TOWNSHIP OF CARLING
COMMITTEE OF ADJUSTMENT – MEETING MINUTES
9:00 a.m.
Tuesday, August 13, 2024

Minutes of the Committee of Adjustment held August 13, 2024 to consider application A/3/2024.

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 Chair called the meeting to order at 9:00 a.m.

2. ADOPTION OF MINUTES

Resolution COA-7-2024

Wing - Cook: That the minutes of the Committee of Adjustment meetings held on May 14, 2024, be adopted.

Carried

3. MINOR VARIANCE APPLICATION A/3/2024–WILLMOT

IN THE MATTER OF MINOR VARIANCE APPLICATION A/3/2024

Date of Hearing:	August 13, 2024
Owner(s):	Harry Willmont, Dorothy Willmot, Marry Wilmot, Estate of John William Wilmot
Property Location:	12 Island 37C (Hailstone Island)

Minor Variance(s) Requested: The owners have filed this minor variance application to seek relief from Section 5.09.1d) of the Township's Comprehensive Zoning By-law C500-2011 to permit a 16.3 square increase in the dwelling's Gross Floor Area.

Explanatory Note: The existing seasonal dwelling is considered a legal non-complying building due to a reduced front yard of approximately 3 metres. Section 5.09.1d) of the Township's Comprehensive Zoning By-law C500-2011 sets out the permissions for expansion to legal non-complying dwellings in the WF1-WF5 zones. Specifically, Section 5.09.1 d) provides that where an existing dwelling in the WF1-WF5 zone is considered legal non-complying due to a reduced front yard of less than 5 metres, no increase in Gross Floor Area to the existing building is permitted. The addition being proposed would see the seasonal dwelling's Gross Floor Area increased by 16.3 square metres (175.5 square feet).

Relief Requested from Comprehensive Zoning By-law C500-2011			
	Permitted	Proposed	Relief
5.09.1 d) Maximum Allowable Gross Floor Area Increased to Legal Non-Complying Dwelling	$0m^2$	$16.3m^2$ ($175.5\ ft^2$)	$16.3m^2$ ($175.5\ ft^2$)

Resolution COA-8-2024

Wing - Cook:

It is the opinion of the Committee of Adjustment, with respect to the Application for Minor Variance filed pursuant to Section 45(1) of the Planning Act, R.S.O. 1990, c. P.13, as amended:

- 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 the variance is minor.

1. That all applicable planning fees are paid.

Carried

4. ADJOURNMENT

Resolution COA-9-2024
Cook - Kelly: That this meeting of the Committee of Adjustment does now adjourn.

Carried

Susan Murphy, Chair

Kevin McLlwain, Secretary