TOWNSHIP OF
CARLING

2 West Carling Bay Road, Nobel ON P0G 1GO
Email: planning@carling.ca
Phone: 705-342-5856 ext. 9183
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NOTICE OF DECISION
CONSENT APPLICATION B/1/2026
(Koziol/Lisa M. Lund – 43 & 45 Linda Lane East)

March 31st, 2026

Sent via email to:

Lisa M. Lund (lisa.lund@lisalund.ca)

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

Date of Public Hearing:	March 24th, 2026
Applicant/Owner:	Lisa M. Lund / Valarie Koziol
Property Location:	43 & 45 Linda Lane East

TAKE NOTICE that the Township of Carling Committee of Adjustment has made a decision regarding Consent Application B/1/2026 on March 24, 2026 pursuant to Section 53(1) of the Planning Act, R.S.O. 1990, c. P.13 as amended. This Notice of Decision is issued pursuant to Section 53(17) of the Planning Act.

Purpose & Effect

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

The effect of the application is to sever the merged shore road allowance parcels back into their original configurations, 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 will be transferred to 45 Linda Lane East and each shore road allowance parcel will merge on title with the parent property accordingly.

Material Available for Review

A copy of the decision, including any imposed conditions, is attached to this notice.

Additional information regarding the application is available for inspection at the Township of Carling municipal office (2 Carling Bay Road West, Nobel, ON P0G 1G0) Monday through Friday between the hours of 8:00 a.m. and 4:00 p.m. or by contacting the Township of Carling Planning Department at planning@carling.ca.

Written & Oral Submissions

A Public Hearing was held with respect to this application on March 24, 2026. Lisa M. Lund, Applicant, spoke with regards to the application. No other comments were received with respect to this application from the public, either in writing or orally at the Public Hearing. The Committee of Adjustment considered any comments made before making their decision to grant provisional consent.

Appeal Rights

Pursuant to Section 53(19) of the Planning Act, the Applicant, the Minister, or a specified person or public body may, not later than 20 days after giving notice under subsection (17) is completed, appeal the decision or any condition imposed by the Committee of Adjustment or appeal both the decision and any condition to the Tribunal by filing with the Secretary-Treasurer of the of the Committee of Adjustment a notice of appeal setting out the reasons for the appeal, accompanied by the fee charged by the Tribunal.

Take notice that an appeal to the Ontario Land Tribunal in respect of all or part of this Consent 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 ***Monday, April 20, 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 **Monday, April 20, 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.

You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have made a written request to be notified of the changes to the conditions of the provisional consent.

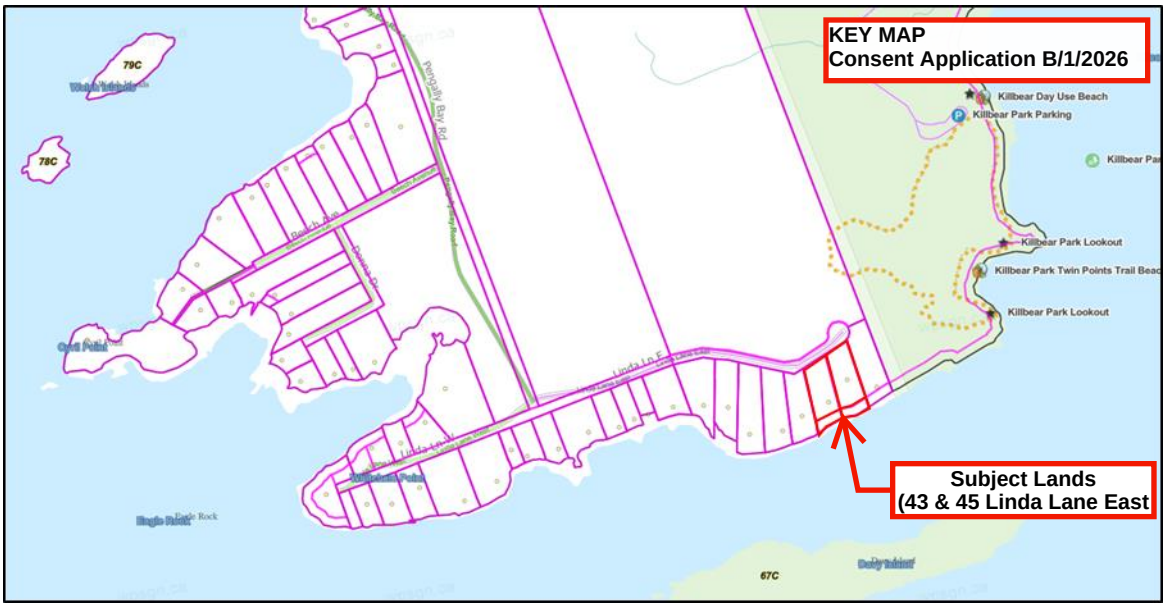
Additional Notes

A. As per Section 53(41) of the Planning Act, all conditions of this decision shall be fulfilled and the Certificate of Consent issued within two years of this notice. If all the conditions have been met, the Secretary-Treasurer is authorized to issue the Certificate of Consent.

This notice dated March 31st, 2026

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

Cc: Valarie Koziol (val.koziol@outlook.com)


KEY MAP
Consent Application B/1/2026
Killbear Day Use Beach
Killbear Park Parking
Killbear Park Lookout
Killbear Park Twin Points Trail Beac
Killbear Park Lookout
Subject Lands
(43 & 45 Linda Lane East
79C
78C
67C

Resolution COA- 5 -2026

Wing - Cook :

That the Committee of Adjustment approve Consent Application No. B/1/2026 as applied for by Lisa M. Lund on behalf of Valarie Koziol for the properties known as 43 & 45 Linda Lane East subject to the following conditions:

1. A reference plan setting out the lands subject to this application shall be prepared and duly registered by an Ontario Land Surveyor and one (1) copy filed with the Secretary of the Committee. A draft copy of the reference plan shall be provided to the secretary for review and approval prior to registration on title.

2. A copy of the electronic registration "in preparation "draft Transfer(s) shall be provided to the Secretary of the Committee together with a signed Acknowledgement and Direction.

3. That the owner of 43 & 45 Linda Lane East apply for and obtain a Deeming By-law for Lots 2 & 3 Plan M469 deeming such lots no longer be lots on a registered plan of subdivision.

4. That upon registration of the Transfer(s) with consent, the severed and retained lands shall each , respectively, merge and not be separately conveyable from abutting lands , as follows:

   a. Part 2, Plan 42R-8224 shall merge with and not be separately conveyable from Lot 2, Plan M469:

   b. Part 3 Plan 42R-8224 shall merge with and not be separately conveyable from Lot 3, Plan M469

The applicant's solicitor shall take all necessary steps to ensure that said lands merge under the Planning Act, and shall provide an undertaking regarding the steps they will following to ensure the merger occurs.

5. Municipal taxes shall be paid in full up to the date of request of issuance of the consent certificate.

6. That all applicable planning fees and all fees and disbursements (legal, engineering, planning consultants), if any are incurred by the Township with respect to this application be paid for by the applicant.

7. The applicant's solicitor shall provide an undertaking to deliver to the Township a copy of the Transfer(s) registered with consent forthwith upon registration.

CARRIED

Susan Murphy (Chair)

Lisa Cook

Al Doubrough

Bruce Kelly

Pam Wing

Certified to be a true copy

Kevin McLlwain - Clerk
Township of Carling