TOWNSHIP OF
CARLING

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

NOTICE OF PASSING OF A ZONING BY-LAW AMENDMENT
THE CORPORATION OF THE TOWNSHIP OF CARLING
BY-LAW C554-2025 (APPLICATION Z/2025/01)
SAMKOE/GRANT/JOHN JACKSON PLANNER INC. 10 CARLING COVE DRIVE

TAKE NOTICE that the Council of the Corporation of the Township of Carling passed By-law No. C554-2025 on the 11th day of March, 2025 under Section 34 of the Planning Act, R.S.O. 1990, c. P.13, as amended.

THE PURPOSE of the Zoning By-law Amendment is to rezone Part of Lot 14, Concession D being Lot 5 on Plan 42M-674 (10 Carling Cove Drive) from the Waterfront Residential 1 (WF1) Zone to the Waterfront Residential 1 Exception 87 (WF1-87) Zone.

THE EFFECT of the Zoning By-law Amendment is to permit the construction of a detached accessory building. The proposed accessory building consists of a main level garage with a maximum floor area of 97 square metres, together with a walkout basement that includes a sleeping cabin with a maximum floor area of 56 square metres and an undeveloped storage area with a maximum floor area of 41 square metres. The Zoning By-law Amendment permits the building a maximum height of 6 metres.

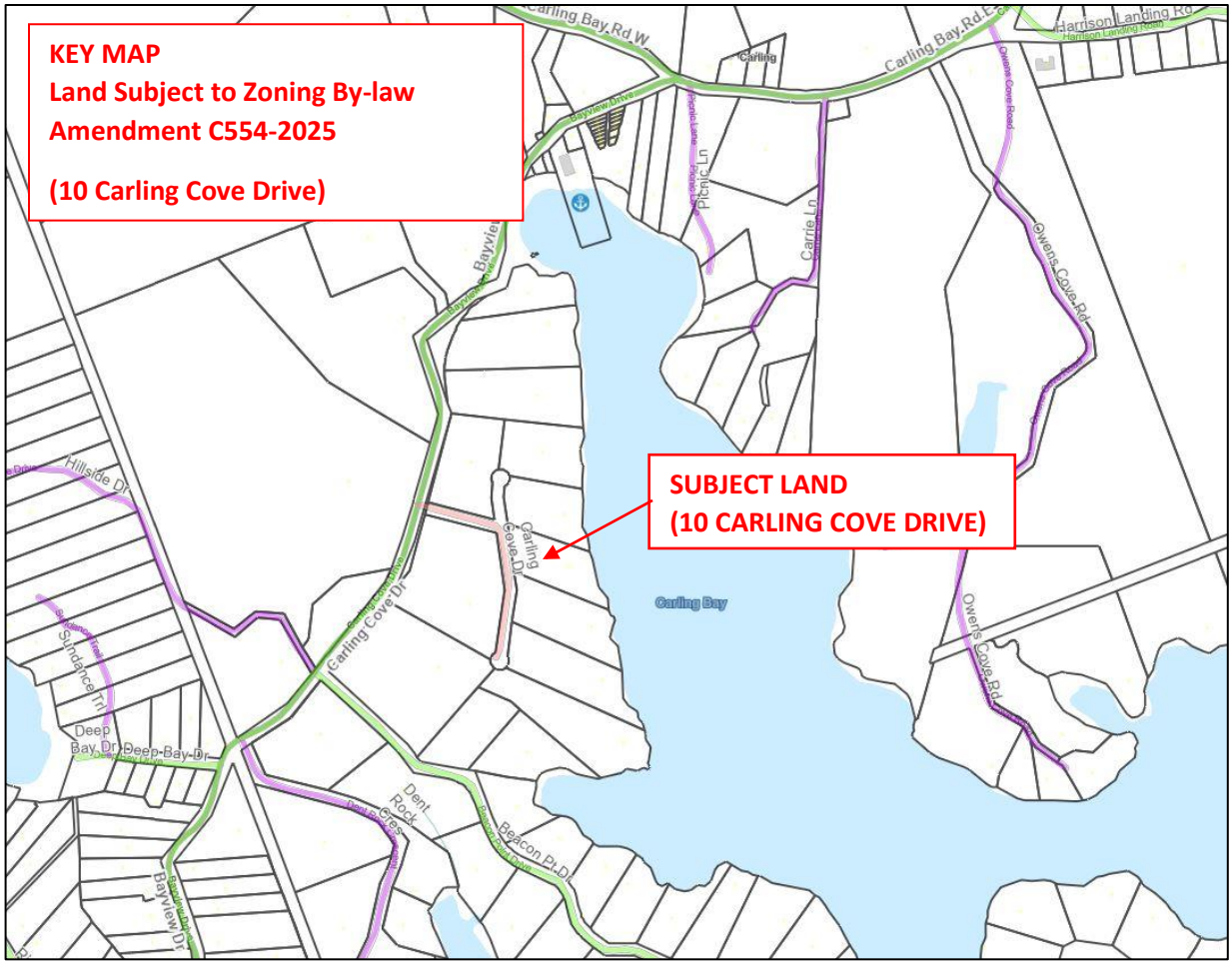
One written submission was received from the public with regards to this application. The letter opposed the proposed Zoning By-law Amendment on the grounds that the proposed accessory building does not conform to the Official Plan and is not consistent with local zoning by-laws. Specific reference was given to the proposed building height of 7.5 metres and the fact that this request was not. Council, in making their decision, applied a maximum height allowance of 6 metres.

THE LAST DAY for filing a notice of appeal is Thursday, April 3, 2025. A notice of appeal must be filed with the Clerk of the Corporation of the Township of Carling, must set out the reasons for the appeal, and must be accompanied by the fee required by the Tribunal. Details of required fees can be obtained from https://olt.gov.on.ca/fee-chart/.

Take notice that an appeal to the Ontario Land Tribunal in respect of all or part of this Zoning By-law Amendment may be made by filing a notice of appeal with the Clerk 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 April 3, 2025. 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.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council, or in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

The key map included in this notice illustrates the lands which were the subject of the Zoning By-law Amendment. If you have an inquiry regarding this Zoning By-law Amendment, please contact the municipal office and quote file Z/2025/01 or email planning@carling.ca and quote file Z/2025/01.

THIS NOTICE DATED at the Township of Carling municipal office this 14th day of March, 2025.

Kevin McLlwain
CAO/Clerk
Township of Carling
2 West Carling Bay Road, Nobel, ON P0G 1G0