

MINUTES OF COMMITTEE OF ADJUSTMENT

The meeting (Virtual) of 2024, the Committee of Adjustment for the Township of Uxbridge was held at 7:00 p.m. on Wednesday October 16th, 2024.

PRESENT

Michelle McCarthy – Chairperson
Lynn Barkey
Ted Shepherd
Anthony Woodruff
Marc Anthony Miller, 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 Michelle McCarthy, that the minutes of the September 18th, 2024, hearing be approved as presented.

A32/2024 – STEVEN & DEBRA MCNORTON. - PT LT 34 CON 7 UXBRIDGE AS IN D121051 & PTS 1 & 4, 40R17404; T/W D504345 ; UXBRIDGE, 49 Sandy Hook Road
Steve McNorton was present as the applicant and owner of the property.

- Michelle McCarthy introduced and summarized the application.
- Steve McNorton provided context to the application and described relief being requested. Mr. McNorton indicated the intended use of the building, stating that he intends to use the building as a garage and storage. Mr. McNorton also indicated that the upper floor of the proposed building will be used as an art studio area.
- Ms. McCarthy asked if any members of the public were present to speak to the application.

- Mr. McNorton indicated that he had not reviewed the conditions as outlined in the staff report
- Ms. McCarthy read the conditions outlined in the staff report.

Written Comments

Report from Development Services – See File

Region of Durham Health Department – See File

Lake Simcoe Region Conservation Authority – See File

DECISION

Moved by Ted Shepherd, Seconded by Lynn Barkey that Application A32/2024 – **STEVEN & DEBRA MCNORTON. - PT LT 34 CON 7 UXBRIDGE AS IN D121051 & PTS 1 & 4, 40R17404; T/W D504345 ; UXBRIDGE, 49 Sandy Hook Road.** Relief from *Section 5.1(d)* of By-law 81-19, to allow for a maximum gross floor area of all accessory buildings of 119.6 m² for a variance of 59.6 m². 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 accessory building under the approval of Application A32/2024 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 within one year of the final date of appeal of A32/2024.
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 A32/2024.

CARRIED

**A37/2024 – 1000676524 ONTARIO INC., PT W 1/2 LT 16 CON 3 UXBRIDGE AS IN
D346696 TOWNSHIP OF UXBRIDGE, 350 Goodwood Road**

- Michelle McCarthy presented the application, indicating the relief requested.
- Ms. McCarthy indicated that the applicant has decided to withdraw the application for relief prior to the meeting and that no further action is required from the Committee.

Written Comments

Report from Development Services – See File

CARRIED

Other business

NONE

ADJOURNMENT

The meeting adjourned at 7:15 pm

Michelle McCarthy

Marc Anthony Miller

Michelle McCarthy, Chair

Marc Anthony Miller, Planning Technician