

MINUTES OF COMMITTEE OF ADJUSTMENT

The meeting (Virtual) of 2024, the Committee of Adjustment for the Township of Uxbridge was held at 7:00 p.m. on Wednesday November 13th, 2024.

PRESENT

Michelle McCarthy – Chairperson
Frank Mazzotta
Lynn Barkey
Ted Shepherd
Ken May
Marc Anthony Miller, 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.

Michelle McCarthy – 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.

Moved by Lynn Barkey seconded by Ken May, that the minutes of the October 16th, 2024, hearing be approved as presented.

A38/2024 – TONY & 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

Tony and Lucia Prochilo were present as the applicants and owners of the property.

- Michelle McCarthy introduced and summarized the application.
- Tony Prochilo provided context for the application, describing the relief being requested and detailed the intended use of the building as a garage and storage. Mr. Prochilo indicated he was aware of a concern raised by a neighbour pertaining to the finishing of the building.
- Ms. McCarthy indicated that Mr. Prochilo may address the concern raised.

- Mr. Prochilo stated that it is his intent to build the garage to compliment the features of the existing dwelling. Mr. Prochilo indicated that the building plans submitted depict architectural features similar to that of the home. Mr. Prochilo stated such features include the stone at the base of the building and the shingles to match the home. Mr. Prochilo indicated that he reached out to neighbouring property owners, and none indicated concerns after reviewing the plans submitted. Mr. Prochilo also indicated that there are detached garages on the same street which have garages that compliment the exterior finishing of the dwellings on the same lot.
- Ms. McCarthy asked if any members of the public were present to speak to the application.
- Davis Sugar of 19 Bashaw Crescent indicated in the meeting chat that the property owner addressed his concerns and that he has no issue with the request.
- Ms. McCarthy stated that correspondence was received from the Lake Simcoe Region Conservation Authority indicating that the property is outside of their regulated area and will not be providing comments on the application. Ms. McCarthy indicated that the Region of Durham Health Department stated no objection to the approval of the application. Further comments were received from the Region of Durham Planning Department indicating that they will not be reviewing the proposed application. Ms. McCarthy stated that there were comments received from the owner of 19 Bagshaw Crescent, requesting that the exterior of the proposed building match that of the house.
- Mr. Prochilo indicated that he has reviewed the conditions as outlined in the staff report and has no further questions.
- Lucia Prochilo posed a question to the Committee regarding the wording of the report as it pertains to the location of the proposed building,
- Marc Anthony Miller responded, indicating that the wording of the conditions of the staff report does not make any reference to the location of the building in any yard.

Written Comments

Report from Development Services – See File

Region of Durham Health Department – See File

Lake Simcoe Region Conservation Authority – See File

DECISION

Moved by Frank Mazzotta, Seconded by Lynn Barkey that Application A38/2024 – **TONY & LUCIA PROCILO, 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.** Relief from *Section 5.1(d)*, to allow for a maximum gross floor area of all accessory buildings of 102 m² for a variance of 42 m² 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. The proposed accessory building under the approval of Application A38/2024 shall be in substantial conformity with the design & location of the plans submitted with the application.
2. The owner/applicant shall obtain a building permit within one year of the final date of appeal of A38/2024.
3. The owner / applicant shall satisfy all conditions of the variance no later than one year from the end of the of the appeal period established under the Planning Act.
4. The owner/applicant shall obtain an entrance permit for the proposed driveway access to the proposed accessory building within one year of the final date of appeal of A38/2024.
5. The approval of the variances shall apply only to the areas contemplated under Application A38/2024.

CARRIED

Other business

NONE

ADJOURNMENT

The meeting adjourned at 7:10 pm

Michelle McCarthy

Michelle McCarthy, Chair

Marc Anthony Miller

Marc Anthony Miller, Planning Technician