TOWNSHIP OF
CARLING

2 West Carling Bay Road, Nobel ON P0G 1GO
Ryan Snowball Planner
Email: planning@carling.ca
Phone: 705-342-5856 ext. 9183
Fax: 705-342-9527

NOTICE OF COMPLETE APPLICATION & PUBLIC MEETING
Application for a Zoning By-law Amendment
Application No. Z/2025/04 (Rettie/John Jackson Planner Inc. – 3 Oredon Trail)

TAKE NOTICE that the Corporation of the Township of Carling has received an application for a site-specific Zoning By-law Amendment by John Jackson Planner Inc. on behalf of Spencer and Emma Rettie for the lands located on Part of Lot 15, Concession 2 being Parts 3 & 4 Plan 42R-18404, known locally as 3 Oredon Trail. The application was deemed "Complete" by the Township of Carling on August 19, 2025.

TAKE NOTICE that the Council of the Corporation of the Township of Carling will hold a Public Meeting with respect to the proposed zoning by-law amendment pursuant to Section 34(12) a) ii) of the *Planning Act, R.S.O. 1990, c. P.13* in order to give the public an opportunity to make representations in respect of the proposed zoning by-law amendment.

Date of Public Meeting: Tuesday, September 9th, 2025
Time of Public Meeting: 9:00 a.m.
Location: Council Chambers at 2 West Carling Bay Road, Nobel, ON P0G 1G0 or virtually through the GoTo Meeting Application.

If you wish to attend the Public Meeting virtually through the GoTo Meeting Application, please email planning@carling.ca in advance of the scheduled Public Meeting date to confirm your attendance and obtain log-in credentials.

THE PURPOSE of the proposed Zoning By-law Amendment is to rezone Part of Lot 15, Concession 2 (Parts 3 and 4 Plan 42R-18404), being 3 Oredon Trail from the Rural (RU) zone to a Rural Exception (RU-x) zone.

THE EFFECT of the proposed zoning by-law amendment is to permit the construction of an Additional Residential Unit (dwelling unit) in a detached accessory building and for that building to be accessory to the principal residential dwelling. Additional Residential Units located in a detached accessory building are not a permitted use as set out in Section 6.01 of the Township's Zoning By-law C500-2011.

THE KEY MAP included in this notice illustrates the location of the lands subject to the application.

IF YOU WISH to be notified of the decision of the Township of Carling on the proposed Zoning By-law Amendment, you must make a written request to the Township of Carling at the following address:

Township of Carling
Attn: Ryan Snowball, Planner
2 West Carling Bay Road
Nobel, ON P0G 1G0
planning@carling.ca

IF A PERSON or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the Township of Carling to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Carling before the by-law is passed, the person or public body is not entitled to appeal the decision.

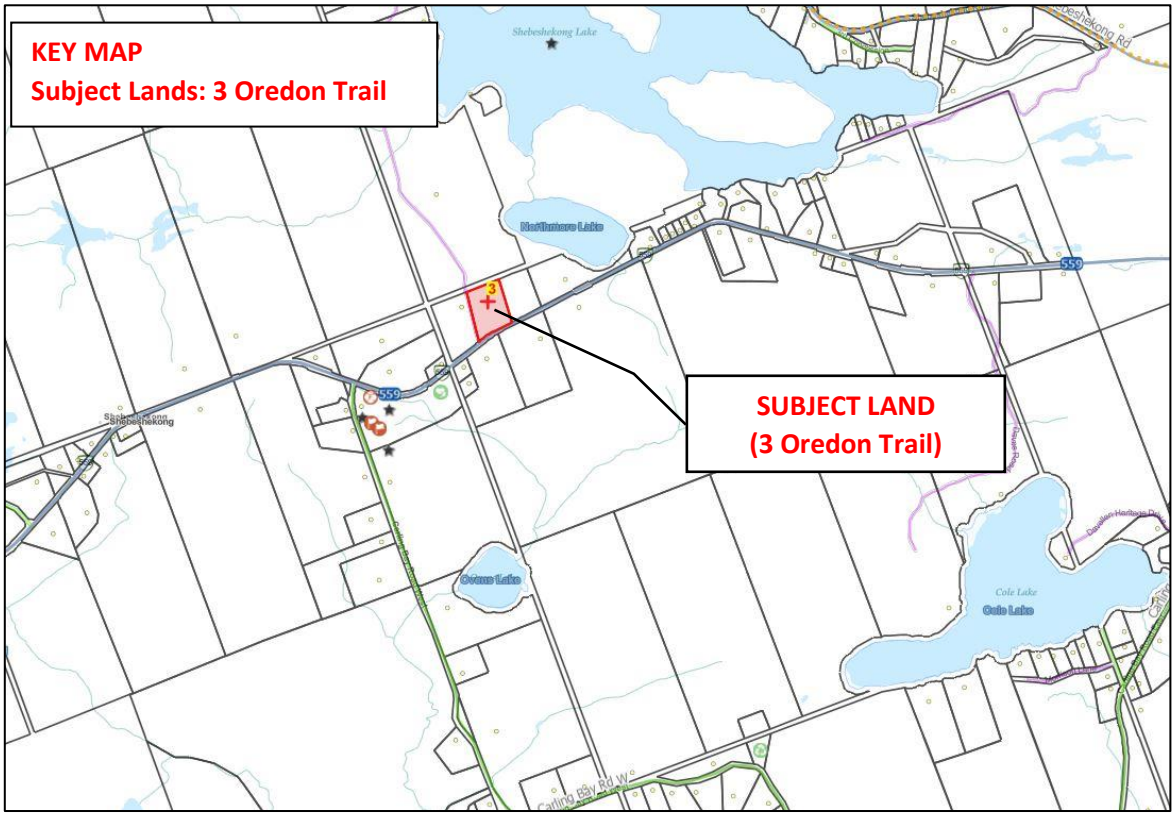
IF A PERSON or public body does not make oral submissions at a public meeting, or make written submissions to the Township of Carling before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

ADDITIONAL INFORMATION and material about the proposed Zoning By-law Amendment is available to the public for inspection at the Township of Carling Municipal Office, located at 2 West Carling Bay Road, Nobel, ON P0G 1G0 between the hours of 8:00a.m. and 4:00p.m. or on the Township's website at https://carling.ca/business-in-carling/planning-and-zoning

FOR MORE information about this matter, including information about appeal rights, please contact Ryan Snowball, Planner at planning@carling.ca.

This notice is dated the 19th day of August, 2025.

Kevin McLlwain,
CAO/Clerk



John Jackson Planner, Inc.
1 Mall Drive Unit #2, Parry Sound, Ontario P2A 3A9
Tel: (705) 746-5667 E-Mail: JJPlan@Vianet.ca

PLANNING JUSTIFICATION REPORT

3 OREDON TRAIL

CONCESSION 2, LOT 15

TOWNSHIP OF CARLING

ROLL #493600000603960

OWNERS: Spencer and Emma Rettie

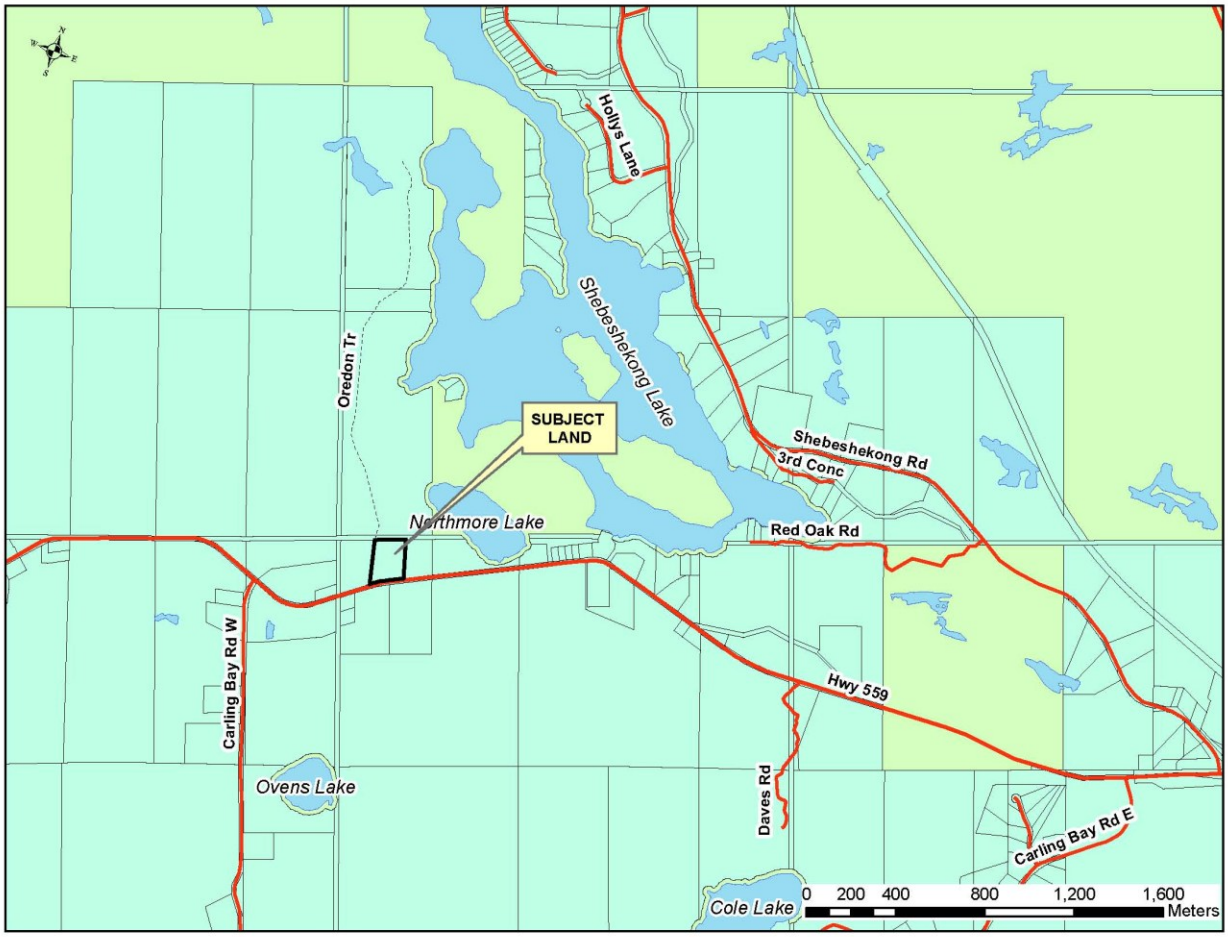
August 1, 2025

PREPARED WITH THE ASSISTANCE OF JOHN JACKSON PLANNER INC.

INTRODUCTION/PURPOSE

The Retties' own a parcel of land at the intersection of Oredon Trail and Highway 559 in Part of Lot 15, Concession 2 in the Township of Carling.

They have a 6.56 acre site where they have an existing dwelling and shop. They would like to construct a second dwelling unit to accommodate an aging parent.



The civic address is 3 Oredon Trail where access to the property is located. This access will continue off Oredon Trail although the parcel also fronts directly on Highway No. 559.

The owner is a tradesperson and will likely perform much of the work on the project.

The Retties' have consulted with the Township of Carling staff and have been directed to circulate relevant agencies and to obtain a planning report in respect of project.

This report is intended to meet the requirements of Township staff to allow for a rezoning to proceed to allow for the project.

PRECONSULTATION

The owners have met with Township staff.

They have retained a septic designer consultant.

They have contacted the Ministry of Transportation regarding any entrance concerns.

There have been no concerns respecting the proposal.

The policies of Carling's official plan recognize secondary dwellings. However, this policy has never been implemented in its comprehensive zoning By-Law.

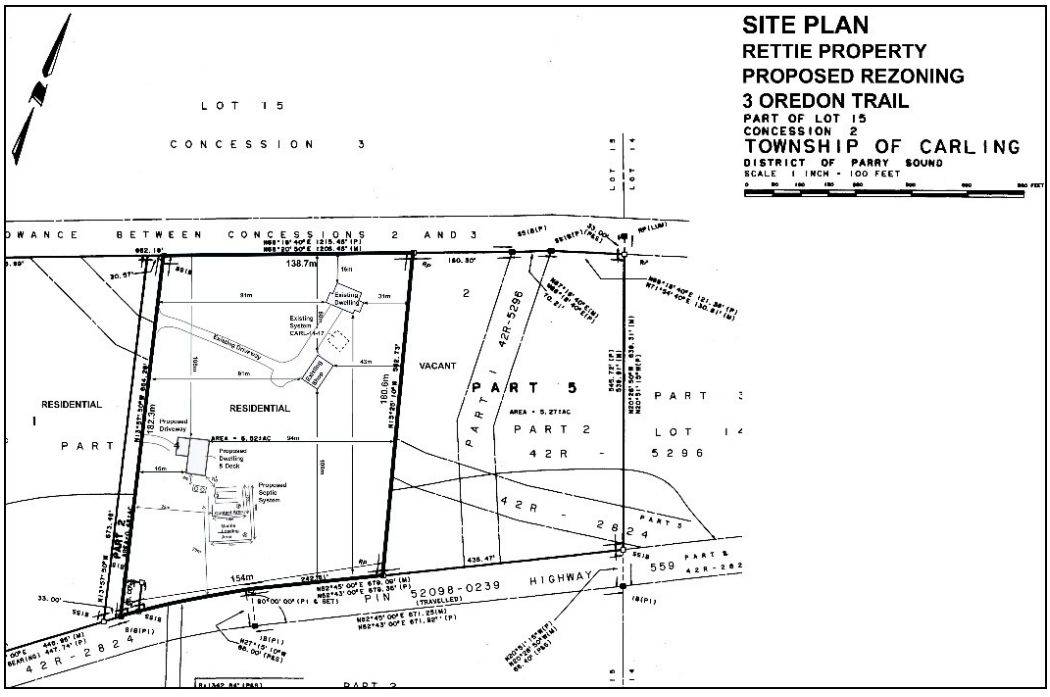
Therefore, the only way to proceed is to file the necessary zoning By-Law amendment rather than wait for the parent By-Law to be amended.

To some degree, the rezoning of this property to allow a secondary dwelling is a technical amendment to allow the current policy to be implemented.

THE PROJECT

The proposal is to allow for a second dwelling on the subject lands. Access would continue off Oredon Trail.

Attached is a site plan that located the existing and proposed structures.



The existing house is 126.8m² with a 105.9m² garage.

The proposed secondary dwelling is 88.2m².

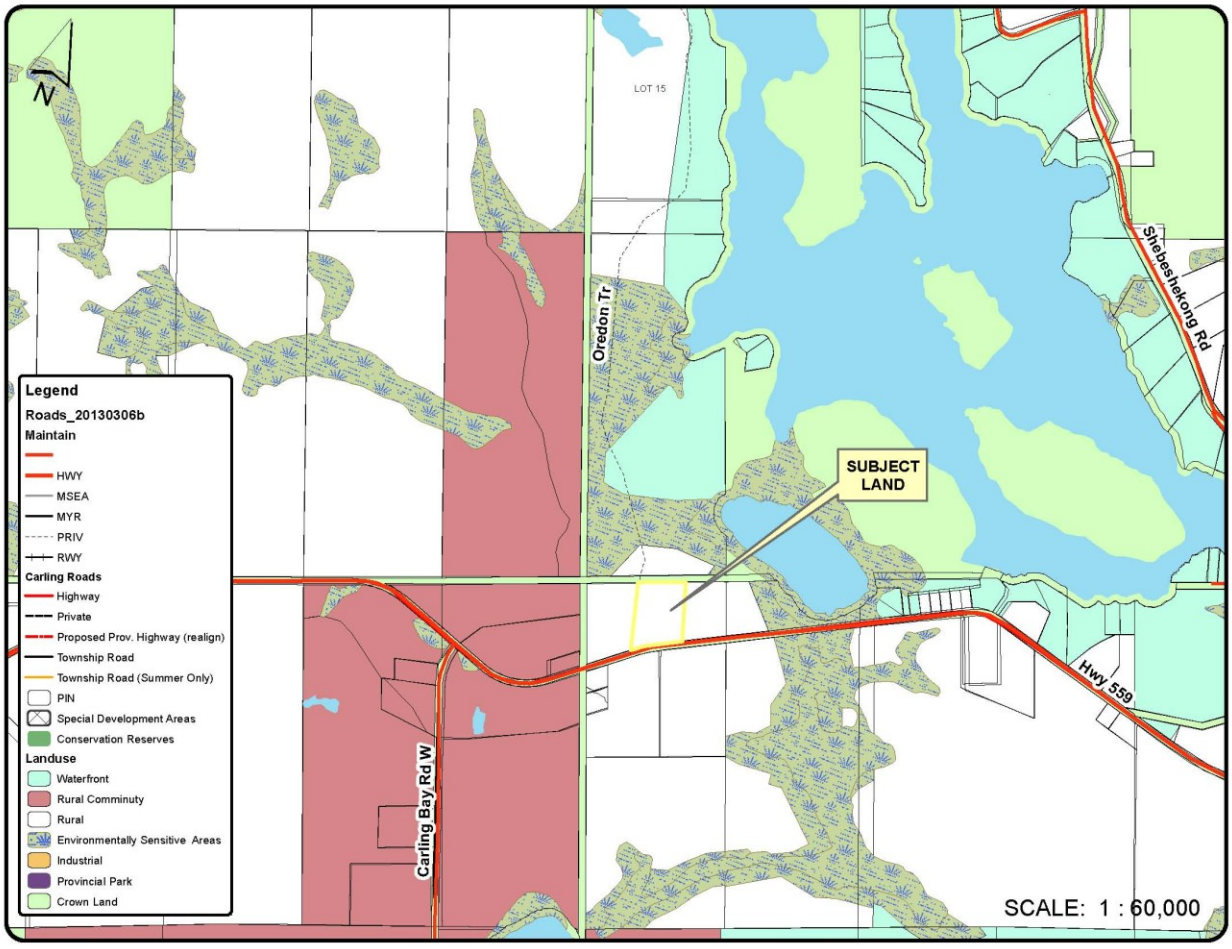
The Township of Carling has had a recent rezoning application to allow for the identical use.

Until the parent zoning By-Law is updated, any rezoning triggers a planning report.

OFFICIAL PLAN

The lands are currently designated Rural in Carling's official plan.

This official plan is relatively current having been approved by the province in May of 2024.



The lands are near the Rural Community where the Township offices and facilities are located.

Residential is a permitted use in the Rural area.

The official plan also includes policies relating to Additional Residential Units, section 17.10.

> ***"17.10 Additional Residential Units***
>
> ***17.10.1 The More Homes, More Choices Act, 2019 made amendments to the Planning Act that requires municipalities to include policies in their official plans authorizing the establishment of "additional residential units". Additional residential units are self-***

contained residential units with kitchen and bathroom facilities within dwellings or within structures accessory to dwellings (such as above laneway garages) that are subordinate to the primary dwelling on a lot.

Additional residential units shall be permitted in a detached house, semi-detached house or rowhouse, or in a structure ancillary to a detached house, semi-detached house or rowhouse, on all non-waterfront residential lots subject to the following criteria and provisions of the Zoning By-law:

a) A maximum of two (2) additional residential units are permitted on any eligible property, in addition to the primary dwelling.

b) Two (2) residential units will be permitted within a primary dwelling. Only one (1) additional residential unit will be permitted within a structure accessory to the primary dwelling on a lot. Where one additional residential unit is located in a structure accessory to the primary dwelling, the second additional residential unit can only be located within the primary dwelling.

c) Additional residential units shall only be permitted on lots where sewage system capacity can be demonstrated to accommodate the increased flows."

This policy wording is somewhat cumbersome; however, the intent is clear to allow for a provincial mandate to increase housing and allow greater densities wherever possible (apart from waterfront lands).

More current provincial directives have further encouraged new housing units.

The general planning understanding that most individual parcels should be limited to one dwelling has evolved in the past 25 years to encourage additional supplies to the housing market.

This has trickled down to rural communities apart from Waterfront lands where there are more distinguishable planning considerations.

The general difficulty is the limits on servicing. Most wells/septics are seldom over-designed for rural properties. In the subject case, this is not an issue given the proposal to add further services.

PROPERTY DESCRIPTION

The subject lands are approximately 3 hectares. There is 154 metres of frontage on Highway No. 559 and 182 metres on Oredon Trail (a private road).

The land is heavily forested with predominantly hard woods.

Even with the new dwelling, the lands will be well screened and set back 100 metres from the highway.

The lands have few constraints for development as demonstrated by the Ontario Base mapping.

PLANNING INSTRUMENTS

OFFICIAL PLAN

The Official Plan for the Township of Carling has been updated for the past number of years but has only been approved as of the spring of 2024. The new official plan includes policies that provide for additional residential units.

"17.10 Secondary Units

17.10.1 The Strong Communities Through Affordable Housing Act, 2011 made amendments to the Planning Act that requires municipalities to include policies in their official plans authorizing the establishment of secondary units. Secondary units are self-contained residential units with kitchen and bathroom facilities within dwellings or within structures accessory to dwellings (such as above laneway garages).

Secondary units shall be permitted in all non-waterfront residential lots subject to the following criteria and provisions of the Zoning By-law:

a) Only one secondary unit per single detached, semi-detached, or townhouse dwelling is permitted;

b) The secondary unit may be contained within the primary residential building or in a building or structure accessory to the primary residential building, but not in both; and

c) Secondary units shall only be permitted on lots where septic system capacity can be demonstrated to accommodate the increased flows."

17.10.2 The character of the single detached, semi-detached or row house should be preserved when establishing a secondary unit."

It should be noted that this policy premise predated more current reforms that provide a discretionary multi-residential policy where private services are in place. As discussed above, this policy has had limited impact on housing supply in rural areas of the province.

The direction of the policy is clear; however, it is likely a good candidate for a minor technical amendment to clarify the policy background. Regardless, one can conclude that a second dwelling is supported by Carlings official plan.

PROVINCIAL POLICY STATEMENT (P.P.S)

The subject lands are considered Rural lands and are governed by section 2.6 of the P.P.S.

The policies of the 2024 P.P.S. are particularly oriented towards supporting additional housing supply. This implements the provincial interest found in section 2(j) of the Planning Act.

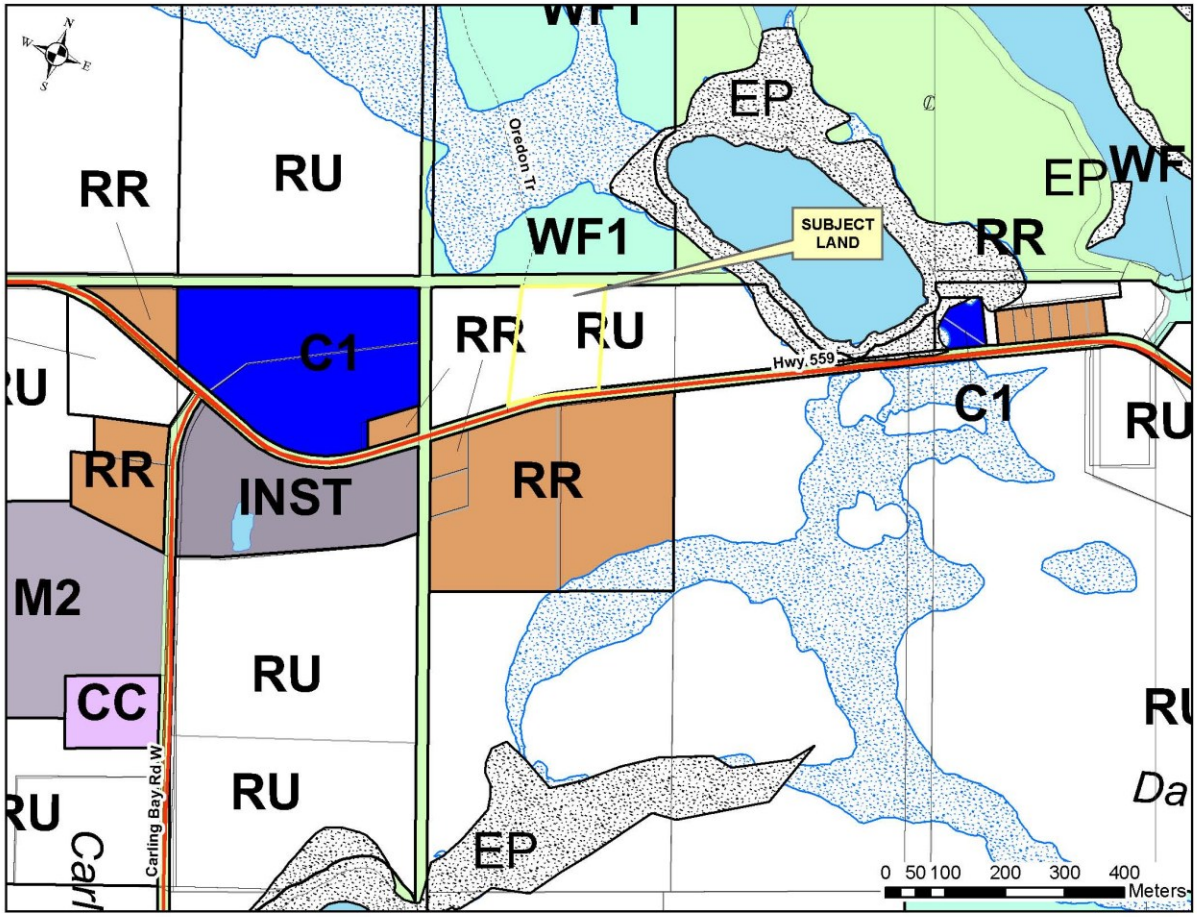
"The Municipality shall have regard for the adequate provision of a full range of housing including affordable housing."

The Rettie proposal is consistent with provincial policies and interest.

ZONING

The current "in force and in effect" zoning by-law is Zoning By-Law No. C500-2011. Admittedly, this zoning by-law is in need of an update, however, until that happens, it remains in place and the governing law.

The Rettie lands are zoned Rural (RU) in the Township's comprehensive zoning by-law.



The uses in the Rural (RU) Zone include "an additional dwelling as permitted by provisions relating to the Number of Dwelling Units on One Lot."

"5.41 Number of Dwellings on One Lot

Only one dwelling unit shall be permitted on any lot, except:

(a) In a Rural (RU) Zone, notwithstanding the zone requirements, an additional dwelling and accessory buildings thereto, is permitted where the lot is greater than 25 hectares in area. Such additional dwelling shall have the same yard requirements and shall use the same driveway or entrance way as the principal dwelling on the lot;

(b) in a Waterfront Zone, an additional detached seasonal dwelling and accessory buildings thereto is permitted on a lot having an area of at least 1.2 hectares in a WF1, WF3, WF4, WF5 Zone and at least 1.6 hectares in a WF2 Zone; and a frontage of 200 metres or greater provided there is a minimum separation of 60 metres between dwellings and further provided the second dwelling is equipped with its own separate sewage disposal system approved by the appropriate authority; and

(c) On application for a building permit to construct an additional dwelling as permitted by subsection (a) and (b), the applicant shall file with the Chief Building Official a site plan showing the portion of the lot which is appropriated to each of the proposed dwellings and each such portion must comply with the zone requirements of the zone in which the lot is located. The effect of this section is to require that each portion comply with the requirements of this zoning by-law in the event of an application for severance.

It is evident from this provision that a second dwelling is permitted on the Rettie property subject to any relevant conditions.

The planner has determined that a site-specific zoning amendment is required in this instance.

This report has been filed in response to the request for the rezoning application.

CONCLUSIONS

1. The Township of Carling supports second dwellings in its official plan in the rural areas.

2. The current comprehensive zoning By-Law No. C500-2011 allows for a second dwelling in the Rural (RU) Zone so long as the lands are greater than 25 hectares.

3. The subject lands are 2.65 hectares and have suitable lands for the construction of a second dwelling.

4. The Township has indicated that a technical zoning By-Law amendment is required to implement the new policies allowing for secondary dwellings.

5. The proposed construction of a secondary dwelling is in accord with the provisions of the Planning Act, the provincial policy statements and the general provincial programs to expand the supply of housing units so long as the character of a community is not adversely affected. This is the case in the proposal by the Rettie on this Highway No. 559 property.

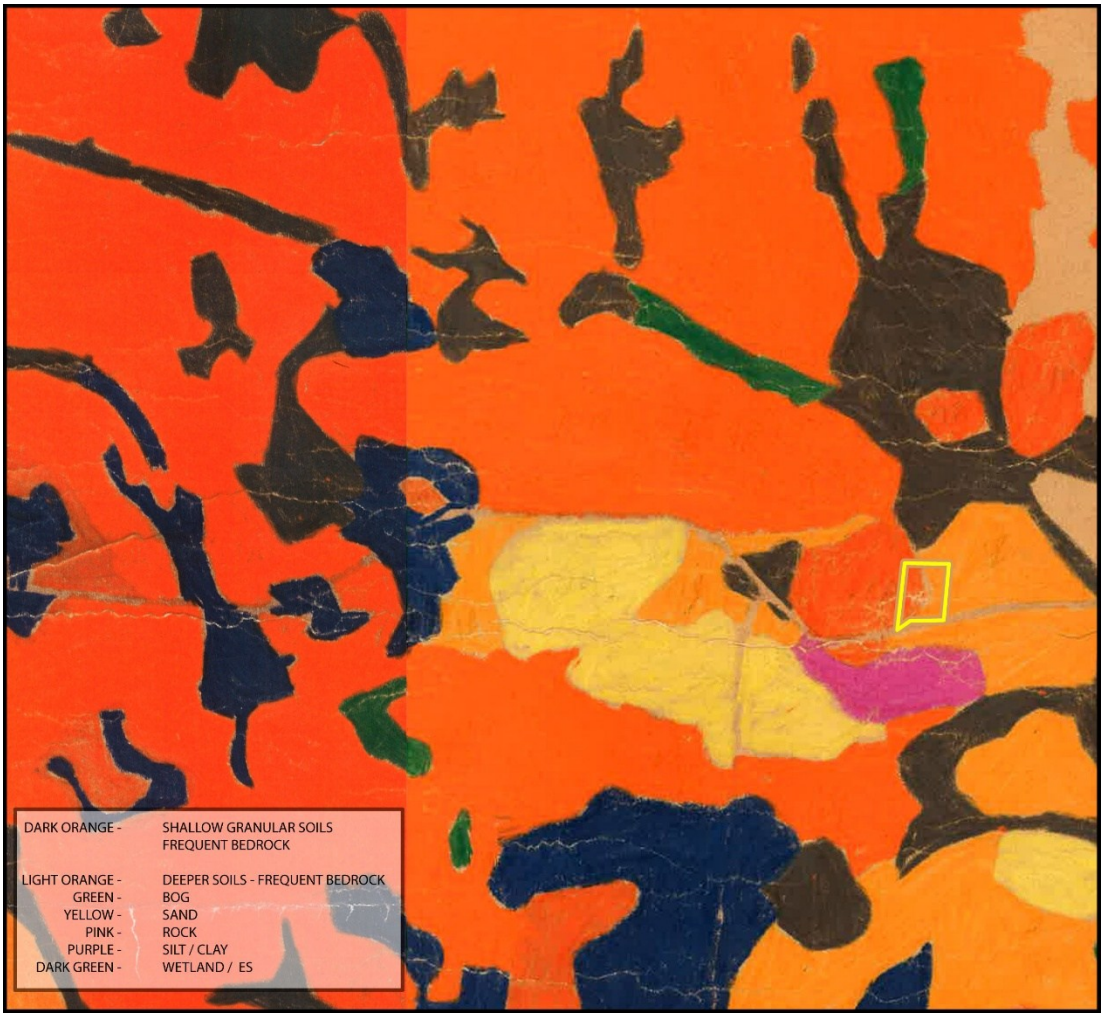
6. The Ministry of Transportation has indicated that it has no objection to the proposed second dwelling on the Rettie lands and that the location is beyond the corridor interests for highway stormwater management.

7. The lands have many hectares suitable for the installation of private services. The North Bay Mattawa Conservation Authority does not require individual assessments for septic approvals where the lands are in excess of 4 hectares.

   A septic design by a qualified consultant has been provided for the property.

8. The combined wastewater flows for the dwelling on the property will be less than 4500 litres per day avoiding any servicing studies.

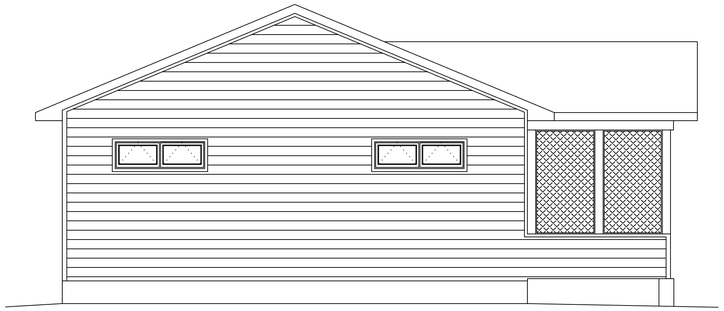
9. The property is typical terrain for the area consisting of shallow, sandy soils over bedrock with no severe slopes. The surficial geology is illustrated on the sketch below.



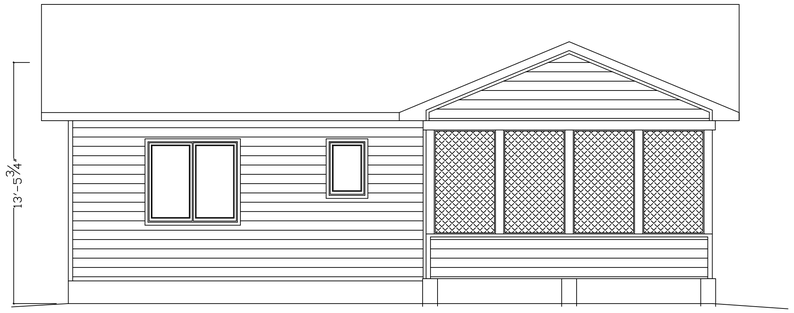
10. The proposed second dwelling on the Rettie property is in both the public and private interest and is in accord with good planning.

Respectfully,

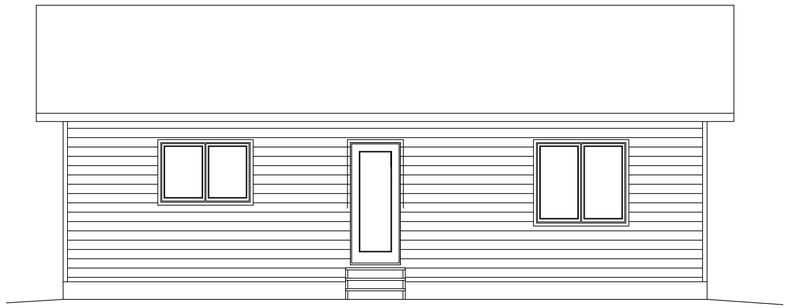
John Jackson M.C.I.P., R.P.P.
JJ;jc



LEFT ELEVATION



FRONT ELEVATION



REAR ELEVATION

RIGHT ELEVATION

GEORGIAN BAY DESIGN
DAVE SMITH
4A GLENROCK AVE
BOX 191, RR#1 NOBEL, ON
P0G 1G0
705-342-7789
georgianbaydesign@gmail.com

Drawn By	Dave Smith
BCIN #	23483/40682
Date	2025-02-20
Scale	1/4=1'

Client	Rettie
Project	House
Oredon Trail Carling Township	

GENERAL NOTES:

-DO NOT SCALE DRAWINGS

-THE CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO THE START OF CONSTRUCTION & REPORT ANY DISCREPENCIES AND/OR OMISSIONS TO THE DESIGNER FOR REVISION AND RESUBMISSION TO THE BUILDING DEPARTMENT

-ANY CHANGES TO THE PLAN MUST BE APPROVED BY THE DESIGNER AND RESUBMITTED TO THE BUILDING DEPARTMENT

-ALL CONSTRUCTION MUST COMPLY WITH THE LATEST EDITION ON THE OBC

-ALL POINT LOADS TO BE CONTINUOUS TO THE FOUNDATION

-ALL WINDOW & DOOR RO'S TO BE CONFIRMED BY MANUFACTURER

-ALL LUMBER TO BE #2 & BETTER K.D. SPRUCE

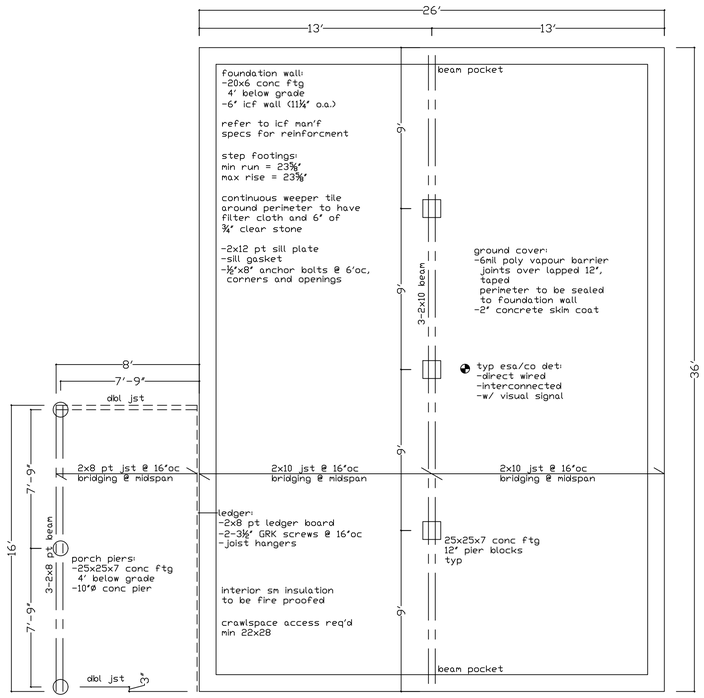
-ALL DESIGNS REMAIN PROPERTY OF GEORGIAN BAY DESIGN & CAN NOT BE COPIED WITHOUT CONSENT

A1

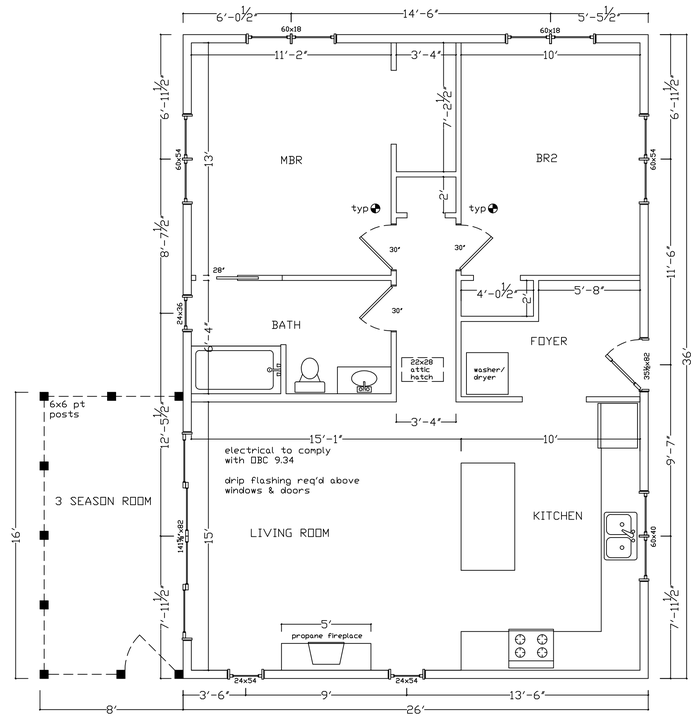
ENERGY EFFICIENCY

SB-12 Table 3.1.1.2A, Pkg A1

Clg w/attic space - r60
Walls above grade - r22
Walls below grade - r20ci
Win/Dr max U-value - 1.6
Space Heating - min 96%
HRV min SRE - 75%
Domestic Hot Water - min 0.8EF



FOUNDATION/FRAMING PLAN



MAIN FLOOR PLAN

GEORGIAN BAY DESIGN
DAVE SMITH
4A GLENROCK AVE
BOX 191, RR#1 NOBEL, ON
P0G 1G0
705-342-7789
georgianbaydesign@gmail.com

Drawn By	Dave Smith
BCIN #	23483/40682
Date	2025-02-20
Scale	1/4=1'

Client	Rettie
Project	House
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-ALL DESIGNS REMAIN PROPERTY OF GEORGIAN BAY DESIGN & CAN NOT BE COPIED WITHOUT CONSENT

NOTICE OF APPROVAL

NORTH BAY - MATTAWA CONSERVATION AUTHORITY

Enclosed is the authorized BUILDING PERMIT to install an On-site sewage system. If you have any questions pertaining to this permit, please contact the Inspector.

The BUILDING PERMIT has an **EXPIRATION DATE** and allows a specific type of On-site sewage system to be installed in an approved location. Changes in type of system, location or major components are **NOT** permitted without approval prior to the installation.

After the system is installed, it **MUST** be inspected **PRIOR** to backfilling and again after the completion of backfilling (including topsoil & seed/sod). If it is found to be satisfactory and ALL requirements (including filter graph(s), maintenance agreements, authorizations, etc.) are received, a NOTICE OF COMPLETION will be issued. It is a contravention of the Ontario Building Code to install and use a system for which a permit and subsequent Notice of Completion has **NOT** been issued.

If you hire a contractor to install your system, ensure that they are properly licensed, that they are advised of the exact location of all property lines, wells etc.

If you have any questions or concerns, please call the Parry Sound office at the number below.

Sincerely,

The North Bay-Mattawa Conservation Authority

15 Janey Ave., North Bay, ON. P1C 1N1 P: (705) 474-5420 E: septic.northbay@nbmca.ca nbmca.ca
90 Bowes St., Suite 202, Parry Sound, ON P2A 2L7 P: (705) 746-7566 E: septic.parrysound@nbmca.ca nbmca.ca

ON-SITE SEWAGE SYSTEM

BUILDING PERMIT

THIS WORK IS AUTHORIZED

***** THIS PERMIT MUST BE POSTED ON SITE *****

NORTH BAY - MATTAWA CONSERVATION AUTHORITY

PERMIT #
CARL-13-25

Property owner **Spencer & Emma Rettie**				
Property address **3 Oredon Trail**				
District of: ☐ Nipissing ☑ Parry Sound		Municipality: **Carling**		
Assessment roll no. **4936-000-006-03960-0000**				
Lot **15**	Con. **2**	Sub-lot **Pts. 3 & 4**	Plan **42R-18404**	Parcel

☑ New construction ☐ Replacement / alteration ☐ Demolition ☐ Conditional permit (see conditions)

Class **4F Bed & Tank** To service **Secondary dwelling**

Description: Existing system (CARL-14-17) to remain.

THIS WORK IS AUTHORIZED IN CONJUCTION WITH THE APPROVED PLANS & SPECIFICATIONS

MANDATORY INSPECTIONS: ☑ **Substantial Completion of Installation** ☑ **Final Completion Inspection**

Please note it is a contravention of the Ontario Building Code to use a system that has not been completed, inspected and approved. A Notice of Completion must be issued prior to use.

NBMCA OFFICE USE ONLY	
Inspected and recommended by	Approved by
Date June 13, 2025	
Permit expiration date June 13, 2026	

INTENDED FOR RECIPIENT ONLY, NOT FOR DISTRIBUTION

Rev. 03/25

PERMIT # OFFICE USE ONLY	CARL-13-25

Property address 3 Oredon Trail

Schedule 4: Design Criteria

DESCRIPTION	DWELLING #1		BOATHOUSE		SLEEPING CABIN		Other:_____		# UNITS PER FIXTURE	FIXTURE UNITS
	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed		
Bathroom group (toilet, sink, tub/shower)		1							x 6 =	6
Additional toilet									x 4 =	0.0
Bathtub or shower(*)									x 1.5 =	0.0
Additional sinks(**)									x 1.5 =	0.0
Kitchen sink(**)		1							x 1.5 =	1.5
Dishwasher		1							x 1 =	1.0
Washing machine		1							x 1.5 =	1.5
Laundry tub									x 1.5 =	0.0
Other:_____										0.0
FIXTURE UNITS	10.0		0.0		0.0		0.0		Total:	**10.0**
FINISHED FLOOR AREA		93 m^2		m^2		m^2		m^2	Total:	**93.00** m^2
# OF BEDROOMS		2							Total:	2

* Tub/shower combos count as 1.5 units
** Sinks whether double or single count as 1.5 units

DESIGN FLOW CALCULATION TABLE				
Residential Occupancy			**Volume (L)**	**Flows**
Bedroom flow (A)	1 bedroom dwelling		750	
	2 bedroom dwelling	✓	1100	1100
	3 bedroom dwelling		1600	
	4 bedroom dwelling		2000	
	5 bedroom dwelling		2500	
Extra bedroom flow (B)	Each bedroom over 5,		500	0
Living area flow (C)	Each 10 m^2 (or part thereof) over 200 m^2 up to 400 m^2,		100	0
	Each 10 m^2 (or part thereof) over 400 m^2 up to 600 m^2, and		75	0
	Each 10 m^2 (or part thereof) over 600 m^2, or		50	0
Fixture count flow (D)	Each fixture unit over 20 fixture units		50	0

Daily Design Sewage Flow, Q = 1100 **liters/day A + (B or C or D)**

OFFICE USE ONLY

CJ APPROVED _____ NOT APPROVED

DATE: June 13, 2025

PERMIT # OFFICE USE ONLY CARL-13-25

Property address 3 Oredon Trail

Schedule 5: Proposal to Construct

Propose to CONSTRUCT (construct, install, alter, extend, enlarge, replace, etc.) a Class 4F sewage system to serve proposed secondary dwelling. (facility: e.g. single family dwelling, motel, etc.)

Is the land currently vacant? YES (NO) Additions / renovations proposed? (YES) NO

If replacing, is there a permit for the system on the property? YES NO Permit # n/a

Is the existing system failing? YES NO Explain: n/a

Is there more than one system on the property? (YES) NO Permit # CARL-14-17 (MAIN DWELLING)

Will the proposed system service more than one building? YES (NO) List: _____

Provide proposed information rather than minimum requirements:

❑ Class 2 Greywater Pit	❑ Class 3 Cesspool (For flow calculations see OBC Part 8, 8.4.1.2(2): Q cannot exceed 1000 L/D)			
Type of Class 1 on site:	❑ Privy	❑ Composting	❑ Chemical	❑ Other:
Wall structure:	❑ Cement block	❑ Rock	❑ Wood	❑ Other:
Sidewall area: m^2	Length: m	Width: m	Depth: m	Type of cover:

☑ Septic Tank	❑ Class 5 Holding Tank	❑ Treatment Unit	❑ Digester Tank
☑ New ❑ Use existing Size _____ Permit # _____		❑ Level II	❑ Level III ❑ Level IV
Proposed working capacity: 3600 Liters		Make / Model of treatment unit:	

T-time (min/cm): 50	Method of subsurface detection: REBAR	Pump required? ☑ No ❑ Effluent ❑ Raw ❑ TBD

☑ Class 4F Filter Bed	Number of beds: 1	Bed area: 16 m^2
	Raised height (above grade): 1-1.5 m	Contact Area: 75 m^2
Mantle loading area: 190 m^2 ❑ Native ☑ Imported		Length 19 m x Width 10 m

❑ Class 4 Trench Bed	Total length: _____ m	Raised height (above grade): _____ m
Mantle loading area: _____ m^2 ❑ Native ❑ Imported		Length _____ m x Width _____ m

❑ Type A / B	Stone area: _____ m^2	Sand area: ❑ Native (supply sieve analysis) ❑ Imported
	Sand area: _____ m^2	Raised height (above grade): _____ m

❑ SBT / BNQ / BMEC / Other (Fill accordingly)	

OFFICE USE ONLY

_____ APPROVED _____ NOT APPROVED DATE: June 13, 2025

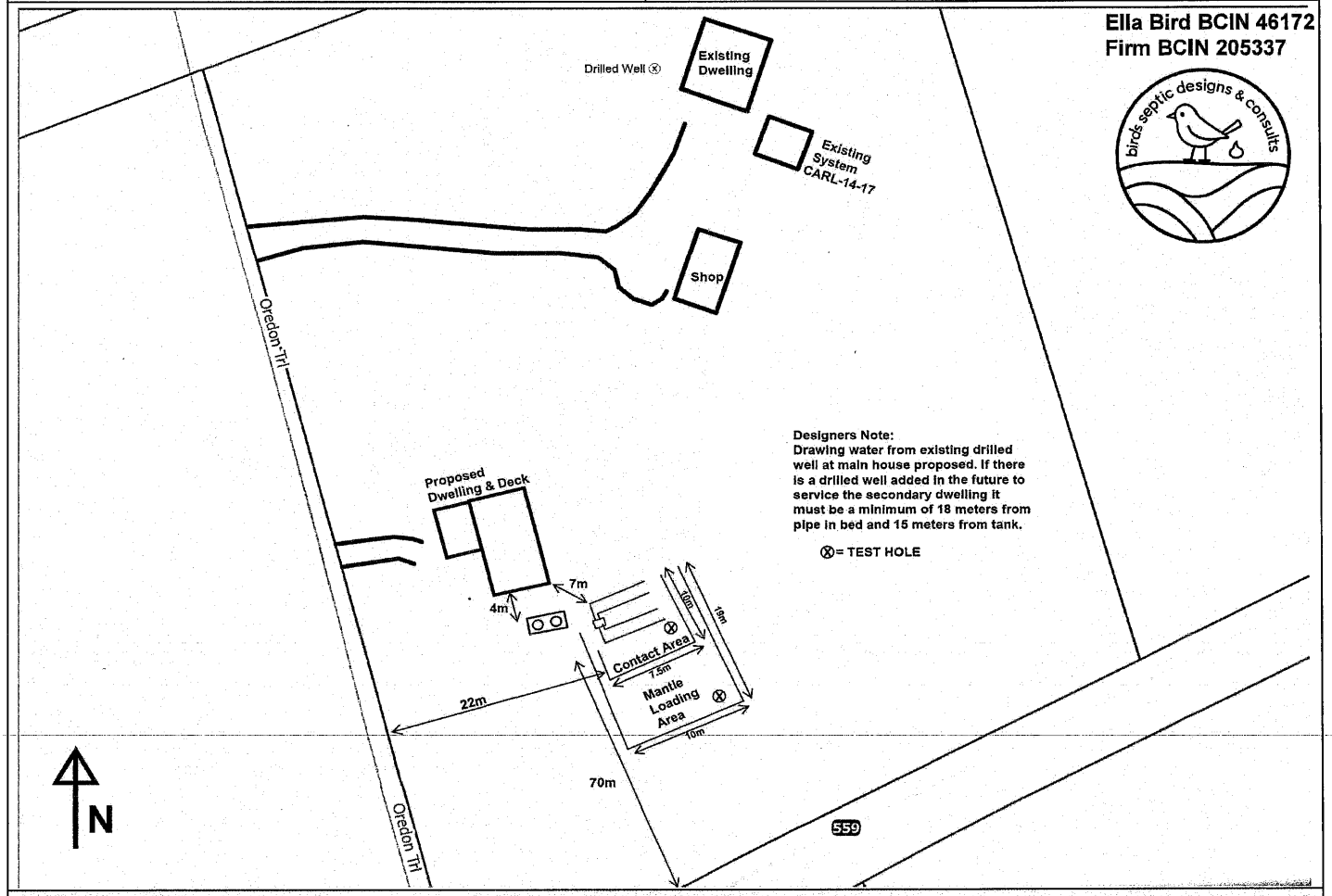
PERMIT # CARL-13-25
OFFICE USE ONLY

Property address 3 Oredon Trail

Schedule 6: Site Plan Diagram

Designer on file: Ella Bird, birds septic designs & consults | **Installer on file:** Littlehart Cosntruction LTD

Ella Bird BCIN 46172
Firm BCIN 205337



DRAWING REQUIREMENTS: PLEASE CHECK (IF ATTACHING A SEPARATE DIAGRAM PLEASE ENSURE THESE ARE INDICATED)

- ☐ **1 Copy of site plan submitted**
- ☐ Property owners name and property address (civic);
- ☐ Lot size, property dimensions, roads, existing rights-of-way, easements, or municipal/utility corridors;
- ☐ Show and identify neighboring properties, including wells (indicate if none);
- ☐ Show location and size of all proposed and existing sewage system components (tanks, pump chambers, alarms, distribution bed) and the test pits;
- ☐ Show the direction of surface water flow, as well as any surface water (i.e. creek, pond, lake) on or adjacent to the property and provide the common name;
- ☐ Indicate directions of North on the site plan;
- ☐ Indicate distances to all utilities (i.e. telephone, HYDRO lines above and below ground); and
- ☐ **Show the distances from pipes in bed and tank to ALL buildings, structures, property lines, surface water, easements, rights-of-way, driveways and wells (including neighboring wells)**

PROPOSED DISTANCES (Actual, not minimum)

Distribution pipe (or stone area) distances:

to closest structure:	7 m
to closest lot line:	22 m
to well on lot:	+70 m
to neighboring wells:	+70 m / N/A m
to surface water:	N/A m

Septic tank/Treatment unit distances:

to closest structure:	4 m
to closest lot line:	18 m
to well on lot:	+70 m
to neighboring wells:	+70 m / N/A m
to surface water:	N/A m

OFFICE USE ONLY

____ APPROVED ____ NOT APPROVED

DATE: June 13, 2025

PERMIT # OFFICE USE ONLY CARL-13-25

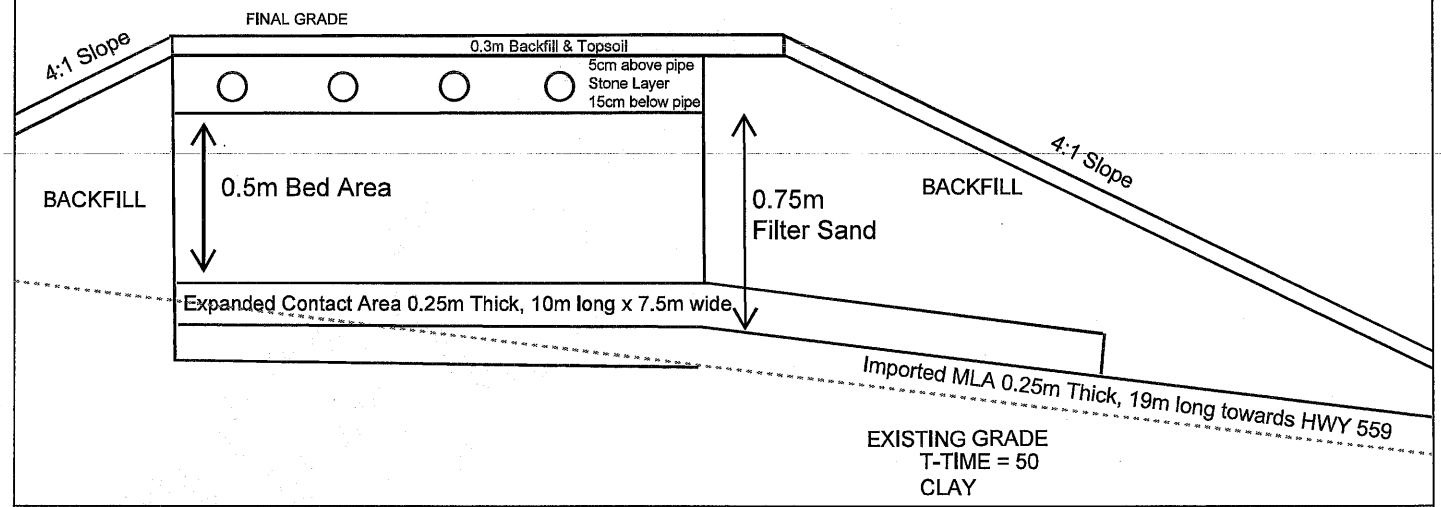
Property address 3 Oredon Trail

Schedule 7: Cross Sectional Diagram

Designer on file: Ella Bird, birds septic designs & consults	**Installer on file:** Littlehart Cosntruction LTD

Ella Bird BCIN 46172
Firm BCIN 205337

* Grass seed or sod must be applied to bed and MLA to encourage evapotranspiration & promote slope stability.
* Stone must conform to Part 8 OBC Table 8.7.3.4.
* Filter sand specs must conform to Part 8 OBC 8.7.5.3.(3).
* 4 runs of 3" PVC septic drain pipe 3m long at 1 meter centers.
* 0.5m filter sand surrounding all 4 sides of bed.
* Rebar to be used to mark all 4 runs & D-Box.
* Recommend removal of all trees within 10 feet of pipe.



DRAWING REQUIREMENTS: PLEASE CHECK (IF ATTACHING A SEPARATE CROSS SECTION PLEASE ENSURE THESE ARE INDICATED)

- ☐ **1 Copy of Cross-Sectional Diagram Submitted**
- ☐ Property owners name and property address (civic);
- ☐ Depth of topsoil;
- ☐ Depth of crushed stone;
- ☐ Depth of filter medium used;
- ☐ Depth and dimensions of contact area required;
- ☐ Depth to bedrock/groundwater table;
- ☐ Depth to hardpan/soils T-time >15min/cm;
- ☐ Height above/below existing grade of ground surface;
- ☐ Show side slopes of bed/mantle;
- ☐ Existing grade/finished grade; and
- ☐ Distance between pipes.

Depth to bedrock/GWT/ hardpan/soils T-time >50: +0.9 m

Check appropriate: ☑ Dug In ☑ Raised ☐ 3 sides open

Proposed raised height above existing grade : 1-1.5 m

Existing grade: sloped 5-10% towards highway

Finished side slope ratio: 4:1

OFFICE USE ONLY

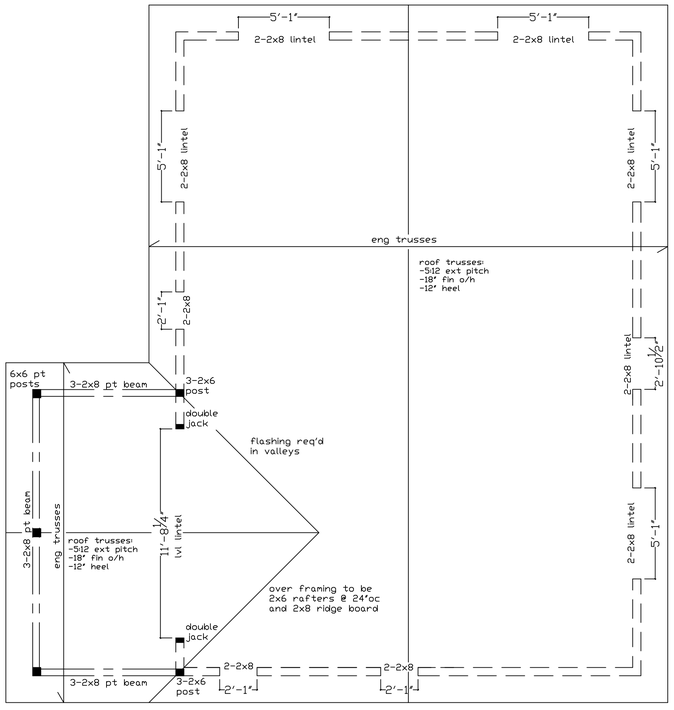
_____ APPROVED _____ NOT APPROVED

DATE: June 13, 2025

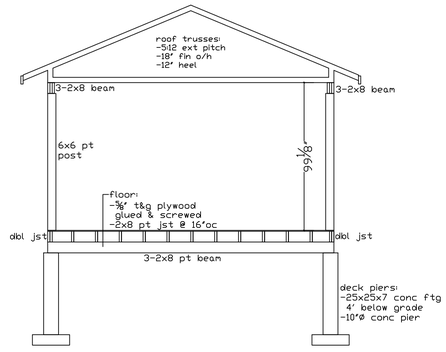
ENERGY EFFICIENCY

SB-12 Table 3.1.1.2A, Pkg A1

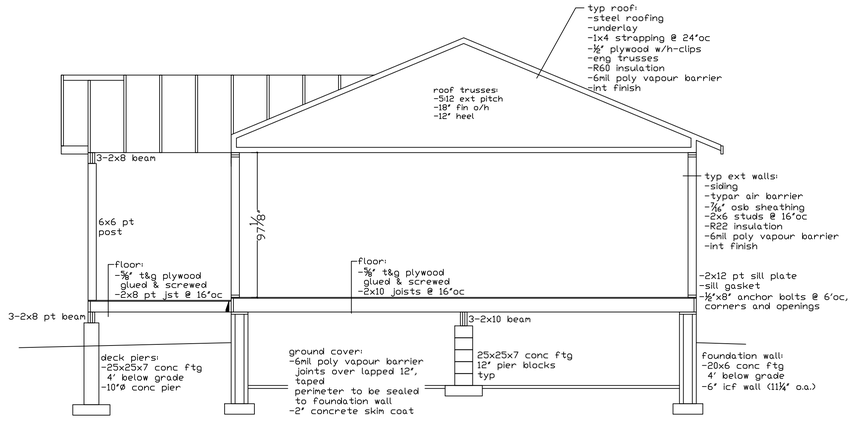
Clg w/attic space - r60
Walls above grade - r22
Walls below grade - r20ci
Win/Dr max U-value - 1.6
Space Heating - min 96%
HRV min SRE - 75%
Domestic Hot Water - min 0.8EF



ROOF PLAN



SECTION A



SECTION B

GEORGIAN BAY DESIGN
DAVE SMITH
4A GLENROCK AVE
BOX 191, RR#1 NOBEL, ON
P0G 1G0
705-342-7789
georgianbaydesign@gmail.com

Drawn By	Dave Smith
BCIN #	23483/40682
Date	2025-02-20
Scale	1/4=1'

Client	Rettie
Project	House
Oredon Trail Carling Township	

GENERAL NOTES:

-DO NOT SCALE DRAWINGS

-THE CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO THE START OF CONSTRUCTION & REPORT ANY DISCREPENCIES AND/OR OMISSIONS TO THE DESIGNER FOR REVISION AND RESUBMISSION TO THE BUILDING DEPARTMENT

-ANY CHANGES TO THE PLAN MUST BE APPROVED BY THE DESIGNER AND RESUBMITTED TO THE BUILDING DEPARTMENT

-ALL CONSTRUCTION MUST COMPLY WITH THE LATEST EDITION ON THE OBC

-ALL POINT LOADS TO BE CONTINUOUS TO THE FOUNDATION

-ALL WINDOW & DOOR RO'S TO BE CONFIRMED BY MANUFACTURER

-ALL LUMBER TO BE #2 & BETTER K.D. SPRUCE

-ALL DESIGNS REMAIN PROPERTY OF GEORGIAN BAY DESIGN & CAN NOT BE COPIED WITHOUT CONSENT

A3

The Corporation of the Township of Carling

2 West Carling Bay Road
Nobel, ON P0G 1G0
705-342-5856
rsnowball@carling.ca

Application for Amendment to the Comprehensive Zoning By-law

under Section 34 of the Planning Act
R.S.O. 1990, c.P. 13, as amended

OFFICE USE ONLY 2/2025/04

Date Received: Aug 19/25
Date Accepted: Aug 19/25

Complete Application ☑Yes ☐No Application No. N/A

Applicable Fee Paid ☑Yes ☐No

1. Date of Application to the Township of Carling: _____

2. **Applicant / Agent Information**

Name of Applicant / Agent
John Jackson Planner Inc.

Address
2-1 Mall Drive

City Parry Sound Province / State Ontario Postal / Zip Code P2A 3A9

Home Phone No. _____ Business Phone No. 705-746-5667 Email JJPlan@vianet.ca

3. **Owner(s) Information**

Name of Owner(s)

Emma and Spencer Rettie

Address
3 Oredon Trail

City NOBEL Province / State Ontario Postal / Zip Code P0G 1G0

Home Phone No. _____ Business Phone No. _____ Email _____

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

If known, please provide the names and addresses of the holders of any mortgages, charges or other encumbrances in respect of the subject land.

_____

3. **Location and Description of the Subject Land**

Assessment Roll Number: 4936 - 00000603960 Lot 15 Concession 2 Island No. _____

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

Reference Plan No. (if any) – Plan No. 42R-_____ Part No. _____ Parcel No. _____

Civic Address 3 Oredon Trail 42R-18404 PARTS 3 AND 4

Municipality Carling

Dimensions of Subject Property

Depth (metres) 139 Frontage (metres) ±192.7 Lot Area (hectares) 2.65

This letter is respect to the zoning bylaw amendment for 3 Oredon Trail, Carling.

Date of application of application to the township of carling, August 19th 2025.

Applicant Information.

Name of applicant, Emma and Spencer Rettie

Address, 3 Oredon Trail Nobel ON P0G1G0

Phone number, 705-773-9191

Email, spencer@ryman

A private right-of-way over Oredon Trail is maintained by Orest Kalyn and is maintained seasonally/year round by a local plow business.

4. **Purpose of the Application**

What is the existing zoning of the subject land?

RU.

What is the nature and extent of the rezoning being requested?

To permit additional residential unit for family member located in detached excessory building.
Rezone from RU zone to a RU exception zone

What are the reasons for the proposed rezoning?

to establish seperate housing accomidations for family member RU zone does not permit ARU.

5. **Land Use**

What is the current Official Plan designation of the subject land? Rural

How does this application conform to the policies of the Township's Official Plan?

Section 17.10.1 permits ARU in excessory building on non waterfront lands.

Is the application consistent with the Provincial Policy Statements issued under subsection 3(1) of the Planning Act? ☒ Yes ☐ No

If yes, explain how:

proposal supports the establishment of more affordable housing option for family member.

Is the subject property within an area of land designated under any Provincial plan or plans?
☒ Yes ☐ No

If yes, explain how the application conforms to or does not conflict with said Plan(s):

growth plan for northern Ontario supports higher density housing + more affordable housing options

Is the subject land within an area where the municipality has pre-determined the minimum and maximum density requirements or the minimum and maximum height requirements? ☒ Yes ☐ No

If yes, please provide a statement of these requirements:

Ru zone perscribes max building height of 10m in Ru zone.

Is the application being filed to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement? ☐ Yes ☒ No

If yes, please provide the details of the official plan or official plan amendment that deals with the matter:

Is the application being filed to remove land from an area of employment? ☐ Yes ☒ No

If yes, provide the details of the official plan or official plan amendment that deals with this matter:

Is the subject land within an area where zoning with conditions may apply? ☐ Yes ☒ No

If yes, provide an explanation of how the application conforms to the official plan policies relating to zoning with conditions:

What are the existing uses of the subject land? Single detached residential

How long have the existing uses continued? +- 2017

What are the proposed uses of the subject land? ~~PSB~~ ARU

6. **History of Land**

When was the subject land acquired by the current owner? 2017

Has the subject land ever been the subject of an application for approval of a plan of subdivision or consent under the Planning Act? ☐ Yes ☒ No

If yes, and if known, provide the application number and the status of the application.

Has the subject land ever been the subject of an application under Section 34 of the Planning Act?
☐ Yes ☒ No ☒ Unknown

If yes, provide the application number:

Has the subject land ever been the subject of a Minister's Zoning Order? If known, please provide the Ontario Regulation number of the Zoning Order.
☐ Yes ☒ No ☐ Unknown Ontario Regulation Number

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.

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.

Water
☒ Privately owned and operated individual well ☐ Lake
☐ Privately owned and operated communal well ☐ Other means

Sewage Disposal
☒ Privately owned and operated individual septic system ☐ Privy
☐ Privately owned and operated communal septic system ☐ Other means

Storm Drainage

☐ Sewers ☑ Ditches ☐ Swales ☐ Other means _____

Please provide a copy of the septic permit or certificate of approval for the existing septic system on the property, if applicable. Pursuant to the Planning Act, if the requested amendment would permit development on a privately owned and operated individual or communal septic system and more than 4500 litres of effluent would be produced per day as a result of the development being completed, the applicant may be requested to provide the Township with a servicing options report and a hydrogeological report.

8. **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	Ground Floor Area (m^2)	Total Floor Area (m^2)	Front	Rear	Side	Side
House	2017	2@8.5	126.8	228.8	147	16	91	31
Garage	2017	1@6	105.9	105.9	109	60	91	43

PROPOSED – List all proposed buildings and structures					**DISTANCE FROM LOT LINES (metres)**			
Building / Structure Type	Date of Construction	# of Storeys / Height	Ground Floor Area (m^2)	Total Floor Area (m^2)	Front	Rear	Side	Side
ADU	2025±	1@4.5	88.2	88.2	74	108	10	94

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. Public Consultation

Describe your proposed strategy for consulting with the public with respect to the application.

Proceed thrugh required public consultation dictated by the planning act

11. Other Information

Is there any other information that you think may be useful to the Township in reviewing this application? If so, explain below or attach a separate page.

12. Affidavit or Sworn Declaration

Dated at the Town of Parry Sound this 31st day of July, 20 25

I, Spencer + Emma Rettie of the Township of Carling in the County/District/Regional Municipality of Parry Sound 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 Town of Parry Sound in the Distriet of Parry Sound this 31st day of July, 20 25.

Patrick James Christie, a Commissioner, etc., Province of Ontario, for Parry Sound Area Property Consulting Inc. Expires September 4, 2027

A Commissioner of Oaths

Signature of Owner or Authorized Applicant / Agent

13. 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, _____, am/are the owner(s) of the land that is the subject of this application and I/we authorize _____ to make this application on my/our behalf.

Date _____ 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, _____, 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 _____ 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 _____ Signature of Owner _____

Date _____ Signature of Owner _____

Date _____ Signature of Owner _____

14. 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.

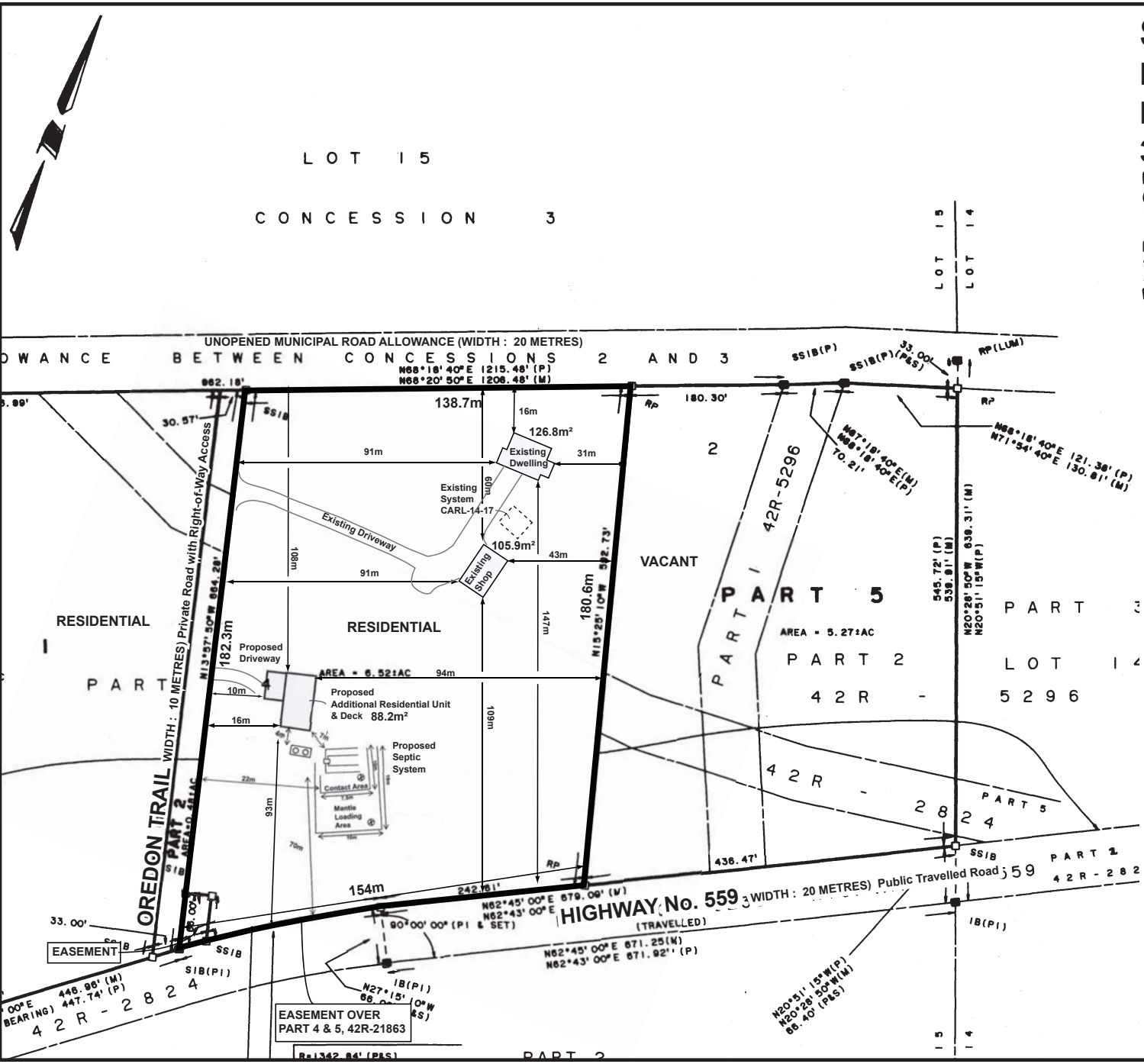
I/We, Emma Rettie Spencer Rettie, am/are the owner(s) of the land that is the subject of this application and for the purposes of the *Freedom of Information and Protection of Privacy Act*, I/we authorize and consent to the use by or the disclosure to any person or public body of any personal information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

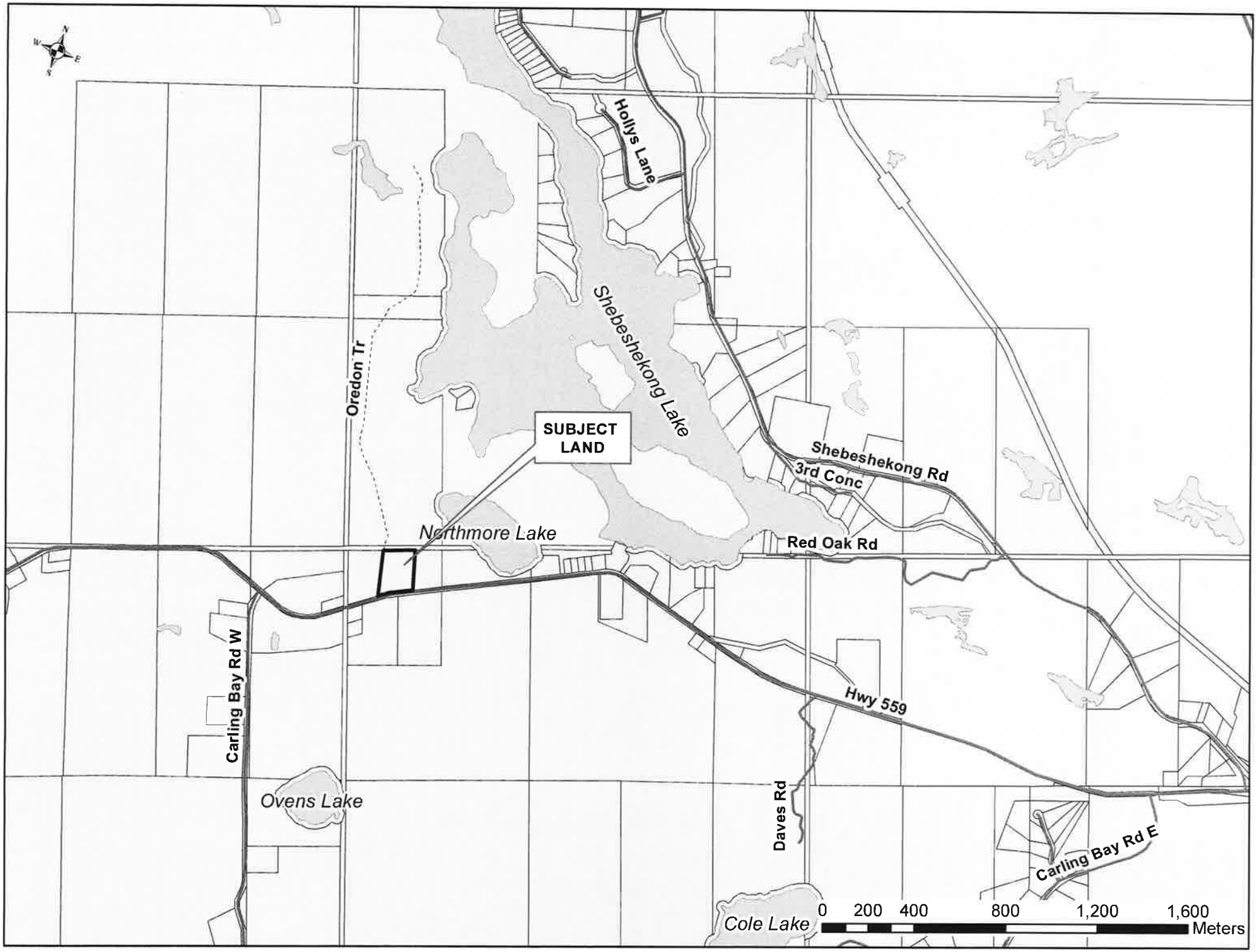
Date July 28/25 Signature of Owner _____

Date July 28/25 Signature of Owner _____

Date _____ Signature of Owner _____

SITE PLAN
RETTIE PROPERTY
PROPOSED REZONING
3 OREDON TRAIL
PART OF LOT 15
CONCESSION 2
TOWNSHIP OF CARLING
DISTRICT OF PARRY SOUND
SCALE 1 INCH = 100 FEET
0 50 100 150 200 300 400 500 FEET




N
W
E
S
Hollys Lane
Oredon Tr
Shebeshekong Lake
SUBJECT LAND
Shebeshekong Rd
3rd Conc
Northmore Lake
Red Oak Rd
Carling Bay Rd W
Hwy 559
Ovens Lake
Daves Rd
Carling Bay Rd E
Cole Lake
0 200 400 800 1,200 1,600
Meters