TOWNSHIP OF
CARLING

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

AMENDED Notice of a Public Hearing
Application for a Minor Variance
Application No. A/2/2025 (Vande Beek/Robb – 1 Island 21C)

This is to advise that a Public Hearing will be held at 9:00 a.m. on April 8th, 2025 in the Township of Carling Council Chambers. 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.

IN THE MATTER OF APPLICATION NO. A/2/2025

Date of Hearing: Tuesday, April 8th, 2025
Time of Hearing: 9:00 a.m.
Location of Meeting: Council Chambers - 2 West Carling Bay Road, Nobel, ON P0G 1G0
Owner(s)/Applicant(s): Ronald & Donna Vande Beek / Meredith Robb
Property Location: 1 Island 21C (Inez Island)

The purpose of the application is to seek relief from Section 5.01 l) of the Township of Carling Comprehensive Zoning By-law C500-2011, being the provision that regulates the size and height of a storage shed located in the front yard of a property zoned Waterfront Residential 1-5 (WF1-5) and Section 5.01 b) of the Zoning By-law, being the section regulating the required front yard setback for a sleeping cabin.

The effect of the application is to permit the establishment of a storage shed located in the front yard of 1 Island 21C (Inez Island). The owners have filed an application for a building permit to construct a new seasonal dwelling on the subject land. Rather than demolish the historic dwelling on the subject land (which is setback 8.2 metres from the highwater mark of Georgian Bay), they wish to convert it to be used for storage purposes. The proposed storage shed would have a floor area of 46 square metres. Section 5.01 l) limits the floor area of a storage shed located in the front yard to 9.9 square metres. The proposed minor variance application is seeking relief for the additional 36.1 square metres of floor area. In addition, the owners are seeking relief from Section 5.01 b) of the application to permit an existing sleeping cabin with a reduced front yard of 19.2 metres, where accessory buildings are typically required to maintain a front yard of 20 metres. 0.8 metres relief is being sought.

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

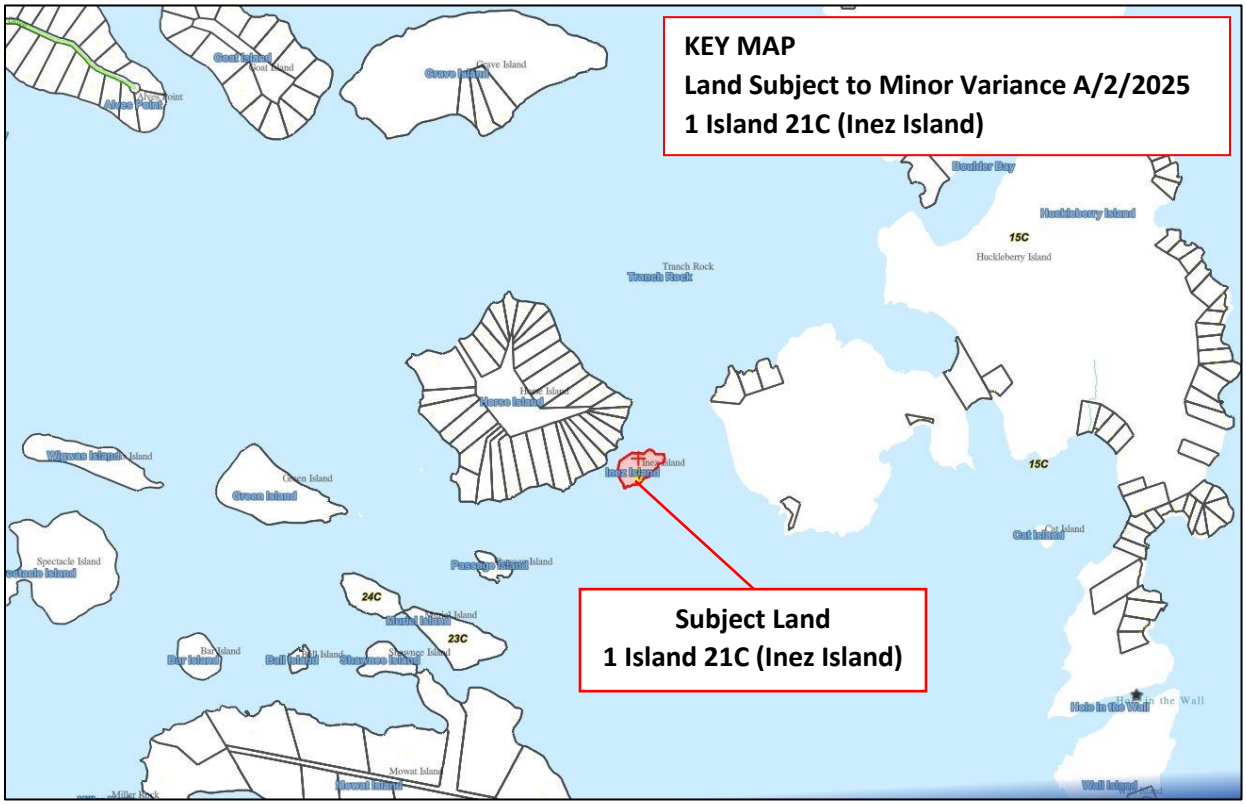
If you wish to be notified of the decision of the Committee of Adjustment in respect of this application, you must submit a written request to the Secretary-Treasurer. This will also entitle you to be advised of a possible appeal to the Ontario Land Tribunal. Written requests can be submitted to the Township of Carling municipal office at 2 West Carling Bay Road, Nobel, ON P0G 1G0 or emailed to planning@carling.ca.

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 March, 2025.

Kevin McLlwain,
Secretary-Treasurer, Committee of Adjustment



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

OFFICE USE ONLY

Date Received: _____ Complete Application ☐Yes ☐No Application No. _____

Date Accepted: _____ Applicable Fee Paid ☐Yes ☐No

1. Applicant / Agent Information

Name of Applicant / Agent

Meredith Robb

Address

[redacted]

City [redacted] Province / State [redacted] Postal / Zip Code [redacted]

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

2. Owner(s) Information

Name of Owner(s)

[redacted]

Address

[redacted]

City [redacted] Province / State [redacted] Postal / Zip Code [redacted]

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

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

3. Purpose and Type of Application

☑ Minor Variance from Comprehensive Zoning By-law

☐ Permission to extend a legal non-conforming use

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

Proposing the preservation of an existing 46 sm storage shed located, as existing, within the front yard, whereas the zoning by-law limits the floor area of a storage shed in the front yard to 9.9 sm. 36.1 sm of relief is being sought.

What is the nature and extent of the relief being sought?

Existing structure listed as dwelling by MPAC and proposed use would be storage. Existing structure located within the front yard of a WF-2 property exceeds the floor area of 9.9sm. Also to seek relief from Section 5.01 b). The required front yard is 20 metres. The proposed building (sleeping cabin) is setback 19.2 metres. We are seeking 0.8 metres relief.

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

We are working with an existing nonconforming buildings in the hope that we can extend the lifespans of these buildings. Its existing location is within the front yard of a WF-2 island property.

We are seeking permission to have a 'change of use' for this building to 'storage building' and for its floor area to be in excess the by-law floor area limit of 9.9 sm. 36.1 sm of relief is being sought. We are also seeking 0.8 metres relief for the setback of the sleeping cabin.

4. Location and Description of the Subject Land

Name of Municipality: Township Of Carling

Assessment Roll Number: 4936 - 000013007000000 Lot ___ Concession ___ Island No. 21C

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

Reference Plan No. (if any) – Plan No. 42R-_____ Part No. _____ Parcel No. _____

Civic Address: 1 ISLAND 21C, Carling, Township of Carling

Dimensions of Subject Property

Depth (metres) 670 Frontage (metres) 589.17 Lot Area (hectares) 1.634

5. **Land Use and Zoning**

What was the date of acquisition of the subject land? June 14, 2024

What are the existing uses of the subject land? currently used for seasonal residential purposes

How long have the existing uses been carried out on the subject land? unknown +/- 50 years

What are the proposed uses of the subject land? proposed to be used for seasonal residential and storage purposes.

What are the existing uses of abutting properties? Island Property - NA

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

What is the current zoning of the subject land? Waterfront Residential 2 (WF2)

6. **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
existing dwelling	unknown +/-1960s	1 (3.3m)	60.75sm (46sm building to r	60.75 (46)	8.2	na	na	na
sleeping cabin	+/- 1990	1 (3.9m)	53.8	53.8	19.2	na	na	na

PROPOSED – 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
seasonal dwelling	proposed construction 2025	1 (4.4m)	166.17	166.17	26.72	na	na	na
storage shed (existing dwelling)	demo of roof over patio spring 2025	1 (3.3m)	46	46	8.2	na	na	na

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.

NA - Island Property

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.

There is a dock on the north side of the Island or you can beach the boat. It is a 10 minute boat ride from Carling Bay Marina. The distance is approximately 5km between Carling Bay Marina and Inez Island.

Bayview Drive is the closest public road.

Water (check appropriate box)

☐ Publicly owned and operated piped water system

☐ Privately owned and operated individual well ☐ Privately owned and operated communal well

☑ Lake or other waterbody ☐ Other means _____

Sewage Disposal (check appropriate box)

☐ Publicly owned and operated sanitary sewage system

☑ Privately owned and operated individual septic system ☐ Privy

☐ Privately owned and operated communal septic system ☐ Other means _____

Storm Drainage (check appropriate box)

☐ Sewers ☐ Ditches

☐ Swales ☑ Other means Natural drainage - no need for additional measures

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 office of Meredith Robb Architect this 28th day of March, 2025

I, Meredith Robb of the architectural firm Meredith Robb Architect in the

County/District/Regional Municipality of Toronto 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 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

Meredith Robb
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, Ronald Vande Beek/Donna Vande Beek, am/are the owner(s) of the land

that is the subject of this application and I/we authorize Meredith Robb

to make this application on my/our behalf.

Date March 21/25 Signature of Owner

Date March 21/25 Signature of Owner Donna Vande Beek

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, Ronald & Donna Vande Beek, 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 Meredith Robb 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 March 21/25 Signature of Owner

Date March 21/25 Signature of Owner

Date _____ Signature of Owner _____

12. Consent of the Owner(s) to the Use and Disclosure of Personal Information

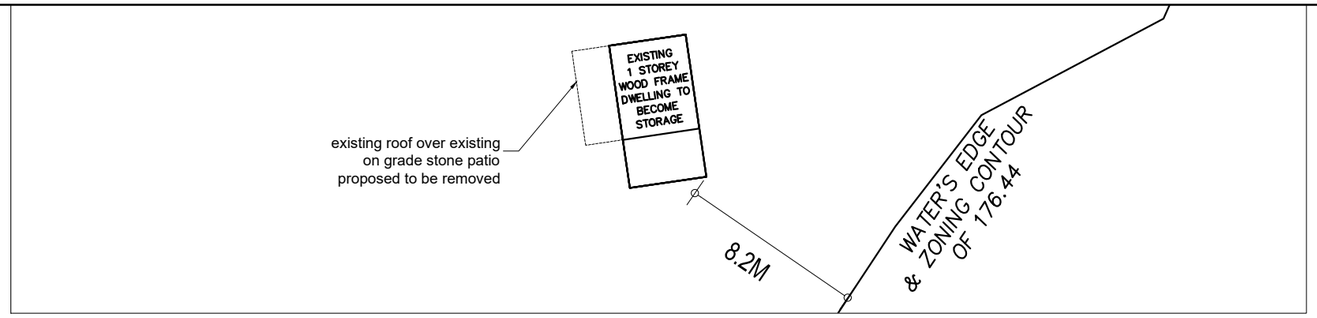
All registered owners of the subject property must provide their consent concerning the disclosure of personal information, as set out below.

I/We, Ronald & Donna Vande Beek, 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.

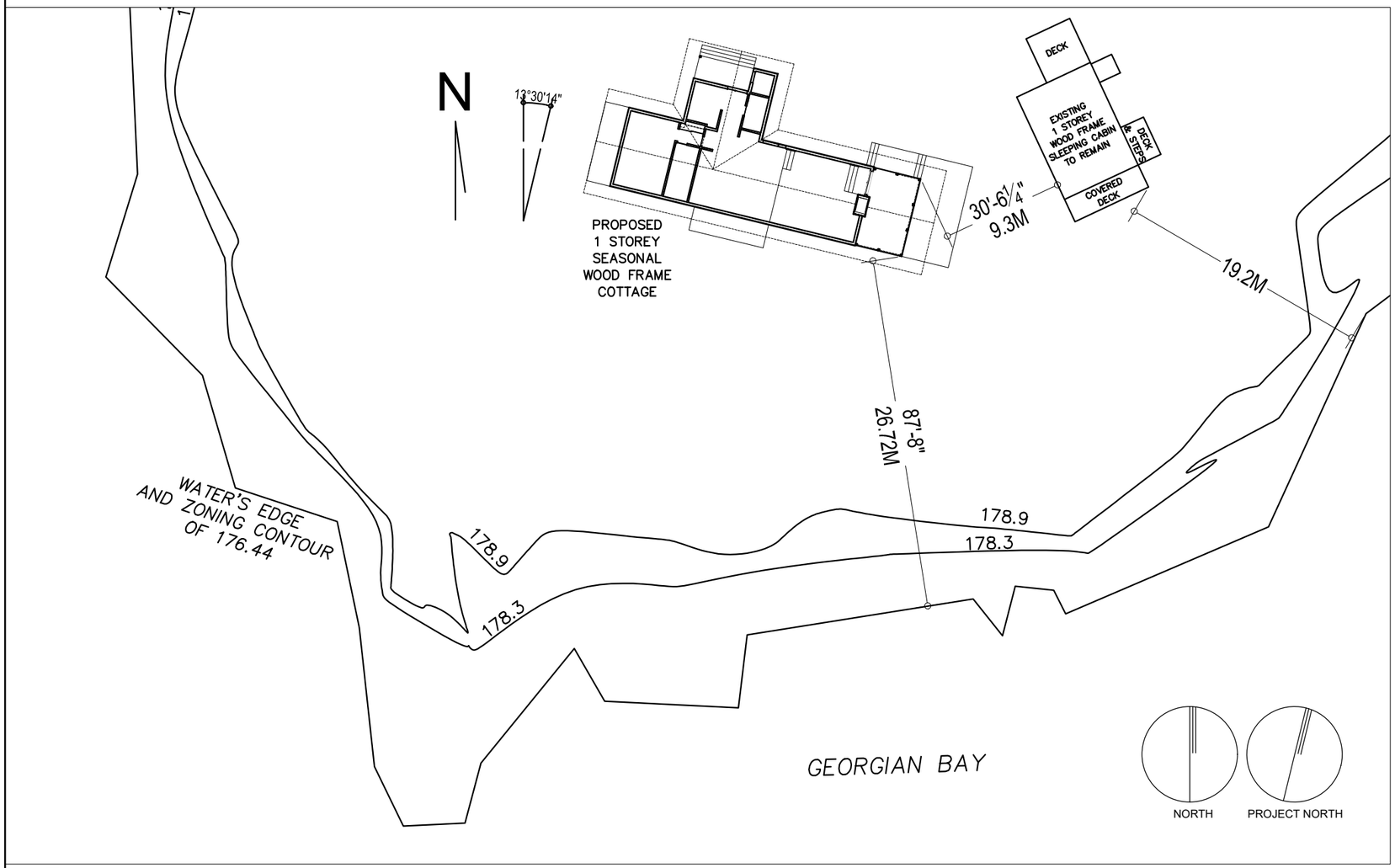
Date March 21/25 Signature of Owner

Date March 21/25 Signature of Owner

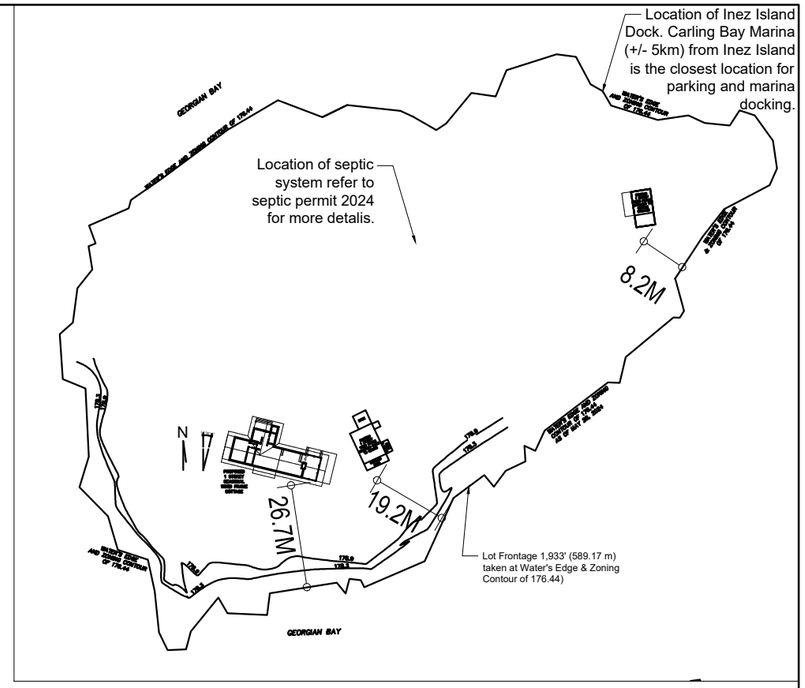
Date _____ Signature of Owner _____



3 A02 **Partial Site Plan (existing dwelling proposed for conversion to storage)**
1/32"



2 A02 **Partial Site Plan (showing proposed cottage & existing sleeping cabin)**
1/32"



1 A02 **Site Plan**
1/128"

Development Statistics

Zoning designation:	WR-2 Waterfront Residential
Lot Area:	175,939 s.f. (16345.25 s.m.) (1.634ha)
Frontage:	1,933' (589.17 m)
(Lot area, Frontage & Front Yard Setbacks based on Water's Edge & Zoning Contour of 176.44)	
Proposed Cottage GFA:	1,548.75 s.f. (143.88 s.m.)
Screened Porch: (not included in GFA calculation)	240 s.f. (22.29 s.m.)
Existing Cabin (to remain)	existing 654 s.f. (60.75 s.m.) proposed 495 s.f. (46 s.m.)
(proposed conversion from dwelling to storage and removal of roof over existing stone patio)	
Existing Sleeping Cabin	579 s.f. (53.8 s.m.)
Proposed coverage:	1.6%

ONTARIO ASSOCIATION OF ARCHITECTS
MEREDITH ROBB
LICENCE
7568

Bylaw 5.23 Georgian Bay Flood Elevation
No new buildings or structures intended to be used for human habitation shall be permitted below the 178.3 meter elevation G.S.C. datum.

MEREDITH ROBB
Architect
meredithrobb.architect@gmail.com
meredithrobbarchitect.com
studio/cell 647.447.2650

Drawings must not be scaled. Contractor must check and verify all dimensions, specifications, and drawings with site conditions and report any discrepancies to the Architect prior to proceeding with the work.

Inez Island Cottage
Ron & Donna Vande Beek

Inez Island Georgian Bay,
Township of the Carling

Drawn: MR
Scale: as noted

Site Plan

Issued for: zoning review
Mar 26th, 2025

A-02