

**A G E N D A**  
**COMMITTEE OF ADJUSTMENT**  
**WEDNESDAY November 13, 2024**  
**ELECTRONIC FORMAT**  
**UXBRIDGE, ONTARIO**

1. CALL TO ORDER
2. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF
3. APPROVAL OF MINUTES
4. APPLICATIONS:

7:05 P.M.

- 4.1 A38/2024 ANTONIO & LUCIA PROCHILO  
LOT 14, PLAN 40M2318, S/T EASEMENT IN GROSS  
UNTIL 2026 07 25, AS IN DR526125. S/T EASEMENT  
FOR ENTRY AS IN DR647414. TOWNSHIP OF  
UXBRIDGE  
14 Bagshaw Crescent  
TOWNSHIP OF UXBRIDGE

5. OTHER BUSINESS

NONE

6. ADJOURNMENT

Township of Uxbridge  
51 Toronto Street South  
Uxbridge, Ontario  
L9P 1T1

Committee of Adjustment  
Phone: (905)852-9181, ext. 234  
Fax: (905)852-9674

**NOTICE OF PUBLIC HEARING  
IN ACCORDANCE WITH  
SECTIONS 44 AND 45 OF THE PLANNING ACT, R.S.O. 1990. C.P.13. and  
ONTARIO REGULATION 149/20, SPECIAL RULES RELATING TO A DECLARED  
EMERGENCY under THE PLANNING ACT**

Take Notice that the following application:

<b>A38/2024</b>	<b>TONY &amp; LUCIA PROCHILO</b>
<b>Description</b>	<b>LOT 14, PLAN 40M2318, S/T EASEMENT IN GROSS UNTIL 2026 07 25, AS IN DR526125. S/T EASEMENT FOR ENTRY AS IN DR647414. TOWNSHIP OF UXBRIDGE</b>
<b>Municipal Address</b>	<b>14 Bagshaw Crescent</b>
<b>Township</b>	<b>Uxbridge</b>
<b>File No.</b>	<b>030-006-23676</b>

will be heard by the Township of Uxbridge Committee of Adjustment in an electronic format only. The application will be considered on **November 13, 2024 @ 7:00 p.m.** Please note the item may be delayed due to the Committee's consideration of preceding applications.

This is a Public Hearing in which you or your representative are entitled to participate, either in favour of, or opposed to this application. If participation is not practical, written comments will be accepted. Note to all persons and agencies making written comments: If you find this application acceptable, please list any conditions you wish to be considered for inclusion in the approval. If you find this application unacceptable, please list reasons for your objection. If you know of any interested persons who have not received notice, please inform them.

Delegations to the Committee will proceed electronically or by telephone. **In the case of the applicant, you are hereby advised that you must participate electronically or by telephone in the meeting as a delegation, or be represented electronically or by telephone as a delegation, in order to present your application to the Committee.**

If you wish to appear as a delegation to address the Committee please contact the Secretary-Treasurer of the Committee, Mr. Marc Anthony Miller via email at [mmiller@uxbridge.ca](mailto:mmiller@uxbridge.ca), or by telephone or mail as noted above. In addition, if you do not want to address the Committee, but wish to monitor or have an opportunity to participate in the meeting, please contact the Secretary-Treasurer by email, telephone or mail. The drawings can be viewed at Town Hall's Development Services office.

The deadline to notify the Committee of your wish to appear as a delegation or participate in the meeting is **November 8, 2024**. Delegates, or those wishing to monitor or participate in the meeting, will receive information and instructions on how to access the meeting electronically or

by telephone. In addition, if you wish further information regarding this application, please contact Mr. Miller or check the Township website at [uxbridge.ca](http://uxbridge.ca).

**If a copy of the Committee's Decision is required, please make your request in writing to the via email ([mmiller@uxbridge.ca](mailto:mmiller@uxbridge.ca)) or mail at the address above.**

IN THE MATTER OF an application for variance from Zoning By-law Number 81-19, as amended, a Zoning By-law for the Township of Uxbridge.

The subject parcel is 5222.96 m<sup>2</sup> approx. in area, and zoned Hamlet Residential Exception NO.20 (HR-20). The property currently supports a 174.65 m<sup>2</sup> Single-Family Detached dwelling house and a 12.72 m<sup>2</sup> accessory building. The owner wishes to build a 89.18 m<sup>2</sup> (960 sqft) accessory building with a separate entrance to be used as a garage and storage. The proposed accessory building would measure 9.14 m by 9.75 m (30' x 32') and 4.84 m (15.906') high, located to the rear yard of the existing dwelling. A shed is currently situated within the rear yard of the dwelling. The Gross Floor Area requirement for accessory buildings in the Hamlet Residential (HR) zone is 60 m<sup>2</sup>. The purpose of this application is to provide relief from Section 5.1(d) of By-law 81-19, being the maximum gross floor area requirement for accessory buildings within the Hamlet Residential (HR) zone to permit the gross floor area of all accessory buildings of 102 m<sup>2</sup> for a variance of 42 m<sup>2</sup>.

The variances required in this matter are as follows:

**REQUIREMENTS OF BY-LAW 81-19  
EXISTING ZONING  
Hamlet Residential (HR)**

**RELIEF APPLIED FOR  
The applicant requests relief from the  
provisions of:**

**Section 5.1(d)**

**LOT COVERAGE AND HEIGHT**

Notwithstanding the foregoing, within an Estate Residential (ER) Zone, a Hamlet Residential (HR) Zone, a Residential Cluster (RC) Zone and a Shoreline Residential (SR) Zone, the total gross floor area of all accessory buildings and structures on a lot, except a swimming pool, shall not exceed 60 square metres nor shall the height of any accessory building or structure exceed 5 metres.

Relief from *Section 5.1(d)*, to allow for a maximum gross floor area of all accessory buildings of 102 m<sup>2</sup> for a variance of 42 m<sup>2</sup>.

*Marc Anthony Miller*

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**Marc Anthony Miller**  
**Planning Technician**

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