TOWNSHIP OF
CARLING

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NOTICE OF DECISION
MINOR VARIANCE APPLICATION A/5/2026
B Lane Corporation / Glen Schnarr & Associates Inc.
(6 Banting Lane)

April 16, 2026

IN THE MATTER OF MINOR VARIANCE APPLICATION A/5/2026

Date of Hearing:	April 14, 2026
Applicant/Owner:	B Lane Corporation / Glen Schnarr & Associates Inc.
Property Location:	6 Banting Lane

The purpose of the application was to seek relief from Section 9.02 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 was 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 9.02 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 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/5/2026 subject to the following conditions:

1) That the extent of the variance will apply substantially in accordance with plans and drawings submitted in the application
2) Confirmation that the existing sewage located on the subject land can accommodate the proposed development or, alternatively, that approval has been obtained for a new system which can accommodate the proposed development.

3) That the proposed development be subject to an application for site plan approval and as a condition of site plan approval that the owner enter into a site plan agreement with the Township to be registered on title for the subject land which shall identify that mature vegetation located in the front yard be preserved and;
4) That all applicable planning fees be paid in full.

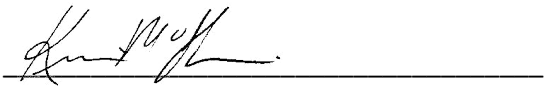
There was one written submission made by Jan Morrissey, The submission was to question which of the two cottages were the variances being requested for. The Committee of Adjustment considered this correspondence in making their decision to approve the application.

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:

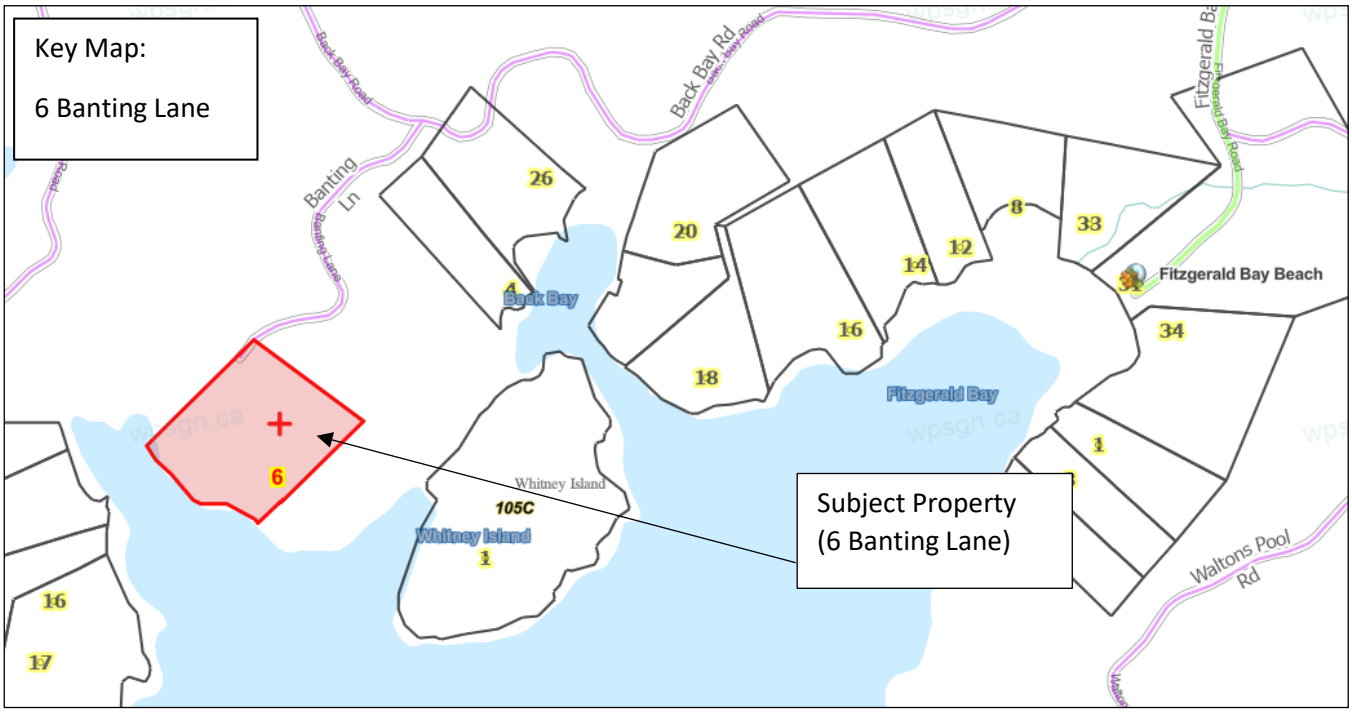
The applicant, the Minister or a specified person or public body that has an interest in the matter may within 20 days of the making of the decision appeal to the Tribunal against the decision of the committee by filing with the secretary-treasurer of the committee a notice of appeal setting out the 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 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 May 4, 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, May 4, 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.



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


Key Map:
6 Banting Lane
Back Bay Rd
Banting Ln
Back Bay
Fitzgerald Bay
Fitzgerald Bay Beach
Whitney Island
105C
Whitney Island
Waltons Pool Rd
Subject Property
(6 Banting Lane)
6
26
20
4
18
16
14
12
8
33
34
1
16
17

Resolution COA- 11 -2026

Kelly - Doubrous:

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. That the extent of the variance will apply substantially in accordance with plans and drawings submitted in the application;

2. Confirmation that the existing sewage system located on the subject land can accommodate the proposed development or, alternatively, that approval has been obtained for a new system which can accommodate the proposed development.

3. That the proposed development be subject to an application for site plan approval and as a condition of site plan approval that the owner enter into a site plan agreement with the Township to be registered on title for the subject land which shall identify that mature vegetation located in the front yard be preserved and

4. That all applicable planning fees be paid in full.

Carried

Susan Murphy (Chair)

Lisa Cook

Al Doubrough

Bruce Kelly

Pam Wing

Certified to be a true copy
Kevin McLlwain - Clerk
Township of Carling