TOWNSHIP OF
CARLING

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NOTICE OF DECISION
MINOR VARIANCE APPLICATION A/2/2025
(VANDE BEEK/ROBB – 1 ISLAND 21C)

April 14, 2025

Sent via email to:
Meredith Robb
22 Cunningham Avenue
Toronto, ON M6K 1P2

IN THE MATTER OF MINOR VARIANCE APPLICATION A/2/2025

Date of Hearing:	April 8, 2025
Applicant/Owner:	Meredith Robb/Ronald & Donna Vande Beek
Property Location:	1 Island 21C (Inez Island)

The purpose of the application was to seek relief from Section 5.01 l) of the Township's Comprehensive Zoning By-law C500-2011, being the provision setting out the maximum floor area for a storage shed located in the front yard of a WF2-zoned property. Additionally, the purpose of the application was to seek relief from Section 5.01 b) of the Township's Comprehensive Zoning By-law C500-2011, being the provision establishing the minimum required front yard for a sleeping cabin in the WF2 zone.

The effect of the application was to permit the construction of a storage shed located in the front yard of the subject land with a total floor area of 46 square metres. Section 5.01 l) of the Zoning By-law limits the floor area to 9.9 square metres. The application was seeking relief for an additional 36.1 square metres of floor area. The effect of the application was also to permit an existing sleeping cabin with a front yard of 19.2 metres, where it is required to maintain a minimum of 20 metres. The application was seeking relief for a 0.8 metre reduction in the require front yard.

One letter of objection was received in advance of the public meeting. The author of this letter also made oral representations at the Public Hearing. While this individual had concerns over the new dwelling ultimately being proposed on the island, his concerns were addressed and he withdrew his objection to the application.

The Committee of Adjustment, in making their decision, was of the opinion that the proposed minor variance:

1) Maintained the general intent and purpose of the Township's Official Plan;
2) Maintained the general intent and purpose of the Township's Zoning By-law
3) Was desirable for the appropriate development or use of land, building or structure; and
4) Can be considered minor.

The Committee of Adjustment has granted approval to Minor Variance Application No. A/2/2025 subject to the following conditions:

1) That the Owner applies for and obtain a Demolition Permit 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.

A copy of the signed decision is attached to this Notice.

Appeals of this decision may be made in accordance with Section 45(12) of the Planning Act, R.S.O., 1990, c. P13, which states in part:

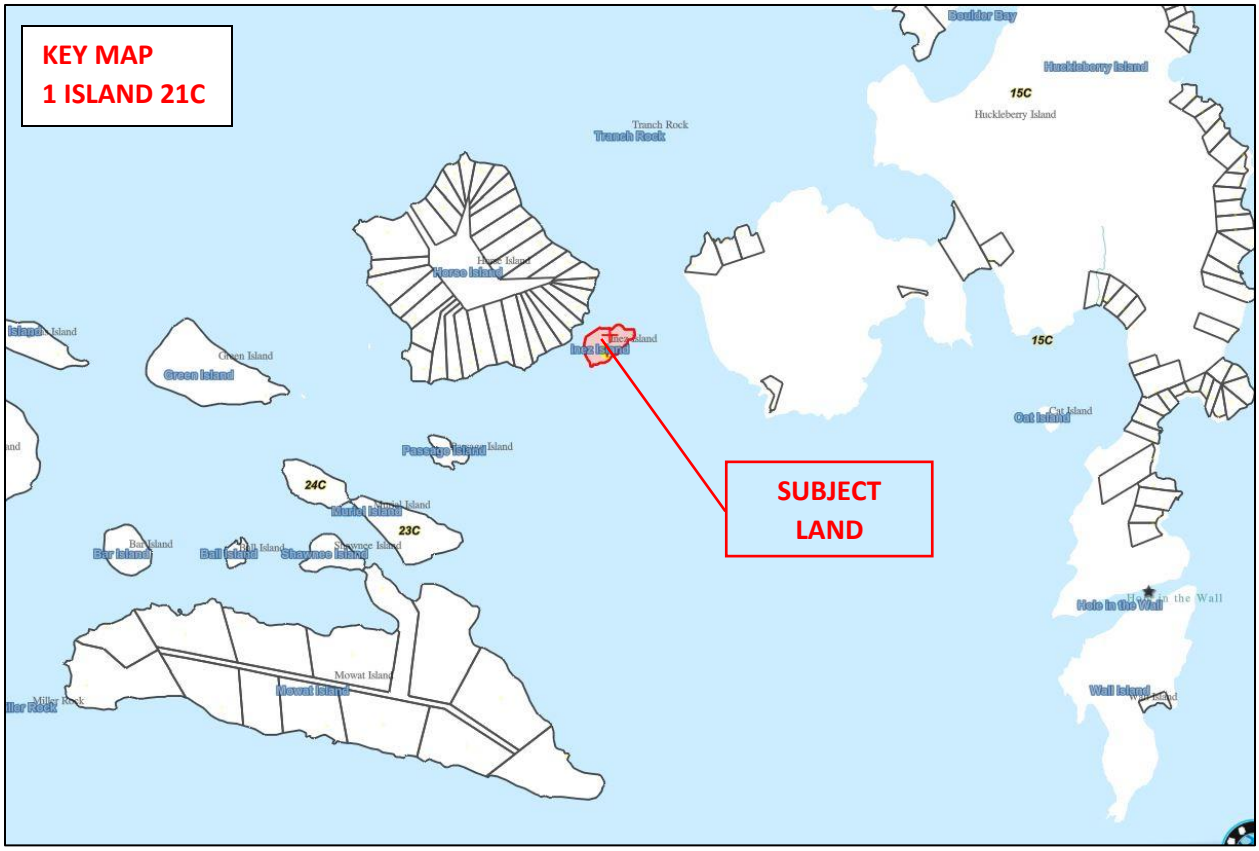
The applicant, the Minister or a specified person or public body that has an interest in the matter may within 20 days of the making of the decision appeal to the Tribunal against the decision of the committee by filing with the secretary-treasurer of the committee a notice of appeal setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the secretary-treasurer of the fee charged by the Tribunal as payable on an appeal from a committee of adjustment to the Tribunal.

Take notice that an appeal to the Ontario Land Tribunal in respect of all or part of this Minor Variance may be made by filing a notice of appeal with the Secretary-Treasurer either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at https://olt.gov.on.ca/e-file-service by selecting Carling (Township): Clerk & Secretary-Treasurer as the Approval Authority or by mail (2 West Carling Bay Road, Nobel, ON P0G 1G0), no later than 4:00 p.m. on April 28, 2025. The filing of an appeal after 4:00 p.m., in person or electronically, will be deemed to have been received the next business day. The appeal fee of $400 can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca. If the e-file portal is down, you can submit your appeal to planning@carling.ca.

The last day for an appeal of the decision is **Monday, April 28, 2025**. If no Notice of Appeal has been received by 4:00 p.m. on that date, the decision of the Committee of Adjustment is final and binding.

Kevin McLlwain,
Secretary-Treasurer, Committee of Adjustment

Cc: Ronald & Donna Vande Beek (email)


KEY MAP
1 ISLAND 21C
Boulder Bay
Huckleberry Island
15C
Huckleberry Island
Tranch Rock
Tranch Rock
Horse Island
Horse Island
Green Island
Green Island
15C
Inez Island
Inez Island
Out Island
Out Island
SUBJECT
LAND
24C
Marsh Island
23C
Bar Island
Bar Island
Ball Islands
Sharpnose Island
Hole in the Wall
Mowat Island
Mowat Island
Wall Island

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 Vade 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

Susan Murphy (Chair)

Lisa Cook

Al Doubrough

Bruce Kelly

Pam Wing

Certified to be a true copy

Mackenzie Taylor - Deputy Clerk
Township of Carling