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 October 15th, 2025.

PRESENT

Frank Mazzotta – Chair
Lynn Barkey
Joanna Fast
Josh Sims
Marc Anthony Miller – 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

Josh Sims noted a typographic error in the draft minutes.

Marc Anthony Miller stated that the error will be corrected.

Moved by Josh Sims seconded by Joanna Fast, that the minutes of the September 17th, 2025, hearing be approved with the correction to the typographic error.

A14/2025 – J. BRENNAN - PT BLOCK 6, PLAN 40M2669, 28 BALLINGER WAY

Ryan Yaghdjian 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 relief from the zoning provisions requested as part of the application.

- Ryan Yaghdjian was presented with the opportunity to speak to the proposal. Mr. Yaghdjian had nothing further to add to the description of the proposed relief.

- Mr. Mazzotta asked members of the Committee and members of the Public if they have any questions or comments on the proposed variance. – None were noted.

- Mr. Mazzotta stated that comments were received from the Lake Simcoe Region Conservation Authority, Toronto Region Conservation Authority, Metrolinx, Regional Community Growth Division, with no objection or comments to the proposed variance.

- Mr. Mazzotta asked the applicant if they read and understand the conditions recommended by the Development Services Staff Report.

- Mr. Yaghdjian confirmed the recommended conditions.

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 Lynn Barkey that Application A14/2025 – J. Brennan, PART BLOCK 6, PLAN 40M2669 DESIGNATED AS PARTS 76 & 77, 40R31475 TOGETHER WITH AN UNDIVIDED COMMON INTEREST IN DURHAM COMMON ELEMENTS CONDOMINIUM CORPORATION NO.353 SUBJECT TO AN EASEMENT IN GROSS AS IN DR1901729 SUBJECT TO AN EASEMENT AS IN DR1986961 SUBJECT TO AN EASEMENT AS IN DR1994074 SUBJECT TO AN EASEMENT IN GROSS AS IN DR1994077 SUBJECT TO AN EASEMENT AS IN DR1994090 SUBJECT TO AN EASEMENT AS IN DR2095690 SUBJECT TO AN EASEMENT FOR ENTRY AS IN DR2166983, 28 Ballinger Way. Relief from Section 5.1(k) to permit an existing uncovered deck to project a maximum of 2.3 metres, into the required rear yard, but not closer than 0.35 metres to the west interior side 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 rear yard deck, as generally sited and outlined on the applicants submitted plans (refer to Exhibits #2, and #3).

CARRIED

A15/2025 – V. Gandhi - PT BLOCK 6, PLAN 40M2669 DESIGNATED AS PARTS 74 & 75, 40R31475, 30 BALLINGER WAY

Ryan Yaghdjian 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 relief from the zoning provisions requested as part of the application.

- Ryan Yaghdjian was presented with the opportunity to speak to the proposal. Mr. Yaghdjian had nothing further to add to the description of the proposed relief.

- Mr. Mazzotta asked members of the Committee and members of the Public if they have any questions or comments on the proposed variance.

- Lynn Barkey asked Staff a question regarding the frequency of applications for similar relief in this neighborhood. Mr. Barkey asked Staff if there is any intent to undertake a site wide zoning by-law amendment to align performance standards to benefit deck proposals in this neighbourhood. Mr. Barkey stated that this would reduce the number of applications being heard by the Committee for a similar proposal.

- Marc Anthony Miller responded that the Township is currently undergoing an Official Plan Review, which will establish general land use policies to influence the next Township Zoning By-law, or technical amendments to the By-law. Mr. Miller stated that it would be through that process that a review of the zoning by-law takes place. Mr. Miller stated that he has made note of this request.

- Mrs. Gail Sanderson 7909 Durham Road 30, posed a question to staff regarding the timeline for future changes to the Township Zoning By-law.

- Mr. Miller responded, stating that any large overhaul to the Township Zoning By-law will be made after the Township Official Plan has been adopted. Mr. Miller stated that, there is no timeline for that initiative.

- Mr. Mazzotta stated that no objection or comments were received from the commenting agencies.

- Mr. Mazzotta asked the applicant if they read and understand the conditions recommended by the Development Services Staff Report.

- Mr. Yaghdjian confirmed the recommended conditions.

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 Lynn Barkey, Seconded by Josh Sims that Application A15/2025 – V. Gandhi, PART BLOCK 6, PLAN 40M2669 DESIGNATED AS PARTS 74 & 75, 40R31475 TOGETHER WITH AN UNDIVIDED COMMON INTEREST IN DURHAM COMMON ELEMENTS CONDOMINIUM CORPORATION NO.353 SUBJECT TO AN EASEMENT IN GROSS AS IN DR1901729 SUBJECT TO AN EASEMENT AS IN DR1986961 SUBJECT TO AN EASEMENT AS IN DR1994074 SUBJECT TO AN EASEMENT IN GROSS AS IN DR1994077 SUBJECT TO AN EASEMENT AS IN DR1994090

SUBJECT TO AN EASEMENT AS IN DR2095690. Relief from Section 5.1(k) to permit an existing uncovered deck to project a maximum of 3.3 metres into the required rear yard, but not closer than 0.6 metres to the east interior side 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 rear yard deck, as generally sited and outlined on the applicants submitted plans (refer to Exhibits #2, and #3).

CARRIED

OTHER BUISNESS

Land Acknowledgement Statement

- Frank Mazzotta stated that he is in support of introducing a land acknowledgment statement for the Committee. Mr. Mazzotta added that he believes the acknowledgement would align with Federal, Provincial and Township objectives.

- Lynn Barkey stated that he understands a land acknowledgement is not a procedural requirement of the Committees By-law. Mr. Barkey stated that he agrees with the principle of implementing the acknowledgment given the Township deals with land issues.

- Joanna Fast stated that she agrees with the principle of implementing the land acknowledgment at the beginning of meetings given that the Committee deals with land issues. Joanna Fast stated that the acknowledgement which was circulated to the Committee remains consistent with the Township Council acknowledgement.

- Josh Sims stated that he has conducted research on the matter, and believes that it would be beneficial to state the acknowledgment on a request basis. Mr. Sims stated that if the acknowledgement is repeated at every meeting, it would not hold the same value as compared to presenting on a request basis.

- Mr. Mazzotta asked Mr. Sims how a requestor would initiate the process of requesting a land acknowledgement.

- Mr. Sims responded that there may be the opportunity to update the application form to ask the question, or a requestor asking via email.

- Mr. Mazzotta asked Mr. Sims to provide more detail as to his position on implementing the land acknowledgement.

- Mr. Sims stated that he believes if it were a requirement at a meeting, it would not carry the same impact as compared to a voluntary statement.

- Mr. Barkey asked Staff how the acknowledgement would be presented if it were an optional requirement.

- Joanna Fast presented concern with having the acknowledgement as an optional item, given that there would be no means to ensure that it continues to be stated at subsequent meetings.

- Mr. Barkey asked Staff a question about Council's implementation of the land acknowledgement statement.

- Mr. Miller stated that, to his knowledge, the land acknowledgement statement is not listed as an agenda item under a Council agenda.

- Mr. Barkey stated that, if it is resolved to implement the land acknowledgement statement, then the Committee would have to state it at the beginning of every meeting.

- Mr. Mazzotta noted that an alternative would be to present an introductory statement under the call-to-order section of the agenda which would provide context for the land acknowledgement statement.

- The Committee members present were in agreeance with the proposed approach presented by Mr. Mazzotta.

Applications for the meeting of November 12, 2025

- Frank Mazzotta asked the Secretary-Treasurer if any applications are scheduled.

- Marc Anthony Miller stated that there is currently one application scheduled, however, a second application is anticipated for the November 12th hearing.

Appointment of a new Committee member

- Joanna Fast asked the Secretary-Treasurer what the status of appointing an additional member of an additional member to the Committee is.

- Marc Anthony Miller stated that after discussion with Clerks, the vacancy will be filled in accordance with the member requirements of the procedural by-law. Mr. Miller stated that the method in which the vacancy is filled has yet to be decided.

Land Acknowledgement Statement

- Gail Sanderson of 7909 Durham Road 30 posed a question to the Chair regarding the land acknowledgment statement, specifically if it is intended for the Committee members or the applicants.

- Frank Mazzotta stated that to ensure a land acknowledgment statement carries meaning, it is important to ensure that it is not repetitive. Mr. Mazzotta further noted that he would introduce the land acknowledgement statement on behalf of the Committee and subsequently read the acknowledgement statement.

- Mrs. Sanderson noted that since not all the Committee members are present at the meeting, the language used in the introduction of the statement would need to reflect the opinion of the Committee as a whole.

- Mr. Mazzotta agreed that the opinion of all Committee members on the matter should be considered.

ADJOURNMENT

The meeting adjourned at 7:36 pm

Frank Mazzotta	*Marc Anthony Miller*
Frank Mazzotta, Chair	Marc Anthony Miller, Secretary Treasurer