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

Notice of Consent Application & Public Hearing
Application for Consent
Application No. B/1/2026 (Koziol – 43 & 45 Linda Lane East)

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 March 24, 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/1/2026

Date of Hearing: Tuesday, March 24, 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): Valerie Koziol / Lisa M. Lund
Property Location: 43/45 Linda Lane East

The purpose of the application is to enact a correction of title to rectify a scenario whereby the shore road allowances located in front of 43 Linda Lane East and 45 Linda Lane East have inadvertently merged on title.

The effect of the application is to sever the merged shore road allowances back into their original configuration, being Part 3 on Plan 42R-8224 and Part 2 on Plan 42R-8224. Once separated, Part 3 on Plan 42R-8224 will be transferred to 43 Linda Lane East and Part 2 on Plan 42R-8224 will be transferred to 45 Linda Lane East and each shore road allowance parcel will merge on title with the parent property accordingly.

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 Planner, 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.

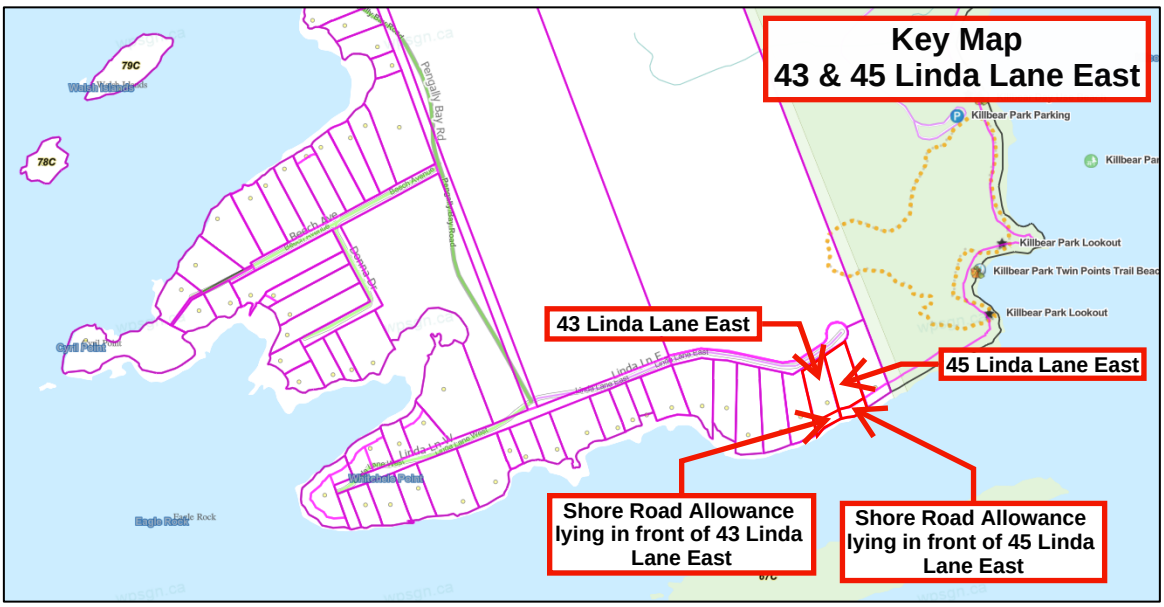
If you wish to be notified of the decision of the Township of Carling Committee of Adjustment in respect of the proposed consent, you must make a written request to the Township of Carling Committee of Adjustment at the following address:

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

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

This notice is dated the 27th day of February, 2026.

Kevin McLlwain,
Secretary-Treasurer, Committee of Adjustment



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: _____

Complete Application ☐Yes ☐No

Application No. _____

Date Accepted: _____

Applicable Fee Paid ☐Yes ☐No

1. **Date Application Submitted:** Original Submission February 6, 2026
Re-submitted February 13 2026

2. **Applicant/ Agent Information**

Name of Applicant / (Agent:)

LISA M. LUND

Address:

34 MARY STREET PARRY SOUND ON
P2A 1E4

Home Phone Number: _____

Business Phone Number: 705-746-4215

Email: lisa.lund@lisalund.ca

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

Name: VALARIE EVE. KOZIOL

Address:

1509 Ryersie Road. London. ON N6G 2S1

Phone Number: 416-427-1075

Email: val.koziol@outlook.com

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 — Shore road allowances were inadvertently merged by prior lawyer.
- ☐ Charge
- ☐ Other (specify, e.g., partial discharge of mortgage)

Explain the details of the application:

Ms. Koziol acquired 45 Linda Lane, Carling being Lot 2 Plan M469 and the shore road allowance in front thereof being Part 2 42R 8224. March 23, 2018
She then acquired 43 Linda Lane Carling on June 30, 2020 being Lot 3 Plan M469 and the SRA in front thereof being Part 3 42R-8224. A different lawyer represented her and did not advise her that acquiring both properties in the same name would result in the SRA merging. When Ms Koziol retained my services to sell the property this summer, the sale could not proceed due to the merger of the 2 shore road allowances. Note The 2 lots on the M Plan have not merged.
This is a technical severance to remedy an error from a prior solicitor.

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: 43 Linda Lane Pt 3 42R-8224(SRA) Valarie Koziol

Proposed Lot 2: 45 Linda Lane Pt 2 42R 8224 (SRA) Valarie Koziol and Jane Arnott

Proposed Lot 3: _____

Retained Lot: _____

Lot Addition (if applicable)

Lot Addition 1: _____

Lot Addition 2: _____

Lot Addition 3: _____

Easement (if applicable)

Easement 1: _____

Easement 2: _____

Easement 3: _____

Right-of-Way (if applicable)

Right-of-Way 1: _____

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: 43 Linda Lane 49 36-000-008-00414
45 Linda Lane 49-36-000-008-00412

Lot: 64 Concession: 8

Registered Plan of Subdivision No. (if any) – Plan No. M- Lots 2+3 M469

Lot No(s). _____

Reference Plan No. (if any) – Plan No. 42R- 43 Linda Lane - Part 3 42R 8224
45 Linda Lane Part 2 42R 8224

Part No(s). _____

Parcel No. _____

Civic Address: _____

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)	43 Linda Lane 59.345 m	45 Linda Lane 62.789 m			
	Depth (m)	20 m	20 m			
	Area (ha)	0.11869 ha	0.12558 ha			
Use of Property	Existing Use(s)	Frame Deck and dock	Vacant			
	Proposed Use(s)	Frame Deck and Dock	N/A			

*Attach separate sheet to application if necessary

5.2 Servicing Information 43 Linda Lane 45 Linda Lane

		Severed Lot 1	Severed Lot 2	Severed Lot 3	Retained Lot	Lot Addition
Access	Provincial Highway					
	Municipal road, maintained all year	X	X			
	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	None The SRA has no structures requiring	None The SRA + main lot are			
Sewage Disposal	Privately owned and operated individual septic system	water or septic None	vacant None			
	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
#1 43 Linda Lane									
Deck/Dock		unknown	n/a						
45 Linda Lane									
#2 NONE									

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
#1 43 Linda Lane						0m	N/A	10m	40m
#2 45 Linda Lane						N/A	N/A	N/A	N/A
NONE - VACANT									

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?

WATERFRONT

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

No new lot is being created. We are simply separating the shore road allowances previously created that were inadvertently merged. The land is designated as waterfront use - the existence of a deck and dock conform to said use for 43 Linda Lane for 45 Linda the land is vacant which conforms to use.

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:

Complete - File number unknown

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

NO

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:

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:

I can formally state that the two mainland parcels to which the shore road allowances are to be attached (once they are severed) will not result in a contravention of Section 50 in a subsequent conveyance

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:

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:

The application is consistent with policy statements issued under s 3(1) of the Planning Act which promotes orderly residential development. Two waterfront residential lots were created but due to a prior lawyer's error, only 1 is now waterfront This application returns the lots to their originally planned use

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:

Provincial Planning Statement 2024 is the relevant Plan. The application is consisted as

conforms to the Province's policies for housing in rural areas including recreational dwellings without negatively impacting the environment or adjacent uses. The Growth Plan for Northern Ontario is also applicable. It acknowledges people are the most important resource. In order to promote a vibrant population, the existence of diverse accommodation is vital. This application returns the existing property holdings back to two waterfront lots which is a more attractive housing option in line with attracting a robust, diverse population

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; Dimensions of lots shown in m on plan

ii) The approximate distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing Distance to Twp rd 137 m shown on plan

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; Shown in Pink + Blue

iv) The location of all land previously severed from the original parcel acquired by the current owner of the subject land; – None

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 None on subject shown on adjacent
   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); Shown on Site Plan 1 + 2

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; Shown on Site Plan 1 + 2

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

ix) The location and nature of any easement affecting the subject land. NONE

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 Town of Parry Sound this 29 day of January, 20 26

I, Lisa M. Lund 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 Town of Parry Sound

in the District of Parry Sound this 29 day of January, 20 26.

A Commissioner of Oaths

Signature of Owner or Authorized Applicant / Agent

Stacey Helen Travis, a Commissioner, etc.,
Province of Ontario, for Lisa M. Lund
Professional Corporation, Barrister and Solicitor.
Expires February 26, 2027.

12. Authorizations

Authorization of Owner(s) for Agent to Make the Application

If the applicant is not the owner, the chargee or the purchaser of the subject land, the written authorization of the owner, chargee or the purchaser, as the case may be, is required. If the applicant is the purchaser or the purchaser's agent, a copy of the portion of the agreement of purchase and sale that authorizes the purchaser to make the application in respect of the land that is the subject of the application is required. **Please attach to application if necessary.**

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~~, Valarie Eve Koziol,

am/are the owner(s) of the land that is the subject of this application and I/we authorize

Lisa M. Lund

to make this application on my/our behalf:

Date: Jan 21, 2026 Signature of Owner: X V. Koziol

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~~, Valarie Eve Koziol,

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

Lisa M. Lund

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: Jan 21, 2026 Signature of Owner: X V Koziol

Date: _____ Signature of Owner: _____

Date: _____ Signature of Owner: _____

Date: _____ Signature of Owner: _____

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.

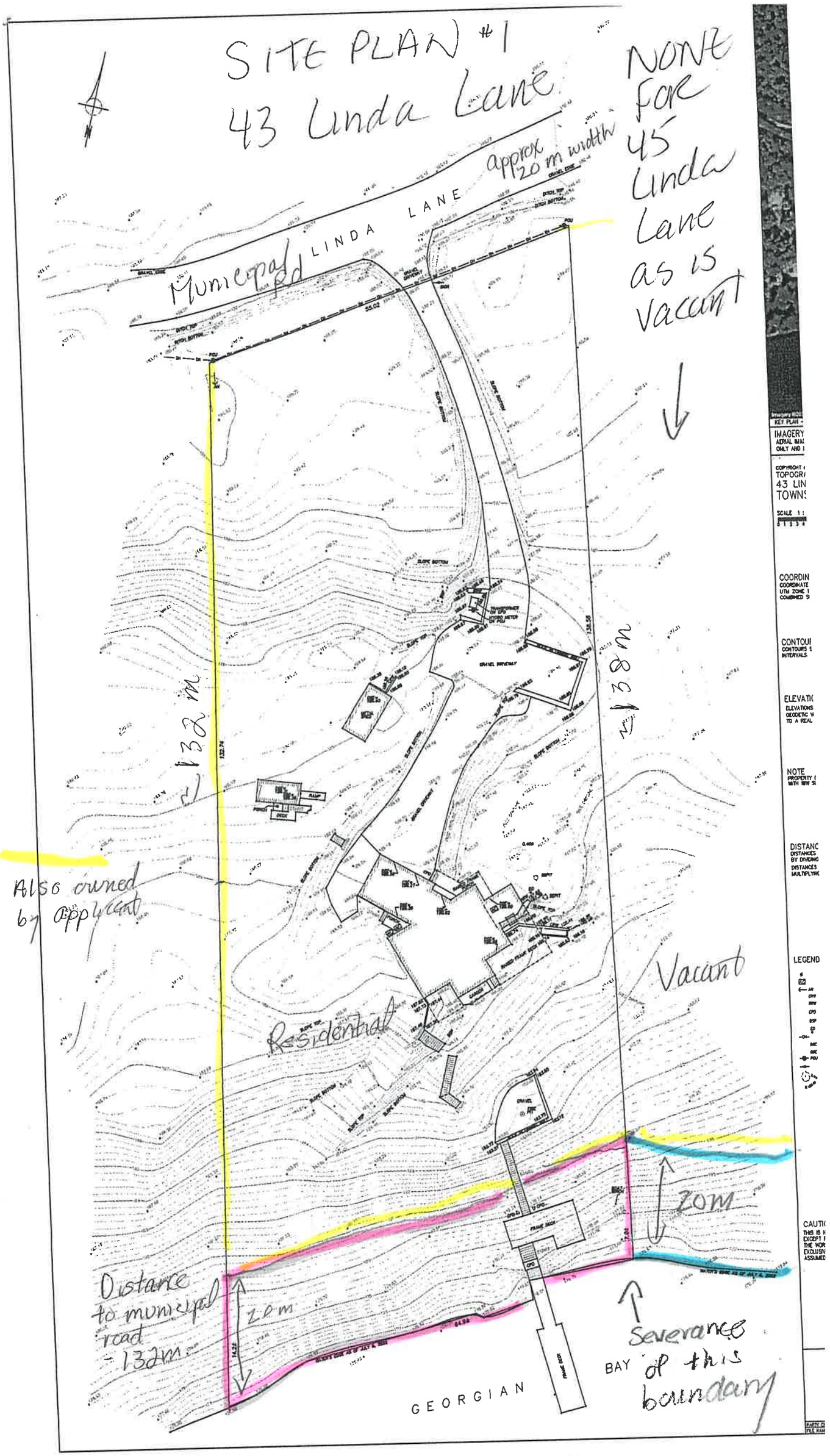
I/We, Valarie Eve Koziol, am/are the owner(s) of the land that is the subject of this application and for the purposes of the *Freedom of Information and Protection of Privacy Act*, I/we authorize and consent to the use by or the disclosure to any person or public body of any personal information that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

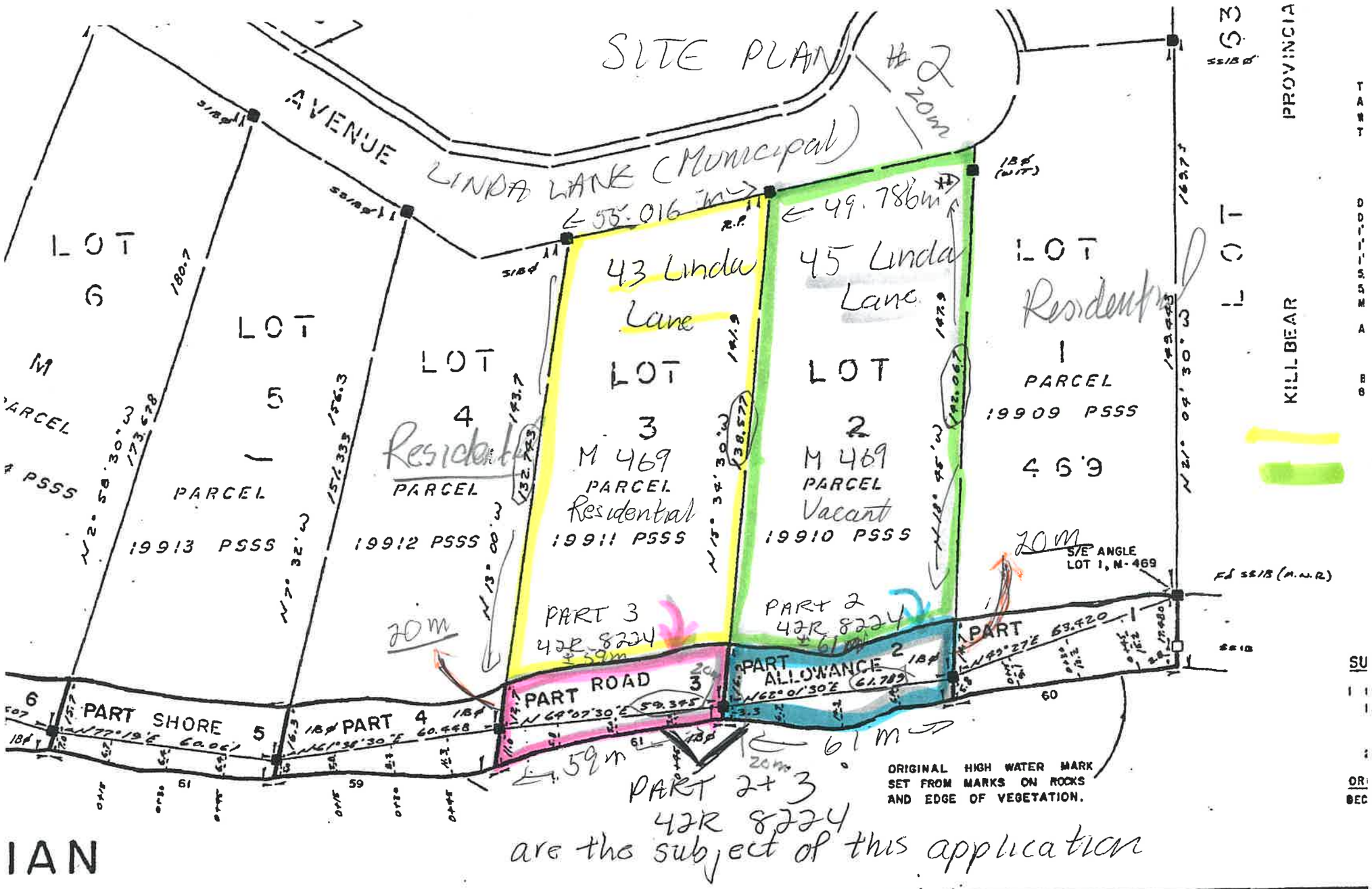
Date: Jan 21, 2026 Signature of Owner: V Koziol

Date: _____ Signature of Owner: _____

Date: _____ Signature of Owner: _____

Date: _____ Signature of Owner: _____


SITE PLAN #1
43 Linda Lane
NONE for 45 Linda Lane as is vacant
LINDA LANE
approx 20 m width
Municipal Rd
55.02
132.74
132 m
138 m
GRAVEL DRIVEWAY
Also owned by applicant
Residential
Vacant
20m
20m
Distance to municipal road = 132m.
Severance
BAY of this boundary
GEORGIAN
KEY PLAN
IMAGERY
LEGEND
NOTE
DISTANCES
COORDINATES
CONTOURS
ELEVATIONS
SCALE 1:


SITE PLAN #2
AVENUE
LINDA LANE (Municipal)
55.016m
49.786m
20m
43 Linda Lane
45 Linda Lane
LOT 6
LOT 5
LOT 4
LOT 3
LOT 2
LOT 1
M 469
PARCEL 19913 PSSS
PARCEL 19912 PSSS
PARCEL 19911 PSSS
PARCEL 19910 PSSS
PARCEL 19909 PSSS
4 6 9
Residential
Vacant
PART 3 42R 8224
PART 2 42R 8224
PART ROAD ALLOWANCE
PART SHORE
PART 4
PART
20m S/E ANGLE LOT 1, M-469
Fd SSIB (M.N.R.)
ORIGINAL HIGH WATER MARK SET FROM MARKS ON ROCKS AND EDGE OF VEGETATION.
PART 2+3 42R 8224
are the subject of this application
KILLBEAR
PROVINCIA
Both owned by applicant