TOWNSHIP OF
CARLING

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

NOTICE OF DECISION
MINOR VARIANCE APPLICATION A/1/2026
(Michael McGarvey and Natasha Demarco-Doyle– 103 Carling Bay Road East)

February 26th, 2026

Michael McGarvey
Natasha Demarco-Doyle
103 Carling Bay Road East
Nobel, ON P0G 1G0

IN THE MATTER OF MINOR VARIANCE APPLICATION A/1/2026

Date of Hearing:	February 24th, 2026
Applicant/Owner:	Michael McGarvey and Natasha Demarco-Doyle
Property Location:	103 Carling Bay Road East

The purpose of the application was to seek relief from Section 5.01 a) of the Township of Carling Comprehensive Zoning By-law C500-2011, being the provision regulating that the footprint of any accessory building cannot exceed the footprint of the main building.

The effect of the application was to permit the construction of a 148.46 m^2 (1,600 ft^2) garage which exceeds the footprint of the existing main dwelling 97.79m^2 (1,052.71ft2) by 50.84m^2 (547.29 ft^2). The proposed garage is intended to be used for Home Industry purposes (specifically an automotive repair shop). The increased footprint is being requested in order to accommodate the purposed Home Industry use.

Two written submissions were received by Daryle Moffatt with respect to this application. The submissions note that he does not have an issue with the proposed minor variance, but express concern with the Carling Bay Road East/Carling Bay Road West/Bayview Drive intersection. Specifically, they note that the proposed Home Industry use will result in more traffic in this intersection and additionally describe how this intersection represents a safety hazard due to high traffic speeds, lack of road signage, and road conditions. The correspondence requests that any approval of the application be made conditional on a detailed traffic study being completed. In his follow-up correspondence, Daryle Moffatt expresses concern with the staff report noting that it is not anticipated that a traffic study would be warranted; he opines that the study should be completed in order to gather necessary facts. The Committee of Adjustment considered this information before making their decision and felt that completion of a detailed traffic study for this area should be considered a separate matter from this application given the use of the property for Home Industry purposes is permitted as-of-right.

The Committee of Adjustment, in making their decision, was of the opinion that the proposed minor variance:

1) Maintained the general intent and purpose of the Township's Official Plan;
2) Maintained the general intent and purpose of the Township's Zoning By-law
3) Was desirable for the appropriate development or use of land, building or structure; and
4) Can be considered minor.

The Committee of Adjustment has granted approval to Minor Variance Application No. A/1/2026 subject to the following conditions:

1) That the variance apply to an accessory garage that is substantially in accordance with the building drawings submitted with the application;
2) That all applicable planning fees be paid in full.

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

The applicant, the Minister or a specified person or public body that has an interest in the matter may within 20 days of the making of the decision appeal to the Tribunal against the decision of the committee by filing with the secretary-treasurer of the committee a notice of appeal setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the secretary-treasurer of the fee charged by the Tribunal as payable on an appeal from a committee of adjustment to the Tribunal.

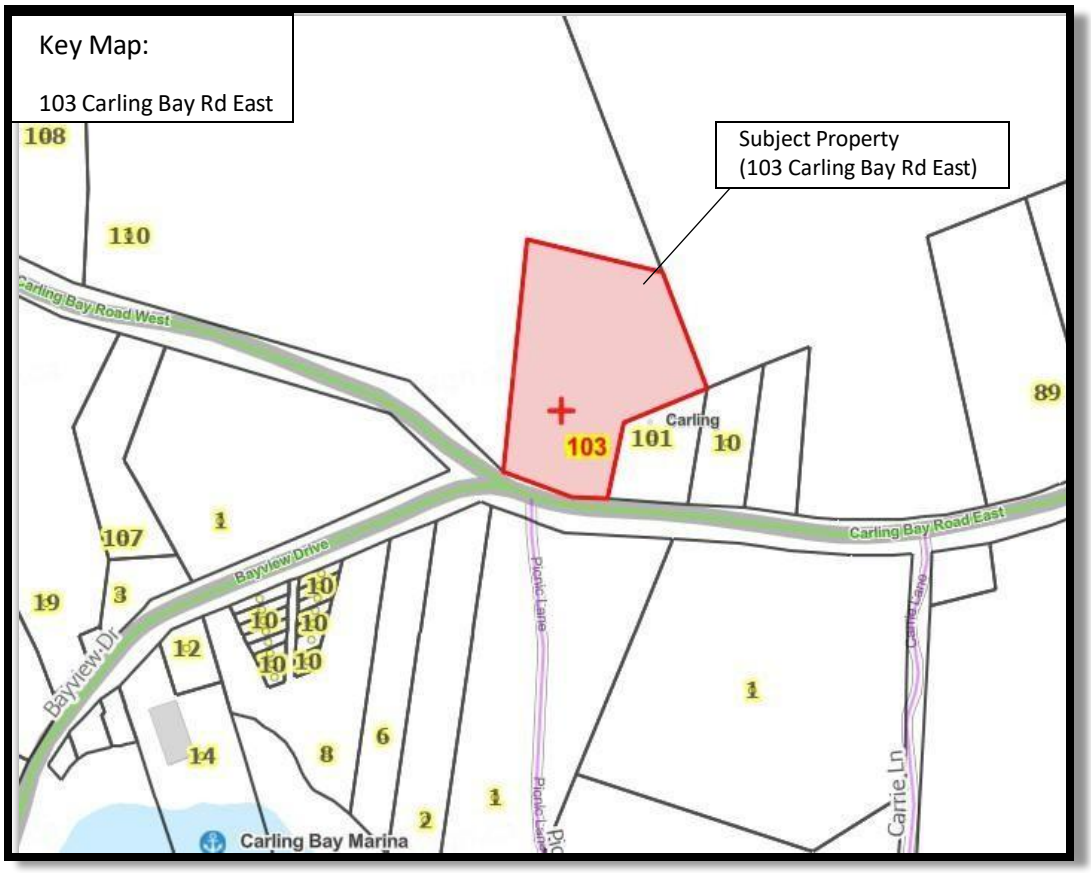
Take notice that an appeal to the Ontario Land Tribunal in respect of all or part of this Minor Variance may be made by filing a notice of appeal with the Secretary-Treasurer either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at https://olt.gov.on.ca/e-file-service by selecting Carling (Township): Clerk & Secretary-Treasurer as the Approval Authority or by mail (2 West Carling Bay Road, Nobel, ON P0G 1G0), no later than 4:00 p.m. on Tuesday, March 17, 2026. The filing of an appeal after 4:00 p.m., in person or electronically, will be deemed to have been received the next business day. The appeal fee of $400 can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca. If the e-file portal is down, you can submit your appeal to planning@carling.ca.

The last day for an appeal of the decision is **Tuesday, March 17, 2026**. If no Notice of Appeal has been received by 4:00 p.m. on that date, the decision of the Committee of Adjustment is final and binding.

This notice dated February 26, 2026

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

Cc: Daryle Moffatt


Key Map:
103 Carling Bay Rd East
Subject Property
(103 Carling Bay Rd East)
108
110
Carling Bay Road West
103
101
10
Carling
89
Carling Bay Road East
Bayview Drive
Bayview Dr
Picnic Lane
Carrie Lane
Carrie Ln
107
1
19
3
12
14
8
6
2
1
Carling Bay Marina

Resolution COA- 2 -2026

Doubrough- Cook :

It is the opinion of the Committee of Adjustment, with respect to the Application for Minor Variance filed pursuant to Section 45(1) of the Planning Act, R.S.O. 1990, c. P.13, as amended:

- that the general intent and purpose of the Zoning By-law is maintained;
- that the general intent and purpose of the Official Plan is maintained;
- that the variance is desirable for the appropriate development or use of land, building or structure; and
- that the variance is minor.

Subject to the following conditions:

1. That the variance apply to an accessory garage that is substantially in conformity with the building drawings submitted with the application.

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

Carried

Susan Murphy (Chair)

Lisa Cook

Al Doubrough

Bruce Kelly

Pam Wing

Certified to be a true copy

Kevin McLlwain - Clerk
Township of Carling