

MINUTES OF COMMITTEE OF ADJUSTMENT

The meeting (Virtual) of 2023, the Committee of Adjustment for the Township of Uxbridge was held at 7:00 p.m. on Wednesday March 13, 2024.

PRESENT

Michelle McCarthy – Chair
Frank Mazzotta
Ken May
Lynn Barkey
Ted Shepherd
Kyle Rainbow, Director of Development Services
AJ Singh, Planning Technician-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, none were identified.

Michelle McCarthy – Chairperson read the following:

Under the Freedom of Information and Protection of Privacy 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 Lynn Barkey, seconded by Ted Shepherd, that the minutes of the February 21st, 2024 hearing be approved as presented.

A5/2024 – JBL Con Holdings Ltd., PT LT 27 CON 6 UXBRIDGE, PT 5, 40R9382, 153 Cemetery Road (Part 3)

John Owen was present as the agent and representative of the owners of the property.

- Michelle McCarthy summarized the application.
- John Owen identified the need for the variances, stating that the proposed lot frontages would fit in with the existing neighborhood character.
- Ted Shepherd asked if the applicants had contacted the neighbors.
- Mr. Owen confirmed that the neighbors to the north of the property had been contacted, and they expressed no concerns.
- Mr. Shepherd raised another question regarding the existing trees.

- Mr. Owen responded by stating that the clients intend to replace any trees damaged during the construction.
- Lynn Barkey commended the applicants for maintaining the character of the neighborhood.
- Gail Sanderson inquired about the proposed development on the property.
- Mr. Owen explained that the plan is to build a 2-story home with 3-4 bedrooms on the property.
- Ms. McCarthy reported that the Lake Simcoe Region Conservation Authority indicated that the property falls within a regulated area, requiring an approval permit.
- Ms. McCarthy also noted that the Township Fire Department raised no objections at this time.

Written Comments

Report from Development Services – See File

Lake Simcoe Region Conservation Authority – See File

Fire Department – See File

DECISION

Moved by Ted Shepherd, Seconded by Ken May that Application A5/2024- JBL Con Holdings Ltd., PT LT 27 CON 6 UXBRIDGE, PT 5, 40R9382, 153 Cemetery Road(Part 3), Relief from Section 4.9.2.b.i to permit a minimum lot frontage of 15 m for a variance of 2 m, BE APPROVED 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 Zoning By-law is being maintained.**
- 4. The intent of the Official Plan is being maintained.**

Conditional upon:

1. The proposed minimum lot frontage under the approval of Application A5/2024 shall be in substantial conformity with the design & location of the plans submitted with the application.

2. The owner/applicant shall demonstrate that the existing house has been demolished prior to this approval being final, or shall enter into a Development Agreement which includes a requirement to demolish the existing house following final inspection of the proposed new single family dwelling house.
3. The owner/applicant shall satisfy all conditions of the variance no later than one year from the end of the of the appeal period established under the Planning Act.
4. The approval of the variances shall apply only to the areas contemplated under Application A5/2024.

CARRIED

A6/2024 – JBL Con Holdings Ltd., PT LT 27 CON 6 UXBRIDGE, PT 5, 40R9382, 153 Cemetery Road (Part 1)

John Owen was present as the agent and representative of the owners of the property. This application is in relation to the previous application A5/2024.

- The matter to this application was heard in conjunction with the previous application A5/2024.

Written Comments

Report from Development Services – See File

Lake Simcoe Region Conservation Authority – See File

Fire Department – See File

DECISION: Moved by Lynn Barkey, Seconded by Ken May that Application **A6/2024-JBL Con Holdings Ltd., PT LT 27 CON 6 UXBRIDGE, PT 5, 40R9382**, 153 Cemetery Road(Part 1), Relief from Section 4.9.2.b.i to permit a minimum lot frontage of 13.09 m for a variance of 3.91 m, BE APPROVED 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 Zoning By-law is being maintained.**
4. **The intent of the Official Plan is being maintained.**

Conditional upon:

1. The proposed minimum lot frontage under the approval of Application A6/2024 shall be in substantial conformity with the design & location of the plans submitted with the application.
2. The owner/applicant shall satisfy all conditions of the variance no later than one year from the end of the of the appeal period established under the Planning Act.
3. The approval of the variances shall apply only to the areas contemplated under Application A6/2024.

CARRIED

A7/2024 – JBL Con Holdings Ltd., PT LT 27 CON 6 UXBRIDGE, PT 5, 40R9382, 153 Cemetery Road (Part 2)

John Owen was present as the agent and representative of the owners of the property. This application is in relation to the previous applications A5/2024 and A6/2024.

- The matter to this application was heard in conjunction with the previous applications A5/2024 and A6/2024.

Written Comments

Report from Development Services – See File

Lake Simcoe Region Conservation Authority – See File

Fire Department – See File

DECISION: Moved by Frank Mozzotta, Seconded by Lynn Barkey that Application **A7/2024- JBL Con Holdings Ltd., PT LT 27 CON 6 UXBRIDGE, PT 5, 40R9382**, 153 Cemetery Road (Part 2), Relief from Section 4.9.2.b.i to permit a minimum lot frontage of 15 m for a variance of 2 m, BE APPROVED 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 Zoning By-law is being maintained.**
4. **The intent of the Official Plan is being maintained.**

Conditional upon:

1. The proposed minimum lot frontage under the approval of Application A7/2024 shall be in substantial conformity with the design & location of the plans submitted with the application.
2. The owner/applicant shall demonstrate that the existing house has been demolished prior to this approval being final, or shall enter into a Development Agreement which includes a requirement to demolish the existing house following final inspection of the proposed new single family dwelling house.
3. The owner/applicant shall satisfy all conditions of the variance no later than one year from the end of the of the appeal period established under the Planning Act.
4. The approval of the variances shall apply only to the areas contemplated under Application A7/2024.

CARRIED

Other business

Rotation of Chair Position

Michelle McCarthy informed the committee that traditionally, the chair position is rotated annually. Considering that it has been over a year since the committee was established, Michelle proposed discussing the rotation of the chair position with the members. Ted replied, saying that Michelle is doing a good job, and he has no problem with her continuing. Frank suggested Michelle continue in the chair position and mentioned that he agrees with Ted. Ken said he doesn't want to be the chair but has no problem if another committee member wants to be the chair. Lynn supported Michelle's continuation. Michelle said she's fine with continuing for this year. However, she emphasized that she intends to rotate out of the position for the next year.

ADJOURNMENT

The meeting adjourned at 7:29 pm

Michelle McCarthy

Michelle McCarthy

Aj Singh

Aj Singh, Planning Technician/
Secretary Treasurer