TOWNSHIP OF CARLING
COMMITTEE OF ADJUSTMENT – MEETING MINUTES
9:00 a.m.
Tuesday, November 10, 2020

Minutes of the Committee of Adjustment meeting held in November 10, 2020 to consider minor variance applications A6/2020 and A7/2020.

This meeting was held ELECTRONICALLY in accordance with section 23 of the Township's Procedure By-law. 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
		Terry Gilbert
	Staff:	Kevin McLlwain, CAO/Clerk
		Ryan Snowball, Planner
		Gord Harrison, Fire Chief
		Naythan Nunes, Chief Building Official
		Mackenzie Taylor, Records Clerk / Deputy Clerk

1. CALL TO ORDER

The Chair called the meeting to order at 9:02 a.m.

2. ADOPTION OF MINUTES

Resolution COA-18-2020

Murphy - Crocker: That the minutes of the Committee of Adjustment meetings held on September 8, 2020, be adopted.

Carried

3. **MINOR VARIANCE APPLICATION A/6/2020 – DAILEY**

IN THE MATTER OF MINOR VARIANCE APPLICATION A/6/2020
Date of Hearing: November 10, 2020
Owner(s): Cathy Mills Dailey, Darrell Dailey
Property Location: 62 Alves Road

Minor Variance(s) Requested: The owners have filed an application for a minor variance to seek relief from Section 5.09.1 a) of the Township's Zoning By-law, being the provision relating to the expansion of legal non-complying structures.

Explanatory Note: The owner is proposing to construct an addition to an existing dwelling which is considered legal non-complying due to a reduced front yard setback of 18.5 metres (60.7 feet). The proposed addition would further reduce the front yard setback to 16.2 metres (53.14 feet). Because the existing dwelling's setback is less than the standard minimum requirement established in the Township's Comprehensive Zoning By-law (20 metres/66 feet), *Planning Act* approval is necessary to further contravene the front yard setback requirement.

Resolution COA-19-2020

Crookshank – 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. Confirmation from the North Bay Mattawa Conservation Authority that a sewage system is in place on the subject land that is capable of accommodating the proposed development.

2. That all applicable fees be paid.

Carried

4. **MINOR VARIANCE APPLICATION A/7/2020 – DASILVA**

IN THE MATTER OF MINOR VARIANCE APPLICATION A/7/2020
Date of Hearing: November 10, 2020
Owner(s): Jaime and Lora Dasilva
Property Location: 8 Parker Lane

Minor Variance(s) Requested: The owner has filed an application for a minor variance to seek relief from Section 7.02 j) of the Township's Zoning By-law, being the minimum yard setback in the Rural Residential (RR) Zone.

Explanatory Note: The owner is proposing to construct a new detached garage on the subject land. Due to a hydro line that crosses through the middle of the subject land, the owner is proposing the garage be constructed with a reduced front yard setback of 0.5 metres (1.64 feet) and reduced side yard setback of 4 metres (13.12 feet). The standard setback requirement is 5 metres (16.4 feet)

Resolution COA-20-2020

Gilbert - 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 all applicable fees be paid.

Carried

5. ADJOURNMENT

Resolution COA-21-2020

Gilbert - Carried : That this meeting of the Committee of Adjustment does now adjourn.

Carried

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Kevin McLlwain, Secretary Mike Konoval, Chair