

## **MINUTES OF COMMITTEE OF ADJUSTMENT**

The 7th meeting (Virtual) of 2022, the Committee of Adjustment for the Township of Uxbridge was held at 7:00 p.m. on Wednesday October 19, 2022.

### **PRESENT**

Joanna Fast-Chair  
Michelle McCarthy  
Gerri Lynn O'Connor  
Emilia Gruyters-Secretary Treasurer

### **ABSENT**

Frank Mazzotta  
Cathie Proulx

### **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 Gerri Lynn O'Connor, Seconded by Michelle McCarthy, that the minutes of August 17, 2022 hearing be approved as presented.

### **A21/2022-Jamie & Julie Steele, Pt Lot 21 Concession 3(Uxbridge), 356 Wagg Rd**

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Jamie and Julie Steele were present as the owners of the property.

The Chair summarized the variances.

Jamie stated originally, they wanted to construct a garage but changed their minds about adding living space above which requires a 6 m interior side yard width. They have poured the foundation but have stopped work until the committee of adjustment's decision.

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

The owners had no concerns with the conditions of approval should the decision be granted.

## Written Comments

Report from Development Services – See File

Report from Fire Department-See File

The Council of the Township of Uxbridge provided the following comments:  
No comments due to the municipal elections

## DECISION

Moved by Gerri Lynn O'Connor, Seconded by Michelle McCarthy that Application A21/2022 by Jamie & Julie Steele, Pt Lot 21 Concession 3(Uxbridge), 356 Wagg Rd, Relief from Section 4.4.2.c.iii to permit a minimum interior side yard width of 4.8 m for a variance of 1.2 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 Zoning By-law is being maintained.**
4. **The intent of the Official Plan is being maintained.**

## Conditional Upon:

1. The proposed modifications under the approval of Application A21/2022 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 A21/2022.
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 easterly interior side yard width contemplated under Application A21/2022.

**CARRIED**

**A22/2022— Sarah O'Donoghue & Kevin Cooper, Pt 25 Concession 7 40R2066 Part 2, 3 (Uxbridge) 783 Brookdale Rd A23/2022- Larry & Andrea James, Pt Lt 25 Concession 7 RPWR164 Part 2(Uxbridge), 755 Brookdale Rd**

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These applications were heard concurrently despite their separate locations. Sarah O'Donoghue and Kevin Cooper were present as the owners for 783 Brookdale Rd. Larry James was present as the owner for 755 Brookdale Rd.

The Chair summarized the variances.

Sarah explained the additional lands would be used as a trail that already exists and for tax purposes.

James stated they don't use the area often and it helps to square off property lines.

Gail Sanderson from 7909 Durham Rd 30 was present in the audience. She wanted clarification about "to square off property lines". This applies to 783 Brookdale Rd. Discussions about lot shapes and sizes occurred as a site plan was presented on screen.

The owners did not have any concerns with the conditions of approval should the decision be granted.

Concerns about merging the lands was discussed and determined an additional condition of approval be added including a development agreement or a letter of undertaking from a solicitor's office.

### **Written Comments**

Report from Development Services – See File

Report from Fire Department-See File

The Council of the Township of Uxbridge provided the following comments:  
No comments due to the municipal elections

### **DECISION**

Moved by Michelle McCarthy Seconded by Gerri-Lynn O'Connor that Application A22/2022 by Sarah O'Donoghue & Kevin Cooper, Pt 25 Concession 7 40R2066 Part 2, 3 (Uxbridge) 783 Brookdale Rd, Relief from Section 4.4.2.a to permit a minimum lot area of 6.2 ha for a variance of 33.8 ha, **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 Zoning 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 105//2022) are not satisfied, the decision of the Committee of Adjustment for the lots shall be deemed null and void.

2. The owner/applicant shall enter into a Development Agreement with the Township of Uxbridge or provide a letter of undertaking from the owner's solicitor acknowledging that the severed land subject to Land Division application LD 105/2022 will be merged in title with the abutting land to the south at 783 Brookdale Road.

**CARRIED**

## **DECISION**

Moved by Michelle McCarthy Seconded by Gerri-Lynn O'Connor that Application A23/2022 by Larry & Andrea James, Pt Lt 25 Concession 7 RPWR164 Part 2(Uxbridge), 755 Brookdale Rd, Relief from Section 4.4.2.a to permit a minimum lot area of 7.6 ha for a variance of 32.4 ha, **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 Zoning 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 105//2022) are not satisfied, the decision of the Committee of Adjustment for the lots shall be deemed null and void.

**CARRIED**

## **ADJOURNMENT**

The meeting adjourned at 7:30 pm

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Joanna Fast  
Chair

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Emilia Gruyters-Secretary  
Treasurer