

## **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 22<sup>nd</sup>, 2025.

### **PRESENT**

Lynn Barkey – Vice Chair

Ken May

Joanna Fast

Ted Shepherd

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.

Lynn Barkey – 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**

No Minutes were approved at this meeting as the meeting did not constitute a regular meeting of the Committee of Adjustment.

### **A7/2025 – B. VAN VUGT & K. VAN VUGT - PT LT 25 CON 5 UXBRIDGE AS IN D236042 ; UXBRIDGE, 523 REGIONAL HIGHWAY 47**

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Brian Van Vugt was present as the applicant and owner of the property.

- Lynn Barkey introduced the application and explained the nature of the proposal. Mr. Barkey described the variances requested.
- Brian Van Vugt explained the purpose of the requested variance. Mr. Van Vugt explained that the proposed addition is required to be situated on the lot in the proposed location due to physical constraints. Mr. Van Vugt further stated that the location of the floodplain boundary and the existing septic system inhibit the projection of the proposed addition to the south or east of the existing dwelling.

- Joanna Fast commented that the applicant addressed her question about discussions with the Lake Simcoe Region Conservation Authority. Ms. Fast noted that it is understood that a permit from the LSRCA is to be issued imminently.
- Mr. Barkey noted that comments were received from the Regional Community Growth Division and Regional Works Departments. Metrolinx provided a letter advising the applicant of proximity to an existing rail line.
- Mr. Van Vugt stated that he understands the condition as outlined in the staff report.

### **Written Comments**

Report from Development Services – See File

Regional Community Growth Division – See File

Regional Works Department - See File

Metrolinx – See File

### **DECISION**

Moved by Joanna Fast, Seconded by Ken May that Application A7/2025 – B. Van Vugt & K. Van Vugt, PT LT 25 CON 5 UXBRIDGE AS IN D236042 ; UXBRIDGE, 523 Regional Highway 47. Relief from Section 4.4.2(c)(i) to permit a minimum front yard depth of 8.0 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 variance shall apply only to the proposed building addition to the existing residential building, as generally sited and outlined on the applicants submitted plans (refer to Exhibits #2, #3 and #4).

**CARRIED**

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## **OTHER BUISNESS**

**None**

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## **ADJOURNMENT**

The meeting adjourned at 7:20 pm

*Lynn Barkey*

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Lynn Barkey, Vice-Chair

*Marc Anthony Miller*

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Marc Anthony Miller, Secretary Treasurer