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 C559-2026 (APPLICATION Z/2026/03)
(JTJAF HOLDINGS INC. / JOHN JACKSON PLANNER INC.)

TAKE NOTICE that the Council of the Corporation of the Township of Carling passed By-law No. C559-2026 on the 23rd day of June, 2026 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 21 and 22, Concession 1, known locally as 34 Calow Road from the Waterfront Residential 1 (WF1) Zone to the Waterfront Residential 1 Exception 89 (WF1-89) Zone.

THE EFFECT of the Zoning By-law Amendment is to implement various recommendations from an Environmental Impact Study, Fisheries Assessment, Lakeshore Capacity/Water Quality Impact Assessment and Boating Impact/Recreational Carrying Capacity Assessment prepared by Michalski Nielsen Associates Limited in support of a Consent Application previously approved on the subject lands. The amending by-law establishes increased front yard requirements for septic systems on the new lots created by consent, establishes a requirement for a shoreline buffer, and implements various regulations on dock design.

The subject land is the subject of an active application for Consent, being File No. B35/2024(C). Provisional Consent has been granted for such application.

One written submission was received with respect to this matter by Peter Stanfield (28 Fred Dubie Road). This submission stresses the need for water quality control on Deep Bay and requests that the Township undertake independent peer reviews of the background evaluation prepared in support of the Consent application, that the proposed amendment apply strict shoreline protection and enhanced septic protection, that the amendment implement dock and shoreline access limits and that the Township resolve any existing shoreline alteration concerns before issuing any permits.

During the Public Meeting held on June 9, 2026, three oral representations were made to Council. Representations were made by the following parties: Volkner Steininger (77 Calow Road), Sheri Cohen (25 Curran Trail), and Bret Tinson (55 Calow Road). Submissions from each of these parties were focused on ensuring that the proposed development did not impact the water quality of Deep Bay, raising concerns about future further development and severance of the subject land, concerns with the background assessments prepared in support of the consent application, and concerns with existing shoreline alterations that have taken place on the subject land.

Council, in making their decision to enact the amending by-law, considered all comments received from the public and felt the proposed zoning by-law amendment, which was being applied for simply to provide additional environmental regulations to the subject lands, addressed many of the concerns associated with impacts on water quality.

THE LAST DAY for filing a notice of appeal is July 19th, 2026. 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 July 19th, 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.

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/2026/03 or email planning@carling.ca and quote file Z/2026/03.

THIS NOTICE DATED at the Township of Carling municipal office this 29th day of June, 2026.

Kevin McLlwain
CAO/Clerk, Township of Carling

Key Map
Lands Subject to By-law C559-2026
Square Lake
Inverlochy Rd
Calow Rd
SUBJECT LAND
Echo Point Rd
Inverlochy Rd E
Carling Bay Rd W
Alves Rd
Dean Rd
Fred Dubie Rd
Georgian Bay
0 200 400 800 1,200 1,600
Meters