TOWNSHIP OF
CARLING

2 West Carling Bay Road, Nobel ON P0G 1GO
Ryan Snowball – Director of Planning and Development
Email: planning@carling.ca
Phone: 705-342-5856 ext. 9183
Fax: 705-342-9527

Notice of a Public Hearing
Application for a Minor Variance Pursuant to Section 45(1) Planning Act
Application No. A/12/2026

Mike & Leona Bush / Ken Bush (20 Flat Rock Road)

This is to advise that a Public Hearing will be held at 9:00 a.m. on August 11, 2026 in the Township of Carling Council Chambers and virtually through the GoTo Meeting application. At that time, an application for a Minor Variance pursuant to Section 45(1) of the *Planning Act, R.S.O. 1990, c. P.*13, as amended will be heard by the Township of Carling Committee of Adjustment.

This notice is for your information only. Persons receiving this notice are under no obligation to attend the hearing unless they so desire. Anyone wanting to make verbal representations with respect to the above-noted application may attend the public hearing and speak either in favour of or in opposition to the proposal. Written, signed submissions will also be accepted by the Secretary-Treasurer prior to or during the hearing. Such written submissions will be available for inspection at the hearing by any interested party. Written, signed submissions can be submitted to the Committee of Adjustment at the Township of Carling municipal office (2 West Carling Bay Road, Nobel, ON P0G 1G0) or emailed to planning@carling.ca.

If you wish to attend the meeting virtually through the GoTo Meeting application, please email planning@carling.ca ahead of the scheduled Public Hearing to obtain log-in credentials.

IN THE MATTER OF APPLICATION NO. A/12/2026

Date of Hearing: Tuesday, August 11th, 2026
Time of Hearing: 9:00 a.m.
Location of Meeting: Council Chambers - 2 West Carling Bay Road, Nobel, ON P0G 1G0 or virtual attendance through the GoTo Meeting application.
Owner(s)/Applicant(s): Mike & Leona Bush / Ken Bush
Property Location: 20 Flat Rock Road

Purpose and Effect

The purpose of the minor variance application filed pursuant to Section 45(1) of the Planning Act is to seek relief from Section 4.59 of zoning By-law C500-2011, being the provision establishing a maximum ground floor area for a private garage in the Waterfront Residential 1 (WF1) zone.

The effect of the minor variance application is permit the construction of a detached garage with a total floor area of 139.35 square metres which exceeds the maximum allowable floor area of 111 square metres by 28.35 square metres.

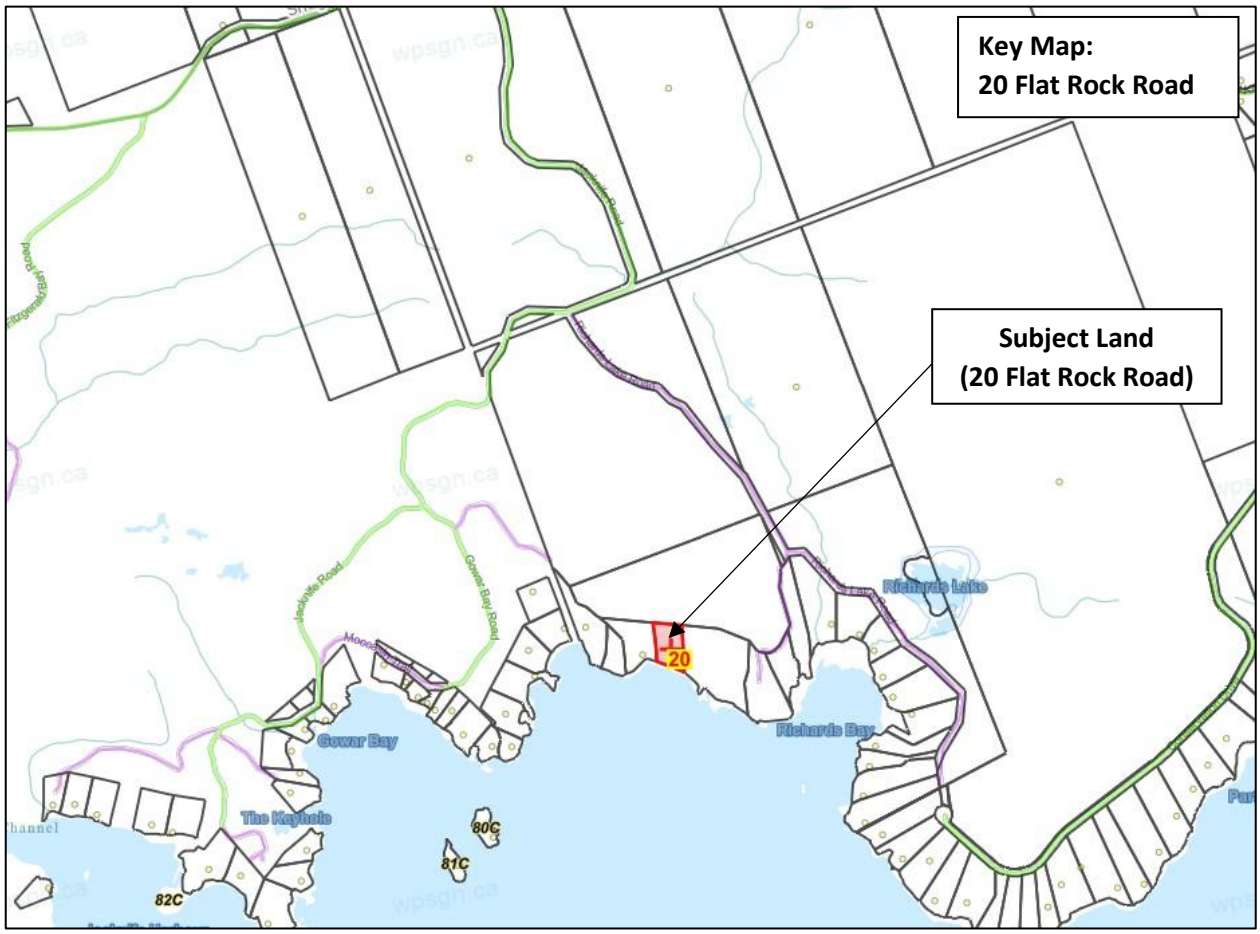
The Key Map included in this Notice of Public Hearing illustrates the lands which are the subject of this application.

Additional information, including a copy of the application, is available for inspection by the public on request at the Township of Carling municipal office by contacting the Township's Planner, Ryan Snowball, at planning@carling.ca Monday to Friday between the hours of 8:00 a.m. and 4:00 p.m. A copy of the application and any other supporting details is available for viewing and download at https://carling.ca/business-in-carling/planning-and-zoning.

For more information about this matter, please contact Ryan Snowball at planning@carling.ca.

This notice is dated the 28th day of August, 2026.

Kevin McLlwain,
Secretary-Treasurer, Committee of Adjustment



The Corporation of
the Township of Carling

2 West Carling Bay Road
Nobel, ON P0G 1G0
705-342-5856

Committee of Adjustment Application
Application for Minor Variance or for Permission
Under Section 45 of the Planning Act
R.S.O. 1990, c.P.13, as amended

RECU/RECEIVED
20-07-2026

OFFICE USE ONLY

Date Received: July 20, 2026

Complete Application ☐Yes ☐No

Application No. _____

Date Accepted: _____

Applicable Fee Paid ☐Yes ☐No

1. **Applicant / Agent Information**

Name of Applicant / Agent Ken Bush

Address 27683 Rayna Court

City Harrison Township

Province / State Michigan Postal / Zip Code 48045

Home Phone No. 734-250-2269 Business Phone No. N/A

Email KBush2@Aol.com

2. **Owner(s) Information**

1. Name Leona Bush

Address 385 Millstone Lane

City Belle River

Province / State Ontario Postal / Zip Code N8L 0P4

Home Phone No. 519-890-2424 Business Phone No. N/A

Email MikenLeeBC@Yahoo.CA

2. Name Michael Bush

Address 385 Millstone Lane

City Belle River

Province / State Ontario Postal / Zip Code N8L 0P4

Home Phone No 519-984-7725 Business Phone No. N/A

Email MikenLeeBC@Yahoo.CA

3. Name N/A

Address _____

City _____

Province / State _____ Postal / Zip Code _____

Home Phone No. _____ Business Phone No. _____

Email _____

4. Name N/A

Address _____

City _____

Province / State _____ Postal / Zip Code _____

Home Phone No. _____ Business Phone No. _____

Email _____

3. Purpose and Type of Application

☑ Minor Variance from Comprehensive Zoning By-law

☐ Permission to extend a legal non-conforming use Zoning By-law

From what section of the Zoning By-law is relief being sought?

* 4.59

What is the nature and extent of the relief being sought

To build a accessory building - garage of size 30'x50' - 1500 ft² / 139.35 m²

Why is it not possible to comply with the provisions of the Zoning By-law?

Size increase request is required to consolidate storage of all family vehicles, Recreation vehicles and equipment.

4. Location and Description of the Subject Land

Name of Municipality: Carling Township

Assessment Roll Number: 4936 - 000-008-01569-0000

Lot 70 Concession 9 Island No. _____

Registered Plan of Subdivision No. (if any) – Plan No. M- ~~26374~~ Lot No. ~~70~~

Reference Plan No. (if any) – Plan No. 42R- 14614 / 14185 Part No. 1 / T / W ~~12913~~ W 12913

Parcel No. 26695

Civic Address: 20 Flat Rock, Nobel, Ontario, P0G 1G0
ROAD

Dimensions of Subject Property

Depth (metres) 125 Frontage (metres) 85 Lot Area (hectares) lot 0.88 28

5. **Land Use and Zoning**

What was the date of acquisition of the subject land?

September 1/1998

What are the existing uses of the subject land?

Residential

How long have the existing uses been carried out on the subject land?

Sine 2017 / 9 years

What are the proposed uses of the subject land?

Residential

What are the existing uses of abutting properties?

Residential

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

~~Residential~~ WATERFRONT

What is the current zoning of the subject land?

WF-1

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

Access

☐ Provincial Highway ☐ Municipal road, maintained all year ☐ Other public road

☐ Municipal road, maintained seasonally ☒ Right-of-way ☐ Water access

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.

Jaene KARON, Pierre Pascal Gendron, Michael/Leona Bush Peter / Michael Hendrie - seasonal road

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.

N/A

Water (check appropriate box)

☐ Publicly owned and operated piped water system

☐ Privately owned and operated communal well

☐ Privately owned and operated individual well

☑ Lake or other waterbody

☐ Other means _____

Sewage Disposal (check appropriate box)

☐ Publicly owned and operated sanitary sewage system ☐ Privy

☑ Privately owned and operated individual septic system

☐ Privately owned and operated communal septic system

☐ Other means _____

Storm Drainage (check appropriate box)

☐ Sewers ☐ Swales ☐ Ditches

☑ Other means Natural

7. **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 (m)	Ground Floor Area (m^2)	Total Floor Area (m^2)	Front	Rear	Side	Side
Cottage	2017	1	140.8	140.8	20.11	94.48	24.38	~~45.30~~ 43.05
		8.50m						
		~~8.25~~						
Shed	2017	1	9.72	9.72	40.2	50.5	14.05	68.27
Container	2017	~~1.85~~ 2.5	~~14.88~~ 14.88	~~14.88~~ 14.88	88.13	24.87	78.6	39.67

PROPOSED – List all proposed buildings and structures					DISTANCE FROM LOT LINES (metres)			
Building / Structure Type	Date of Construction	# of Storeys / Height (m)	Ground Floor Area (m^2)	Total Floor Area (m^2)	Front	Rear	Side	Side
Garage	Pending	1	139.35	139.35	70.1	45.72	16.764	~~53.28~~ 53.30
		~~6.95m~~ 6 m						

8. **History**

Has the owner previously applied to the Committee of Adjustment for relief in respect of the subject property?

☐ Yes ☑ No

If yes, please provide Application No., if known _____

Is the subject property the subject of an application for approval of a plan of subdivision or a consent?

☐ Yes ☑ No

If yes, please provide Application No., if known _____

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. **Affidavit or Sworn Declaration**

Dated at the TOWNSHIP OF CARLING this 24 day of 07, 2026

I, LEONA BUSH MICHAEL BUSH of the TOWN OF BELLE RIVER in the

County/District/Regional Municipality of ESSEX 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 Township of Carling

in the District of Parry Sound this 24 day of July, 2026.

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.

Mackenzie Taylor
A Commissioner of Oaths

Leona Bush
Michael Bush
Signature of Owner or Authorized Applicant / Agent

11. 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, Mike / Lee Bush,
am/are the owner(s) of the land that is the subject of this application and I/we authorize

Ken Bush

to make this application on my/our behalf.

Date 7-20-2026 Signature of Owner Leona (Lee) Bush

Date 7-20-2026 Signature of Owner W. Mike Bush

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, Mike / Lee Bush,
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

Ken Bush

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 7-20-2026 Signature of Owner Leona (Lee) Bush

Date 7-20-2026 Signature of Owner W. Mike Bush

Date _____ Signature of Owner _____

Date _____ Signature of Owner _____

12. 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, Mike / Lee Bush, 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.

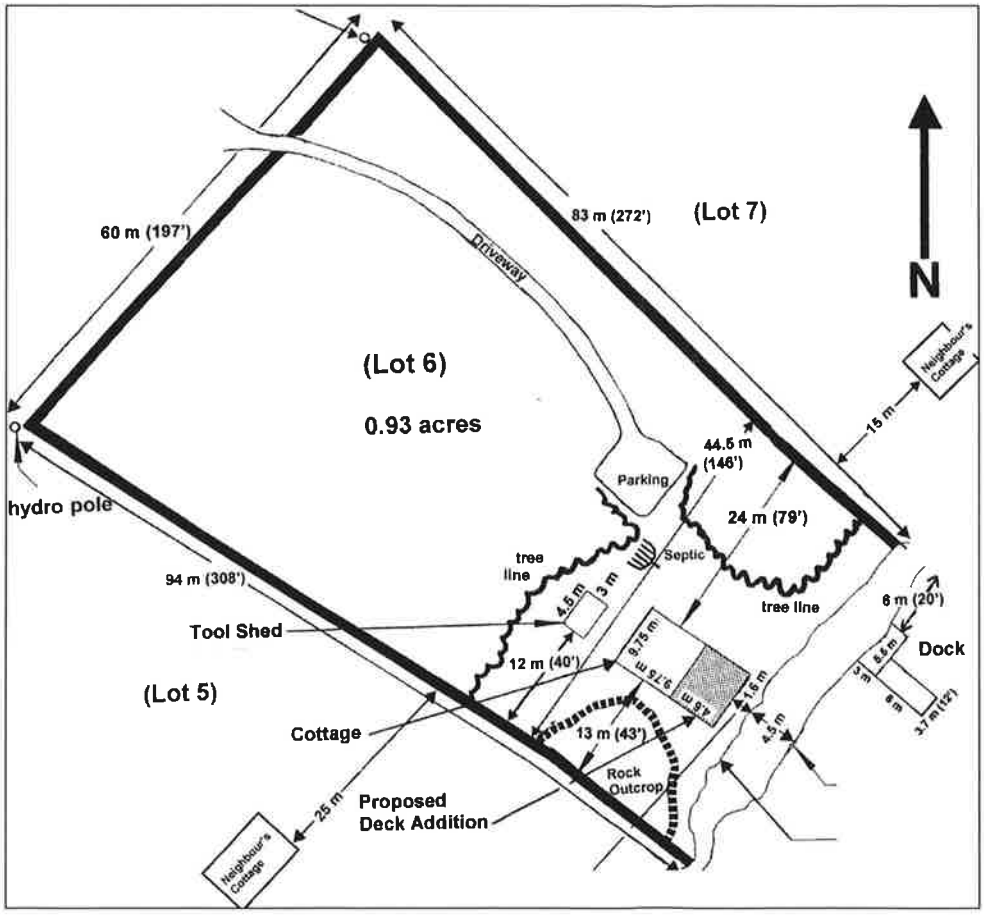
Date 7-20-2026 Signature of Owner Leona (Lee) Bush

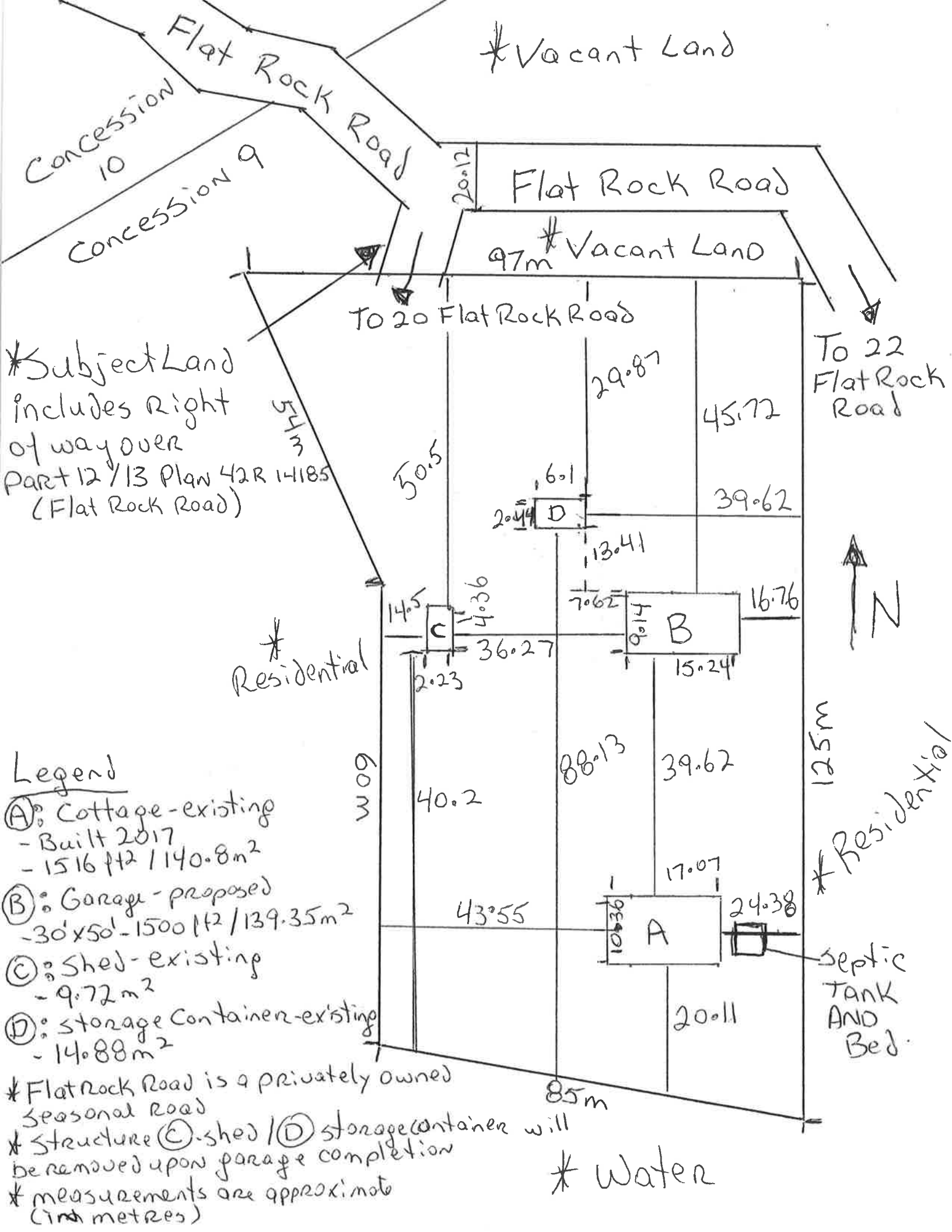
Date 7-20-2026 Signature of Owner Mike Bush

Date _____ Signature of Owner _____

Date _____ Signature of Owner _____

Sample Site Plan





Legend

Ⓐ: Cottage - existing
- Built 2017
- 1516 ft² / 140.8m²

Ⓑ: Garage - proposed
- 30'x50' - 1500 ft² / 139.35m²

Ⓒ: Shed - existing
- 9.72m²

Ⓓ: storage Container - existing
- 14.88m²

* Flat Rock Road is a privately owned seasonal road
* Structure Ⓒ - shed / Ⓓ storage container will be removed upon garage completion
* measurements are approximate (in metres)