

MINUTES OF COMMITTEE OF ADJUSTMENT

The 10th meeting of 2017, the Committee of Adjustment for the Township of Uxbridge was held at 7:00 p.m. on Wednesday October 18, 2017 in Council Chambers, Municipal Offices, Uxbridge, Ontario.

PRESENT

Marion Norton – Chair
Ed Chillman
Brock Clark
Robert Harrison
Brian Pigozzo-Acting Secretary Treasurer

ABSENT

Rob Miller
Emilia Gruyters

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.

Minutes were not available from the September 20th meeting.

A35/2017– Sean Ruppel, Plan 83 Block 000 Part Lot 16, 17, 45 Bascom Street

Sean Ruppel was present as the owner of the property. Sean provided a brief history of the property. He stated he needed the building for boat storage and the loft for storage. The comments made by the CBO were discussed and the owner agreed the 0.6 m setback would be acceptable.

Ed Chillman spoke about not using the loft as a habitable room as reflected in the LSRCA comments.

Brock Clark asked if the building would contain a bathroom and be heated. The owner stated it would.

DECISION

Moved by Brock Clark, Seconded by Ed Chillman that application A35/2017 Sean Ruppel, Plan 83 Block 000 Part Lot 16, 17, 45 Bascom Street (Uxbridge), Relief from Section 5.1.d to permit a maximum total lot coverage of all accessory

buildings and structures of 9.3 % for a variance of 4.3 %, Relief from Section 5.1.h.ii to permit a minimum interior side yard width of 0.21 m for a variance of 0.99 m and a rear yard depth of 0.12 m for a variance of 1.1 m, Relief from Section 4.10.2.1.f to permit a maximum lot coverage of all buildings of 31.0 % for a variance of 1.0%, **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:

Comments from the Chief Building Official shall be incorporated into the development which states the building setback shall be a minimum of 0.6 m from the property lines to address the roof and surface drainage for all sides.

Prior to the framing stage of the construction, the owner's Ontario Land Surveyor shall submit a survey to the Township Building Department verifying the interior and rear yard setbacks of 0.6 m as approved through the Committee of Adjustment Decision A35/2017.

The applicant shall obtain a permit from the LSRCA through Ontario Regulation 179/06 of the Conservation Authorities Act for any development or site alteration within the regulated area on this property.

The approval of the variance shall apply only to the lot coverage of all accessory buildings and structures, the interior side yard width, the rear yard depth and the maximum lot coverage of all building as contemplated under Application A35/2017.

The owner/applicant shall obtain a building permit for the construction within one (1) year of the final date of appeal of Application A35/2017.

The construction under the approval of Application A35/2017 shall be in substantial conformity with the design and location of the plans submitted with the application.

The accessory building shall not be used for human habitation, commercial or industrial purposes.

The costs of fulfilling the conditions shall be the responsibility of the owner.

CARRIED

A36/2017– Lesley Valiquette, Part Lot 8 Block 000 Plan 83 40R4676 Part 1, 82 Main Street S

Lesley was present as the owner of the property. She stated that she moved to 82 Main St. S. in February 2017. The 2 car garage was needed for storage.

DECISION

Moved by Robert Harrison, Seconded by Ed Chillman that application A36/2017 by Lesley Valiquette, Part Lot 8 Block 000 Plan 83 40R4676 Part 1, 82 Main Street S(Uxbridge), Relief from Section 5.1.d to permit a maximum lot coverage of all accessory buildings and structures of 7.7 % for a variance of 2.7 %, Relief from Section 5.h.ii to permit a minimum interior side yard depth of 0.9m for a variance of 0.3m, Relief from Section 4.10.2.1.c.i to recognize a minimum front yard depth of 4.5 m for a variance of 3.5 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:

The approval of the variance shall apply only to the lot coverage of all accessory buildings and structures, the interior side yard width, and the front yard depth as contemplated under Application A36/2017.

The owner/applicant shall obtain a building permit for the construction within one (1) year of the final date of appeal of Application A36/2017.

The construction under the approval of Application A36/2017 shall be in substantial conformity with the design and location of the plans submitted with the application.

The costs of fulfilling the conditions shall be the responsibility of the owner.

CARRIED

A37/2017– Paul & Adele Camozzi, Part Lot 28 Concession 6 40R-24637 Part 2, 48 Cemetery Rd

Paul was present as the owner of the property. He stated the property contained large trees and it was a narrow lot. The owner wanted to build a carport to provide covered parking for the bed and breakfast on the property. The carport would be constructed by Uxbridge Welding made of steel construction. The location is necessary to allow access to the existing garage.

Marion Norton read the report from Development Services.

Paul asked about the requirement for the survey in the conditions of approval.

The CBO responded a survey “as built:” would be required.

Ed asked about the type of roof proposed for the new building. It would be a steel roof. The owner stated the runoff from the building would drain to the front lawn of the property. Ed asked about the location of the building. The location was necessary because the carport protected the vehicles from the sap of the large trees and it would still allow the owner to enter the existing garage.

DECISION

Moved by Brock Clark, Seconded by Ed Chillman that application A37/2017 by Paul & Adele Camozzi, Part Lot 28 Concession 6 40R-24637 Part 2, 48 Cemetery Rd (Uxbridge), Relief from Section 5.1.b to permit a detached accessory structure to be located closer to the street line than the principle or main building, Relief from Section 5.h.ii to permit a minimum interior side yard depth of 0.15 for a variance of 1.1 m, Relief from section 4.10.2.1.f to permit a maximum lot coverage of all buildings of 31.3 % for a variance of 1.3 %, **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:

Comments from the Chief Building Official shall be requested to confirm there are no concerns with the Ontario Building Code.

Comments from the Fire Department shall be requested to confirm there are no concerns with the location of the structure.

After the framing stage of the construction, the owner’s Ontario Land Surveyor shall submit a survey to the Township Building Department verifying the interior side yard width approved through the Committee of Adjustment Decision A37/2017.

The approval of the variance shall apply only to the relation to street, lot coverage of all buildings and the interior side yard width as contemplated under Application A37/2017.

The owner/applicant shall obtain a building permit for the construction within one (1) year of the final date of appeal of Application A37/2017.

The construction under the approval of Application A37/2017 shall be in substantial conformity with the design and location of the plans submitted with the application.

The costs of fulfilling the conditions should be the responsibility of the owner.

CARRIED

A38/2017– Jane Butler – Mike Butt (Agent), 7 Furlan Crt, Lot 6 Plan 40M 2211

Mike was present as the agent for the application. He stated the property needs a variance for the rear yard setback for the construction of the deck.

Marion Norton read the report from Development Services.

Brock Clark stated the site plan and deck drawings don't match. The rear yard setback is incorrect. The site plan does not show the landing and stairs as part of the setback requirement. Another application will be required to correct the error.

DECISION

Moved by Ed Chillman, Seconded by Robert Harrison that application A38/2017 by Jane Butler – Mike Butt(Agent), 7 Furlan Crt, Lot 6 Plan 40M 2211 (Uxbridge), Relief from Section 4.9.4.26.a.vi to permit a rear yard depth of 5.3 m for a variance of 2.7 m, **BE TABLED UNTIL NOVEMBER 15, 2017 TO PROVIDE THE REAR YARD SETBACK FROM THE LANDING AND STAIRS OF THE PROPOSED DECK .**

CARRIED

ADJOURNMENT

The meeting adjourned at 8:30 pm


for Marion Norton- Chairperson


for Brian Pigozzo- Acting Secretary
Treasurer