MINUTES OF COMMITTEE OF ADJUSTMENT

The meeting (Virtual) of 2026, the Committee of Adjustment for the Township of Uxbridge was held at 7:00 p.m. on Wednesday January 14, 2026.

PRESENT
Frank Mazzotta – Chair
Lynn Barkey
Joanna Fast
Anthony Woodruff
Marc Anthony Miller – Senior Planning Technician, 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

No changes requested.

Moved by Lynn Barkey, seconded by Joanna Fast, that the minutes of the December 22nd, 2025, Special Committee of Adjustment Hearing be approved.

A19/2025 – F. Bessay & N. Torfs, PART LOT 34 CONCESSION 5 SCOTT DESIGNATED AS PARTS 1 & 2 PLAN 40R29795, 14778 Concession 6, Uxbridge

Francois Bessay was present as the applicant and property owner.

- 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.

- Mr. Mazzotta provided the applicant with the opportunity to speak to the proposal.

- Francois Bessay explained that the proposed structure will be used to store a variety of farm equipment, and recreational vehicles. Mr. Bessay explained that the structure exceeds the zoning requirements and is required to be large to accommodate larger vehicles.

- Mr. Mazzotta offered Committee members the opportunity to pose questions to the applicant.

- Mr. Mazzotta offered members of the public the opportunity to speak to the application.

- Mr. Mazzotta stated that no members of the public registered to speak to the application.

- Mr. Mazzotta stated that comments were received from the Township Building Department, Lake Simcoe Region Conservation Area, Region of Durham Planning Department, Region of Durham Health Department, and Metrolinx with no objection or comments to the proposed variance.

- Mr. Mazzotta asked Mr. Bessay if he is aware of the one recommended condition included in the staff report

- Mr. Mazzotta read the condition which states that “the variance shall apply to the proposed accessory building, as generally sited and outlines on the applicants submitted plans (refer to Exhibuts #2, #3, #4, #5, #6, #7, #8)”.

- Mr. Bessay stated that he agrees and does not have any objections.

Written Comments

Report from Development Services – See File

Lake Simcoe Region Conservation Authority – See File

Township of Uxbridge Building Department – See File

Regional Community Growth Division – See File

Regional Health Department – See File

Metrolinx - See File

DECISION

Moved by Lynn Barkey, Seconded by Joanna Fast that Application A19/2025 – Francois Bessay & Nadia Torfs – PART LOT 34 CONCESSION 5 SCOTT DESIGNATED AS PARTS 1 & 2 PLAN 40R29795, 14778 Concession 6, Uxbridge, relief from section 5.1(d)(iii)) to permit a maximum total gross floor area of 370 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.**

<u>Conditional upon:</u>

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, #4, #5, #6, #7, #8).

CARRIED

OTHER BUISNESS

February 18th, 2026, Committee of Adjustment Hearing

- Mr. Mazzotta asked staff if applications are on schedule for the February 18th Committee meeting.

- Mr. Miller responded that one application is confirmed for the February 18th Committee meeting.

Land Acknowledgement Statement

- Mr. Mazzotta advised the Committee that he is finalizing draft language for the land acknowledgment statement and will circulate to Committee members for review.

ADJOURNMENT

The meeting adjourned at 7:15 pm

Frank Mazzotta

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Frank Mazzotta, Chair

Marc Anthony Miller

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Marc Anthony Miller, Secretary Treasurer