TOWNSHIP OF
CARLING

2 West Carling Bay Road, Nobel ON P0G 1GO
Ryan Snowball – Director of Planning and Development
**Email:** planning@carling.ca
**Phone:** 705-342-5856 ext. 9183
**Fax:** 705-342-9527

**Revised** - Notice of a Public Hearing
Application for a Minor Variance
Application No. A/5/2026

B Lane Corporation / Glen Schnarr & Associates Inc.
(6 Banting Lane)

**Note: This is a revision to a notice that was previously sent on March 16th, 2026.**

This is to advise that a Public Hearing will be held at 9:00 a.m. on April 14th, 2026 in the Township of Carling Council Chambers and virtually through the GoTo Meeting application. At that time, an application for a Minor Variance pursuant to Section 45(1) of the *Planning Act, R.S.O. 1990, c. P.*13, as amended will be heard by the Township of Carling Committee of Adjustment.

This notice is for your information only. Persons receiving this notice are under no obligation to attend the hearing unless they so desire. Anyone wanting to make verbal representations with respect to the above-noted application may attend the public hearing and speak either in favour of or in opposition to the proposal. Written, signed submissions will also be accepted by the Secretary-Treasurer prior to or during the hearing. Such written submissions will be available for inspection at the hearing by any interested party. Written, signed submissions can be submitted to the Committee of Adjustment at the Township of Carling municipal office (2 West Carling Bay Road, Nobel, ON P0G 1G0) or emailed to planning@carling.ca.

If you wish to attend the meeting virtually through the GoTo Meeting application, please email planning@carling.ca ahead of the scheduled Public Hearing to obtain log-in credentials.

**IN THE MATTER OF APPLICATION NO. A/5/2026**

Date of Hearing: Tuesday, April 14th, 2026
Time of Hearing: 9:00 a.m.
Location of Meeting: Council Chambers - 2 West Carling Bay Road, Nobel, ON P0G 1G0 or virtual attendance through the GoTo Meeting application.
Owner(s)/Applicant(s): B Lane Corporation / Glen Schnarr & Associates Inc.
Property Location: 6 Banting Lane

The purpose of the application is to seek relief from Section 9.01. e) of the Township's Comprehensive Zoning By-law C500-2011, being the provision that regulates the minimum interior side yard for a dwelling in the WF1 zone. Additionally, the purpose of the application is to seek relief from Section 9.04.1.16 of the Township's Comprehensive Zoning By-law C500-2011, being the site specific provision regulating the Maximum Gross Floor Area for a detached Dwelling on the subject land.

The effect of the application is to permit the construction of an addition to the existing detached dwelling. The addition would result in an interior side yard of 1.37m, where Section 9.01 e) requires a minimum of 5m (3.63m relief). Additionally, the effect of the application is to permit an addition that would increase the existing dwelling's Gross Floor Area to 264.12m$^2$, where section 9.04.1.16 limits the GFA to a maximum of 245m$^2$. (19.12m$^2$ relief).

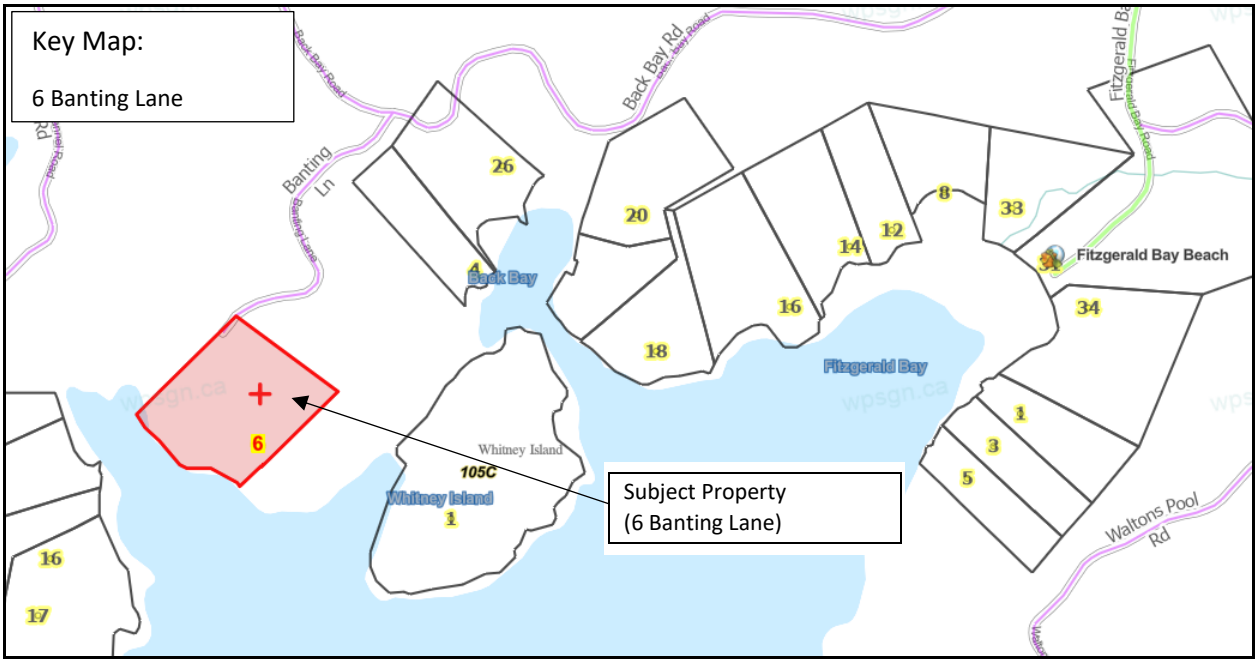
The Key Map included in this Notice of Public Hearing illustrates the lands which are the subject of this application.

Additional information, including a copy of the application, is available for inspection by the public on request at the Township of Carling municipal office by contacting the Township's Planner, Ryan Snowball, at planning@carling.ca Monday to Friday between the hours of 8:00 a.m. and 4:00 p.m. A copy of the application and any other supporting details is available for viewing and download at https://carling.ca/business-in-carling/planning-and-zoning.

For more information about this matter, please contact Ryan Snowball at planning@carling.ca.

This notice is dated the 23rd day of March, 2026.

Kevin McLlwain,
Secretary-Treasurer, Committee of Adjustment



**THE TOWNSHIP OF CARLING**
**COMMITTEE OF ADJUSTMENT APPLICATION**

## Information for Applicants

The Township of Carling strongly encourages applicants to consult staff in the Township's Planning Department prior to submission of an application. The Planner can be reached by phone at 705-996-9183 or by email at planning@carling.ca

The Committee of Adjustment meets on an as required basis, in conjunction with the regularly scheduled meetings of Council and the Committee of the Whole. Council meetings are generally held on the second Tuesday of each month. Committee of the Whole meetings are generally held on the fourth Tuesday of each month. A complete application must be submitted a minimum of three weeks prior to the Council meeting or Committee of the Whole meeting at which the application could first be considered. Due to the complexity of some applications, Planning staff require sufficient time to undertake a review of the application, conduct a site visit, prepare a Planning report to the Committee and to fulfill the requirements of the Planning Act with respect to the giving of Notice of a Hearing.

Township staff may conduct a site inspection of your property. By submitting this application, you are authorizing the Township to access your property for the purpose of conducting a site inspection. Please note that staff may be unable to perform site visits during the winter months on properties which are accessed by water or by seasonally maintained municipal or private roads. As such, consideration of an application by the Committee may be delayed until such time as safe access to the property can be obtained.

1. Complete Application

   All applicable information requested on the application form and the required application fee and deposit must be provided before the application will be considered complete and be considered by the Committee of Adjustment.

   As part of the application form, the owner or applicant/agent must explain the rationale behind the application and outline the reasons why it is not possible to comply with the regulations of the Township's Comprehensive Zoning By-law. Please submit a separate cover page if additional space is required.

2. Costs

| | | |
|---|---|---|
| i) | Minor Variance/Permission Application: | $899.00 |
| ii) | Minor Variance/Permission Application: (amended or deferred applications) | $149.00 |
| iii) | Deposit: | $500.00 |

   Pursuant to the Township's Fees By-law 2018-01, as amended the Committee of Adjustment application fee is non-refundable. The application fee does not include any costs which may be incurred for additional public meetings, the procession of objections or any functions relating to an Ontario Land Tribunal (OLT) hearing.

Costs incurred by the Committee of Adjustment for the engagement of professional services in respect of an application, including the time spent processing the application by the Township's Planner or other municipal staff, outside planning consultants, environmental consultants, lawyers, surveyors, draftsmen and engineers are not covered by the application fee. These fees are charged against the original deposit submitted with the application. Applicants will be invoiced for the full amount of any accounts rendered by such professionals for the provision of their services, unless at the discretion of the Planner, such an account or any portion thereof is deemed to be an expense of the Committee of Adjustment.

Should the costs of professional services incurred exceed that of the original deposit submitted, applicants will be invoiced for the remaining balance. Should the original deposit cover all professional costs, the remaining balance will be refunded to the applicants at the conclusion of the process.

Please note: an application is only considered minor if it is being resubmitted as an amended application or has been deferred until a future meeting of the Committee of Adjustment for decision. All other applications are subject to the standard application fee.

# Committee of Adjustment Application

Application for Minor Variance or for Permission
Under Section 45 of the Planning Act
R.S.O. 1990, c.P.13, as amended

**OFFICE USE ONLY**

Date Received: _____ Complete Application ☐Yes ☐No Application No. _____

Date Accepted: _____ Applicable Fee Paid ☐Yes ☐No

## 1. Applicant / Agent Information

Name of Applicant / Agent
**Glen Schnarr & Associates Inc.**

Address
**700- 10 Kingsbridge Garden Circle**

City **Mississauga** Province / State **ON** Postal / Zip Code **L5R 3K6**

Home Phone No._____ Business Phone No. **905.588.8888** Email **patrickp@gsai.ca**

## 2. Owner(s) Information

Name of Owner(s)

**B Lane Corporation**

Address
**1 Bedford Road, suite 2601**

City **Toronto** Province / State **ON** Postal / Zip Code **M5R 2J7**

Home Phone No._____ Business Phone No. **416.331.8001** Email **pbreda@bredagroup.com**

Please advise to whom all communication should be directed: ☐Owner ☑Applicant / Agent

## 3. Purpose and Type of Application

☑ Minor Variance from Comprehensive Zoning By-law ☐ Permission to extend a legal non-conforming use

From what section of the Zoning By-law is relief being sought?

**Sections 9.01.e) and 9.04.16. Refer to the accompanying Submission Letter for further detail**

What is the nature and extent of the relief being sought?

**Reduced interior side yard setback and increased gross floor area for a dwelling. Refer to Submission Letter for further detail.**

Why is it not possible to comply with the provisions of the Zoning By-law?

**The requested variances are resultant from an addition to accommodate additional interior living space to accommodate the needs of the family. In particular, the addition triggering this variance is within the master bedroom of the dwelling. Given the current layout of the dwelling, the addition to the master bedroom results in a protrusion into the interior yard setback. Refer to the accompanying Submission Letter for further detail.**

## 4. Location and Description of the Subject Land

Name of Municipality: **Township of Carling**

Assessment Roll Number: 4936 - **00000901206** Lot **PT LT 75** Concession 11 Island No. _____

Registered Plan of Subdivision No. (if any) – Plan No. M-_____ Lot No. _____

Reference Plan No. (if any) – Plan No. 42R- Refer to Attachment One Part No. _____ Parcel No. _____

Civic Address: **6 Banting Lane**

Dimensions of Subject Property

Depth (metres) **71.7** Frontage (metres) **88.9** Lot Area (hectares) **0.9**

**5. Land Use and Zoning**

What was the date of acquisition of the subject land? **06/27/18**

What are the existing uses of the subject land? **Residential**

How long have the existing uses been carried out on the subject land? **15 years**

What are the proposed uses of the subject land? **Residential**

What are the existing uses of abutting properties? **Crown Lands**

What is the current Official Plan designation of the subject land? **Waterfront**

What is the current zoning of the subject land? **WF1-16**

**6. Buildings and Structures** (on or proposed for the subject land)

| **EXISTING – List all existing buildings and structures** | | | | | **DISTANCE FROM LOT LINES (metres)** | | | |
|---|---|---|---|---|---|---|---|---|
| Building / Structure Type | Date of Construction | # of Storeys / Height (m) | Ground Floor Area ($m^2$) | Total Floor Area ($m^2$) | Front | Rear | Side | Side |
| **Single Storey Seasonal Dwelling** | **2010** | **1/ approx. 6m** | **250.23** | **250.23** | **22.82m** | **57.71** | **5.0m** | **61.75m** |
| **Bunkie** | **Unknown** | **1/ approx. 6m** | **77.97** | **77.97** | **16.25m** | **79.16m** | **37.71m)** | 37.91 |
| **Garage** | **2019** | **1/ approx. 6m** | **57.68** | **57.68** | **71.84m** | **18.02m** | **6.25m** | **73.26m** |
| Single Storey (Deck 1) | 2010 | 1/ approx. 6m | 5.78 | 5.78 | 25.49 | 62.44 | 20.98 | 60.04 |
| Single Storey (Deck 2) | 2010 | 1/ approx. 6m | 29.42 | 29.42 | 19.06 | 67.70 | 11.07 | 69.09 |
| | | | | | | | | |
| | | | | | | | | |

| **PROPOSED – List all existing buildings and structures** | | | | | **DISTANCE FROM LOT LINES (metres)** | | | |
|---|---|---|---|---|---|---|---|---|
| Building / Structure Type | Date of Construction | # of Storeys / Height (m) | Ground Floor Area ($m^2$) | Total Floor Area ($m^2$) | Front | Rear | Side | Side |
| **Seasonal Dwelling- Addition** | | **1/ approx. 6m** | **Addition - 13.39** | **Total - 264.12** | **22.82m** | **57.71** | **1.37m** | 61.75m |
| | | | | | | | | |
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**7. Service Information** (check appropriate box)

***Access***

☐ Provincial Highway ☐ Municipal road, maintained all year ☐ Municipal road, maintained seasonally

☑ Other public road ☐ Right-of-way ☐ Water access (see below)

If access to the subject land is by private road, or if by "other public road" or "right-of-way", indicate who owns the land or road, who is responsible for its maintenance and whether it is maintained seasonally or all year.

Access is a public road over Crown Land maintained privately.

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If access to the subject land is by water, describe the parking and docking facilities and the approximate distance of these facilities from the subject land and the nearest public road.

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***Water*** (check appropriate box)

☐ Publicly owned and operated piped water system

☐ Privately owned and operated individual well ☐ Privately owned and operated communal well

☑ Lake or other waterbody ☐ Other means _____

***Sewage Disposal*** (check appropriate box)

☐ Publicly owned and operated sanitary sewage system

☑ Privately owned and operated individual septic system ☐ Privy

☐ Privately owned and operated communal septic system ☐ Other means _____

***Storm Drainage*** (check appropriate box)

☐ Sewers ☐ Ditches

☑ Swales ☐ Other means _____

**8. History**

Has the owner previously applied to the Committee of Adjustment for relief in respect of the subject property?

☑ Yes ☐ No If yes, please provide Application No., if known **Application No. A/8/2009 (complete)**

Is the subject property the subject of an application for approval of a plan of subdivision or a consent?

☐ Yes ☑ No If yes, please provide Application No., if known _____

**9. Plans** (to assist in the preparation of plans, please refer to the attached sample sketch)

Please include a site plan of the property drawn to an appropriate scale based on a true survey showing:

i) the boundaries and dimensions of the subject lands;

ii) the location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings and structures from the front yard lot line, rear yard lot line and the side yard lot lines;

iii) the approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks;

iv) the current uses on land that is adjacent to the subject land;

v) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right-of-way;

vi) if access to the subject land is by water only, the location of the parking and docking facilities to be used;

vii) the location and nature of any easement affecting the subject land.

**Additional information, including architectural drawings and elevations, shall be furnished by the applicant at the request of the Township.**

**10. Affidavit or Sworn Declaration**

Dated at the City of Mississauga this 21 day of August, 20 25

I, Patrick Pearson of the City of Mississauga in the

County/District/Regional Municipality of Peel solemnly declare that all the statements contained in this application are true, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the **CANADA EVIDENCE ACT**

DECLARED BEFORE ME at the City of Mississauga

in the Region of Peel this 21 day of August, 20 25.

**Nikola Coric, a Commissioner, etc.,**
**Province of Ontario, for**
**Glen Schnarr & Associates Inc.**
**Expires October 9, 2027.**

A Commissioner of Oaths

Patrick Pearson

Signature of Owner or Authorized Applicant / Agent

**11. Authorizations**

**Authorization of Owner(s) for Agent to Make the Application**

If the applicant is not the owner of the land that is the subject of this application, authorization for the agent to make this application, as set out below, must be given. Alternatively, written authorization can be provided on a separate form and submitted with this application. Authorization must be provided by all registered owners of the subject property.

I/We, PAUL BREDA, am/are the owner(s) of the land

that is the subject of this application and I/we authorize Glen Schnarr & Associates Inc.

to make this application on my/our behalf.

Date January 7 2026 Signature of Owner

Date _____ Signature of Owner _____

Date _____ Signature of Owner _____

**Authorization of Owner(s) for Agent to Provide Personal Information**

If the applicant is not the owner of the land that is the subject of this application, authorization for the agent to provide personal information, as set out below, must be given. Alternatively, written authorization can be provided on a separate form and submitted with this application. Authorization must be given by all registered owners of the subject property.

I/We, B Lane Corporation, am/are the owner(s) of the land that is the subject of this application and for the purposes of the *Freedom of Information and Protection of Privacy Act*, I/we authorize Glen Schnarr & Associates Inc. as my/our agent for this application to provide any of my/our personal information that will be included in this application or collected during the process of the application.

Date June 24 2025 Signature of Owner

Date _____ Signature of Owner _____

Date _____ Signature of Owner _____

**12. Consent of the Owner(s) to the Use and Disclosure of Personal Information**

All registered owners of the subject property must provide their consent concerning the disclosure of personal information, as set out below.

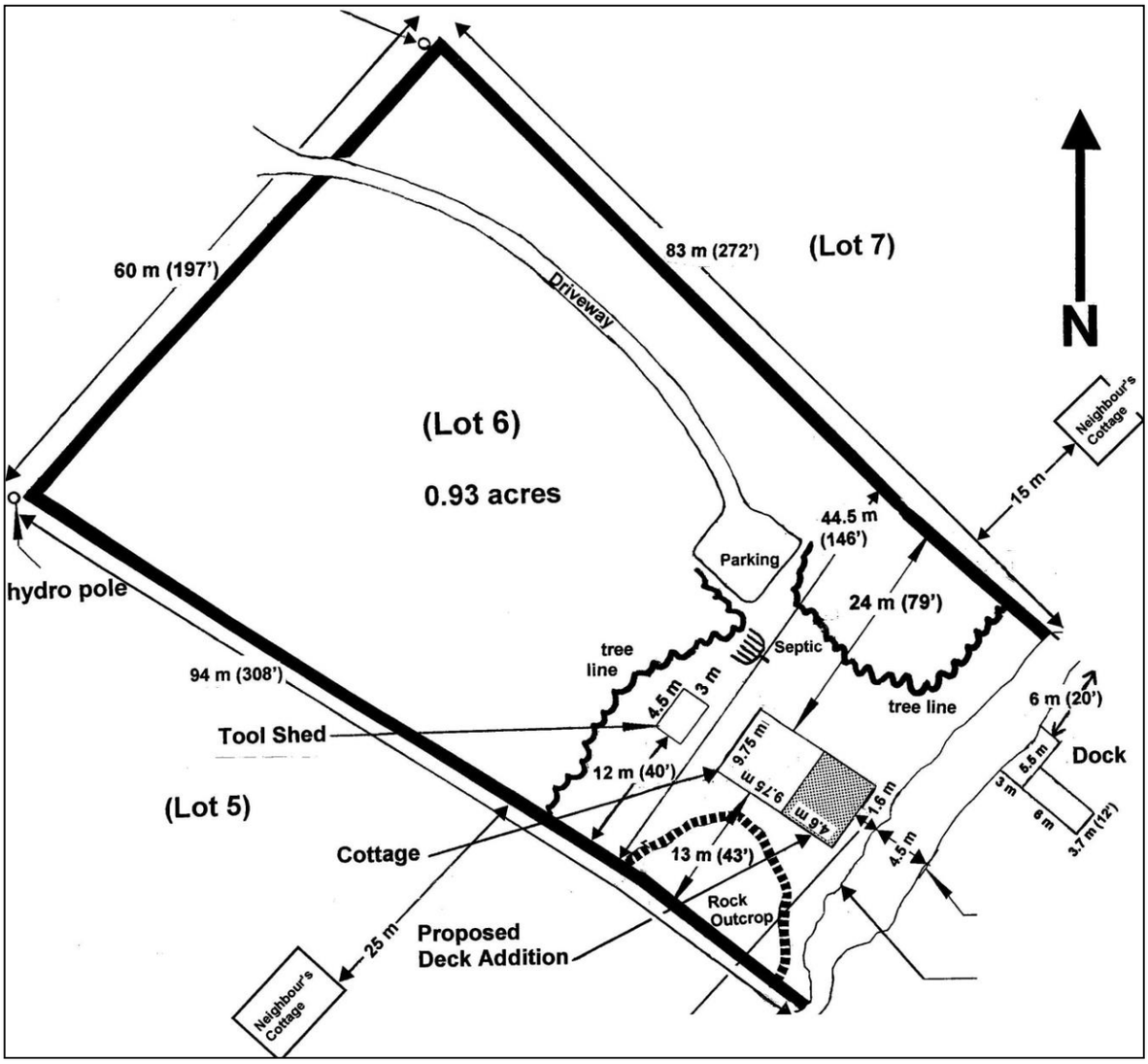
I/We, B Lane Corporation, am/are the owner(s) of the land that is the subject of this application and for the purposes of the *Freedom of Information and Protection of Privacy Act*, I/we authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the *Planning Act* for the purposes of processing this application.

Date June 24 2025 Signature of Owner

Date _____ Signature of Owner _____

Date _____ Signature of Owner _____

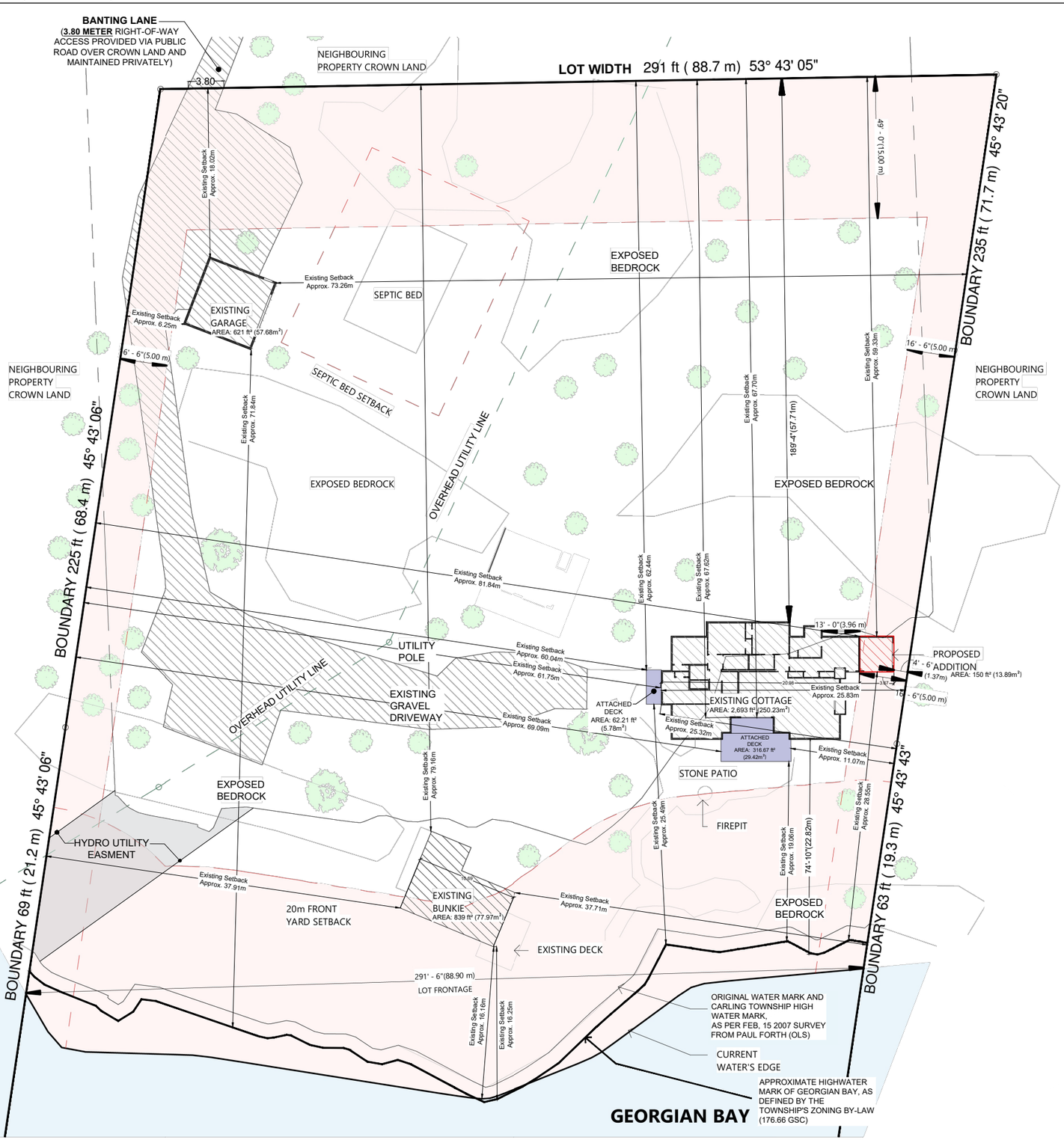
**Sample Site Plan**

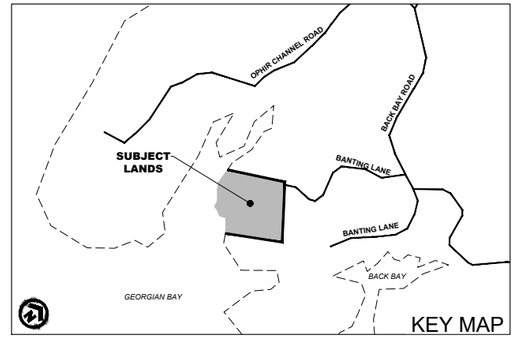


Attachment One- Legal Description

**PT LOT 75 CON 11 CARLING BEING SUMMER RESORT LOCATION CT42; PT OF ORIGINAL SHORE RDAL IN FRONT OF LOT 75 CON 11 CARLING DESIGNATED AS PARTS 1, 2 & 3 ON PL 42R18194 (CLOSED BY BY-LAW ATTACHED TO GB12910); S/T EASEMENT IN GROSS OVER PT 2 PL 42R18194 AS IN GB13949; CARLING**

P:\00_PENDING\P24-2754 - Banting Ln, Carling\Drawings\MV Mar 3 26.dwg




# MINOR VARIANCE SKETCH

6 BANTING LANE, PART OF LOT 75,
CONCESSION 11,
TOWNSHIP OF CARLING,
DISTRICT OF PARRY SOUND

**VARIANCES REQUESTED:**

1. **Section 9.02.e), By-law C500-2011**

***A minimum interior side yard of 5 metres is required.***
A minimum (east) interior side of 1.37 metres is requested.

2. **Section 9.04.1.16, By-law C500-2011**

***A dwelling and any permitted accessory uses, buildings or structures may be permitted on Concession 11, Part Lot 75, Parcel 7429 known locally as 6 Banting Lane subject to allowing a sleeping cabin no larger than 79 square metres, a detached dwelling not exceeding 245 square metres, that the sleeping cabin not contain any cooking facilities including any appliance, cooking or warming device intended to be used for the preparation of food including ovens, hotplates and cooking related appliances.***
A detached dwelling with an area of 264.12 square metres is requested.

NOTE*
*BASE PLAN PROVIDED BY SITE PLAN CORBIN PATTEN DESIGNS, DATED 2.22.03.23

SCALE 1:3,000
MARCH 3, 2026

GSAI
Glen Schnarr & Associates Inc.

GSAI
Glen Schnarr & Associates Inc.

Partners:
**Glen Broll,** MCIP, RPP
**Colin Chung,** MCIP, RPP
**Jim Levac,** MCIP, RPP
**Jason Afonso,** MCIP, RPP
**Karen Bennett,** MCIP, RPP

*In Memoriam, Founding Partner:*
**Glen Schnarr**

February 9th, 2026

GSAI File: P24-2754

Committee of Adjustment
Township of Carling
Planning Department
2 West Carling Bay Road
Nobel, ON P0G 1G0

RE: Minor Variance Application
6 Banting Lane, Township of Carling

Glen Schnarr & Associates Inc. (GSAI) are the planning consultant to B Lane Corporation (the "Owner') of the lands municipally known as 6 Banting Lane, in the Township of Carling (the 'Subject Lands' or 'Site'). On behalf of the Owner, we are pleased to provide this Minor Variance Application to facilitate a side addition.

In support of the Application, please find attached the following:

- A copy of the completed Minor Variance Application Form;
- A copy of Site Plan prepared by Glen Schnarr & Associated Inc.;
- A copy of the Survey; and,
- A copy of the Minor Variance Sketch, prepared by Glen Schnarr & Associated Inc.

Payment of the $915.00 Application fee will be provided under separate cover, prior to circulation.

## SITE & CONTEXT

The Subject Lands, municipally known as 6 Banting Lane, are located on the south side of Banting Lane, north of Fitzgerald Bay. The Subject Lands are approximately 0.9 hectares in size, with frontage and access along Banting Lane. The Site is also bordered by Crown Land to the north, east and west. It is currently improved with a detached dwelling, an accessory detached garage and an accessory detached sleeping cabin or bunkie. Exposed bedrock areas are present across the Site.

The area surrounding the Subject Lands is a low-rise, low-density waterfront residential area. Detached dwellings of varying size and styles, as well as accessory structures are common. There are also Crown Lands interspersed.

## OFFICIAL PLAN & ZONING

The Subject Lands are subject to the Township of Carling Official Plan and are designated 'Waterfront' (Schedule A, Land Use). A range of uses, including residential, are permitted. As such, the existing cottage and accessory structures are permitted.

The Site is also subject to the Township of Carling Comprehensive Zoning By-law C500-2011 ('By-law C500-2011') and is zoned 'Waterfront Residential 1, Exception 16 (WF1-16)'. The WF1 zone permits a range of residential uses, including

a single detached dwelling and a sleeping cabin. Exception 16 restricts the maximum permitted area of a detached dwelling on the lot to not more than 245 square metres.

## PROPOSAL

The Owner is seeking permission to construct a 13.89 square metre (150 square feet) east side addition to the existing cottage to accommodate changing family needs. The proposed altered dwelling, as currently contemplated, has been planned and designed to comply with the applicable zoning regulations to the greatest extent possible.

The following are the variances for which the Owner is seeking approval:

1. Section 9.02.e), By-law C500-2011
   *A minimum interior side yard of 5 metres is required.*
   A minimum (east) interior side of 1.37 metres is requested.

2. Section 9.04.1.16, By-law C500-2011
   *A dwelling and any permitted accessory uses, buildings or structures may be permitted on Concession 11, Part Lot 75, Parcel 7429 known locally as 6 Banting Lane subject to allowing a sleeping cabin no larger than 79 square metres, a detached dwelling not exceeding 245 square metres, that the sleeping cabin not contain any cooking facilities including any appliance, cooking or warming device intended to be used for the preparation of food including ovens, hotplates and cooking related appliances.*
   A detached dwelling with an area of 264.12 square metres is requested.

## MINOR VARIANCE TESTS

Section 45(1) of the *Planning Act*, as amended, identifies the four tests which must be satisfied in order for the Committee to approve this application. Those tests are:

1. The variance maintains the general intent and purpose of the Official Plan.
2. The variance maintains the general intent and purpose of the Zoning By-law.
3. The variance is desirable for the appropriate development or use of the land.
4. The variance is minor in nature.

In my opinion, the requested variances are supportable and meet the four tests under the *Planning Act* in the following ways:

### The Variance Maintains The General Intent & Purpose of the Official Plan

As mentioned above, the Subject Lands are designated 'Waterfront' by the in-effect Township of Carling Official Plan. The intent of the 'Waterfront' designation is to facilitate a range of permitted residential built forms, including detached dwellings. The proposed residential use and detached dwelling built form are permitted.

Furthermore., the in-effect Official Plan directs that any development in Waterfront areas is to preserve the existing character of open space and low density residential uses along the waterfront. The proposal does just this as the Site's existing open space character, particularly along the Georgian Bay shoreline, is maintained as is a low-density residential form. The proposed altered dwelling has been appropriately situated on the lot to accompany the family's changing needs, without compromising the open space character of the shoreline.

For the reasons outlined above, it is my opinion that the requested variances conform to the policy objectives established by the Township of Carling Oakville Plan and meet the general intent and purpose of the Official Plan.

### The Variance Maintains The General Intent & Purpose of the Zoning By-law

As mentioned above, the Subject Lands are subject to By-law C500-2011, as amended. The requested variances seek the following relief:

### Reduced Interior Yard Setback

Section 9.02.e) of By-law C500-2011 states that a minimum interior side yard setback of 5.0 metres is required, whereas an (east) interior side yard setback of 1.37 metres is requested.

In the case of the Subject Lands, a reduced east interior side yard setback, as measured from the eastern property line to the western perimeter of a proposed dwelling, is being requested. In this case, the requested reduced setback is largely technical in nature and is required to facilitate an optimal site design and additional interior living space to accommodate the needs of the family. In particular, the addition triggering this variance is within the master bedroom of the dwelling. Given the current layout of the dwelling, the addition to the master bedroom results in a protrusion into the interior yard setback. The reduced side yard setback is an appropriate and desirable design feature for the Subject Lands and is necessary to facilitate the proposed, optimized site design. The requested setback will also continue to provide for sufficient spacing, visual screening between the Subject Lands and surrounding properties and will enable sufficient drainage to occur. Visual screening is to be provided via the presence of protected Crown Land to the immediate east and landscaped open spaces surrounding the dwelling to the north, west and south. Furthermore, the requested side yard is of sufficient width to accommodate drainage and maintenance demands, while also effectively mitigating privacy and overlook concerns. As a result, the positioning of the altered dwelling as contemplated does not lead to overlook or privacy concerns nor will it have any adverse impacts on the surrounding lands. Given the above, it is my opinion that the requested reduced side yard is appropriate for the Subject Lands.

### Increased Density (Gross Floor Area)

Section 9.04.1.16 of By-law C500-2011 states that the maximum allowable area for a detached dwelling on the lot shall not exceed 245 square metres, whereas a detached dwelling with an area of 264.12 square metres is requested.

The purpose and intent of density regulations is to control the overall building mass on a property. The maximum gross floor area regulation works hand-in-hand with building envelope regulations, including lot coverage, to ensure that a reasonable built form and massing is provided. An appropriate mass is to be provided by regulating the amount of floor area that can be accommodated on a lot.

The proposed altered dwelling has been planned and designed to provide a built form and living areas that reflects the family's changing needs. I would also highlight that the requested relief can be understood as being technical in nature as the Site is subject to a site-specific regulation restricting the allowable area for a detached dwelling. If the parent maximum gross floor area regulation established for the WR1 Zone were to be applied (which permits a main dwelling to be 93 square metres plus 2% of the lot area, to a maximum of 750 square metres), a significantly larger main dwelling could be permitted. The proposed altered dwelling has also been planned and designed to provide for a built form, scale and living areas that are compatible with those in the surrounding area, while also respecting the established character of the area. The proposed altered dwelling maintain the existing dwelling, which further supports preservation of the established character. Additionally, the proposed side addition is visually screened by the existing dwelling thereby reducing the visual appearance of mass and scale. Overall, it is my opinion that the proposed altered dwelling is appropriately sized and positioned on the lot.

Based on the above, it is my opinion that the proposed variances meet the general intent and purpose of the Zoning By-law.

### The Variance is Desirable for the Appropriate Development or Use of the Land

Approval of the requested variances will allow for the proposed development of the Subject Lands. Reinvestment in lands in close proximity to services and amenities, such as that being proposed, is appropriate and desirable for the Township, the community, and this property.

The requested reduced interior side yard setback and increased dwelling gross floor area will maintain an appropriate built form, height, massing, and scale. The variances are desirable in recognizing the appropriate development and use of the Subject Lands.

Overall, it is my opinion that the proposed variances have been designed to be complimentary to the character of the Subject Lands and the surrounding area, while also respecting the surrounding environment. The proposal will not negatively affect surrounding uses and represents an efficient, compatible, and appropriate development that is desirable for the Subject Lands.

### The Variance is Minor in Nature

The requested variances will permit the development of a side addition to an existing dwelling on the Subject Lands and represents minor departures from what is currently permitted. The variances required do not represent overdevelopment of the Subject Lands as the proposed altered dwelling will be contemporary in design and to the surrounding community and will respect the existing physical character, massing and scale of the surrounding context.

Overall, the variances will allow for sensitive reinvestment to occur on the Subject Lands in a manner that is compatible and in keeping with the current physical character of the community. The variances requested will not result in adverse impact on adjoining properties or the surrounding area. Therefore, it is my opinion that the proposed variances are minor in nature.

### CONCLUSION

As described above, the requested variances satisfy the four tests of Section 45(1) of the *Planning Act* and represent good planning.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.

Patrick Pearson, MCIP, RPP
Associate