PRESENT

Marion Norton – Chair
Ed Chillman
Cathie Proulx
Brock Clark
Robert Harrison
Emilia Gruyters-Secretary Treasurer

ABSENT

Rob Miller

CALL TO ORDER

The meeting was called to order at 7:00 pm. The Chairperson asked if any of the members had a pecuniary interest in tonight's applications and none were declared.

Marion Norton – Chairperson read the following:

Under the Freedom of Information and Protection of Privacy Act under the Environmental Assessment Act, unless otherwise stated in the submission, any personal information such as name, address, telephone number and property location included in all submissions become part of the public record files for this matter and can be released, if requested, to any person.

The minutes from the July 26th meeting were not available.

A30/2017– Gary & Nancy Pollock Part Lot 17 Concession 4 40R-9170 Part 4, 5 11299 Concession Rd 4

A31/2017– Ryan Roy & Shannon Windrem Part Lot 17 Concession 4 40R-9170 Part 1 to 3 11369 Concession Rd

Gary and Nancy Pollock were present as owners of the property. The land division application was to move a lot line for land that has been used by his family for many years.

Written Comments

Fire Department – See File

Report from Development Services – See File

Council made no comments for this application (Summer Session).

The owners did not have issues with the approved conditions.

There was no one in the audience to speak to the application.

DECISION

Moved by Robert Harrison, Seconded by Cathie Proulx that application A30/2017 by Gary & Nancy Pollock, Part Lot 17 Concession 4 40R-9170 Part 4, 5, 11299 Concession Rd 4, Relief from Section 4.4.2.a to permit a minimum lot area of 0.73 ha for a variance of 39.2 ha, Relief from Section 4.4.2.b to recognize a minimum lot frontage of 0 m for a variance of 200 m, and that application A31/2017 by Ryan Roy & Shannon Windrem, Part Lot 17 Concession 4 40R-9170 Part 1 to 3, 11369 Concession Rd, Relief from Section 4.4.2.a to permit a minimum lot area of 17.5 ha for a variance of 22.5 ha, **BE APPROVED** as applied for the following reasons:

1. **The application is minor in nature.**
2. **The development of the land is appropriate and desirable.**
3. **The intent of the By-law is being maintained.**
4. **The intent of the Official Plan is being maintained.**

Conditional Upon:

In the event that the other conditions of approval of the related consent application are not satisfied, the decision of the Committee of Adjustment for these applications shall be deemed null and void.

A32/2017– Robert & Morgan Bebbington Block 5 40M-2547 40R-29029 Part 18, 23 Michael Cummings Crt

Ralph Grander was present as the agent for the application. There were 3 semi-detached dwellings proposed and one of the units did not meet the rear yard depth requirements. The owner was asked to apply for a minor variance but this did not take place.

Written Comments

Fire Department – See File

Report from Development Services – See File

Council made no comments for this application (Summer Session).

There was no one in the audience to speak to the application.

DECISION

Moved by Brock Clark, Seconded by Ed Chillman that application A32/2017 by

Robert & Morgan Bebbington, Block 5 40M-2547 40R-29029 Part 18, 23 Michael Cummings Crt , Relief from Section 4.10.4.29.iv.a to recognize a minimum yard dimension from the rear wall of a dwelling house of 8.0 m for a variance of 2.0m, **BE APPROVED** as applied for the following reasons:

1. **The application is minor in nature.**
2. **The development of the land is appropriate and desirable.**
3. **The intent of the By-law is being maintained.**
4. **The intent of the Official Plan is being maintained.**

Conditional Upon:

No conditions


CARRIED

ADJOURNMENT

The meeting adjourned at 7:30 pm



Marion Norton- Chairperson



Emilia Gruyters- Secretary
Treasurer