TOWNSHIP OF
CARLING

2 West Carling Bay Road, Nobel ON P0G 1GO
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NOTICE OF DECISION
MINOR VARIANCE APPLICATION A/7/2026
(Harry Hikisch & Lori Hikisch / John Jackson Planner Inc.) (4 Parker Lane)

June 29th, 2026

Harry and Lori Hikisch
4 Parker Lane
Nobel, ON
P0G 1G0

IN THE MATTER OF MINOR VARIANCE APPLICATION A/7/2026

Date of Hearing:	June 23rd, 2026
Applicant/Owner:	John Jackson Planner / Harry Hikisch & Lori Hikisch
Property Location:	4 Parker Lane

The purpose of the application was to seek relief from Section 7.04.9 Rural Residential Exception 9 (RR-9) of the Township of Carling Comprehensive Zoning By-law C500-2011, being the provision that the subject property be used exclusively for a private garage or storage shed.

The effect of the application was to permit the use of a travel trailer on the subject land on a temporary basis.

Nine written submissions were received from the public in support of the proposed minor variance. Those submissions were received from the following parties: Sue Ostertag (227 Dillon Road), Anne Pearson & Robin Gruenwald (22 Parker Lane), Terry Handy & Lynda Frankland (5 & 6 Parker Lane), Lee and Susan Harrison (23 Parker Lane), Douglas Cameron (13 Parker Lane), Shefali Kumar (9 Parker Lane), Rysen Stewart (1 Parker Lane), Ken Alderson (31 Parker Lane), and Elizabeth Guenther (26 Parker Lane). During the Public Hearing, oral representations were made from the following parties in support of the proposal: Deborah Jolly (106 Carling Bay Road West & 1 Island 268C), Terry Handy (5 Parker Lane), and the Applicants Lori and Harry Hikisch (3 and 4 Parker Lane).

One written submission was received from James Dasilva (7 and 8 Parker Lane) voicing concerns that the proposal may establish an undesirable precedent throughout the Township.

The Committee of Adjustment considered all oral and written submissions before making their decision to deny the application.

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

1) Does not maintain the general intent and purpose of the Township's Official Plan;

2) Does not maintain the general intent and purpose of the Township's Zoning By-law
3) Would not be desirable for the appropriate development or use of land, building or structure; and
4) Is not considered minor.

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.

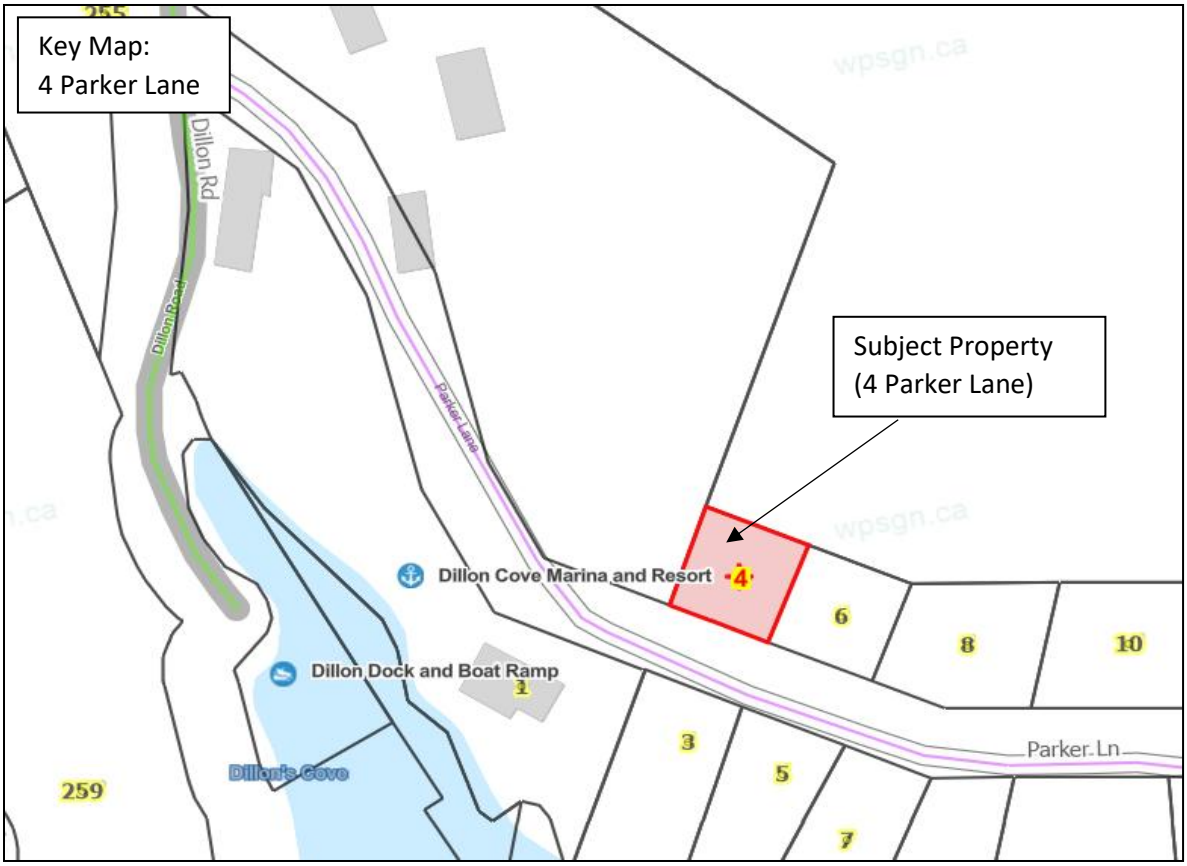
Take notice that an appeal to the Ontario Land Tribunal in respect of all or part of this Minor Variance may be made by filing a notice of appeal with the Secretary-Treasurer either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at https://olt.gov.on.ca/e-file-service 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 Sunday, July 13, 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 **Sunday, July 13, 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 June 29, 2026

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

Cc: John Jackson Planner Inc. – sent via email
Lori Hikisch – sent via email


Key Map:
4 Parker Lane
Dillon Rd
Dillon Road
Parker Lane
Subject Property
(4 Parker Lane)
Dillon Cove Marina and Resort
4
6
8
10
Dillon Dock and Boat Ramp
1
3
5
7
Parker Ln
Dillon's Cove
259

Resolution COA-_____-2026

Wing - Cook :

It is the opinion of the Committee of Adjustment, with respect to the Application for Minor Variance A/7/2026 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.

Defeated

_____
Susan Murphy (Chair)

_____
Lisa Cook

_____
Al Doubrough

_____
Bruce Kelly

_____
Pam Wing

Certified to be a true copy
Kevin McLlwain - Clerk
Township of Carling