

MINUTES OF COMMITTEE OF ADJUSTMENT

The 3rd meeting of 2016, the Committee of Adjustment for the Township of Uxbridge was held at 7:00 p.m. on Wednesday March 16, 2016 in the Council Chambers, Municipal Offices, Uxbridge, Ontario.

PRESENT

Marion Norton – Chair
Brock Clark
Robert Harrison
Emilia Gruyters-Secretary Treasurer

ABSENT

Ed Chillman
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.

Moved by Brock Clark, Seconded by Robert Harrison, that the minutes of February 17, 2016 hearing be approved, as presented.

A4/2016-Heritage Restoration Holdings-Bruce Huntley, Lot 23 40M-1679(Uxbridge), 14 Paisley Lane

Chris Huntley was present representing the owner of the property and the applicant. The purpose of the storage area is to store equipment, stone, brick and sea containers for a Heritage Restoration Company.

Written Comments

Fire Department – See File

Report from Development Services – See File

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

DS 09/16 of Emilia Gruyters, Planning Technician re Relief from Maximum Lot Coverage of Outside Storage, Lot 23 40M-1679 (Uxbridge), 14 Paisley Lane – Heritage Restoration Holdings – Bruce Huntley

MOVED by Deputy Mayor Molloy

“THAT the Planning and Economic Development Committee receive DS 09/16 of Emilia Gruyters, Planning Technician for information;

AND THAT the owner/applicant obtain building permits for the structures within 1 year of the final date of appeal of Application A4/2016;

AND THAT the owner/applicant enter into an amending site plan agreement with the Township of Uxbridge;

AND THAT the costs of fulfilling the conditions shall be the responsibility of the owner.

CARRIED

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

Bob Harrison asked if the sea containers were movable. The sea containers would be moved with a forklift and carried away by trucks.

Brock Clark asked about the requirement for obtaining a building permit for the sea containers. There was further discussions about the containers and determined they would not be used as storage bins. They would not be seen on site since they were used elsewhere for clients. It was determined this would not be a condition of the approved decision.

An amending site plan development agreement would still be required.

The members had no further questions.

DECISION

Moved by Robert Harrison, Seconded by Brock Clark that application A4/2016 by Heritage Restoration Holdings-Bruce Huntley, Lot 23 40M-1679(Uxbridge), 14 Paisley Lane, Relief from Section 4.18.9.27.c to permit a maximum outside storage of 33% (2631.5 m²) for a variance of 33% (2631.5 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 owner/applicant enter into an amending site plan agreement with the Township of Uxbridge.
2. The costs of fulfilling the conditions shall be the responsibility of the owner.

CARRIED

A5/2016-Rob Cox, Part Lot 9 Concession 5, 40R-8254 Part 1(Uxbridge), 9700 Concession Rd 6

Rob Cox was present as the owner of the property.

A motion was brought forward to remove the coverage variance because it was not required. Moved by Bob Harrison and Seconded by Brock Clark that the coverage variance from Section 4.4.3.d to permit a maximum lot coverage of 5.44 % for a variance of .44 % be removed from application A5/2016.

CARRIED

Rob explained he wishes to construct a hay and machinery building for his farm. The location chosen is the most economical. No matter where the building would be located on the property, it would require a variance for the setback requirement.

Written Comments

Fire Department – See File

Report from Development Services – See File

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

DS 10/16 of Emilia Gruyters, Planning Technician re Relief from Maximum Lot Coverage of Non-Residential Buildings, Relief from the Interior Side Yard Width, Relief from Rear Yard Depth – Part Lot 9 Concession 5, 40R-8254 Part 1 (Uxbridge) – 9700 Concession Road 6 – Rob Cox

MOVED by Deputy Mayor Molloy

“THAT the Planning and Economic Development Committee receive DS 10/16 of Emilia Gruyters, Planning Technician for information;

AND THAT the owner/applicant obtain a building permit within 1 year of the final date of appeal of Application A5/2016;

AND THAT the owner/applicant obtain approval from

the Region of Durham Health Department to determine if there are any concerns with the proposal;

AND THAT the costs of fulfilling the conditions shall be the responsibility of the owner.

CARRIED

There was discussion about the need for approval from the Durham Region Health Department. The owner confirmed the septic system was located closer to the dwelling and would not interfere with the proposed building.

A motion was made to remove the approval condition required from the Durham Region Health Department. Moved by Brock Clark and Seconded by Bob Harrison that the condition requesting the owner/applicant obtain approval from the Region of Durham Health Department to determine if there are any concerns with the proposal be removed from application A5/2016.

Marion Norton asked about when the construction of the building would take place. The owner wanted to construct as soon as possible.

There were no further questions.

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

DECISION

Moved by Brock Clark, Seconded by Robert Harrison that application A5/2016 by Rob Cox, Part Lot 9 Concession 5, 40R-8254 Part 1(Uxbridge), 9700 Concession Rd 6, Relief from Section 4.4.3.c.iii to permit an interior side yard of 3.0 m for a variance of 27.0 m, Relief from Section 4.4.3.c.iv to permit a rear yard depth of 1.2m for a variance of 28.8 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.**

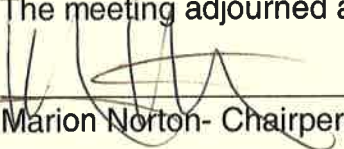
Conditional Upon:

1. The owner/applicant obtain a building permit within 1 year of the final date of appeal of Application A5/2016.
2. The costs of fulfilling the conditions shall be the responsibility of the owner.

CARRIED

ADJOURNMENT

The meeting adjourned at 7:30 pm



Marion Norton- Chairperson



Emilia Gruyters- Secretary Treasurer