TOWNSHIP OF
CARLING

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

REVISED

Notice of Consent Application & Public Hearing
Application for Consent
Application No. B/2/2026 (Christenson – 18 Christenson Trail)

The Township of Carling Committee of Adjustment has received an application for a consent. The Consent application is being considered under the requirements of the *Planning Act, R.S.O. 1990, c. P.13* and applicable regulations. The purpose of this notice if to provide you with the information necessary to engage in this public process if you wish.

This is to advise that a Public Hearing will be held at 9:00 a.m. on August 11, 2026 in the Township of Carling Council Chambers and virtually through the GoTo Meeting application. At that time, an application for a Consent pursuant to Section 53 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. B/2/2026

Date of Hearing: Tuesday, August 11, 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): Kenneth Christenson
Property Location: 18 Christenson Trail

The purpose and effect of the application is to create a 3.14 hectare Waterfront Residential Lot that fronts on the Shebeshekong River. The proposed lot would be accessed by a private right of way over Christenson Trail; this proposed right of way also forms part of the application for Consent. Additionally, the application proposes a ±3.0 hectare lot addition, with lands proposed to be conveyed to an abutting parcel described as Part 2 Plan 42R-3439.

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 Director of Planning and Development, 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.

If a person or public body has the ability to appeal the decision of the Township of Carling Committee of Adjustment in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to the Township of Carling Committee of Adjustment before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal.

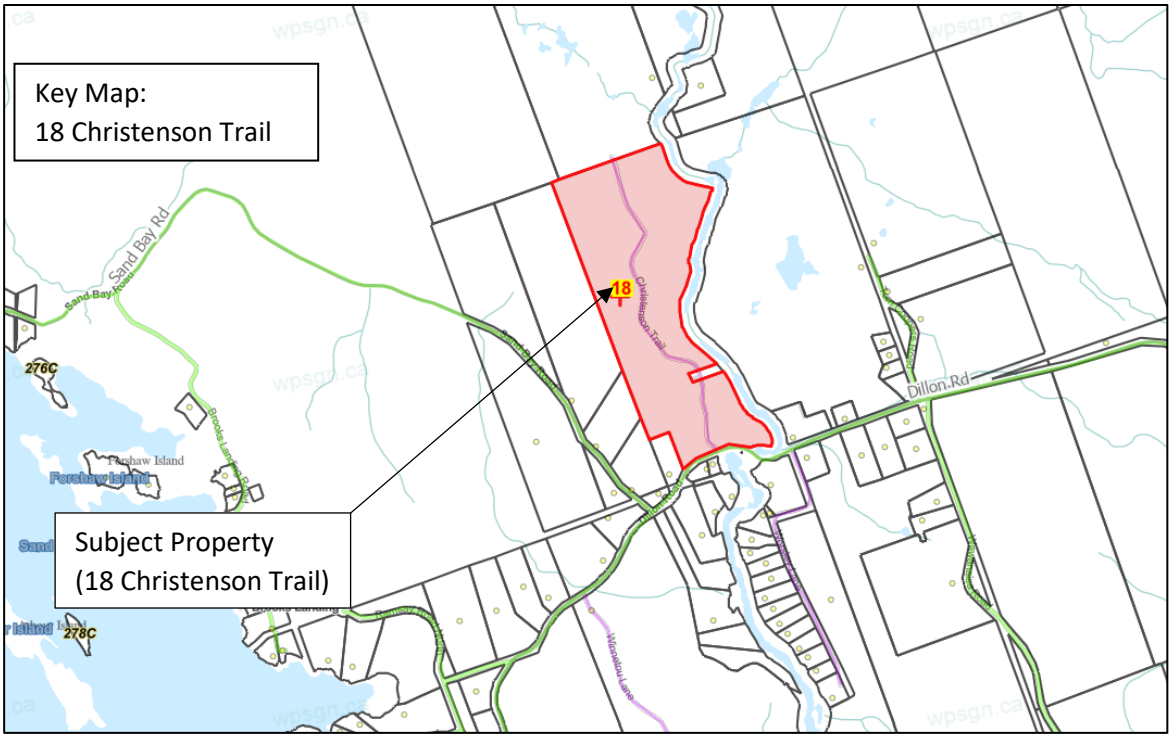
If you wish to be notified of the decision of the Township of Carling Committee of Adjustment in respect of the proposed consent, you must make a written request to the Township of Carling Committee of Adjustment at the following address:

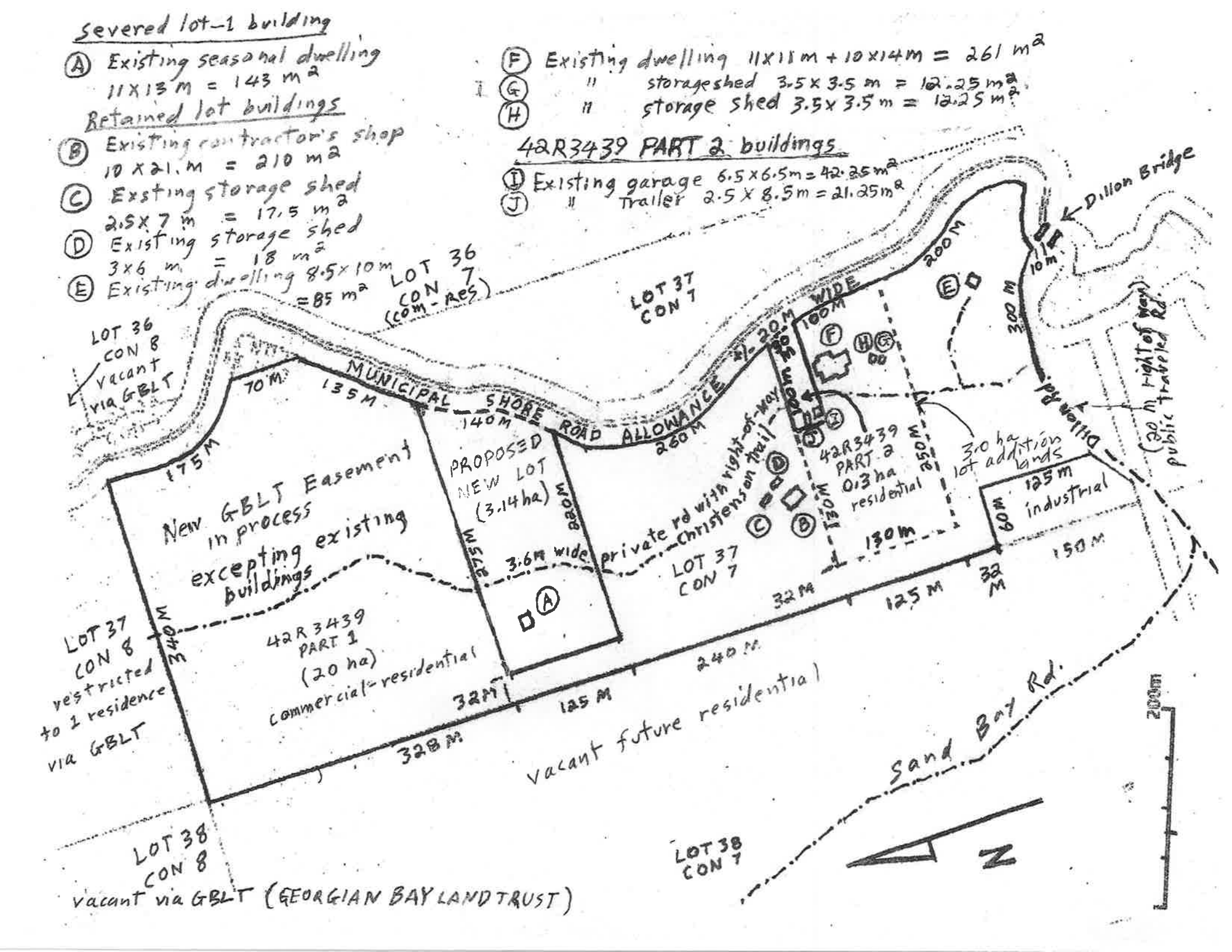
Township of Carling Committee of Adjustment
C/o Planning Department
2 Carling Bay Road West
Nobel, ON P0G 1G0
planning@carling.ca

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

This notice is dated the 27th day of July, 2026

Kevin McLlwain,
Secretary-Treasurer, Committee of Adjustment




Severed lot–1 building
(A) Existing seasonal dwelling 11X13 M = 143 m²
Retained lot buildings
(B) Existing contractor's shop 10 X 21. M = 210 m²
(C) Exsting storage shed 2.5X 7 m = 17.5 m²
(D) Existing storage shed 3x6 m = 18 m²
(E) Existing dwelling 8.5x10m =85 m²
(F) Existing dwelling 11x11m + 10x14m = 261 m²
(G) " storageshed 3.5 x 3.5 m = 12.25 m²
(H) " storage shed 3.5x3.5 m = 12.25 m²
42R3439 PART 2 buildings
(I) Existing garage 6.5x6.5m = 42.25m²
(J) " Trailer 2.5 X 8.5m = 21.25m²
LOT 36 CON 8 Vacant via GBLT
LOT 36 CON 7 (COM-RES)
LOT 37 CON 7
MUNICIPAL SHORE ROAD ALLOWANCE
70M
135 M
140M
250 M
175M
+/- 20M
30M WIDE
100M
200M
300 M
10m
Dillon Bridge
Dillon Rd
public right of way (20m travelled Rd)
New GBLT Easement in process excepting existing buildings
PROPOSED NEW LOT (3.14ha)
235M
220M
3.6m wide private rd with right-of-way Christensen trail
42R3439 PART 2 0.3ha residential
250M
3.0 ha lot addition lands
125m industrial
60M
150 M
130m
LOT 37 CON 8 restricted to 1 residence via GBLT
240 M
42R3439 PART 1 (20 ha) commercial-residential
32M
125 M
240 M
32 M
vacant future residential
Sand Bay Rd.
LOT 38 CON 8 vacant via GBLT (GEORGIAN BAY LAND TRUST)
LOT 38 CON 7
N
200m

THE TOWNSHIP OF CARLING
COMMITTEE OF ADJUSTMENT - CONSENT 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. The applicant is required to identify the proposed parcel(s) on the ground, clearly visible to facilitate site inspections by the Township staff (i.e. coloured flagging tape, stakes, etc.).

1. Complete Application

   All applicable information requested on the application form and the required application fee and deposit must be provided, together with any other supporting information requested by the Township, before the application will be considered complete and be considered by the Committee of Adjustment. The Committee of Adjustment will return the application or refuse to further consider the application until the required information and application fee have been provided. In the absence of this information, the application may be deemed to be incomplete and it may not be possible to do a review within the legislated time frame for making a decision. As a result, the application may be refused.

2. Supplemental Information

   Once the application review has been completed, supplemental information may be requested including, but not limited to:

   i) Site Plan Agreement
   ii) Development 51(26) Agreement
   iii) Stormwater Management Plan
   iv) Legal Survey
   v) Environmental Site Evaluations (Impact Study)
   vi) Other Studies

Where Site Plan Agreements or Development 51(26) Agreements are required by the Township, the applicant may be required to file separate applications for such processes. The Applicant will be responsible for paying all application fees and processing costs associated with these separate applications.

3. Costs

Application: Base Fee	$1,500.00
New Lot Fee:	$750.00 per new lot proposed
New Lot Addition Fee:	$250.00 per lot addition proposed
New Easement Fee:	$250.00 per easement proposed
New Right-of-Way Fee:	$250.00 per right-of-way proposed
Deposit:	$2,000.00

Pursuant to the Township's Fees By-law 2018-01, as amended the application base fee and all new lot, lot addition, easement and right-of-way fees are 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. Any provisional consent granted by the Committee of Adjustment shall include a condition that all applicable fees be paid in full. Finalization of the application and certification of transfer documents shall not occur until such time as all outstanding fees have been paid in full by the applicant.

4. Parkland Dedication

The Planning Act provides for parkland dedication of up to 5% (residential) of the land, or an equivalent cash-in-lieu of land dedication contribution. During the review process, the Township will determine if land dedication is required, or whether the alternative cash contribution is more appropriate and advise the applicant of such. Cash-in-lieu of land dedication shall be calculated in accordance with the Township's Policy on Parkland Dedication and Fees By-law 2018-01 as amended. Where an appraisal is required as part of the calculating of a cash-in-lieu of land dedication, the applicant will be invoiced by the Township and shall be responsible for paying all appraisal costs.

5. Rezoning Application as a Condition of Provisional Consent

   In some cases, provisional consent can be granted by the Committee of Adjustment subject to a condition that the applicant secure a Zoning By-law Amendment. Should this be a requirement, the applicant would be required to pay a reduced Zoning By-law Amendment fee as prescribed in the Township's Fees By-law 2018-01, as amended.

6. Appeal to Ontario Land Tribunal (OLT)

   It is possible for the decision of the Committee of Adjustment to be appealed to the Ontario Land Tribunal (OLT). Appeals of a decision must be submitted through the OLT e-file portal or delivered to the Secretary-Treasurer of the Committee of Adjustment. Once a complete appeal package has been received by the Secretary-Treasurer, he/she will prepare the necessary documentation and submit it to the OLT who will then assign a case number and case coordinator to the appeal.

The Corporation of the Township of Carling

2 West Carling Bay Road
Nobel, ON P0G 1G0
705-342-5856

Committee of Adjustment – Consent Application

Application for Consent
Under Section 53 of the Planning Act
R.S.O. 1990, c.P.13, as amended

OFFICE USE ONLY

Date Received: April 27/2026

Complete Application ☑Yes ☐No

Application No. B/2/2026

Date Accepted: May 21, 2026

Applicable Fee Paid ☐Yes ☐No

1. **Date Application Submitted:** July 17, 2026

2. **Applicant/ Agent Information**

Name of Applicant / Agent:

Kenneth Christenson

Address:

44 Bay Street
Parry Sound, ON
P2A 1S5

Home Phone Number: (705) 774-3543

Business Phone Number:

Email: ken@christensonconstruction.com

3. **Owner(s) / Chargee / Purchaser Information**

Name: Same as above

Address:

Phone Number: _____

Email: _____

Note: if there are additional registered owners with different contract information, please attach a separate page to the application indicating their names, address, telephone number and email.

4. Purpose and Type of Application

- ☑ Creation of new lot(s)
- ☑ Lot addition(s)
- ☐ Easement(s)
- ☑ Right-of-way(s)
- ☐ Lease
- ☐ Correction of title
- ☐ Charge
- ☐ Other (specify, e.g., partial discharge of mortgage)

Explain the details of the application:

1) Creating one new waterfront lot with right of way access off Dillon Rd.

2) Create new lot addition

Name of person(s) (purchaser, lessee, mortgage, etc.) to whom land or interest is intended to be transferred, charged or leased, if known:

New Lot Creation (if applicable)

Proposed Lot 1: Jessica Christenson

Proposed Lot 2: _____

Proposed Lot 3: _____

Retained Lot: _____

Lot Addition (if applicable)

Lot Addition 1: Chris Christenson and Ken Christenson

Lot Addition 2: _____

Lot Addition 3: _____

Easement (if applicable)

Easement 1: _____

Easement 2: _____

Easement 3: _____

Right-of-Way (if applicable)

Right-of-Way 1: Jessica Christenson

Right-of-Way 2: _____

Right-of-Way 3: _____

Note: If additional space is required to complete this section, please include on a separate page and attach to the back of the application. For all other types of applications not noted above, please provide the details on a separate page and attach to the application.

5. **Location and Legal Description of the Subject Land**

Name of Municipality: Carling

Assessment Roll Number: 4936- 000012002030000

Lot: 37 Concession: 7

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

Lot No(s).

Reference Plan No. (if any) – Plan No. 42R- 3439

Part No(s). REM PART 1

Parcel No.

Civic Address: 18 Christenson Trail

Island Number:

5.1 Description of Subject Land

		Severed Lot 1	Severed Lot 2	Severed Lot 3	Retained Lot	Lot Addition
Description of Land	Frontage (m)	140 m			940	100 m
	Depth (m)	250 m			300	130 m
	Area (ha)	3.14 ha			22.8 ha	±3.0 ha
Use of Property	Existing Use(s)	Residential			Residential - commercial - industrial	Residential
	Proposed Use(s)	Residential			Residential - commercial - industrial	Residential

*Attach separate sheet to application if necessary

5.2 Servicing Information (check the applicable field)

		Severed Lot 1	Severed Lot 2	Severed Lot 3	Retained Lot	Lot Addition
Access	Provincial Highway					
	Municipal road, maintained all year					
	Municipal road, maintained seasonally				✓	
	Other public road					
	Right-of-way	✓				✓
	Water Access					
Water Supply	Privately owned and operated individual well	✓			✓	
	Privately owned and operated communal well					
	Lake or other water body					
	Other means					
Sewage Disposal	Privately owned and operated individual septic system	✓			✓	
	Privately owned and operated communal septic system					
	Privy					
	Other means					

If access to the subject land will be water only, please describe the parking and docking facilities to be used and the approximate distance of these facilities from the land and nearest public road:

_____

_____

_____

5.3 Existing and Proposed Buildings & Structures

EXISTING – List all existing buildings and structures						DISTANCE FROM LOT LINES (metres)			
Building / Structure Type	Lot Location (i.e. Retained / Severed Lot 1)	Date of Construction	# of Storeys / Height (m)	Ground Floor Area (m^2)	Gross Floor Area (m^2)	Front	Rear	Side	Side
seasonal dwelling	severed -1	1978	2/6	142	244	200	50	40	75
shop	retained	2010	2/6	210	380	125	100	200	6
storage shed	"	2012	1/2.5	17.5	17.5	110	115	175	45
"	"	"	1/2.5	18	18	100	125	195	30
dwelling	"	1982	1/3	85	85	50	190	80	45
garage	PART 2 (42R 3439)	1978	1/2.5	20	20	94	1	1	20
trailer	"	2012	1/2.5	20	20	94	1	20	1
Dwelling	retained	± 1962	1/3	261	261	70	140	1.5m	± 200

see appendix A

PROPOSED – List all proposed buildings and structures						DISTANCE FROM LOT LINES (metres)			
Building / Structure Type	Lot Location (i.e. Retained / Severed Lot 1)	Date of Construction	# of Storeys / Height (m)	Ground Floor Area (m^2)	Gross Floor Area (m^2)	Front	Rear	Side	Side

6. Easements or restrictive covenants

Are there any easements or restrictive covenants affecting the subject land?

☐ Yes

☑ No

If **YES,** describe the easement or covenant and its effect:

_____

_____

7. Land Use and Zoning

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

Rural Community

Provide an explanation of how the application conforms with the Township of Carling Official Plan:

Carling Official Plan allows for severance of lot under conditions described herein and on attached Site Plan

8. History of the Subject Land

Has the land ever been the subject of an application for approval of a plan of subdivision under section 51 of the Planning Act or a consent under Section 53 of the Planning Act?

☑ Yes ☐ No ☐ Unknown

If YES, and if known, please specify the file number and the status of the application:

42R-12626 PART 1, 42R-3439 PART 2 - file# unknown status complete,

If this application is a resubmission of a previous consent application, describe how it has been changed from the original application:

9. Current Application

When two or more parcels are created with an unstipulated consent, a certificate of consent shall be provided to the applicant for the conveyed (severed) land(s). A certificate of consent for the retained lands shall be provided upon request only.

Is the application making a request as referred to in Section 53(42.1) a) of the Planning Act?

☐ Yes ☑ No

If YES, please attach a formal statement from an Ontario Solicitor in good standing indicating that there is no land abutting the subject land that is owned by the owner of the subject land other than land that could be conveyed without contravening section 50 of the Planning Act.

Is the application consistent with policy statements issued under subsection 3(1) of the Planning Act?

☑ Yes ☐ No ☐ Unknown

Please explain how the application is consistent with policy statements issued under subsection 3(1) of the Planning Act:

Conforms to Section 2.6 of Provincial Planning Statement

Is the subject land within an area of land designated under any provincial plan or plans?

☑ Yes ☐ No ☐ Unknown

If YES, please identify the provincial plan or plans and provide an explanation of how the application conforms or does not conflict with the provincial plan or plans:

No conflict with Growth Plan for North Ontario 2011

Has any land been severed from the parcel originally acquired by the owner of the subject land?

☐ Yes ☑ No

If YES, provide for each parcel severed the date of transfer, the name of the transferee(s) and the land use:

Has the subject land ever been the subject of any other application under the Planning Act such as an application for an amendment to an official plan, a zoning by-law or a Minister's zoning order, an application for a minor variance or an application for an approval of a plan of subdivision or consent?

☑ Yes ☐ No

If YES, please note the file number of the application and the status of the application:

Rezoning of PART I 42R-4396 to permit a dwelling unit and accessory uses and for the manufacturing of wood products & docks together with a service shop & retail uses. Application # unknown - status complete

Is the subject land the subject of any other application under the Act, such as an application for an amendment to an official plan, a zoning by-law or a Minister's zoning order, an application for a minor variance or an application for an approval of a plan of subdivision or consent?

☐ Yes ☑ No

If YES, please note the file number of the application and the status of the application:

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

Site Plan

Every application shall be accompanied by a site plan, drawn to an appropriate scale, properly dimensioned, showing the following:

i) The boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land;

ii) The approximate distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing

iii) The boundaries and dimensions of the subject land, he part that is intended to be severed and the part that is intended to be retained;

iv) The location of all land previously severed from the original parcel acquired by the current owner of the subject land;

v) The approximate location of all natural and artificial features (for example: buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks) that:
   a) Are located on the subject land and on land that is adjacent to it, and
   b) In the applicant's opinion, may affect the application;

vi) The current uses on land that is adjacent to the subject land (for example, residential, agricultural, residential);

vii) 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;

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

ix) 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.

11. Affidavit or Sworn Declaration

Dated at the Township of Carling this 17 day of July, 2026

I, Ken Christenson of the Town of Parry Sound 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 Township of Carling in the District of Parry Sound this 17 day of July, 2026.

Kevin McLlwain, CAO/Clerk
ex officio Commissioner etc.,
Commissioner for taking Affidavits Act,
Section 1, subsection (2) 1.
District of Parry Sound for the
Corporation of the Township of Carling.

A Commissioner of Oaths

Signature of Owner or Authorized Applicant / Agent

13. 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.

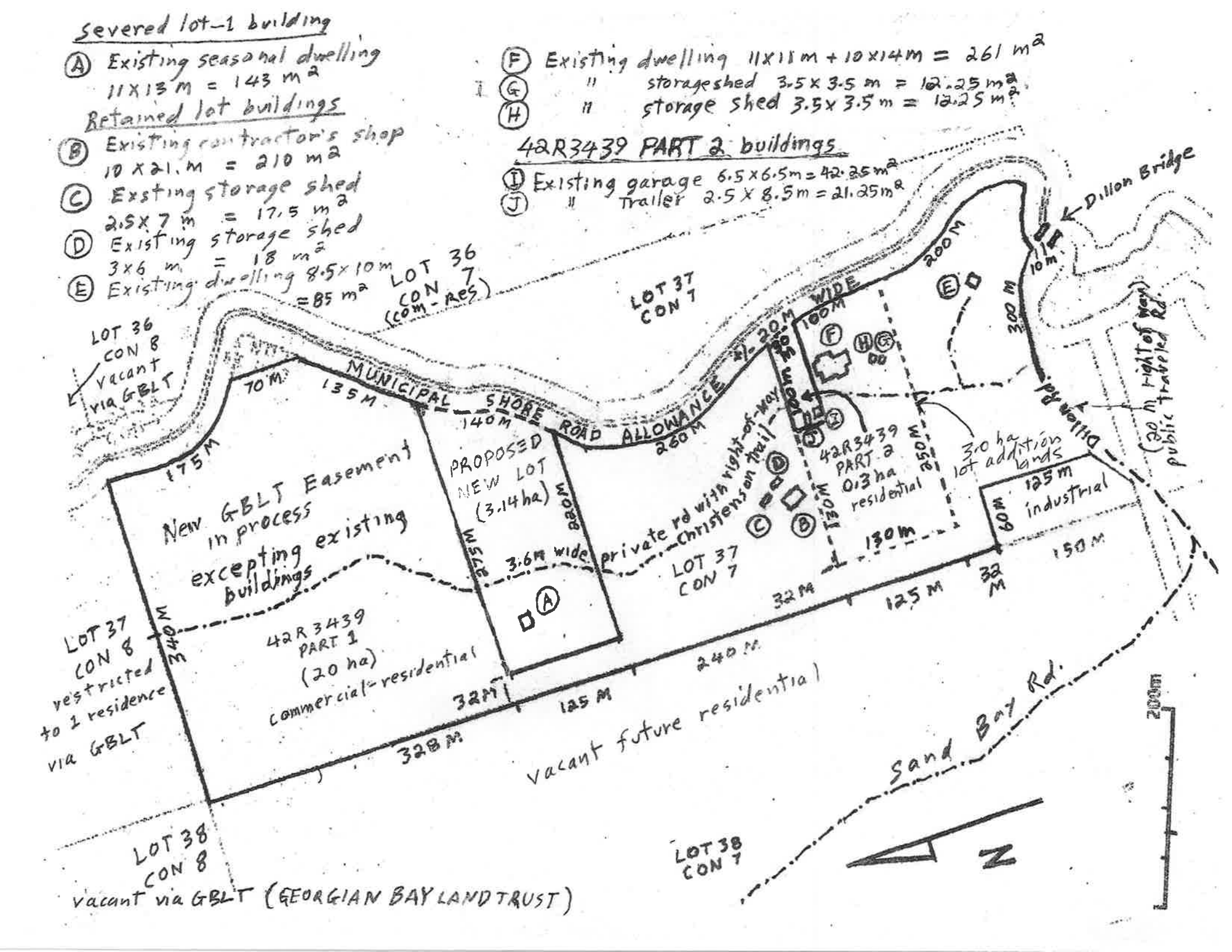
I/We, Ken Christenson,
am/are the owner(s) of the land that is the subject of this application and for the purposes of the *Freedom of Information and Protection of Privacy Act*, I/we authorize and consent to the use by or the disclosure to any person or public body of any personal information that is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

Date: July 17, 2026 Signature of Owner: [signature]

Date: _____ Signature of Owner: _____

Date: _____ Signature of Owner: _____

Date: _____ Signature of Owner: _____


Severed lot–1 building
(A) Existing seasonal dwelling 11X13 M = 143 m²
Retained lot buildings
(B) Existing contractor's shop 10 X 21. M = 210 m²
(C) Exsting storage shed 2.5X 7 m = 17.5 m²
(D) Existing storage shed 3x6 m = 18 m²
(E) Existing dwelling 8.5x10m =85 m²
(F) Existing dwelling 11x11m + 10x14m = 261 m²
(G) " storageshed 3.5 x 3.5 m = 12.25 m²
(H) " storage shed 3.5x3.5 m = 12.25 m²
42R3439 PART 2 buildings
(I) Existing garage 6.5x6.5m = 42.25m²
(J) " Trailer 2.5 X 8.5m = 21.25m²
LOT 36 CON 8 Vacant via GBLT
LOT 36 CON 7 (COM-RES)
LOT 37 CON 7
MUNICIPAL SHORE ROAD ALLOWANCE
70M
135 M
140M
250 M
175M
+/- 20M
30M WIDE
100M
200M
300 M
10m
Dillon Bridge
Dillon Rd
public right of way (20m travelled Rd)
New GBLT Easement in process excepting existing buildings
PROPOSED NEW LOT (3.14ha)
235M
220M
3.6m wide private rd with right-of-way Christensen trail
42R3439 PART 2 0.3ha residential
250M
3.0 ha lot addition lands
125m industrial
60M
150 M
130m
LOT 37 CON 8 restricted to 1 residence via GBLT
240 M
42R3439 PART 1 (20 ha) commercial-residential
32M
125 M
240 M
32 M
vacant future residential
Sand Bay Rd.
LOT 38 CON 8 vacant via GBLT (GEORGIAN BAY LAND TRUST)
LOT 38 CON 7
N
200m

Sketch showing abutting lands also belonging to owner of subject land

Apendix - A

42R 3439 PART 2 before & after additions

[Note: Because the access-road frontages for the existing and proposed lots in question here run at right angles to each other, I am using the river-access frontage and depth for purposes of comparison only.]

Existing frontage - 30 m
" depth - 100 m
" area - 0.3 ha
" buildings - (I) and (J) see plan

Conveyed frontage - 100 m for a total of 130m
" depth - 130 m for a total of 230 m
" area - 2.8 ha for a total of 3.1 ha