

## **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 May 14<sup>th</sup>, 2025.

### **PRESENT**

Frank Mazzotta – Chair  
Lynn Barkey – Vice Chair  
Ken May  
Joanna Fast  
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**

Moved by Lynn Barkey seconded by Joanna Fast, that the minutes of the April 16<sup>th</sup>, 2025, hearing be approved as presented.

### **A6/2025 – CANADA KATHOG ATI DHARMA CENTER - PART W 1/2 LOT 16 CONCESSION 3 UXBRIDGE & PART LOT 16 PLAN 87 PART 2, 40R2553 EXCEPT PART 1, 40R7104, 304 REGIONAL HIGHWAY 47**

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Chuan Liang was present as the applicant and agent representing the owner of the property. Yan Cai was present as the owner of the property.

- Frank Mazzotta introduced the application and explained the nature of the proposal. Mr. Mazzotta described the variances requested.
- Chuan Liang explained that the building subject to the variance was initially used as a Church. Ms. Liang added that the current owner has operated a Buddhist temple from the structure for a year. Ms. Liang explained that the proposed porch in the front yard is intended to support the use of the building as

a temple and aligns with the architectural style of Buddhist temples. Ms. Liang summarized the relief requested.

- Mr. Mazzotta asked the applicant if the proposed porch had been built.
- Ms. Liang indicated that the porch has not yet been built.
- Lynn Barkey indicated that upon site inspection, the proposed porch was under construction. Mr. Barkey asked the applicant for the expected timelines of completion, including the exterior finishing being done to the building.
- Ms. Liang responded that work is expected to be completed during the summer.
- Mr. Barkey noted that he spoke with an area resident who supported the improvements to the structure and asked about the timeline to complete the work.
- Mr. Mazzotta noted that 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, Regional Health and Regional Works Departments. Metrolinx provided a letter with no objections to the proposed variance.

## **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 Lynn Barkey, Seconded by Ken May that Application A6/2025 – CANADA KATHOG ATI DHARMA CENTER - PART W 1/2 LOT 16 CONCESSION 3 UXBRIDGE & PART LOT 16 PLAN 87 PART 2, 40R2553 EXCEPT PART 1, 40R7104, 304 REGIONAL HIGHWAY 47. Relief from **Section 5.1(k)** to permit a covered front porch and associated steps, to project a maximum of 2.9 metres into the required front yard. Relief from **Section 4.13.3(c)(i)** to recognize a minimum front yard depth of 8.2 metres. Relief from **Section 4.13.3(e)(iii)** to recognize a minimum setback of 17.3 metres from the centreline of a Type “B” Regional 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. That the variances shall apply only to the existing non-residential building and the proposed covered front porch and associated steps, as generally sited and outlined on the applicants submitted plans (refer to Exhibits #1, #2 and #3).

**CARRIED**

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**OTHER BUISNESS**

**None**

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**ADJOURNMENT**

The meeting adjourned at 7:20 pm

*Frank Mazzotta*

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Frank Mazzotta, Chair

*Marc Anthony Miller*

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Marc Anthony Miller, Secretary Treasurer