

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 June 18th, 2025.

PRESENT

Frank Mazzotta – Chair

Ted Shepherd

Anthony Woodruff – Alternate

Marc Anthony Miller – 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.

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

Frank Mazzotta noted that there are insufficient members present to approve the minutes of the May 14th and May 22nd meetings, therefore approval of the minutes will be deferred until the next scheduled meeting.

A10/2025 – N.Ghosn & R. Aboutarie - LOT 42, PLAN 40M2320, S/T EASEMENT IN GROSS UNTIL 2026 08 21, AS IN DR535192, 59 CAMPBELL DRIVE

Imad Samad 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 requested.
- Imad Samad explained that the owner has constructed the garage and sunroom addition already. Mr. Samad added that as the property is irregularly shaped, the setbacks from the rear and side property lines make it difficult for the structure to be built parallel to the dwelling.

- Mr. Mazzotta asked the agent if both proposed structures have already been built and how long the structures have been constructed for.
- Mr. Samad stated that construction on the structures started six to seven months from the time of the hearing.
- Anthony Woodruff asked the agent if they intend to complete the construction of the structure and, would there be an expected timeline as to the completion.
- Mr. Samad stated that there remains work to be completed on the exterior of the shed and the interior and exterior of the sunroom. Mr. Samad estimates that the owner will conclude construction within three to six months.
- Mr. Woodruff commented that upon a site visit, he noted the exterior of the structures were incomplete and finished with air barrier material. Mr. Woodruff asked the agent for clarification if the three to six month timeline represents the completion time for all the work.
- Mr. Samad stated that the owner will need to continue with building permit approval and site inspections. Once a permit is obtained, work can continue to finish the structures.
- Ted Shepherd asked the applicant if a building permit has been applied for.
- Mr. Samad stated that a building permit application has been submitted, and staff required a minor variance to permit the deficiencies in the location of the structure.
- Niki Slovitt of 61 Campbell Drive addressed the Committee. Mrs. Slovitt commented that to her knowledge, the accessory structure in the rear yard has been constructed for a year.
- Mrs. Gail Sanderson of 7909 Regional Road 30 addressed the Committee. Mrs. Sanderson asked the Committee how long the building permit will be valid once issued by the building department.
- Marc Anthony Miller responded that there is an expiry date for issued permits and if work is not completed or inspections are outstanding, the permit will be either revoked or follow up will occur to ensure work continues.
- Mrs. Sanderson added that given the timing of the variance, it may take longer than expected for the work to finalize as the owner would continue to require building inspections for the work.

- Mr. Miller responded that the building department will continue to review the permit application during the appeal period of the Committee decision. Once a permit is issued, the progress of the project is the responsibility of the owner.
- Mr. Mazzotta added that from a Committee decision perspective, the timing of completion is important, however, mechanisms are in place from a Building Code perspective to ensure that the work is completed. Mr. Mazzotta asked that Mrs. Sanderson engage with Staff to answer her questions.
- Mr. Samad stated that he guarantees, following building permit approval, work will commence on the project.
- Mr. Mazzotta stated that any questions pertaining to the building permit process and timing can be directed to Township Staff.
- Mr. Mazzotta noted that correspondence was received from neighbouring residents with concerns about the proposed variance. Additionally, a comment letter was received from a nearby resident supporting the application. Comments were received from the Lake Simcoe Region Conservation Authority and the Toronto Region Conservation Authority with no comments on the proposed variances. No objections were received from the Regional Community Growth Division, Metrolinx or Uxbridge Fire.

Written Comments

Report from Development Services – See File

Uxbridge Fire Department – See File

Lake Simcoe Region Conservation Authority – See File

Toronto Region Conservation Authority – See File

Regional Community Growth Division – See File

Metrolinx – See File

Comment Letter from Neighbouring Resident – See File

Comment Letter from Neighbouring Resident – See File

Comment Letter from Resident - See File

DECISION

Moved by Ted Shepherd, Seconded by Anthony Woodruff that Application A10/2025 – N.Ghosn & R. Aboutarie, LOT 42, PLAN 40M2320, S/T EASEMENT IN GROSS UNTIL 2026 08 21, AS IN DR535192., 59 Cambell Drive. Relief from Section 4.10.2.1(f) To permit a maximum lot coverage of 33 percent of the lot area, for all buildings on a lot; Relief from Section 5.1(h)(ii) to permit a detached accessory structure to be no closer than 0.6 metres to the interior side lot line or rear 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 variances shall apply only to the proposed sunroom addition to the existing dwelling and to the proposed accessory structure, as generally sited and outlined on the applicants submitted plans (refer to Exhibits #2, and #3).

CARRIED

OTHER BUISNESS

New Committee Member Josh Sims

- Mr. Miller introduced Josh Sims to the Committee.
- Mr. Sims introduced himself and provided a summary of his experience and background.
- Mr. Mazzotta welcomed Mr. Sims and thanked him for attending the hearing.

Land Acknowledgement

- Mr. Mazzotta noted that there have been discussions about implementing a land acknowledgement as part of the Committee hearing process. Mr. Mazzotta suggested that the conversation be deferred until a meeting with more members present.

- Mr. Shepherd presented his opinion on the implementation of the land acknowledgement as part of the Committee hearing process.
 - Mr. Mazzotta thanked Mr. Shepherd for his opinion on the matter and re-stated that he would like more Committee members to be present to have a discussion on this business. Mr. Mazzotta asked that Mr. Miller add the discussion of the land acknowledgement to the agenda under other business for the next scheduled Committee meeting.
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ADJOURNMENT

The meeting adjourned at 7:40 pm

Frank Mazzotta

Frank Mazzotta, Chair

Marc Anthony Miller

Marc Anthony Miller, Secretary Treasurer