

## **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 March 12<sup>th</sup>, 2025.

### **PRESENT**

Frank Mazzotta – Chair

Lynn Barkey – Vice Chair

Ken May

Ted Shepherd

Anthony Woodruff

Marc Anthony Miller - Secretary-Treasurer & Planning Technician

### **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 Ken May, that the minutes of the February 12<sup>th</sup>, 2025, hearing be approved as presented.

### **A2/2025 – GOOD LIFE DEVELOPMENTS LTD. - PT LTS 138, 139 & 140, BLK U PL 83 AS IN CO248080 ; UXBRIDGE, 33 BEECH STREET NORTH**

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Mark Calicchia was present as the applicant and owner of the property.

- Frank Mazzotta introduced the application and explained the nature of the proposal. Mr. Mazzotta further indicated the history of the construction on the property, specifically related to the existing porch covering.
- Mark Calicchia explained the proposal and the work currently occurring on site. Mr. Calicchia stated that the proposed covering will be in keeping with other properties on Beech Street and will not impact the neighbouring properties or sightlines.

- Lynn Barkey posed a question to staff regarding the history of the permit submission
- Marc Anthony Miller replied, stating that the applicant had received a building permit for a smaller porch covering which did not project into the required yard. Mr. Miller added that initially, upon permit review, staff made a note of the non-complying covering which was later amended by the applicant and issued a permit. Upon site inspection, a Building Inspector noted the deficiency between the permitted porch covering and what was constructed.
- Mr. Barkey clarified the history of the building permit application and stated that the proposed appeared in keeping with the surroundings and that he has no concern with the proposed.
- Ted Shepherd posed a question to staff regarding the building addition situated to the rear of the dwelling and whether a permit had been issued for the proposed work.
- Mr. Miller responded that the proposed addition and work was granted a building permit and is currently under construction.
- Mr. Mazzotta posed a question to staff regarding the Gross Floor Area Calculation of the proposed one-storey addition to the rear of the dwelling as reflected on the submitted plans.
- Mr. Miller replied that, as part of the building permit review, the plans examiner undertakes a zoning review which considers all applicable provisions of the Zoning By-law. Mr. Miller indicated that a permit would not be issued unless the proposed met the requirements of the By-law.
- Ken May posed a question to the applicant about how the proposed porch covering was built contrary to the permit.
- Mr. Calicchia replied in stating that construction occurred prior to the issuance of a permit. As a result, construction occurred based on the plans submitted as part of the initial permit package.
- Mr. Mazzotta stated that comments were received from the Toronto Region Conservation Authority, Region Development Advisory Services and Metrolinx with no objection to the application.

## **Written Comments**

Report from Development Services – See File

Toronto Region Conservation Authority – See File

Regional Development Advisory Services – See File

Metrolinx – See File

## **DECISION**

Moved by Lynn Barkey, Seconded by Ken May that Application A2/2025 – **GOOD LIFE DEVELOPMENTS LTD., PT LTS 138, 139 & 140, BLK U PL 83 AS IN CO248080 ; UXBRIDGE, 33 BEECH STREET NORTH**. Relief from **Section 5.1(k)** to permit a porch and associated covering to project a maximum of 2.7m metres into the required front yard. 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. Approval of Application A2/2025 for the proposed porch covering shall apply solely to the property subject to the application and shall be in substantial conformity with the design & location as indicated on the applicant's submitted plans, refer to exhibit #2 and exhibit #3.
2. That the Owner obtain a building permit for the proposed porch covering within six (6) months of the final date of appeal of Application A2/2025.

**CARRIED**

**A3/2025 – E. TAVARES & R. TAVARES. - PT LT 9 BLK PPP PL 83 AS IN D386780; T/W D386780 ; TOWNSHIP OF UXBRIDGE, 34 BASCOM STREET**

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Elias Tavares was present as the owner of the property.

- Frank Mazzotta introduced the application and explained the nature of the proposal. Mr. Mazzotta further described the matter of zoning and the limited uses permitted on the lot.

- Elias Tavares stated that the intent of the addition is to provide for expanded area for additional living space. Mr. Tavares stated that there were issues with the Lake Simcoe Region Conservation Authority with respect to the size and location of the addition. Mr. Tavares stated that to obtain a permit from the LSRCA, the building addition was adjusted to what is currently being depicted.
- Mr. Mazzotta asked the applicant if they obtained a permit from the Lake Simcoe Region Conservation Authority.
- Mr. Tavares replied that a permit was obtained.
- Mr. Mazzotta asked the applicant if the tree to the rear of the proposed addition is required to be removed as part of the proposal.
- Mr. Tavares replied that to keep the existing tree, they will have to remove branches to support the proposed addition.
- 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 staff if any comments were received from the Uxbridge Fire Department on the proposed variance.
- Mr. Miller replied that no comments were received from the Uxbridge Fire Department regarding the proposed variance.

## **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 Ken May, Seconded by Lynn Barkey that Application A3/2025 – **E. Tavares & R. Tavares, PT LT 9 BLK PPP PL 83 AS IN D386780; T/W D386780, 34 Bascom Street**. Relief from **Section 4.10.4.1** to permit an addition to the existing dwelling, containing an attached private garage, for which the Lake Simcoe Region Conservation Authority has issued a permit. Relief from **Section 4.10.2.1(c)(i)** to permit a minimum front yard depth of 6.5 metres. Relief from **Section 4.10.2.1(g)(iv)** to permit a minimum setback of 11.5 metres from the street centerline of a Township Road. 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. Approval of Application A3/2025 for the proposed building addition to the existing dwelling, containing an attached private garage shall apply solely to the property subject to the application and shall be in substantial conformity with the design & location as indicated on the applicant's submitted plans, refer to exhibit #2 and, exhibit #3.
2. That the Owner/Applicant obtain a building permit within 1 year of the final date of appeal of Application A3/2025.

**CARRIED**

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**OTHER BUISNESS**

**Appointment of New Committee Members**

- Frank Mazzotta posed a question to staff regarding new membership.
- Mr. Miller replied that there has been action on the matter of member appointments and that the Clerks Department is working to provide letters of direction to applicants. Mr. Miller stated that by the next meeting, the Committee should have an answer as to the new appointment.

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**Boards and Committee Open House**

- Mr. Mazzotta provided an update on the Board and Committee Open House which was attended by Frank Mazzotta and Anthony Woodruff in stating that it was an excellent opportunity to meet other colleagues in person.
  - Lynn Barkey thanked Frank and Anthony for attending the Open House and representing the Committee.
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## **ADJOURNMENT**

The meeting adjourned at 7:30 pm

*Frank Mazzotta*

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Frank Mazzotta, Chair

*Marc Anthony Miller*

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Marc Anthony Miller, Secretary Treasurer