TOWNSHIP OF CARLING
COMMITTEE OF ADJUSTMENT – MEETING MINUTES
9:00 a.m.
Tuesday, October 11, 2022

Minutes of the Committee of Adjustment meeting held October 11, 2022 to consider applications A/2/2022 and A/4/2022.

Present	Chair:	Mike Konoval
	Members:	Debbie Crocker
		Steve Crookshank
		Terry Gilbert
		Susan Murphy
	Staff:	Kevin McLlwain, CAO/Clerk
		Ryan Snowball, Planner
		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-5-2022

Murphy – Crookshank : That the minutes of the Committee of Adjustment meetings held on June 28, 2022, be adopted.

Carried

3. MINOR VARIANCE APPLICATION A/3/2022 – McIntosh / Rai

IN THE MATTER OF MINOR VARIANCE APPLICATION A/3/2022

Date of Hearing:	October 11, 2022
Owner(s):	John McIntosh and Aminder Rai (Agent, John Morrison)
Property Location:	27 Curran Trail

Minor Variance(s) Requested: The owners have filed an application for a Minor Variance to seek relief from both Section 9.02 k) Maximum Height (Dwelling) and section 5.40, Number of Storeys.

Explanatory Note: The proposed dwelling exceeds its maximum allowable height and number of storeys largely as a result of a lookout (observation) tower which is proposed as a design component of the dwelling. The dwelling includes a proposed height of 11.74 metres whereas Section 9.02 k) permits a maximum of 9 metres. The dwelling will include three storeys whereas Section 5.40 limits the number of storeys to 2.

Resolution COA-_____-2022

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.

Defeated

4. **MINOR VARIANCE APPLICATION A/4/2022 – WATSON**

IN THE MATTER OF MINOR VARIANCE APPLICATION A/4/2022
Date of Hearing: October 11, 2022
Owner(s): Tom and Nadine Watson
Property Location: 14 Island 29C

Minor Variance(s) Requested: The owners have filed an application for a minor variance to seek relief from section 5.41 b) of the Township's Comprehensive Zoning By-law.

Explanatory Note: They are seeking relief to permit a second seasonal dwelling that is separated from the existing (first) seasonal dwelling by a distance of 24 metres (79 feet), whereas Section 5.41b) of the zoning by-law permits a second seasonal dwelling subject to a minimum separation distance of 60 metres (197 feet) between dwellings. The minor variance will permit a second seasonal dwelling that is serviced by a single sewage system, being the same system servicing the first seasonal dwelling, whereas Section 5.41 b) requires the dwellings to be serviced by separate sewage systems.

Resolution COA-6-2022

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. Confirmation from the North Bay Mattawa Conservation Authority that appropriate sewage services are in place on the subject land to service all existing buildings; and

2. That all applicable fees be paid.

Carried

5. ADJOURNMENT

Resolution COA-7-2022

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

Carried

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Kevin McLlwain, Secretary Mike Konoval, Chair