

MINUTES OF COMMITTEE OF ADJUSTMENT

The meeting (Virtual) of 2025, the Committee of Adjustment for the Township of Uxbridge was held at 7:00 p.m. on Wednesday April 16th, 2025.

PRESENT

Frank Mazzotta – Chair
Lynn Barkey – Vice Chair
Ken May
Ted Shepherd
Joanna Fast
Cody Morrison – Chief Planning Official

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.

Frank Mazzotta – 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.

VOTING ON MINUTES

Moved by Lynn Barkey seconded by Ted Shepherd, that the minutes of the March 12th, 2025, hearing be approved as presented.

A4/2025 – WENDY CHRISTIANSEN - PART OF BLOCK 1, PLAN 40M2703 DESIGNATED AS PART 3 ON REFERENCE PLAN 40R31521, 8 HOWARD WILLIAMS COURT

Dustin Winfield was present as the applicant and agent representing the owner of the property.

- Frank Mazzotta introduced the application and explained the nature of the proposal. Mr. Mazzotta described the variances being requested to permit the proposed decks.

- Dustin Winfield explained that the current deck on the property does not provide adequate amenity space to support the owners desired use. Mr. Winfield added that the purpose of the relief is to allow for a larger deck.
- Ted Shepherd asked that Staff share the submitted site plan with the Committee.
- Lynn Barkey posed a question to the applicant regarding other decks constructed on the same street.
- Mr. Winfield replied that he has constructed three decks on the same street, all of which were larger than this proposed deck.
- Mr. Barkey posed a question to Staff regarding the site-specific by-law applicable to the subject property.
- Cody Morrison stated that the proposed variances request relief from the projection provision of parent Zoning By-law 81-19 and not of a provision from the Site-specific Zoning By-law.
- Mr. Barkey asked Staff a question regarding the amendment of the parent Zoning By-law through the application of a Site-specific Zoning By-law.
- Mr. Morrison responded that the projection provision of the parent By-law is generally applied across all zones and is not often reflected in any Site-specific By-law where the requirements differ from the parent By-law.
- Mr. Mazzotta noted that comments were received from external agencies with no objection to the proposal.

Written Comments

Report from Development Services – See File

Lake Simcoe Region Conservation Authority – See File

Toronto Region Conservation Authority – See File

Regional Development Advisory Services – See File

Metrolinx – See File

DECISION

Moved by Ted Shepherd, Seconded by Ken May that Application A4/2025 – **WENDY CHRISTIANSEN - PART OF BLOCK 1, PLAN 40M2703 DESIGNATED AS PART 3 ON REFERENCE PLAN 40R31521, 8 HOWARD WILLIAMS COURT**. Relief from **Section 5.1(k)** to permit an uncovered deck, not exceeding 2.74 metres above finished grade to project a maximum of 2.05 metres into the required rear yard but not closer than 0.92 metres to the north interior side lot line. 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. That the variance shall apply only to the proposed rear-yard deck, as generally sited and outlined on the applicants submitted plans (refer to Exhibits #1, #2 and #3).

CARRIED

A5/2025 – G. BYRNE & C. BYRNE. - PART OF BLOCK 1, PLAN 40M2703 DESIGNATED AS PART 4 ON REFERENCE PLAN 40R31521, 10 HOWARD WILLIAMS COURT

Dustin Winfield was present as the applicant and agent representing the owner of the property.

- Frank Mazzotta introduced the application and explained the basis of the proposal.
- Dustin Winfield added that the proposal is to construct a rear deck identical to the deck contemplated in the previous application. Mr. Winfield stated that this deck is closer to the interior side lot line due to exterior fixtures of the building which cannot be moved.
- Mr. Mazzotta stated that comments were received from the Lake Simcoe Region Conservation Authority, Toronto Region Conservation Authority, Region Development Advisory Services and Metrolinx with no objection to the application.

- Mr. Mazzotta asked the applicant if he has read and understands the condition proposed by the Staff Report.
- Mr. Winfield stated that he has no objection to the proposed condition.

Written Comments

Report from Development Services – See File

Lake Simcoe Region Conservation Authority – See File

Regional Development Advisory Services – See File

Toronto Region Conservation Authority – See File

Metrolinx – See File

DECISION

Moved by Lynn Barkey, Seconded by Ken May that Application A5/2025 – **G. BYRNE & C. BYRNE. - PART OF BLOCK 1, PLAN 40M2703 DESIGNATED AS PART 4 ON REFERENCE PLAN 40R31521, 10 HOWARD WILLIAMS COURT.** Relief from Section 5.1(k) to permit an uncovered deck, not exceeding 2.74 metres above finished grade to project a maximum of 2.05 metres into the required rear yard but not closer than 0.36 metres to the north interior side lot line. 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. That the variance shall apply only to the proposed rear-yard deck, as generally sited and outlined on the applicants submitted plans (refer to Exhibits #1, #2 and #3).

CARRIED

OTHER BUISNESS

Appointment of Joanna Fast as a member of the Committee

- Lynn Barkey and Frank Mazzotta welcomed Joanna as a new member of the Committee of Adjustment.
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ADJOURNMENT

The meeting adjourned at 7:25 pm

Frank Mazzotta

Frank Mazzotta, Chair

Marc Anthony Miller

Marc Anthony Miller, Secretary Treasurer