TOWNSHIP OF CARLING
COMMITTEE OF ADJUSTMENT – MEETING MINUTES
9:00 a.m.
Tuesday, June 28, 2022

Minutes of the Committee of Adjustment meeting held June 28, 2022 to consider applications A/1/2022 and A/2/2022.

Present	Acting Chair:	Susan Murphy
	Members:	Debbie Crocker
		Terry Gilbert
		Steve Crookshank
	Staff:	Kevin McLlwain, CAO/Clerk
		Ryan Snowball, Planner
		Mackenzie Taylor, Records Clerk / Deputy Clerk
		Gord Harrison, Fire Chief
		Chris Waefler, Public Works Manager
	Regrets:	Mike Konoval

1. CALL TO ORDER

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

2. ADOPTION OF MINUTES

Resolution COA-1-2022

Crocker – Gilbert : That the minutes of the Committee of Adjustment meetings held on December 14, 2021, be adopted.

Carried

3. MINOR VARIANCE APPLICATION A/1/2022 – ZIZZA

IN THE MATTER OF MINOR VARIANCE APPLICATION A/1/2022

Date of Hearing:	June 28, 2022
Owner(s):	Sante and Ennita Zizza
Property Location:	78 Sand Bay Road

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Variance(s) Requested: The owners have filed an application proposing to renovate one of the two dwellings located on the property by lifting the basement from the floor and raising the exterior walls to prevent flooding. This would result in an increase in building height of 0.45 metres (1.48 feet) and subsequently, the total building volume.

Explanatory Note: The two existing dwellings on the subject land have existed for several decades and were constructed prior to the establishment of the criteria set out in Section 5.41 of the Township's Zoning By-law. The subject land does not satisfy the minimum lot area or lot frontage requirements to permit a second seasonal dwelling, does not satisfy the minimum separation distance between dwellings and does not satisfy the requirements for each dwelling to include separate sewage services. Since the two existing dwellings pre-dated the establishment of this criteria, the uses can be considered legal non-conforming uses as established in Section 34(9) of the Planning Act.

Resolution COA-2-2022

Gilbert - Crocker:

Being of the opinion:

1. That the proposed application is desirable for the appropriate development of the subject lands;
2. That the proposed application will not result in undo adverse impacts on surrounding properties or neighbourhoods.

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

1. Confirmation for the North Bay Mattawa Conservation Authority that they have no objections to the proposed development or alternatively that any requirements of the North Bay Mattawa Conservation Authority with respect to the proposed development have been appropriately satisfied; and

2. That all applicable fees be paid.

Carried

4. **MINOR VARIANCE APPLICATION A/2/2022 – STANLEY**

IN THE MATTER OF MINOR VARIANCE APPLICATION A/1/2022
Date of Hearing: June 28, 2022
Owner(s): Richard and Mary Stanley
Property Location: 54 Ireland Point Road

Minor Variance(s) Requested: The owners have filed an application for a minor variance to construct a detached garage on their property that would exceed the allowable floor area and cumulative accessory floor area as permitted under the Waterfront 1 (WF1) zoning requirements

Explanatory Note: The proposed garage has a floor area of 115.94 square metres (1248 square feet). Section 4.59 of the Township's Zoning By-law limits the size of a garage in the WF1 Zone to a maximum floor area of 111 square meters (1195 square feet). Additionally, the construction of a detached garage measuring 115.94 square metres would result in a cumulative accessory floor area of 210.98 square metres (2, 271 square feet) exceeding the maximum allowable as set out in section 9.02n of the Township's Zoning By-law by 27.33 square metres (293.85 square feet).

Resolution COA-3-2022

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 the owners enter into a Site Plan Agreement with the Township to implement the recommendations contained in the Environmental Ste Evaluation prepared by Riverstone Environmental Solutions Inc. dated May 18, 2022.

2. That all applicable fees be paid.

Carried

5. ADJOURNMENT

Resolution COA-4-2022
Crookshank - Gilbert : That this meeting of the Committee of Adjustment does now adjourn.

Carried

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Kevin McLlwain, Secretary Susan Murphy, Acting Chair