TOWNSHIP OF
CARLING

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NOTICE OF DECISION
Application for Permission Pursuant to Section 45(2) of the Planning Act
Application No. A/8/2026
(Mongrain/Hess - 9 Harrison Landing Road)

April 16, 2026

IN THE MATTER OF MINOR VARIANCE APPLICATION A/8/2026
Date of Hearing: April 14, 2026
Owner / Applicant: Norissa Mongrain / Les Hess (Bramble Ridge Home Design Group)
Property Location: 9 Harrison Landing Road

The purpose of the application was to seek relief from Section 7.02 d) of Zoning By-law C500-2011, being the minimum front yard in the Rural Residential (RR) Zone and Section 5.09.2 a) i) of Zoning By-law C500-2011 which restricts the reconstruction of a legal non-conforming use, mandating that any reconstruction of said use does not further contravene the provisions of the by-law because of an increase in height, size or volume, or by changing the use of such building or structure.

The effect of the application was to permit an addition to the existing legal non-complying single-detached dwelling located on the subject land. The existing dwelling is considered legal non-complying due to a reduced front yard of 11.2 metres. Section 7.02 d) of Zoning By-law C500-2011 requires a minimum front yard of 20 metres. The proposed addition will maintain a front yard of 13.9 metres, exceeding that of the existing front yard (no further contravention).

The Committee of Adjustment, in making their decision, was of the opinion that with respect to the Application for Permission filed pursuant to Section 45(2) of the Planning Act, R.S.O. 1990, c. P.13, as amended:

1) That the proposal is desirable for the appropriate development of the subject land; and
2) That the proposed development will not result in undue adverse impacts on the surrounding properties and neighbourhood.

The Committee of Adjustment has granted approval to Application for Permission pursuant to Section 45(2) of the Planning Act 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) That all applicable planning fees be paid in full.

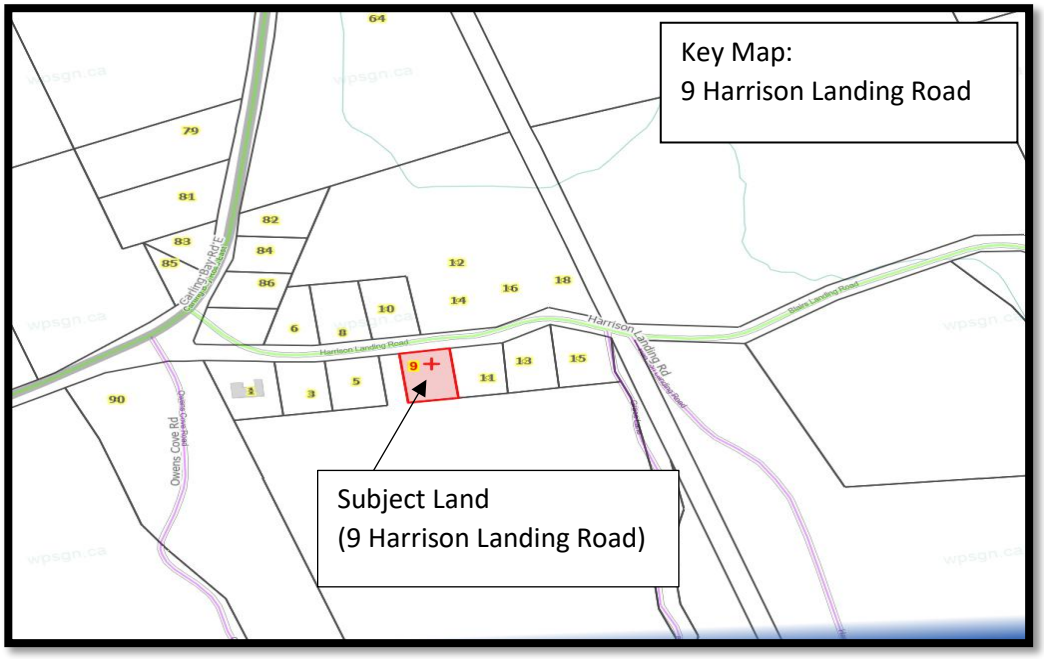
Appeals of this decision may be made in accordance with Section 45(12) of the Planning Act, R.S.O., 1990, c. P13, which states in part:

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



Resolution COA-14 -2026

Doubrough - Cook :

It is the opinion of the Committee of Adjustment, with respect to the Application for Permission filed pursuant to Section 45(2) of the Planning Act, R.S.O. 1990, c. P.13, as amended:

- That the proposal is desirable for the appropriate development of the subject land and
- That the proposed development will not result in undue adverse impacts on the surrounding properties and neighbourhood.

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. 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