TOWNSHIP OF CARLING
COMMITTEE OF ADJUSTMENT – MEETING MINUTES
9:00 a.m.
Tuesday, May 27, 2025

Minutes of the Committee of Adjustment held May 27, 2025 to consider application A/1/2025.

Present	Chair:	Susan Murphy
	Members:	Lisa Cook
		Al Doubrough
		Bruce Kelly
	Staff:	Kevin McLlwain, CAO/Clerk
		Ryan Snowball, Planner
		Mackenzie Taylor, Records Clerk / Deputy Clerk
		Gord Harrison, Fire Chief
		Chris Waefler, Public Works Manager
	Regrets:	Pam Wing

1. CALL TO ORDER

The Chair called the meeting to order at 9:06 a.m.

2. ADOPTION OF MINUTES

Resolution COA-4-2025

Cook – Kelly : That the minutes of the Committee of Adjustment meetings held on April 8, 2025, be adopted.

Carried

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

IN THE MATTER OF MINOR VARIANCE APPLICATION A/1/2025
Date of Hearing: May 27, 2025
Owner(s): Gregory Bilous
Property Location: 30 Fred Dubie Road

Minor Variance(s) Requested: The owner has filed an application for minor variance to seek relief from Sections 5.63 of the Township's Comprehensive Zoning By-law C500-2011, being the provision establishing a maximum aggregate width of buildings lying parallel to the front lot line. Additionally, the Owner is seeking relief from Section 9.02 e) of the Zoning By-law, being the minimum required interior side yard in the Waterfront Residential 1 (WF1) zone.

Explanatory Note: The owner is proposing an addition to the existing dwelling located on the subject lands. The addition would result in an aggregate width of buildings equal to 23.15 metres, whereas Section 5.63 permits a maximum aggregate width of 14.85 metres. Additionally, the owner is seeking relief for a reduced interior side yard of 1.25 metres, where Section 9.02 e) of the Zoning By-law prescribes a minimum interior side yard of 5 metres.

Table 1: Proposed Minor Variance - Relief Being Sought from Section 5.22 of Comprehensive Zoning By-law C500-2011

Relief Requested from Comprehensive Zoning By-law C500-2011			
	Permitted	**Proposed**	**Relief**
5.63 maximum aggregate width of buildings lying parallel to the front lot line	14.85 metres (48.7 feet)	23.15 metres (75.95 feet)	8.30 metres (27.23 feet)
9.02 e) Minimum Interior Side Yard	5 metres (16.4 feet)	1.25 metres (4.1 feet)	3.75 metres (12.3 feet)

The planner noted that three letters objecting this application had been received. Peter Stanfield and Karin Sorra of 28 Fred Dubie Road spoke stating their objection to this application.

Resolution COA-5-2025

Doubrough – Cook: That the members of the Committee of Adjustment move into Closed Session at 10:09 a.m. for the purpose of receiving advice that is subject to solicitor-client privilege in relation to this application.

Carried

Resolution COA-6-2025

Doubrough – Kelly: That the members of the Committee of Adjustment move out of Closed Session at 10:37 a.m.

Carried

In Closed session Committee of Adjustment discussed legal advice on the structures on the property.

In the Planners report the planner identified the exiting building setback as 2.13 metres the neighbors raised a concern that it was actually 2.8 meters upon review the planner confirmed that the neighbor was correct. The relief being thought remained 3.75 metres (1.25 metrers proposed 5 meteres required). The Planner noted that this it does not alter the opinion that this condition is minor as his analysis was based on the 3.75 metres that remains unchanged.

Resolution COA-7-2025

Doubrough - 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 the Applicant apply for and obtain a Change of Use Permit for the existing sleeping cabin, converting its use to a storage building;
2. That the Applicant sign a waiver acknowledging that sleeping cabin floor area entitlement and accessory floor area entitlement are to be reallocated to the main dwelling, and subsequently that that such floor area allowances be reduced by the same amount reallocated.
3. That the Applicant provide the Township of Carling with confirmation from the North Bay Mattawa Conservation Authority that the current sewage system can accommodate the proposed additions and that the proposed additions will be adequately setback from the existing sewage system.
4. That all applicable planning fees be paid; and
5. That the approval of the minor variance from Section 9.02 e) of Zoning By-law C500-2011 does not absolve the Owner of complying with all other applicable law, including the Ontario Building Code.
6. That the extent of the variance will apply substantially in accordance with the plans and drawings submitted to the Township.

Carried

4. ADJOURNMENT

Resolution COA-8-2025
Cook – Doubrough: That this meeting of the Committee of Adjustment does now adjourn.

Carried

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Susan Murphy, Chair	Kevin McLlwain, Secretary