TOWNSHIP OF CARLING
COMMITTEE OF ADJUSTMENT – MEETING AGENDA
9:00 a.m.
Tuesday, July 28, 2020

Minutes of the Committee of Adjustment meeting held on July 28, 2020 to consider minor variance application A4/2020

This meeting was held ELECTRONICALLY in accordance with section 238 of the Municipal Act, 2001 which provides for electronic participation where a 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
		Steve Crookshank
	Staff:	Kevin McLlwain, CAO/Clerk
		Ryan Snowball, Planner
		Gord Harrison, Fire Chief
		Joe Ryman, Public Works Manager
		Sylvia Roy, Treasurer
		Naythan Nunes, Chief Building Official
		Chris Waefler, Public Works Supervisor
		Mackenzie Taylor, Records Clerk/Deputy Clerk

1. CALL TO ORDER

The Chair called the meeting to order at 9:05 a.m.

2. ADOPTION OF MINUTES

Resolution COA-11-2020

Crookshank - Crocker: That the minutes of the Committee of Adjustment meetings held on June 23, 2020, be adopted.

Carried

3. **MINOR VARIANCE APPLICATION A4/2020 – HOSKINS**

IN THE MATTER OF MINOR VARIANCE APPLICATION A/4/2020
Date of Hearing: July 28, 2020
Owner(s): Brian Hoskins
Property Location: 37 Owens Cove Road

Minor Variance(s) Requested: The owner has applied for a minor variance to seek relief from the front yard setback requirement in the Waterfront Residential 1 (WF1) Zone. The proposal is calling for a variance of 0.82 metres (2.69 feet) to permit a reduction in the front yard setback from the existing legal setback of 19.5 metres to the proposed setback of 18.68 metres.

Explanatory Note: The owners are looking to convert a portion of the existing open-air deck to a porch by covering it up with a roof. Covering this portion of the deck would reduce the dwelling's front yard setback from 19.5 metres to 18.68 metres (61.3 feet). This constitutes a reduction of 0.82 metres or 2.69 feet. The Townships Comprehensive Zoning By-law includes language that non-complying structures are permitted to expand provided the non-complying features is not further contravened in this scenario, the non-complying feature is in the front yard setback, which is proposed to be reduced, therefore requiring Planning Act approval.
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Resolution COA-12-2020

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 a septic file review be completed by the NBMCA confirming the existing septic is capable of accommodating the proposed development.

2. That all applicable fees be paid.

Carried

4. ADJOURNMENT

Resolution COA-13-2020

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

Carried

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Kevin McLlwain, Secretary Mike Konoval, Chair