

MINUTES OF COMMITTEE OF ADJUSTMENT

The 4th meeting of 2016, the Committee of Adjustment for the Township of Uxbridge was held at 7:00 p.m. on Wednesday April 20, 2016 in the Council Chambers, Municipal Offices, Uxbridge, Ontario.

PRESENT

Marion Norton – Chair
Ed Chillman
Brock Clark
Robert Harrison
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 Robert Harrison, Seconded by Brock Clark, that the minutes of March 16, 2016 hearing be approved, as presented.

A motion was brought forward to remove the application A3/2016 from its tabled status from the previous meeting by Bob Harrison and Seconded by Brock Clark.

A3/2016- Debbie & Scott Brown, Lot 36 Concession 4, 40R-17173 Part 2, (Uxbridge), 430 Feasby Rd

Scott Brown was present as the owner of the property. David Knight was present as the applicant for the application. Scott stated he sold his farm in Stouffville and wanted to bring his equipment to the Uxbridge location.

Written Comments

Fire Department – See File

Report from Development Services – See File

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

MOVED by Councillor Highet

“THAT prior to the Committee of Adjustment making a decision with respect to Application A3/2016, they should be satisfied that the proposed variances meet Township objectives and consider any appropriate comments from the neighbours and agencies.

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 Bylaw, the following conditions should be established:

1. The applicant obtain a building permit for the storage building within one (1) year of the final date of appeal of Application A3/2016.
2. Prior to the issuance of a Building Permit for the additions, the owner/applicant shall satisfy the requirements of the Lake Simcoe Region Conservation Authority with respect to A3/2016.
3. The approval of the variance apply only to the storage building contemplated under Application A3/2016.
4. The costs of fulfilling the above conditions shall be borne by the applicant/owner.

CARRIED

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

Rob Miller stated there were 3 buildings listed on the application but there was a lean to on the property not listed on the application. He stated there was a building missing off the application.

Marion Norton asked Rob if he had visited the property. He had not visited the property. Marion had visited the property and stated the application and the drawings were accurate based on her understanding of the layout of the buildings on the property.

Rob pointed out an error on the application and stated the application number should be A3/2014 and not A3/2016.

Brock Clark inquired about the existing steel building on the property. This building would be removed once the new building was constructed.

Marion asked the owner how soon the construction would take place. The owner wanted to build as soon as possible. Marion informed the owner he could apply for a building permit and wait for the 20 day appeal period before it would be issued.

The members had no further questions.

DECISION

Moved by Ed Chillman, Seconded by Bob Harrison that application A3/2016 by Debbie

& Scott Brown, Lot 36 Concession 4, 40R-17173 Part 2,(Uxbridge), 430 Feasby Rd, Relief from Section 4.4.3.c.ii to permit an interior side yard width of 9.1 m for a variance of 20.9 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 applicant obtain a building permit for the storage building within one (1) year of the final date of appeal of Application A3/2016.
2. Prior to the issuance of a Building Permit, the owner/applicant shall satisfy the requirements of the Lake Simcoe Region Conservation Authority with respect to A3/2016.
3. The approval of the variance apply only to the storage building contemplated under Application A3/2016.
4. The costs of fulfilling the above conditions shall be borne by the applicant/owner.
5. The existing steel storage container be removed once the new building is constructed.

CARRIED

Roger Varley from the Uxbridge Cosmos was present in the audience and wanted an opportunity to ask questions of the Committee of Adjustment members. He was informed by the Chair that the purpose of the meeting was to ask the applicants questions about their minor variance applications.

**A6/2016- Karen & Cam Burrows-Hailey Weatherbee, Lot 33 M-1039(Uxbridge)
12 Bristol Sands Cres**

Hailey Weatherbee was present as the agent/applicant for the application. She explained the Burrows wanted to construct a 4 car garage with a loft above. There are two existing structures that would be removed once the new garage was built. Mr. Burrows races motorcycles and enjoys collecting them.

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-16/16, re Emilia Gruyters, Planning Technician, Committee of Adjustment Application No. A6/2016, Relief from Maximum Gross floor of All Accessory Buildings & Structures, Lot 33, M-1039 (Uxbridge), 12 Bristol Sands Crescent- Karen and Cam Burrows-Hailey Weatherbee MOVED by Councillor Molloy

"THAT the Planning and Economic Development Committee receive Report OS 16/16 of Emilia Gruyters, Planning Technician, for information;

AND THAT prior to the Committee of Adjustment making a decision with respect to Application A6/2016, they should be satisfied that the proposed variance 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:

AND THAT an agreement between the Township and the owner be entered into to ensure the accessory building not be used for human habitation, commercial or industrial purposes;

AND THAT the size of the garage be in substantial conformity or less with the size of the garage proposed by this application;

AND THAT the approval of the variance apply only to the garage contemplated under Application A6/2016;

AND THAT the owner/applicant obtain a building permit for the construction within one (1) year of the final date of appeal of Application A6/2016;

AND THAT approval of the accessory building be conditional that there shall be no plumbing in the building;

AND THAT the construction under the approval of Application A6/2016 be in substantial conformity with the design and

location of the plans submitted with the application;

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

CARRIED

Greg Kent from 9 Bristol Sands Cres., was present and wanted to clarify the use of the building by asking if Mr. Burrows would be working on his own motorcycles and was told motorcycles are his hobby and it would just be his own.

There were no further questions.

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

DECISION

Moved by Rob Miller, Seconded by Brock Clark that application A6/2016 by Karen & Cam Burrow, Lot 33 Plan M-1034 (Uxbridge), 12 Bristol Sands Cres., Section 5.1.d to permit a maximum gross floor area of all accessory buildings and structures of 175.8 m² for a variance of 115.8 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:

An agreement between the Township and the owner be entered into to ensure the accessory building not be used for human habitation, commercial or industrial purposes.

The size of the garage be in substantial conformity or less with the size of the garage proposed by this application.

The approval of the variance apply only to the garage contemplated under Application A6/2016.

The owner/applicant obtain a building permit for the construction within one (1) year of the final date of appeal of Application A6/2016.

Approval of the accessory building be conditional that there shall be no plumbing in the building.

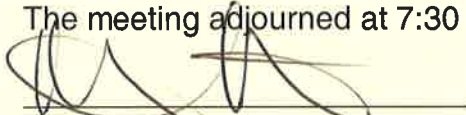
The construction under the approval of Application A6/2016 be in substantial conformity with the design and location of the plans submitted with the application.

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

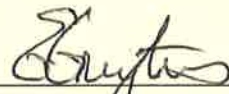
CARRIED

ADJOURNMENT

The meeting adjourned at 7:30 pm



Marion Norton- Chairperson



Emilia Gruyters- Secretary Treasurer