TOWNSHIP OF
CARLING

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NOTICE OF DECISION
MINOR VARIANCE APPLICATION A/6/2024
(McGIMPSEY – 8 CHRISTIE ROAD)

December 11, 2024

William & Margot McGimpsey
8 Christie Road
Nobel, ON P0G 1G0

IN THE MATTER OF MINOR VARIANCE APPLICATION A/6/2024

Date of Hearing:	December 10, 2024
Applicant/Owner:	William & Margot McGimpsey
Property Location:	8 Christie Road

The purpose of the application was to seek relief from Section 5.22 of the Township's Comprehensive Zoning By-law C500-2011, being the provision setting out the maximum floor area and maximum height of a detached gazebo located in the front yard.

The effect of the application was to permit the construction of a detached gazebo with a floor area of 19.8 square metres (9.9 square metres in excess of that permitted under Section 5.22 of the Comprehensive Zoning By-law C500-2011) and with a height of 3.85 metres (0.35 metres greater than that permitted under Section 5.22 of the Comprehensive Zoning By-law C500-2011).

Seven letters of support were received from the owners of the following properties:

1. 4 Ramsay Road South
2. 2 Christie Road
3. 7 Christie Road
4. 9 Christie Road
5. 11 Christie Road
6. 12 Christie Road
7. 14 Christie Road

No letters of objection were received by the Committee of Adjustment in advance of a decision being made. Oral representations were made by the Owners at the Public Hearing held on December 10, 2024. The Committee of Adjustment, in making their decision, considered all written submissions and oral submissions made respecting 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/6/2024 subject to the following conditions:

1) That all applicable planning fees be paid.

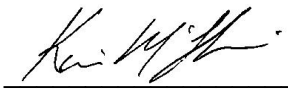
A copy of the signed decision is attached to this Notice.

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:

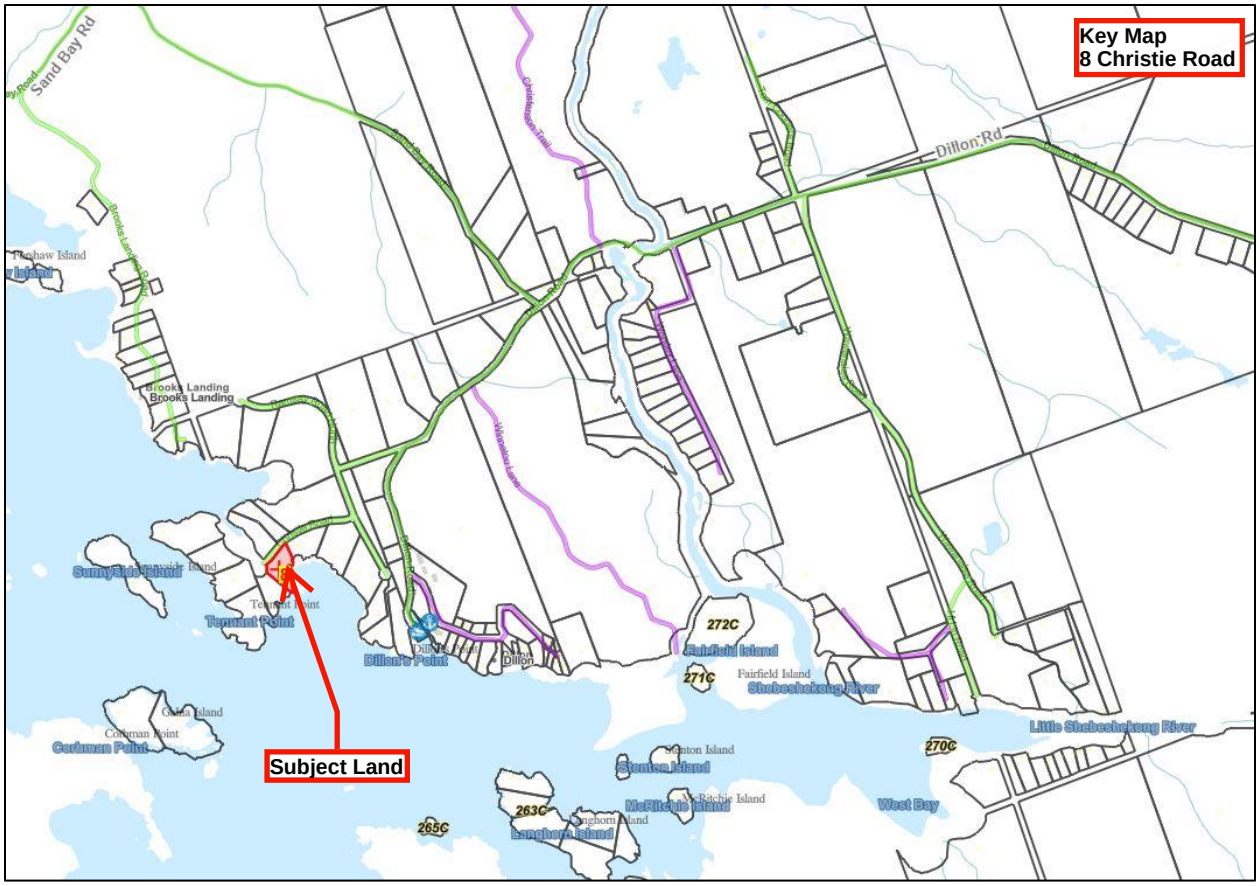
The applicant, the Minister or a specified person or public body that has an interest in the matter may within 20 days of the making of the decision appeal to the Tribunal against the decision of the committee by filing with the secretary-treasurer of the committee a notice of appeal setting out the 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 December 30, 2024. 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, December 30, 2024**. 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


Key Map
8 Christie Road
Sand Bay Rd
Dillon Rd
Brooks Landing
Sunnyside Island
Tennant Point
Dillon's Point
Subject Land
Corbman Point
Gibbs Island
272C
271C
270C
265C
263C
Fairfield Island
Shebeshekong River
Little Shebeshekong River
Stanton Island
McRitchie Island
West Bay
Longhorn Island

Resolution COA-17-2024

Cook - Kelly :

It is the opinion of the Committee of Adjustment, with respect to the Application for Minor Variance filed pursuant t 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 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. That all applicable planning fees are paid.

Carried

Susan Murphy (Chair)

Lisa Cook

Al Doubrough

Bruce Kelly

Pam Wing

Certified to be a true copy

Kevin McLlwain - Clerk
Township of Carling