

MINUTES OF COMMITTEE OF ADJUSTMENT

The 6th meeting (Virtual) of 2020, the Committee of Adjustment for the Township of Uxbridge was held at 7:00 p.m. on Wednesday August 19, 2020.

PRESENT

Michelle McCarthy-Chair
Gerri Lynn O'Connor
Frank Mazzotta
Cathie Proulx
Joanna Fast
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.

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 Joanna Fast, Seconded by Gerri Lynn O'Connor, that the minutes of June 17, 2020 hearing be approved as presented.

Moved by Gerri Lynn O'Connor, Seconded by Joanna Fast, that the minutes of July 15, 2020 hearing be revised to reflect the correct meeting date and be approved.

A16/2020- Kimberly & Kyle Eden-Ralph Grander (Agent), Plan 30 Blk 42 Lot 505 E Pt Lot 506(Uxbridge), 53 Second Street

Kim Eden was present as the owner of the property. Ralph Grander was present as the agent for the application. Ralph stated a new lot was created behind 53 Second Street through a land division application at the Region of Durham.

A letter expressing concern about the existing trees on the lot was read (See File)

Kim stated the drip line and tree line had been addressed during the land division process through a planning justification report.

Rob Hunter previously scheduled to speak to this application was not present. Emilia Gruyters contacted Rob by email and the members agreed to wait. After a few minutes there was no response. The members agreed to continue.

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

Written Comments

Region of Durham Planning Department - See File

Fire Department – See File

Report from Development Services – See File

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

No Comments from Council

DECISION

Moved by Joanna Fast, Seconded by Gerri-Lynn O'Connor that application A16/2020 by Kimberly & Kyle Eden-Ralph Grander (Agent), Plan 30 Blk 42 Lot 505 E Pt Lot 506, 53 Second Street, Relief from section 4.9.2.c.iv to permit a rear yard depth of 2.4 m for a variance of 7.6 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. In the event that the other conditions of approval of the related consent application (LD 012/2020) are not satisfied, the decision of the Committee of Adjustment for the lot shall be deemed null and void.

CARRIED

A17/2020- Robert Burns, Part Lot 21 Concession 7 40R9458 Part 2(Uxbridge), 12047 Regional Rd 1

Robert Burns was present as the owner of the property. The addition to the Leaskdale car wash would provide a space for trucks and farm equipment. The carport would protect the adjacent properties from the grey water reaching the organic plants. The adjacent property is in support of the application.

Catherine Cosentino from 7849 Concession Rd 5 was present in the virtual audience. She wanted a copy of the decision.

Written Comments

Region of Durham Planning Department - See File

Fire Department – See File

Report from Development Services – See File

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

No Comments from Council.

DECISION

Moved by Cathie Proulx Joanna Fast, Seconded by Joanna Fast that application A17/2020 by Robert Burns, Part Lot 21 Concession 7 40R9458 Part 2(Uxbridge), 12047 Regional Rd 1, Relief from Section 4.14.3.c.iii to permit an interior side yard width of 0.13 m for a variance of 2.8 m, Relief from Section 4.14.3.c.i to recognize the front yard depth of 6.7 m for a variance of 3.3 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 enter into a site plan agreement.
2. The construction of the addition under the approval of Application A17/2020 shall be in substantial conformity with the design & location of the plans submitted with the application.

3. The owner/applicant shall obtain a building permit application within 1 year of the final date of appeal of A17/2020.
4. The owner / applicant shall satisfy all conditions of the variance no later than 1 year from the end of the of the appeal period established under the Planning Act.
5. The approval of the variance shall apply only to the variances contemplated under Application A17/2020.
6. The costs of fulfilling the conditions shall be the responsibility of the owner/applicant.

CARRIED

ADJOURNMENT

The meeting adjourned at 8:00 pm

Michelle McCarthy-Chair

Emilia Gruyters
Secretary Treasurer