

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 September 17th, 2025.

PRESENT

Frank Mazzotta – Chair

Joanna Fast

Anthony Woodruff

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

Moved by Anthony Woodruff seconded by Josh Sims, that the minutes of the June 18th, 2025, hearing be approved as presented.

Moved by Joanna Fast seconded by Ken May, that the minutes of the August 13th, 2025, hearing be approved as presented.

A13/2025 – J. EHINGER & B. EHINGER - PT LT 14 CON 6, SCOTT, AS IN D539221 ; S/T ST8001 UXBRIDGE, 10620 REGIONAL ROAD 1

Brandon Ehinger was present as the applicant and 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.
- Brandon Ehinger explained the proposal. Mr. Ehinger stated that the proposed building will be used to store vehicles and other equipment on the

property to render the property more usable. Mr. Ehinger stated that the other accessory buildings on the property will be removed to support the proposed structure.

- 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, Region Health Department and Elexicon Energy with no comments on the proposed variance.
- Mr. Mazzotta asked the applicant if they read and understand the conditions recommended by the Development Services Staff Report.
- Mr. Ehinger 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 Health Department - See File

Metrolinx – See File

Elexicon – See File

DECISION

Moved by Josh Sims, Seconded by Joanna Fast that Application A13/2025 – J. EHINGER & B. EHINGER - PT LT 14 CON 6, SCOTT, AS IN D539221 ; S/T ST8001 UXBRIDGE, 10620 REGIONAL ROAD 1. Relief from **Section 5.1(d)(i)** to permit a maximum total gross floor area of 223 square metres for all accessory buildings and structures on a lot, except swimming pools and farm implement sheds. 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 accessory building, as generally sited and outlined on the applicants submitted plans (refer to Exhibits #2, #3 and #4).
2. That the owner/applicant demolish the existing accessory structures on the lot prior to obtaining a final inspection report and sign off for the building permit of the proposed accessory structure.

CARRIED

OTHER BUISNESS

Mrs. Gail Sanderson – 7909 Regional Road 30

- Mrs. Sanderson posed a question to the Committee regarding the required setback from a property line to a building in the Rural zone.
- Marc Anthony Miller responded, stating that the setback requirement is dependent on the zone which the property is situated. Mr. Miller stated that in the case of a property in the Rural zone, the minimum setback requirement from interior side lot line and rear lot line is 3 metres.
- Mrs. Sanderson asked the Committee the variances requested from the application that was just heard.
- Mr. Mazzotta stated that the application was to provide relief from the maximum permitted Gross Floor Area requirement for all accessory buildings on a lot.

Land Acknowledgement Statement

- Mr. Mazzotta stated that this item was on the agenda to discuss, however, it would be beneficial to have more members present to discuss.
- Mr. Mazzotta asked member Josh Sims his position on including a Land Acknowledgement Statement prior to the commencement of a meeting.
- Mr. Sims stated that he is impartial to the implementation of the Statement.
- Mr. Mazzotta stated that the item will be put to vote when more members are present to discuss

Applications for the meeting of October 15, 2025

- Mr. Mazzotta asked the secretary-treasurer if any applications are scheduled.
- Mr. Miller summarized the draft applications, currently submitted.

ADJOURNMENT

The meeting adjourned at 7:15 pm

Frank Mazzotta

Frank Mazzotta, Chair

Marc Anthony Miller

Marc Anthony Miller, Secretary Treasurer