

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 August 13th, 2025.

PRESENT

Lynn Barkey – Vice Chair

Ken May

Joanna Fast

Josh Sims

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.

Lynn Barkey – Vice 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 Joanna Fast seconded by Ken May, that the minutes of the May 14th, 2025, hearing be approved as presented.

Moved by Joanna Fast seconded by Ken May, that the minutes of the May 22nd, 2025, hearing be approved as presented.

A11/2025 – S.M HEMANS - PART BLOCK 6, PLAN 40M2669 DESIGNATED AS PARTS 38 & 39, 40R31475 TOGETHER WITH AN UNDIVIDED COMMON INTEREST IN DURHAM COMMON ELEMENTS CONDOMINIUM CORPORATION NO.353, 23 ALLINSON LANE

Kurti Shah was present as the applicant and agent representing the owner of the property.

- Lynn Barkey introduced the application and explained the nature of the proposal. Mr. Barkey described the relief requested as part of the application.

- Kurti Shah explained the proposal. Ms. Shah stated that the intent of the proposal is to provide an additional dwelling unit in the basement of the existing semi-detached dwelling. Ms. Shah stated that the principal variance being requested is to the permitted location of parking areas on the lot.
- Mr. Barkey asked members of the Committee and members of the Public if they have any questions or comments on the proposed variance.
- Mr. Barkey noted that comments were received from the Lake Simcoe Region Conservation Authority, Toronto Region Conservation Authority, Metrolinx, Regional Community Growth Division, Region Works Department with no comments on the proposed variances.

Written Comments

Report from Development Services – See File

Lake Simcoe Region Conservation Authority – See File

Toronto Region Conservation Authority – See File

Regional Community Growth Division – See File

Regional Works Department - See File

Metrolinx – See File

DECISION

Moved by Joanna Fast, Seconded by Josh Sims that Application A13/2025 – S.M HEMANS - PART BLOCK 6, PLAN 40M2669 DESIGNATED AS PARTS 38 & 39, 40R31475 TOGETHER WITH AN UNDIVIDED COMMON INTEREST IN DURHAM COMMON ELEMENTS CONDOMINIUM CORPORATION NO.353, 23 ALLINSON LANE. Relief from **Parking Space Requirement Table - Residential (iv))** to permit a minimum of two (2) parking spaces per dwelling unit where a maximum of one (1) parking space may be located within a private garage. Relief from **Section 5.2(a)** to permit an additional dwelling unit to be located within the cellar of the existing semi-detached dwelling house. 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 variances shall apply only to the existing dwelling and the proposed additional dwelling unit, as generally sited and outlined on the applicants submitted plans (refer to Exhibits #2, #3 and #4).
2. The owner/applicant shall register the property with the Township as a Two Unit Dwelling in accordance with By-law 99-107.
3. That an area with a minimum width of 2.7 metres and minimum length of 5.7 metres be provided within the private garage at all times for the parking of a motor vehicle.

CARRIED

A12/2025 – S. DOUGLAS & C. DOUGLAS - PT LT 11, CON 1, SCOTT AS IN D476929 ; TOWNSHIP OF UXBRIDGE, 152 ASHWORTH ROAD

Jackie Eng was present as the agent representing the owners of the property. Sarah and Craig Douglas were present as the owners of the property.

- Lynn Barkey introduced the application and explained the nature of the proposal. Mr. Barkey stated that the purpose of the application is to permit a building addition to the West of the existing dwelling which shall contain an attached garage and an additional dwelling unit.
- Sarah Kirk-Douglas explained that the requested relief is to facilitate an addition to the dwelling whereby the unit contained within will be used for familial purposes. Ms. Kirk-Douglas noted that the location of the proposed addition will ensure that environmental impacts are minimized. Ms. Kirk-Douglas stated that their property is adjacent to the Brooks Farms Agri-tourism operation and that the neighbor is supportive of the proposal.
- Josh Sims posed a question to the applicant regarding the impact on vegetation resulting from the proposed balcony on the west side of the addition.
- Ms. Kirk-Douglas responded that the proposed balcony will not impact the trees on the westerly lot line, and the tree line will remain.
- Mr. Barkey noted that comments were received from the Lake Simcoe Region Conservation Authority, Toronto Region Conservation Authority, Metrolinx, Regional Community Growth Division, Region Works Department with

no comments on the proposed variances. Region of Durham Health Department had no objection or conditions for the proposed variance.

- Ms. Kirk Douglas asked the Committee a question regarding the third condition proposed in the Development Services Staff Report. The condition requires that a Tree Preservation Plan be submitted, prepared by a qualified person, to the satisfaction of Township Staff, prior to the issuance of a building permit.
- Mr. Barkey deferred the question to Township staff to provide background information and clarification.
- Cody Morrison stated that as part of the submission materials, the applicant provided a justification report which provided the basis for the siting of the proposed addition. This report was provided as evidence to satisfy the applicable policy of the Greenbelt Plan as it regulates the protection of natural heritage features. Mr. Morrison noted that, to ensure the remaining vegetation on the lot maintains protected throughout the construction process, in accordance with general direction of the Greenbelt Plan, staff requested that a Tree Preservation Plan be submitted. Mr. Morrison stated that staff can work with the applicant to scope the Tree Preservation Plan to limit it to the area that is being disturbed.

Written Comments

Report from Development Services – See File

Lake Simcoe Region Conservation Authority – See File

Toronto Region Conservation Authority – See File

Regional Community Growth Division – See File

Regional Health Department - See File

Regional Works Department - See File

Metrolinx – See File

DECISION

Moved by Ken May, Seconded by Josh Sims that Application A12/2025 – S. DOUGLAS & C. DOUGLAS - PT LT 11, CON 1, SCOTT AS IN D476929 ; TOWNSHIP OF UXBRIDGE, 152 ASHWORTH ROAD. Relief from **Section 4.4.2(c)(iii)** to permit an

interior side yard depth of 3.0 metres for residential uses. 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 variances shall apply only to the proposed building addition and to the existing dwelling, as generally sited and outlined on the applicants submitted plans (refer to Exhibits #2, #3, #4 and #5).
2. The owner/applicant shall register the property with the Township as a Two Unit Dwelling in accordance with By-law 99-107.
3. The owner/applicant shall provide a Tree Preservation and Protection Plan, prepared by a qualified person, to the satisfaction of Township Staff, prior to the issuance of a building permit, which shall include, but not limited to, mitigation measures to protect the remaining vegetation and trees on the lot.

CARRIED

OTHER BUISNESS

Land Acknowledgement Statement

- Lynn Barkey posed a question to staff regarding discussions of the Land Acknowledgement Statement.
- Josh Sims answered stating that the Chair at the last meeting on June 18th, 2025 sought to defer the discussion until further members of the Committee were present to discuss.

ADJOURNMENT

The meeting adjourned at 7:20 pm

Lynn Barkey

Lynn Barkey, Vice-Chair

Marc Anthony Miller

Marc Anthony Miller, Secretary Treasurer