TOWNSHIP OF CARLING
COMMITTEE OF ADJUSTMENT – MEETING MINUTES
9:00 a.m.
Tuesday, June 13, 2023

Minutes of the Committee of Adjustment meeting held June 13, 2023 to consider applications A/3/2023, A/4/2023 and A/5/2023.

Present	Chair:	Susan Murphy
	Members:	Lisa Cook
		Al Doubrough
		Bruce Kelly
		Pam Wing
	Staff:	Kevin McLlwain, CAO/Clerk
		Ryan Snowball, Planner
		Mackenzie Taylor, Records Clerk / Deputy Clerk

1. CALL TO ORDER

The Mayor called the meeting to order at 9:11 a.m.

2. ADOPTION OF MINUTES

Resolution COA-7-2023

Doubrough - Wing: That the minutes of the Committee of Adjustment meetings held on May 30, 2023, be adopted.

Carried

3. MINOR VARIANCE APPLICATION A/3/2023 – MCLNTYRE / OLTHUIS

IN THE MATTER OF MINOR VARIANCE APPLICATION A/3/2023

Date of Hearing:	June 13, 2023
Owner(s):	Heather McIntyre and Christine Olthuis
Property Location:	69 West Carling Bay Road

Minor Variance(s) Requested: The owners are seeking permission for the construction of a detached garage with a reduced front yard.

Explanatory Note: The Rural Residential (RR) Zone requires accessory buildings maintain a minimum 20 metre front yard, as established in Section 7.02 d) of the Comprehensive Zoning By-law C500-2011. The owners are seeking relief with a reduced front yard of 14.1 metres in order to facilitate the construction of a detached garage on an existing flat rock-outcrop within a naturally-occurring tree clearing.

Resolution COA-8-2023

Cook - Doubrough:

- 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

2. A principal use be established on the subject lands in accordance with Section 5.01 a) of the Zoning By-law

Carried

4. **MINOR VARIANCE APPLICATION A/4/2023 – VUKELIC**

IN THE MATTER OF MINOR VARIANCE APPLICATION A/4/2023
Date of Hearing: June 13, 2023
Owner(s): Paul and Amy Vukelic / Agent – Brad Moore
Property Location: 31 Ridgeway Drive

Minor Variance(s) Requested: The owners are seeking permission for the construction of a sunroom addition to the existing seasonal dwelling that exceeds the maximum allowable gross floor area and the maximum aggregate width of a building parallel to the front lot line.

Explanatory Note: The proposed sunroom will result in the dwelling exceeding the maximum allowable gross floor area permitted for a dwelling within the Waterfront Residential 1 (WF1) Zone as set out in Section 9.02 by 13.3 square metres (143.2 square feet). It will also result in the property exceeding the maximum aggregate width of buildings parallel to the front lot lines as set out in Section 5.63 of the Zoning By-law by 1.7% (0.6 metres).

Resolution COA-9-2023

Wing - Kelly:

- 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. Entering into a Development Agreement pursuant to Section 45(9.1) and 45(9.2) of the Planning Act, R.S.O. 1990, c. P.13, to be registered on title for the subject lands, for the proposed of implementing the recommendation of the Environmental Impact Study prepared by Sumac Environmental Consulting.

2. Payment of applicable planning fees.

Carried

5. MINOR VARIANCE APPLICATION A/5/2023 – OWEN

IN THE MATTER OF MINOR VARIANCE APPLICATION A/5/2023

Date of Hearing:	June 13, 2023
Owner(s):	John Owen Jr / Agent - John Owen
Property Location:	319 Highway 559

Minor Variance(s) Requested: The owners are seeking permission for the construction of a mixed-use residential/service sales office with a reduced front yard setback.

Explanatory Note: Section 7.02 d) of the Township's Comprehensive Zoning By-law C500-2011 requires a minimum front yard of 20 metres. The owners are proposing a front yard of 13.36 metres.

Resolution COA-10-2023

Doubrough - Kelly:

- 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 design for the proposed residential dwelling unit be amended such that it is accessed through a separate entrance in accordance with Ontario Building Code requirements (i.e. fire rated vestibule or separate entrance) and Section 5.16 e) of the Zoning By-law.

2. Payment of applicable planning fees.

Carried

3. ADJOURNMENT

Resolution COA-11-2023
Cook - Kelly: That this meeting of the Committee of Adjustment does now adjourn.

Carried

Kevin McLlwain, Secretary

Susan Murphy, Chair