TOWNSHIP OF
CARLING

2 West Carling Bay Road, Nobel ON P0G 1GO
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NOTICE OF INTENTION TO PASS AN AMENDING BY-LAW TO REMOVE A HOLDING SYMBOL
29 Bayview Drive (Laurence)

File No. Z/2025/03

The Corporation of the Township of Carling has received an application to amend Comprehensive Zoning By-law C500-2011 for the removal of a Holding (H) symbol. The amendment 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 is to inform you of this intent and to invite you to hear Council's decision on this matter.

Council Meeting Information:

When: Council for the Corporation of the Township of Carling will consider a By-law to remove the Holding "H" Symbol pursuant to Section 36 of the Planning Act no earlier than **Tuesday, May 13, 2025.**

Where: Township of Carling Council Chambers
2 West Carling Bay Road, Nobel, ON P0G 1G0

Note: Pursuant to Section 36 of the Planning Act, this is not a public meeting and notice has only been given to the owner(s) of the land affected by the application and those individuals and agencies who requested, further notice of these applications.

The Proposal:

Application: Z/2025/03

Applicant: Kyle and Kristen Laurence

Purpose and Effect of the Application:

The purpose of the application is to amend the zoning for the subject lands (municipal address being 29 Bayview Drive) to remove the Holding "H" Symbol. The Holding Symbol was originally placed on the zoning for the subject land to require the completion of a Site Plan and Site Plan Agreement.

The effect of the application is to facilitate the construction of a single-detached residential dwelling on the subject land.

The Key Map included in this Notice illustrates the location of the subject land.

Your Rights to Appeal:

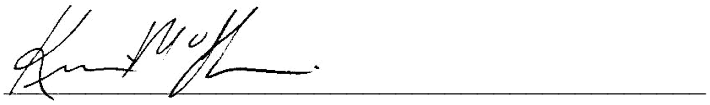
Pursuant to Section 36(3) of the Planning Act, only the Applicant has appeal rights with respect to the removal of a Holding “H” symbol. There are no third party rights to appeal the proposed Zoning By-law Amendment.

For More Information:

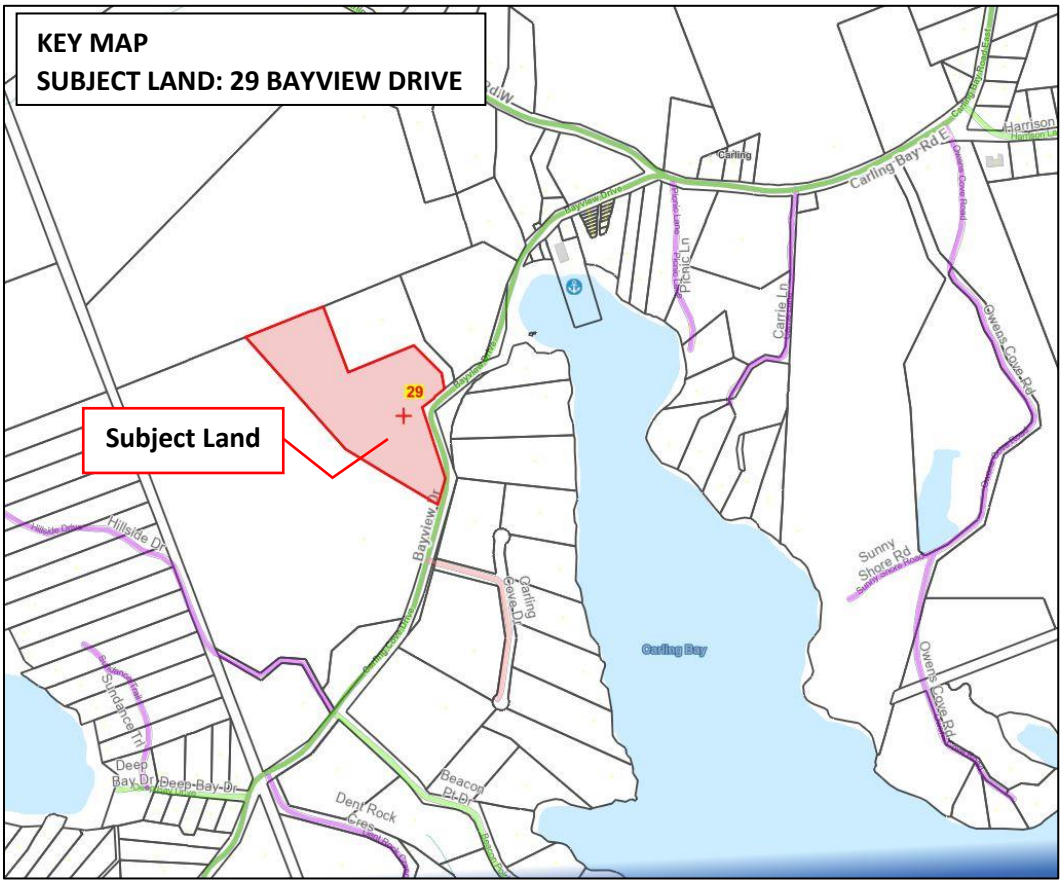
For more information about this application and the proposed by-law, including information about appeal rights, please contact the Township of Carling Planning department at planning@carling.ca, visit the Township of Carling municipal office at 2 West Carling Bay Road, Nobel, ON P0G 1G0 Monday-Friday between the hours of 8:00 a.m. to 4:00 p.m. or visit the Township of Carling website at https://carling.ca/business-in-carling/planning-and-zoning.

We invite you to comment on this application and to engage in the process with us. If you wish to be notified of the decision of Council, please submit your request in writing to planning@carling.ca. Please be advised that your comment or request to be notified will form part of the public record; your communication and any personal information therein will be made available to the public (i.e. e-mail address), unless you expressly request its removal.

This notice dated: April 24, 2025



Kevin McLlwain, CAO/Clerk


KEY MAP
SUBJECT LAND: 29 BAYVIEW DRIVE
Subject Land
29
Carling Bay Rd E
Harrison
Carling
Bayview Drive
Picnic Ln
Carrie Ln
Owens Cove Road
Sunny Shore Rd
Hillside Dr
Bayview Dr
Carling Cove Dr
Carling Bay
Owens Cove Rd
Sundance Trl
Deep Bay Dr
Deep Bay Dr
Beacon Pl Dr
Dent Rock Cres

The Corporation of
the Township of Carling

2 West Carling Bay Road
Nobel, ON P0G 1G0
705-342-5856
rsnowball@carling.ca

Application for Amendment to the Comprehensive Zoning By-law

under Section 34 of the Planning Act
R.S.O. 1990, c.P. 13, as amended

OFFICE USE ONLY

Date Received: March 28/25 Complete Application ☑Yes ☐No Application No. Z/2025/03

Date Accepted: March 31/25 Applicable Fee Paid ☑Yes ☐No

1. Date of Application to the Township of Carling: March 28, 2025

2. **Applicant / Agent Information**

Name of Applicant / Agent

kristen laurence

Address

29 bayview drive

City carling Province / State ON Postal / Zip Code p0G1g0

Home Phone No. [redacted] Business Phone No. _____ Email [redacted]

3. **Owner(s) Information**

Name of Owner(s)

Kristen Laurence

Kyle Laurene

Address
6 Bayview Drive

City Carling Province / State Ontario Postal / Zip Code p0G1G0

Home Phone No. [redacted] Business Phone No. _____ Email [redacted]

Please advise to whom all communication should be directed: ☐Owner ☑Applicant / Agent

If known, please provide the names and addresses of the holders of any mortgages, charges or other encumbrances in respect of the subject land.

3. **Location and Description of the Subject Land**

Assessment Roll Number: 4936 - 000-001-01944-0000 Lot 14 & 15 Concession D Island No. _____

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

Reference Plan No. (if any) – Plan No. 42R-21713 Part No. 3 to 5 & 9 Parcel No. _____

Civic Address 29 Bayview Drive

Municipality Carling

Dimensions of Subject Property

Depth (metres) 436 Frontage (metres) 233 Lot Area (hectares) 14.22

4. **Purpose of the Application**

What is the existing zoning of the subject land?

RU-28-H

What is the nature and extent of the rezoning being requested?

Re zoning the land from RU-28-H to RU-28

What are the reasons for the proposed rezoning?

To build single detached dwelling in accordance with the township official plan

5. **Land Use**

What is the current Official Plan designation of the subject land? Rural Community

How does this application conform to the policies of the Township's Official Plan?

This application conforms to the Township's Official Plan (Section 14.02 – Holding Provisions), as all required conditions for removing the holding provision—such as road access, utilities, services, and site readiness—have been fully satisfied. The proposed residential use aligns with the plan's policies for orderly growth.

Is the application consistent with the Provincial Policy Statements issued under subsection 3(1) of the Planning Act? ☒ Yes ☐ No

If yes, explain how:

Yes. This application is consistent with the Provincial Policy Statement (PPS) issued under subsection 3(1) of the Planning Act. Specifically, it supports efficient, orderly residential development, makes effective use of land and infrastructure, and aligns with provincial policies promoting sustainable development and housing growth within settlement areas.

Is the subject property within an area of land designated under any Provincial plan or plans?
☒ Yes ☐ No

If yes, explain how the application conforms to or does not conflict with said Plan(s):

Yes, the subject property falls within the area designated under the Growth Plan for Northern Ontario. This application conforms to the plan by supporting residential growth within an established settlement area, promoting efficient use of existing infrastructure, and contributing positively to community development and sustainability, as outlined in Sections 2.2 and 4.2 of the Growth Plan.

Is the subject land within an area where the municipality has pre-determined the minimum and maximum density requirements or the minimum and maximum height requirements? ☒ Yes ☐ No

If yes, please provide a statement of these requirements:

Yes, the subject property is located within an area where the municipality has established minimum and maximum density and height requirements. The proposed residential development fully complies with these standards, specifically adhering to the maximum height limit of 12 metres and the maximum lot coverage allowance of 5%, as set out in the Township of Carling Zoning By-law.

Is the application being filed to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement? ☐ Yes ☒ No

If yes, please provide the details of the official plan or official plan amendment that deals with the matter:

Is the application being filed to remove land from an area of employment? ☐ Yes ☑ No

If yes, provide the details of the official plan or official plan amendment that deals with this matter:

Is the subject land within an area where zoning with conditions may apply? ☐ Yes ☑ No

If yes, provide an explanation of how the application conforms to the official plan policies relating to zoning with conditions:

What are the existing uses of the subject land? **Vacant**

How long have the existing uses continued? **Vacant**

What are the proposed uses of the subject land? **Single detached residential dwelling**

6. **History of Land**

When was the subject land acquired by the current owner? **August 16 2023**

Has the subject land ever been the subject of an application for approval of a plan of subdivision or consent under the Planning Act? ☒ Yes No

If yes, and if known, provide the application number and the status of the application.
The subject land was previously part of a Consent Application (File No. B27/2020(C)), which is now complete.

Has the subject land ever been the subject of an application under Section 34 of the Planning Act?
☒ Yes ☐ No ☐ Unknown

If yes, provide the application number: (File No. Z/2020/06), which is now complete.

Has the subject land ever been the subject of a Minister's Zoning Order? If known, please provide the Ontario Regulation number of the Zoning Order.
☐ Yes ☒ No ☐ Unknown Ontario Regulation Number

7. **Service Information** (check appropriate box)

Access
☐ Provincial Highway ☑ Municipal road, maintained all year ☐ Municipal road, maintained seasonally
☐ Other public road ☐ Right-of-way ☐ Water access (see below)

If access to the subject land is by private road, or if by "other public road" or "right-of-way", indicate who owns the land or road, who is responsible for its maintenance and whether it is maintained seasonally or all year.

If access to the subject land is by water, describe the parking and docking facilities and the approximate distance of these facilities from the subject land and the nearest public road.

Water
☑ Privately owned and operated individual well ☐ Lake
☐ Privately owned and operated communal well ☐ Other means

Sewage Disposal
☐ Privately owned and operated individual septic system ☐ Privy
☐ Privately owned and operated communal septic system ☑ Other means The property currently has no sewage services but will be serviced by a private individual septic system.

Storm Drainage

☐ Sewers ☑ Ditches ☐ Swales ☐Other means _____

Please provide a copy of the septic permit or certificate of approval for the existing septic system on the property, if applicable. Pursuant to the Planning Act, if the requested amendment would permit development on a privately owned and operated individual or communal septic system and more than 4500 litres of effluent would be produced per day as a result of the development being completed, the applicant may be requested to provide the Township with a servicing options report and a hydrogeological report.

8. **Buildings and Structures** (on or proposed for the subject land)

EXISTING – List all existing buildings and structures					**DISTANCE FROM LOT LINES (metres)**			
Building / Structure Type	Date of Construction	# of Storeys / Height	Ground Floor Area (m^2)	Total Floor Area (m^2)	Front	Rear	Side	Side

PROPOSED – List all proposed buildings and structures					**DISTANCE FROM LOT LINES (metres)**			
Building / Structure Type	Date of Construction	# of Storeys / Height	Ground Floor Area (m^2)	Total Floor Area (m^2)	Front	Rear	Side	Side
House	2025	1 / 7.17 M	164.71	329.42	100	300	40 M	150

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

Please include a site plan of the property drawn to an appropriate scale based on a true survey showing:

i) the boundaries and dimensions of the subject lands;

ii) the location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings and structures from the front yard lot line, rear yard lot line and the side yard lot lines;

iii) the approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks;

iv) the current uses on land that is adjacent to the subject land;

v) 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;

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

vii) 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.

10. Public Consultation

Describe your proposed strategy for consulting with the public with respect to the application.

We will comply fully with the public consultation requirements outlined in Section 34 of the Planning Act and the Township of Carling Zoning By-law, including any notification procedures and communication standards specified by the Township.

11. Other Information

Is there any other information that you think may be useful to the Township in reviewing this application? If so, explain below or attach a separate page.

We believe all necessary information has been provided within this application. However, please contact us directly should additional clarification or documentation be required.

12. Affidavit or Sworn Declaration

Dated at the carling this ~~18~~ 28 day of March, 2025

I, ~~kyle~~ laurence Kristen Laurence of the ~~ontario~~ township of carling in the County/District/Regional Municipality of ~~carling~~ 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 ~~Carling~~ Township of ~~carling~~ Carling in the ~~Ontario~~ Distact of ~~ontario~~ Parry Sound this ~~18~~ 28 day of march, 2025.

Mackenzie Taylor, Deputy 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 Carling.

A Commissioner of Oaths

Signature of Owner or Authorized Applicant / Agent

13. Authorizations

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

If the applicant is not the owner of the land that is the subject of this application, 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, _____, am/are the owner(s) of the land that is the subject of this application and I/we authorize _____ to make this application on my/our behalf.

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, _____, 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 _____ 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 _____ Signature of Owner _____

Date _____ Signature of Owner _____

Date _____ Signature of Owner _____

14. 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, Kyle & kristen laurence, 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 2025-03-18 Signature of Owner [signature]

Date 2025-03-18 Signature of Owner [signature]

Date _____ Signature of Owner _____

Neighboring lot to the north
"Residential" 47+ acres

151.87 M

127 M

Neighboring lot to the east
Commercial "fiber tower"

70 M

129 M

28 M

52.5 M

274 Meters

300M to rear Property line

150 meters to east property line

Bayview Drive 8M wide
Publicly traveled road way

Neighboring lot to the west 50+
Acres Vacant

Proposed Well

17.76m

13.22m

Proposed House

Proposed Septic

Stream

100M to front Property line

40M to west property line

Parking Space (approx)

Existing Driveway

Bayview Drive Road Allowance

Hydro Easement

134 M

197 M

50 M

Tree' d Area

Steam System

BAYVIEW DR

N

W

TOP

E

S

WCS

All Dimensions are in Meters
Not to Scale