TOWNSHIP OF CARLING
COMMITTEE OF ADJUSTMENT – MEETING AGENDA
9:00 a.m.
Tuesday, April 8, 2025

Minutes of the Committee of Adjustment held April 8, 2025 to consider application A/2/2025.

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
		Gord Harrison, Fire Chief
		Chris Waefler, Public Works Manager

1. CALL TO ORDER

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

2. ADOPTION OF MINUTES

Resolution COA-1-2025

Kelly - Cook: That the minutes of the Committee of Adjustment meetings held on December 10, 2024, be adopted.

Carried

3. MINOR VARIANCE APPLICATION A/1/2025– BILOUS

This item was removed from the agenda and will come back to a future council meeting.

4. MINOR VARIANCE APPLICATION A/2/2025– BEEK / ROBB

IN THE MATTER OF MINOR VARIANCE APPLICATION A/2/2025
Date of Hearing: April 8, 2025
Owner(s): Ronald & Donna Vande Beek / Meredith Robb
Property Location: 1 Island 21C (Inze Island)

Minor Variance(s) Requested: The owners have filed an application for minor variance to seek relief from Sections 5.01 l) of the Township of Carling Comprehensive Zoning By-law C500-2011, being the provision that regulates the size and height of a storage shed located in the front yard of a property zoned Waterfront Residential 1-5 (WF1-5) and Section 5.01 b) of the Zoning By-law, being the section regulating the required front yard setback for a sleeping cabin.

Explanatory Note: The effect of the application is to permit the establishment of a storage shed located in the front yard of 1 Island 21C (Inez Island). The owners have filed an application for a building permit to construct a new seasonal dwelling on the subject land. Rather than demolish the historic dwelling on the subject land (which is setback 8.2 metres from the high-water mark of Georgian Bay), they wish to convert it to be used for storage purposes. The proposed storage shed would have a floor area of 46 metres. Section 5.01 l) limits the floor area of a storage shed located in the front yard to 9.9 square metres of floor area. In addition, the owners are seeking relief from Section 5.01 b) of the application to permit an existing sleeping cabin with a reduced front yard of 19.2 metres, where accessory buildings are typically required to maintain a front yard of 20 metres. 08 metres relief is being sought.

Relief Requested from Comprehensive Zoning By-law C500-2011			
	Permitted	**Proposed**	**Relief**
Section 5.01 l) – Storage Shed in Front Yard Maximum Floor Area	46m^2	9.9m^2	36.1m^2 (106.6ft^2)
Section 5.01b) –Accessory Building Minimum Front Yard	19.2 metres	20 metres	0.8 metres

Resolution COA-2-2025

Doubrough – Wing:

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.

That the Committee of Adjustment approve Minor Variance Application No. A/2/2025 as applied for by Meredith Robb on behalf of Ronald and Donna Vande Beek for the property known as 1 Island 21C (Inez Island) subject to the following conditions:

1. That the Owner applies for and obtains Demolition Permits to remove the existing covered porch from the historic dwelling:

2. That the Owner applies for and obtains a Change of Use Permit to change the use of the historic dwelling to a storage shed;

3. That the extent of the variance will apply substantially in accordance with plans and drawings submitted in the application;

4. That all applicable planning fees be paid.

Carried

5. ADJOURNMENT

Resolution COA-3-2025

Cook - Kelly: That this meeting of the Committee of Adjustment does now adjourn.

Carried

Susan Murphy, Chair

Kevin McLlwain, Secretary