TOWNSHIP OF CARLING
COMMITTEE OF ADJUSTMENT – MEETING MINUTES
9:00 a.m.
Tuesday, June 23, 2020

Minutes of the Committee of Adjustment meeting held on June 23, 2020 to consider minor variance applications A1/2020 and A2/2020.

This meeting was held ELECTRONICALLY in accordance with section 238 of the Municipal Act, 2001 which provides for electronic participation where an emergency has been declared to exist in all or part of the municipality under section 4 or 7.01 of the Emergency Management and Civil Protection Act. Those who submitted a request prior to the meeting were able to view the meeting live.

Present:	Chair	Mike Konoval
	Members:	Debbie Crocker
		Susan Murphy
	Staff:	Kevin McLlwain, CAO/Clerk
		Ryan Snowball, Planner
		Mackenzie Taylor, Records Clerk/Deputy Clerk
	Regrets:	Terry Gilbert
		Steve Crookshank

1. CALL TO ORDER

The Chair called the meeting to order at 9:07 a.m.

2. ADOPTION OF MINUTES

Resolution COA-7-2020

Murphy - Crocker: That the minutes of the Committee of Adjustment meetings held on January 28, 2020, be adopted.

Carried

3. **MINOR VARIANCE APPLICATION A1/2020 – ARMSTRONG**

IN THE MATTER OF MINOR VARIANCE APPLICATION A/1/2020
Date of Hearing: June 23, 2020
Owner(s): Carol Armstrong
Property Location: 18 Collins Bay Road

Minor Variance(s) Requested: The owner has applied for a minor variance from Section 5.09.1 a) of the Township's Zoning By-law to permit a replacement of a legal non-complying deck which would further reduce its front yard setback and increase its height above average grade.

Explanatory Note: The proposed variance would see the existing deck (which is in disrepair) replaced with a new deck which would reduce the front yard setback from 11.2 metres to 10.6 metres (0.6 metre variance). The variance would also permit the new deck to be located 3.7 metres above average grade (0.7 metres over the allowable limit prescribed in the Zoning By-law).

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Resolution COA-8-2020

Crocker - Murphy:

- that the general intent and purpose of the Zoning By-law is maintained;
- that the general intent and purpose of the Official Plan is maintained;
- that the variance is desirable for the appropriate development or use of land, building or structure; and
- that being of the opinion that the variance is minor.

We do hereby concur in granting consent to this application, subject to the following conditions:

1) Payment of applicable planning fees.

Carried

4. **MINOR VARIANCE APPLICATION A2/2020 – BOND / McGOVERN**

IN THE MATTER OF MINOR VARIANCE APPLICATION A/2/2020
Date of Hearing: June 2, 20203
Owner(s): Graham Bond and Lilian McGovern
Property Location: 21 Indian Grove

Minor Variance(s) Requested: The owners have filed an application for a minor variance to seek relief from Section 8.02 d) of the Township Zoning By-law, being the minimum front yard setback in the Bayview Residential (BR1) Zone.

Explanatory Note: The owners have applied for a minor variance to seek relief for a reduced front yard setback. The proposed setback is 10 metres (33 feet). The Zoning By-law requires a front yard setback of 20 metres (66 feet). The proposed variance is seeking relief of the front yard provision for 10 metres (33 feet). This variance would allow the owners to construct a year-round dwelling while taking advantage of the local topography of the subject land.

Resolution COA-9-2020

Murphy - Crocker:

- that the general intent and purpose of the Zoning By-law is maintained;
- that the general intent and purpose of the Official Plan is maintained;
- that the variance is desirable for the appropriate development or use of land, building or structure; and
- that being of the opinion that the variance is minor.

We do hereby concur in granting consent to this application, subject to the following conditions:

1) That the applicant provide the Township with Septic approval from the North Bay Mattawa Conservation Authority and confirmation that a well can be located on site in an appropriate manner;

2) That the Township's Public Works Manager issue a road entrance permit;

3) That all applicable planning fees be paid.

Carried

5. ADJOURNMENT

Resolution COA-10-2020

Crocker - Murphy: That this meeting of the Committee of Adjustment does now adjourn.

Carried

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Kevin McLlwain, Secretary Mike Konoval, Chair