

MINUTES OF COMMITTEE OF ADJUSTMENT

The 7th meeting (Virtual) of 2021, the Committee of Adjustment for the Township of Uxbridge was held at 7:00 p.m. on Wednesday August 18, 2021.

PRESENT

Joanna Fast-Chair
Gerri Lynn O'Connor
Rob Miller
Cathie Proulx
Frank Mazzotta
Emilia Gruyters-Secretary Treasurer

ABSENT

Michelle McCarthy

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.

Joanna Fast – 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 Cathie Proulx, Seconded by Frank Mazzotta, that the minutes of July 21, 2021 hearing be approved as presented.

A28/2021- Allison Bates, Plan 40M2638 Part Blk 8 40R30305 Part 60(Uxbridge), 8 Gord Matthews Way

Allison Bates was present as the owner of the property. She was hoping to construct a deck for her house.

The owner had no concerns with the conditions of approval should the application be approved.

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

Written Comments

Report from Fire Department –See File

Report from Development Services – See File

The Council of the Township of Uxbridge provided no comments (Summer Break)

DECISION

Moved by Cathie Proulx, Seconded by Rob Miller that Application A28/2021 by Allison Bates, Plan 40M2638 Part Blk 8 40R30305 Part 60(Uxbridge), 8 Gord Matthews Way, Relief from Section 5.1.k to permit a maximum projection into the required yard of 3.1 m for a variance of 0.9 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 construction of the deck under the approval of Application A28/2021 shall be in substantial conformity with the design & location of the plans submitted with the application.
2. The owner/applicant shall obtain a building permit application within 1 year of the final date of appeal of A28/2021.
3. 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.
4. The approval of the variance shall apply only to the deck contemplated under Application A28/2021.
5. The costs of fulfilling the conditions shall be the responsibility of the owner/applicant.

CARRIED

A29/2021- Robert and Maria Jolly, 40M1694 Pt BLK 65 40R15450 Pt 3 (Uxbridge), 3 Harman Crt

Robert Jolly was present as the owner of the property. Brian Harris was present as the agent. They needed the additional space including the apartment because their daughter is getting married and the couple are unable to purchase a house. They will

occupy the unit until grand children are born at which time Robert and his wife will move into the apartment.

The owner had no concerns with the conditions of approval should the application be approved.

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

Written Comments

Report from Fire Department – See File

Report from Development Services – See File

The Council of the Township of Uxbridge provided no comments (Summer Break)

DECISION

Moved by Frank Mazzotta, Seconded by Gerri-Lynn O'Connor that Application A29/2021 by Robert and Maria Jolly, 40M1694 Pt BLK 65 40R15450 Pt 3 (Uxbridge), 3 Harman Crt, Relief from Section 4.9.4.15.c.iv to permit a minimum rear yard depth of 2.5 m for a variance of 4.5 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:

1. The construction of the addition under the approval of Application A29/2021 shall be in substantial conformity with the design & location of the plans submitted with the application.
2. The owner/applicant shall obtain a building permit application within 1 year of the final date of appeal of A29/2021.
3. 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.
4. The approval of the variance shall apply only to the addition contemplated under Application A29/2021.
5. The owner/applicant shall register the property as a two-unit dwelling.

6. The costs of fulfilling the conditions shall be the responsibility of the owner/applicant.

CARRIED

ADJOURNMENT

The meeting adjourned at 7:30 pm

Joanna Fast
Chair

Emilia Gruyters-Secretary
Treasurer