TOWNSHIP OF
CARLING

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NOTICE OF REFUSAL OF AN APPLICATION TO AMEND A ZONING BY-LAW UNDER SUBSECTION 34(10.9) OF THE PLANNING ACT

APPLICATION NO. Z/2024/04
(McCaig/John Jackson Planner Inc. – 28 Dean Road)

TAKE NOTICE that the Council of the Corporation of the Township of Carling has made a decision to refuse Zoning By-law Amendment Application No. Z/2024/04, filed by John Jackson Planner Inc. on behalf of Steve McCaig, for the lands described as Part of Lot 52, Concession 12 including Part 15 on Plan 42R-17943, being 28 Dean Road. Council's decision to refuse the application was made on October 8, 2024.

THE PURPOSE of the application was to rezone Part of Lot 52, Concession 12 including Part 15 on Plan 42R-17943 (being 28 Dean Road) from the Waterfront Residential 1 Exception 13 (WF1-13) Zone to an amended Waterfront Residential 1 Exception (WF1-x) Zone.

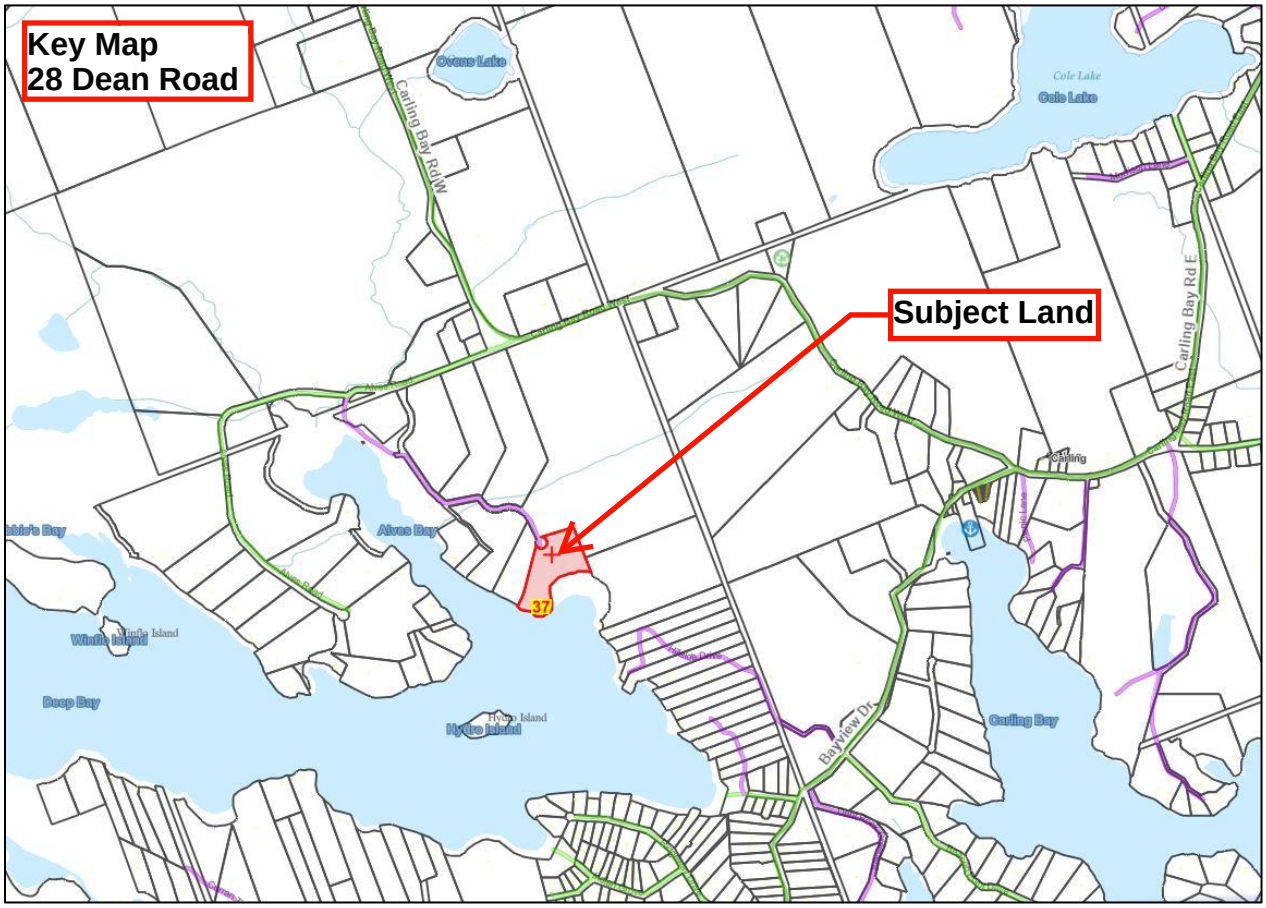
THE EFFECT of the application was to permit the construction of a detached garage with a floor area of 297.3 square metres. The proposed garage exceeded the maximum allowable floor area for a garage in the WF1 zone by 186.3 square metres, exceeded the footprint of the principal use dwelling on the subject land by 108.94 square metres, and exceeded the maximum cumulative floor area for accessory buildings by 69.9 square metres.

In making their decision to refuse the application, Council for the Corporation of the Township was of the opinion that the proposed zoning by-law amendment does not conform to the Township of Carling's Official Plan.

No written submissions were received by Council before making its decision. The landowner appeared at the public meeting and made oral submissions relating to the application, specifically providing an explanation for the proposed amendment. Council considered all submissions in making its decision to refuse the proposed zoning by-law amendment.

THE LAST DAY for filing a notice of appeal is Thursday, October 31, 2024. A notice of appeal must be filed with the Clerk of the Corporation of the Township of Carling, must set out the reasons for the appeal, and must be accompanied by the fee required by the Tribunal. Details of required fees can be obtained from https://olt.gov.on.ca/fee-chart/.

The key map on the following page of this notice illustrates the lands which were the subject of the proposed Zoning By-law Amendment. If you have an inquiry regarding this Zoning By-law Amendment, please contact the municipal office and quote file Z/2024/04 or email planning@carling.ca and quote file Z/2024/04.

THIS NOTICE DATED at the Township of Carling municipal office this 11th day of October, 2024.

Kevin McLlwain
CAO/Clerk
Township of Carling
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