

MINUTES OF COMMITTEE OF ADJUSTMENT

The 3rd meeting of 2018, the Committee of Adjustment for the Township of Uxbridge was held at 7:00 p.m. on Wednesday March 21, 2018 in the Council Chambers, Municipal Offices, Uxbridge, Ontario.

PRESENT

Marion Norton-Chair
Ed Chillman
Robert Harrison
Brock Clark
Rob Miller
Emilia Gruyters-Secretary Treasurer

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 Ed Chillman, Seconded by Rob Miller, that the minutes of January 24, 2018 hearing be approved, as presented.

Moved by Rob Miller, Seconded by Robert Harrison, that the minutes of February 21, 2018 hearing be approved, as presented.

A5/2018– Elliot & Rebecca Koch-Butterworth, Lot 10 Plan 40M 1435(Uxbridge) 21 Smith Drive

Elliot & Rebecca Koch-Butterworth were present as owners of the property. They wanted to construct a garage 26.7 m² over the maximum permitted in the Zoning By-law 81-19, as amended. The location was determined based on meeting the 1.2 m interior side yard depth and 5 m from the existing septic system. The purpose of the garage was to store a boat, trailer, snowmobile and other items presently stored on the property. In the future, they plan on installing a pool and the equipment will be stored in the building as well.

Written Comments

Fire Department – See File

Report from Development Services – See File

The Council of the Township of Uxbridge made the following comments:

Report DS-09/18 of Emilia Gruyters, Planning Technician re
Committee of Adjustment Application A2/2018, Relief from Total
Gross Floor Area of Accessory Buildings & Structures, Lot 10, Plan
40M-1435 (Uxbridge), 21 Smith Drive - Elliott & Rebecca KochButterworth

MOVED by Councillor Molloy

THAT the Public Works and Operations Committee receive Report PW0-09/18 of Emilia Gruyters, Planning Technician, for information;

AND THAT prior to the Committee of Adjustment making a decision with respect to Application A5/2018, 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 accessory shall not be used for human habitation, commercial or industrial use.
2. The owner shall obtain a building permit with 1 year of the final date of appeal of Application A5/2018.
3. The garage constructed under the approval of Application A5/2018 shall be in substantial conformity with the design and location of the plans submitted with the application.
4. The owner/applicant shall satisfy all conditions of the variance no later than 1 year from the end of the appeal period established under the Planning Act.
5. The Costs of fulfilling the conditions shall be the responsibility of the owner/applicant.

CARRIED

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

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

Marion Norton asked if water and heat would be installed in the building. There would be heat and only a water hose.

DECISION

Moved by Ed Chillman, Seconded by Rob Miller that Application A5/2018 by Elliott & Rebecca Koch-Butterworth, Lot 10 Plan 40M 1435(Uxbridge) 21 Smith Drive, Relief from Section 5.1.d to permit a total gross floor area of all accessory buildings and structures on a lot of 86.7 m² for a variance of 26.7 m², **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 accessory structure shall not be used for human habitation, commercial or industrial uses.
2. The owner shall obtain a building permit within 1 year of the final date of appeal of Application A5/2018.
3. The garage constructed under the approval of Application A5/2018 shall be in substantial conformity with the design and location of the plans submitted with the application.
4. The owner / applicant shall satisfy all conditions of the variance no later than 1 year from the end of the appeal period established under the Planning Act.
5. 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