

MINUTES OF COMMITTEE OF ADJUSTMENT

The 1st meeting of 2018, the Committee of Adjustment for the Township of Uxbridge was held at 7:00 p.m. on Wednesday January 24, 2018 in the Council Chambers, Municipal Offices, Uxbridge, Ontario.

PRESENT

Marion Norton-Chair
Ed Chillman
Brock Clark
Rob Miller
Cathie Proulx
Emilia Gruyters-Secretary Treasurer

ABSENT

Robert Harrison

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.

Moved by Rob Miller, Seconded by Brock Clark, that the minutes of December 20, 2017 hearing be approved, as presented.

A1/2018– Barbara & Howard Underwood – Peter Barton (Agent), Plan 83 Block 40 Part Lot 480 40R-28542 Part 2(Uxbridge), 56 Young Street

Peter Barton was present as the agent for the application. He stated the lot created is smaller than the R1 zone. He stated the exception zones have permitted similar variances which include an exterior side yard depth of 3.3 m and the owners are asking 5.5 m.

Emilia Gruyters explained the exception zones went through a re-zoning process and that is not what is happening with this application.

Marion Norton asked if the dwelling was constructed as a 2 storey could you meet the regulations. A 2 storey dwelling would comply but the Underwoods wish to retire and construct a single story dwelling.

Written Comments

Fire Department – See File

Report from Development Services – See File

Report DS-02/18 of Emilia Gruyters, Planning Technician re Committee of Adjustment Application A 1 /2018, Relief from the minimum Exterior Side Yard Depth, Relief from the Minimum Rear Yard Depth, Relief from the Maximum Lot Coverage, Relief from the Minimum Setback from Street Centreline, Plan 83, Block 40, Part Lot 480, 40R-28542, Part 2 (Uxbridge), 56 Young Street- Barbara and Howard Underwood - Peter Barton (Agent)

MOVED by Councillor Ballinger

"THAT the Planning and Economic Development Committee receive Report DS-2/18 of Emilia Gruyters for information; AND THAT prior to the Committee of Adjustment making a decision with respect to Application A1/2018, they should be satisfied that the proposed variances meet Township objectives and consider any appropriate comments from the neighbours and agencies;

AND THAT should the Committee of Adjustment deem the proposal minor in nature and appropriate for the lands as well as maintaining the general intent and purpose of the Official Plan and Zoning By-law, the following conditions should be established;

1. The design and elevations of the dwelling are approved by Council prior to the issuance of a building permit.
2. Site and grading plans shall be prepared by a qualified person and be approved by the Chief Building Official prior to the issuance of a building permit.
3. The owner obtain a building permit within 1 year of the final date of appeal of Application A 1/2018.
4. The lot be serviced by municipal water and sewers to the satisfaction of the Regional Health Unit and Township.
5. The dwelling constructed under the approval of Application A 1 /2018 shall be in substantial conformity with the design and location of the plans submitted with the application.
6. The owner / applicant shall satisfy all conditions of the variance no later than 1 year from the end of the of the appeal period established under the Planning Act.

7. The costs of fulfilling the conditions shall be the responsibility of the owner/applicant."

CARRIED

The agent did not have any issues with the conditions of approval.

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

Marion asked if trees would have to be removed as a result of the construction. Three trees would be removed.

Brock Clark asked if a year would be enough time to meet the conditions. The agent felt there was enough time.

DECISION

Moved by Cathie Proulx, Seconded by Rob Miller that Application A1/2017 by Barbara & Howard Underwood – Peter Barton (Agent), Plan 83 Block 40 Part Lot 480 40R-28542 Part 2(Uxbridge), 56 Young Street, Relief from Section 4.9.2.c.ii to permit a exterior side yard depth of 5.5 m for a variance of 2.5 m, Relief from Section 4.9.2.c.iv to permit a rear yard depth of 8.0 m for a variance of 2.0 m, Relief from Section 4.9.2.f to permit a lot coverage of 35.2 % for a variance of 5.2 %. Relief from Section 4.9.2.g.iv to permit a minimum setback from street centreline from a township road of 15.5 m for a variance of 2.5 m, **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:

1. The design and elevations of the dwelling are approved by Council prior to the issuance of a building permit
2. Site and grading plans shall be prepared by a qualified person and be approved by the Chief Building Official prior to the issuance of a building permit.
3. The owner obtain a building permit within 1 year of the final date of appeal of Application A1/2018.
4. The lot be serviced by municipal water and sewers to the satisfaction of the Regional Health Unit and Township.

5. The dwelling constructed under the approval of Application A1/2018 shall be in substantial conformity with the design and location of the plans submitted with the application.
6. The owner / applicant shall satisfy all conditions of the variance no later than 1 year from the end of the of the appeal period established under the Planning Act.
7. The costs of fulfilling the conditions shall be the responsibility of the owner/applicant.

CARRIED

ADJOURNMENT

The meeting adjourned at 7:30 pm



Marion Norton-Chairperson

Emilia Gruyters- Secretary
Treasurer