

TOWNSHIP OF CARLING  
COMMITTEE OF ADJUSTMENT – MEETING MINUTES  
9:00 a.m.  
Tuesday, September 8, 2020

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Minutes of the Committee of Adjustment meeting held on September 8, 2020 to consider minor variance applications A3/2020 and A5/2020.

This meeting was held ELECTRONICALLY in accordance with section 238 of the Municipal Act, 2001 which provides for electronic participation where a emergency has been declared to exist in all or part of the municipality under section 4 or 7.01 of the Emergency Management and Civil Protection Act. Those who submitted a request prior to the meeting were able to view the meeting live.

Present	Chair:	Mike Konoval
	Members:	Debbie Crocker Susan Murphy Steve Crookshank Terry Gilbert
	Staff:	Kevin McIlwain, CAO/Clerk Ryan Snowball, Planner Gord Harrison, Fire Chief Chris Waefler, Public Works Supervisor Sylvia Roy, Treasurer Naythan Nunes, Chief Building Official Mackenzie Taylor, Records Clerk/ Deputy Clerk

## 1. CALL TO ORDER

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

## 2. ADOPTION OF MINUTES

### Resolution COA-14-2020

Gilbert - Crookshank: That the minutes of the Committee of Adjustment meetings held on July 28, 2020, be adopted.

Carried

### 3. MINOR VARIANCE APPLICATION A5/2020 – SALTER

IN THE MATTER OF MINOR VARIANCE APPLICATION A/5/2020

Date of Hearing: September 8, 2020

Owner(s): Grier Salter

Property Location: 12 Island 65C

Minor Variance(s) Requested: The owner has applied for a minor variance to account for the reduction in front yard setback and to approve the construction of the great room addition at a setback of 13 metres. In addition to the great room expansion, the owner is also proposing that an open-air deck be attached to the southwest face of the proposed great room. Due to the shape of the subject land the deck would also have a front yard setback of 13 metres.

Explanatory Note: The owner is wanting to construct a large great room addition to the existing dwelling. It was determined that the existing dwelling's front yard setback was 18.8 metres (62 feet) from the highwater mark of Georgian Bay and because this set back is less than the required front yard setback of 20 metres, the existing dwelling is considered a legal non-complying structure and is subject to the non-complying zoning provisions established in Section 5.09.1 of the Township's Comprehensive Zoning By-law. The proposed great room expansion would see the front yard setback reduced from its current setback of 18.8 metres to a lesser setback of 13 metres (42.7 feet). Because the proposed attached deck would only be setback 13 metres for the highwater mark, planning application submitted by the owner is seeking this approval to reduce setback for the great room addition

#### **Resolution COA-3-2020**

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 a sewage system is in place on the subject land that is capable of accommodating the proposed development.

2. That all applicable fees be paid.

Carried

#### 4. MINOR VARIANCE APPLICATION A3/2020 – BELL

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IN THE MATTER OF MINOR VARIANCE APPLICATION A/3/2020

Date of Hearing: September 8, 2020  
Owner(s): David Bell  
Property Location: 1 Island 275C

Minor Variance(s) Requested: The owner has filed an application of minor variance to account for 12 metre (39.4 feet) reduction in front yard setback established in the Township's Comprehensive Zoning By-law C500-2011.

Explanatory Note: The owner is proposing to utilize a Class 5 sewage system (holding tank). The holding tank is proposed to be located 8 metres (26.2 feet) from the high watermark of Georgian Bay. The Township's Comprehensive Zoning by-law provides that in a Waterfront Residential Zone (WF1-WF5), sewage systems are considered buildings for the purpose of establishing a side yard setback from the highwater mark a minimum of 20 metres (66 feet).

#### **Resolution COA-16-2020**

Gilbert - 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.

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

1. Confirmation that the owner has entered into a written agreement with a hauled sewage system operator for the disposal of sanitary sewage system (holding tank); and
2. That all applicable fees be paid.

Carried

## 5. ADJOURNMENT

### **Resolution COA-17-2020**

Gilbert - Crocker: That this meeting of the Committee of Adjustment does now adjourn.

Carried

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Kevin McIlwain, Secretary

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Mike Konoval, Chair