TOWNSHIP OF
CARLING

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NOTICE OF DECISION
MINOR VARIANCE APPLICATION A/2/2026
(Piddington / Cassie Harris (Bird Custom Home Design) (7 Sawdust Bay Road)

March 31st, 2026

Karen and Allen Piddington
61 Bluff Trail
Nobleton, ON
L7B 0A1

IN THE MATTER OF MINOR VARIANCE APPLICATION A/2/2026

Date of Hearing:	March 24th, 2026
Applicant/Owner:	Cassie Harris (Bird Custom Home Design) / Karen & Allen Piddington
Property Location:	7 Sawdust Bay Road

The purpose of the application was to seek relief from Section 9.02 m) of the Township of Carling Comprehensive Zoning By-law C500-2011, being the provision regulating the Maximum Gross Floor Area for a Main Dwelling.

The effect of the application was to permit the construction of a 393.2m^2 main dwelling which exceeds the maximum gross floor area allowed for the property (286.6m^2) by 106.6m^2. The increased gross floor area is being requested to allow the owners to construct this dwelling that includes covered porches and a loft above the garage.

There was one written submission and one verbal representation that were received from Emilio Pasani with respect to this application. Emilio Pasani did not feel like this application should be considered minor. The Applicant (Cassie Harris) also made a verbal representation providing a rationale for the application. Following discussion at the Public Hearing, Emilio Pasani retracted his statement of opposition. The Committee of Adjustment considered this information before making their decision to approve 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/2/2026 subject to the following conditions:

1) Confirmation that a septic system can be accommodated on the subject lands.
2) That the variance applies to the 393.2m^2 main dwelling, inclusive of the covered porches and loft above the garage, that is substantially in conformity with the architectural drawings submitted with the application.
3) That the proposed development be subject to an application for site plan approval, which shall identify mature vegetation located within the front yard as being preserved.

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:

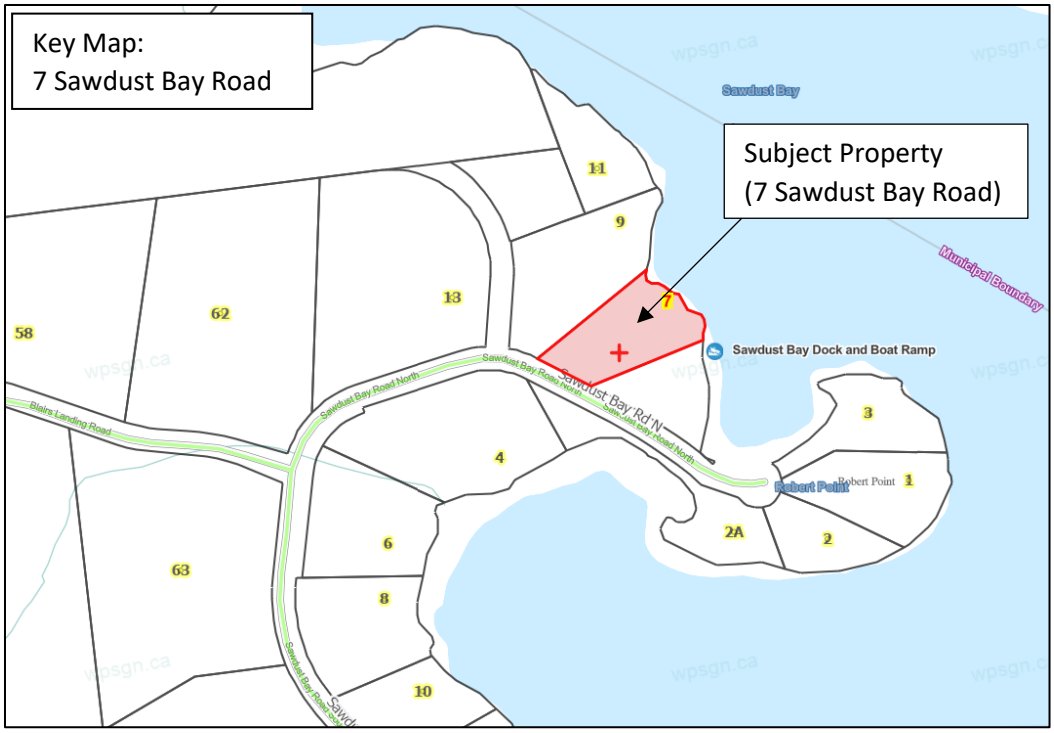
The applicant, the Minister or a specified person or public body that has an interest in the matter may within 20 days of the making of the decision appeal to the Tribunal against the decision of the committee by filing with the secretary-treasurer of the committee a notice of appeal setting out the 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 Monday, April 13, 2026. 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 13, 2026**. 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.

This notice dated March 31, 2026

Kevin McLlwain
Secretary-Treasurer, Township of Carling Committee of Adjustment


Key Map:
7 Sawdust Bay Road
Sawdust Bay
Subject Property
(7 Sawdust Bay Road)
Municipal Boundary
Sawdust Bay Dock and Boat Ramp
Sawdust Bay Rd N
Sawdust Bay Road North
Plains Landing Road
Robert Point
Robert Point
11
9
7
13
62
58
4
3
1
2A
2
6
63
8
10

Resolution COA- 6 -2026

Wing - Doubrough

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.

Subject to the following conditions:

1) Confirmation that a septic system can be accommodated on the subject lands.
2) That the variance applies to the 393.2 m2 main dwelling, inclusive of the covered porches and loft above the garage, that is substantially in conformity with the architectural drawings submitted with the application.
3) That the proposed development be subject to an application for site plan approval, which shall identify mature vegetation located within the front yard as being preserved.

CARRIED

Susan Murphy (Chair)

Lisa Cook

Al Doubrough

Bruce Kelly

Pam Wing

Certified to be a true copy

Kevin McLlwain - Clerk
Township of Carling